

Local Planning Agency
Pinellas County
July 12, 2023 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
Duggan Cooley, Vice-Chairman
Stanley A. Cataldo
Rodney Collman
John Cueva
Audrey Henson
Lari Johnson
Trish Johnson (non-voting School Board Representative)

Others Present

Glenn Bailey, Planning Department Zoning Manager
Derrill McAteer, Senior 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 the Board of County Commissioners (BCC) will make the final decisions on today's recommendations at a separate public hearing, and any documents needing to be reviewed by the BCC must be received in the Planning Department 15 days prior to the BCC meeting.

Ms. Henson arrived at 9:09 AM.

MINUTES OF MAY 10, 2023 MEETING

Ms. Johnson made a motion, which was seconded by Mr. Cooley 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-23-04

APPLICATION OF PINELLAS COUNTY/BAYWOOD HOTELS THROUGH KATIE COLE, REPRESENTATIVE, FOR A ZONING ATLAS AMENDMENT FROM EMPLOYMENT-2 (E-2) AND GENERAL RETAIL AND SERVICES (C-2) TO GENERAL RETAIL AND SERVICES – TRANSIENT ACCOMMODATION OVERLAY (C-2-C-T) (2.78 ACRES) AND FROM EMPLOYMENT-2 (E-2) TO GENERAL RETAIL AND SERVICES (C-2) (0.74 ACRES)

A public hearing was held for the above zoning change, including a Development Agreement as required by the Transient Accommodation Overlay on the C-2-C-T portion of the subject property, regarding approximately 3.52 acres located near the northeast corner of Roosevelt Boulevard and Ulmerton Road in unincorporated Pinellas Park, close to the St. Pete Clearwater International Airport (PIE). The request would allow for the construction of a hotel and its customary accessory uses that comply with the building density/intensity and height allowed by the property's land use and zoning designations.

Referring to a PowerPoint presentation containing photographs and maps, Mr. Bailey provided information regarding the location of the subject property and surrounding land uses, indicating that the property is currently vacant. He related that the zoning change involves a mixture of two categories; that the amendment from E-2 to C-2 is for consistency throughout the parcel; that the Development Agreement is required in exchange for hotel density/intensity bonuses for a 132-room, six-story hotel; that the overlay will allow up to 48 hotel rooms per acre where only 40 is allowed; and that the overlay requires compliance with local hurricane evacuation plans, a transportation analysis, and design considerations for compatibility with surrounding uses and prohibits conversion of hotel units into permanent residences.

Mr. Bailey reviewed the concept plan and indicated that the zoning amendment and Development Agreement would provide for lodging close to PIE; that any potential impacts are mitigated and area compatibility is addressed through assurances of the Development Agreement; that traffic impacts are within acceptable parameters; and that staff recommends approval, finding the request consistent with the Comprehensive Plan.

Katie Cole, Clearwater, appeared and provided information on the history of the subject property; whereupon, responding to queries by members, she related that she does not anticipate any issues with the Federal Aviation Administration approving the project. She noted that floodplain compensation requirements will be reviewed; and that the overlay and Development Agreement require evacuation of transient residents in a timely manner; whereupon, Mr. Bailey noted that the maximum impervious surface ratio will remain the same.

No one appeared in response to the Chairman's call for proponents and opponents of the application; whereupon, Mr. Cueva made a motion, which was seconded by Mr. Collman, that the LPA recommend approval of Case No. ZON-23-04 to the BCC. Upon call for the vote, the motion carried unanimously.

PROPOSED ORDINANCE TEXT AMENDING THE PINELLAS COUNTY LAND DEVELOPMENT CODE

Case No. LDR-22-01

PROPOSED ORDINANCE TO AMEND THE PINELLAS COUNTY LAND DEVELOPMENT CODE, CHAPTER 134 – GENERAL AND ADMINISTRATIVE PROVISIONS, CHAPTER 138-ZONING, CHAPTER 154 – SITE DEVELOPMENT, RIGHT-OF-WAY IMPROVEMENTS, SUBDIVISIONS, AND PLATTING, AND CHAPTER 158 – FLOODPLAIN MANAGEMENT

A public hearing was held on the proposed ordinance to amend the above sections of the Pinellas County Land Development Code (LDC).

Development Review Services Project Manager Michael Schoderbock provided background information, reviewed the proposed changes, and indicated that staff would like the LDC to be a living document to be able to adapt to changing trends, respond to changes in State legislation, provide flexibility, and remove redundancy issues, emphasizing that the majority of the changes will provide clarifications of language and additional flexibilities. He related that the ordinance was reviewed by internal and external stakeholders and vetted by Forward Pinellas for consistency with Countywide Rules; and that staff finds the proposed amendments consistent with the Pinellas County Comprehensive Plan and recommends approval.

Responding to queries by the members regarding notice requirements, Mr. Schoderbock, with input from Mr. Bailey, related that the new legislation provides more flexibility on advertising, noting that a newspaper ad would no longer be required, other than once a year; and that the information would be located on a dedicated County web page. Mr. Bailey noted that everything else would remain the same, including notices mailed to

surrounding property owners located within at least 250 feet of the subject property; that neighboring homeowner and community associations will be notified; and that signs would still be posted on the property. Later in the meeting, responding to a query by Ms. Johnson, Mr. Bailey related that many jurisdictions, as part of the application process, require applicants to distribute the notices and provide evidence that it was completed; and that the County will review that process.

Responding to a concern by Chairman Jahn, Mr. Bailey indicated that the proposed change relating to mail notice radius is to make it from “250 feet” to “at least 250 feet”, which clarifies that staff would be allowed to notify beyond the 250 feet, if needed; and that how far beyond the 250 feet would be determined based on the case, and Chairman Jahn reiterated her concern that not having the maximum radius specified may open the door to applicants or neighboring property owners complaining or suing the County.

Responding to queries by the members, Mr. Schoderbock, with input from Development Review Services Director Kevin McAndrew, provided more detailed information on the proposed changes most impactful to the County, indicating that they would improve flexibility and administrative review and approval processes, as well as the site plan process. Mr. McAndrew related that the threshold of a required full site plan review would increase from 1,500 square feet to 3,000 square feet of building area or in total 7,500 square feet of impervious coverage area, whether it includes the building or not, facilitating smaller land development projects, noting that the degree of review will remain, while the process will become more efficient; whereupon, Mr. Schoderbock explained the proposed site plan review process.

No one appeared in response to the Chairman’s call for proponents or opponents of the proposed amendments to the LDC.

Following discussion, Mr. Cueva made a motion that the LPA recommend approval of the amendments to the BCC based on staff recommendations. The motion was second by Collman and carried unanimously.

Case No. LDR-23-02

PROPOSED ORDINANCE TO AMEND THE PINELLAS COUNTY LAND DEVELOPMENT CODE, CHAPTER 138 – ZONING, PROVIDING REVISED AUTHORITY AND MEETING NOTICE PROCEDURES FOR THE DEVELOPMENT REVIEW COMMITTEE (DRC)

A public hearing was held on the proposed ordinance to amend the above section of the Pinellas County Land Development Code (LDC).

Mr. Schoderbock provided background information and discussed the proposed DRC changes, including those relating to DRC authority and purpose; meeting notices and procedures; language clarification; and facilitating efficiency, flexibility, and enhanced customer service.

No one appeared in response to the Chairman's call for public comment.

Upon the Chairman's request for a motion, Mr. Cueva moved that the LPA recommend approval of the amendments to the BCC based on the staff report. The motion was seconded by Ms. Johnson and carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:50 AM.