

Clearwater, Florida, March 12, 2015

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:

Lauralee G. Westine, Chairman  
David Brandon, Vice-Chairman  
Cathy Harrelson  
Regina Kardash  
Steve Klar  
Ronald Schultz  
Clint Herbic (non-voting School Board Representative)

Not Present:

Susan Reiter

Also Present:

Gordon R. Beardslee, Division Manager, Planning Department  
Elizabeth S. Freeman, Section Manager, Planning Department  
Glenn Bailey, Planning Department Zoning Manager  
David S. Sadowsky, Senior Assistant County Attorney  
Chelsea D. Hardy, Assistant County Attorney  
Other interested individuals  
Michael P. Schmidt, Board Reporter, Deputy Clerk

CALL TO ORDER

Chairman Westine called the meeting to order at 9:02 A.M. and confirmed the presence of a quorum.

MINUTES OF DECEMBER 11, 2014 AND FEBRUARY 12, 2015 MEETINGS – APPROVED

In response to comments and queries by Ms. Harrelson, Chairman Westine indicated that because the County Commissioners generally do not receive sets of approved LPA minutes prior to voting on recently-heard cases, they generally contact staff regarding the basis for decisions that were made, and Ms. Kardash provided input.

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Upon motion by Mr. Schultz, seconded by Ms. Harrelson and carried, the minutes of the meeting of December 11, 2014 were approved.

Upon motion by Mr. Brandon, seconded by Ms. Kardash and carried, the minutes of the meeting of February 12, 2015 were 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 persons planning to give testimony were duly sworn by the Deputy Clerk.

PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND/OR ZONING ATLAS

1. APPLICATION OF PINELLAS COUNTY, C1 BANK, AND PINELLAS COUNTY SURPLUS LAND TRUST-BAYSIDE, PINELLAS COMMUNITY HOUSING FOUNDATION INC., TRUSTEE, THROUGH THE PINELLAS COUNTY PLANNING DIRECTOR, REPRESENTATIVE, FOR A ZONING CHANGE FROM RPD-10, RESIDENTIAL PLANNED DEVELOPMENT, 10 UNITS PER ACRE, TO RPD-5, RESIDENTIAL PLANNED DEVELOPMENT, 5 UNITS PER ACRE (7.94 ACRES), AND A-E, AGRICULTURAL ESTATE RESIDENTIAL (3.7 ACRES), RETAINING RPD-5 ON 7.36 ACRES; AND A LAND USE CHANGE FROM RESIDENTIAL LOW MEDIUM TO RESIDENTIAL LOW (11.64 ACRES) (Z/LU-3-3-15) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Pinellas County, C1 Bank, and Pinellas County Surplus Land Trust-Bayside, Pinellas Community Housing Foundation Inc., Trustee, through the Pinellas County Planning Director for the above changes in zoning and land use designation (Z/LU-3-3-15), re approximately 19 acres located at the northern terminus of 49th Street North, being west of the western terminus of 164th Avenue North in the unincorporated area of Largo.

Mr. Bailey referred to an aerial photograph and the zoning and land use map, pointed out the location of the subject property, described surrounding land uses, and provided historical background information regarding the application; whereupon, he indicated that no correspondence related to the application has been received; and that staff recommends that the LPA recommend that the Board of County Commissioners (BCC) approve the proposed amendments.

Mr. Bailey related that the future land use and zoning of the subject area was amended in 2008 to allow for a residential planned development with an affordable housing component to be known as Bayside Apartments and Bayside Reserves; that the project included a Development Agreement which stipulated that the amended land use and zoning designations would revert to their former designations if construction did not start on the County-owned portion of the property within five years; and that development of the project never began and the site remains vacant.

Mr. Bailey related that the subject property covers approximately 19 acres and consists of five separate parcels, with three being owned by Pinellas County and two by C1 Bank; and that staff is recommending that the land use and zoning designations revert to those which existed before the 2008 amendments, with the exception of the RPD-5 zoning replacing what had previously been R-2 and R-3 zoning, Single Family Residential, on the two bank-owned parcels; whereupon, he indicated that RPD-5 zoning allows more flexibility in site development because structures can be clustered to help minimize impacts to environmentally sensitive areas and preserve existing vegetation, and briefly discussed the approval process for a large scale amendment.

