

Clearwater, Florida, June 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 9:00 A.M. on this date with the following members present:

Steven Klar, Chairman  
Gerald Figurski, Vice-Chairman  
Regina Kardash  
Susan M. Reiter  
Ronald Schultz  
Paul Wikle  
Valerie Hibbard (alternate)  
Charlene Beyer (non-voting School Board Representative)

Not Present  
Lari Johnson

Also Present  
Renea Vincent, Planning Director  
Glenn Bailey, Planning Department Zoning Manager  
Scott Swearingen, Planning Section Manager  
Chelsea D. Hardy, Assistant County Attorney  
Other interested individuals  
Jenny Masinovsky, Board Reporter, Deputy Clerk  
David Beeler, Board Reporter

CALL TO ORDER

Chairman Klar called the meeting to order at 9:00 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 July 23, 2019, and any documents to be reviewed by the BCC should be submitted to staff by July 9.

MINUTES OF MARCH 14, 2019 MEETING – APPROVED

Mr. Figurski moved, seconded by Mr. Schultz and carried unanimously, that the minutes of the March 14 meeting be approved.

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 AND ESTABLISHMENT OF A DEVELOPMENT MASTER PLAN

1. APPLICATION OF CHIMAYO, LLC THROUGH TODD PRESSMAN, REPRESENTATIVE, FOR A ZONING CHANGE FROM R-4, ONE, TWO, AND THREE FAMILY RESIDENTIAL, RMH, RESIDENTIAL MOBILE/MANUFACTURED HOME, AND RPD, RESIDENTIAL PLANNED DEVELOPMENT, TO RM, MULTIPLE-FAMILY RESIDENTIAL (4.7 ACRES), AND RM-CO, MULTIPLE-FAMILY RESIDENTIAL-CONDITIONAL OVERLAY (2.2 ACRES), WITH A CONDITIONAL OVERLAY LIMITING THE USE TO SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED (TOWNHOMES), DUPLEXES, AND TRIPLEXES (Z-07-06-19) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Chimayo, LLC through Todd Pressman for the above zoning change (Z-07-06-19), re approximately 6.9 acres consisting of 27 parcels located generally on the north and south sides of Savona Drive, between San Martin Boulevard and San Merino Boulevard in unincorporated St. Petersburg.

Referring to a PowerPoint presentation containing various maps and photographs, Mr. Bailey pointed out the location of the subject property, discussed the surrounding land uses, and provided background information regarding the application, relating that all 27 parcels are currently vacant; that the proposed RM zoning would allow for lot size and development flexibility; that the conditional overlay on the northern area of the property would prohibit stacked apartment buildings; and that there will be no change to the future land use or density. Noting that the proposal is compatible with surrounding uses and consistent with the Comprehensive Plan, he stated that staff recommends approval.

Upon the Chairman's call for the applicant, Todd Pressman, St. Petersburg, referred to an aerial map and provided an overview of the application, explaining that the applicant has made concessions based upon staff's recommendations.

No one appeared in response to the Chairman's call for proponents. Upon his call for opponents, Sylvia Griswold, James Daneker, and Tom Muntz, St. Petersburg, appeared and stated their concerns, as follows:

- Environmental impacts, such as loss of trees and wildlife, and the effects to the nearby preserve
- Incompatibility with the neighborhood character
- Potential drainage issues and increased flooding
- Lack of privacy
- Increased traffic

In rebuttal, Mr. Pressman addressed concerns expressed by the objectors and responded to queries by the members, highlighting the following:

- Notices were sent to residents within a 500-foot radius of the site.
- The developer has agreed to two concessions per staff's recommendations.
- The property is not a preserve area.
- There will be no change in density.
- The proposed zoning change would result in only a minor increase to the permitted building height.

Mr. Wikle moved, seconded by Mr. Schultz, that the LPA recommend approval of the application to the BCC in accordance with the staff recommendation. Upon call for the vote, the motion carried 5 to 2, with Mses. Hibbard and Reiter casting the dissenting votes.

