

MINUTES OF THE MEETING OF THE  
PINELLAS PLANNING COUNCIL  
February 11, 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 3:13 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*  
Doreen Hock-DiPolito, Treasurer, City of Clearwater Vice-Mayor  
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 (Late Arrival)  
Karen Williams Seel, Pinellas County Commissioner  
Michael Smith, City of Largo Commissioner  
John Tornnga, City of Dunedin Commissioner

Also Present:

Michael C. Crawford, Interim Executive Director, PPC  
Linda A. Fisher, PPC Staff  
Janine M. Lescarbeau, PPC Staff  
Michael D. Schoderbock, PPC Staff  
Chelsea D. 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 January 14, 2015 Meeting
  - B. Financial Statement for January 2015
  - C. CPA Actions for February 2015
  - D. Annexation Report for January 2015
  - E. Preliminary Agenda for March 2015
  - 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 15-3: Pinellas County
      - 2. Case CW 15-4: Pinellas County
    - Regular Amendments
      - 3. Case CW 15-5: City of Clearwater
      - 4. Case CW 15-6: City of Largo
  
- IV. REPORTS/OTHER ACTION
  - A. Countywide Plan Update – Request for Public Hearing
    - 1. Countywide Plan Strategies – Draft Amendments
    - 2. Countywide Rules – Draft Amendments
    - 3. Countywide Plan Map – Draft Amendments
  
- V. EXECUTIVE DIRECTOR ITEMS
  - A. Annual Audit Fiscal Year 2013-14 (FY14) – Acceptance and Distribution
  - B. Verbal Reports
  
- VI. OTHER COUNCIL BUSINESS
  - A. Chairman/Member Items
  
- VII. ADJOURNMENT

CALL TO ORDER

Chairman Kennedy called the meeting to order at 3:13 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.

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Commissioner Seel left the meeting at 3:14 P.M.

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CONSENT AGENDA – APPROVED

Chairman Kennedy presented the Consent Agenda items, as follows:

- A. Minutes of the January 14, 2015 Meeting
- B. Financial Statement for January 2015
- C. CPA Actions for February 2015
- D. Annexation Report for January 2015
- E. Preliminary Agenda for March 2015
- F. Correspondence and PAC Agenda Action Sheet (Draft)

Commissioner Morroni moved, seconded by Commissioner Smith 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**

**PUBLIC HEARING: CASE CW 15-3, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL RURAL (RR) TO RESIDENTIAL ESTATE (RE) – APPROVED AS PER STAFF RECOMMENDATION**

Pursuant to legal notice published in the January 24, 2015 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 15-3, a proposal by Pinellas County to amend the Countywide Future Land Use Plan from RR to RE, re 2.4 acres m.o.l., located at 2535 Richards Road.

Referring to an aerial photograph and the land use map, Mr. Schoderbock pointed out the location of the subject area, described surrounding land uses, and provided a brief overview of the proposal, indicating that the proposed amendment is subthreshold; that the subject site contains a single family home; that the property owner wishes to subdivide the parcel into two lots to build an additional single family home; and that staff recommends approval of the proposed amendment.

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

Responding to the Chairman's call for the applicant, Planning Division Director Gordon R. Beardslee appeared and offered to answer any questions.

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Commissioner Seel returned to and Councilmember Rice entered the meeting at 3:17 P.M.

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In response to the Chairman's call for proponents of the request, John Pace appeared and indicated that he is the applicant.

No one appeared in response to the Chairman's call for opponents of the request; whereupon, Commissioner Morroni moved, seconded by Mayor Bradbury and carried, that Case CW 15-3 be approved as recommended by staff (Vote 13-0).

February 11, 2015

**PUBLIC HEARING: CASE CW 15-4, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM TRANSPORTATION/UTILITY (T/U) TO INSTITUTIONAL (I) – APPROVED AS PER STAFF RECOMMENDATION**

Pursuant to legal notice published in the January 24, 2015 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 15-4, a proposal by Pinellas County to amend the Countywide Future Land Use Plan from T/U to I, re 8.1 acres m.o.l., located at 14840 49th Street North.

Referring to an aerial photograph and the land use map, Mr. Schoderbock pointed out the location of the subject area, described surrounding land uses, and provided a brief overview of the proposal, indicating that the proposed amendment is subthreshold; that the subject site is owned by Pinellas County and contains the Safe Harbor homeless shelter; that the County proposes to construct a health care facility on a vacant portion of the site to provide primary care, behavioral health, and dental services for homeless individuals; and that staff recommends approval of the proposed amendment.

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

Responding to the Chairman's call for the applicant, Planning Division Director Gordon R. Beardslee appeared and offered to answer any questions.

