

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
January 14, 2015

The Pinellas Planning Council (PPC) met in regular session in the County Commission Assembly Room, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida, at 3:34 P.M. with the following members present:

Jim Kennedy, Chairman, City of St. Petersburg Councilmember
John Morroni, Vice-Chairman, County Commissioner
Joanne "Cookie" Kennedy, Secretary, City of Indian Rocks Beach Commissioner
Representing Beach Communities
Julie Ward Bujalski, City of Dunedin Mayor
Representing Pinellas Suncoast Transit Authority (PSTA)
Sandra Bradbury, City of Pinellas Park Mayor
Dave Eggers, Pinellas County Commissioner
Cliff Merz, City of Safety Harbor Vice-Mayor
Representing Oldsmar, Safety Harbor, and Tarpon Springs
Kevin Piccarreto, Town of Belleair Commissioner
Representing Inland Communities
Darden Rice, City of St. Petersburg Councilmember
Michael Smith, City of Largo Commissioner
John Tornga, City of Dunedin Commissioner

Not Present:

Doreen Hock-DiPolito, Treasurer, City of Clearwater Vice-Mayor
Karen Williams Seel, Pinellas County Commissioner

Also Present:

Michael C. Crawford, Interim Executive Director, PPC
Linda A. Fisher, PPC Staff
Janine M. Lescarbeau, PPC Staff
Michael Schoderbock, PPC Staff
Chelsea Hardy, Assistant County Attorney
Michelle Orton, Planners Advisory Committee (PAC) Chairman
Other interested individuals
Laura Todd, Board Reporter, Deputy Clerk (Minutes by Helen Groves)

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AGENDA

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

- II. CONSENT AGENDA
 - A. Minutes of the November 12, 2014 Meeting (Corrected) and December 10, 2014 Meeting
 - B. Financial Statement for December 2014
 - C. CPA Actions for December 2014 and January 2015
 - D. Annexation Report for December 2014
 - E. Preliminary February 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
Case CW 15-1: Pinellas County
 - Regular Amendments
Case CW 15-2: Pinellas County
 - C. Substantive Plan Change
Case CW 02-29 (SAP Change No. 2-2015): Pinellas County

- IV. REPORTS/OTHER ACTION
 - A. Countywide Plan Update
 - 1. Countywide Plan Strategies – Draft Amendments
 - 2. Countywide Rules – Draft Amendments
 - 3. Countywide Plan Map – Draft Amendments
 - B. Annual Report – Authorization to Print and Distribute

- V. EXECUTIVE DIRECTOR ITEM
 - A. Verbal Reports

- VI. OTHER COUNCIL BUSINESS
 - A. Chairman/Member Items

- VII. ADJOURNMENT

CALL TO ORDER

Chairman Jim Kennedy called the meeting to order at 3:34 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; whereupon, Commissioner Morroni noted that the year was incorrect on several of the support documents.

CONSENT AGENDA – APPROVED

Chairman Kennedy presented the Consent Agenda items, as follows:

- A. Minutes of the November 12, 2014 Meeting (Corrected) and December 10, 2014 Meeting
- B. Financial Statement for December 2014
- C. CPA Actions for December 2014 and January 2015
- D. Annexation Report for December 2014
- E. Preliminary February 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 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 AMENDMENT

PUBLIC HEARING: CASE CW 15-1, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL LOW (RL) TO RESIDENTIAL URBAN (RU) – APPROVED

Pursuant to legal notice published in the December 27, 2014 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 15-1, a proposal by Pinellas County to amend the Countywide Future Land Use Plan from RL to RU, re 1.3 acres m.o.l., located at 6951 County Road 95.

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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 there is a single family home on the site; that the current RL designation allows five units to the acre and the RU designation allows seven and one-half units; that there are no redevelopment plans for the site at this time, but should development occur, there could be an increase to a maximum of ten residential units; and that the property qualifies as a Type B subthreshold amendment, as it is under three acres in size and within the same residential classification; whereupon, he indicated that staff recommends approval of the application.

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

In response to the Chairman's call for citizens wishing to be heard in favor of the application, Katherine E. Cole, Esquire, indicated that she represents the property owner and concurs with the staff recommendation.

No one appeared in response to the Chairman's call for citizens wishing to be heard in opposition to the application.

