

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
March 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 3:44 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)
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
Karen Williams Seel, Pinellas County Commissioner
Michael Smith, City of Largo Commissioner
John Tornga, City of Dunedin Commissioner

Not Present:

Sandra Bradbury, City of Pinellas Park Mayor

Also Present:

Michael C. Crawford, Interim Executive Director, PPC
Linda A. Fisher, PPC Staff
Tina Jablon, PPC Staff
Michael Schoderbock, PPC Staff
Chelsea Hardy, Assistant County Attorney
Michelle Orton, Planners Advisory Committee (PAC) Chairman
Other interested individuals
Jenny Masinovsky, Board Reporter, Deputy Clerk

AGENDA

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

 - II. CONSENT AGENDA
 - A. Minutes of the February 11, 2015 Meeting (To be provided at the April meeting)
 - B. Financial Statement for February 2015
 - C. CPA Actions for March 2015
 - D. Annexation Report for February 2015
 - E. Preliminary Agenda for April 2015
 - F. Correspondence and PAC Agenda Action Sheet (Draft)

 - III. PUBLIC HEARINGS – To begin at 2:00 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 15-7: City of Clearwater
 - Regular Amendments
 - None
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- IV. REPORTS/OTHER ACTION
 - A. Countywide Plan Update – Request for Public Hearing
 - 1. Countywide Plan Strategies – Final Draft Amendments
 - 2. Countywide Rules – Final Draft Amendments
 - 3. Countywide Plan Map – Final Draft Amendments
 - B. Truth in Annexation Online Worksheet – Update for Fiscal Year 2015
 - C. Preliminary Budget Discussion FY16
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- V. EXECUTIVE DIRECTOR ITEM
 - A. Verbal Reports
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- VI. OTHER COUNCIL BUSINESS
 - A. Chairman/Member Items
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- VII. ADJOURNMENT

CALL TO ORDER

Chairman Kennedy called the meeting to order at 3:44 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 Kennedy presented the Consent Agenda items, as follows:

- A. Minutes of the February 11, 2015 Meeting – deferred to the April meeting.
- B. Financial Statement for February 2015
- C. CPA Actions for March 2015
- D. Annexation Report for February 2015
- E. Preliminary Agenda for April 2015
- F. Correspondence and PAC Agenda Action Sheet (Draft)

Commissioner Morroni moved, seconded by Commissioner Piccarreto and carried, that the Consent Agenda items be approved (Vote 12–0).

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 15-7, A PROPOSAL BY THE CITY OF CLEARWATER TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL SUBURBAN (RS) TO RESIDENTIAL LOW (RL) AND RESIDENTIAL LOW MEDIUM (RLM) – APPROVED

Pursuant to legal notice published in the February 21, 2015 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 15-7, a proposal by City of Clearwater to amend the Countywide Future Land Use

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Plan from RS to RL and RLM, re 2.1 acres m.o.l., located on the Southwest corner of Lake Shore Drive and Fourth Avenue South.

Referring to the zoning and land use map, Mr. Schoderbock pointed out the location of the subject property and provided a brief overview of the proposal, stating that the request is to change a 0.8-acre portion of the 2.1-acre property to RL, combining it with another RL property to the west for use as accessory parking for a car dealership, and to change the remaining 1.3-acre portion to RLM with no current plans for development; 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 the applicant local government, Lauren Matzke, City of Clearwater, appeared and offered to answer any questions.

In response to the Chairman's call for proponents of the application, E. D. Armstrong III, Esquire, Hill Ward Henderson, Clearwater, indicated that he represents the applicant and offered to answer any questions.

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 Vice-Mayor Hock-DiPolito and carried, that Case CW 15-7 be approved as recommended by staff (Vote 12-0).

Later in the meeting, Mr. Crawford announced that the Countywide Planning Authority hearing regarding Case CW 15-7 will begin at 1:00 P.M. (as opposed to 9:30 A.M.) on April 7, 2015; and that all parties to the case have been notified accordingly.

REGULAR AMENDMENTS – None

REPORTS AND OTHER ACTION

- A. **Countywide Plan Update – Request for Public Hearing**
 - 1. Countywide Plan Strategies - Final Draft Amendments

2. Countywide Rules - Final Draft Amendments
3. Countywide Plan Map - Final Draft Amendments

Mr. Crawford indicated that authorization to advertise a public hearing on the Countywide Plan Update is being requested today; and that the hearing is expected to occur in April; whereupon, noting that PPC staff is continuing to work out the Plan details with the Planners Advisory Committee, he discussed the following outstanding items.

Florida Department of Economic Opportunity update

Mr. Crawford related that a number of local governments have expressed an interest in pursuing some of the concepts of the updated Countywide Plan; and that, in anticipation of subsequent amendments for those areas, PAC had requested that PPC staff provide a briefing to the Florida Department of Economic Opportunity (DEO); whereupon, he related that Ms. Fisher and he recently discussed the Plan with DEO officials; and that their response was enthusiastic and appreciative of the PPC's efforts.

Treasure Island correspondence and response

Referring to correspondence from City of Treasure Island Mayor Robert Minning to Commissioner Cookie Kennedy (included in the agenda package), Mr. Crawford related that the City has expressed concern that the inclusion of parking areas under a building in the Floor Area Ratio (FAR) calculation reduces the density/intensity, thus limiting hotel development on small parcels; and that Mayor Minning has requested amendment of the provision in the Rules as part of the PPC approval of the Countywide Plan in April.