2. APPLICATION OF CHIMAYO, LLC THROUGH TODD PRESSMAN, REPRESENTATIVE, FOR A ZONING CHANGE FROM GO, GENERAL OFFICE, AND R-4, ONE, TWO, AND THREE FAMILY RESIDENTIAL, TO RM, MULTIPLE-FAMILY RESIDENTIAL (Z-08-06-19) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Chimayo, LLC through Todd Pressman for the above zoning change (Z-08-06-19), re approximately 3.5 acres located at the northeast corner of San Martin Boulevard and Ricardo Place North in unincorporated St. Petersburg.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Bailey pointed out the location of the subject property, described surrounding land uses, and provided background information regarding the application, noting that the site consists of

two vacant parcels; and that the proposed use is a multifamily residential development. He indicated that the application is for a zoning change only; that there will be no change to the future land use or density; and that staff recommends approval.

Upon the Chairman's call for the applicant, Todd Pressman, St. Petersburg, discussed the proposal, noting that the property is under the same development plan as the previous case. He indicated that the proposed RM zoning would allow a variety of home styles and lot sizes, making it easier to develop.

No one appeared in response to the Chairman's call for proponents. Upon his call for opponents, Sylvia Griswold and James Daneker, St. Petersburg, stated their concerns, as follows:

- Environmental impacts, such as loss of trees and wildlife, and the effects to Weedon Island Preserve
- Incompatibility with the neighborhood character
- Potential drainage issues and increased flooding
- Lack of privacy
- Increased traffic

In rebuttal, Mr. Pressman addressed the concerns expressed by the objectors and responded to queries by the members, highlighting the following:

- There will be no change in density.
- The proposed development is not in a preserve area.
- The proposed development will improve drainage and decrease the risk of flooding.
- Buffers and setbacks will help alleviate privacy concerns.

Responding to queries by the members, Messrs. Bailey and Pressman provided additional information regarding the impact of the proposed development on infrastructure, traffic, buffers, and setbacks, noting that most of the issues raised would be handled during the site plan review process.

Following discussion, Mr. Wikle moved, seconded by Mr. Figurski, that the LPA recommend approval of the application to the BCC in accordance with the staff recommendation. Upon call for the vote, the motion carried 5 to 2, with Mses. Hibbard and Reiter casting the dissenting votes.

3. APPLICATION OF BAYOU DEVELOPMENT, INC. THROUGH GEORGE STAMAS, REPRESENTATIVE, FOR ESTABLISHMENT OF A DEVELOPMENT MASTER PLAN (DMP) FOR A RESIDENTIAL PLANNED DEVELOPMENT (RPD) ZONED PROPERTY (DMP-09-06-19) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

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Public hearing was held on the application of Bayou Development, Inc. through George Stamas to establish a Development Master Plan for an RPD-zoned property (DMP-09-06-19), re approximately 4.9 acres located at the northeast corner of Missouri Avenue and Ninth Street in Palm Harbor.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Bailey pointed out the location of the subject property, indicating that there is no request to change the future land use or zoning, which are Residential Low (RL) and RPD, respectively; that the applicant wishes to construct a 25-unit single-family attached subdivision; and that the new Land Development Code, which went into effect in January 2019, requires RPD-zoned properties to establish a Development Master Plan, which must be approved by the Board at a public hearing. He related that the applicant has met all of the conditions and requirements for the RPD district; that the request is consistent with the Comprehensive Plan; and that staff recommends approval.

Upon the Chairman's call for the applicant, George Stamas, Pioneer Developers, Tarpon Springs, indicated that the site plan is similar to other communities that the company has built in the area and consistent with current zoning.

No one appeared in response to the Chairman's call for proponents or opponents to the application. In response to queries by Ms. Hibbard, Mr. Bailey confirmed that a notice of the public hearing was provided to surrounding neighbors in accordance with the requirements of the Code.

