

Clearwater, Florida, February 13, 2019

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:

Steve Klar, Chairman
Gerald Figurski, Vice-Chairman
Lari Johnson
Susan M. Reiter
Ronald Schultz

Not Present

Regina Kardash
Paul Wikle
Charlene Beyer (non-voting School Board Representative)

Also Present

Renea Vincent, Planning Department Director
Glenn Bailey, Planning Department Zoning Manager
Michael Schoderbock, Principal Planner
Chelsea D. Hardy, Assistant County Attorney
Other interested individuals
Jerry Gottlick, Board Reporter

CALL TO ORDER

Chairman Klar called the meeting to order at 9:02 A.M. and reviewed the procedure for the public hearings; whereupon, he announced that today's cases will be heard by the Board of County Commissioners (BCC) on March 12, 2019, and any documents to be reviewed by the BCC should be submitted to staff by February 26, 2019.

MINUTES OF DECEMBER 13, 2018 MEETING – APPROVED

Mr. Schultz moved, seconded by Ms. Johnson, that the minutes of the December 13, 2018 meeting be approved, and upon call for the vote, the motion carried unanimously.

PUBLIC COMMENT DISCUSSION

Prior to opening the public hearing, Chairman Klar related that he recently discussed public comment procedures with Attorney Hardy; that she confirmed the Chairman has the ability to interrupt members of the public if they become repetitive and request that they finish; and that the Board can revise the three-minute limit on speaking; whereupon, he introduced a proposal to amend the three-minute rule and grant ten minutes to a group of four or more like-minded citizens. In response to query by Ms. Johnson, Chairman Klar indicated that each group wishing to provide public comment would designate a representative to present their views to the Board.

Mr. Schultz moved, seconded by Mr. Figurski and carried unanimously, that henceforth the LPA will grant ten minutes, instead of the previous three minutes, to any group of four individuals with a designated representative who wishes to address the Board.

PUBLIC HEARING ITEMS

Legal notice having been published for the items on the agenda, as evidenced by affidavit of publication filed with the Clerk, public hearings were held on the following items. All correspondence provided to the Clerk's Office has been filed and made a part of the record. All persons planning to give testimony were duly sworn by the Deputy Clerk.

PROPOSED AMENDMENTS TO THE PINELLAS COUNTY ZONING ATLAS

1. APPLICATION OF JOHN ROBERTS THROUGH TODD PRESSMAN, REPRESENTATIVE, FOR A ZONING CHANGE FROM R-A, RESIDENTIAL AGRICULTURE, TO C-2, GENERAL RETAIL COMMERCIAL AND LIMITED SERVICES (Z-02-02-19) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION
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Public hearing was held on the application of John Roberts through Todd Pressman for the above zoning change (Z-02-02-19), re approximately 0.4 acre consisting of the south 120 feet of the property located at 6700 Ulmerton Road in unincorporated Largo.

Referring to a PowerPoint presentation containing various maps and photographs, Mr. Bailey pointed out the location of the subject property, described surrounding land uses, and provided an overview of the request, indicating that it would make the zoning consistent with the rest of the property and allow for commercial uses; and that staff recommends approval of the request.

Upon the Chairman's call for the applicant, Todd Pressman, Palm Harbor, appeared and indicated that he represents the applicant; and that the zoning change would bring the property into conformance with the surrounding area.

No one responded to the Chairman's call for proponents or opponents.

Mr. Schultz moved, seconded by Ms. Reiter and carried unanimously, that the LPA recommend approval of the application to the BCC in accordance with the staff recommendation.

2. APPLICATION OF PINELLAS AFFORDABLE LIVING, INC. (PAL) FOR A ZONING CHANGE FROM R-4, ONE, TWO AND THREE-FAMILY RESIDENTIAL, TO RM, MULTI-FAMILY RESIDENTIAL (Z-03-02-19) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Pinellas Affordable Living, Inc. (PAL) through Jack Humburg for the above zoning change (Z-03-02-19), re 2.4 acres located at 6641 and 6661 62nd Avenue North in unincorporated Pinellas Park.

Mr. Schoderbock conducted a PowerPoint presentation containing various maps and photographs, pointed out the location of the subject property, and described surrounding land uses. He related that the zoning request is compatible with the surrounding land uses and development pattern; and that the applicant is pursuing, under a separate process, a vacation of the alley which runs north-south between the two parcels.

Upon the Chairman's call for the applicant, Jack Humburg, St. Petersburg, indicated that he represents the applicant, a non-profit organization; and that the group intends to develop the site for affordable housing for persons with special needs.

No one responded to the Chairman's call for proponents or opponents.

Mr. Schultz moved, seconded by Ms. Johnson and carried unanimously, that the LPA recommend approval of the application to the BCC in accordance with the staff recommendation.

PROPOSED ORDINANCE AMENDING THE PINELLAS COUNTY COMPREHENSIVE PLAN

1. PROPOSED ORDINANCE AMENDING THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT POLICIES REGARDING THE AIRCO SITE, AMENDING THE FUTURE LAND USE MAP (FLUM) CATEGORIES AND RULES TO PROMOTE ECONOMIC DEVELOPMENT AND INCREASED HOUSING OPPORTUNITIES, REMOVING THE 12.5 UNIT PER ACRE RESIDENTIAL DENSITY RESTRICTION, AND AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Mr. Bailey conducted a PowerPoint presentation and provided background information regarding the proposed ordinance, noting that with one exception, it is similar to the proposed ordinance that was presented to the Board in November 2018 and passed unanimously. He indicated that the present proposal no longer merges the Commercial General and Residential Office categories; that the merger would have required a large map amendment; and that the change will enable development along major transportation corridors to be more streamlined.

No one responded to the Chairman's call for proponents or opponents.

Ms. Reiter moved, seconded by Ms. Johnson and carried unanimously, that the LPA find the proposed ordinance consistent with the Pinellas County Comprehensive Plan and recommend its adoption to the BCC.

ADJOURNMENT

Chairman Klar adjourned the meeting at 9:20 A.M.

Chairman