

COMMUNITY REDEVELOPMENT AGENCY MEETING

Tuesday, January 23, 2018

CITY COUNCIL WORKSHOP ROOM

MINUTES

CALL TO ORDER at 6:54 P.M.

INVOCATION was given by Ms. Bradbury at the City Council Workshop.

PLEDGE OF ALLEGIANCE was led by Community Redevelopment Agency

I. ROLL CALL

PRESENT: Sandra L. Bradbury, Chairperson
Rick Butler, Vice-Chairperson
Patricia F. Johnson
Jerry A. Mullins
W. E. "Ed" Taylor

ABSENT: None

ALSO PRESENT: City Manager, Doug Lewis - Assistant City Manager, Patrick Murphy – City Attorney, James Denhardt – Fire Administration Services Director, Debra Rose – Government Relations Administrator, Lana Beck – Economic Development Manager, Shannon Coughlin – Police Chief Michael Haworth – Office of Management and Budget Administrator, Dan Katsiyiannis – Interim Zoning Director, Anna Weaver – CRA Sergeant, Michael Griffiths and Deputy City Clerk, Nichole Strickland.

II. APPROVAL OF MINUTES

MOTION was made by Mr. Butler and **SECONDED** by Mr. Mullins to **APPROVE** the minutes of October 24, 2017, 2017, as on file in the City Clerk's Office.

Roll Call Vote:

Ayes: Sandra Bradbury, Rick Butler, Patricia F. Johnson, Jerry Mullins, Ed Taylor
Nays: None
Absent: None
Abstain: None

MOTION CARRIED UNANIMOUSLY

ALL PARTIES WERE SWORN IN FOR QUASI JUDICIAL ITEMS

III. PUBLIC HEARING

1. **CASE NO: BOA 2018-4 (QUASI JUDICIAL) CONSIDERATION OF A REQUEST FOR A VARIANCE TO REDUCE THE EAST, SIDE YEARD SETBACK FROM 5 FEET TO ZERO FEET IN THE “B-1” GENERAL COMMERCIAL ZONING DISTRICT FOR A STORAGE CONTAINER ON A PARCEL GERNEALLY LOCATED AT 6290 PARK BLVD (Mr. Gerson Garcia of Oly’s Tires)**

The applicant has requested a variance to reduce the required distance to the property line for a storage container to remain on the side yard for storage of tires, as shown on the survey.

Interim Zoning Director Anna Weaver provided information on BOA 2018-4.

Attorney Denhardt read a letter from a neighbor of Oly’s Tires stating their approval of the item.

Gerson Garcia, 6290 Park Boulevard, stated he purchased the storage container to store tires and help with the mosquito problem.

Ms. Johnson asked if the all future owners will be allowed to have a storage container?

Interim Director Weaver stated they would have to get a building permit.

Discussion was held on adding a condition to have only the current storage container be allowed and only to store tires.

Mr. Mullins stated if his neighbors are ok with it he will approve it.

MOTION was made by Mr. Taylor and **SECONDED** by Mr. Mullins to **APPROVE** Case No. BOA 2018-4, the variance criteria established in Section 18-1537 of the Land Development Code, and the corresponding Findings of Fact identified in Section III, A-F of the staff report, subject to the following conditions:

1. The setback shall be reduced to 0’ on the east, side yard for a storage container.
2. The variance is for the storage container only.

Roll Call Vote:

Ayes: Ed Taylor, Sandra Bradbury, Rick Butler, Patricia F. Johnson Jerry Mullins
Nays: None
Absent: None
Abstain: None

MOTION CARRIED UNANIMOUSLY

2. **CASE NO.: CU 2018-2/BOA 2018-6 (QUASI JUDICIAL) CONSIDERATION OF A REQUEST TO ESTABLISH A CONDITIONAL USE FOR TWO NEW DRIVE-THRU RESTAURANTS IN THE “B-1” GENERAL COMMERCIAL ZONING DISTRICT AND A VARIANCE TO REDUCE PARKING ON PARCELS GENERALLY LOCATED AT 4590 PARK BOULEVARD, 4565 73rd AVENUE, 4547 73rd AVENUE AND 4531 73rd AVENUE. (BDG 5001, LLC)**

The applicant has proposed two buildings to be constructed in a new development inclusive of 6 parcels with a 16-foot-wide alley in the center. This alley must be vacated prior to constructed and is a recommended condition of approval. Parking required is 97 spaces where 73 spaces are provided. At its meeting of January 4, 2018, the Planning and Zoning Commission recommended APPROVAL of this case with one additional condition.

Interim Zoning Director Weaver provided information on CU 2018-2/BOA 2018-6.

Christian Yepes, 7639 Aralia Way, Seminole, stated he is the applicant and is available for questions.

