

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
November 12, 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:

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
Julie Ward Bujalski, City of Dunedin Commissioner
Doreen Hock-DiPolito, City of Clearwater Vice-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
Kevin Piccarreto, Town of Belleair Commissioner
Kenneth T. Welch, County Commissioner

Not Present:

Sandra Bradbury, City of Pinellas Park Mayor
Dave Eggers, City of Dunedin Mayor

Also Present:

Michael C. Crawford, Interim Executive Director, PPC
Linda A. Fisher, PPC Staff
Christopher Mettler, PPC Staff
Janine M. Lescarbeau, PPC Staff
Jewel White, Chief Assistant County Attorney
Chelsea Hardy, Assistant County Attorney
Other interested individuals
Michael P. Schmidt, Board Reporter, Deputy Clerk

AGENDA

- I. CALL TO ORDER
 - A. Identification of Members Present

 - II. CONSENT AGENDA
 - A. Minutes of the October 8, 2014 Meeting
 - B. Financial Statement for October 2014
 - C. CPA Actions for October 2014
 - D. Annexation Report for October 2014
 - E. Preliminary December 2014 Agenda
 - F. Correspondence and PAC Agenda Action Sheet (Draft)

 - 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
None
 - Regular Amendments
 - 1. Case CW 14-24: City of Largo (SAP Adoption 2014) – Largo Mall Activity Center Special Area Plan
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- IV. REPORTS/OTHER ACTION
 - A. Countywide Plan Update (Information)
 - 1. Countywide Plan Map – Preliminary Draft Amendments
 - 2. Countywide Rules – Preliminary Draft Amendments
 - 3. Countywide Plan Strategies – Preliminary Draft Amendments
 - B. Countywide Plan Map – 2014 Annual Update
 - C. Countywide Plan Map Adjustment – Official Acceptance
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- V. EXECUTIVE DIRECTOR ITEMS
 - A. MPO/PPC Unification Update (Verbal)
 - B. Meeting Schedule for 2015
 - C. Year-End Budget Report for Fiscal Year 2014
 - D. Modification/Renewal of Contract for Planning Services with Healey Consultant Services, LLC
 - E. Verbal Reports
-
- VI. OTHER COUNCIL BUSINESS
 - A. Chairman/Member Items
 - 1. Election of 2015 Officers
 - 2. Search and Selection Plan – Executive Director Position
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- VII. ADJOURNMENT

CALL TO ORDER

Chairman Seel called the meeting to order at 3:03 P.M. and welcomed those in attendance.

IDENTIFICATION OF MEMBERS PRESENT

At the Chairman's request, a roll call was taken in which the members introduced themselves.

CONSENT AGENDA – APPROVED

Chairman Seel presented the Consent Agenda items, as follows:

- A. Minutes of the October 8, 2014 Meeting
- B. Financial Statement for October 2014
- C. CPA Actions for October 2014
- D. Annexation Report for October 2014
- E. Preliminary December 2014 Agenda
- F. Correspondence and PAC Agenda Action Sheet (Draft)

Commissioner Morroni moved, seconded by Commissioner Cookie Kennedy and carried, that Consent Agenda Items A through F 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

SUBTHRESHOLD AMENDMENTS – None

REGULAR AMENDMENTS

PUBLIC HEARING: CASE CW 14-24 (SAP ADOPTION 2014) LARGO MALL ACTIVITY CENTER SPECIAL AREA PLAN (SAP), A PROPOSAL BY THE CITY OF LARGO TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN MAP FROM RESIDENTIAL LOW, RESIDENTIAL URBAN, RESIDENTIAL LOW MEDIUM, RESIDENTIAL MEDIUM, RESIDENTIAL HIGH, RESIDENTIAL/OFFICE GENERAL, RESIDENTIAL/OFFICE/RETAIL, COMMERCIAL NEIGHBORHOOD, COMMERCIAL GENERAL, INDUSTRIAL LIMITED, PRESERVATION, RECREATION/OPEN SPACE, INSTITUTIONAL, TRANSPORTATION/UTILITY, AND WATER/DRAINAGE FEATURE OVERLAY TO RESIDENTIAL LOW WITH ACTIVITY CENTER, RESIDENTIAL URBAN WITH ACTIVITY CENTER, RESIDENTIAL LOW MEDIUM WITH ACTIVITY CENTER, RESIDENTIAL MEDIUM WITH ACTIVITY CENTER, RESIDENTIAL HIGH WITH ACTIVITY CENTER, RESIDENTIAL/OFFICE GENERAL WITH ACTIVITY CENTER, RESIDENTIAL/OFFICE/RETAIL WITH ACTIVITY CENTER, COMMERCIAL NEIGHBORHOOD WITH ACTIVITY CENTER, COMMERCIAL GENERAL WITH ACTIVITY CENTER, INDUSTRIAL LIMITED WITH ACTIVITY CENTER, PRESERVATION WITH ACTIVITY CENTER, RECREATION/OPEN SPACE WITH ACTIVITY CENTER, INSTITUTIONAL WITH ACTIVITY CENTER, TRANSPORTATION/UTILITY WITH ACTIVITY CENTER, AND WATER/DRAINAGE FEATURE OVERLAY WITH ACTIVITY CENTER – APPROVED AS PER STAFF RECOMMENDATION

