

Local Planning Agency  
Pinellas County  
December 9, 2021 Meeting Minutes

The Pinellas County Local Planning Agency (LPA) met in regular session (pursuant to Section 134-12 of the Pinellas County Land Development Code, as amended) at 9:00 AM on this date in the Magnolia Room at the Pinellas County Extension Office, 12520 Ulmerton Road, Largo, Florida.

Present

Steven Klar, Chairman  
Lari Johnson, Vice-Chairman  
Valerie Hibbard (alternate)  
Mattaniah S. Jahn  
Susan M. Reiter  
Ronald Schultz  
Paul Wikle

Not Present

Rodney Collman  
Charlene Beyer (non-voting School Board Representative)

Others Present

Glenn Bailey, Planning Department Zoning Manager  
Anne Morris, Assistant County Attorney  
Shirley Westfall, Board Reporter, Deputy Clerk  
Other interested individuals

**CALL TO ORDER**

Chairman Klar 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 January 25, 2022, and related that any documents to be reviewed by the BCC should be submitted to staff prior to January 11, 2022.

**MINUTES OF OCTOBER 14, 2021 MEETING**

Ms. Johnson made a motion, which was seconded by Mr. Wikle 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 RESOLUTION AMENDING THE ZONING ATLAS**

### Case No. ZON-21-09

APPLICATION OF SNUG HARBOR LOT 1, LLC, THROUGH HAILEY DALTON, REPRESENTATIVE, FOR A ZONING CHANGE FROM RESIDENTIAL MOBILE/ MANUFACTURED HOME (RMH) TO URBAN RESIDENTIAL (R-5)

A public hearing was held on the application of Snug Harbor Lot 1, LLC through Hailey Dalton for the above zoning change, regarding approximately 0.34 acre located at the northwest corner of San Fernando Boulevard NE and Monaco Drive NE in unincorporated St. Petersburg.

Referring to a PowerPoint presentation containing maps and photographs, Program Planner Corey Gray pointed out the location of the subject property and discussed the surrounding land uses, indicating that the subject property consists of two vacant parcels; and that a similar zoning atlas change was approved by the Board in the same neighborhood a few months ago.

In response to queries by the members, Mr. Gray related that R-5 zoning was selected to allow more flexibility in the development process regarding setbacks and minimum lot sizes; and that it would allow for the construction of three residential units where current zoning allows for only one mobile home; whereupon, he stated that the site is located in the Coastal High Hazard Area and confirmed that any new development at the site would need to comply with flood zone requirements.

Mr. Gray indicated that the proposed amendment is consistent with the Comprehensive Plan; that the Development Review Council recommended approval of the application; and that staff concurs.

Upon the Chairman's call for the applicant, Hailey Dalton, St. Petersburg, appeared virtually and indicated that she represents the applicant; and that she agrees with the staff assessment. No one appeared in response to the Chairman's call for opponents and proponents.

Following brief discussion, Ms. Jahn moved that the LPA recommend approval of the application to the BCC based upon the competent substantial evidence contained in the staff report and the testimony presented today, finding it consistent with the Land Development Code and Comprehensive Plan. The motion was seconded by Ms. Johnson and carried 6 to 0, with Mr. Schultz abstaining.

**PROPOSED ORDINANCES AMENDING THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Case No. CP-21-02

A PROPOSED ORDINANCE TO UPDATE THE 10-YEAR WATER SUPPLY FACILITIES PLAN (APPENDIX A) OF THE PORTABLE WATER SUPPLY, WASTEWATER, AND REUSE ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE

A public hearing was held regarding the proposed ordinance to amend the Pinellas County Comprehensive Plan to meet existing and projected retail and wholesale potable water demands within the County's Water Demand Planning Area.