Discussion was held on the location of the drive thru and parking lot due to the neighborhood directly abutting the property.

MOTION was made by Mr. Butler and **SECONDED** by Mr. Mullins to **APPROVE** Case No. CU 2018-2/BOA 2018-6 on a parcel generally located at 4590 Park Boulevard; after review of the Conditional Use criteria of Section 18-1531.6, the requirements for “Restaurants, Drive-in/drive-thru” in Section 18-1531.10 and the criteria for variances in Section 18-1537.2, subject to the following conditions:

1. The alley located in the center of this site must be vacated prior to the issuance of any building permit.
2. A unity of title must be filed for recording prior to the issuance of any building permit.

Roll Call Vote:

Ayes: Ed Taylor, Sandra Bradbury, Rick Butler, Patricia F. Johnson Jerry Mullins

Nays: None

Absent: None

Abstain: None

MOTION CARRIED UNANIMOUSLY

3. **CASE NO: MS 2018-10/BOA 2018-10 (QUASI-JUDICIAL) CONSIDERATION OF A REQUEST FOR THE DIVISION OF A LOT OF RECORD RESULTING IN TWO PARCELS IN THE “R-6” MULTIFAMILY RESIDENTIAL/COMMERCIAL ZONING DISTRICT WITH A VARIANCE TO THE EAST, SIDE YARD SETBACK ON THE WEST PARCEL (LOTS 235 + 236) ON A PARCEL OF LAND GENERALLY LOCATED AT 7591 52nd STREET.**

The applicant is requesting approval for a Division of a Lot of Record resulting in two parcels with variances to setbacks on the west resulting lot. The division of the lot is typically an administrative review unless waivers or variances are requested, requiring a public hearing.

Interim Zoning Director Weaver provided information on MS 2018-10/BOA 2018-10.

John Conner, Park Plaza Condo asked if this will impact the Condos?

Interim Director Weaver stated no.

MOTION was made by Mr. Butler and **SECONDED** by Ms. Johnson to **APPROVE** Case No. MS 2018-10/BOA 2018-10, review criteria for the division of a lot of record in Section 18-101 of the Land Development Code and the review criteria for variances in Section 18-1537 of the Land Development Code, the Division of a Lot of Record with a variance to one side yard setback, subject to the following condition:

1. This setback variance will be for existing improvements only as shown on the attached survey.

Roll Call Vote:

Ayes: Ed Taylor, Sandra Bradbury, Rick Butler, Patricia F. Johnson Jerry Mullins

Nays: None

Absent: None

Abstain: None

MOTION CARRIED UNANIMOUSLY

4. **AUTHORIZATION FOR THE COMMUNITY REDEVELOPMENT CHAIRPERSON TO SIGN A CONTRACT FOR THE PURCHASE OF REAL PROPERTY FROM LINDA M. STEVENS – 5795 75th Terrace North**

This real estate contract is for the proposed purchase of 0.04 acres M.O.L. of real property located at 5795 75th Terrace North. The Owner has agreed to a purchase price of Seventy Five Thousand Dollars (\$75,000).

Economic Development Manager Coughlin provided information on the contract for the purchase of 5795 75th Terrace North.

MOTION was made by Mr. Mullins and **SECONDED** by Ms. Johnson to **APPROVE** authorization for the Community Redevelopment Chairperson to sign a Contract for Purchase of real property owned by Linda M. Stevens and located at 5795 75th Terrace North, in the amount of Seventy Five Thousand Dollars (\$75,000) plus closing costs, to be charged to the appropriate account, subject to the closing documents being acceptable to the City Attorney.

Roll Call Vote:

Ayes: Ed Taylor, Patricia F. Johnson, Jerry Mullins

Nays: Sandra Bradbury

Absent: Rick Butler

Abstain: None

MOTION CARRIED

5. **AUTHORIZATION FOR THE COMMUNITY REDEVELOPMENT CHAIRPERSON TO SIGN A CONTRACT FOR THE PURCHASE OF REAL PROPERTY FROM KEVIN KRUSZEWSKI – 5745 75th Terrace North**

This real estate contract is for the proposed purchase of 0.04 acres M.O.L. of real property located at 5745 75th Terrace North. The Owner has agreed to a purchase price of Seventy Five Thousand Dollars (\$75,000).

Economic Development Manager Coughlin provided information on the contract for the purchase of 5745 75th Terrace.

MOTION was made by Mr. Mullins and **SECONDED** by Ms. Johnson to **APPROVE** authorization for the Community Redevelopment Chairperson to sign a Contract for Purchase of real property owned by Kevin Kruszewski and located at 5745 75th Terrace North, in the amount of Seventy Five Thousand Dollars (\$75,000) plus closing costs, to be charged to the appropriate account, subject to the closing documents being acceptable to the City Attorney.