Pursuant to legal notice published in the October 25, 2014 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 14-24, a proposal by the City of Largo to amend the Countywide Future Land Use Plan Map from Residential Low, Residential Urban, Residential Low Medium, Residential Medium, Residential High, Residential/Office General, Residential/Office/Retail, Commercial Neighborhood, Commercial General, Industrial Limited, Preservation, Recreation/Open Space, Institutional, Transportation/Utility, and Water/Drainage Feature Overlay to Residential Low with Activity Center, Residential Urban with Activity Center, Residential Low Medium with Activity Center, Residential Medium with Activity Center, Residential High with Activity Center, Residential/Office General with Activity Center, Residential/Office/Retail with Activity Center, Commercial Neighborhood with Activity Center, Commercial General with Activity Center, Industrial Limited with Activity Center, Preservation with Activity Center, Recreation/Open Space with Activity Center, Institutional with Activity Center, Transportation/Utility with Activity Center, and Water/Drainage Feature Overlay with Activity Center, re 280.3 acres m.o.l., an area generally centered on the intersection of Ulmerton Road and Seminole Boulevard, generally located on the north and south sides of Ulmerton Road between the Pinellas Trail to the west and 10th Street SE to the east.

Referring to aerial and street-level photographs and the land use map, Mr. Mettler pointed out the location of the subject area and provided a brief overview of the proposal. He indicated that the City of Largo is establishing the Special Area Plan (SAP) to encourage redevelopment; that the site is essentially centered at the intersection of Ulmerton Road and Seminole Boulevard; that it includes the Largo Mall property; and that while the City of Largo proposes to add the Activity Center plan category as an overlay, the underlying plan categories will stay the same and the uses will remain unchanged.

Mr. Mettler related that the Special Area Plan identifies various issues, including an auto-oriented development pattern, a lack of connectivity, and a growing demand for retail, office, and multifamily residential development; whereupon, he indicated that the SAP identifies the following objectives:

- Encouraging mixed-use development.
- Creating an identity for the Activity Center.
- Improving mobility for all transportation modes.
- Transitioning from a suburban mall identify to a more urban identity.
- Encouraging development that is complementary to the surrounding area.

Mr. Metter discussed the proposed map amendments, relating that they would allow consideration of bonus density and intensity standards with the provision that any development will be required to address urban design principles and development elements; and that the City anticipates amending its development code with design guidelines and development standards for the Activity Center, and provided further information with regard to density and intensity standards, floor area ratios, and similar topics; whereupon, he presented staff's recommendation for approval based on the accompanying Special Area Plan titled "Largo Mall Activity Center," subject to the following conditions:

1. Submission by the City of any future amendment to the SAP for receipt and acceptance, or for consideration as an amendment, as is determined necessary, under the Countywide Plan Map amendment process.
2. Submission by the City of an assessment of the Special Area Plan's progress with respect to its enumerated objectives five years from the effective date of the Countywide Plan Map amendments pursuant to the SAP.
3. Within six months of approval, submission of a revised SAP document to include revised text addressing the map amendment adding the Activity Center plan category, the revised density and intensity standards, the impacts to the Scenic/Noncommercial Corridor, and the traffic impacts to Ulmerton Road.

4. Submission of the implementing land development regulations for a review of their consistency with the Countywide Rules.

During discussion and in response to comments and queries by Councilmember Jim Kennedy and Commissioner Welch, Mr. Mettler related that the City of Largo expects that the planning area will ultimately total 320 acres; that approximately 280 acres are presently under its jurisdiction; that the City anticipates annexing land from the unincorporated area; and that the Largo Mall site encompasses about 60 acres; whereupon, Planners Advisory Committee (PAC) Chairman Marie Dauphinais reported that the Committee had voted unanimously to approve staff's recommendation; and Bob Klute, Assistant Community Development Director, City of Largo, indicated that the City concurs with the recommendation of staff, as well.

