

Clearwater, Florida, November 8, 2018

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:

Ronald Schultz, Chairman
Gerald Figurski, Vice-Chairman
Lari Johnson (Late Arrival)
Regina Kardash (Late Arrival)
Steve Klar
Susan M. Reiter
Paul Wikle
Charlene Beyer (non-voting School Board Representative)

Also Present:

Renea Vincent, Planning Department Director
Glenn Bailey, Planning Department Zoning Manager
Al Bartolotta, Planning Division Manager
Michael Schoderbock, Principal Planner
Carl Brody, Senior Assistant County Attorney
Other interested individuals
Teresa Adkins, Board Reporter
Lynn Abbott, Board Reporter, Deputy Clerk

CALL TO ORDER

Chairman Schultz called the meeting to order at 9:00 A.M.

MINUTES OF AUGUST 9 AND SEPTEMBER 13, 2018 MEETINGS – APPROVED

Mr. Wikle moved, seconded by Mr. Figurski and carried unanimously, that the minutes of the August 9 meeting be approved.

Mr. Klar moved, seconded by Ms. Reiter and carried unanimously, that the minutes of the September 13 meeting be approved.

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Ms. Johnson entered the meeting at 9:02 A.M.

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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 FUTURE LAND USE MAP AND ZONING ATLAS

1. APPLICATION OF TELLOR AFFORDABLE HOMES, LLC THROUGH HABITAT FOR HUMANITY OF PINELLAS COUNTY, REPRESENTATIVE, FOR A ZONING CHANGE FROM R-6, MOBILE HOME PARKS AND SUBDIVISIONS, TO R-5, URBAN RESIDENTIAL; AND A LAND USE CHANGE FROM RESIDENTIAL LOW TO RESIDENTIAL LOW MEDIUM (Z/LU-25-11-18) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Tellor Affordable Homes, LLC through Habitat for Humanity of Pinellas County for the above changes in zoning and land use (Z/LU-25-11-18), re approximately 4.7 acres located at 6214 and 6215 67th Lane North in unincorporated Pinellas Park.

Referring to a PowerPoint presentation containing various maps and photographs, Mr. Schoderbock pointed out the location of the subject property, described surrounding land uses, and provided an overview of the request, noting that the proposed amendments are appropriate and will enhance flexibility for development; and that staff recommends approval of the request.

Responding to queries by the members Mr. Schoderbock confirmed the setback requirements and related that the impact on the mobile homes would be addressed by the applicant; and that various aspects of the project will be determined during site plan review, including traffic flow within the community and the installation of streets, alleys, and sidewalks.

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Ms. Kardash entered the meeting at 9:08 A.M.

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In response to the Chairman’s call for the applicant, Habitat for Humanity CEO Ken Rush provided information regarding the application and how his organization plans to redevelop the site. He indicated that the property has been a mobile home park for many years; that 19 of the 75 lots are still occupied and not part of the current application; and that the residents will have an opportunity to purchase their lots and participate in the Habitat for Humanity program.

No one appeared in response to the Chairman’s call for persons wishing to be heard; whereupon, Mr. Figurski moved, seconded by Mr. Klar and carried unanimously, that the LPA recommend approval of the application to the Board of County Commissioners (BCC) in accordance with the staff recommendation.

PROPOSED ORDINANCE AMENDING THE PINELLAS COUNTY COMPREHENSIVE PLAN

2. AN ORDINANCE OF PINELLAS COUNTY, FLORIDA AMENDING THE PINELLAS COUNTY COMPREHENSIVE PLAN; AMENDING THE POLICIES OF THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT RELATED TO THE FUTURE REDEVELOPMENT OF THE AIRCO SITE; AMENDING THE FUTURE LAND USE MAP (FLUM) CATEGORY RULES AND DESCRIPTIONS TO MORE CLOSELY ALIGN WITH THE COUNTYWIDE RULES AND TO PROMOTE ECONOMIC DEVELOPMENT AND INCREASED HOUSING OPPORTUNITIES BY IMPLEMENTING A TARGET EMPLOYMENT CENTER OVERLAY, REPLACING THE COMMERCIAL GENERAL (CG) AND RESIDENTIAL OFFICE RETAIL (ROR) FUTURE LAND USE MAP CATEGORIES WITH A RETAIL AND SERVICES (R&S) CATEGORY THAT INCREASES THE ALLOWABLE FLOOR AREA RATIO AND RESIDENTIAL DENSITY ALONG MAJOR TRANSPORTATION CORRIDORS, REMOVING THE 12.5 UNITS PER ACRE RESTRICTION ON RESIDENTIAL DENSITY IN UNINCORPORATED PINELLAS COUNTY AND ADDING RECREATION/OPEN SPACE USES AS PERMITTED USES IN MOST FUTURE LAND USE MAP CATEGORIES; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT TO REFLECT CURRENT STATUTORY REQUIREMENTS AND INCORPORATE THE COUNTY’S CAPITAL IMPROVEMENT PROGRAM (CIP) PORTFOLIO MANAGEMENT PROCESS; PROVIDING FOR SEVERABILITY;

PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE (CP-26-11-18) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Referring to a PowerPoint presentation and various maps, Ms. Vincent provided background information regarding the item; whereupon, she gave an overview of the proposed amendments.

Responding to queries and comments by the members, Ms. Vincent and Mr. Bailey discussed density and intensity increases in the Retail and Services category and the manufacturing uses that will be allowed, and Economic Development Manager Cindy Margiotta related that the intended use for the Airco site is aviation and industrial, and discussion ensued.

No one appeared in response to the Chairman’s call for persons wishing to be heard; whereupon, Ms. Kardash moved, seconded by Mr. Figurski and carried unanimously, that the LPA recommend approval of the proposed ordinance to the BCC in accordance with the staff recommendation.

PROPOSED ORDINANCE AMENDING THE PINELLAS COUNTY LAND DEVELOPMENT CODE

3. AN ORDINANCE OF PINELLAS COUNTY, FLORIDA AMENDING THE PINELLAS COUNTY LAND DEVELOPMENT CODE, CHAPTER 150 IMPACT FEES, ARTICLE II, SPECIFICALLY SECTION 150-40 (C), SCHEDULE A. GENERAL FEE SCHEDULE AND SCHEDULE B. DOWNTOWN AREA FEE SCHEDULE TO PROVIDE FOR REDUCED FEES FOR SMALLER SINGLE FAMILY HOMES AND FOR HOUSING UNITS DESIGNATED TO LOW INCOME HOUSEHOLDS; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE (LDC-27-11-18) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Ms. Vincent provided background information on the item and briefly discussed the origins of the amendment and new categories; whereupon, responding to queries by the members, Mr. Bartolotta related that the desire to create more affordable housing is a shared sentiment among local governments. He explained the general and downtown area fee schedules and confirmed that the multimodal impact fee is used for transportation related improvements.

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No one appeared in response to the Chairman's call for persons wishing to be heard; whereupon, Mr. Figurski moved, seconded by Ms. Johnson and carried unanimously, that the LPA recommend approval of the proposed ordinance to the BCC in accordance with the staff recommendation.

ADJOURNMENT

Chairman Schultz referred to the procedure for public hearings and indicated that today's cases will be heard by the BCC on December 11, 2018.

There being no further business and upon motion by Mr. Wikle, seconded by Mr. Figurski and carried, Chairman Schultz adjourned the meeting at 9:40 A.M.

Chairman