

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
September 10, 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 3:29 P.M. with the following members present:

Karen Williams Seel, Chairman, County Commissioner
Harriet K. Crozier, Secretary, City of Largo Commissioner
John Morroni, Treasurer, County Commissioner
Kevin Piccarreto, Town of Belleair Commissioner
Doreen Hock-DiPolito, City of Clearwater Vice-Mayor
Dave Eggers, City of Dunedin Mayor
Joanne "Cookie" Kennedy, City of Indian Rocks Beach Commissioner
Jim Kennedy, City of St. Petersburg Councilmember
Wengay M. Newton, Sr., City of St. Petersburg Councilmember
Kenneth T. Welch, County Commissioner

Not Present:

David O. Archie, Vice-Chairman, City of Tarpon Springs Mayor
Sandra Bradbury, City of Pinellas Park Mayor
Julie Ward Bujalski, City of Dunedin Commissioner

Also Present:

Sarah Ward, Interim Executive Director, Pinellas County Metropolitan Planning Organization (MPO)
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, Chief 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
 - C. Election of New Officers
 - D. Introduction of and Welcome to New Members

- II. RECOGNITION OF OUTGOING MEMBERS

- III. CONSENT AGENDA
 - A. Minutes of the July 9, 2014 Meeting
 - B. Financial Statements for July and August 2014
 - C. Countywide Planning Authority (CPA) Actions for August 2014
 - D. Annexation Reports for July and August 2014
 - E. Preliminary October 2014 Agenda
 - F. Correspondence and PAC Agenda Action Sheet (Draft)

- IV. 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
 - CW 14-20 – City of Seminole
 - Regular Amendments
 - None
 - C. Substantive Plan Change CW 09-16 (SAP Change No. 1-2014) – City of Madeira Beach

- V. REPORTS/OTHER ACTION
 - A. Minor Plan Change: Case CW 11-06 (SAP Change No. 1-2014) – City of Treasure Island
 - B. Countywide Plan and Transportation Update
 - 1. Countywide Rules – Preliminary Draft Amendments
 - 2. Countywide Plan Strategies – Preliminary Draft Amendments
 - 3. Countywide Plan Map – Local Government Comments

- VI. EXECUTIVE DIRECTOR ITEMS
 - A. MPO/PPC Unification Update
 - B. Verbal Reports

- VII. OTHER COUNCIL BUSINESS
 - A. Chairman/Member Items
 - Joint MPO/PPC Executive Committee Follow-Up

- VII. ADJOURNMENT

CALL TO ORDER

Following the Metropolitan Planning Organization meeting and a brief recess, Chairman Seel reconvened the unified board as the Pinellas Planning Council at 3:29 P.M; whereupon, she indicated that Agenda Item No. IV, the Public Hearings, would begin at this time, and no objections were noted. Agenda Items Nos. I.A through I.D were addressed under the MPO portion of the meeting.

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 14-20, A PROPOSAL BY THE CITY OF SEMINOLE TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM COMMERCIAL GENERAL (CG) TO RESIDENTIAL URBAN (RU) – APPROVED

Pursuant to legal notice published in the August 23, 2014 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 14-20, a proposal by the City of Seminole to amend the Countywide Future Land Use Plan from CG to RU, re 2.3 acres m.o.l., located at 5800 Seminole Boulevard.

Referring to an aerial photograph and the land use map, Mr. Schoderbock pointed out the location of the subject property and provided a brief overview of the proposal, stating that the site consists of multiple parcels totaling 2.3 acres in size; that a citrus sales business is currently located on the property; and that the applicant wishes to reclassify the parcels from Commercial General to Residential Urban in order to combine them with a property to the west for development of a single-family neighborhood; whereupon, he indicated that staff recommends approval of the application.

No one responded to the Chairman's call for citizens wishing to be heard.

Planners Advisory Committee (PAC) Chairman Marie Dauphinais indicated that the PAC had voted unanimously in favor of the staff recommendation.

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Thereupon, Commissioner Morroni moved, seconded by Commissioner Crozier and carried, that Case CW 14-20 be approved as recommended by staff (Vote 10–0).

REGULAR AMENDMENTS – None

PUBLIC HEARING: SUBSTANTIVE SPECIAL AREA PLAN CHANGE: CASE CW 09-16 (SAP CHANGE NO. 1-2014) – CITY OF MADEIRA BEACH – APPROVED

Pursuant to legal notice published in the August 23, 2014 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 09-16, a proposed amendment to the Madeira Beach Town Center Special Area Plan.