Thereupon, Commissioner Morroni moved, seconded by Commissioner Cookie Kennedy and carried, that Case CW 15-1 be approved as recommended by staff (Vote 11-0).

REGULAR AMENDMENT

PUBLIC HEARING: CASE CW 15-2, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM COMMERCIAL GENERAL (CG) AND RESIDENTIAL MEDIUM (RM) WITH RESORT FACILITIES OVERLAY (RFO) TO COMMERCIAL GENERAL (CG) – APPROVED

Pursuant to legal notice published in the December 27, 2014 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 15-2, a proposal by Pinellas County to amend the Countywide Future Land Use Plan from CG, and RM with RFO to CG, re 5.4 acres m.o.l., located at 2595 54th Avenue North.

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 property is in an unincorporated area of Lealman, lying between I-275 on the east and Haines Road on the west; that there is an existing motel with a restaurant on the east side of the property, which will remain; and that there are plans to build another 81-

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unit motel and possibly another restaurant on the west side. He indicated that staff recommends approval of the application along with the accompanying five-year Development Agreement, noting that the Agreement restricts the allowed use of the site to a motel/hotel with a restaurant and requires the installation of bike racks and a concrete pad for a PSTA bus shelter to mitigate potential traffic impacts.

Responding to query by Mayor Bradbury regarding the restrictions in the Development Agreement, Mr. Schoderbock indicated that prior to issuance of a site plan, the property owner shall record a deed restriction encumbering the property in the official records relating to the use of the site.

PAC Chairman Michelle Orton related that the Committee had voted unanimously in favor of the staff recommendation.

No one responded to the Chairman's call for citizens wishing to speak with regard to the application.

Thereupon, Mayor Bujalski moved, seconded by Mayor Bradbury and carried, that Case CW 15-2 be approved as recommended by staff (Vote 11-0).

PUBLIC HEARING: SUBSTANTIVE SPECIAL AREA PLAN CHANGE: CW 02-29 (SAP CHANGE NO. 2-2015) – PINELLAS COUNTY'S DOWNTOWN HISTORIC PALM HARBOR MASTER PLAN– APPROVED AS PER STAFF RECOMMENDATION

Pursuant to legal notice published in the December 27, 2014 issue of the Tampa Bay Times as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 02-29, a substantive Special Area Plan change to Pinellas County's Downtown Historic Palm Harbor Master Plan.

Mr. Crawford provided background information for the benefit of the new members, relating that a SAP has been adopted for the area; that it allows a variety of uses, but also allows densities and intensities that are above and beyond the standard plan categories; and that changes that deviate from the Plan must be approved by the Council in a public hearing, as they are essentially changes in land use.

Referring to aerial and ground level photographs and the land use map, Mr. Schoderbock pointed out the location of the Downtown Historic Palm Harbor area covered by the Special Area Plan, and indicated that the area is a designated Community Redevelopment

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District; and that the amendment is to allow for accessory outdoor sales and to allow two additional uses, *Artisan Establishments* and *Alcoholic Beverage Production Facilities*, within the boundary of the East Sub-District of the Old Palm Harbor-Downtown zoning district; whereupon, he indicated that staff recommends approval of the proposal.

PAC Chairman Michelle Orton indicated that the Committee had voted unanimously in favor of the staff recommendation.

No one responded to the Chairman's call for citizens wishing to speak with regard to the application.

Thereupon, Commissioner Smith moved, seconded by Councilmember Rice and carried, that Case CW 02-29 (SAP Change No. 2-2015) 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 indicated that staff presented a draft of the proposed Countywide Plan Update documents last month; and that today she is presenting the draft documents with a few proposed changes that reflect substantial local government staff input, as well as Council's direction; whereupon, she discussed the amendments to the following three draft documents:

1. Countywide Plan Strategies - Vision Map

Ms. Fisher stated that at the December meeting, the Council directed staff that, notwithstanding the rejection by the citizens of the mass transit referendum, a future-oriented Vision Map and Countywide Rule provisions should be maintained in anticipation of there being enhanced transit service in the future; and that, therefore, staff will proceed with the Vision Map developed prior to the election.

