

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
July 10, 2013

The Pinellas Planning Council (PPC) met in regular session on this date in the County Commission Assembly Room, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida, at 3:15 P.M. with the following members present:

Jim Kennedy, Chairman, City of St. Petersburg Councilmember
John Morroni, Treasurer, County Commissioner
Samuel Henderson, Secretary, City of Gulfport Mayor
Joe Ayoub, City of Safety Harbor Mayor
Doug Bevis, City of Oldsmar Mayor
Doreen Hock-DiPolito, City of Clearwater Councilmember
Joanne "Cookie" Kennedy, City of Indian Rocks Beach Vice-Mayor
Marvin Shavlan, City of St. Pete Beach Commissioner

Not Present:

David O. Archie, Vice-Chairman, City of Tarpon Springs Mayor
Harriet K. Crozier, City of Largo Commissioner
Dave Eggers, City of Dunedin Mayor
Jerry Mullins, City of Pinellas Park Vice-Mayor
Peggy O'Shea, Pinellas County School Board Member

Also Present:

Michael C. Crawford, Interim Executive Director, PPC
Linda Fisher, PPC Staff
Christopher Mettler, PPC Staff
Michael Schoderbock, PPC Staff
Carolyn Shoemaker, PPC Staff
Jewel White, Managing Assistant County Attorney
Other interested individuals
Arlene Smitke, Board Reporter, Deputy Clerk (Minutes by Helen Groves, Senior Board Reporter)

AGENDA

- I. CALL TO ORDER
 - A. Invocation and Pledge
 - B. Identification of Members Present

II. CONSENT AGENDA

- A. Minutes of June 12, 2013 Meeting
- B. Financial Statement for June 2013
- C. CPA Actions – July 2013
- D. Annexation Report – June 2013
- E. Preliminary September 2013 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
 - 1. Case CW 13-6: City of Dunedin
 - Regular Amendments
 - None.

IV. REPORTS/OTHER ACTION

- A. Countywide Plan and Transportation Update
- B. Ability to Serve Report No. 13-1: City of Clearwater
- C. Ability to Serve Report No. 13-2: City of Clearwater
- D. Renewal of Audit Services

V. EXECUTIVE DIRECTOR ITEMS

- A. PPC/MPO Unification Update (Verbal)
- B. Work Program and Budget for Fiscal Year 14:
 - 1. Annual Work Program for Fiscal Year 14 and Five-Year Work Program for Fiscal Year 14 thru Fiscal Year 18 – Final Draft
 - 2. Annual Budget and Millage Rate for Fiscal Year 14 – Final Draft
- C. Preservation of Industrial Lands Discussion
- D. Verbal Reports

VI. OTHER COUNCIL BUSINESS

- A. Chairman/Member Items

VII. ADJOURNMENT

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CALL TO ORDER

Chairman Kennedy called the meeting to order at 3:14 P.M. and welcomed those in attendance.

INVOCATION AND PLEDGE

The Invocation was given by Commissioner Shavlan, 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.

CONSENT AGENDA - APPROVED

Chairman Kennedy presented the Consent Agenda items as follows:

- A. Minutes of the June 12, 2013 Meeting
- B. Financial Statement - June 2013
- C. CPA Actions - July 2013
- D. Annexation Report – June 2013
- E. Preliminary September 2013 Agenda
- F. Correspondence

Mayor Ayoub moved, seconded by Mayor Henderson and carried, that the Consent Agenda be approved (Vote 8–0).

PUBLIC HEARINGS

- A. Public Hearing Format Announcement and Oath

Upon request by the Chairman, all persons planning to give testimony were duly sworn by the Deputy Clerk.

B. Amendments to the Countywide Future Land Use Plan

SUBTHRESHOLD AMENDMENT

PUBLIC HEARING: CASE CW 13-6, PROPOSAL BY THE CITY OF DUNEDIN TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL MEDIUM (RM) TO COMMERCIAL GENERAL (CG) – APPROVED

Pursuant to legal notice published in the June 22, 2013 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 13-6, a proposal by the City of Dunedin to amend the Countywide Future Land Use Plan from RM to CG, re 0.3 acre m.o.l., located at 1418 Carnation Drive.

Referring to an aerial photograph, Mr. Schoderbock pointed out the location of the subject property and provided a brief overview of the proposal, noting that the property currently contains a single family home; that it was recently annexed into the City of Dunedin, along with three properties to the south that front on Main Street already zoned Commercial General; that the owner would like to combine the properties to create a commercial redevelopment, although nothing specific has been proposed at this time; and that staff recommends approval of the proposed amendment.