Mr. Mettler conducted a PowerPoint presentation, a copy of which has been filed and made a part of the record, and provided an overview of the proposed amendments. Referring to various maps of the area, he related that the changes would affect approximately six acres located in two of the Special Area Plan districts, as follows:

- ▶ Allow consideration of increased temporary lodging density/intensity standards in the Commercial Core District and portions of the Causeway District.
- ▶ Allow consideration of increased mixed-use density/intensity standards in portions of the Causeway District (already allowed in the Commercial Core District). Certain mixed-use development restrictions would be waived.

Mr. Mettler related that approval of the higher density/intensity would require a Development Agreement, as per the Countywide Rules, to address concurrency management standards, hurricane evacuation plans and procedures, design considerations, and operating characteristics and restrictions; and that it would be subject to the Planned Development rezoning process, including site review and public hearings.

Mr. Mettler indicated that staff recommends that the proposed amendments be approved; whereupon, Mr. Crawford provided historical background information regarding the adoption of the transient temporary lodging standards for the benefit of new Council members.

Ms. Dauphinais indicated that the PAC had voted unanimously to approve the staff recommendation.

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In response to the Chairman's call for the applicant, David Healey, Calvin, Giordano and Associates, Clearwater, related that he represents the City of Madeira Beach; that the City adopted the Special Area Plan in 2009 but never took the next steps for implementation; and that companion amendments are now being made to the City's Comprehensive Plan and Land Development Regulations.

No one responded to the Chairman's call for citizens wishing to be heard; whereupon, Chairman Seel closed the public hearing.

Commissioner Cookie Kennedy moved, seconded by Councilmember Jim Kennedy and carried, that Case CW 09-16, amendments to the Madeira Beach Town Center Special Area Plan, be approved as recommended by staff (Vote 10-0).

RECOGNITION OF OUTGOING MEMBERS

Chairman Seel recognized Mayors Doug Bevis, Sam Henderson, and Andy Steingold from the Cities of Oldsmar, Gulfport, and Safety Harbor, respectively; City of Pinellas Park Councilmember Jerry Mullins; and School Board Member Peggy O'Shea for their service on the Planning Council board, and Mr. Crawford provided input.

CONSENT AGENDA - APPROVED

Chairman Seel presented the Consent Agenda items, as follows:

- A. Minutes of the July 9, 2014 Meeting
- B. Financial Statements for July and August 2014
- C. CPA Actions for August 2014
- D. Annexation Reports for July and August 2014
- E. Preliminary October 2014 Agenda
- F. Correspondence and PAC Agenda Action Sheet (Draft)

Councilmember Jim Kennedy moved, seconded by Councilmember Newton and carried, that Consent Agenda Items A through F be approved (Vote 10-0).

REPORTS AND OTHER ACTION

A. Minor Plan Change: Case CW 11-06 (SAP Change No. 1-2014) – City of Treasure Island – Received/Accepted/Authorized Transmittal to the CPA for Receipt and Acceptance

Mr. Mettler stated that the City of Treasure Island is requesting a Minor Plan Change to the Treasure Island Downtown Special Area Plan in order to address the results of a public referendum on development standards, to correct minor details, and to reflect current conditions, noting that the purpose of the original Special Area Plan was to encourage mixed-use redevelopment in the downtown area.

Referring to a map of the Plan area, Mr. Mettler pointed out the location of the Planned Redevelopment Core and Gulf Boulevard districts, and stated that at a public referendum held March 12, 2013, the citizens approved the residential density standards and the change to the building height regulations, but denied the request to allow a temporary lodging use standard of 60 units per acre in the two redevelopment mixed-use areas.

Mr. Mettler indicated that the proposed minor plan changes would (1) increase the building height regulation for flood safety measures, (2) reduce the temporary lodging standard from 60 units per acre back to 22 units per acre, (3) update the parcel count and population figures, (4) discuss potential impacts due to the reduction in potential hotel development, and (5) reflect the official actions to date; whereupon, he related that staff recommends that the Council receive and accept the proposed minor change to the Treasure Island Downtown Special Area Plan and transmit the item to the CPA for receipt and acceptance, noting that the City of Treasure Island will reincorporate a graphic showing a map of the downtown districts into the Special Area Plan, as it was inadvertently deleted.

Commissioner Piccarreto moved, seconded by Councilmember Jim Kennedy and carried, that Case CW 11-06, the proposed Minor Plan Change to the Treasure Island Downtown Special Area Plan, be received, accepted, and transmitted to the CPA (Vote 10–0).

