

Local Planning Agency  
Pinellas County  
June 10, 2021

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 on this date at 9:01 AM using the Zoom virtual meeting platform and in person at the Pinellas County Extension Office, 12520 Ulmerton Road, Largo, Florida.

Present

Lari Johnson, Vice-Chairman  
Rodney Collman  
Mattaniah Jahn  
Susan M. Reiter  
Ronald Schultz  
Valerie Hibbard (Alternate)  
Charlene Beyer (non-voting School Board Representative)

Not Present

Steven Klar, Chairman  
Paul Wikle

Others Present

Glenn Bailey, Planning Department Zoning Manager  
Scott Swearengen, Long Range Planning Manager  
Anne Morris, Assistant County Attorney  
Sitara Coyle, Board Reporter, Deputy Clerk  
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 July 13, 2021, and related that any documents to be reviewed by the BCC should be submitted to staff prior to June 22, 2021.

**MINUTES OF MAY 13, 2021 MEETING**

Mr. Schultz moved, seconded by Ms. Reiter and carried unanimously, that the minutes 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 a Deputy Clerk.

### **PROPOSED ORDINANCE AND RESOLUTION AMENDING THE PINELLAS COUNTY LAND DEVELOPMENT REGULATIONS AND ZONING ATLAS**

Case Nos. LDR-27-11-19 and Z/LU-28-11-19

APPLICATION OF THE PINELLAS COUNTY HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT TO AMEND THE PINELLAS COUNTY LAND DEVELOPMENT CODE, ADDING SECTION 138-2153, ADOPTING THE DOWNTOWN PALM HARBOR FORM BASED CODE; AMENDING RELATED SECTIONS OF THE CODE; RESERVING ARTICLE XI AND ADDING ARTICLE XII TO CHAPTER 138; AND PROVIDING FOR PURPOSE AND INTENT, INCLUSION IN THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE (LDR-27-11-19)

and

APPLICATION OF THE PINELLAS COUNTY HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR ZONING CHANGES FROM OPH-D (OLD PALM HARBOR DOWNTOWN), C-2 (GENERAL COMMERCIAL AND SERVICES), C-2-H (GENERAL COMMERCIAL SERVICES - HISTORIC PRESERVATION OVERLAY), R-3 (SINGLE FAMILY RESIDENTIAL), R-4 (ONE, TWO, AND THREE FAMILY RESIDENTIAL), LO (LIMITED OFFICE), GO (GENERAL OFFICE), C-1 (NEIGHBORHOOD COMMERCIAL), E-1 (EMPLOYMENT 1), E-1-CO (EMPLOYMENT 1 - CONDITIONAL OVERLAY) AND E-2 (EMPLOYMENT 2) TO DPH-FBC (DOWNTOWN PALM HARBOR – FORM BASED CODE DISTRICT) (Z/LU-28-11-19)

Public hearing was held on the application of the Pinellas County Housing and Community Development Department for the above Land Development Code and zoning changes, regarding approximately 64 acres comprising the greater Downtown Palm Harbor Area and centered around the intersection of Alternate U.S. Highway 19 and Florida Avenue.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Swearngen presented data and information regarding the requests, noting that the subject property is the County's only unincorporated downtown, historic, and mixed-use zoning district; that these unique components should be protected; and that a Form Based Code (FBC) would emphasize a building's form and site design instead of usage, which the current code prioritizes. Mr. Swearngen also noted that collaboration with the

surrounding community was essential in formulating the FBC, with public and stakeholder activities including public open houses, project exhibits, online surveys, and a focus group.

Mr. Swearngen related that the FBC will follow the same zoning boundaries of the current Downtown Palm Harbor Neighborhood Activity Center Future Land Use Map designation, providing one contiguous zoning district; that the FBC is structured into eight divisions; and that a few notable revisions have been made to the FBC since the Development Review Committee meeting and require further approval; whereupon, he provided details regarding the revisions.

Mr. Swearngen stated that the FBC would allow for a focused transition and projection of character between the downtown core and its adjacent neighborhoods; whereupon, he related that staff finds the proposed amendments and zoning changes consistent with the Pinellas County Comprehensive Plan and recommends approval of the applications.

In response to queries by Ms. Jahn, Mr. Swearngen related that design guidelines within the FBC are based on the character of the neighboring properties; and that pre-application meetings were kept optional instead of mandatory due to prior revisions of the Land Development Code; whereupon, he addressed a revision to sidewalk and other on-site improvements related to smaller development, and discussion ensued.

No one appeared in response to the Acting Chairman's call for proponents. Upon her call for opponents, the following individuals appeared and expressed their concerns regarding impacts on existing businesses, proposed design guidelines, and community outreach:

David Ballard Geddis, Jr., Palm Harbor  
Clayton Miller, Palm Harbor  
Liam Blainey, Palm Harbor

In rebuttal, Mr. Swearngen addressed the opposition's concerns, noting that the size of future developments would be addressed at next month's BCC meeting. He emphasized that there was extensive public and stakeholder outreach throughout the process; and that the events were properly advertised and noticed.

In response to a query by Mr. Schultz, Mr. Swearngen related that most of the feedback received through community outreach was targeted at repairs, cleanings, excessive noise, and certain complexities within the Code.

Following discussion, Mr. Schultz moved, seconded by Ms. Jahn, that the LPA recommend that the BCC accept the revisions and approve the proposed amendments to the Pinellas County Land Development Code based on the evidence contained in the

staff report, the application record, and the testimony presented today, finding it consistent with the Land Development Code and the Comprehensive and Countywide Plans. Upon call for the vote, the motion carried unanimously.

Attorney Morris clarified that Mr. Swearingen presented the amendments to the Code and the zoning changes as one presentation; whereupon, Ms. Jahn moved, seconded by Mr. Schultz, that the LPA recommend approval of the zoning changes to the BCC based upon the evidence and testimony received, finding it consistent with the Land Development Code and the Comprehensive and Countywide Plans. Upon call for the vote, the motion carried unanimously.

## **ADJOURNMENT**

Upon motion by Ms. Jahn, seconded by Mr. Schultz, the meeting was adjourned at 9:58 AM.