

MINUTES OF THE PLANNERS ADVISORY COMMITTEE MEETING
MONDAY, MAY 11, 2009
BANK OF AMERICA BUILDING
600 CLEVELAND STREET, SUITE 850, EIGHTH FLOOR
CLEARWATER, FLORIDA

Members Present:

Sharen Jarzen, Chairman	City of Seminole
Gordon Beardslee	Pinellas County
Dean Neal	City of Pinellas Park
Bob Klute	City of Largo
Fred Metcalf	City of Gulfport
Catherine Porter	City of Clearwater
Marie Dauphinais	City of Oldsmar
Ron Rinzivillo	City of Safety Harbor
Rick MacAulay	City of St. Petersburg
Catherine Hartley	City of St. Pete Beach
Danny Taylor	City of Indian Rocks Beach
Matthew Campbell	City of Dunedin
Marshall Touchton	Pinellas County School Board, Ex Officio Member

Also Present:

John Cueva	Pinellas County Planning Department
Michael Crawford	Pinellas Planning Council
Larry Pflueger	Pinellas Planning Council
Michael Schoderbock	Pinellas Planning Council
Christopher Mettler	Pinellas Planning Council
Willie L. Brown, Jr.	Pinellas Planning Council
Carolyn Shoemaker	Pinellas Planning Council

PAC Chairman Sharen Jarzen called the meeting to order at 1:30 P.M.

Minutes – Chairman Jarzen asked if there were any comments or corrections to be made to the minutes of the April 6, 2009 Planners Advisory Committee (PAC) meeting. There being none, Dean Neal moved to approve the minutes; the motion was seconded by Rick MacAulay and carried (vote 9-0).

Old Business – None.

Review of PPC Agenda for May 20, 2009 Meeting – Received.

Countywide Planning Authority (CPA) Actions – May 5, 2009 - Mr. Crawford reported the Board approved Cases CW 09-04, CW 09-05 and CW 09-06 relative to the Brooker Creek Preserve and approved Case CW 09-07 from the City of Tarpon Springs.

Annexation Report – April 2009 – Michael Schoderbock summarized the report on voluntary annexations for the month of April as follows:

He stated that the Council received a total of twelve voluntary annexation petitions in April from the cities of Clearwater, Pinellas Park, Safety Harbor and Seminole. The proposed annexations contain eleven residential uses and one vacant lot and totaled 1.86 acres and approximately \$1.2 million in taxable value. Total Municipal Service Taxing Unit revenues are \$2,502 using the 2008/09 fiscal year tax rate. It was estimated that about 21 residents will be affected by a change in jurisdiction. Four of the twelve annexations will reduce three enclaves in the county by 0.63 acres.

Additionally, Mr. Schoderbock presented a corrected annexation report for the month of March 2009, noting that one voluntary annexation petition was removed which was a duplicate of a petition reported on in February and one voluntary annexation petition (VA 09-21) was added.

Annexation Report – Quarterly Summary, Second Quarter FY 2008-2009 – Mr. Schoderbock presented the report tracking voluntary annexations for the second quarter of FY 2008/09 which includes information regarding other forms of annexation having occurred over the past few years. He noted that the acreage and taxable value for the quarter, January through March, were 79.43 acres and \$16,157,886; that twenty percent (15.91 acres) of that annexed during the quarter reduced or eliminated an enclave; and that there was one referendum annexation (East Lake Annexation area) conducted by the City of Oldsmar during the quarter that failed.

Bob Klute entered the meeting at this time.

Local Assistance – 2nd Quarter Status Report (January, February and March 2009) – Larry Pflueger presented a summary of local assistance provided during the time period noted. Assistance included EAR-based amendment assistance which have resulted in DCA findings of sufficiency for the eight communities which took advantage of direct PPC EAR assistance opportunities and subsequent DCA determination of compliance for the amendments based on state growth management laws and administrative rules.

Rick MacAulay noted that the City of St. Petersburg is adopting their amended package in two weeks and inquired if the communities who had already submitted were requested to address energy conservation concerns under HB 697 as the City of St. Petersburg has been, to which Mr. Pflueger stated they had not.

Mr. Pflueger discussed Council staff assistance to the cities of Dunedin and Largo and their respective consultant teams with two significant projects. Staff was working with the City of Dunedin in preparation of corridor studies of Patricia and Douglas Avenues and with the City of Largo in revising and updating the West Bay Drive Redevelopment Plan. He further noted that both efforts are being assisted by separate teams from the WilsonMiller consultant firm.