B. Countywide Plan and Transportation Update – Received/Discussed

Mr. Mettler stated that the purpose of today's presentation is to provide information to the Council about the preliminary draft amendments to the Countywide Rules and the Countywide Plan strategies, and to discuss the comments received from the local governments following their review of the proposed Countywide Plan Map. Referring to a

PowerPoint presentation, a copy of which has been filed and made a part of the record, he reviewed proposed changes to the seven Articles that make up the Countywide Rules, as follows:

Article 2, Introductory Provisions

- ▶ Reference the new Special Act.

Article 2, Countywide Plan Map and Categories

- ▶ Eliminate the current 36 Countywide Plan categories and provide standards for the proposed 11 new Plan categories.

Article 3, Local Government Consistency Provisions

- ▶ Reference the new Special Act.

Article 4, Plan Criteria and Standards

- ▶ Update the criteria for required local government consistency.
- ▶ Update Scenic/Noncommercial Corridor standards to reflect new categories.
- ▶ Update Special Area Plan requirements.
- ▶ Update Higher Alternative Temporary Lodging standards to reflect fewer categories.
- ▶ Update Transit Station Area Plan requirements.
- ▶ Add Planning and Urban Design Principles and Strategies.

Article 5, Countywide Plan Map Amendment

- ▶ Explain the three-tiered amendment review process.
- ▶ Revise subthreshold map amendment review process to reflect fewer categories.

Article 6, Countywide Plan Map and Countywide Rules Administration

- ▶ Add legacy entitlements section.
- ▶ Revise Planners Advisory Committee information to reflect that members may include planning directors or their designees.
- ▶ Traffic generation characteristics to be amended after feedback is received from consultant.

Article 7, Terms and Definitions

- ▶ Add new definitions and amend existing definitions.

Mr. Mettler discussed the changes to the Countywide Plan Strategies, indicating that the structure has been simplified to focus on goals and strategies; that a transportation component has been added; and that the focus is on items to be implemented through the Countywide Map and Rules, rather than items such as parking that are best handled at the local level.

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Indicating that the review packages were forwarded to the local governments for comments on June 1, Mr. Mettler related that ten communities have responded to date; and that major concerns include the following:

- ▶ Legacy entitlements.
- ▶ Five unit per acre limitation in the Coastal High Hazard area.
- ▶ Suggest Low, Medium, and High residential categories instead of one category.
- ▶ Eliminate Sub Map No. 1 by incorporating the information into the Countywide Plan Map.
- ▶ Allow Activity Centers on Supporting Corridors, in addition to Primary and Secondary Corridors.
- ▶ Request by City of Oldsmar to recognize the CSX Railway as a commuter railway and Tampa Road as a multi-level corridor.
- ▶ Concern by City of Largo that Largo Mall and Largo Town Center Activity Centers have been omitted from the Countywide Plan Map and Sub Map No. 1.
- ▶ Recreational Open Space and Institutional parcels under five acres have been absorbed into the Neighborhood category and should be specified separately.
- ▶ Request for clarification regarding vision map intended use.
- ▶ Questions regarding designation of specific parcels on the Countywide Plan Map.

Responding to queries by members Newton and Hock-DiPolito, Mr. Crawford indicated that today's presentation is intended as an update on steps that staff is taking to comply with the new Special Act and to make the Countywide Plan more transit and future oriented; that the majority of the local governments' concerns can probably be addressed through modifications; that the vision map is not regulatory; and that further information will be provided at the October meeting; whereupon, he indicated that he hopes to have the package ready for the Council to set a public hearing by the end of the year.

EXECUTIVE DIRECTOR ITEMS

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

Chairman Seel indicated that the item was discussed under the MPO portion of the meeting.

B. Verbal Reports – Received/Discussed

Mr. Crawford discussed the State Board of Administration Account, indicating that 100 percent of the funds have now been released.

OTHER COUNCIL BUSINESS

A. Chairman/Member Items

Nominating Committee and Joint MPO/PPC Executive Committee Meetings – Follow-Up Received/Discussed

The items were addressed during the MPO portion of the meeting.

Miscellaneous

In response to queries by Commissioner Welch, Mr. Crawford indicated that an email with the PPC agenda and backup materials was sent out late; and that the backup materials contain a corrected annual budget showing the PPC reserves, as requested by the Office of Management and Budget, and incorporating other minor corrections.

Ms. Fisher related that the agenda package is provided in two electronic formats: a single agenda package in Portable Document Format (pdf), and on the web page, broken down by individual item; whereupon, discussion ensued regarding access using various devices.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:03 P.M.



Chairman