

MINUTES OF THE MEETING OF THE  
PINELLAS PLANNING COUNCIL  
October 8, 2014

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

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

Not Present:

Julie Ward Bujalski, City of Dunedin Commissioner

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, Chief Assistant County Attorney  
Gordon R. Beardslee, Planning Division Director  
Other interested individuals  
Laura M. Todd, Board Reporter, Deputy Clerk

AGENDA

- I. CALL TO ORDER
  - A. Identification of Members Present
  - B. Election of New Officers
  
- II. CONSENT AGENDA
  - A. Minutes of the September 10, 2014 Meeting
  - B. Financial Statement for September 2014
  - C. CPA Actions for October 2014
  - D. Annexation Report for September 2014
  - E. Preliminary November 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
    - None
    - Regular Amendments
      - 1. CW 14-21 – City of St. Petersburg
      - 2. CW 14-22 – Pinellas County
      - 3. CW 14-23 – City of Clearwater
  - C. Substantive Plan Change CW 07-10 (SAP Change No. 6-2014) – City of St. Petersburg
  
- V. REPORTS/OTHER ACTION
  - A. Countywide Plan Update
  - B. Annexation Report – Semi-Annual Update FY14
  - C. PPC Newsletter – Draft
  
- VI. EXECUTIVE DIRECTOR ITEMS
  - A. MPO/PPC Unification Update (Verbal)
  - B. Verbal Reports
  
- VII. OTHER COUNCIL BUSINESS
  - A. Chairman/Member Items
  
- 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 2:49 P.M; whereupon, she indicated that the Joint MPO/PPC Executive Committee met on September 10, 2014 and developed the slate of officers to serve both the MPO and PPC; and that the suggested slate consists of Chairman Karen Seel, Vice-Chairman David Archie, Secretary Harriet Crozier, and Treasurer John Morroni, noting that Commissioner Crozier will continue to sign the MPO checks and Commissioner Morroni will sign the PPC checks.

Commissioner Morroni moved, seconded by Commissioner Piccarreto and carried, that the slate of PPC officers be approved (Vote 12 – 0).

Responding to comments by Mr. Crawford, Chairman Seel indicated that she has scheduled a meeting for November 12, 2014 to discuss the slate of officers for the MPO, noting that the Nominating Committee consists of Karen Seel, Harriett Crozier, Doreen Hock-DiPolito, and Kevin Piccarreto; and that the members can either vote on the slate that day or wait until the December meeting.

Councilmember Jim Kennedy moved, seconded by Commissioner Piccarreto and carried, that the Nominating Committee consist of members Seel, Crozier, Hock-DiPolito, and Piccarreto (Vote 12 – 0).

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At this time, 2:52 P.M., Mayor Eggers left the meeting.

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CONSENT AGENDA - APPROVED

Chairman Seel presented the Consent Agenda items, as follows:

- A. Minutes of the September 10, 2014 Meeting
- B. Financial Statement for September 2014
- C. CPA Actions for October 2014
- D. Annexation Report for September 2014
- E. Preliminary November 2014 Agenda
- F. Correspondence and PAC Agenda Action Sheet (Draft)

Commissioner Morroni moved, seconded by Vice-Mayor Hock DiPolito and carried, that Consent Agenda Items A through F be approved (Vote 11 – 0).

Noting that the public hearing portion of the meeting could not begin until 3:00 P.M., Chairman Seel indicated that Agenda Item No. IV.A, Countywide Plan Update, would be addressed at this time, and no objections were noted.

## REPORTS AND OTHER ACTION

### A. Countywide Plan Update

Mr. Mettler conducted a PowerPoint presentation titled *Pinellas Planning Council – Countywide Plan Update, October 8, 2014*, a copy of which has been filed and made a part of the record. He reviewed local government comments received, Council staff responses, and proposed revisions staff is making to the Countywide Plan Map, the Countywide Rules, and the Countywide Plan Strategies based on those comments, and Mr. Crawford provided input. Topics of discussion included the following:

- ▶ Consolidation of residential Plan categories to four categories with various densities, as opposed to one Neighborhood category as originally proposed.
- ▶ Re-designation of non-residential categories.
- ▶ Elimination of the Legacy Entitlement concept.
- ▶ Elimination of proposed density limitation in Coastal High Hazard areas; retention of current balancing criteria.
- ▶ Elimination of Submap No. 1 and inclusion of Target Employment Centers on Countywide Plan Map.
- ▶ Revisions to the Vision Map and proposed inclusion in the Appendix to the Plan Strategies.
- ▶ Local government comments regarding parcels within their jurisdiction.

