The regular meeting of PAC was called to order at 1:30 p.m. by Chairman Gordon Beardslee.

Minutes - Tom Shevlin made a motion to approve the minutes of the PAC meeting of December 9, 2002. The motion was seconded by Lynn Rosetti and the minutes were approved (Vote 10-0).

***Ron Rinzivillo entered the meeting at this time, 1:34 p.m.***
Old Business -

Mr. Michael A. Crawford, P.E. of Grimail Crawford, Inc. distributed a report prepared for Pinellas County Metropolitan Planning Organization (MPO) titled Model Transit-Oriented Development (TOD) Zoning Districts.

***Mike Staffopoulos, Peter Pensa, and Jim Miller entered the meeting at this time, 1:39 p.m.***

Mr. Crawford gave an overview on the Pinellas Mobility Initiative (PMI) using a Powerpoint presentation, and highlighted the report Model Transit-Oriented Development (TOD) Zoning Districts. The presentation showed the importance that issues such as land use designation and density have to the project.

Larry Pflueger asked PAC members to read the report and give some input. He stated that there are already routes and station locations proposed through the PMI Steering Committee that affect some local governments. He said there is a short time frame until the presentation goes to the federal level.

Gordon Beardslee inquired as to what is included in the federal presentation, and Mr. Crawford responded that they have to show cost efficiency in order to request funding. He said that there has to be commitment from the local government before any expenditures are made on the federal level. Mike Nadeau inquired as to where local funding will come from and what effect this will have on other projects in Pinellas County. Brian Smith responded that there are several possible funding sources available but none committed at this time.

Mike Crawford, PPC Staff, stated that any other comments or questions PAC members have for Grimail Crawford, Inc. could be relayed through Larry Pflueger.

Michael A. Crawford distributed disks on the Pinellas Mobility Initiative and left pamphlets for PAC Members to review.

***Michael Crawford, Jim Anderson, and Brian Smith left the meeting at this time, 2:04***

Review of PPC Agenda for January 15, 2003 Meeting - Received

Countywide Planning Authority Actions – December - David Healey informed members of the CPA actions which were taken at the December 3rd CPA meeting.

Annexation Report – December - Abby Shannon gave a report on voluntary annexations for the month of December. She stated that there were 21 applications received totaling 50.3 acres. All 21 petitions reviewed in December were deemed consistent with Ordinance No. 00-63. The combined taxable value of voluntary annexation petitions for
December was $5.1 million and approximately 36 residents will be affected by the change in jurisdiction.

There have been approximately 1,096 acres annexed since the voluntary annexation process went into effect in November, 2000.

LOCAL ASSISTANCE QUARTERLY STATUS REPORT

Mike Crawford stated that local assistance work done for local governments this quarter includes working with the City of Tarpon Springs and State Representative Gus Bilirakis regarding the East Lake Fire District, working with the City of Tarpon Springs on a redevelopment area which includes Pappas Restaurant, working on variance criteria with Belleair Bluffs, and processing map requests for several local governments.

SUPPLEMENTAL RECOMMENDATIONS - ANNUAL STATUS REPORT

Theresa Goodman presented an overview of the staff report which includes follow-up information on 20 Countywide Future Land Use Plan map amendments approved in the past year that included supplemental recommendations. The report also includes 4 cases from 2001 that were not completed by the time of the last Annual Status Report.

Ms. Goodman reported that out of the 24 cases, five cases have developments completed according to the recommendations, eight cases have site plan approvals, all of which were in compliance with the recommendations, nine cases have had no action taken yet, but the local governments expect the recommendations will be followed, and two cases did not follow the recommendations.

PLAN AMENDMENTS

Subthreshold Amendments:

Case #CW 03-3 Pinellas County - This 3.66 acre parcel is a former Seaboard Coastline Railroad right-of-way, located north of the Anclote River and east of Alternate US 19. The proposed amendment submitted by Pinellas County is a request to change the plan designation from Undesignated to Recreation/Open Space. Approval of the amendment would allow the site to be used for an extension to the Pinellas Trail.

Case #CW 03-4 Pinellas County - This 2.49 acre parcel is located within the Brooker Creek Preserve. The proposed amendment submitted by Pinellas County is a request to change the plan designation from Residential Estate to Preservation. The site is currently vacant.

Case #CW 03-5 Pinellas County - This 1.0 acre parcel is a segment of the Pinellas Trail located on the north side of Walsingham Road, 429 feet west of Ridge Road. The proposed amendment submitted by Pinellas County is a request to change the plan designation from Undesignated to Recreation/Open Space.
Case #CW 03-6 Pinellas County - This 0.72 acre parcel is located on the east side of 58th Street N. and the west side of George Boulevard, 230 feet north of Russell Street. The proposed amendment submitted by Pinellas County is a request to change the plan designation from Public/Semi-Public to Residential Urban. The site is currently used as a day care center/social services agency. Approval of the amendment will recognize the existing use of the property and the character of the surrounding land uses, as well as eliminate an area designated Public/Semi-Public which is no longer a category of the Countywide Future Land Use Plan.

Case #CW 03-7 Pinellas County - This 0.72 acre parcel is located on the east side of 58th Street N. and the west side of George Boulevard, 110 feet north of Russell Street. The proposed amendment submitted by Pinellas County is a request to change the plan designation from Public/Semi-Public to Residential Urban. The site is currently used as a day care center/social services agency. Approval of the amendment will recognize the existing use of the property and the character of the surrounding land uses, as well as eliminate an area designated Public/Semi-Public, which is no longer a category of the Countywide Future Land Use Plan.