Mr. Crawford provided brief background information pertaining to a previously conducted extensive countywide study of the alternative hotel density standards, explaining that the aforementioned FAR standards were implemented due to reasons such as loss of smaller hotels and the aesthetic appearance of parking structures.

During discussion and in response to queries by Chairman Kennedy, Mr. Crawford noted that staff is trying to limit the Countywide Plan amendments to those specific to the Special Act; that there is not enough time before the April hearing to conduct another study justifying the requested change; and that changing the FAR standard for the smaller parcels may bring unintended consequences for other size parcels in all the beach communities; whereupon, he related that he could not reach Mayor Minning to discuss the matter and recommended

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placing the item on a list of Rule amendments to be considered after adoption of the Countywide Plan in June.

Responding to query by Commissioner Cookie Kennedy, Treasure Island City Planner Michelle Orton indicated that she does not know if the Mayor would be amenable to delaying the matter; that unlike mainland communities, Treasure Island is not able to have parking outside buildings and is being penalized by the FAR requirement; and that the matter is a big concern to the City, as it wishes to increase development; whereupon, Mr. Crawford clarified that surface parking outside of the building would not be included in the FAR.

During discussion and in response to queries by Commissioner Cookie Kennedy, Mr. Crawford provided three options of addressing the issue: first, placing it in the work program for consideration at a later date; second, utilizing a variance process at the local level, which would take less time than the recommended first option; or third, contemplating it in April, if Council deems appropriate; whereupon, with regard to the second option, Ms. Orton pointed out that Treasure Island requires a referendum to adopt any increases in density.

Thereupon, acknowledging Mr. Crawford's concern regarding possible unintended consequences, Chairman Kennedy indicated that Treasure Island's request will be addressed as quickly as possible as part of the Council's ongoing work program.

City of Largo update

Referring to his letter dated February 20, 2015 to Mr. Crawford, a copy of which has been filed and made a part of the record, City of Largo Assistant Community Development Director Robert Klute indicated that while there are still issues to be resolved with the PPC staff prior to the public hearing, he is in support of advertising for the hearing and in support of PAC; whereupon, Mr. Crawford expressed his desire to resolve any issues in the near future.

Thereupon, Vice-Mayor Hock-DiPolito moved, seconded by Commissioner Seel and carried, that staff be authorized to initiate the public hearing process for adoption of the updated Countywide Plan (Vote 12-0).

B. Truth in Annexation Online Worksheet – Update for Fiscal Year 2015

Mr. Crawford related that the worksheet is updated yearly and is available online; and that it is a great tool for helping citizens and municipal staff determine the impacts of annexation.

C. Preliminary Budget Discussion FY16

Mr. Crawford indicated that the initial millage rate and budget request for Fiscal Year 2016 are due in the Office of Management and Budget within the next week; and that adjustments will be brought back to the Council for review throughout the budget process. He noted that a 4.5-percent increase in property values is anticipated, which equates to \$41,000; that revenues are in line with the previous forecast; and that expenditures are expected to decrease slightly due to the upcoming adoption of the Countywide Plan.

Responding to queries by Chairman Kennedy and Commissioner Morroni, Mr. Crawford related that the amount previously allocated for the new PPC/MPO Executive Director salary is approximately the same as the agreed upon amount for the newly hired Executive Director, Whit Blanton.

During discussion and responding to query by Chairman Kennedy, Commissioner Seel requested that upon assuming his position, Mr. Blanton review the budgets and determine the appropriate employee split; whereupon, Chairman Kennedy indicated that until such time, the split will remain at 65/35 for the MPO and PPC, respectively, and Mr. Crawford confirmed that any adjustments would be made upon Mr. Blanton's evaluation.

EXECUTIVE DIRECTOR ITEMS

A. Verbal Reports

Mr. Crawford introduced the new PPC Administrative Secretary Tina Jablon; whereupon, he noted that Ms. Jablon is doing a great job and thanked her for spending a week volunteering to learn the process with former PPC Secretary Janine Lescarbeau. He also thanked the Human Resources Department and Human Resources Division Director Beverly Waldron for their assistance in employing Ms. Jablon and Mr. Blanton, and Chairman Kennedy concurred.

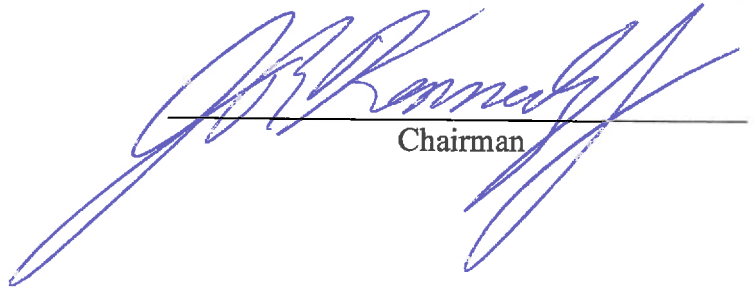
OTHER COUNCIL BUSINESS

Chairman/Member Items – None

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ADJOURNMENT

There being no further business, the meeting was adjourned at 4:16 P.M.



Chairman