Mr. Pflueger noted that the PPC has planning assistance interlocal agreements and memorandums of understanding with most municipal jurisdictions in the county. He reported that Council staff is in the process of transferring mapping assistance data from the Property Appraiser's Office; that staff has communicated with the communities explaining the new PPC capabilities and asking if they wished for the PPC to continue housing zoning data and producing zoning maps to which most have replied in the affirmative, and a process has been initiated in which a first draft of the maps is produced and compared to the maps each community has. He explained that the object of the comparison is to catch any anomalies that may have occurred during the data transfer from the PAO to the PPC. Meetings are continuing between PPC staff and municipal staffs. Following those meetings, the PPC staff will compose a review of the issues identified and ask the municipal staffs to respond with their preference for addressing the issues. Once received, PPC mapping staff will make the preferred modifications to the data and print out a final draft of the zoning maps. He noted that the PPC continues to produce other maps as requested by local governments.

Mr. Pflueger also noted that the Council staff is working with the City of Madeira Beach to finalize their Special Area Plan (SAP) pertaining to the "Town Center." This report is expected to be brought to Council in June for consideration.

Ron Rinzivillo entered the meeting at this time.

Mr. Crawford and Mr. Pflueger discussed impacts that result from new development projects and that a model SAP might be a good idea to pursue for use by local governments.

Consistency Follow-Up Actions – Chris Mettler provided background on actions by the PPC and CPA which led to the approval of Ordinance No. 09-9 amending the Rules to address consistency issues. He stated that four of the twenty-five local governments have resolved all of the issues identified in their plans and/or codes; that other local governments have made some, but not all of the changes required; and that now the Council staff is recommending beginning the process of issuing updated Determinations of Consistency to the local governments, contingent upon resolution of any remaining issues identified in the Consistency Report.

Mr. Mettler provided PAC with two draft letters, proposed local ordinance language, and a proposed resolution for consideration.

Discussion followed in which some members expressed concern with the proposed future three-year timeframe for the consistency review process. Gordon Beardslee stated that three years seems too short a timeframe and would place us in a position of constantly being in a consistency review mode, and that maybe five years would be more appropriate.

Marie Dauphinais entered the meeting at this time.

Mr. Crawford stated that one of the problems is that as time goes on, some cities send us ordinances for review, but some items are not forwarded; and issues arise which may not be caught on a timely basis. In response to a query, it was noted that the last major review was done in 1991-1994.

Gordon Beardslee noted a concern in the first paragraph of the staff memo indicating that the Consistency Report identified amendments to be made. He stated that the Consistency Report may recommend changes from the staff's perspective. He further expressed his opinion that while the report identified issues to be resolved, there may be other ways to resolve the issues – not just limited to the stated recommendations in the Consistency Report.

Sharen Jarzen asked a question on behalf of Mark Ely as to whether grant monies would be provided to assist in updates to which Mr. Crawford responded that the Council has not directed staff to pursue grants; and in further response to query from Ms. Jarzen, Mr. Crawford stated that minor amounts of staff time to assist would probably not be on a billable basis, that there are a number of things staff can provide without charge; however, if the assistance became involved, there might be a need to enter into a contract with potential costs involved.

Ron Rinzivillo moved to approve the recommendation to go forward, with an adjusted timeframe of not less than five years; the motion was seconded by Rick MacAulay and carried (vote 12-0).

PLAN AMENDMENTS

Subthreshold Plan Amendments:

Case CW 09-08 City of Clearwater – Willie Brown stated that this 1.3 acres site is proposed to be amended from Residential/Office General (R/OG) to Institutional (I), and is located at 300 and 303 Pinellas Street, 323 Jeffords Street, and a parcel located on the east side of Reynolds Avenue approximately 250 feet north of Pinellas Street; and that all of the map amendment areas are internal to the Morton Plant Hospital campus.

Mr. Brown reported that this proposal would render the parcels consistent with the remaining hospital property and future land use designations.

He discussed an earlier (1995) application in which the city inadvertently did not transmit ordinances for the current proposed parcels to the Florida Department of Community Affairs or the PPC for review. The proposed areas include developed areas that consist of an existing parking lot and landscaped areas, retention pond, and an area proposed for a 50,000 square foot medical treatment facility building. He noted that each parcel is interior to the Morton Plant Hospital campus. Mr. Crawford stated that in response to the intergovernmental coordination requirements found in the Countywide Rules, each of the amendment areas is greater than 150 feet from the nearest adjoining jurisdiction and does not present a potential for land use conflicts with uses in this jurisdiction.

Rick MacAulay moved to approve the staff recommendation of approval; the motion was seconded by Catherine Porter and carried (vote 12-0).

