

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
September 11, 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 3:04 P.M. with the following members present:

Jim Kennedy, Chairman, City of St. Petersburg Councilmember
David O. Archie, Vice-Chairman, City of Tarpon Springs Mayor
Samuel Henderson, Secretary, City of Gulfport Mayor
John Morroni, Treasurer, County Commissioner
Joe Ayoub, City of Safety Harbor Mayor
Doug Bevis, City of Oldsmar Mayor
Harriet K. Crozier, City of Largo Commissioner
Dave Eggers, City of Dunedin Mayor
Doreen Hock-DiPolito, City of Clearwater Councilmember
Jerry Mullins, City of Pinellas Park Vice-Mayor
Peggy O'Shea, Pinellas County School Board Member
Marvin Shavlan, City of St. Pete Beach Commissioner

Not Present:

Joanne "Cookie" Kennedy, City of Indian Rocks Beach Vice-Mayor

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
Michael Schmidt, 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 July 10, 2013 Meeting
 - B. Financial Statements for July and August 2013
 - C. CPA Actions – August 2013
 - D. Annexation Report – July and August 2013
 - E. Preliminary October 2013 Agenda
 - F. Correspondence

- III. PUBLIC HEARINGS - 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 13-7: Pinellas County
 - 2. Case CW 13-8: Pinellas County
 - Regular Amendments
 - 3. Case CW 13-9: City of Clearwater
 - 4. Case CW 13-10: City of Clearwater
 - 5. Case CW 13-11: City of Oldsmar

- IV. REPORTS/OTHER ACTION
 - A. Proposed Minor Plan Change to Beach by Design Special Area Plan – Case CW 01-25 (SAP Change No. 7-2013)
 - B. Countywide Plan Map Adjustments – Official Acceptance
 - C. Countywide Plan and Greenlight Pinellas Coordination
 - D. Contract Renewal of Audit Services

- V. EXECUTIVE DIRECTOR ITEMS
 - A. PPC/MPO Unification Update (Verbal)
 - B. Preservation of Industrial Lands Criteria for Review
 - C. Verbal Reports

- VI. OTHER COUNCIL BUSINESS
 - A. Chairman/Member Items
 - 1. Renewal of Agreement with Interim Executive Director

- VII. ADJOURNMENT

CALL TO ORDER

Chairman Kennedy called the meeting to order at 3:04 P.M. and welcomed those in attendance.

INVOCATION AND PLEDGE

The Invocation was given by Mayor Bevis, 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 July 10, 2013 Meeting
- B. Financial Statements for July and August 2013 and Reporting of Line Item Amendment
- C. CPA Actions for August 2013
- D. Annexation Reports for July and August 2013
- E. Preliminary October 2013 Agenda
- F. Correspondence

Vice-Mayor Mullins moved, seconded by Mayor Henderson and carried, that the Consent Agenda be approved (Vote 12–0).

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 AMENDMENTS

PUBLIC HEARING: CASE CW 13-7, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL/OFFICE GENERAL (R/OG) TO COMMERCIAL GENERAL (CG) – APPROVED AS PER STAFF RECOMMENDATION

Pursuant to legal notice published in the August 24, 2013 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on

September 11, 2013

Case CW 13-7, a proposal by Pinellas County to amend the Countywide Future Land Use Plan from R/OG to CG, re 0.9 acre m.o.l., located on the east side of 66th Street North, 120 feet north of 51st Terrace North.

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 it is the site of the former *St. Petersburg Times* distribution facility; that the owner plans to develop the site with a commercial use; and that as the site is less than one acre, it qualifies as a subthreshold amendment; whereupon, he recommended that the application be approved

Planners Advisory Committee (PAC) Chair Lauren Matzke indicated that the PAC had unanimously approved the amendment.

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

Thereupon, Mayor Henderson moved, seconded by Vice-Mayor Mullins and carried, that Case CW 13-7 be approved as recommended by staff (Vote 12-0).

PUBLIC HEARING: CASE CW 13-8, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL URBAN (RU) TO RESIDENTIAL/OFFICE GENERAL (R/OG) – APPROVED AS PER STAFF RECOMMENDATION

Pursuant to legal notice published in the August 24, 2013 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 13-8, a proposal by Pinellas County to amend the Countywide Future Land Use Plan from RU to R/OG, re 0.2 acre m.o.l., located at 1201 Sheridan Road.

