

Clearwater, Florida, April 14, 2016

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:

Regina Kardash, Chairman
David Brandon, Vice-Chairman
Bill Bucolo
Clint Herbic (non-voting School Board Representative)
Steve Klar
Lauralee G. Westine

Not Present:

Susan Reiter
Ronald Schultz

Also Present:

Gordon R. Beardslee, Planning Department Director
Glenn Bailey, Planning Department Zoning Manager
Carl E. Brody, Senior Assistant County Attorney
Other interested individuals
Lynn M. Abbott, Board Reporter, Deputy Clerk

CALL TO ORDER

Chairman Kardash called the meeting to order at 9:02 A.M. and welcomed new member Bill Bucolo; whereupon, she announced that today's cases will be heard by the Board of County Commissioners (BCC) on May 24, 2016, and any documents to be reviewed by the Board should be submitted to staff by May 10, 2016.

MINUTES OF FEBRUARY 11 AND MARCH 10, 2016 MEETINGS – APPROVED

Mr. Brandon moved, seconded by Mr. Klar and carried, that the minutes of the February 11 and March 10, 2016 meetings 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 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

APPLICATION OF PROPERTY MANAGEMENT ENTERPRISES, LLC THROUGH SAGE DAVIS, REPRESENTATIVE, FOR A ZONING CHANGE FROM R-4, ONE, TWO, AND THREE FAMILY RESIDENTIAL, TO C-2, GENERAL RETAIL COMMERCIAL AND LIMITED SERVICES; AND A CHANGE IN LAND USE FROM RESIDENTIAL LOW TO COMMERCIAL GENERAL (Z/LU-7-3-16) – RECOMMEND APPROVAL

Public hearing was held on the application of Property Management Enterprises, LLC through Sage Davis for the above changes in zoning and land use designation (Z/LU-7-3-16), re approximately 0.6 acre located northwest of the intersection of 54th Avenue North and Interstate 275 (I-275) in Lealman.

Mr. Bailey referred to the zoning and land use map, pointed out the location of the subject property, and provided background information, noting that the property consists of five parcels containing four single family homes that were built in the 1940s. He discussed surrounding land uses and related that the proposed uses are a drive-through restaurant fronted on 54th Avenue North and, potentially, a 10-bed assisted living facility (ALF) on the north side of the property to be determined at the time of site plan review, noting that both uses are allowed in the C-2 zoning district.

Mr. Bailey indicated that the property contains existing non-conformities, relating that some of the homes do not meet current setback requirements; and that all five parcels predate the code and are substandard in size, lot dimension, or both. He related that the subject area is not ideal for single family residential due to its proximity to a busy off-ramp of I-275; and that I-275 is a deficient road.

Mr. Bailey related that the proposed amendments are appropriate and compatible with the Comprehensive Plan; that the Commercial category could generate 397 additional trips on surrounding roadways and will not lower the Level of Service of 54th Avenue North; and that

April 14, 2016

redevelopment will eliminate multiple substandard lots of non-conforming structures; whereupon, he recommended approval of the proposed amendments.

In response to query by Ms. Westine, Mr. Bailey related that he is not aware why the applicant is not present.

No one appeared in response to the Chairman's call for person wishing to be heard.

Chairman Kardash closed the public hearing; whereupon, Ms. Westine moved, seconded by Mr. Brandon and carried unanimously, that the LPA recommend approval of the application to the BCC.

PROPOSED INTERLOCAL AGREEMENT BETWEEN PINELLAS COUNTY AND THE CITY OF LARGO TO ESTABLISH THE LARGO PLANNING AREA

Principal Planner Christopher Moore related that the proposed Interlocal Agreement would re-establish the Largo Planning Area in accordance with the Community Planning Act, Chapter 163, Florida Statutes, which is intended to promote intergovernmental coordination between counties and municipalities in advance of anticipated jurisdictional boundary changes. He indicated that the original agreement included the Cities of St. Petersburg, Pinellas Park, and Largo; that the Cities created individual Planning Areas in 2000; and that the Largo Agreement expired in 2010.

Mr. Moore indicated that once the boundary changes are agreed upon and the agreement is approved, the City of Largo would amend its Comprehensive Plan to include the Largo Planning Area, which would allow for a seamless transition of the County's future land use designations and land development regulations to any annexed property in the planning area; and that the efficiency of the annexation process would be improved, as the municipality would otherwise need a separate Comprehensive Plan amendment for each future annexation. He related that the agreement would also allow the City to share its planning intent with the County, affected residents, and property and business owners and operators when it plans to make changes to the land use designations; and that the affected persons and businesses would have the same standing as in any other future land use amendments to challenge the City's proposed changes.

Mr. Moore provided an overview of the proposed agreement, noting that the primary change from the previous agreement is the exclusion of the St. Pete-Clearwater International Airport; that other minor changes better define the jurisdictional boundaries, allowing the County and

April 14, 2016

City to conduct joint planning activities; and that a plan will be presented to address challenges in two areas within the planning area that have been identified in the *Economic Impact of Poverty Report*.

