

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
April 9, 2014

The Pinellas Planning Council (PPC) met in regular session in the County Commission Assembly Room, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida, at 3:03 P.M. with the following members present:

David O. Archie, Chairman, City of Tarpon Springs Mayor
Doreen Hock-DiPolito, Vice-Chairman, City of Clearwater Vice-Mayor
John Morroni, Treasurer, County Commissioner
Doug Bevis, City of Oldsmar Mayor
Harriet K. Crozier, City of Largo Commissioner
Dave Eggers, City of Dunedin Mayor
Samuel Henderson, City of Gulfport Mayor
Jim Kennedy, City of St. Petersburg Councilmember
Joanne “Cookie” Kennedy, City of Indian Rocks Beach Councilmember
Jerry Mullins, City of Pinellas Park Councilmember
Peggy O’Shea, Pinellas County School Board Member

Also Present:

Michael C. Crawford, Interim Executive Director, PPC
Linda A. Fisher, PPC Staff
Christopher Mettler, PPC Staff
Michael D. Schoderbock, PPC Staff
Janine M. Lescarbeau, PPC Staff
Jewel White, Managing Assistant County Attorney
Other interested individuals
Trudy Futch, Board Reporter, Deputy Clerk

AGENDA

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

- II. CONSENT AGENDA
 - A. Minutes of March 12, 2014 Meeting
 - B. Financial Statement for March 2014
 - C. CPA Actions – April 2014
 - D. Annexation Report – March 2014
 - E. Preliminary May 2014 Agenda
 - F. Correspondence and PAC Agenda Action Sheet (Draft)

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

Regular Amendments

- 1. Case CW 14-07: City of St. Petersburg (continued from February PPC)
- 2. Case CW 14-11: City of Pinellas Park
- 3. Case CW 14-12: City of Clearwater
- 4. Case CW 14-13: Pinellas County

IV. REPORTS/OTHER ACTION

- A. Minor Plan Change: Case CW 10-21 (SAP Change No. 1-2014) – City of Tarpon Springs
- B. Amended Development Agreement – Case CW 10-11 – City of Clearwater
- C. Countywide Plan Update (Verbal)
- D. Annexation Report – Semi-Annual Update FY 2014

V. EXECUTIVE DIRECTOR ITEMS

- A. PPC/MPO Unification Update (Verbal)
- B. FY Mid-Year Budget Report and Amendment
- C. FY 15 Work Program
- D. Preliminary Budget Discussion for FY 2014/15 (FY 15)
- E. Verbal Reports

VI. OTHER COUNCIL BUSINESS

- A. Chairman/Member Items

VII. ADJOURNMENT

CALL TO ORDER

Chairman Archie called the meeting to order at 3:03 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.

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IDENTIFICATION OF MEMBERS PRESENT AND RECOGNITION OF NEW OFFICERS

At the Chairman's request, a roll call was taken in which the members introduced themselves and the 2014 officers were identified; whereupon, Mr. Mullins announced that his title is now City of Pinellas Park Councilmember.

CONSENT AGENDA – APPROVED

Chairman Archie presented the Consent Agenda items, as follows:

- A. Minutes of March 12, 2014 Meeting
- B. Financial Statement for March 2014
- C. Countywide Planning Authority (CPA) Actions – April 2014
- D. Annexation Report – March 2014
- E. Preliminary May 2014 Agenda
- F. Correspondence and Planners Advisory Committee (PAC) Agenda Action Sheet (Draft)

Councilmember Kennedy moved, seconded by Vice-Mayor Hock-DiPolito and carried, that the Consent Agenda items be approved (Vote 11-0).