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 contains an acupuncture clinic and a residence; and that the amendment will correct an incompatibility between the zoning and the future land use unintentionally created by a future land use amendment in the 1980s; whereupon, he recommended that the application be approved.

Planners Advisory Committee (PAC) Chair Lauren Matzke indicated that the PAC had unanimously approved the amendment.

September 11, 2013

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

Thereupon, Commissioner Morroni moved, seconded by Vice-Mayor Mullins and carried, that Case CW 13-8 be approved as recommended by staff (Vote 12-0).

REGULAR AMENDMENTS

CASE CW 13-9, PROPOSAL BY THE CITY OF CLEARWATER TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL/OFFICE LIMITED (R/OL) TO INSTITUTIONAL – APPROVED AS PER STAFF RECOMMENDATION INCLUSIVE OF SEPARATE AND ADDITIONAL RECOMMENDATION

Pursuant to legal notice published in the August 24, 2013 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 13-9, a proposal by the City of Clearwater to amend the Countywide Future Land Use Plan from R/OL to Institutional, re 3.6 acres m.o.l., located at 150 South McMullen Booth Road.

Referring to an aerial photograph, Mr. Schoderbock pointed out the location of the subject property and provided a brief overview of the proposal, indicating that the land is owned by the Calvary Baptist Church; that the intent of the Church is to renovate the buildings for the Youth Ministry Services for the Church and school; and that the site is presently developed with two buildings that previously housed an educational office and facilities for RUE educational publishing; whereupon, he recommended that the application be approved.

Planners Advisory Committee (PAC) Chair Lauren Matzke indicated that the PAC had unanimously approved the amendment.

Ms. Matzke, representing the City of Clearwater, related that the interior of the buildings will be remodeled; and that although there are no plans for external remodeling, additional landscaping will be required.

In response to the Chairman's call for proponents of the request, Brian Aungst, MacFarlane Ferguson & McMullen, indicated that he is representing the Calvary Baptist Church; and that the Executive Pastor of Administration is also here to answer any questions.

No one appeared in response to the Chairman's call for opponents of the request.

September 11, 2013

Thereupon, Mayor Ayoub moved, seconded by Councilmember Hock-DiPolito and carried, that Case CW 13-9 be approved as recommended by staff (Vote 12-0).

CASE CW 13-10, PROPOSAL BY THE CITY OF CLEARWATER TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL URBAN (RU), PRESERVATION, WATER, AND WATER/DRAINAGE FEATURE OVERLAY (W/DF), TO RESIDENTIAL MEDIUM (RM), PRESERVATION, WATER, AND W/DF - APPROVED SUBJECT TO ENUMERATED CONDITION AND INCLUSIVE OF SEPARATE AND ADDITIONAL RECOMMENDATION

Pursuant to legal notice published in the August 24, 2013 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 13-10, a proposal by the City of Clearwater to amend the Countywide Future Land Use Plan from RU (12.0 acres), Preservation (5.0 acres), Water (6.8 acres), and W/DF to RM (14.0 acres), Preservation (3.5 acres), Water (6.3 acres), and W/DF, re 23.8 acres m.o.l, located at 2200 and 2251 Montclair Road, Clearwater.

Referring to an aerial photograph, Mr. Schoderbock pointed out the location of the subject property and provided a brief overview of the proposal, indicating that the site consists of two parcels and contains a single family home on the western side, a nursery on the eastern portion, and a portion of Beckett Lake to the south; and that the request is to change all the RU to RM, along with a portion of the Preservation and Water area per the wetland jurisdictional survey that was done on the eastern side of the property, noting that none of the Preservation and Water is changing on the western parcel.

Mr. Schoderbock indicated that the site is located on a Scenic Non-Commercial Corridor, Belcher Road, which is in the Residential sub-classification; that the proposed Residential Medium is inconsistent with the Residential sub-classification, and, therefore, staff is proposing that a portion of the eastern site that is changing to RM be changed to the Mixed Use category. He indicated that there are no plans to redevelop the western parcel containing the single family home; and that the eastern parcel containing the nursery will be sold and developed with multi-family housing in the future; whereupon, he displayed photographs of the site and the area.

Thereupon, Mr. Schoderbock indicated that staff recommends approval of the request subject to an amendment of the Scenic/Non-Commercial Corridor Submap 1 to expand the Mixed-Use sub-classification to include the Residential Medium category area northwest of Beckett Lake and, separately and in addition, further recommends that the City of Clearwater give special consideration to the improvement of the site with respect to the buffering and

September 11, 2013

landscaping guidelines of the Scenic/Non-Commercial Corridor Master Plan, and Mr. Crawford provided further information regarding the Mixed Use sub-classification.

