

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
November 14, 2012

The Pinellas Planning Council (PPC) met in regular session in the County Commission Assembly Room, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida, at 3:06 P.M. with the following members present:

Jim Ronecker, Chairman, City of Oldsmar Mayor
Jim Kennedy, Vice-Chairman, City of St. Petersburg Councilmember
John Morroni, Treasurer, County Commissioner
Linda S. Lerner, Secretary, School Board Member
Joe Ayoub, City of Safety Harbor Vice-Mayor
Samuel Henderson, City of Gulfport Vice-Mayor
Joanne "Cookie" Kennedy, City of Indian Rocks Beach Commissioner
Jerry Mullins, City of Pinellas Park Councilmember

Not Present:

David O. Archie, City of Tarpon Springs Mayor
David Carson, City of Dunedin Commissioner
Patricia Gerard, City of Largo Mayor
Doreen Hock-DiPolito, City of Clearwater Councilmember
Marvin Shavlan, City of St. Pete Beach Vice-Mayor

Also Present:

Michael C. Crawford, Interim Executive Director, PPC
Linda Fisher, PPC Staff
Michael Schoderbock, PPC Staff
Carolyn Shoemaker, PPC Staff
David S. Sadowsky, Senior Assistant County Attorney
Other interested individuals
Arlene L. Smitke, Board Reporter, Deputy Clerk

AGENDA

- I. CALL TO ORDER
 - A. Invocation and Pledge
 - B. Identification of Members Present
 - C. Recognition of Outgoing Member

II. CONSENT AGENDA

- A. Minutes of October 10, 2012 Council Meeting
- B. Financial Statement for October 2012
- C. CPA Actions for October 16, 2012
- D. Annexation Report – October 2012
- E. Preliminary December 2012 Agenda
- F. Correspondence

III. PUBLIC HEARING – To begin at 3:00 P.M. or as soon thereafter as agenda permits

- A. Public Hearing Format Announcement and Oath
- B. Amendments to the Countywide Future Land Use Plan
 - Subthreshold Amendments
None
 - Regular Amendments
None

IV. REPORTS/OTHER ACTION

- A. Countywide Plan Update (Verbal)
 - 1. Countywide Plan Map Concepts
 - 2. Transit Planning Coordination
- B. Countywide Plan Map – 2012 Annual Update

V. EXECUTIVE DIRECTOR ITEMS

- A. PPC/MPO Unification Update (Verbal)
- B. Meeting Schedule for 2013
- C. Year-End Budget Report for FY12
- D. Verbal Reports

VI. OTHER COUNCIL BUSINESS

- A. Chairman/Member Items
 - 1. Nominating Committee for Election of 2013 Officers
 - 2. Holiday Gathering

VII. ADJOURNMENT

CALL TO ORDER

Chairman Ronecker called the meeting to order at 3:06 P.M. and welcomed those in attendance.

INVOCATION AND PLEDGE

The Invocation was given by Councilmember Mullins, following which he led the Pledge of Allegiance to the Flag.

IDENTIFICATION OF MEMBERS PRESENT

At the Chairman's request, a roll call was taken in which the members introduced themselves.

RECOGNITION OF OUTGOING MEMBER - POSTPONED

Chairman Ronecker related that the recognition of City of Safety Harbor Commissioner Nina Bandoni has been postponed until the December meeting.

CONSENT AGENDA – APPROVED

Chairman Ronecker presented the Consent Agenda items, as follows:

- A. Minutes of October 10, 2012 Council Meeting
- B. Financial Statement for October 2012
- C. CPA Actions for October 16, 2012
- D. Annexation Report – October 2012
- E. Preliminary December 2012 Agenda
- F. Correspondence

Vice-Mayor Henderson moved, seconded by Commissioner Morroni and carried, that the Consent Agenda items be approved (Vote 8–0).

PUBLIC HEARINGS

- A. Public Hearing Format Announcement and Oath – None

B. Amendments to the Countywide Future Land Use Plan

SUBTHRESHOLD AMENDMENTS – None

REGULAR AMENDMENTS – None

REPORTS AND OTHER ACTION

A. Countywide Plan Update (Verbal) – Received/Discussed

1. COUNTYWIDE PLAN MAP CONCEPTS

Referring to a PowerPoint presentation titled *Update to the Countywide Plan, November 14, 2012*, a copy of which has been filed and made a part of the record, Mr. Crawford indicated that the Council work program includes a two-year plan for an update of the Countywide Plan; that the members previously approved the Areas of Growth and Stability defined under Phase I; that Phase II is now underway; and that the three concepts to be discussed today were presented to the Land Use Working Group last week.

