

**COMMUNITY REDEVELOPMENT AGENCY MEETING**

**Tuesday, August 21, 2018**

**CITY COUNCIL WORKSHOP ROOM**

**MINUTES**

**CALL TO ORDER** at 5:30 P.M.

**INVOCATION** was given by Mr. Sabiel

**PLEDGE OF ALLEGIANCE** was led by the CRA

**I. ROLL CALL**

**PRESENT:** Rick Butler, Chairperson  
Patricia F. Johnson, Vice-Chairperson  
Sandra L. Bradbury  
Jerry A. Mullins  
Keith V. Sabiel

**ABSENT:** None

**ALSO PRESENT:** City Attorney, James Denhardt – Assistant City Attorney, Lauren Rubenstein – City Manager, Doug Lewis – Deputy City Manager, Patrick Murphy – CRA Coordinator, Laura Canary – Communications and Marketing Administrator, Lana Beck – Police Chief, Michael Haworth – Human Resources Administrator, Lisa Hendrickson – Planning & Zoning Director, Danny Taylor – Economic Development Manager, Shannon Coughlin – Planning & Zoning Coordinator, Carrie Moss – CRA Police Sergeant, Michael Griffiths and Senior Office Specialist Jennifer Carfagno

**ALL PARTIES WERE SWORN IN FOR QUASI JUDICIAL ITEMS**

## II. APPROVAL OF MINUTES

**MOTION** was made by Ms. Bradbury and **SECONDED** by Mr. Mullins to **APPROVE** the minutes of July 24, 2018, as on file in the City Clerk's Office.

### **Roll Call Vote:**

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

**MOTION CARRIED UNANIMOUSLY**

## III. PUBLIC HEARING

1. **CASE NO.: CU 2018-24 CONSIDERATION OF A REQUEST TO ESTABLISH A CONDITIONAL USE FOR "RESTAURANT, DRIVE-IN/DRIVE THRU" IN THE "B-1" GENERAL COMMERCIAL ZONING DISTRICT AT A PROPERTY GENERALLY LOCATED AT 4045 PARK BOULEVARD. (Belleair Development Group)**

### **QUASI JUDICIAL**

The applicant has requested to establish a "Restaurant, Drive-in/drive-thru" on the west side of the applicant's proposed 8,400 square-foot multi-tenant retail building. In order to meet parking requirements, the applicant owns, and plans to use, a parking lot parcel off of 76th Avenue with 37 parking spaces. The applicant has an agreement with the Buffalo Wild Wings property located at 4075 Park Boulevard for a shared drive aisle as well as an additional 11 parking spaces. The City requests a Unity of Title be completed for the property located at 4045 Park Boulevard and the parking lot property on 76th Avenue. At their meeting of July 9, 2018, the Planning and Zoning Commission recommended **APPROVAL** for the restaurant, drive-in/drive-thru without conditions.

The City Attorney read Case No. CRA 2018-24 by title only. Mr. Butler opened the Public Hearing at 5:34 p.m.

Planning & Zoning Director Taylor provided information on Case No. CU 2018-24.

Mr. Mullins asked what would happen if the other owners decide to sell the property that is going to be used for the additional parking.

City Attorney Denhardt stated if the conditional use is approved they are recommending a condition for Unity of Title and compliance to Section 18-1532.4 Shared and Off-site Parking of the Land Development Code.

Carlos Yepes, 6654 78<sup>th</sup> Avenue North, provided information on Case No. CU 2018-24.

Mr. Yepes also requests if they terminate using the property for a restaurant, where the parking would no longer be required, the ability to separate the properties again without returning to City Council for approval of the separation.

Ms. Bradbury asked who has ownership of the retention pond.

Mr. Yepes stated the retention is currently split between owners and that will not change.

Mr. Sabiel asked Mr. Yepes if they were required to add additional parking when Buffalo Wild Wings was built.

Mr. Yepes stated no, as the amount of parking was above the requirements.

City Attorney Denhardt stated the code provides that the City Manager may release the Unity of Title without an application.

Mr. Butler closed the Public Hearing at 5:43 p.m.

**MOTION** was made by Mr. Mullins and **SECONDED** by Ms. Bradbury to **APPROVE** Case No. CRA 2018-24 subject to the following conditions:

1. Unity of Title; acceptable by the City Attorney
2. Compliance with Section 18-1532.4 Shared and Off-site Parking of the Land Development Code

**Roll Call Vote:**

Ayes: Sandra Bradbury, Rick Butler, Patricia F. Johnson, Jerry Mullins, Keith Sabiel

Nays: None

Absent: None

Abstain: None

**MOTION CARRIED UNANIMOUSLY**

#### IV. REGULAR AGENDA

##### 1. AUTHORIZATION FOR THE CHAIRPERSON TO SIGN AGREEMENT FOR SERVICES BETWEEN THE PINELLAS PARK COMMUNITY REDEVELOPMENT AGENCY AND S&ME, INC. FOR THE COMMUNITY REDEVELOPMENT PLAN UPDATE, CRA OPERATIONAL TIMEFRAME EXTENSION, AND EVALUATION OF EXPANSION OF CRA BOUNDARIES.