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

REGULAR AMENDMENTS

PUBLIC HEARING: CASE CW 14-07, A PROPOSAL BY THE CITY OF ST. PETERSBURG TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM INDUSTRIAL LIMITED (IL) AND WATER/DRAINAGE FEATURE (W/DF) TO PLANNED REDEVELOPMENT-MIXED USE (PR-MU) – WITHDRAWN AT THE REQUEST OF THE APPLICANT

Mr. Crawford referred to Case CW 14-07, a proposal by the City of St. Petersburg to amend the Countywide Future Land Use Plan from IL and W/DF to PR-MU, re 7.3 acres m.o.l., located at the northeast corner of 34th Street North and 13th Avenue North, and related that the item had been deferred at an earlier meeting to today’s meeting; and that, since that time, the City of St. Petersburg has requested that the item be withdrawn due to an advertising issue and continued discussion with the applicant; whereupon, he indicated that the request would likely be resubmitted and be back before the Council next month.

Thereupon, Mayor Eggers moved, seconded by Commissioner Morroni and carried, that Case CW 14-07 be withdrawn as requested by the applicant (Vote 11–0).

PUBLIC HEARING: CASE CW 14-11, A PROPOSAL BY THE CITY OF PINELLAS PARK TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL URBAN (RU) TO RESIDENTIAL MEDIUM (RM) – APPROVED AS PER STAFF RECOMMENDATION

Pursuant to legal notice published in the March 22, 2014 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 14-11, a proposal by the City of Pinellas Park to amend the Countywide Future Land Use Plan from RU to RM, re 3.1 acres m.o.l., located at 7600 78th Avenue North, Pinellas Park.

Referring to aerial and street-level photographs and the land use map, Mr. Schoderbock pointed out the location of the subject area, described surrounding land uses, and provided a brief overview of the proposal, indicating that the site consists of a 39-bed assisted living facility currently operating as a non-conforming use; and that the applicant wishes to expand the use and bring the future land use and zoning into conformity; whereupon, he presented staff’s recommendation for approval.

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Planners Advisory Committee (PAC) Vice-Chairman Marie Dauphinais indicated that the PAC had voted 10 to 0 in favor of the request.

In response to the Chairman's call for proponents, City of Pinellas Park Zoning Division Director Dean Neal indicated that the property is a three-acre parcel that has been mired in non-conformity for decades due to poor management; and that the new owners are community minded and would make the facility nicer for the neighborhood.

No one appeared in response to the Chairman's call for opponents; whereupon, Commissioner Morroni moved, seconded by Councilmember Mullins and carried, that Case CW 14-11 be approved as recommended by staff (Vote 11-0).

PUBLIC HEARING: CASE CW 14-12, A PROPOSAL BY THE CITY OF CLEARWATER TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL URBAN (RU) TO RESIDENTIAL LOW MEDIUM (RLM) – APPROVED WITH AN ENUMERATED CONDITION AND INCLUSIVE OF SEPARATE ADDITIONAL RECOMMENDATION

Pursuant to legal notice published in the March 22, 2014 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 14-12, a proposal by the City of Clearwater to amend the Countywide Future Land Use Plan from RU to RLM, re 1.4 acres m.o.l., located at 2730 Curlew Road, Clearwater.

Mr. Schoderbock referred to a map and aerial photograph, pointed out the location of the subject area, described surrounding uses, and provided a brief overview of the proposal, relating that the site consists of a 26-bed assisted living facility; and that the applicant wishes to expand the use to a 35-bed facility.

Thereupon, Mr. Schoderbock indicated that staff recommends approval of the application, subject to the amendment being considered an exception to the Scenic/Non-Commercial Corridor Residential subclassification; and that, separately and in addition, staff recommends that the City of Clearwater give special consideration to the improvement of the site with respect to the buffering and landscaping guidelines of the Scenic/Non-Commercial Corridor Master Plan.

Planners Advisory Committee (PAC) Vice-Chairman Marie Dauphinais indicated that the PAC had voted 10 to 0 in favor of the request.

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In response to query by Commissioner Morroni, City of Clearwater Planning Manager Lauren Matzke clarified for the record that the facility will be expanding to 39 beds; whereupon, Mr. Crawford explained that the land use increase will allow more beds per acre; and that, typically, these facilities rearrange and expand internally.