No one appeared in response to the Chairman's call for persons wishing to be heard.

Thereupon, Commissioner Morroni moved, seconded by Councilmember Hock-DiPolito and carried, that Case CW 13-6 be approved as recommended by staff (Vote 8-0).

REPORTS AND OTHER ACTION

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

Mr. Crawford indicated that Chairman Kennedy and others have requested that staff prepare a document about the land use component to run parallel with the transportation plan during the Greenlight Pinellas outreach program scheduled for September and October of this year. He indicated that today Ms. Fisher will discuss what staff is planning, and a finished document will be brought before the Council in September.

Ms. Fisher conducted a PowerPoint presentation titled *Update to the Countywide Plan, July 10, 2013*, a copy of which has been filed and made a part of the record, and related that

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Phase I of the Countywide Plan Update Work Program is complete and Phase II is progressing well and will hopefully be finished by the end of the calendar year and adopted around May of 2014. She indicated that staff has been coordinating with the Joint Land Use Transportation Working Group, the Metropolitan Planning Organization (MPO), the Pinellas Suncoast Transit Authority (PSTA), the Advisory Committee on Pinellas Transit (ACPT), and the Pinellas Economic Development Department in an effort to bring premium transit in the form of light rail and a greatly enhanced bus service to Pinellas County.

Ms. Fisher indicated that staff plans to prepare a brochure for the Greenlight Pinellas outreach program featuring a fairly general conceptual component describing the relationship between land use and transit and showing what the Countywide Plan Update entails; that staff is requesting the Council's direction and feedback; and that in September, staff will ask the Council to authorize release of the brochure.

Ms. Fisher indicated that the proposed brochure will include three components:

1. A conceptual countywide plan map and general descriptions of proposed land use categories.
2. A conceptual vision map identifying existing and future centers and corridors.
3. A general description of proposed associated planning requirements.

Ms. Fisher indicated that the brochure will not include finalized maps and categories; specific density, intensity, and use standards; or the specific criteria and process for map amendments; whereupon, she discussed each of the three components.

Ms. Fisher compared the current Countywide Plan Map and the proposed new map. She discussed the proposed countywide vision map, noting that it will not be part of the official adopted Countywide Plan Map, but will be a separate document showing areas appropriate for higher densities and intensities; that the Countywide Plan Map will have fewer categories, will allow a greater mix of uses in each category to provide additional local flexibility, will result in fewer map amendments, will provide a better linkage between land use and transportation, and will enable a streamlined process for amending the Countywide Plan Map to apply activity centers and mobility corridor categories; whereupon, she discussed the different categories proposed, including the current ones that will automatically be recognized on the updated Countywide Plan Map, the transportation overlay districts associated with the proposed light rail line, mixed use activity centers, and the target employment centers.

Ms. Fisher discussed the three proposed corridors: a premium corridor connecting the light rail stations, primary corridors along the PSTA core bus routes, and the secondary

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corridors along the frequent local bus routes. She indicated that while the vision map will be very general and conceptual, once local governments begin to adopt the centers and corridors, they will appear on the official Countywide Plan Map and a new sub map showing just the centers and corridors and their sub-classifications, which will work similarly to today's Scenic Non-Commercial Corridor Map.

Ms. Fisher referenced the associated planning requirements that will apply to the activity centers and mobility corridors and replace the current Special Area Plan process, indicating that the change should streamline the process; and Mr. Crawford added that the local governments already perform some of the planning requirements, and this is not intended to duplicate that effort, but to provide a broader picture and a direction for planning. Ms. Fisher indicated that the two most important goals of the new process are (1) to design the higher densities and intensities in a way that will support multi-level transportation, particularly premium transit, and (2) to enhance and preserve the character of the existing neighborhoods; whereupon, she discussed a list of development design principles and associated planning requirements.

In response to queries by Commissioner Morroni and Mayor Henderson, Ms. Fisher, with input by Mr. Crawford, indicated that *premium* transit would be light rail or bus rapid transit at a higher level than just local bus service; that the process to amend the Countywide Plan Map would not be site specific and would not involve a site plan review, only a general understanding of what is being proposed in the centers and corridors through the local land development regulations; and that the MPO and the PSTA considered the land acquisition cost for a light rail system and the PPC staff provided input from a land use perspective. Mayor Bevis expressed concern that the City of Oldsmar or another North County municipality is not included in the overall plan; and Chairman Kennedy suggested that he speak with PSTA Chief Executive Officer Bradford Miller before the ACPT meeting this month, noting the importance of North County realizing the benefit Greenlight Pinellas will provide throughout the county.

