

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
December 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 3:22 P.M. with the following members present:

Karen Williams Seel, Chairman, County Commissioner
John Morroni, Treasurer, County Commissioner
Julie Ward Bujalski, City of Dunedin Mayor
Doreen Hock-DiPolito, City of Clearwater Vice-Mayor
Joanne "Cookie" Kennedy, City of Indian Rocks Beach Commissioner
Jim Kennedy, City of St. Petersburg Councilmember
Sandra Bradbury, City of Pinellas Park Mayor
Wengay M. Newton, Sr., City of St. Petersburg Councilmember (Late Arrival)
Kevin Piccarreto, Town of Belleair Commissioner
Kenneth T. Welch, County Commissioner
John Tornga, City of Dunedin Commissioner

Not Present:

David O. Archie, Vice-Chairman, City of Tarpon Springs Mayor
Harriet K. Crozier, Secretary, City of Largo Commissioner

Also Present:

Michael C. Crawford, Interim Executive Director, PPC
Michael D. Schoderbock, PPC Staff
Linda A. Fisher, PPC Staff
Janine M. Lescarbeau, PPC Staff
Chelsea Hardy, Assistant County Attorney
Other interested individuals
Jenny Masinovsky, Board Reporter

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 November 2014
 - C. CPA Actions for November and December 2014
 - D. Annexation Report for November 2014

December 10, 2014

- E. Preliminary January 2015 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
 - 1. Case CW 14-25: City of St. Petersburg
 - Regular Amendments
 - 2. Case CW 14-26: City of St. Petersburg

IV. REPORTS/OTHER ACTION

- A. Countywide Plan Update (Information)
 - 1. Countywide Strategies – Preliminary Draft Amendments
 - 2. Countywide Rules – Preliminary Draft Amendments
 - 3. Countywide Plan Map – Preliminary Draft Amendments

V. EXECUTIVE DIRECTOR ITEMS

- A. MPO/PPC Unification Update (Verbal)
 - 1. PPC and MPO Staff Support Agreement
 - 2. Amendment to FY15 Budget
- B. PAC Membership Roster for 2015
- C. Verbal Reports – none

VI. OTHER COUNCIL BUSINESS

- A. Chairman/Member Items

VII. ADJOURNMENT

CALL TO ORDER

Chairman Seel called the meeting to order at 3:22 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:

December 10, 2014

- A. Minutes of the October 8, 2014, and November 12, 2014 Meetings
- B. Financial Statement for November 2014
- C. CPA Actions for November and December 2014
- D. Annexation Report for November 2014
- E. Preliminary January 2015 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 10–0).

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 14-25, A PROPOSAL BY THE CITY OF ST. PETERSBURG TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL MEDIUM (RM) TO PLANNED REDEVELOPMENT – MIXED USE (PR-MU) – APPROVED

Pursuant to legal notice published in the November 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 14-25, a proposal by the City of St. Petersburg to amend the Countywide Future Land Use Plan from RM to PR-MU, re 0.8 acres m.o.l., located on the southwest corner of 11th Avenue South and 4th Street South, approximately 120 feet west of the intersection.

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 is currently vacant; and that the applicant wishes to reclassify the parcel in order to combine it with a parcel to the east for development of the Tampa Bay Innovation Center office building; whereupon, he indicated that staff recommends approval of the application.

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

December 10, 2014

In response to the Chairman's call for comments from the applicant local government, Rick MacAulay, City of St. Petersburg Planning and Economic Development Department, related that the plan amendment has received unanimous approval from the Local Planning Agency and the City Council. Responding to queries by Commissioner Welch, Mr. MacAulay provided background information regarding the Tampa Bay Innovation Center, noting that it plans to relocate from the Young-Rainey STAR Center; that by providing assistance to young entrepreneurs in science and technology, it would integrate well with the science-oriented businesses in the area; and that the City of St. Petersburg will retain ownership of the property.

* * * *

At this time, 3:27 P.M., Councilmember Newton entered the meeting.

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

Following brief discussion, Councilmember Jim Kennedy moved, seconded by Mayor Bradbury and carried, that Case CW 14-25 be approved as recommended by staff (Vote 11-0).

REGULAR AMENDMENTS

PUBLIC HEARING: CASE CW 14-26, A PROPOSAL BY THE CITY OF ST. PETERSBURG TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM INSTITUTIONAL (I) TO RESIDENTIAL MEDIUM (RM) – APPROVED

Pursuant to legal notice published in the November 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 14-26, a proposal by the City of St. Petersburg to amend the Countywide Future Land Use Plan from I to RM, re 2.1 acres m.o.l., located at 4600 Haines Road.

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 contains a vacant public school facility, Harris Tips School, owned by the Pinellas County School Board; that the applicant wishes to use the facility to house approximately 40 homeless high school students; that the request is consistent with the Countywide Plan and Rules; and that there will be no negative impacts to the school system; whereupon, he indicated that staff recommends approval of the application.

December 10, 2014

Responding to query by Mayor Bradbury regarding truancy officers, Mr. Schoderbock noted that there will be advisors present on site.

Associate Superintendent Lori Matway, Pinellas County Schools, discussed the School Board's efforts to repurpose its closed facilities for public use and provided statistics regarding homeless students and their proficiency levels on student achievement tests; whereupon, she indicated that the proposed facility would be operated by Starting Right Now, a non-profit organization, and discussed the program and its success in Hillsborough County, and Chairman Seel provided input.

Discussion ensued, and at the request of Councilmember Jim Kennedy, Ms. Matway provided information regarding community outreach efforts, noting that the residential neighbors have expressed their support of the proposal and a desire to get involved by becoming mentors to the students and working jointly on a community garden.