No one responded to the Chairman's call for citizens wishing to be heard; whereupon, Commissioner Smith moved, seconded by Mayor Bradbury and carried, that Case CW 15-4 be approved as recommended by staff (Vote 13-0).

**REGULAR AMENDMENTS**

**PUBLIC HEARING: CASE CW 15-5, A PROPOSAL BY THE CITY OF CLEARWATER TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL/OFFICE GENERAL (R/OG) TO INSTITUTIONAL (I) – APPROVED AS PER STAFF RECOMMENDATION**

Pursuant to legal notice published in the January 24, 2015 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 15-5, a proposal by the City of Clearwater to amend the Countywide Future Land Use Plan from R/OG to I, re 2.1 acres m.o.l., located at the northwest corner of Jeffords Street and Druid Road South.

February 11, 2015

Mr. Schoderbock referred to aerial and street-level photographs and the land use map, pointed out the location of the subject area, described surrounding land uses, and provided a brief overview of the proposal. He indicated that the subject site consists of four parcels; that the site is developed with medical offices and parking associated with Morton Plant Hospital; and that the applicant proposes to include the parcels as part of an updated master Plan for the medical campus; whereupon; he stated that staff recommends approval of the amendment to Institutional, noting that it is consistent with the Countywide Rules and will not impact the remaining relevant countywide considerations.

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

Lauren Matzke, Long Range Planning Manager, City of Clearwater, indicated that the City concurs with the staff recommendation, and offered to answer any questions.

In response to the Chairman's call for proponents of the request, E. D. Armstrong, Esquire, Hill Ward Henderson, appeared and indicated that he represents the applicant.

No one appeared in response to the Chairman's call for opponents of the request.

Thereupon, Commissioner Piccarreto moved, seconded by Vice-Mayor Hock-DiPolito and carried, that Case CW 15-5 be approved as recommended by staff (Vote 13-0).

**PUBLIC HEARING: CASE CW 15-6, A PROPOSAL BY THE CITY OF LARGO TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM INDUSTRIAL LIMITED (IL) TO COMMERCIAL GENERAL (CG) – APPROVED AS PER STAFF RECOMMENDATION**

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Pursuant to legal notice published in the January 24, 2015 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 15-6, a proposal by the City of Largo to amend the Countywide Future Land Use Plan from IL to CG, re 3.6 acres m.o.l., located at the northwest corner of Ulmerton Road and 66th Street North.

Mr. Schoderbock referred to aerial and street-level photographs and the land use map, pointed out the location of the subject area, described surrounding land uses, and provided a brief overview of the proposal. He related that the subject site consists of 11 parcels containing five vacant warehouses and a single family home operated as a rental unit; that the applicant proposes to develop the site with multiple retail uses; and that a portion of right-of-way is

proposed to be vacated and included as part of the proposed development; whereupon, he indicated that staff recommends approval of the amendment to Commercial General, noting that it is consistent with the Countywide Rules and meets the balancing criteria for an amendment that involves a loss of industrially designated land; that although the subject site is adjacent to Unincorporated Pinellas County, it will not affect service delivery to the area; and that the amendment meets the remaining countywide considerations.

Vice-Mayor Merz discussed his rationale for keeping the parcel designated as Industrial Limited, and in response to his queries, Mr. Schoderbock discussed the vacation proposed to be part of the development, indicating that it will allow nearly all of the traffic to utilize West Rena Drive.

Chairman Kennedy commented that the property has only been vacant since 2013; and that because retaining industrial land is vitally important to Pinellas County, two years does not seem a long time to begin considering a change in land use; whereupon, in response to his queries, Mr. Schoderbock discussed the owner's difficulties in trying to market the site as industrial, and Mr. Crawford presented information regarding the "old Rules" versus the "new Rules" with respect to the industrial land use criteria, and stated that while the new criteria is easier for staff to use, the decision regarding this particular amendment was not an easy one to make.

Commissioner Cookie Kennedy related that she grew up in the City of Largo and is familiar with the subject property; and that while she completely understands the importance of the Industrial Limited designation, in her opinion, the area is better suited to the Commercial General designation, and Vice-Mayor Merz restated his concerns regarding the loss of industrial lands; whereupon, Commissioner Seel discussed the importance of being aware of properties adjacent to an industrial use and the unintended consequences that can occur when such a use borders a residential community.

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

Christine McLachlan, Principal Planner, City of Largo, indicated that the City concurs with the recommendation of staff, and in response to queries by Chairman Kennedy, related that unanimous support has been received from the Planners Advisory Committee, the Largo Planning Board, and the Largo City Commission; and that no public comment was received during the entire process.

