

BCC 8-21-18

From: Loy, Norman
Sent: Tuesday, August 21, 2018 11:31 AM
To: Bachteler, James J
Subject: FW: Zoning Case #Z-13-07-18
Attachments: Zoning Case Z 13-07-18.pdf

RECEIVED
BOARD OF
2018 AUG 21 AM 11:34
BOARD OF COUNTY
COMMISSIONERS
PINELLAS COUNTY FLORIDA

Jim:

For the record on this case.

Norm

Norman D. Loy
Manager, Board Records Department
Office of Ken Burke, Clerk of the Circuit Court and Comptroller
Pinellas County, Florida
315 Court St., 5th Floor, Clearwater, FL 33756
(727) 464-3463 | Fax (727) 464-4716
nloy@pinellascounty.org | www.mypinellasclerk.org

From: Welch, Kenneth
Sent: Tuesday, August 21, 2018 11:23 AM
To: fbrancaccio@tampabay.rr.com
Cc: Eggers, Dave <deggers@co.pinellas.fl.us>; Justice, Charlie <cjustice@co.pinellas.fl.us>; Seel, Karen <kseel@co.pinellas.fl.us>; Gerard, Pat <pgerard@co.pinellas.fl.us>; Beyrouti, Jay J <jbeyrouti@co.pinellas.fl.us>; Long, Janet C <JanetCLong@co.pinellas.fl.us>; Loy, Norman <nloy@co.pinellas.fl.us>; Herring, Darlina <dherring@co.pinellas.fl.us>
Subject: Fwd: Zoning Case #Z-13-07-18

Mr Brancaccio - please see our staff's response to your concerns (attached).

KT

Kenneth T. Welch, Chairman
Pinellas Board of County Commissioners
727.464.3614

Please note: all mail sent to and from Pinellas County government is subject to the public records law of the State of Florida.

Sent from my iPad Pro

Begin forwarded message:

From: "Andriese, Natasha L" <nandriese@co.pinellas.fl.us>

To: "Welch, Kenneth" <kwelch@co.pinellas.fl.us>

Cc: "Herring, Darlina" <dherring@co.pinellas.fl.us>

Subject: Zoning Case #Z-13-07-18

Good morning, Chairman Welch:

Jake Stowers requested I forward for your information the attached documents regarding Zoning Case #Z-13-07-18.

Please let me know if I may be of further assistance.

Respectfully,

Natasha "Tash" Andriese, SHRM-CP
Executive Administrative Specialist

*Pinellas County Planning Department
310 Court Street, 1st Floor
Clearwater, FL 33756*

Phone 727.464.5652
Fax 727.464.8254

nandriese@pinellascounty.org

MEMORANDUM

TO: Jake Stowers, Assistant County Administrator
FROM: Renea Vincent, Planning Director *RV*
DATE: August 21, 2018
SUBJECT: Case # Z-13-07-18

In response to Mr. Brancaccios's recently expressed concerns (attached) regarding case # Z-13-07-18, please see staff's comments below:

Issue (spreadsheet row) 1

- The meeting being referred to is the Planning Review Committee (PRC). The PRC is an informal fact-finding meeting between staff and the applicant. The goal is to answer any outstanding questions either the applicant or staff may have and to help staff formulate its recommendation to the Local Planning Agency. The PRC is not required by State Statutes and the County does not mail notices for the PRC. The meeting is noticed online and members of the public are welcome to attend.

Issue 2

- Again, the County does not mail notices for the PRC meeting. The PRC meeting was held on June 11, 2018.

Issue 3

- Regarding the anonymous caller, I was not present at the PRC meeting on this case. No calls were made by Pinellas County Staff.

Issue 4

- For cases such as this, a minimum 10 day notice is required per Florida Statutes (125.66 FS), therefore the 20 day notice was sufficient
- The 30-day requirement is only for cases initiated by the County (this was not) and involving 10 or more acres (this one is 0.34).
- All correspondence in our file was uploaded to Granicus.

Issue 5

- Petitions are included in the Granicus case file.
- A concept plan is not required for zoning change cases, although an applicant is free to submit them if they wish.
- Specific development and building concerns are addressed at the site plan review and building permit stage following the zoning change process.

Issue 6

- The building on the property was constructed in 1976, during which time the C-1 zoning district allowed a Floor Area Ratio (FAR) of up to 0.45. Therefore, the building was legally constructed as to FAR. The County reduced the maximum FAR in C-1 at some point after 1976, thus making the building nonconforming.
- The proposed change to C-2 will bring the building toward conformance with the FAR.
- The subject property meets all C-2 dimensional requirements.

Issue 7

- Florida Building Code construction-related issues are not addressed during a zoning change.
- The applicant is aware that a site plan review process will be required, as well as a change of occupancy type under the Florida Building Code. The applicant has held two pre-app meeting to discuss these site-related issues with DRC staff.
- Any unpermitted construction inside the building is not a zoning change issue. The Building Dept. will be notified of potential work without permits.

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