

Clearwater, Florida, December 14, 2017

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 9:00 A.M. on this date with the following members present:

Present

Regina Kardash, Chairman
Gerald Figurski, Vice-Chairman
Ronald Schultz
Steve Klar
Bill Bucolo
Paul Wikle

Not Present:

Clint Herbic (non-voting School Board Representative)
Susan M. Reiter

Also Present:

Glenn Bailey, Planning Department Zoning Manager
Chelsea D. Hardy, Assistant County Attorney
Other interested individuals
Tony Fabrizio, Board Reporter, Deputy Clerk

CALL TO ORDER

Chairman Kardash called the meeting to order at 9:00 A.M. and reviewed the procedure for the public hearings; whereupon, she explained that the Board of County Commissioners (BCC) will make the final decision on today's recommendation by the LPA on January 23, 2018, and any documents to be reviewed by the BCC should be submitted to staff by January 9.

MINUTES OF NOVEMBER 9, 2017 MEETING – APPROVED

Mr. Schultz moved, seconded by Mr. Figurski, that the minutes of the November 27 meeting be approved, and upon call for the vote, the motion 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 hearing was 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 FUTURE LAND USE MAP AND ZONING ATLAS

1. APPLICATION OF SCHOOL BOARD OF PINELLAS COUNTY THROUGH KATIE E. COLE, REPRESENTATIVE, FOR A ZONING CHANGE FROM A-E, AGRICULTURAL ESTATE RESIDENTIAL, TO R-5-CO, URBAN RESIDENTIAL-CONDITIONAL OVERLAY, WITH THE CONDITIONAL OVERLAY LIMITING THE USE TO SINGLE FAMILY DETACHED HOMES AND THEIR CUSTOMARY ACCESSORY USES (Z-15-12-17) – CASE WITHDRAWN

Chairman Kardash referred to the application of the School Board of Pinellas County through Katie E. Cole for the above change in zoning, re approximately 7.52 acres located at the southwest corner of 15th Street and Virginia Avenue in Palm Harbor (Z-15-12-17) and reported that the case has been withdrawn.

Chairman Kardash indicated that even though the item has been withdrawn, those in the audience who wish to speak should be permitted to do so; whereupon, in response to her call for persons wishing to be heard, Gaynes Holdway, Palm Harbor, appeared, stated his concerns, and responded to comments and queries by the members.

Mr. Holdway stated that the community is against the proposed type of development; that over 875 signatures had been collected on the *change.org* website in opposition to the zoning change; and that many residents were not notified; whereupon, he inquired as to what would happen in the future if the developer reapplies for a zoning change.

In response to query by Chairman Kardash, Mr. Bailey related that County Code requires notification of residents within a 200-foot radius of the property; and that notice would be posted on the property, in the newspaper, and on the County website.

2. APPLICATION OF PINELLAS COUNTY THROUGH RANDI PAPPAS, COMMUNITY DEVELOPMENT, FOR A ZONING CHANGE FROM PC, PRESERVATION/CONSERVATION, TO R-3, SINGLE FAMILY RESIDENTIAL, AND A LAND USE CHANGE FROM RECREATION/OPEN SPACE TO RESIDENTIAL LOW (Z/LU-16-12-17) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Pinellas County through Randi Pappas for the above changes in zoning and land use (Z/LU-16-12-17), re approximately 0.25 acre located 200 feet north of the northeast corner of Pine Street and Wilcox Road in the unincorporated Largo area.

Mr. Bailey referred to the zoning and land use map, pointed out the location of the subject property, and discussed surrounding land uses, relating that the area is mainly residential. He noted that the land use on the subject property was inadvertently changed to Recreation/Open Space in 2009, but the intended use of the property was to be Residential Low, with an R-3 zoning designation for development of a single family home.

Bruce Bussey, Pinellas County Community Development Department, referred to a map of the Dansville Community and stated that 70 parcels in the area are owned by Pinellas County; that of the parcels designated for single family housing development, nine have been developed by Habitat for Humanity over the past year and a half, and four are currently being worked on; and that a Request for Proposals has been issued for development of the remaining 46 parcels.