Ms. Fisher related that staff discussed where in the Countywide Plan the Vision Map should reside, and upon advice from the County Attorney that the Vision Map would have to be part of the Countywide Plan that is adopted/amended at a public hearing, it was decided to include the Vision Map in the adopted portion of

the Countywide Plan Strategies and to add a table illustrating locations along Multimodal Corridors where subcategories of Activity Centers may be located.

2. Countywide Rules

- The four residential plan categories will be changed to Residential Very Low, Residential Low, Residential Medium, and Residential High. Purpose statements will clarify residential densities and patterns of each.
- Use(s) subject to acreage thresholds, alone or added together, that exceed the acreage minimum for a particular plan category shall require a map amendment to another plan category in permitted uses.
- Community Gardens will be classified as recreation/open space uses and allowed in all categories that permit such uses.
- Terminology associated with the Planning and Urban Design Principles will be changed from *strategies* to *best practices*.
- Additional text will be added to the transportation management strategies for Activity Centers and Multimodal Corridors.
- A table will be added to illustrate allowable uses in Scenic/Noncommercial Corridors sub-classifications.
- Definitions for Primary Industries and Special Area Plans will be added.
- Minor terminology and/or formatting and section reference corrections will be made.

3. Countywide Plan Map

The draft maps have been revised with the proposed new residential category changes and are available online.

4. Next Steps

Ms. Fisher indicated that the PAC has asked for another month to review the documents; therefore, PPC staff will present a final draft to the Council in February and ask the Council to authorize a public hearing in March.

Mr. Crawford and Chairman Jim Kennedy recognized the member government staffs for their assistance throughout the Countywide Plan Update process; whereupon, in

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response to a suggestion by Commissioner Cookie Kennedy, Mr. Crawford agreed to provide the new members with a list of the categories, noting that he would be happy to meet with them; and related that during the public hearing in March, he plans to explain fully what the Plan Map, Strategies, and Rules documents entail.

A. Annual Report

Ms. Fisher discussed the 2015 Annual Report, noting that it includes a Chair's Message that will be jointly authored and co-signed by the Chairmen of the PPC and the Metropolitan Planning Organization (MPO), reflecting the unification of the boards. In response to a suggestion by Mayor Bujalski that the report be emailed, Ms. Fisher, with input by Mr. Crawford, related that the issue has been looked into before and the cost trimmed down considerably; that hard copies are needed for the library and certain other places and several requests are received; that the County Clerk's print shop keeps the cost fairly low; that some 300 reports will be printed and distributed for approximately \$600, noting that the first copy is the most expensive and there is not much cost savings by having fewer copies; and that the report is emailed to a number of people.

Thereupon, Councilmember Rice moved, seconded by Vice-Mayor Merz and carried, that authorization to print and distribute the Annual Report be granted (Vote 11-0).

EXECUTIVE DIRECTOR ITEMS

A. Verbal Reports

Audit

Mr. Crawford reported that the PPC had a clean audit; and that it will be brought before the Council in February.

Executive Director Search

Mr. Crawford provided an update on the executive director search, noting that there are 37 applicants. He reported that the Search Committee will meet on February 2 to narrow the number to six to eight candidates and on February 23 to identify two to four finalists; that the board members will interview each of the final candidates on March 10, the Tuesday before the PPC/MPO board meeting; that on March 11, the day of the board meeting, the candidates will be interviewed by the Stakeholder Panel, which consists of

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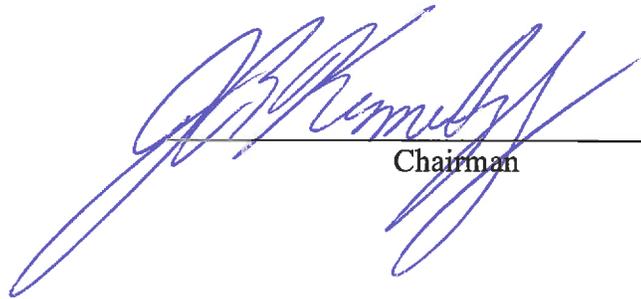
city managers and others, and meet with the PPC and MPO staffs; and that, lastly, each finalist will give a five-minute presentation to the board as a whole, after which the board will make its decision; whereupon, discussion ensued regarding the board receiving input from the city managers before the vote.

OTHER COUNCIL BUSINESS

Chairman/Member Items - None

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:05 P.M.



Chairman