February 11, 2015

In response to the Chairman's call for proponents of the request, Robert Pergolizzi, Gulf Coast Consulting, appeared and indicated that he represents the applicant, and in response to queries by Commissioner Morroni and Mayor Bradbury, related that the single family residence located on the property was constructed prior to the Light Manufacturing and Industry District (M-1) zoning. Mayor Bradbury stated that even though she is not against the property changing to Commercial General, she considers the U-Haul Truck Rental and Storage Facility to be a commercial business, which would not preclude further changes from industrial to commercial for parcels adjacent to and north of the subject area; whereupon, Mr. Pergolizzi, with input by Messrs. Crawford and Schoderbock, provided background information, indicating that the company will not likely attempt to change its present zoning.

Thereupon, Mr. Pergolizzi related that the applicant wants to revitalize the site into a quality development; and that prior to filing the application, he had met with County and City staffs to make sure everyone involved was comfortable with the change to Commercial General; whereupon, he requested that the Council recommend approval of the application and forward it to the Countywide Planning Authority.

No one appeared in response to the Chairman's call for opponents of the request.

Thereupon, Commissioner Morroni moved, seconded by Vice-Mayor Hock-DiPolito and carried, that Case CW 15-6 be approved as recommended by staff (Vote 12-1, with Vice-Mayor Merz casting the dissenting vote).

## REPORTS AND OTHER ACTION

### Countywide Plan Update – Request for Public Hearing – Received/Discussed

Mr. Crawford discussed the Countywide Plan, and related that it will now include provisions for preserving and improving industrial lands. He presented information regarding target employment areas and the Target Employment Industrial Land Study, indicating that approximately 4,000 acres of industrial land will be required to provide for needed jobs; and that such a goal can only be accomplished by allowing for industrial uses in more categories and for more intense use of land already designated industrial.

Ms. Fisher related that staff presented a draft of the proposed Countywide Plan Update documents last month; and that today she is presenting those documents with additional changes that reflect input by PAC and advice from legal counsel; whereupon, she reminded the members that the Countywide Plan is comprised of the Countywide Plan Strategies, the Countywide Rules, and the Countywide Plan Map.



Referring to a PowerPoint presentation, a copy of which has been filed and made a part of the record, Ms. Fisher related that changes to Countywide Plan Update from last month include items reworded for clarity, items moved between documents, and items added or changed; whereupon, she presented the following highlights:

ITEMS REWORDED FOR CLARITY

- Language addressing Scenic/Noncommercial Corridors was simplified in the Rules.
- Clarification in the Rules that “new” amendments to Residential Medium and Residential High must be located on Multimodal Corridors; does not affect current designations.

ITEMS MOVED BETWEEN DOCUMENTS

- Vision Map moved from Appendix to Strategies.
- Planning and Urban Design Principles moved from the Rules to Strategies.

ITEMS ADDED OR CHANGED

- Range of Tier II-eligible locations for Activity Centers broadened in Strategies and the Rules.
- Transportation impact assessment for Activity Centers and Multimodal Corridors (alternative to level of service) added to the Rules.
- Scenic/Noncommercial Corridor Policies from current Countywide Plan added to Strategies.

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Commissioner Seel left the meeting at 3:52 P.M.

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Ms. Fisher discussed next steps, reporting that PAC had requested an additional month to review the documents; that PPC staff will present a final draft to the members in March; and that, at that time, staff will request that the Council authorize a public hearing in April, and Mr. Crawford and PAC Chairman Michelle Orton provided input; whereupon, in response to queries by Commissioner Eggers, Mr. Crawford briefly discussed the Transit Oriented Land Use Vision Map.

EXECUTIVE DIRECTOR ITEMS

A. Annual Audit Fiscal Year 2013-14 (FY14) – Accepted/Authorized Distribution

Mr. Crawford referred to the Comprehensive Annual Financial Report prepared by CliftonLarsonAllen LLP, a copy of which has been filed and made a part of the record, and introduced Andrew Laflin, CPA, who indicated that the report presents an unmodified opinion on the financial statements and auditing standards. Mr. Laflin discussed the accounting statements, relating that there had been one uncorrected misstatement regarding salary-related payments; and that it was corrected for the current year; whereupon, he thanked Mr. Crawford and staff for their cooperation during the audit process.

During discussion and in response to comments and queries by Commissioner Eggers and Chairman Kennedy, Mr. Laflin discussed the factors associated with Pinellas County ad valorem revenue increasing from \$663,751 to \$874,534 during Fiscal Years 2013 and 2014, indicating that higher real estate values, combined with an approximate 30-percent millage rate increase, 0.0125 to 0.0160 mill, contributed to the additional revenue; whereupon, he discussed the upcoming implementation of Governmental Accounting Standards Board Statement No. 68, indicating that it will create a net pension liability and will contribute to financial reporting implications for future financial statements of the Council, and discussion ensued.