Mayor Henderson suggested that information summaries be provided to the municipalities explaining the types of changes that can be made to the local comprehensive plans in order to forego the present approval process, and Vice-Mayor Cookie Kennedy concurred; whereupon, Mr. Crawford indicated that staff is considering putting together a packet containing the necessary ordinances and other documents for the municipalities that do not have the necessary planning staff.

Chairman Kennedy thanked staff for preparing the material early so that all the information can be presented to the public at the same time; whereupon, Mr. Crawford reported

that the item will be taken before the Transportation Land Use Working Group this Friday and a draft brochure brought back to the Council in September.

B. Ability to Serve Report No. 13-1: City of Clearwater (Webb's Nursery Annexation) – Adopted/Authorized Finding be Transmitted to the City

Mr. Schoderbock indicated that PPC Resolution No. 98-2 requires the PPC to review all proposed annexations that are greater than ten acres to determine whether the annexing city can provide municipal services to the property; and that the requirement applies to both voluntary and referendum annexations.

Referring to various maps and an aerial photograph, Mr. Schoderbock indicated that the proposed annexation area consists of two parcels (23.8 acres) and adjacent right-of-way (3.1 acres) located to the west of Belcher Road, between Montclair Road on the north and Sunset Point Road on the south; that the properties are designated Residential Urban, Preservation, and Water on the Countywide Plan Map; that the existing uses on the property are a single family home and a nursery; and that the property owner has applied for annexation into the City.

Thereupon, Mr. Schoderbock recommended that based on the *Ability to Serve Report No. 13-1: City of Clearwater (Webb's Nursery Annexation)* and the accompanying Findings in II, A to D, copies of which have been filed and made a part of the record, the Council find that the City of Clearwater has the ability to provide municipal services to the area and authorize this finding to be transmitted to the City.

In response to query by Commissioner Morroni, Councilmember Hock-DiPolito indicated that the nursery contacted the City regarding the annexation, and discussion ensued regarding the Planners Advisory Committee (PAC) vote.

Mayor Ayoub moved, seconded by Mayor Henderson and carried, that the Council adopt a finding that the City of Clearwater has the ability to provide municipal services to the proposed annexation area; and that staff be authorized to transmit the finding to the City (Vote 8 – 0).

C. Ability to Serve Report No. 13-2: City of Clearwater (3030 Union Street Annexation) – Adopted/Authorized Finding be Transmitted to the City

Mr. Schoderbock indicated that PPC Resolution No. 98-2 requires the PPC to review all proposed annexations that are greater than ten acres to determine whether the annexing city can provide municipal services to the property; and that the requirement applies to both voluntary and referendum annexations.

Referring to various maps and an aerial photograph, Mr. Schoderbock indicated that the proposed annexation area consists of two parcels containing 19.9 acres located on the north side of Union Street, to the west of McMullen Booth Road; that the two parcels are designated Residential Suburban and Water on the Countywide Plan Map; and that the existing uses on the properties are a single family home and horse stables.

Thereupon, Mr. Schoderbock recommended that based on the *Ability to Serve Report No. 13-2: City of Clearwater (3030 Union Street Annexation)* and the accompanying Findings in II, A to D, copies of which have been filed and made a part of the record, the Council find that the City of Clearwater has the ability to provide municipal services to the area and authorize this finding to be transmitted to the City.

In response to queries by Commissioner Morroni, discussion ensued regarding the annexation process and the PAC vote.

Vice-Mayor Cookie Kennedy moved, seconded by Mayor Bevis and carried, that the Council adopt a finding that the City of Clearwater has the ability to provide municipal services to the proposed annexation area; and that staff be authorized to transmit the finding to the City (Vote 8 - 0).

D. Renewal of Audit Services – Authorized Execution of Renewal Agreement

Mr. Crawford recommended that the Council authorize renewal of the contract with CliftonLarsonAllen for the current fiscal year in the amount of \$13,000, noting that CliftonLarsonAllen is also the auditor for the MPO and will probably assist with the budgetary details of the merger; whereupon, Commissioner Morroni moved, seconded by Councilmember Hock-DiPolito and carried, that staff be authorized to enter into a contract for audit services with CliftonLarsonAllen for the current fiscal year (Vote 8–0).