Planners Advisory Committee (PAC) Chair Lauren Matzke indicated that the PAC had unanimously approved the amendment.

Ms. Matzke, representing the City of Clearwater, indicated that the property was recently annexed into the City of Clearwater; that at the time of the annexation, the owners requested a land use map amendment and rezoning in order to facilitate future redevelopment of the eastern parcel; and that the City's Community Development Code does not support attached dwellings in Residential Urban. She stated that the City believes that the proposed amendments are compatible with the surrounding property and character of the neighborhood, and discussed multi-family developments already in the area that were grandfathered in as Residential Medium.

Ms. Matzke indicated that although she understands the PPC staff recommendation to change the designation on the Scenic Non-Commercial Corridor to Mixed Use, the City's code provides restrictions.

In response to the Chairman's call for proponents to the request, E. D. Armstrong, Esquire, Hill Ward Henderson, indicated that he represents the applicant.

No one appeared in response to the Chairman's call for opponents of the request.

Thereupon, Vice-Mayor Mullins moved, seconded by School Board Member O'Shea and carried, that Case CW 13-10 be approved as recommended by staff (Vote 12-0).

CASE CW 13-11, PROPOSAL BY THE CITY OF OLDSMAR TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL LOW (RL) AND PRESERVATION TO RESIDENTIAL LOW MEDIUM (RLM) AND PRESERVATION - APPROVED AS PER STAFF RECOMMENDATION SUBJECT TO ENUMERATED CONDITION

Pursuant to legal notice published in the August 24, 2013 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 13-11, a proposal by the City of Oldsmar to amend the Countywide Future Land Use Plan from RL and Preservation to RLM and Preservation, re 9.9 acres m.o.l, located at the northwest corner of Forest Road and Pine Avenue North.

September 11, 2013

Referring to an aerial photograph, Mr. Schoderbock pointed out the location of the subject property and provided a brief overview of the proposal, indicating that 3.3 acres will remain Preservation at this time; and that the site is currently vacant and will be developed with a 54-unit townhome subdivision; whereupon, Mr. Schoderbock indicated that staff recommends approval of the request subject to the submission of a Countywide Plan Map Adjustment to Preservation for the resulting on-site wetlands following final approval of the wetland jurisdictional survey, noting that the developable area will shrink, which is why the request is for 54 units rather than the 66 allowed under RLM.

In response to query by Commissioner Morroni, Mr. Crawford indicated that the buffer between the development and the single family home would be between 200 to 400 feet, as that area is mostly Preservation.

Planners Advisory Committee (PAC) Chair Lauren Matzke indicated that the PAC had unanimously approved the amendment.

Marie Dauphinais, Oldsmar Planning and Redevelopment Director, indicated that the City concurs with the staff recommendation, including the condition; and in response to query by Commissioner Crozier, related that with the exception of right-of-way internal to the development, the majority of the trees will be saved; that the development will be heavily buffered; and that the development will be clustered with upscale townhomes, which will have less impact on the trees.

In response to the Chairman's call for proponents, Peter Pensa, Certified Planner, Avid Group, indicated that he represents the applicant; and that he agrees with the staff recommendation.

No one appeared in response to the Chairman's call for opponents of the request.

Thereupon, Commissioner Crozier moved, seconded by Commissioner Shavlan and carried, that Case CW 13-11 be approved as recommended by staff (Vote 12-0).

REPORTS AND OTHER ACTION

A. Proposed Minor Plan Change to the Beach By Design Special Area Plan – Received/ Accepted/Authorized Transmittal to Countywide Planning Authority for Receipt and Acceptance

Mr. Mettler indicated that the minor plan change to Clearwater’s Beach By Design Special Area Plan includes the text amendment referencing the design guidelines for a proposed public boardwalk along Clearwater Harbor. He indicated that the area is designated Community Redevelopment District, which is intended to promote redevelopment on Clearwater Beach and allows for higher residential and hotel densities through transferable development rights and allocations from two hotel unit density pools.

Mr. Mettler displayed a map showing the boundaries of Beach By Design, and indicated that the amendment addresses the Marina District, which is north of the Causeway and along Clearwater Harbor. Mr. Mettler provided historical information regarding the Marina District, relating that since 2007, the emphasis has been on tourism as opposed to residential uses; that owners of waterfront and non-waterfront property receive height bonuses for contributing financially or constructing a public boardwalk along their property, as the City wants to encourage public access to the waterfront.