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

PROPOSED ORDINANCES AMENDING THE PINELLAS COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

1. PROPOSED ORDINANCE AMENDING THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT AND THE HOUSING ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN TO DELETE POLICIES THAT LIMIT AFFORDABLE HOUSING DENSITIES IN CERTAIN COMMERCIAL AND MIXED USE FUTURE LAND USE MAP CATEGORIES, RENUMBER SUBSEQUENT POLICIES, AND CORRECT POLICY REFERENCES AS NECESSARY (CP-10-06-19) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Mr. Bailey provided an overview of the proposed amendments, indicating that they will allow up to a 50-percent affordable housing density bonus over standard maximum density allowances for qualifying developments. Mr. Bailey indicated that staff recommends that the LPA find the proposed amendments consistent with the Pinellas County Comprehensive Plan; and that it recommend adoption of the proposed amendments to the Pinellas County Board of County Commissioners.

Upon the Chairman’s call for persons wishing to speak, Frank Yurasko, Seminole, inquired as to whether pending applications for zoning and development could be amended to reflect the new provisions, and Mr. Bailey and Ms. Vincent responded in the affirmative.

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

2. AN ORDINANCE OF PINELLAS COUNTY, AMENDING THE LAND DEVELOPMENT CODE, CHAPTER 150, IMPACT FEES, ARTICLE II, MULTIMODAL IMPACT FEES, SPECIFICALLY SECTION 150-40 (C), SCHEDULE A, GENERAL FEE SCHEDULE, SCHEDULE B, DOWNTOWN AREA FEE SCHEDULE, AND SECTION 150-41 (A), PAYMENT OF FEE AND CREDITS, TO PROVIDE REDUCED FEES FOR SMALLER SINGLE FAMILY HOMES AND FOR HOUSING UNITS DESIGNATED TO LOW INCOME HOUSEHOLDS; TO PROVIDE FOR THE COLLECTION OF FEES AT PERMIT ISSUANCE; AND ADDING FOOTNOTES DEFINING LOW INCOME HOUSEHOLD FEE APPLICABILITY AND SQUARE FOOT CALCULATION (LDR-11-06-19) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Ms. Vincent provided background information regarding the proposed ordinance, indicating that the LPA reviewed the item in November 2018 and recommended its approval; and that it has since been revised to clarify certain provisions; whereupon, Principal Planner Caroline Lanford provided additional information regarding how the ordinance will be administered, and discussion ensued.

Responding to queries by the members, Ms. Vincent provided details related to the fee structure and an overview of the guidelines and requirements for reduced impact fees.

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

#### ITEM FOR DISCUSSION

#### PROJECT OVERVIEW FOR THE LIVING LEALMAN FORM-BASED CODE

Principal Planner Alexandra Keen conducted a PowerPoint presentation, a copy of which has been made a part of the record, and provided an introduction and overview of the forthcoming Living Lealman form-based code. Ms. Keen explained that the Lealman community is currently regulated under a conventional zoning code, or use-based code, which places more emphasis on land use, whereas form-based code emphasizes the building's form, placement, parking, and relationship to public spaces, such as streets and sidewalks.

Ms. Keen highlighted the benefits of using a form-based code, stating that the new code includes district maps and other illustrations, in addition to text, allowing readers to quickly recognize the types of building frontages and uses that are permitted within each district.

Referring to a project timeline, Ms. Keen related that the Planning Department made a presentation to the Lealman Community Redevelopment Agency Advisory Committee in May regarding form-based codes; that an exhibit is currently on display at the Lealman Exchange; that a project website, LealmanFBC.com, has been created; that a consultant has been engaged to assist with reviews, diagnostics, and two public workshops to be held in the summer; and that the formal code adoption process is scheduled to begin in the fall.

Responding to query by Ms. Reiter, Ms. Keen stated that following the aforementioned presentation, the response from residents in the Lealman community has been fairly positive.

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ADJOURNMENT

There being no further business and upon motion by Mr. Figurski, seconded by Ms. Reiter and carried unanimously, the meeting was adjourned at 10:05 A.M.

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Chairman