EXECUTIVE DIRECTOR ITEMS

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

Mr. Crawford reported that the Joint Land Use and Transportation Executive Committee expects the new Board to be seated by the end of the year, hopefully in November; that it will depend upon the Governor’s decision regarding regionalization of the MPOs; and that should the Governor allow the MPOs to remain independent, he would probably request more regional coordination. He related that the MPO has approved the Reapportionment Plan, which is basically the new membership of the MPO, noting that there will be certain changes relating to the representatives from the Big C and the Inland Communities; whereupon, he discussed the option of the PPC partially funding the MPO, possibly a 10-percent local match.

Mr. Crawford indicated that the job description for the new Executive Director position has been finalized; that it is anticipated the new director will be on board by January of 2014; and that the salary range for the position will be \$118,000 to \$178,000; whereupon, Chairman Kennedy indicated that having the new executive on board when the Greenlight Pinellas campaign heats up is one reason for moving the timeline forward.

B. Work Program and Budget for Fiscal Year 14

1. Annual Work Program for Fiscal Year 2014 and Five-Year Work Program for Fiscal Year 2014 through Fiscal Year 2018 – Final Draft – Approved

Referring to the Annual Work Program for Fiscal Year 2014 and the Five-Year Work Program for Fiscal Year 2014 through Fiscal Year 2018, Mr. Crawford indicated that there are no changes to the draft of the Annual Work Program as reviewed with the Council at its June meeting; and that the Annual Work Program for Fiscal Year 2013-2014 is organized around three major functions: Plan Administration and Local Assistance, Countywide Plan and Intergovernmental Coordination, and Council Operations; whereupon, he recommended that the Council review and approve the Annual and Five-Year Work Programs.

Thereupon, Commissioner Morroni moved, seconded by Vice-Mayor Cookie Kennedy and carried, that the Annual and Five-Year Work Programs be approved (Vote 8-0).

2. Annual Budget and Millage Rate for Fiscal Year 14 – Final Draft – Adopted Resolution No. 13-2 with Amended Exhibit A and Authorized Corresponding Transmittals

Referring to the Annual Budget and Millage Rate for Fiscal Year 2014 – Final Draft, Mr. Crawford indicated that the changes from the proposed budget provided to the Council in June include the adjustment to the projected ad valorem tax revenues based on the estimate of taxable values; and that based on the Council’s proposed millage rate of 0.0160, there will be an increase in ad valorem tax revenues from Fiscal Year 2013 of approximately \$207,830 for Fiscal Year 2014; whereupon, he discussed the changes to Exhibit A.

Mr. Crawford indicated that the projected ad valorem revenues in the draft budget are approximately \$854,060; that the difference between this amount and the proposed budget amount of \$1,109,900 is made up of expected interest in the amount of \$1,500 and approximately \$335,525 in estimated Unassigned Fund Balance; and that funds remaining at the end of Fiscal Year 2014 will be used to help bridge the gap between the revenues and expenditures in future years. In response to queries by Commissioner Morroni, Mr. Crawford defined “unassigned fund balance” as the amount of funds left over from year to year that can be used to balance the next year’s budget, noting that if 2014 goes as planned, there will be approximately \$181,000 remaining in the reserves.

Mr. Crawford indicated that there will be an overall budget reduction of about two percent; and that the requested millage rate increase will bring the revenues up closer towards the expenditures.

Thereupon, Councilmember Hock-DiPolito moved, seconded by Mayor Henderson and carried, that the Annual Budget and Millage Rate for Fiscal Year 2014 be approved (Vote 8-0).

C. Preservation of Industrial Lands Discussion – Received/Discussed/Provided Direction

Chairman Kennedy indicated that the discussion is a continuation of the conversation that began in May in response to issues that arose relating to industrial designated land being used for other purposes. He indicated that following the staff presentation, city planners will share with the Council how the different municipalities deal with industrial lands, and the Council will then discuss the issue and provide direction to staff.

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Providing background information for the discussion, Mr. Mettler indicated that the Council approved Case CW 13-2, a request by the City of Safety Harbor to re-designate industrial land; and that, subsequently, the Board of County Commissioners (BCC), acting as the Countywide Planning Authority (CPA), unanimously denied the case. He indicated that the CPA requested that staff from the County Planning Department, the Economic Development Department, and the PPC meet to clarify the issue, develop strategies to address the loss of industrial land, and bring forward a policy framework. Mr. Mettler indicated that following the discussion at the May PPC meeting, the Council asked staff to provide additional information so the discussion could continue at today's meeting.