In response to query by Mayor Ayoub, Councilmember Hock-DiPolito related that details of the height bonus are laid out in the applicant’s process, which has been filed and made a part of the record, noting that an applicant must follow the density guidelines laid out in Beach By Design.

Mr. Mettler recommended that the proposed amendments to Beach By Design be received and accepted, and Mr. Crawford provided input; whereupon, School Board Member O’Shea moved, seconded by Mayor Ayoub and carried, that the minor plan change to the Beach By Design Special Area Plan be received and accepted (Vote 12–0).

B. Countywide Plan Map Adjustments – Officially Accepted/Authorized Transmittal to the Countywide Planning Authority for Official Acceptance

Mr. Schoderbock indicated that the Countywide Rules specify a procedure that allows local governments to submit requests for minor Countywide Plan Map boundary adjustments in the categories of Water/Drainage Feature, Preservation, and Recreation/Open Space; whereupon, referring to land use maps and aerial photographs, he described adjustments

submitted by (1) Pinellas County for a one-acre vacant lot located in Palm Harbor, on the north side of Pennsylvania Avenue, just to the east of Betmor Lane and (2) the City of Clearwater for 0.3 acre located at 2995 Union Street, noting that staff has reviewed the requests and accompanying documentation and recommends their acceptance.

Mayor Henderson moved, seconded by Vice-Mayor Mullins and carried, that the minor plan adjustments be accepted, recommending that they be transmitted to the Countywide Planning Agency for official acceptance (Vote 12-0).

C. Countywide Plan and Greenlight Pinellas Coordination – Received/Discussed/Accepted

Mr. Crawford indicated that Chairman Kennedy and Councilmember Hock-DiPolito requested that staff deviate from the work program of the update of the Countywide Plan and prepare a document about the land use component to run parallel with the transportation plan during the Greenlight Pinellas outreach program. He indicated that the Advisory Committee for Pinellas Transit (ACPT) approved a resolution on Monday that recommended the Greenlight Plan focus on three things: a bus component, a rail component, and a land use component. He related that there seemed to be some confusion at the meeting regarding land use; that the ACPT is using the term “land use” in conjunction with light rail station development concepts; and that during her presentation, Ms. Fisher will provide an explanation of what the PPC update of the Countywide Plan does relative to land use and how staff plans to use it in parallel to the Greenlight Pinellas plan.

Ms. Fisher displayed the proposed brochure titled *The Land Use and Transportation Connection*, which has been filed and made a part of the record, and related that the PPC staff has been working with the land use working group, consultants, and the PAC, Pinellas Suncoast Transit Authority (PSTA), and Metropolitan Planning Organization (MPO) staff. Ms. Fisher highlighted the following:

- The design, but not the content, has been changed slightly to tie in with the other Greenlight Pinellas brochures being developed.
- As the brochure is directed at the citizens, the language has purposefully been kept simple.
- The purpose of the brochure is to educate the citizens about the update of the Countywide Plan and how it complements and supports Greenlight Pinellas transit planning.
- The brochure explains how the current suburban development pattern in Pinellas County, with everyone getting around by automobile, differs from the planned compact mixed-use development that supports transit.

- The brochure shows the type of design that makes it easier to use transit, including wide sidewalks, shade trees, and buildings close to the street.
- The brochure stresses that only a small portion of the land lies within the planned transit route, and the majority of the county will remain as it is today.
- The Transit Oriented Land Use Vision Map is included alongside the Greenlight Pinellas Plan Map and shows activity centers and multi-modal corridors where transit oriented development will occur.
- Specifics about light rail are included.

Mr. Crawford discussed the two maps, noting that the Transit Oriented Land Use Vision Map shows the areas that would have higher densities, intensities, and uses as a result of the transportation component, and the Greenlight Pinellas map shows the new revenue scenario that goes along with the one-cent referendum. In response to query by Vice-Mayor Mullins, Mr. Crawford related that the brochure will be released later this month in conjunction with the Greenlight Pinellas campaign; whereupon, Chairman Kennedy noted that staff had been asked to time the release of the brochure so the public could be given the land use and the transportation information simultaneously.