Case CW 09-10 Pinellas County – Willie Brown stated that this 0.9 acre site is proposed to be amended from Commercial Neighborhood (CN) to Residential Low (RL) and is located at 1202, 1263, and 1325 Gooden Crossing. The proposed amendment seeks to reclassify three parcels which include two existing single-family dwellings and a vacant commercial building previously occupied by a lounge. The predominant land use category surrounding the proposed map amendment area is RL and the predominant existing uses of land are single-family residential.

Sharen Jarzen inquired with regard to the Commercial Neighborhood just to the north to which John Cueva indicated there are some cases currently under review to correct those concerns.

Bob Klute stated that this area falls within Largo's planning area boundaries, and that the City has reviewed the proposals and does not have objections; however, they request that in the future they be given ample timeframe for review. The City learned of these changes when the PAC agenda became available.

Catherine Porter moved to approve staff recommendation of approval; the motion was seconded by Gordon Beardslee and carried (vote 12-0).

Case CW 09-11 Pinellas County – Willie Brown stated that this 4.3 acres site is proposed to be amended from Commercial Neighborhood (CN), Residential Low (RL) and Recreation/Open Space (R/OS) to Residential Low (RL), Recreation/Open Space (R/OS) and consists of several parcels of land located north of Wilcox Road between Pine Street SW and Jackson Street. This proposed amendment seeks to reclassify six parcels of land and that the County wishes to exclude commercial and multi-family uses from the area and to encourage single-family development in an effort to preserve the character and integrity of the Greater Ridgecrest Area which includes the Dansville and Baskins Subdivisions. He stated that the subject properties consist of vacant land and a portion of an existing lake, two single-family dwellings, the Young Life Community Center, and a portion of the Holiness Church of Jesus; that the two single-family dwellings and community center that front Wilcox Road are proposed to be reclassified to RL; that the parcel north of the church, vacant land, and portions of the lake are proposed to be reclassified to R/OS.

After full presentation and discussion, Rick MacAulay moved to approve staff recommendation of approval, inclusive of separate additional recommendation that the County consider amending the 5-acre lake within the amendment area to the Water/Drainage Feature Designation within one year and submit an application for such; the motion was seconded by Marie Dauphinais and carried (vote 12-0).

Case CW 09-12 Pinellas County – Willie Brown stated that this 0.9 acre site is proposed to be amended from Residential Urban (RU) and Commercial Neighborhood (CN) to Industrial Limited (IL) and is located at 6289 150th Avenue North, 15092, 15098, 15110 63rd Street North. He stated that the proposed amendment seeks to recognize the industrial nature of the

surrounding area; and that this is a follow-up to direction given to County staff to study the area to bring appropriate recommendations for a map amendment. He stated that the existing uses are an auto body shop and three single-family dwellings; that the amendment area is abutted on two sides by properties designated IL to the north and west; that to the east across 63rd Street North is property designated IL; and to the south across 150th Avenue North are properties designated CN. He noted that this request is submitted in conjunction with CW 09-13 that is proposed to be reclassified to IL, and is located east of the subject property across 63rd Street North. He noted that the existing uses in CW 09-13 include open (garbage bin) storage areas, truck parking and open (raw materials) storage. He also noted that a previous amendment (CW 08-46) to IL, in this area, was completed in December 2008; and that combined these cases recognize a significant change in character of the surrounding area from its single-family beginnings. He stated further that although the proposed amendments are inconsistent with the single-family uses occupying the site, the property owners have expressed their support of the change to IL as stated in the application. The predominant land use category surrounding the proposed map amendment area is IL.

After full presentation and discussion, Rick MacAulay moved to approve staff's recommendation for approval; the motion was seconded by Marie Dauphinais and carried (vote 12-0).

Regular Plan Amendments:

Case CW 09-09 City of Dunedin – Mr. Brown stated that this 5.3 acres site is proposed to be amended from Residential Urban (RU) to Resort Facilities Medium (RFM), and is located at 453 Edgewater Drive. He stated that the city seeks to reclassify this single parcel of land to re-establish the former Fenway on the Bay Resort Hotel use, which operated from the early 1920s to the late 1950s.

Mr. Brown provided a history of the site and stated that the current owners, who purchased the property in February 2006, propose to return the site to its original 1920s Mediterranean Revival Architectural Style to include modern components and the possibility of being renovated as a condo-hotel. He also noted that institutional uses would no longer be encouraged at this site because of their incompatible nature with surrounding residential uses, and that according to the applicant, the former hotel use preceded the surrounding (Fenway on the Bay) single family residential subdivision and is believed to have led to the subdivision's development.

