

Local Planning Agency
Pinellas County
December 13, 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 9:03 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
John Cueva
James Everett (alternate)
Trish Johnson (non-voting School Board Representative)

Not Present

Rodney Collman
Duggan Cooley, Vice-Chairman
Audrey Henson
Lari Johnson

Others Present

Molly Cord, Principal Planner
Scott Swearingen, Long Range Planning 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 today's case will be heard by the Board of County Commissioners (BCC) on January 30, 2024; that any documents needing to be reviewed by the BCC should be submitted to the Planning Department 15 days prior to the BCC meeting; and that BCC meetings will be held in the Palm Room located at 333 Chestnut Street, Clearwater, until further notice.

Upon the Chairman's request for a motion, Mr. Everett moved that Mr. Cueva serve as the temporary Vice-Chairman for today's meeting in the absence of Mr. Cooley. The motion was seconded by Mr. Cataldo and carried unanimously.

MINUTES OF NOVEMBER 8, 2023 MEETING

Mr. Cueva made a motion, which was seconded by Mr. Everett and carried unanimously, that the minutes be approved.

PUBLIC HEARING ITEMS

Legal notice having been published for the item on the agenda, as evidenced by affidavit of publication filed with the Clerk, a public hearing was held on the following item. 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 AMENDING THE FUTURE LAND USE MAP

Case No. FLU-23-08

APPLICATION OF IGOR MELNICHUK THROUGH ALEX RIOS, REPRESENTATIVE, FOR A FUTURE LAND USE MAP (FLUM) AMENDMENT FROM RESIDENTIAL LOW (RL) TO RESIDENTIAL URBAN (RU)

A public hearing was held on the above application to allow for additional residential dwelling units on property currently developed with a single-family residence on approximately 1.02 acres located at 3320 70th Avenue North in Lealman.

Referring to a PowerPoint presentation containing photographs and maps, Mr. Swarengen pointed out the location of the subject property and described surrounding land uses, noting that it is part of the Lealman Community Redevelopment Area. He indicated that the applicant intends to build eight townhomes; and that the current land use designation would allow up to five townhomes while the proposed land use would allow up to eight, for a net increase of only three dwelling units.

Mr. Swarengen reviewed current and proposed land uses, zoning information, and impacts as they relate to density and traffic increases. He related that the parcel is not located in the Coastal High Hazard Area or the Coastal Storm Area.

Mr. Swarengen indicated that the Development Review Committee and staff recommend approval, finding that the proposed land use amendment is consistent with

the surrounding area and the Comprehensive Plan; whereupon, he responded to queries by the Chairman and Attorney McAteer regarding height limitations and the condition and ownership of alleys near the property. He related that no opposition has been received on the application.

Upon the Chairman's request for the applicant to come forward, Alex Rios, Tampa, appeared and indicated that the intent of the land use change is to match the density across the street and to the west of the subject property; and that commercial uses are only 400 feet away; whereupon, he presented the proposed site plan.

No one appeared in response to the Chairman's call for proponents or opponents of the application; whereupon, Mr. Cueva made a motion to approve staff's recommendation. The motion was seconded by Mr. Cataldo and carried unanimously.

SELECTION OF CHAIRMAN AND VICE-CHAIRMAN FOR 2024

Following a brief discussion, Mr. Cueva made a motion, which was seconded by Mr. Cataldo and carried unanimously, that Ms. Jahn be re-elected Chairman for 2024.

Mr. Cueva made a motion, which was seconded by Mr. Everett and carried unanimously, that Mr. Cataldo be selected to serve as Vice-Chairman for 2024.

Thereupon, Chairman Jahn expressed her appreciation to staff and commended them for their outstanding efforts throughout 2023.

ADJOURNMENT

The meeting was adjourned at 9:25 AM.