In response to queries by Councilmember Newton, Mr. Klute presented further information regarding the Special Area Plan, relating that work on the Activity Center has been ongoing for two to three years; that local residents and businesses were included in the process and provided input; that the plan has been designed to allow for change; and that the City of Largo does not intend to make the subject area a Tax Increment Financing District; whereupon, Keith Greminger, Kimley-Horn and Associates, project consultant for the City of Largo, related that the SAP was compiled in accordance with the Countywide Planning Rules; and that a Traffic Memorandum will be presented to the Countywide Planning Authority at the December 2, 2014 County Commission meeting, which will focus on transportation issues and address matters relating to growth, density, intensity, mitigation opportunities, mixed-use development, and a live-work-play community.

No one appeared in response to the Chairman's call for opponents or proponents; whereupon, she closed the public hearing.

In response to comments and queries by Commissioner Welch, Messrs. Crawford and Greminger referred to Support Document 1, Page 4, Adopted Roadway Level of Service (LOS) Standards, and indicated that Ulmerton Road presently operates at LOS "F"; and that it is anticipated to operate at LOS "D" in 2016; whereupon, Commissioner Crozier expressed enthusiasm for the project, and discussed how a trolley or similar connector would benefit the local community, especially older citizens.

Mr. Crawford presented additional information relating to the Special Area Plan, and provided several examples of how the City of Largo is taking a multimodal approach with respect to transportation and will be utilizing mixed-use development in order to reduce trips; whereupon, in response to queries by Commissioner Welch, he briefly discussed the Briarwood Land Use Map Amendment and the Greenlight Pinellas transit plan, indicating that even though

the recent defeat of the Greenlight Pinellas referendum will not likely make a difference with respect to the land use amendments, his office will need to revisit the matter; and that further information regarding Greenlight Pinellas will be brought forward later in the meeting.

Commissioner Cookie Kennedy remarked that while the Largo Mall serves the beach communities and is important to the residents, public transportation routes are challenging, and in response to her queries regarding better routes and access for senior citizens and those with disabilities, Mr. Greminger presented information with regard to a market study of the area, and indicated that developing transportation systems between the beaches and the Activity Center is high on the priority list.

Thereupon, Councilmember Newton moved, seconded by Commissioner Welch and carried, that Case CW 14-24 be approved as recommended by staff, including the four conditions (Vote 11-0).

REPORTS AND OTHER ACTION

A. Countywide Plan Update (Information) – Received/Discussed

Mr. Crawford presented information with regard to Greenlight Pinellas and the defeated ballot measure to fund the plan, relating that although the funding was struck down by the voters, components of the plan are still relevant; whereupon, he discussed how his office intends to move forward, and provided information with respect to the Metropolitan Planning Organization (MPO), Pinellas Suncoast Transit Authority, Long Range Transportation Plan, and the availability of funding.

1. Countywide Plan Map – Preliminary Draft Amendments

Mr. Mettler discussed changes made to the Countywide Rules since the October PPC meeting, reporting that based on the comments received from local governments regarding the 90-day review package, staff has made revisions to the draft Countywide Plan Map; that the Neighborhood category is proposed to be replaced with the categories of Residential Estate, Residential Suburban, Residential Urban, and Residential Transit; and that those categories will eliminate the need for legacy entitlements; whereupon, he related that smaller, non-residential parcels will no longer be converted to residential categories; that they will be designated with the categories of Office, Retail and Services, Recreation/Open Space, and Public/Semi-Public; and that the Countywide Plan Map has also been revised with the addition of Target Employment Centers.

2. Countywide Rules – Preliminary Draft Amendments

Mr. Mettler indicated that staff proposes the following changes to the Countywide Rules:

- Adding “agriculture” as a use in the Retail and Services category.
- Deleting section that addresses the uses of plan categories under the same plan classification.
- Revising appropriate section to emphasize access to public transit in the connectivity criterion of the planning and urban design principles.
- Addressing the Countywide Plan Map amendment application requirements.
- Revising appropriate section of the Relevant Countywide Considerations to address public transit impacts on roadway level of service.
- Deleting references to the Water/Drainage Feature category, which will no longer be a category.
- Making numerous, and less consequential, changes to better integrate the various sections and relay proper intent to the reader.