Thereupon, Mayor Bradbury moved, seconded by Commissioner Cookie Kennedy and carried, that the Annual Financial Statements and Regulatory Reports for the year ended September 30, 2014 be approved; and that the Interim Executive Director be authorized to transmit the report to the Auditor General of the State of Florida and the Board of County Commissioners (Vote 12-0).

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Commissioner Morroni left the meeting at 4:13 P.M.

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B. Verbal Reports

1. Executive Director Search

Mr. Crawford provided an update on the Executive Director search, and discussed the timeframe for interviewing applicants and selecting the final candidate, relating that he would forward the members a copy of the timeline, and Vice-Mayor Hock-DiPolito discussed the

success of the search process to date; whereupon, during discussion and in response to queries by Mayor Bradbury, Mr. Crawford related that he will contact Human Resources Manager Beverly Waldron regarding providing an opportunity for city managers to meet with the four finalists; and Cookie Kennedy requested that Indian Rocks Beach City Manager Gregg Mims be contacted and included on the Stakeholder Panel.

Thereupon, Vice-Mayor Hock-DiPolito stated that numerous qualified candidates have gone through the interview process; and suggested that the members may want to consider those individuals for current openings in their respective cities, and brief discussion ensued.

2. Fiscal Year 2015 Budget/Executive Director Salary

Mr. Crawford provided background information regarding hiring of the new Executive Director, and reported that after calculating the number of PPC and Metropolitan Planning Organization (MPO) employees, he has determined that the two organizations should contribute 35 and 65 percent, respectively, in order to equitably fund salaries and benefits; whereupon, he recommended that funding of the Director's salary be split 50-50 between the PPC and MPO until the end of the current fiscal year.

Chairman Kennedy related that he had requested that Mr. Crawford enter two line items regarding the anticipated salary contribution, including one line to reflect the anticipated 35 percent PPC salary expenditure and a second line to reflect a contribution of additional funds; and that he also requested that Mr. Crawford seek an auditor opinion regarding the PPC financially assisting the MPO.

Mr. Crawford indicated that his request is consistent with the Special Act; and that he wishes to utilize a Memorandum of Understanding (MOU) to formalize any agreement between the PPC and MPO; whereupon, Vice-Mayor Hock-DiPolito moved that funding of the Executive Director salary be split 50-50 between the PPC and MPO through September 30, 2015, and lengthy discussion ensued.

Mayor Bujalski stated that because the PPC has a millage rate to fund its operations, she cannot support using those ad valorem funds to subsidize another organization; that her opposition has to do with the principle of the matter, not the actual dollars expended; and that more dialogue is needed; whereupon, Chairman Kennedy requested that the item be placed on the March agenda, relating that MPO Interim Executive Director Sarah Ward will be able to respond to comments and queries regarding the matter at that time.

February 11, 2015

Attorney Hardy discussed the Special Act. She related that it was created to integrate the PPC/MPO with regard to transportation and land use planning; that it is acceptable to use Council funds to facilitate the integration; and that an MOU could be used to make clear the terms of a loan, if one is utilized to repay the PPC; whereupon, Vice-Mayor Hock-DiPolito withdrew her motion, and Chairman Kennedy confirmed that the item would be heard at the March meeting, and no objections were noted.

#### OTHER COUNCIL BUSINESS

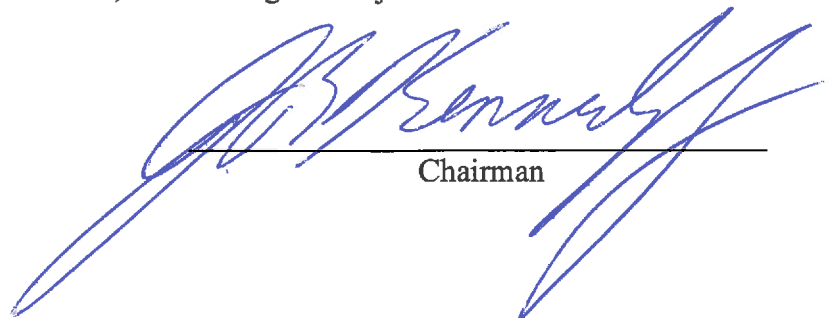
##### Chairman/Member Items

Vice-Mayor Merz suggested that the Economic Development Department task employees with focusing on industrial properties that have proven difficult to sell; whereupon, following discussion regarding the recently-held *2014 Economic Innovation and Leadership Symposium*, Mr. Crawford reported that Economic Development Director Mike Meidel will be attending the March meeting and can provide a report regarding the symposium and answer specific questions.

Mr. Crawford announced that PPC Administrative Secretary Janine Lescarbeau is leaving employment with the County, and expressed appreciation for her hard work.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 4:39 P.M.



Chairman