Roll Call Vote:

Ayes: Ed Taylor, Patricia F. Johnson, Jerry Mullins

Nays: Sandra Bradbury

Absent: Rick Butler

Abstain: None

MOTION CARRIED

6. **AMENDED 2018 MEETING SCHEDULE OF THE PINELLAS PARK COMMUNITY REDEVELOPMENT AGENCY**

The 2018 Meeting Schedule of the Pinellas Park Community Redevelopment Agency is amended to reflect a change in meeting time. Meeting dates remain unchanged. The amended annual meeting schedule will be advertised to fulfill the statutory requirement of Chapter 189.417(1) meetings; notice; required reports.

Fire Administration Director Debra Rose provided information on the 2018 amended meeting schedule.

MOTION was made by Mr. Mullins and **SECONDED** by Ms. Johnson to **APPROVE** amended 2018 meeting schedule of the Pinellas Park Community Redevelopment Agency.

Roll Call Vote:

Ayes: Ed Taylor, Sandra Bradbury, Patricia F. Johnson, Jerry Mullins

Nays: None

Absent: Rick Butler

Abstain: None

MOTION CARRIED UNANIMOUSLY

7. **AUTHORIZATION FOR NEGOTIATIONS CONSULTANT FOR RFP 17/025, COMMUNITY REDEVELOPMENT PLAN UPDATE AND CRA EXTENSION.**

The RFP Evaluation Committee, in accordance with Resolution 15-12, has reviewed the proposals submitted and recommends three consultants in the following order: 1) S & ME, Inc.; 2) TOA Design Group, LLC; and 3) Stantec Consulting Services, Inc. Upon recommendation and authorization by the Community Redevelopment Agency Board of Directors, the City Manager, acting on behalf of the CRA Board under the 2015 Agreement for Services, will negotiate competitively with the most qualified firm; and, should he/she fail to reach an agreement, he will then negotiate with the remaining firms in order of preference, in accordance with Section 287.055, Florida Statutes.

Fire Administration Director Debra Rose provided information on RFP 17/025.

MOTION was made by Mr. Mullins and **SECONDED** by Ms. Johnson to **APPROVE** authorization for City Manager to negotiate with the firms recommended by the Evaluation Committee, in order of preference as recommended, for RFP 17/025.

Roll Call Vote:

Ayes: Ed Taylor, Sandra Bradbury, Patricia F. Johnson, Jerry Mullins

Nays: None

Absent: Rick Butler

Abstain: None

MOTION CARRIED UNANIMOUSLY

8. **AUTHORIZATION FOR THE CHAIRPERSON TO SIGN A POLICE DEPARTMENT SUBSTATION LEASE BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY, THE CITY OF PINELLAS PARK AND 70TH AVENUE, LLC — For property located at 6990 49th Street North**

In January of 2015, the City entered into a Lease with 70th Avenue, LLC for the property located at 6990 70th Avenue North. The leased premise is currently used by the Community Redevelopment Police Unit. The current Lease expires January 18, 2018. The parties involved are interested in renewing the lease for an additional Five (5) years, with a 3% increase in rent annually. The Lease is subject to the final approval of the City Attorney.

Economic Development Manager Coughlin provided information on the Police Department Substation Lease for the CRA Police Unit.

Ms. Johnson asked if there is a way to get out of the lease if the State gets rid of the CRA.

Attorney Denhardt stated that is one reason the lease isn't finished because they are working on a termination clause.

MOTION was made by Mr. Mullins and **SECONDED** by Mr. Butler to **APPROVE** authorization for the Chairperson to sign a Lease between the Community Redevelopment Agency and 70th Avenue, LLC for property located at 6990 49th Street North. The Lease is subject to the approval of the City Attorney.

Roll Call Vote:

Ayes: Ed Taylor, Sandra Bradbury, Rick Butler, Patricia F. Johnson, Jerry Mullins

Nays: None

Absent: None

Abstain: None

MOTION CARRIED UNANIMOUSLY

IV. NEW BUSINESS

1. STAFF CHANGES

Fire Administration Services Director stated there have been staff changes and she has been working with Lana Beck to move the art district under the Communications and Marketing Department.

Communications and Marketing Administrator Lana Beck stated she has not made any changes at this point but is getting to know the artists and the businesses.

V. GENERAL BUSINESS

1. CRA POLICE DISTRICT UPDATES

Sergeant Griffiths provided updates on the CRA Police district.

2. CITY WEBSITE

City Manager Lewis stated the new website is up and running. If there is anything that needs to be changed please let Lana and her staff know.

VI. ADJOURNMENT

There being no further business, the meeting was **ADJOURNED** at 7:37 P.M.

Sandra Bradbury, Chairperson
Community Redevelopment Agency

ATTEST:

Nichole Strickland, MMC
Deputy City Clerk