Case #CW 03-8 Pinellas County - This 3.34 acre parcel is a segment of the Pinellas Trail located on the north side of Bay Pines Boulevard, west of Park Street. The proposed amendment submitted by Pinellas County is a request to change the plan designation from Undesignated to Recreation/Open Space.

Case #CW 03-9 Pinellas County - This 10.09 acre parcel is located within the Brooker Creek Preserve. The proposed amendment submitted by Pinellas County is a request to change the plan designation from Residential Estate to Preservation. The site is currently vacant. Approval of the amendment would allow the site to be included in and appropriately designated as part of the Brooker Creek Preserve.

Case #CW 03-10 Pinellas Park - This 0.13 acre parcel is located on the south side of 94th Avenue N., 250 feet west of 49th Street N. The proposed amendment submitted by the City of Pinellas Park is a request to change the plan designation from Residential Urban to Residential Low Medium. The site is currently used as a single family dwelling. Approval of the amendment would allow the site to be redeveloped with parking for the adjacent child care center, which is under the same ownership as the subject property.

Case #CW 03-11 Oldsmar - This 5.57 acre parcel is located on the west side of Shore Drive E. at its intersection with Lafayette Boulevard. The proposed amendment submitted by the City of Oldsmar is a request to change the plan designation from Residential Low to Recreation/Open Space. The site is currently used as a single family residence. Approval of the amendment will enable the City to develop the site as a public park and cultural arts facility.

PAC indicated they would not vote on the above-referenced subthreshold amendments since there were no issues to be brought to the attention of the Council.
Regular Amendments:

Case #CW 03-1 Pinellas County - This 26.88-acre parcel is located on the north side of Gandy Boulevard, 1,555 feet east of Brighton Bay Boulevard N.E. The proposed amendment submitted by Pinellas County is a request to change the plan designation from Residential Low and Commercial Recreation to Residential Low and Preservation. The site is currently used as a dog training facility. Approval of the amendment would allow the site to be developed with townhouses.

Theresa Goodman presented an overview of the staff report recommending the proposed amendment be approved.

Rick MacAulay inquired as to whether the County’s Commercial Recreation category allows residential use. Gordon Beardslee responded that it does not.

Mark Ely moved approval of the staff recommendation. The motion was seconded by Rick MacAulay and approved. (Vote 12 - 0)

Case #03-2 Pinellas County - This 3.69-acre parcel is located on the north side of 102nd Avenue N., 180 feet west of 66th Street N. The proposed amendment submitted by Pinellas County is a request to change the plan designation from Commercial General to Industrial Limited. The site is currently developed with a single family home and accessory structures, including cottages, barns, stables, and a shed. A portion of the site is proposed for redevelopment with a reverse osmosis water treatment plant and the remainder would be redeveloped with light industrial uses.

Theresa Goodman presented an overview of the staff report recommending the proposed amendment be approved.

Tom Shevlin stated that Pinellas Park turned down another site for proposed use as a reverse osmosis water treatment plant because they did not know the impact it would have on the nurseries in the area. Discussion ensued regarding the close proximity of the site to a school. Ms. Goodman said she checked for any adverse impacts on the school such as chemical delivery/storage and with a reverse osmosis plant everything is pumped in, although the pumping is a concern. Jim Miller said the School System has had discussions with the water authority concerning test wells on School Board sites and their biggest concern is sinkholes. They are awaiting further information and will be considering the matter further.

There was consensus that the concern was the particular use being proposed, not the plan category.

Rick MacAulay moved approval of the staff recommendation. The motion was seconded by Mike Nadeau and approved. (Vote 11 - 1) Pinellas Park cast the dissenting vote.
Verbal Reports

Wireless Facilities Study - Consultant Agreement
Larry Pflueger reported that there is a draft contract the County Legal Department is reviewing to engage a consultant to assist with a technical workshop scheduled for March 21, 2003, and that he would see that PAC members get invitations and copies of the agenda.

Annexation Legislation – Update
Larry Pflueger reported that he has contacted various organizations regarding updates, but has nothing new to report. He said he will keep the PAC apprised of any information he receives in the future.

Conflict Resolution Process – Status
David Healey reported that John Elias, City Attorney for Seminole, has sent a letter to the County Attorney indicating they are not interested in discussing added or significantly changed criteria for amendment of planning areas. The next step will be to go back to the mediator and then possibly a meeting between the elected officials of the parties to the conflict.

Redevelopment Opportunities Summit - Follow-Up
David Healey reported that the consultant group will make a presentation at the January PPC meeting. Additionally, Commissioner Seel is organizing a follow-up meeting with the Management Committee for next week, and the next Steering Committee meeting is tentatively scheduled for the week of February 10. He said the consultant will develop a written summary of their Summit findings and he will review this with PAC at a future date.

OTHER PAC BUSINESS:

Mike Crawford told the group about an incorporation feasibility study for Palm Harbor which is posted on the internet that may be of interest to some of the local governments.

Chairman Gordon Beardslee introduced new member Mike Staffopoulos, Acting Community Development Director, City of Largo. Mr. Staffopoulos introduced Peter Pensa, Assistant Community Development Director, stating Mr. Pensa will attend PAC meetings in his absence.

There being no further business, the meeting was adjourned at 2:35 p.m.

Respectfully submitted,

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David P. Healey, Executive Director