

Clearwater, Florida, May 11, 2016

The Pinellas County Local Planning Agency (LPA) (as established by Section 134-12 of the Pinellas County Land Development Code, as amended) met in regular session in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida at 9:02 A.M. on this date with the following members present:

Regina Kardash, Chairman  
Bill Bucolo  
Ronald Schultz  
Lauralee G. Westine  
Valerie Murray (Alternate)

Not Present:

David Brandon, Vice-Chairman  
Steve Klar  
Susan Reiter  
Clint Herbic (non-voting School Board Representative)

Also Present:

Renea Vincent, Planning Department Director  
Rachel Booth, Planning Department Principal Planner  
Carl E. Brody, Senior Assistant County Attorney  
Other interested individuals  
Michael P. Schmidt, Board Reporter, Deputy Clerk

CALL TO ORDER

Chairman Kardash called the meeting to order at 9:02 A.M.; whereupon, she announced that today's item will be heard by the Board of County Commissioners on June 7, 2016.

MINUTES OF APRIL 14, 2016 MEETING – DEFERRED

Chairman Kardash indicated that the minutes of the April 14, 2016 meeting were not available in time to be included with the agenda packet and would be added to the next agenda.

PUBLIC HEARING ITEMS

Legal notice having been published for the item on the agenda, as evidenced by affidavit of publication filed with the Clerk, public hearing was held on the following item.

REVIEW OF THE LEALMAN COMMUNITY REDEVELOPMENT AREA PLAN FOR CONFORMITY WITH THE PINELLAS COUNTY COMPREHENSIVE PLAN, IN ACCORDANCE WITH CHAPTER 163, PART III, FLORIDA STATUTES

Public Hearing was held regarding the review of the Lealman Community Redevelopment Area (CRA) Plan for conformity with the Pinellas County Comprehensive Plan.

Ms. Vincent related that the item was briefly introduced at the April LPA meeting; and that Ms. Booth will be conducting a presentation regarding how the Lealman CRA conforms with the Comprehensive Plan; whereupon, she requested that if the members find that the CRA does conform, they approve its transmittal to the Lealman Community Redevelopment Agency for further review and approval.

Ms. Booth referred to a document titled *Lealman Community Redevelopment Area Plan, April 2016, Draft Proposed Plan*, directed the members' attention to Appendix B, Comprehensive Plan Review, and discussed the overarching nature of the Lealman CRA versus others; whereupon, she presented information regarding the relationship between the goals and objectives of the Comprehensive Plan and Lealman CRA, and discussed the various Plan elements.

In response to queries by Mr. Bucolo, Ms. Vincent related that major amendments to the Comprehensive Plan will take place in the next 18 to 24 months; that sea level rise is now taken into account with regard to planning studies; that the subject area is at a higher elevation than many other parts of the county; and that any flooding in the industrial area would be due to stormwater and the influence of Joe's Creek. Noting that many CRA plans include a more specific work plan, she reported that a detailed study will take place regarding the spending of the Tax Increment Financing dollars following adoption of the Lealman CRA; and that the plan allows for flexibility in the future, and Ms. Westine provided input.

In response to comments and queries by Chairman Kardash, Ms. Booth presented information regarding stormwater mitigation efforts at the 38-acre Joe's Creek Greenway Park, relating that she is uncertain if the Lealman CRA overlaps or impacts the Pinellas Park Water Management District; whereupon, referring to the Transportation Element, she indicated that if CSX and the

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Department of Transportation were to allow additional uses of the existing rail line, the entire project would change and reinvestment opportunities would greatly increase.

Ms. Westine suggested that money be set aside to help individuals living within the boundaries of the Lealman CRA to bring their properties into compliance with County Code, and Ms. Vincent agreed, indicating that her department is cognizant of the issue and prefers the good neighbor approach of achieving compliance rather than issuing citations.

Thereupon, Ms. Westine moved, seconded by Mr. Schultz and carried unanimously, that the item be approved.

OTHER ITEMS

CANCELLATION OF THE AUGUST 2016 LPA MEETING

Ms. Vincent indicated that past practice has been to continue the August LPA cases until September; whereupon, Ms. Westine moved, seconded by Mr. Schulz and carried unanimously, that the LPA cancel its August meeting.

ADJOURNMENT

Chairman Kardash adjourned the meeting at 9:21 A.M.

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Chairman