Mr. Mettler related that additional issues to be addressed include traffic and transportation criteria and standards; and that Consultants David Healey and Tindale-Oliver and Associates will provide input regarding transit-oriented development and traffic generation rates, respectively.

Referring to next steps, Mr. Mettler related that staff will come back to the Council in November and December with continued updates to the Countywide Rules, Plan Strategies, and Plan Map; and that Public Hearings for the updates will likely begin in January

2015; whereupon, Mr. Crawford provided additional input, noting that the process is nearly complete.

Discussion ensued, and Commissioner Cookie Kennedy expressed appreciation for staff's responsiveness to concerns raised by the beach communities; whereupon, responding to her query, Mr. Crawford related that the ordinance provides for a 90-day comment period; that the Council is receptive to comments from the communities; and that staff will continue to take comments until the end, noting that staff has made presentations to some of the beach communities and hoteliers; whereupon, Chairman Seel thanked Mr. Crawford and his staff for their leadership in streamlining the approval process for redevelopment of the county, and Councilmember Jim Kennedy added that existing neighborhoods will be protected in the plan.

#### 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 - None**

#### **REGULAR AMENDMENTS**

**PUBLIC HEARING: CASE CW 14-21, A PROPOSAL BY THE CITY OF ST. PETERSBURG TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM INDUSTRIAL LIMITED (IL) AND PRESERVATION (P) WITH ACTIVITY CENTER OVERLAY (AC) TO PLANNED REDEVELOPMENT – COMMERCIAL (PR-C) AND PRESERVATION (P) WITH ACTIVITY CENTER OVERLAY (AC) – APPROVED AS PER STAFF RECOMMENDATION**

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Pursuant to legal notice published in the September 20, 2014 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 14-21, a proposal by the City of St. Petersburg to amend the Countywide Future Land Use Plan from IL and P with AC Overlay to PR-C and P with AC Overlay, re 5.1 acres m.o.l., located at 10901 Roosevelt Boulevard North.

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Referring to aerial and ground level photographs 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 5.1 acres in size; that the property is vacant and proposed to be developed as a Walgreen's drugstore on the upland portion of the site; that the applicant wishes to reclassify 2.4 acres from Industrial Limited to Planned Redevelopment-Commercial; that the remaining 2.7 acres is to be changed to Preservation and will stay a wetland; and that the Activity Center Overlay is proposed to remain; whereupon, he indicated that staff recommends approval of the application.

Responding to the Chairman's call for the applicant local government, Derek Kilborn, City of St. Petersburg, with input from Mr. Crawford, added that the Employment Center-type activities will continue to be allowed under the proposed land use category and zoning; whereupon, in response to queries by Commissioner Welch, he stated that the total acreage available for higher-wage employment is 2.2 acres; that the retail pharmacy will utilize the entire 2.2 acres; and that, due to the physical configuration of the site, it would be difficult to accommodate the type of truck traffic that normally comes with high-wage industrial jobs; that the proposed use fits the County's approach for conversion of Industrial Limited, noting that the access point at the corner is less usable for an industrial user; and that this parcel has not previously come before the Council.

During discussion and in response to queries by Commissioner Morroni, Mr. Kilborn stated that the property has been marketed for 30 years for sale; and that the proposal will result in a net increase of 48 peak-hour trips, which is considered an insignificant impact on the roadway; and Mr. Crawford related that staff's analysis shows the increased trips do not affect a roadway that has a failing Level of Service; whereupon, Councilmember Newton added for disclosure purposes that the application has come before the City Council twice.

David Singer, Esquire, Tampa, stated that he represents the applicant. He related that the site is owned by the same group that owns the Pinellas Park Business Center; that it has been marketed for almost a decade to industrial users and high-end office users, to no avail; that the applicant has presented the St. Petersburg City Council with a full marketing package; and that the only interest shown has been by retail developers; whereupon, Commissioner Morroni noted that as long as it has been marketed as industrial over the years with no takers, a Walgreen's with some jobs is better than no jobs.

Planners Advisory Committee (PAC) Chairman Marie Dauphinais indicated that the PAC voted unanimously in favor of staff's recommendation; and that it also voted unanimously in favor of the next three public hearings on today's agenda.

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

Thereupon, Commissioner Morroni moved, seconded by Councilmember Newton, that Case CW 14-21 be approved as recommended by staff.