Mr. Mettler indicated that staff reviewed *Pinellas by Design: An Economic Development and Redevelopment Plan for the Pinellas Community*, the Countywide Plan, and the *Target Employment and Industrial Land Study for the Pinellas Community*. He indicated that after looking at a number of industrial land studies from across the country, staff came to the conclusion that the PPC's Industrial Land Study is one of the best studies available; whereupon, he conducted a PowerPoint presentation titled *Preservation of Industrial Lands Discussion, July 10, 2013*, a copy of which has been filed and made a part of the record. Points brought out during the staff presentation included:

- The Countywide Plan was last updated in 2010, and the subject of industrial land retention and redevelopment is well documented and provides a good basis for the extra consideration given to cases involving the potential loss of industrial land.
- *Pinellas by Design*, adopted in 2005, addresses the economic vitality of the county and warns that with the approach of build-out, the supply of real estate suitable for primary industries is dwindling. From a broad economic perspective, the highest and best use of land is often industrial or office, but market forces drive landowners to position their properties for the highest possible monetary value, which often includes trying to change the Industrial designation.
 - The short-term monetary value of real estate to its owners is inversely related to the long-term economic benefit to the community and can result in widespread conversion of land designated Industrial and Office to other uses to the detriment of the local economy.
 - Between 2000 and 2005 alone, a total of 25 Comprehensive Plan land use changes were granted to convert land designated for industrial or office to other uses, which equates to a net loss of 128 acres of land.

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- The 2008 Industrial Land Study by Planning Department and PPC staff identified issues hindering the industrial land supply and impacting development in the county and was adopted by the CPA as a policy document. It included a section which updated the employment and land use estimates, projections, and conclusions of *Pinellas by Design*.
 - The Industrial Land Study set a job growth goal for 2025 of 182,000 jobs, identified 11 target industries, and indicated that 8,000 acres of industrial land would be needed to accommodate the goal. Pinellas County only has 4,000 vacant acres.
 - The Industrial Land Study recommended amending the Rules by refining and integrating criteria for evaluating industrial land amendments.

Mr. Mettler stated that staff has brought forth a number of options, including maintaining PPC Resolution 06-3 as is, amending Resolution No. 06-3 to provide additional criteria, amending the Countywide Rules to provide additional criteria, encouraging applicants to meet early on with Economic Development and the PPC staff, and identifying industrial properties especially worthy of preserving; whereupon, he indicated that staff recommends pursuing amendments to the Countywide Rules to include additional criteria for evaluating industrial land amendments.

Mr. Crawford confirmed that loss of industrial land is a nationwide problem; and that the Target Employment and Industrial Land Study is one of the best available. He discussed each of the options included in the staff report; whereupon, he requested direction from the Council.

In response to Chairman Kennedy's invitation, the following municipal planners provided input:

Greg Rice, Planning Director, City of Dunedin, discussed the former Neilsen site, indicating that the 25-acre industrial property has been vacant since 2005; that it was recently purchased by Wells Fargo; that Wells Fargo is planning to bring forward requests for land use and zoning changes that would allow a mixed-use development; and that the change in land use would probably double the Bank's investment in the property. He indicated that Dunedin recognizes the importance of industrial property and finds itself in a bit of a quandary as to whether to support the request or to let the land remain vacant, noting that having additional criteria would simplify the City's decision; whereupon, Mr. Crawford pointed out that the Neilsen site is a perfect illustration of the industrial land preservation dilemma.

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Derek Kilborn, Planner, City of St. Petersburg, provided historical information about the City's development and described the strategy it uses to preserve and grow industrial lands within the City, including a series of policy additions and changes to its Comprehensive Plan and map amendments designed to help re-designate properties to industrial classifications, noting that these were used to create additional industrial property west of the Tyrone Mall area and in the Gateway/Carillon area.

Mr. Kilborn indicated that one of the most important changes related to converting industrial property to non-industrial property is a statement in the Comprehensive Plan that includes characteristics to be considered, noting that the characteristics allow the flexibility necessary for unique situations. He described significant Citywide zoning changes and land development regulations adopted in 2007 and discussed two major industrial classifications resulting from the changes, noting that the City has had a net gain of two acres of industrial land since 2007. He indicated that other programs include the City acquiring property to assemble acreage and the development of a neighborhood corridor and center zoning concept that increases development potential by increasing the floor area ratio allowed.

