

Local Planning Agency
Pinellas County
October 14, 2021 Meeting Minutes

The Pinellas County Local Planning Agency (LPA) met in regular session (pursuant to Section 134-12 of the Pinellas County Land Development Code, as amended) at 9:00 AM on this date in the Magnolia Room at the Pinellas County Extension Office, 12520 Ulmerton Road, Largo, Florida.

Present

Lari Johnson, Vice-Chair
Mattaniah Jahn
Susan M. Reiter
Valerie Hibbard (Alternate)

Not Present

Charlene Beyer (non-voting School Board Representative)
Steven Klar, Chair
Rodney Collman
Ronald Schultz
Paul Wikle

Others Present

Glenn Bailey, Planning Department Zoning Manager
Anne Morris, Assistant County Attorney
David Sadowsky, Senior Assistant County Attorney
Michael Schoderbock, Principal Planner
Corey Gray, Program Planner
Katie Poviones, Board Reporter
Other interested individuals

CALL TO ORDER

Acting Chairman Johnson called the meeting to order, reviewed the procedure for the public hearings, announced that today's cases will be heard by the Board of County Commissioners (BCC) on November 9, 2021, and related that any documents to be reviewed by the BCC should be submitted to staff prior to October 26, 2021.

MINUTES OF AUGUST 12, 2021 AND SEPTEMBER 17, 2021 MEETINGS

Ms. Reiter made a motion, which was seconded by Ms. Hibbard and carried unanimously, that the August 12, 2021 meeting minutes be approved.

Ms. Reiter moved that the September 17, 2021 meeting minutes be approved. The motion was seconded by Ms. Hibbard and carried unanimously.

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 a Deputy Clerk.

PROPOSED ORDINANCES AND RESOLUTION AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

Case No. FLU-21-04

APPLICATION OF CYPRESS RUN OF FL, LLC THROUGH PANKAJ SHAH, REPRESENTATIVE, FOR A FUTURE LAND USE MAP (FLUM) AMENDMENT FROM RECREATION/OPEN SPACE (R/OS) TO RESIDENTIAL RURAL (RR) ON THE SOUTH 1.43 ACRES AND FROM RR TO R/OS ON THE NORTH 1.43 ACRES

Public hearing was held on the application of Cypress Run of FL, LLC through Pankaj Shah for the above amendment, regarding approximately 2.86 acres located at 2669 St. Andrews Boulevard in East Lake Tarpon.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Bailey pointed out the location of the subject property and discussed the surrounding land uses, relating that the north amendment area is currently vacant and part of a golf course; that the intended use is two single-family detached homes in the south amendment area; and that Cypress Run is a masterplan community and thus, the development must meet established setback and height requirements.

Mr. Bailey related that the amendment would move residential land use to a more appropriate location on the property; that there is no net loss of recreation open space and no additional infrastructure impacts; and that it is consistent with the Comprehensive Plan and will require countywide plan review.

Mr. Bailey indicated that the Development Review Committee recommends approval of the application, and staff concurs; and that the date on which the case would go to the BCC is dependent on the timeline of the adoption of the property rights element.

Upon the Acting Chairman's call for the applicant, Katie Cole, Hill Ward Henderson, Clearwater, and Cynthia Tarapani, Tarapani Planning Strategies, Tarpon Springs, appeared and indicated that they represent the applicant. Ms. Tarapani noted that the applicant owns the entire golf course that the parcels are on; that there will be no impact on sewage facilities; and that the Property Owners Association provided a letter of support of the change, which has been made a part of the record.

In response to the Acting Chairman's call for proponents, John Towey, Tarpon Springs, spoke in support of the application. Upon the Acting Chairman's call for opponents, Beverley Downing, Tarpon Springs, and Cynthia Burney, Tarpon Springs, appeared and expressed their concerns regarding noise, traffic, and future use on the recreational portion of the parcel.

Mr. Bailey addressed the opposition's concerns, noting that the master plan for Cypress Run controls land use on the property; that the current use is R/OS to accommodate the golf course; that any changes to the land use would require the property owner to modify the master plan; and that there are no anticipated traffic impacts.

In rebuttal to public comment, Ms. Cole stressed that the location of the single-family homes would be better suited on St. Andrew's Boulevard than on the northern parcel.

Upon the Acting Chairman's request for a motion, Ms. Jahn moved that the LPA recommend approval of the application to the BCC based on the evidence contained in the staff report, the application record, and testimony presented today, finding it consistent with the Land Development Code and the Comprehensive and Countywide Plans. The motion was seconded by Ms. Hibbard and carried unanimously.

Case No. FLU-21-05

APPLICATION OF 90 20TH TER SW, LCC THROUGH KATHY KOKKINAKOS, REPRESENTATIVE, FOR A FUTURE LAND USE MAP AMENDMENT FROM RESIDENTIAL LOW (RL) TO COMMERCIAL GENERAL (CG)

Public hearing was held on the application of 90 20th Ter SW, LLC through Kathy Kokkinakos for the above amendment, regarding approximately 0.33 acre located at 90 20th Terrace SW in unincorporated Largo.

Mr. Bailey introduced Corey Gray, a new Program Planner, and related that he would be presenting this case; whereupon, referring to a PowerPoint presentation containing maps and photographs, Mr. Gray provided information regarding the location of the subject property and the surrounding land uses, relating that the parcel is currently vacant with no proposed use; that the property is adjacent to the City of Largo's Largo Mall Activity Center area; and that a range of residential and commercial uses would be available under the proposed zoning.

