

**Local Planning Agency
Pinellas County
April 10, 2024 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 County Commission Assembly Room at the Pinellas County Courthouse, 315 Court Street, Clearwater, Florida.

Present

Stanley A. Cataldo, Vice-Chairman
Rodney Collman
Duggan Cooley
John Cueva
James Everett (alternate)
Lari Johnson
Trish Johnson (non-voting School Board Representative)

Not Present

Mattaniah Jahn, Chairman
Audrey Henson

Others Present

Michael Schoderbock, Division Manager, Zoning and Project Management
Derrill McAteer, Senior Assistant County Attorney
Glenn Bailey, Planning Division Manager
Shirley Westfall, Board Reporter, Deputy Clerk
Other interested individuals

CALL TO ORDER

Acting Chairman Cataldo 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 May 21, 2024; and that any documents needing to be reviewed by the BCC should be submitted to the Planning Department 15 days prior to the BCC meeting.

Mr. Everett arrived at 9:02 AM.

QUASI-JUDICIAL STATEMENT

Attorney McAteer noted that there is no need for a quasi-judicial statement, as there are no quasi-judicial items on the agenda.

MINUTES OF FEBRUARY 14, 2024 MEETING

Upon the acting Chairman's call for a motion, Mr. Cooley moved to approve the minutes. The motion was seconded by Mr. Cueva; whereupon, acting Chairman Cataldo indicated that the minutes had been approved. In response to a query by Attorney McAteer, acting Chairman Cataldo confirmed that the Board voted.

PUBLIC HEARING ITEM

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 PINELLAS COUNTY LAND DEVELOPMENT CODE

Case No. LDR-24-01

A PROPOSED ORDINANCE TO AMEND THE PINELLAS COUNTY LAND DEVELOPMENT CODE

A public hearing was held regarding a proposed ordinance to amend the Pinellas County Land Development Code (LDC), Chapter 138 – Zoning, related to definitions and standards for Accessory Dwelling Units (ADUs).

Referring to a PowerPoint presentation, Mr. Bailey provided background information regarding ADUs, indicating that they are smaller, independent dwelling units on the same lots as primary single-family detached homes; that ADUs may also be referred to as a garage or in-law apartment, granny flat, carriage house, backyard cottage, or guest house; and that ADUs contain their own kitchen, bathroom, and sleeping area, and can be attached or unconnected to the primary home. He indicated that ADUs can provide an affordable housing option; that they can be useful with multigenerational living arrangements; and that they can be a potential source of rental income for property owners.

Mr. Bailey indicated that ADUs have been allowed in unincorporated areas of the county for decades; that a major Code update was approved in 2019 to provide increased flexibility; and that the proposed amendments would further enhance flexibility and provide additional clarification, incentives, and increased opportunity for overall housing options that can be more affordable. Thereupon, he provided detailed background information regarding the current ADU allowances and discussed the proposed changes to the Code.

Mr. Bailey related that the proposed amendments are consistent with the Comprehensive Plan; that the changes have been reviewed by both internal and external stakeholders and vetted by Forward Pinellas for consistency with Countywide rules; and that the Development Review Committee recommends approval.

Thereupon, with input from Mr. Schoderbock, Mr. Bailey responded to queries by the members regarding ADU allowances set by municipalities within the county, the process for waiving the owner-occupied requirement for affordable housing purposes, and other topics, noting that the proposed changes were advertised in the newspaper and presented to the Lealman Citizens Advisory Committee; whereupon, responding to a query by Mr. Cueva, Attorney McAteer clarified that a motion could be made related to the proposed changes following the conclusion of staff's presentation and comments from the public, if any.

No one appeared upon the acting Chairman's call for proponents or opponents; whereupon, Mr. Cueva discussed his concerns and made a motion to deny the request to allow a 1,000-square-foot ADU and to maintain the current square footage allowance of 750 square feet. He noted ADU allowances set by some municipalities and related that he believes the proposed change is excessive.

Responding to a query by Ms. Johnson, Mr. Bailey indicated that a consultant recommended to expedite the proposed increase to the maximum ADU size; whereupon, he discussed County and municipality lot sizes and noted that standards related to setbacks, green space, and impervious surface ratio would still need to be met; and that safeguards have been included in the proposed changes, including that the height of the ADU cannot be taller than the primary structure.

Following lengthy discussion, Mr. Cueva's motion died for lack of a second; whereupon, Mr. Cooley made a motion, which was seconded by Mr. Collman, to approve Case No. LDR-24-01, based on staff's recommendation. Upon call for the vote, the motion carried 5 to 1, with Mr. Cueva dissenting.

ADJOURNMENT

The meeting was adjourned at 9:41 AM.