Noting that he will support the application, Commissioner Welch expressed concern regarding the chipping away of Industrial Limited land, and requested an update on the remaining acreage available. Commissioner Seel added that the Countywide Map changes will offer more areas available for higher-wage jobs. Commissioner Morroni stated that he will support the application, knowing the parcel has been marketed as Industrial and there have been no takers, but noted that if an application does not fit the criteria exactly, he will vote against it (Vote 11 – 0).

PUBLIC HEARING: CASE CW 14-22, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL URBAN (RU) TO INSTITUTIONAL (I) – APPROVED AS PER STAFF RECOMMENDATION

Pursuant to legal notice published in the September 20, 2014 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 14-22, a proposal by Pinellas County to amend the Countywide Future Land Use Plan from RU to I, re 2.2 acres m.o.l., located at 7179 40th Avenue North.

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 2.2 acres; that it houses Inspired Living in Ivy Ridge, an Assisted Living Facility with 58 beds; that the applicant would like to increase the number of beds to 78 internally, with no external impacts; that the site is on a Scenic/Noncommercial Corridor; and that separately and in addition, it is recommended that the City give special consideration to the improvement of the site with respect to the buffering and landscaping guidelines of the Scenic/Noncommercial Corridor Master Plan; whereupon, he stated that staff recommends approval of the request, noting that it is consistent with the Countywide Rules.

In response to query by Commissioner Cookie Kennedy, Mr. Schoderbock confirmed that the buffering and landscaping recommendation is standard on a scenic corridor; whereupon, in response to query by Mayor Bradbury, Messrs. Crawford and Beardslee clarified that it is the intent of the applicant to accommodate the additional beds within the existing building.

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Responding query by Chairman Seel as to whether the applicant is currently in violation, Mr. Beardslee clarified that the applicant dedicated some of its property to the right-of-way for Belcher Road; and that credit was given for that property, allowing it to exceed the 50-bed limitation.

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

Thereupon, Commissioner Piccarreto moved, seconded by Commissioner Morroni and carried, that Case CW 14-22 be approved as recommended by staff (Vote 11 – 0).

**PUBLIC HEARING: CASE CW 14-23, A PROPOSAL BY THE CITY OF CLEARWATER TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL URBAN (RU) TO INSTITUTIONAL (I) – APPROVED AS PER STAFF RECOMMENDATION**

Pursuant to legal notice published in the September 20, 2014 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 14-23, a proposal by the City of Clearwater to amend the Countywide Future Land Use Plan from RU to I, re 0.6 acres m.o.l., located at 3049 and 3053 Cleveland Street, and 3048 and 3054 Cherry Lane.

Referring to aerial and ground level photographs and the land use map, Mr. Schoderbock pointed out the location of the subject property and described surrounding land uses, stating that the site is 0.6 acre in size, consists of four vacant parcels, and is owned by the Cavalry Baptist Church, which intends to use it for athletic buildings and parking for its adjacent church and school; whereupon, he stated that staff recommends approval of the amendment to Institutional, noting that it is consistent with the Countywide Rules; and that, separately and in addition, it is recommended that the City give special consideration to the improvement of the site with respect to the buffering and landscaping guidelines of the Scenic/Noncommercial Corridor Master Plan.

Chairman Seel pointed out that the PAC had voted unanimously in favor of the staff recommendation.

Responding to the Chairman's call for the applicant local government, Katie See, City of Clearwater, offered to answer any questions from the Council; whereupon, in response to queries by Commissioner Cookie Kennedy, Mr. Crawford related that the landscaping guidelines



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are included in staff's recommendation; that they were also included in the four previous Calvary Baptist Church amendments; and that the Church has done a nice job of landscaping its property.

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

Thereupon, Commissioner Piccarreto moved, seconded by Mayor Bradbury and carried, that Case CW 14-23 be approved as recommended by staff (Vote 11 – 0).

PUBLIC HEARING: SUBSTANTIVE SPECIAL AREA PLAN CHANGE: CW 07-10 (SAP CHANGE NO. 6-2014) – CITY OF ST. PETERBURG'S VISION 2020 SPECIAL AREA PLAN – APPROVED AS PER STAFF RECOMMENDATION

Pursuant to legal notice published in the September 20, 2014 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 07-10, a substantive Special Area Plan change to the City of St. Petersburg's Vision 2020 Special Area Plan.

Mr. Mettler provided background information pertaining to the Vision 2020 Special Area Plan, approved in 2007 to encourage redevelopment throughout the City by directing higher densities and intensities to corridors and centers, and noted that the proposed Plan change would increase development standards in the Planned Redevelopment-Commercial category within an Activity Center; that it is to be implemented through the City's zoning regulations with a new zoning district, Retail Center-3 Activity Center; that the Gateway Development of Regional Impact (DRI) has substantial development rights and is the basis for the proposed Plan change; and that staff recommends approval with the condition that the increased development standards be limited to the Gateway Activity Center, and Mr. Crawford provided input.