Responding to queries by the members, Ms. Matway provided additional information pertaining to the program, noting that if the Harris Tips facility is successful, there are plans to open other similar facilities in Pinellas County; whereupon, Councilmember Newton suggested collaborating with St. Petersburg Housing Authority and Child Corps with respect to funding and space for transitioning students after high school.

During further discussion and responding to query by Vice-Mayor Hock-DiPolito regarding potential plans to reopen North Ward School as a charter school, Associate Superintendent Clint Herbic discussed the conditions of the building, confirming that after necessary repairs to the infrastructure, the building will be ideal for a school.

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

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

Thereupon, Councilmember Jim Kennedy moved, seconded by Mayor Bradbury and carried, that Case CW 14-26 be approved as recommended by staff (Vote 11-0).

REPORTS AND OTHER ACTION

A. Countywide Plan Update

Referring to a PowerPoint presentation, a copy of which has been filed and made a part of the record, Ms. Fisher presented a summary of the major changes to the Countywide Plan Update draft presented at the November meeting.

1. Countywide Rules – Preliminary Draft Amendments

Ms. Fisher reviewed proposed revisions, as follows:

- Reorganizing Article 4 into three different articles, including a new Article 5, to help the logical flow of the document.
- Changes made in response to local governments' comments regarding Activity Centers, Neighborhood Centers, community gardens, and non-residential uses in Scenic/Non-commercial Corridors.

Thereupon, Ms. Fisher indicated that PAC had no objections to the above changes.

2. Countywide Plan Map – Preliminary Draft Amendments

Ms. Fisher indicated that the draft of Countywide Plan Map and the Scenic/Noncommercial Corridor Map (Submap No. 1) have not been revised since they were brought to the Council last month.

3. Countywide Plan Strategies – Preliminary Draft Amendments

Referring to the PowerPoint presentation, Ms. Fisher introduced and discussed two options pertaining to the Transit-Oriented Land Use Vision Map and Countywide Plan Strategies in light of the Greenlight Pinellas referendum non-passing and the subsequent lack of funding.

Option 1. Following Pinellas County Suncoast Authority's (PSTA) lead and scaling back on higher densities and intensities in order to focus on primary corridors on the map; dividing multimodal corridors into "transit-ready" and "transit-supportive" based on timing of the available funding.

Option 2. Leaving the multimodal corridors as originally proposed before the referendum, allowing for a larger network of corridors connecting the cities and more redevelopment potential on secondary corridors, and creating land use conditions to encourage more robust transit in the future. This would be a true “Vision Map,” as it would be oriented to the future.

Ms. Fisher related that upon presenting both options to PAC, PPC staff was advised to seek guidance from the Council.

Mr. Crawford provided additional information regarding the proposed options, and responding to comments by Chairman Seel, confirmed that both options would result in public hearings before the PPC and County Commission, noting that Option 2 would require a local government to conduct a corridor study and submit a corridor plan; and that it would allow them to plan for development of entire corridors rather than on a property-by-property basis. He indicated that at this time, staff is seeking the Council’s opinion and direction; and that the item will be brought back to the PAC and PPC after staff has further discussions with the PSTA and the cities and following completion of the updated draft.

Following further discussion, Mayor Bujalski moved, seconded by Vice-Mayor Hock-DiPolito and carried, that the Council support Option 2 (Vote 10–1, with Mayor Bradbury dissenting).

EXECUTIVE DIRECTOR ITEMS

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

1. PPC and MPO Staff Support Agreement – Approved

Mr. Crawford related that the agreement provides details for the shift of the MPO employees to PPC staff as of December 13, 2014, pointing out that the draft of the agreement distributed today is final.

Thereupon, Councilmember Jim Kennedy moved, seconded by Commissioner Cookie Kennedy and carried, that the agreement be approved as recommended by staff (Vote 11–0).

2. Amendment of FY15 Budget – Approved

Noting that the attorneys and accountants have indicated that MPO employees are technically County employees at present, but when they become PPC employees later in the month, they must be paid by the PPC. Mr. Crawford then presented a proposed Fiscal Year 2015 Budget Amendment increasing line items pertaining to salaries and benefits, travel, and operations and maintenance, and related that the PPC will be reimbursed by the MPO from cash on hand or grants-in-aid funds.

Noting a scrivener's error in the agenda memorandum for Items Nos. V A-1 and V A-2, Commissioner Morroni indicated that the meeting date is incorrectly shown as December 10, 2015.

Thereupon, Councilmember Jim Kennedy moved, seconded by Commissioner Cookie Kennedy and carried, that the agreement be approved as recommended by staff (Vote 11-0).

B. PAC Membership Roster for 2015

Mr. Crawford recognized Marie Dauphinais for her service as this year's PAC Chair and presented the Committee's roster for 2015, noting that Michelle Orton, Treasure Island, and Marcie Stenmark, Safety Harbor, have been selected as Chair and Vice-Chair, respectively; whereupon, he indicated that, in accordance with Special Act, the membership will be expanded to include representatives of the PSTA and Florida Department of Transportation.

OTHER COUNCIL BUSINESS

A. Chairman/Member Items

Chairman Seel noted that Commissioner Welch will not continue as a member of the MPO and PPC next year and thanked him for his dedicated service, vision, and leadership; whereupon, Commissioner Welch related that he was honored to sit on the MPO and PPC, and that he looks forward to continuing his work on the PSTA.

December 10, 2014

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:23 P.M.

Karen Seel
Chairman