Mr. Brown stated that the site is proposed to contain up to, but not more than, 150 rooms with associated amenities such as a 151-seat restaurant (open to the public), 6,000 square foot ballroom, 10,000 square foot meeting facility, a gift shop, and other accessory shops associated with a quality resort hotel. Mr. Crawford noted that the attached development agreement has been submitted as part of the application. He stated that it is very tightly written and explicit to this "single site." Mr. Crawford also stated that as to amenities on the water, the developer intends to reconstruct the dock and that the PPC staff would forward this information to Will Davis, Bureau Director, at the Environmental Management Department, for his department's review and input.

Mr. Brown noted that upon approval of the RFM category, the site is also proposed to be co-designated with the City's Single Site Historic Overlay District (SSHOD) and that the purpose and intent of the SSHOD is to identify and recognize uses on properties that existed prior to 1940, and that add historical value and significance to the City. He noted that although a portion of the site is within the Coastal High Hazard Area (CHHA), there are no existing or proposed structures within the CHHA boundary. He also noted that a special exception to the SNCC subclassification from Unique/Scenic View to Enhancement Connector would be required for reclassification to the RFM category to allow the hotel use.

Catherine Porter inquired as to signage provisions as the site is on a Scenic/Non-Commercial Corridor to which Matthew Campbell stated the sign ordinance is being updated in Dunedin; that since this is residential single-family zoning, only a very small sign is allowed; and that it will be in keeping with the neighborhood.

Matthew Campbell also addressed length of stay issues consistent with condo-hotel guidelines in response to questions raised by Mr. MacAulay. He noted that there would be an exception during spring training.

Mr. Campbell noted there have been approximately 2 dozen meetings – both public and private - and that public input has been unique; that there is more of a support contingency now than there was three years ago when the process started. He noted that it has to revert back to single family if this project does not get reconstructed as specified. He stated that it was not a designated historical property but the developer has filed paperwork with state and federal agencies for that designation as they want to take advantage of the Florida Preservation Code provisions.

Discussion followed with regard to the reduction in units from 250 to 150; that the current development agreement is for 132 rooms and if the developer wishes to add additional guest rooms up to 150, it would require resubmission for approval.

Marshall Touchton requested information relative to the portion designated as condo, and inquired whether there would be restrictions relating to subletting to which Mr. Campbell stated the city passed an ordinance two years ago in anticipation of this and there are very strict conditions in place.

Gordon Beardslee moved approval of staff's recommendation for approval. The motion was seconded by Catherine Hartley and carried (vote 12-0).

Case CW 09-13 Pinellas County – Mr. Brown stated that this 2.0 acres site is proposed to be amended from Residential Urban (RU) to Industrial Limited (IL) and is located at 15122 and 15123 63rd Street North and 15090 62nd Street North; that the proposed amendment is submitted by Pinellas County and seeks to recognize the industrial nature of the surrounding area; that the existing uses onsite are an open storage (garbage bin) area, sanitation truck parking area, office building, and open (raw materials) storage areas; and that under the RU category, these industrial uses and activities are currently nonconforming. He noted further

that in an effort to properly designate these land uses, restore valuable industrial land, and add economic value, the County has sought the proposed IL map amendment; and that the amendment corresponds to Subthreshold Case CW 09-12 that was approved earlier in the meeting.

The subject property consists of two separate amendment areas designated RU. These areas are separated by a row of parcels designated RU and is occupied by dwellings that appear to be related to the industrial uses around them. The predominant land use category surrounding the subject property is IL.

Mr. Crawford noted that the Board of County Commissioners directed staff to look at this area to determine the most appropriate land use application; that the single-family homes are out of character with the surrounding area.

In response to queries by Rick MacAulay relating to the single-family homes, Mr. Cueva noted that the County did not want to make them non-conforming and therefore did not include the dwellings in the County's application for industrial reclassification; and that if the single-family owners had asked to be included as with case CW 09-12 they would have been made a part of the application. He stated that the property owners did not respond to public notice via mail nor did they attend the hearings.

Rick MacAulay moved approval of staff's recommendation for approval. The motion was seconded by Catherine Porter and was approved (vote 12-0).

Other PAC Business: Mr. Crawford noted that he had been approached by one of the Councilmembers from one of the beach communities that are looking at single-family height ordinances; and that there has been concern expressed relating to a possible trend to exceed height limitations based on the need for inclusion of mechanical equipment inside the air conditioned space, as well as the desire to have taller interior ceilings. He questioned whether other communities are seeing a trend in homes having taller than 8 ½ to 9 foot ceilings. Comments were expressed from several PAC members that their communities are experiencing the same issues, concerns with roof pitch over building on waterfront properties, and losing view of open waters, etc.

There being no further business, the PAC adjourned at 2:30 P.M.

Respectfully submitted,

David P. Healey, Executive Director