3. Countywide Plan Strategies – Preliminary Draft Amendments

Mr. Mettler related that the Countywide Plan Strategies have been revised to include the Transit-Oriented Land Use Vision Map, which staff has amended to include some of the regional corridors; and that staff will return next month and present information with respect to traffic generation rates and similar matters, and Mr. Crawford provided additional input with respect to the non-funding of Greenlight Pinellas.

Councilmember Newton indicated that Greenlight Pinellas is a good and solid plan; and that while the voters rejected the one-cent tax, they did not reject the actual plan; whereupon, he stated that the need for mass transit remains, and discussed matters relating to ballot language, ad valorem taxes, the Penny for Pinellas, and the upcoming Legislative Session.

Mayor Archie agreed that the various plan components are good, but remarked that an analysis of the plan components should still take place; whereupon, he stated that mass transit is crucial to the future of Pinellas County; and that finding adequate and sustainable funding sources will be of vital importance, and Mr. Crawford provided input.

- B. Countywide Plan Map – 2014 Annual Update – Adopted Resolution No. 14-4 and Authorized Transmittal to the Countywide Planning Authority for Filing as the Official Record Copy

Upon presentation by Mr. Crawford, Commissioner Welch moved, seconded by Vice-Mayor Hock-DiPolito and carried unanimously, that Resolution No. 14-4 be adopted accepting and authorizing filing with the Clerk the 2014 Annual Update of the Countywide Plan Map (Vote 11–0).

- C. Countywide Plan Map Adjustment – Official Acceptance – Authorized Transmittal to the Countywide Planning Authority for Official Acceptance

Mr. Crawford indicated that the Countywide Rules provide a procedure for minor adjustments to the Countywide Plan Map boundaries in the categories of Water/Drainage Feature, Preservation, and Recreation/Open Space; and that if a municipality or the County provides a wetland jurisdictional survey, staff may make an adjustment to the Plan Map, noting that the one adjustment presented today is from the City of St. Petersburg and is minor in nature.

Councilmember Jim Kennedy moved, seconded by Commissioner Morroni and carried, that the minor plan adjustment be accepted (Vote 11–0).

EXECUTIVE DIRECTOR ITEMS

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

Mr. Crawford stated that the Pinellas Planning Council and Human Resources are presently working on a Staff Services Agreement that will transition the MPO staff to the PPC; and that the anticipated transition date is December 14, 2014.

- B. Meeting Schedule for 2015 – Approved

- C. Year-End Budget Report for Fiscal Year 2014 – Received/Discussed

Mr. Crawford presented the Fiscal Year 2014 Year-End Budget Report, relating that the PPC audit began on November 10 and is going well; that revenues are 1.8 percent higher than budgeted due to additional tax revenues and local assistance income; and that expenses were lower than budgeted, resulting in \$186,844 added to the fund balance.

D. Modification/Renewal of Contract for Planning Services with Healey Consultant Services, LLC – Approved

Mr. Crawford recommended that the Council renew the contract with Healey Consultant Services, LLC for one additional year; whereupon, Vice-Mayor Hock-DiPolito moved; seconded by Commissioner Morroni and carried, that renewal of the contract be approved (Vote 11-0).

E. Verbal Reports

Mr. Crawford announced that the Planners Advisory Committee roster is being renewed; and noted that the Special Act allows for two additional PAC members and suggests adding representatives of the Pinellas Suncoast Transit Authority and the Florida Department of Transportation, and Chairman Seel expressed her enthusiasm regarding the new membership.

OTHER COUNCIL BUSINESS

A. Chairman/Member Items

1. Election of 2015 Officers – Recommendation of Nominating Committee Approved

Chairman Seel opined that because the MPO/PPC are a unified board and the Officers were selected during the MPO portion of the meeting, no further action need be taken; whereupon, following brief discussion with input by Mr. Crawford, she offered the following slate of officers for 2015 as determined by the Nominating Committee:

Chairman – Councilmember Jim Kennedy
Vice-Chairman – Commissioner John Morroni
Secretary – Commissioner Cookie Kennedy
Treasurer – Vice-Mayor Doreen Hock-DiPolito

Councilmember Newton moved, seconded by Commissioner Bujalski and carried, that the recommendation of the Nominating Committee be approved (Vote 11-0).

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2. Search and Selection Plan – Executive Director Position

Chairman Seel indicated that the Search and Selection Plan portion of the meeting will take place in the Clerk's Large Conference Room; whereupon, at this time, 3:55 P.M., the meeting was recessed and reconvened at 4:05 P.M. with all members present. Minutes to be composed by Planning Department staff member.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:15 P.M.



Chairman