Potential Countywide Plan Map Categories

Mr. Crawford noted that the PPC Special Act currently requires that all local Future Land Use Plan maps be consistent in density/intensity with the Countywide Plan Map; that the current map essentially depicts existing land uses; that the intent is to create a more future-oriented map that will utilize fewer categories with a greater use of mixes, allowing for more local flexibility and discretion and resulting in fewer map amendments; and that the total number of categories will be reduced from 37 to approximately ten; whereupon, to demonstrate the changes being considered, he displayed current and potential maps of the Palm Harbor/Tarpon Springs area, noting that the number of categories in the area will be reduced by approximately two-thirds.

Centers, Corridors, and Target Employment Districts

Mr. Crawford indicated that the Industrial Land Study and Pinellas by Design had identified Areas of Growth and Stability, and that the data had been reconstituted in Phase I of the update process and were used to define future transit station areas (Centers), premium bus service routes to support the Locally Preferred Alternative (Corridors), and current or future

focal points of employment activity (Target Employment Districts), which planners expect to be areas of higher density and intensity than is currently allowed; whereupon, displaying the current Countywide Future Land Use Plan Map for an area in the City of Dunedin, he applied various overlays depicting the current and revised land use categories and the State Road 580 transit corridor.

Responding to query by Vice-Mayor Henderson, Mr. Crawford confirmed that the intent is to convert the various Residential categories to the new Neighborhood category, noting that the density limits are yet to be set, but will likely be tied to the extent that the area would be supported by transit; and that certain Commercial, Office, and other neighborhood-supporting uses of less than three acres would be approved by the local government; whereupon, he reviewed typical uses in the proposed Retail & Services and Public/Semi-Public categories, indicating that PPC review thresholds would be three and five acres, respectively.

Councilmember Mullins inquired whether the Pinellas Trail and other bicycle trails have been considered as transit alternatives for commuters; and Mr. Crawford indicated that pedestrian and bicycle systems were factored into the scoring but not at the same level as transit or the Locally Preferred Alternative, although some of the Corridors and other Areas of Growth were partly based on bicycles and pedestrian systems. In response to query by School Board Member Lerner, he related that approximately 60 percent of the map amendments are subthreshold in size and would likely not rise to the level of public hearing approval by the PPC, but would be adopted as Consent Agenda items, noting that the Special Act specifies that the Countywide Plan be future oriented and policy driven; and that staff will continue to work with the Land Use Working Group to accomplish its goals.

Noting that the changes will reduce the Council's review authority, Mr. Crawford stated his understanding that the members' intent is to focus on the big picture; whereupon, referring to the Locally Preferred Alternative, he indicated that the Federal Transit Administration considers land use a high-scoring item for funding of the rail system; that the local governments will need to have Corridor and Transit Station Area Plans in place; and that coordination with the Metropolitan Planning Organization (MPO) and other stakeholders will be to everyone's advantage. He complimented the City of Clearwater on its US 19 Corridor Plan and the City of St. Petersburg on its Central Avenue Revitalization Plan, noting that the Central Avenue plan is more extensive than will be required at the countywide level.

Later in the meeting, Mr. Crawford clarified that the reference to Districts has been revised to Target Employment Districts, noting that the data analysis showed that there is no transit infrastructure in these large areas, which tend to be accessed by major roadways and

have no need for transit; however, in order to achieve the goal of creating more high-wage, target- industry jobs, a greater development intensity and wider variety of uses will be allowed. He further indicated that some of the current Office and Retail categories are very limiting; and that allowable uses will be expanded to include light industrial, target employment industries.