An Agreement for Services between the Pinellas Park Community Redevelopment Agency (CRA) and S&ME, Inc. of Raleigh, NC (Consultant) was approved by the CRA Board on May 22, 2018. The Agreement for Services includes a comprehensive update and amendment of the Pinellas Park Community Redevelopment Plan, and consultant engagement in the extension of the CRA operational timeframe to 2030. The revised Agreement for Services between the CRA and S&ME, Inc. consists of a comprehensive update and amendment of the Pinellas Park Community Redevelopment Plan, consultant engagement in the extension of the CRA operational timeframe to 2050, and adds evaluation of expansion of CRA boundaries. The Agreement provides for the preparation of the Plan elements for a fee of \$50,000. Additional services include ongoing support in achieving consistency with the revised Comprehensive Plan and revised Land Use Plan, extension of the CRA operational timeframe, and evaluation of expansion of CRA boundaries to be charged at an hourly rate with a total not to exceed \$155,000. Total fees in the amount of \$205,000 to be charged to account # 301-175-562520.

CRA Coordinator Canary provided information on the agreement for services between the Pinellas Park Community Redevelopment Agency and S&ME, Inc. for the Community Redevelopment Plan Update.

City Manager Lewis provided information on the meeting that was held with the County regarding the expansion of the CRA boundaries.

Mr. Butler requested information on the cost of the current agreement and the increased cost with the expansion.

CRA Coordinator Canary stated the current cost is \$175,000 and will increase to \$205,000 with findings of necessity study.

Discussion was held regarding the expansion of the CRA boundaries.

George Kramer, S&ME, Inc., stated the expansion of the CRA will assist with the new Gateway planning efforts in which the County has a vested interest in.

**MOTION** was made by Mr. Mullins and **SECONDED** by Mr. Sabiel to **APPROVE** authorization for the Chairperson to sign the Agreement for Services between the Pinellas Park Community Redevelopment Agency and S&ME, Inc.

**Roll Call Vote:**

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

**MOTION CARRIED UNANIMOUSLY**

**V. NEW BUSINESS**

**1. ADAMEK BUILDING**

- City Manager Lewis requested direction on the use of the property
- Ms. Bradbury would like to see it used as a multi-purpose building
- Mr. Mullins stated multi-purpose would be good and it would be a good staging area for the holiday parade
- Mr. Butler would like to receive proposals from local artists for murals and short term leases (6 months to 2 years)
- Consensus was to move forward with using the Adamek Building as a multi-purpose building

**2. PUBLIC WORKS BUILDING (78<sup>TH</sup> AVENUE)**

- Mr. Butler stated he wanted to discuss the demo of the old Public Works building
- Next workshop meeting please bring the survey and site plan
  - One option for the site is elderly housing
- Ms. Bradbury stated the City may want to wait on making a decision on the building until after the completion of the Davis Field project

**3. CRA PLAN**

- Mr. Butler asked when the CRA plan would be completed
- CRA Coordinator Canary stated the first draft should be ready in December 2018

**4. VACATION OF RAILROAD AVENUE**

- Mr. Butler requested an update on the vacation of Railroad Avenue
- City Manager Lewis stated he needs direction
- Consensus was to move forward with vacating Railroad Avenue

## VI. GENERAL BUSINESS

### 1. CRA UPDATES

- Next regular scheduled meeting is September 18, 2018
- Citywide Sign Ordinance will be updated
- Art Walk this Saturday, August 25, 2018
- CRA Open House; 60 people in attendance; responses from survey will be posted on the website and a copy provided to Council
- 2 proposals have been received for RFP 17/021 Lease/Sale & Development of all or a portion of CRA-Owned Properties in the United Cottages Neighborhood

### 2. CRA POLICE DISTRICT UPDATES

- National Night Out will be held in October at Sacred Heart
  - Mr. Butler asked why England Brothers Park was not used
  - City Manager Lewis stated the heavy vehicles could be an issue with the rain
  - Discussion was held regarding the drainage improvements at England Brothers Park

## VII. ADJOURNMENT

There being no further business, the meeting was **ADJOURNED** at 6:09 P.M.

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Rick Butler, Chairperson  
Community Redevelopment Agency

**ATTEST:**

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Jennifer Carfagno  
Senior Office Specialist