

Local Planning Agency
Pinellas County
May 12, 2022 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 9:05 AM on this date in the County Commission Assembly Room at the Pinellas County Courthouse, 315 Court Street, Clearwater, Florida.

Present

Mattaniah Jahn, Chairman
Stanley A. Cataldo
Rodney Collman
Duggan Cooley
Trish Johnson (non-voting School Board Representative)
Susan M. Reiter
Ronald Schultz

Not Present

Lari Johnson, Vice-Chairman

Others Present

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

CALL TO ORDER

Chairman Jahn called the meeting to order and reviewed the procedure for public hearings, indicating that today's cases will be heard by the Board of County Commissioners (BCC) on June 21, 2022, and that any documents needed to be reviewed by the BCC should be submitted to staff prior to May 31.

MINUTES OF APRIL 14, 2022 MEETING

Mr. Collman made a motion, which was 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 ORDINANCES AND RESOLUTION AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

Case No. FLU-22-01

APPLICATION OF NORTHRIDGE SP, LLC THROUGH TAUHEED SIDDIQUI FOR A FUTURE LAND USE MAP AMENDMENT FROM RESIDENTIAL MEDIUM (RM) TO RESIDENTIAL HIGH (RH)

A public hearing was held on the application of Northridge SP, LLC through Tauheed Siddiqui for the above amendment, regarding approximately 4.3 acres located at 6464 54th Avenue North in West Lealman.

Referring to a PowerPoint presentation containing maps and photographs, Planning Manager Scott Swearngen presented data and information regarding the location of the subject property and the surrounding land uses, indicating that the applicant would like to construct additional multiple family dwelling units; and that the proposed land use change would allow additional residential density on the property, from 15 residential units per acre to up to 30 residential units per acre.

Mr. Swearngen related that the proposed land use is consistent with the Comprehensive Plan; that traffic impacts would be minimal; and that it is compatible with surrounding land uses.

Todd Pressman, St. Petersburg, appeared and provided a summary of the plans for the property indicating that the proposed project meets workforce standards; that the current housing vacancy is only 4%, indicating the need for this use; and that he not aware any opposition.

No one appeared in response the Chairman's call for proponents or opponents of the application; whereupon, Mr. Collman made a motion, which was seconded by Ms. Reiter and carried unanimously, that the LPA recommend approval of the application to the BCC.

Case No. FLU-22-02 and ZON-22-02

APPLICATION OF SIX EXPANDED ENTERPRISES, LLC THROUGH HOUSH GHOVAEE, REPRESENTATIVE, FOR THE FOLLOWING:

- A. FUTURE LAND USE MAP AMENDMENT FROM RESIDENTIAL URBAN (RU) TO RESIDENTIAL/OFFICE GENERAL (RO/G) (FLU-22-02)

and

- B. ZONING ATLAS AMENDMENT FROM ONE, TWO, AND THREE FAMILY RESIDENTIAL (R-4) TO GENERAL COMMERCIAL AND SERVICES (C-2) FOR THE WEST 0.13-ACRE PORTION OF A 0.37-ACRE PARCEL LOCATED AT 3205 UNITED STATES HIGHWAY ALTERNATE 19 NORTH IN CRYSTAL BEACH (ZON-22-02)

A public hearing was held on the application of Six Expanded Enterprises, LLC through Housh Ghovae for the above amendments regarding approximately 0.13-acre portion of a 0.37-acre parcel located at 3205 US Alternate 19 North in Crystal Beach.

Chairman Jahn related that a combined public hearing would be held on the above applications; whereupon, she recused herself from voting due to a possible conflict of interest. Attorney Mackesey concurred and requested that she submit a Memorandum of Voting Conflict form, which has been made a part of the record.

Referring to a PowerPoint presentation containing maps and photographs, Mr. Bailey presented data and information regarding the location of the subject property and the surrounding land uses, indicating that the parcel is vacant and has historically been used as a parking lot; that the proposed use is undetermined at this time; and that it would solidify and consolidate the entire parcel under one land use RO/G. He further stated that it would allow for up to 15 residential units per acre; that traffic impacts would be minimal; and that flood risk is low as the parcel is not located within the coastal storm area.

Mr. Bailey presented the following staff recommendations:

FLU-22-02 – Approval: Staff recommends approval of the proposed Land Use changes, finding the changes are consistent with the Pinellas County Comprehensive Plan.

ZON-22-02 – Approval: Staff recommends approval of the proposed amendment, finding it consistent with the Pinellas County Comprehensive Plan.

Housh Ghovaei, Clearwater, appeared and addressed staff concerns regarding access to the site, indicating that access would be as far west as possible.

No one appeared in response to the Chairman's call for proponents or opponents of the applications; whereupon, Attorney Mackesey instructed that separate motions are required for each case.

Mr. Collman made a motion to approve ZON-22-02, which was seconded by Mr. Schultz and carried 5 to 0, with Chairman Jahn abstaining.

After recording the vote, the Chairman called for a motion on ZON-22-02 and Mr. Collman made a motion to approve, which was seconded by Mr. Schultz and carried 5 to 0, with Chairman Jahn abstaining.

SENIOR ASSISTANT COUNTY ATTORNEY DAVID SADOWSKY

Attorney Mackesey informed the members that Attorney Sadowsky will be retiring, and the Board expressed appreciation for his service.

ADJOURNMENT

The meeting was adjourned at 9:34 AM.