Associated Planning Requirements

Mr. Crawford indicated that under the current Rules, communities wishing to exceed the allowable density/intensity for redevelopment or other purposes must obtain PPC and Countywide Planning Authority (CPA) approval of a Special Area Plan; however, some of the requirements for a Special Area Plan do not fit the model under consideration for the Centers and Corridors, which would be more streamlined, less onerous, and include requirements that would gear the local governments up for transit-related/transit-friendly development and job-related development, where possible. In response to query by Vice-Mayor Henderson, he confirmed that the proposal would be a complete simplification of the requirements at the countywide level, but the municipalities would maintain jurisdiction over the specifics of their local plans.

Mr. Crawford indicated that the goals of the updated Plan are to encourage and support multimodal transportation in the design of all new development while ensuring that the Corridors, Centers and Districts are compatible and consistent with surrounding neighborhoods, in accordance with the following Development Principles:

- = Connectivity – pedestrian, bicycle access to the transit corridor
- = Public Realm Enhancements – sidewalk cafes, right-of-way improvements, etc.
- = Site Orientation – buildings closer to street/transit for easy pedestrian access
- = Ground Floor Design and Use – active uses located along street, not parking areas
- = Transition to Neighborhoods – regulated uses, buffering, limited access

Mr. Crawford indicated that PPC staff will continue to work with the Land Use Working Group on specific standards and procedures, noting that the Group has requested more Centers than those identified in the Locally Preferred Alternative and the depiction of more local planning efforts on the map, as well as the inclusion of a Corridor category; and that the density/intensity thresholds for the categories and overlays have yet to be developed; whereupon, he related that PPC staff is working with its consultant, Tindale-Oliver, to define a three-tiered review process, as follows:

- = Simple map amendments to be reviewed administratively by PPC staff and approved by Council quarterly or biannually for inclusion on the Countywide Map.
- = Larger amendments in anticipated areas to be approved by the Council, appealable to the CPA.
- = New Corridors, Districts, and Transit Station Area Plans to be reviewed and approved by staff, the PPC, and the CPA.

Thereupon, referring to the Countywide Plan Update Work Program timeline, Mr. Crawford indicated that Phase I has been completed and approved by the Council; that Phase II is currently underway; and that Phase III, Policy, Rule, and Map Adoption, is expected to take place in late October 2013.

Responding to queries by the members, Mr. Crawford related that the Land Use Working Group consists of local Planning Directors from throughout the county, MPO Interim Executive Director Sarah Ward, and Pinellas County Economic Development Director Mike Meidel; and that Attorney White has recently confirmed that the PPC staff is not subject to Florida's Government-in-the-Sunshine law, clarifying that they are allowed to communicate with Working Group members between their monthly meetings. He indicated that implementation of the updated Countywide Plan and Rules should save PPC staff a considerable amount of time, noting that it will free up staff to provide local assistance to the municipalities in the development and implementation of their local plans.

2. TRANSIT PLANNING COORDINATION

Noting that the MPO and Pinellas Suncoast Transit Authority (PSTA) had undertaken a joint transit planning process that produced the Locally Preferred Alternative and that the MPO is undergoing a five-year update to its Long Range Transportation Plan, Ms. Fisher related that the two agencies have convened a series of steering committees to take a detailed look at transit station area planning.

Ms. Fisher indicated that five committees have been formed, each covering a different geographic area of the county; that the committees consist of local government planning and economic development staff, MPO and PSTA staff, and consultants; that PPC staff have been asked to participate in all five committees; and that each committee will have four meetings, the first of which has already taken place.

Displaying a map showing the 16 proposed transit station areas and a map of the Toytown station area, Ms. Fisher related that the committees will meet with major employers,

major landowners, and other stakeholders to determine the exact location of the transit station within each half-mile area; that the committees will attempt to lay the groundwork for public/private partnerships; and that each committee will hold design charrettes, or workshops, for two of their station areas.

Ms. Fisher related that, going forward, the MPO's Long Range Transportation Plan and related transportation efforts will be known as the *Pinellas Transportation Plan*; and that a web site, www.telluspinellas.com, has recently been launched to encourage community input and dialogue on transportation issues.

Responding to queries by Councilmember Jim Kennedy, Mr. Crawford discussed transit considerations in the Carillon area and the concept of public/private partnership with regards to transit station development, and Ms. Fisher provided input; whereupon, Councilmember Kennedy stressed the importance of involving the private sector early in the process.