No one appeared in response to the Chairman's call for persons wishing to speak; whereupon, Mayor Eggers moved, seconded by Vice-Mayor Hock-DiPolito and carried, that Case CW 14-12 be approved as recommended by staff (Vote 11-0).

PUBLIC HEARING: CASE CW 14-13, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM INSTITUTIONAL (I) TO RESIDENTIAL/OFFICE GENERAL (R/OG) – APPROVED AS PER STAFF RECOMMENDATION

Pursuant to legal notice published in the March 22, 2014 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 14-13, a proposal by Pinellas County to amend the Countywide Future Land Use Plan from I to R/OG, re 4.8 acres m.o.l., located at 2355 Nebraska Avenue, Palm Harbor.

Referring to aerial and street-level photographs and the land use map, Mr. Schoderbock pointed out the location of the subject property, described surrounding land uses, and provided a brief overview of the proposal, indicating that the property is currently the site of the Palm Harbor Montessori Academy, a private school; that, although the property owner currently has no plans to close the school, the request is to change the land use to R/OG to allow him to market the property for future office use; and that staff recommends approval of the proposed amendment.

Planners Advisory Committee (PAC) Vice-Chairman Marie Dauphinais indicated that the PAC had voted 10 to 0 in favor of the request.

Responding to the Chairman's call for the applicant local government, Planning Division Manager Gordon R. Beardslee appeared and offered to answer any questions. No one responded to the Chairman's call for persons wishing to be heard.

Thereupon, Councilmember Jim Kennedy moved, seconded by Councilmember Cookie Kennedy and carried, that Case CW 14-13 be approved as recommended by staff (Vote 11-0).

REPORTS AND OTHER ACTION

- A. Minor Plan Change: Case CW 10-21 (SAP Change No. 1-2014) – City of Tarpon Springs – Received/Accepted/Authorized Transmittal to the Countywide Planning Authority (CPA) for Receipt and Acceptance

Mr. Mettler related that the City of Tarpon Springs is requesting a minor Plan change to its Sponge Docks and Community Redevelopment Area Special Area Plan to address residential unit transfers to the Downtown character district and promote infill redevelopment projects; and that the amendment promotes the concentration of residential density within the Downtown district by removing the cap on the number of units that can be transferred, but does not increase the overall residential density; whereupon, he recommended that the Council receive and accept the proposed minor Plan change and transmit it to the CPA.

Thereupon, Councilmember Cookie Kennedy moved, seconded by School Board Member O’Shea and carried, that Special Area Plan Change No. 1-2014 be received, accepted, and transmitted to the CPA (Vote 11-0).

- B. Amended Development Agreement: Case CW 10-11 – City of Clearwater – Received/Accepted/Authorized Transmittal to the Countywide Planning Authority (CPA) for Receipt and Acceptance

Mr. Mettler indicated that the Development Agreement was approved by the Council and the CPA in 2010 and was associated with a Countywide Plan Map amendment that reclassified a 30-acre site located at the southwest corner of Belcher Road and Gulf to Bay Boulevard from Residential Low Medium and Water to Residential Medium and Residential/Office/Retail; and that the property owners proposed multifamily residential and commercial uses on the site.

Mr. Mettler related that this review is to determine whether the original map amendment needs to be reconsidered. He discussed the first amendment to the Development Agreement that the council approved in 2011, and stated that staff has concluded that the second amendment to the Development Agreement does not require the original map amendment to be reconsidered, as the changes do not conflict with the Countywide Rules and are not significant enough to cause a material change to the original approval; and that staff recommends that the Council receive and accept the proposed Development Agreement amendment and transmit it to the CPA, and Mr. Crawford provided input.

Thereupon, Mayor Eggers moved, seconded by Vice-Mayor Hock-DiPolito and carried, that the changes to the Development Agreement be approved (Vote 11-0).