Noting that both the PSTA and the MPO have completed their long range plan studies, Commissioner Crozier expressed concern that the brochure is only showing what the PPC is doing in regard to transit, and asked when the Countywide Plan update would be completed, noting that she had hoped it would be ready when the Greenlight Pinellas campaign is launched. Mr. Crawford related that the major components of the update should be completed by the end of the year, the Rule amendments shortly thereafter, and the final update brought before the Council for adoption and public hearings in March or April of 2014; whereupon, he cautioned that the public should be told that the transportation information in the brochure is only proposed and has not been approved at a public hearing.

* * *

At this time, 3:56 P.M., Mayor Henderson left the meeting.

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In response to the concerns of Commissioner Morroni, Commissioner Crozier discussed the timeframe for the Greenlight Pinellas plan, indicating that it should come before the County Commission in December, and reiterated her concern that the PPC portion would not be complete. Mr. Crawford explained that the update of the Countywide Plan does not relate to the

September 11, 2013

referendum; and that the brochure illustrates that should the referendum pass, the PPC and the local governments would be prepared and their Comprehensive Plans and zoning regulations could be in place within a year or so. Discussion ensued as to the best way to assure the public that all necessary components relating to the Greenlight Pinellas campaign are complete; whereupon, Commissioner Morroni reiterated his concern that an incomplete Greenlight Pinellas plan would be brought before the County Commission.

School Board Member O'Shea stated that political controversy and confusion would hinder the Greenlight Pinellas campaign, and queried as to the consequences should the update of the Countywide Plan be rejected after the County Commission has already approved the Greenlight Pinellas plan. Mr. Crawford explained that the Greenlight Pinellas bus plan would not rely on the land use plan; and that while the rail portion would need the ability to use higher densities and intensities in order to build the stations, four different levels of stations have already been accommodated in the present Countywide Rules.

In response to query by Commissioner Crozier as to how the PPC staff would handle a Greenlight Governance Council demand that the update of the Countywide Plan be completed by December, Mr. Crawford related that he could only urge the Governor to sign the Reapportionment Plan immediately, as the new Special Act has to be in place before the update can be approved; whereupon, Commissioner Crozier cautioned that she is giving him a two-week advance notice so he can be prepared by September 20.

Vice-Mayor Mullins suggested that the Trail system with its pedestrian/bicycle lanes be incorporated into the plan so "Joe Taxpayer" can figure out how he would get from his house to the bus stop to the station, and Mr. Crawford agreed, and suggested that the information be made available electronically, noting that it has been said that no matter if you take a bus or a train, you start and end as a pedestrian or a bicyclist.

Following discussion, Vice-Mayor Mullins moved, seconded by Mayor Ayoub and carried, that the Countywide Plan and Greenlight Pinellas Coordination brochure be accepted (Vote 11-0).

Chairman Kennedy recommended that the public go to the Greenlight Pinellas website for more information on the potential mass transit scenario, noting that it will be three-quarters bus and one-quarter rail, and Mr. Mullins added that it would be ten percent bike.

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

Mr. Crawford asked that the Council authorize renewal of the contract with CliftonLarsonAllen for the period beginning October 1, 2012 and ending September 30, 2013, in the amount of \$13,000; whereupon, Mayor Eggers moved, seconded by Vice-Mayor Mullins and carried, that staff be authorized to enter into a contract for audit services with CliftonLarsonAllen (Vote 11–0).

EXECUTIVE DIRECTOR ITEMS

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

Mr. Crawford indicated that staff is awaiting the Governor’s signature on the Reapportionment Plan; that the plan is not yet on his desk as there is quite a backlog; that once the Governor signs, the Special Act becomes an updated Special Act; that there will be a 60-day timeframe for the new unified Board to be seated, hopefully in January or February; and that the chairman of the Executive Committee plans to cancel the October 9 meeting if the Governor has not signed the Reapportionment Plan.

B. Preservation of Industrial Lands Criteria – Received/Discussed/Authorized Advertisement of Public Hearing for the Council Meeting of October 9, 2013

Referencing an administrative hearing held at the request of the applicant property owner in the Safety Harbor case that the Council approved and the County Commission denied, Mr. Crawford related that the Administrative Law Judge, or hearing officer, is expected to issue a recommended order within the month; and that the County Commission, acting as the Countywide Planning Authority, will use the recommended order as a basis for its final decision on approving or denying the amendment. He related that the order would probably include findings with respect to the use of PPC Resolution 06-3 and the Target Employment Industrial Land Study (TEILS), the policy document adopted by the County Commission; and that in the future, any criteria used to review amendments should be adopted into the Countywide Rules. He indicated that staff would like to advertise a public hearing for the ordinance to be heard next month, with the idea that the item can be continued if a decision is not reached.