B. Countywide Plan Map – 2012 Annual Update – Adopted Resolution No. 12-3 and Authorized Transmittal to the Countywide Planning Authority for Filing as Official Record Copy

Mr. Schoderbock indicated that the Countywide Plan Map is updated on an annual basis to incorporate all amendments approved throughout the year; and that the full map, the Scenic/Noncommercial Corridor map, and a series of half-section maps will be transmitted to the CPA for approval, recording in the public records, and filing with the Clerk of Court and Comptroller, as required by the Countywide Rules. He noted that, in previous years, the information was distributed to the local governments in the form of paper maps or CDs; and that this year, all maps will be provided via the PPC website, along with Geographic Information System data.

Councilmember Mullins moved, seconded by Commissioner Cookie Kennedy and carried, that Resolution No. 12-3 be adopted, authorizing transmittal of the updated Countywide Plan Map to the CPA for official acceptance and filing (Vote 8–0).

EXECUTIVE DIRECTOR ITEMS

A. PPC/MPO Unification Update (Verbal) – Received

Mr. Crawford reported that the Governor is scheduled to consider approval of the MPO Reapportionment Plan in March, which is the last step prior to approval of the PPC Special Act; and that the hiring process for an Executive Director will begin a few months after unification.

B. Meeting Schedule for 2013 – Received/Discussed/Provided Direction

Mr. Crawford noted that the Council had previously approved the second Wednesday, 3:00 P.M. meeting schedule through March 2013, and requested that the members consider extending the schedule throughout the entire year for planning purposes in order to set filing deadlines for land use amendments and schedule Planners Advisory Committee, PPC, and CPA meetings.

Responding to comments by Chairman Ronecker, Commissioner Morroni confirmed that the Tourist Development Council is considering changing its meeting date, which would allow the PPC and MPO to meet in the Assembly Room in the morning; that it may be a couple of months before a decision is made; and that he recommends approving the schedule at this time, noting that it could be changed at a later date; whereupon, Councilmember Mullins indicated his preference for the 3:00 timeframe.

Councilmember Jim Kennedy moved, seconded by Councilmember Mullins and carried, that the second Wednesday, 3:00 P.M. schedule be approved for Calendar Year 2013 (Vote: 8 - 0).

C. Year-End Budget Report for Fiscal Year 2012 – Received/Discussed

Mr. Crawford indicated that a budget summary for Fiscal Year 2012 is included in the agenda package, noting that a more complete report will be provided in January following the annual audit, and provided the following highlights:

- = Revenues were approximately three percent higher than projected, reflecting rental income from sublease of the former PPC offices in the Bank of America Building and local assistance fees received for mapping and preparation of grant applications.

- = Expenditures were 21 percent lower than budgeted due to variations in the following areas:

- = Hiring expenses for new Executive Director (did not occur)
- = Repayment of employees' three-percent Florida Retirement System contribution (not required in Fiscal Year 2012)
- = Reductions in various discretionary line items
- = Reduced advertising costs
- = Reduced travel costs
- = Suspension of Exchange of Leave program for Fiscal Year 2012
- = Inadvertent carryover of allocation for retirement benefits
- = Consultant fees less than anticipated

Mr. Crawford indicated that the budget variance results in extra money that will be used to help offset a necessary millage increase for Fiscal Year 2014; and that a preliminary budget will be presented to the Council in March.

D. Verbal Reports

Referring to the Bank of America sublease, Mr. Crawford reported that the R. J. Reynolds agreement will not be renewed at the conclusion of the four-month term; whereupon, he provided an update relative to the *Tale of Three City Pairs* webinar previously discussed with the members, noting that additional information relative to the New Zealand study will be included in a future presentation pertaining to transit.

OTHER COUNCIL BUSINESS

A. Chairman/Member Items

1. NOMINATING COMMITTEE FOR ELECTION OF 2013 OFFICERS

Chairman Ronecker requested that Councilmember Cookie Kennedy and Councilmember Jerry Mullins serve with him on the Nominating Committee, noting that the Committee would meet briefly following the conclusion of today's meeting.

2. HOLIDAY GATHERING – DISCUSSED/PROVIDED DIRECTION

Mr. Crawford invited the members to join staff for a holiday gathering and tour of the new PPC offices immediately following the December Council meeting.

November 14, 2012

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:16 P.M.

Chairman