C. Countywide Plan Update (Verbal) - Received

Mr. Crawford indicated that the major concepts of the Countywide Plan, along with the relevant Countywide Rules, would be brought before the Pinellas County local governments by the end of May for a 60-day review or input session; and that the Countywide Plan and Countywide Rules should be before the Council by fall 2014.

D. Annexation Report – Semi-Annual Update, Fiscal Year 2014 – Received

Mr. Schoderbock provided an overview of the annexation report process. He indicated that for the period October 1, 2013 through March 31, 2014 approximately 46 acres were annexed with a tax value of about \$8 million; and that about 18 percent of the annexations reduced or eliminated an enclave. He related that the trend is a decrease in annexations, but the amount of land available for annexing has also decreased.

EXECUTIVE DIRECTOR ITEMS

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

Mr. Crawford reported that the Governor signed the Reapportionment Plan for the Metropolitan Planning Organization (MPO); that staff is awaiting the return of the signed interlocal agreements between the local governments and the MPO; and that the PPC/MPO unified board could be seated by next month.

In response to query by Mayor Henderson, Mr. Crawford reported that Pinellas County and the 25 local governments must sign the interlocal agreement; and that he understands that the signing is moving along quite well.

B. Fiscal Year 2014 Mid-Year Budget Report and Amendment – Received/Approved Fiscal Year 2014 Budget Amendment

Mr. Crawford reviewed the budget and the proposed Fiscal Year 2014 Budget Amendment for line item allocations, and indicated that staff proposes that the line items be amended to reflect the tax revenues of \$852,600 and the audited fund balance of \$393,765, noting that the budget amendments allow the Council to complete Fiscal Year 2014 consistent

with its policies for budget management and within the overall budget; whereupon, Mayor Eggers moved, seconded by Councilmember Cookie Kennedy, that the Fiscal Year 2014 Budget Amendments be approved (Vote 11 – 0).

C. Fiscal Year 2015 Work Program – Received

Mr. Crawford reviewed the proposed Fiscal Year 2015 Work Program, noting that more activity related to the update of the Countywide Plan and unification of the MPO and the Council has been added; and that the remaining items closely follow the current work program, with more local assistance as needed; whereupon, Mayor Henderson expressed his gratitude to the PPC staff and Linda Fisher for help with the Gulfport trail programs and the grant for the floating docks.

D. Preliminary Budget Discussion for FY 2014/15 (FY15) – Received

Mr. Crawford indicated that the Council’s preliminary budget information was submitted to the County Office of Management and Budget on March 17, 2014; and that the Council previously discussed the budget in March and nothing significant has changed; whereupon, he presented an overview of the budget and indicated that revenue is up and expenditures are down; and that rent outlay will be reduced after May.

E. Verbal Reports – Received/Discussed

Mr. Crawford related that the Council is moving toward an electronic agenda; and that staff is working on re-linking the agenda items for ease of use.

Referring to the Advisory Committee for Public Transportation (ACPT) meeting on March 17, Mr. Crawford stated that four main ideas were discussed:

1. Ten point plan for public engagement of Greenlight Pinellas.
2. Project Delivery Analysis (P3) – construction of Greenlight Pinellas using public and private partnerships.
3. Bus Rapid Transit – express lane study.
4. Interlocal Agreement - Pinellas Suncoast Transit Authority (PSTA) and Pinellas County.

In response to query by Vice-Mayor Hock-DiPolito, Councilmember Jim Kennedy, with input by Mr. Crawford, provided further information about the ACPT meeting, relating that the funding structure was discussed; that the PSTA’s counsel advised that it is

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acceptable for municipalities to educate their citizens; that Pasco and Hillsborough counties plan to adopt resolutions in support of Greenlight Pinellas; and that there was discussion about Denver outsourcing some design, financing, and other elements of its transit initiative to reduce the risk of liability and the amount of public funding.

OTHER COUNCIL BUSINESS

A. Chairman/Member Items - None

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:51 P.M.

Chairman