Mr. Mettler provided background information and reviewed the conversion criteria for the Council’s consideration in the review of proposed Countywide Plan Map amendments converting industrial land to other plan categories. He discussed the seven criteria that staff is recommending be included in the new resolution:

1. Contribution to the economy
2. Site characteristics
3. Locational characteristics
4. Transportation and infrastructure features
5. Unique features
6. Redevelopment plans
7. Related Comprehensive Plan policies

During discussion, Commissioner Crozier indicated that the City of Largo staff would prefer that the criteria be general and there be a level playing field for all communities; and Mayor Eggers suggested that the standards are so general that almost any amendment request could fit; that the details are more important; and that he does not sense that the County Commission is willing to sacrifice industrial land imprudently. Mr. Crawford stated that staff would like to make it a planning consideration or requirement that the seven criteria be addressed in a comprehensive manner, and Mayor Eggers concurred, noting that a precedent is already being set that would counterbalance whatever is decided, and the County needs to hear from the communities loud and clear; whereupon, Commissioner Morroni promised that he would keep an open mind, as a County Commissioner, if the issues are addressed carefully and with the shared knowledge that industrial land is valuable to all county entities.

PAC Chairman Matzke indicated that a lengthy version of the criteria was brought before the PAC; that the PAC thoroughly discussed the issue; that some members asked that the criteria be adjusted and measurable, some wanted to ensure clarity, and some suggested differentiating between prime industrial and other industrial. Mr. Crawford indicated that the Target Employment District is being worked into the Countywide Plan at this time; that the PAC members were not united in what they wanted; and that staff will continue to work with the planners and present the criteria to the membership again at the next PAC meeting.

Upon the request of Mr. Crawford, Mayor Bevis moved, seconded by Councilmember Hock-DiPolito and carried, that the Council authorize holding a public hearing in October (Vote 11-0).

Thereupon, Chairman Kennedy stated that there will be a more detailed discussion about the preservation and protection of industrial lands at the October meeting.

C. Verbal Reports

1. Mr. Crawford thanked the PPC and the County Attorney staff for assistance in the Administrative Hearing preparation.

2. Mr. Crawford reported that the County Commissioners approved a three percent salary increase to County staff; and requested that the Council authorize the same increase for the PPC staff, which would increase the budget by \$812; whereupon, Mayor Archie moved, seconded by Vice-Mayor Mullins and carried, that the PPC staff be granted the three percent salary increase (Vote 11-0).

3. Mr. Crawford informed the Council that discussions had been held with various staff members from the City of Tarpon Springs regarding some forthcoming requests for amendments for peripheral properties located in a 400-acre prime industrial area; that the industrial area is shown on the updated Countywide Plan Map as a Target Employment Area; and that staff suggested the City prepare an overall plan and work with the PPC and Pinellas County; whereupon, Mayor Archie related that preserving industrial land is important to the City.

OTHER COUNCIL BUSINESS

Chairman/Member Items

1. Renewal of Agreement with Interim Executive Director – Approved and Authorized Execution of Amendment to Agreement

Upon presentation by the Chairman, Councilmember Hock-DiPolito moved, seconded by Commissioner Crozier and carried, that the contract of the Interim Executive Director be extended until the unification of the Boards is complete and the new director is hired. In response to query by Commissioner Morroni, Mr. Crawford confirmed that he would receive the three-percent salary increase.

2. Other Business

a. Mr. Crawford recognized Indian Rocks Beach City Manager Gregg Mims as being in attendance due to the absence of Vice-Mayor Cookie Kennedy; whereupon Mr. Mims thanked the Council for their work in the county.

b. Biggert-Waters Act and Flood Insurance Issue

Mr. Crawford related that some of the Council members representing the beach communities passed around a resolution regarding the flood insurance issue, and discussion ensued. Commissioner Morroni reported that the County Commission is sending a letter to the U.S. senators in the area delegation; and that the House has already passed a bill to delay the legislation taking effect and it is now in Senate Committee. Chairman Kennedy stated that under the Biggert –Waters Act, the cost of flood insurance would increase dramatically and devastate the real estate market; and that it will not only affect waterfront property, but all low-lying areas as well; whereupon, Mr. Crawford related that a remapping program that goes along with the Biggert-Waters Act would pull in property that does not currently require flood insurance.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:40 P.M.

Chairman