In response to queries by Ms. Westine, Mr. Beardslee indicated that the Pinellas County Jail and Justice Center, located southwest of the airport, are on airport property; whereupon, Ms. Westine clarified that there are no zoning or land use changes being made at this time; that the agreement only creates a mechanism to allow the City of Largo to smoothly facilitate annexations; and that annexation rules still apply, noting that landowners still have to be noticed and agree to be annexed.

Responding to queries by Chairman Kardash and Mr. Brandon, Mr. Moore related that the properties that are included in the planning area are not obligated to annex; and that utility agreements currently in place will not be affected.

Thereupon, Ms. Westine moved, seconded by Mr. Brandon, that the LPA recommend approval of the proposed Interlocal Agreement to the BCC.

Upon call for the vote, the motion carried unanimously.

DISCUSSION AND INTRODUCTION OF THE LEALMAN COMMUNITY REDEVELOPMENT AREA (CRA) PLAN

Mr. Beardslee indicated that the Lealman Community Redevelopment Area is the first CRA to be established in an unincorporated area; that the LPA will review and make a recommendation on the final CRA Plan; and that today's presentation is to familiarize the members as to the purposes of the CRA.

Referring to a PowerPoint presentation titled *Doing Things! Lealman Community Redevelopment Plan*, a copy of which has been filed and made a part of the record, Planning Department Principal Planner Rachel Booth indicated that the Lealman CRA Advisory Committee was appointed in August of 2015; and that the CRA Plan is almost finished and is scheduled to go before the BCC on June 7, 2016. Noting that many CRA Plans include a budget and project listing, she indicated that due to time constraints, a corresponding Action Plan will be prepared at a later date.

Ms. Booth provided an overview of what a CRA is and how a CRA is created and discussed the objectives and strategies of the proposed plan.

Objective 1

Economic development will increase employment levels, raise the tax base, and improve the standard of living in the area.

Objective 2

Commercial activity will cultivate and support the residential base, improve the commercial building stock, support existing businesses, and bring diverse businesses to the area.

Ms. Booth related that activity will focus on commercial corridors, in an effort to make the area more multi-modal and not as reliant on the automobile.

In response to query by Mr. Brandon, Ms. Booth indicated that some incentives to commercial activity would be streamlining regulations, expedited permitting, building and site improvements, matching grants, and low- or no-interest loans from the state or community partnerships. She related that the Tax Increment Financing plan will be presented for adoption by the BCC on June 7, and discussion ensued.

Objective 3

Housing options will increase and enhance the building stock in the area to promote homeownership and diversify the residential base.

Objective 4

Infrastructure and transportation improvements will accommodate utility, infill, and redevelopment demands, achieve equitable County services, mitigate blighted conditions, encourage economic development, and attract reinvestment.

Ms. Booth indicated that sidewalk issues are being addressed and noted that the plan is to incorporate a multi-modal approach to the area so that the residents can successfully function within the area.

Objective 5

Change the urban form to provide a positive first impression of overall quality of life in the area, support thoughtful definition of public spaces to improve functionality and aesthetics, coordinate appropriate departments and agencies to resolve barriers, and encourage property acquisition and redevelopment.

Objective 6

A healthy community will provide opportunities to engage citizens and renew a sense of community pride, and will promote and address basic healthcare needs in the area.

Objective 7

Sustainability will be assured with high-quality projects respectful of environmental resources, encouragement of green building practices for redevelopment projects, and attention to the long-term social, economic, and cultural well-being of the area.

Responding to query by Chairman Kardash, Ms. Booth discussed the concept of *container homes*, or small homes that last with little required maintenance. Mr. Klar commented on the appropriateness of metal container buildings in Florida's environment and noted that some of the most expensive building materials are actually the most sustainable.

Objective 8

Branding, marketing, and promotion will renew community pride by engaging citizens and transform its redevelopment as a modern, inclusive community that welcomes diversity and innovation while being respectful of the past.

Objective 9

The primary funding mechanism for the CRA Plan will be a Redevelopment Trust Fund based on Tax Increment Financing.

Ms. Booth indicated that the Advisory Committee will make a formal recommendation to move forward with the draft plan on April 18; and that the proposed plan will go before the LPA on May 11 and the BCC in May and June.

April 14, 2016

REMINDER REGARDING THE MAY MEETING DATE

Chairman Kardash indicated that next month's meeting has been changed to Wednesday, May 11, noting that the meeting will not be held on its regular Thursday meeting day.

REQUEST TO CHANGE THE SEPTEMBER MEETING DATE

Mr. Beardslee requested that the September LPA meeting date be changed to September 15 so that staff and the members may attend the Florida Chapter of the American Planning Association (APA) Conference, relating that the APA Conference and the September LPA meeting date have always conflicted.

Thereupon, Ms. Westine moved, seconded by Mr. Brandon and carried, that the request to change the September LPA meeting date to September 15 be approved.

RETIREMENT OF GORDON BEARDSLEE

Responding to query by Chairman Kardash, Mr. Beardslee related that he will be retiring from Pinellas County as of May 6, and introduced incoming Planning Director Renea Vincent; whereupon, the members congratulated Mr. Beardslee and thanked him for his service.

ADJOURNMENT

Chairman Kardash adjourned the meeting at 9:40 A.M.

Chairman