During discussion and in response to queries by Ms. Harrelson, Mr. Bailey pointed out and identified the ownership of each of the five parcels, confirmed that some of the properties are within the Coastal Storm Area, and discussed the affordable housing component of the original amendment; whereupon, Ms. Harrelson discussed the benefits of preserving some of the property, rather than building housing, in order to provide local flood protection and other environmental benefits, and Mr. Beardslee provided input.

In response to the Chairman's call for persons wishing to be heard, the following individuals appeared and presented their concerns:

David Waddell, Clearwater  
Richard Shott, Clearwater  
George Dimoff, Clearwater  
John T. Garrett, Jr., Clearwater

Following public comment and at the request of Chairman Westine, staff responded to the concerns of the objectors. Attorney Hardy related that the matter was properly advertised and sufficient notice provided; and that nothing substantive changed regarding the application; whereupon, she discussed the purpose of the Planning Review Committee, and indicated that the public is welcome to attend and address the group.

Mr. Bailey related that the proposal allows for the clustering of density in order to provide for the preservation of open space; that while it allows for multi-family use, the density remains limited to five units an acre; and that no pending applications presently exist with respect to the parcels. Chairman Westine addressed comments by the objectors regarding continuing the matter and allowing them time to have discussions with staff about turning the land into a recreational area, and stated that staff does not make land use and zoning determinations, and discussion ensued with input by Mr. Brandon and Ms. Harrelson.

Chairman Westine closed the public hearing and discussion ensued. Ms. Harrelson commented that allowing the land use and zoning to revert to their former designations is likely the best course of action; and that a review of alternate property uses could take place in the future. Chairman Westine agreed, and noted that by moving the item forward, the objectors can state their case before the Board of County Commissioners, who have the power to direct staff and final authority over the matter; whereupon, Mr. Klar moved, seconded by Ms. Harrelson and carried unanimously, that the LPA recommend approval of staff's recommendation to the BCC.

Following the vote and during discussion, the objectors related that they are not allowed to contact the BCC prior to the public hearing because the matter is quasi-judicial; whereupon, Chairman Westine suggested that the objectors provide Mr. Bailey or Mr. Cueva with any information or materials they want delivered to the Commissioners.

2. APPLICATION OF CFC PASADENA GOLF, LLC THROUGH STEVEN A. WILLIAMSON, JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP, REPRESENTATIVE, FOR A ZONING CHANGE FROM RPD-5, RESIDENTIAL PLANNED DEVELOPMENT, 5 UNITS PER ACRE, AND P-1, PROFESSIONAL OFFICES, TO RPD-5, RESIDENTIAL PLANNED DEVELOPMENT, 5 UNITS PER ACRE; AND A LAND USE CHANGE FROM RESIDENTIAL/OFFICE GENERAL AND RECREATION/OPEN SPACE TO RESIDENTIAL LOW AND RECREATION/OPEN SPACE (Z/LU-4-3-15) – CONTINUED FOR 60 DAYS

Public hearing was held on the application of CFC Pasadena Golf, LLC through Steven A. Williamson for the above changes in zoning and land use designation (Z/LU-4-3-15), re approximately 3.87 acres located on the east side of Royal Palm Drive South and 400 feet west of Gulfport Boulevard South in the unincorporated area of Gulfport.

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Chairman Westine stated that Mr. Williamson has requested that the case be continued for 60 days; and that Todd Pressman, representative for the opposition, has agreed to the continuance.

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

Ms. Harrelson asked that in the future the members be notified before any hearing where a continuance request will occur, remarking that she drives a considerable distance to attend the proceedings, and brief discussion ensued; whereupon, Attorney Sadowsky advised that no discussions take place prior to LPA hearings, including those regarding continuances; and that Board business be conducted at the time a hearing is advertised.

Following brief discussion, Mr. Brandon moved, seconded by Mr. Schultz, that the item be continued for 60 days as requested by the applicant. Upon call for the vote, the motion carried by a vote of 5 to 1, with Ms. Harrelson dissenting.

#### OTHER ITEMS

Mr. Beardslee introduced Scott Swearengen and Christopher Moore, noting that they had recently joined the Planning Department.

#### ADJOURNMENT

Upon motion by Mr. Brandon, seconded by Mr. Schultz and carried, the meeting was adjourned at 9:41 A.M.

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Chairman