Responding to the Chairman's call for the applicant local government, Rick McCauley, City of St. Petersburg, gave a brief overview of the City's proposed amendments, noting that it needs to amend the Special Area Plan in order for the Planned Redevelopment-Commercial category to accommodate what it wishes to do within the Gateway DRI area.

Responding to the Chairman's call for the applicant, Don Mastry, St. Petersburg, indicated that he represents the Echelon Companies, owner of the 16.5 acre site; that today is the fourth public hearing on this amendment, which has received unanimous approval from St. Petersburg's Planning and Preservation Commission, Development Review Commission, and

City Council; and that no objectors have come forward; whereupon, responding to query by Councilmember Newton, Mr. Mastry related that the site was proposed for the Tampa Bay Rays' relocation, but there was no response from the Rays' organization.

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

Thereupon, Councilmember Jim Kennedy moved, seconded by Vice-Mayor Hock-DiPolito and carried, that Case CW 07-10 be approved as recommended by staff (Vote 11 – 0).

#### REPORTS AND OTHER ACTION (continued)

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

Mr. Schoderbock provided a synopsis of voluntary annexations for Fiscal Year 2014. He indicated that for the period October 1, 2013 through September 30, 2014, 166.4 acres were annexed with a taxable value of nearly \$44 million; and that 21 percent of the annexations reduced or eliminated an enclave; whereupon, he stated that the annexations have all been voluntary, and Mr. Crawford provided input. Responding to query by Commissioner Welch, Mr. Schoderbock confirmed that staff has access to the Geographic Information System, which will show where enclaves in Largo are located.

##### C. Pinellas Planning Council Newsletter – Draft – Authorized Printing and Distribution

Ms. Fisher provided a brief overview of the Fall 2014 PPC Newsletter, a copy of which has been filed and made a part of the record, noting that she is pleased to report that the lead article announces that the PPC and MPO Board membership has finally unified; and that the newsletter introduces the new members and bids farewell to those who left as a result of the unification. She stated that 300 copies of the newsletter are distributed to local governments, chambers of commerce, libraries, community groups and a number of other mailing list recipients; and that, upon Council approval, she will proceed with printing and distribution of the newsletter.

Responding to comments by Chairman Seel and Commissioner Morroni that the unification effort began in 2010, Ms. Fischer agreed to correct the article to reflect that it was “more than a 4-year effort.”

EXECUTIVE DIRECTOR ITEMS

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

Mr. Crawford related that staff is working with Pinellas County Human Resources to transition MPO employees to the PPC; that a Staff Service Agreement will be presented to the Council soon for review; and that he and PPC Accounting Services Coordinator Joann Jacobs met with CliftonLarsonAllen to review general accounting questions relating to the unification and to seek recommendations in preparation for a favorable audit next year.

B. Verbal Reports – Received/Discussed

Mr. Crawford reminded the members of the Economic Innovation and Leadership Symposium to be held October 30 and 31, noting that he will make a presentation regarding Pinellas by Design; and that he and Commissioner Cookie Kennedy met with the hoteliers of St. Pete Beach to discuss the proposed updates to the Countywide Plan; whereupon, he reminded the members that effective in November 2014, the PPC Agenda packets and back-up materials will be distributed electronically.

OTHER COUNCIL BUSINESS

A. Chairman/Member Items

Renewal of Agreement with Interim Executive Director – Approved Employment Agreement for Michael Crawford

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Chairman Seel related that, as previously discussed, this contract would be in place until a new Executive Director is selected, noting that it states the Council's intent to continue Mr. Crawford's employment; that it details pay and other matters; and that the position has been in interim status since October 2010; whereupon, she requested approval.

Thereupon, Mayor Bradbury moved, seconded by Mayor Archie and carried, that the employment agreement with Interim Executive Director Michael Crawford be approved (Vote 11 – 0).

Referring to discussion during the MPO portion of the meeting, Mr. Crawford provided historical information, noting that the MPO and PPC had each employed their own Executive Director; and responding to concerns expressed by Mayor Bradbury, Chairman Seel indicated that Mr. Crawford's contract clearly states the intent to reinstate him to his previous

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position should a single MPO/PPC Executive Director be hired; whereupon, Mr. Crawford related that the PPC has continued to allocate funding for the Executive Director position throughout the time he has served as Interim Director.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:01 P.M.

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Chairman