Mr. Gray indicated that potential traffic impacts would include up to an additional 355 daily trips, however, the level of service on surrounding roadways would not change; that the amendment is compatible with adjacent and nearby commercial uses; and that it will increase compatibility with the subject property C2 zoning district.

Mr. Gray related that the proposed land use is consistent with the Comprehensive Plan; and that the Development Review Council recommended approval of the application, and staff concurs.

In response to a query by Ms. Jahn, Mr. Bailey, with input from Mr. Gray, commented that the adjacent property to the west recently requested a change to Residential High to construct townhomes; that their application was approved by the Countywide Planning Authority this week; and that when the property is developed, the affronting road will have to be constructed.

Mr. Bailey noted that the applicant is not present, and upon the Acting Chairman's call for proponents or opponents, no one appeared; whereupon, Ms. Jahn made a motion, which was seconded by Ms. Reiter and carried unanimously, that the LPA recommend approval of the application to the BCC based on the evidence contained in the staff report and the application record, finding it consistent with the Land Development Code and the Comprehensive and Countywide Plans.

Case No. ZON-21-08

APPLICATION OF PINELLAS COUNTY THROUGH HOUSING & COMMUNITY DEVELOPMENT, C/O MARK VAN LUE, REPRESENTATIVE, FOR A ZONING ATLAS AMENDMENT FROM RESIDENTIAL MOBILE/MANUFACTURED HOME (RMH) TO URBAN RESIDENTIAL (R-5)

Public hearing was held on the application of Pinellas County through Housing & Community Development, c/o Mark Van Lue, for the above amendment, regarding approximately 1.55 acres located at 3901 46th Avenue North in Lealman.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Schoderbock provided information regarding the location of the subject property and the surrounding land uses, indicating that the site is currently vacant; that the property's irregular shape makes it challenging to develop; that the proposed changes are compatible with the surrounding area; that the intended use is an affordable housing residential development; and that the amendment would promote a flexible site design.

Mr. Schoderbock related that staff finds the proposed amendment consistent with the Comprehensive Plan and the Lealman CRA plans in the Lealman Community Redevelopment District; and that the Development Review Committee recommended approval of the application, and staff concurs.

In response to a query by Ms. Jahn, Mr. Schoderbock stated that the site's previous use was a mobile home park; and that it was originally approved for up to 36 units when it was established in the 1960's.

Upon the Acting Chairman's call for the applicant, Mark Van Lue, Pinellas County Housing & Community Development, reiterated that the site is difficult to develop and noted that his department's goal is to create more affordable housing in the community; and that the zoning change would provide the maximum flexibility to receive viable proposals from developers to create affordable housing on the site.

In response to the Acting Chairman's call for proponents, David Lee, St. Petersburg, and Jeremy Heath, St. Petersburg, appeared and expressed their concerns regarding allowable building height, compatibility with the surrounding community, a potential buffer, and concessions to developers.

Responding to comments made by Mr. Lee, Mr. Schoderbock indicated that allowable height will vary depending on the type of use, however, the maximum allowable building height is 45 feet; that a conditional overlay or development agreement would require the application to return to the Development Review Committee for review; and that staff intends to address conditions with developers that bid for the property during the Request for Proposal (RFP) process; whereupon, discussion ensued regarding the following topics:

- Timetable for the County to issue the RFP
- Allowable building height
- Inclusion of community preferences in the RFP
- Local green spaces
- Finalization of the RFP process

In response to comments made by Mr. Heath, Mr. Schoderbock related that aspects of site design, including infrastructure and amenities, will be addressed during a site plan review; and that if parking and stormwater facilities do not fit on the property, the developer cannot build to full density, absent of a variance or waiver.

Responding to a query by Ms. Jahn, Mr. Van Lue indicated that staff chose not to include a conditional overlay with the rezoning to have the maximum flexibility given the challenging nature of the site, and Mr. Bailey noted that the process of developing and applying a conditional overlay would require the application to return to the Development Review Committee before coming back to the Board; that the application could return to the Board in December at the earliest; and that an overlay would allow for height limits, buffers, setbacks, and the restriction of access to and from adjacent roadways.

At the request of Ms. Reiter, Attorney Morris discussed the Board's options if they would like a conditional overlay added to the application, explaining that the members may make a motion to continue, allowing the Housing & Community Development to reconsider the request, or recommend denial of the request, however, the application would continue to the BCC.

In response to a query by Ms. Jahn, Mr. Van Lue expressed that his Department is willing to develop a conditional overlay as requested; and that he cannot guarantee that his Department would be prepared to present the revised application at the Board's January meeting, however, it should give them enough time; whereupon, Ms. Jahn made a motion, seconded by Ms. Hibbard, that the LPA continue the application to the LPA's regularly scheduled meeting in January of 2022. Upon call for the vote, the motion carried unanimously.

Mr. Bailey confirmed with the members that the Board would like staff to consider building height, buffers, setbacks along the roadways, access, and parking in the development of a conditional overlay.

ADJOURNMENT

Upon motion by Ms. Hibbard, seconded by Ms. Reiter and carried unanimously, the meeting was adjourned at 10:20 AM.