In response to query by Mr. Bucolo, Mr. Bussey indicated that most of the properties were purchased with Federal Community Development Block Grant (CDBG) funds; and that some of the proceeds from their sale are considered program income and would be returned to the grant account for investment in other CDBG eligible projects, and brief discussion ensued.

No one appeared in response to the Chairman's call for proponents of or opponents to the application.

Thereupon, Mr. Wikle moved, seconded by Mr. Schultz, that the Board recommend approval of the application to the BCC in accordance with the staff recommendation, and upon call for the vote, the motion carried unanimously.

3. APPLICATION OF PINELLAS COUNTY PLANNING DEPARTMENT THROUGH RANDI PAPPAS, COMMUNITY DEVELOPMENT, FOR A ZONING CHANGE FROM PC, PRESERVATION/CONSERVATION, TO RBR, RESOURCE-BASED RECREATION (Z-17-12-17) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Pinellas County through Randi Pappas for the above change in zoning (Z-17-12-17), re approximately 12.4 acres located on the north side of Wilcox Road between Jackson Street and Pine Street in the unincorporated Largo area.

Mr. Bailey referred to the zoning and land use map, pointed out the location of the subject property in the Ridgecrest/Dansville area, and discussed surrounding land uses, noting that the property is currently an open space and houses a retention pond for a development in the area. He indicated that the current Preservation/Conservation zoning allows for stormwater management, wildlife management, environmental education, and nature trails; that a change to Resource-Based Recreation would allow amenities such as picnic shelters, community gardens, and playgrounds to be incorporated; and that both districts are consistent with the current Recreation/Open Space land use category, so the parcel is not available for single family or commercial uses.

Mr. Bailey related that the current designation was placed on the site in 2009 and, at the time, was the most appropriate zoning designation available, as Resource-Based Recreation was created and adopted by the BCC at a later date.

Responding to comments and queries by the members, Bruce Bussey, Pinellas County Community Development Department, related that there are no firm plans for the site; that community outreach will be conducted; that the area is not currently accessible to the public as it is fenced off; and that it would be used for passive-type recreation.

In response to the Chairman's call for persons wishing to be heard, the following individuals stated their support and/or concerns, and Mr. Bailey responded to their inquiries:

Vernon Bryant, Largo, representing Friends of Ridgecrest
Veronica List, Largo
Olga Tserper, Largo

No one appeared in response to the Chairman's call for opponents to the application.

December 14, 2017

Thereupon, Mr. Figurski moved, seconded by Mr. Bucolo, that the Board recommend approval of the application for the BCC in accordance with the staff recommendation, and upon call for the vote, the motion carried unanimously.

DISCUSSION ON THE PINELLAS COUNTY COMPREHENSIVE PLAN UPDATE PROCESS

Principal Planner Rebecca Stonefield discussed the process that the Planning Department will be undertaking to update the County Comprehensive Plan. She provided background information, indicating that the last update was completed in 2008; that the Plan currently has over 1,100 policies; that the County will continue to experience changing demographics and will have to work to address those needs; and that the focus is now on redevelopment rather than new development. Noting that the Comprehensive Plan should be easy to understand and navigate, Ms. Stonefield stated that the updated Plan will be more user-friendly; that it will be easier to implement; and that regulatory language will be eliminated, as it is primarily a policy document.

Ms. Stonefield stated that the Planning Department is working with the University of Florida to conduct a complete review of all the Goals, Objectives, and Policies in the plan and to eliminate language that may be repetitive; and that the next phase will be to establish the Vision Element and Guiding Principles for moving forward; whereupon, she reviewed a document titled *Guiding Principles Intent & Purpose*, a copy of which has been filed and made a part of the record.

Following discussion and in response to query by Mr. Bucolo as to the timeline for public input and project completion, Ms. Stonefield stated that policy consolidation is currently underway and expected to be completed by spring 2018; that meetings with the community and online surveys will be conducted for a few months during spring 2018; and that the project itself is expected to be a multi-year process.

ADJOURNMENT

Chairman Kardash noted that the Chairman and Vice-Chairman will be selected at the January meeting; and that she will be unable to attend and the Vice-Chairman will preside; whereupon, she thanked the members for the opportunity to serve as Chairman for the past two years.

There being no further business, the meeting was adjourned at 9:54 A.M.

Chairman