Mr. Kilborn referenced a list of strategies identified in the 2008 Industrial Land Study, and stated that the City's efforts have successfully achieved three of those strategies: (1) maintain existing industrial office properties where feasible, (2) utilize vacant property classified for employment purposes to the fullest extent possible, and (3) encourage new and redeveloped property to be developed at higher floor area ratios in order to accommodate more jobs on less land; whereupon, Mr. Crawford lauded St. Petersburg on its successes, and indicated that the PPC staff plans to show other Cities how to achieve the same results.

Member Discussion

Mayor Henderson commented that oftentimes vacant lands have underlying problems, including environmental issues.

Commissioner Morroni expressed concern about possibly losing the 25 acres of industrial land in Dunedin, and suggested that as it moves through the system, it might have some of the same problems as the recent Safety Harbor case referenced above. Mr. Crawford related that the property was only quasi-industrial when Neilsen was there; and that the proposed employment category might be a better designation. Commissioner Morroni agreed that the term "industrial" can be problematic to a neighborhood, and at his request, Mr. Crawford described the employment category in more detail, indicating that it is a performance-based category that

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allows more uses and gives local governments more flexibility, noting that heavy industrial areas in the county would continue to be maintained elsewhere.

Vice-Mayor Cookie Kennedy agreed that the term “economic employment center” would be more palatable to the residents of small cities such as Indian Rocks Beach and would allow employment opportunities for the beaches, noting the saturation of condominiums in the area; and pointed out that potential buyers need to be informed of the new ideas that might be considered now that were not allowed previously; whereupon, Councilmember Hock-DiPolito agreed, and requested copies of today’s PowerPoint presentations. Mayor Bevis referenced the Safety Harbor case and related that having not served on the PPC very long, he had not been familiar with Resolution No. 06-3 and did not understand that one of the purposes of the Council is to protect industrial land, noting that while neighborhoods do not want heavy industrial uses, they might appreciate mixed-use projects.

Agreeing that the county is saturated with apartments and condominiums, Mayor Henderson expressed concern for residents trying to sell their homes who must compete with the many new complexes being built. He related that using different terminology might be a smart solution to the preservation of industrial land, noting that it is regrettable that the term “industrial” is considered a negative when it has historically been considered a positive; whereupon, with input by Mr. Crawford, he summarized the ideas discussed today as follows:

- Allow new uses in the Industrial designation.
- Use new terminology for industrial land development, such as economic employment center.
- Identify target employment centers and increase allowable intensity without review by the PPC and the CPA.
- Allow flexibility.

In response to query by Commissioner Shavlan, Mr. Crawford explained that the proposed ordinance would be an interim step and only relate to Industrial and Industrial General categories that are on the current Map; and that the new categories would be addressed in the updated Countywide Plan, which will make an update of the Countywide Rules necessary; whereupon, Commissioner Shavlan indicated that he would support going forward with the ordinance.

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Chairman Kennedy indicated that he supported moving toward a policy of specifically putting funds aside on a countywide basis to buy and bank industrial lands, which should mitigate losses such as the 25 acres in Dunedin; whereupon, Commissioner Morroni indicated that while banking industrial land is a good idea, with a 4,000 acre shortfall, much more would need to be added than lost.

Referencing employment districts, Chairman Kennedy pointed out that there is a lot of clean industry; and indicated that he is wary of dismissing, for whatever reason, the loss of even small pieces of industrial property, as industrial land sites are disappearing one by one and once lost, are gone forever. Chairman Kennedy talked about buying and assembling pieces of industrial property, and Mr. Crawford related that Pinellas County Economic Development is pursuing some funding mechanisms for the assembly of industrial land, and Mayor Henderson provided input.

Following discussion, Mr. Crawford indicated that staff would bring forward a resolution and an ordinance for the members' consideration at the September meeting; whereupon, Chairman Kennedy stated that the conversation needs to continue and the documents would be for discussion purposes only.

D. Verbal Reports

Mr. Crawford noted that staff members are combining trips with each other, the MPO, and the Planning Department in order to cut down on mileage, and stated that through the first six months of the year, 1,800 miles were saved.

In response to query by Commissioner Morroni, Ms. Shoemaker indicated that the sign-in sheet showing members in attendance at the monthly PAC meetings is included in the Correspondence item on the Consent Agenda.

OTHER COUNCIL BUSINESS

Chairman/Member Items - None

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ADJOURNMENT

There being no further business, the meeting was adjourned at 4:56 P.M.

Chairman