Referring to a PowerPoint presentation titled *10-Year Water Supply Facilities Plan*, Long Range Planning Manager Scott Swarengen provided background information and detailed requirements relating that Florida Statute Section 163.3177(6)(c) requires local governments to adopt a work plan into their Comprehensive Plan within 18 months after the Southwest Florida Water Management District (SWFWMD) adopts or updates the Regional Water Supply Plan; that the most recent SWFWMD update was approved in November 2020; and that the deadline for Pinellas County to meet the requirement is May 2022.

No one appeared in response to the Chairman's call for proponents or opponents; whereupon, Mr. Schultz made a motion, which was seconded by Ms. Reiter, that the LPA recommend the changes proposed in Case No. CP-21-02 to the BCC. Upon call for the vote, the motion carried unanimously.

Case No. CP-21-03

A PROPOSED ORDINANCE TO ADOPT A NEW PINELLAS COUNTY COMPREHENSIVE PLAN TO BE KNOWN AS "PLANPINELLAS"; PROVIDING FOR THE UPDATE AND REPLACEMENT OF EACH ELEMENT AS PER STATE STATUTE REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE

A public hearing was held regarding a proposed Ordinance to amend the Comprehensive Plan, to be known as PLANPinellas, and providing for the update and replacement of each Element as required by State Statute.

Referring to a PowerPoint presentation titled *Pinellas County Comprehensive Plan Update – PLANPinellas Envisioning Our Future* dated December 9, 2021, Planning Division Strategic Initiatives Manager Rebecca Stonefield provided background information and related that the Comprehensive Plan is typically evaluated for updates every eight to ten years; that the last major update was completed in 2008; and that the Comprehensive Plan is intended to be a policy document, allowing regulations to be addressed in the Land Development Code or various ordinances in other formats.

Ms. Stonefield discussed working with Forward Pinellas and the requirements of the State of Florida, as overseen by the Department of Economic Security, to establish the following guiding principles:

- Sustainable future - balanced economic, social, and environmental needs
- Healthy communities - options to improve quality of life
- Strong local economy - access to jobs, training, and business expansion
- Housing options - range of housing options (type, size, and cost)
- Multimodal transportation - efficient, safe access to mobility
- Natural resource protection - resilient land use planning decisions
- Best practices - fiscally responsible innovation
- Responsible regionalism - coordination with partners

Ms. Stonefield provided details on certain elements of PLANPinellas and indicated that some of its main keys of focus are to establish a growth framework, emphasize community planning, reduce risk, and guide smart development; whereupon, she reviewed what matters the plan can and cannot address.

Responding to queries by Ms. Johnson, Ms. Stonefield stated that certain land use categories related to activity centers provide opportunities for more multimodal development supporting the expansion of transit and walkable communities, and related that each municipality has its own comprehensive plan and land use maps, but the County partners with them to address countywide issues.

Upon the Chairman's call for proponents or opponents, Beth Hovind, Tarpon Springs, appeared virtually, stated that she previously sent a letter to the members, and expressed her concerns regarding the lack of metrics within the proposal, the importance of ensuring equity throughout the Plan, and the importance and preservation of natural lands; whereupon, Chair Klar closed the hearing.

Ms. Johnson thanked Ms. Hovind for her time and effort in composing her letter and expressed that it is a great example of citizen participation in government, and discussion ensued.

Mr. Schultz made a motion, which was seconded by Ms. Reiter and carried unanimously, that the LPA find the proposed comprehensive plan in compliance with the statutory requirements and recommend approval to the BCC.

### **SELECTION OF CHAIRMAN AND VICE-CHAIRMAN FOR 2022**

Mr. Schultz made a motion, which was seconded by Mr. Wikle, that Ms. Jahn be elected Chairman for 2022. Chair Klar confirmed that there were no additional candidates and upon his call for the vote, the motion carried unanimously.

Thereupon, Ms. Reiter made a motion, seconded by Mr. Schultz, that Ms. Johnson be re-elected Vice-Chairman for 2022. Chair Klar confirmed that there were no additional candidates and upon his call for the vote, the motion carried unanimously.

### **ADJOURNMENT**

The meeting was adjourned at 9:52 AM.