

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
April 8, 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 3:18 P.M. with the following members present:

Jim Kennedy, Chairman, City of St. Petersburg Councilmember
John Morroni, Vice-Chairman, Pinellas County Commissioner
Joanne "Cookie" Kennedy, Secretary, City of Indian Rocks Beach Commissioner
Representing Beach Communities
Doreen Hock-DiPolito, Treasurer, City of Clearwater Councilmember
Julie Ward Bujalski, City of Dunedin Mayor
Representing Pinellas Suncoast Transit Authority (PSTA)
Sandra Bradbury, City of Pinellas Park Mayor
Cliff Merz, City of Safety Harbor Commissioner
Representing Oldsmar, Safety Harbor, and Tarpon Springs
Kevin Piccarreto, Town of Belleair Deputy Mayor
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:

Dave Eggers, Pinellas County Commissioner

Also Present:

Michael C. Crawford, Interim Executive Director, PPC
Linda A. Fisher, PPC Staff
Tina M. Jablon, 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 February 11, 2015 Meeting (To be provided at the May meeting)
 - B. Minutes of the March 11, 2015 Meeting (To be provided at the May meeting)
 - C. Financial Statement for March 2015
 - D. CPA Actions for April 2015
 - E. Annexation Report for March 2015
 - F. Preliminary Agenda for May 2015
 - G. 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 15-8: City of St. Petersburg
 - 2. Case CW 15-9: City of St. Petersburg
 - Regular Amendments
 - None
 - C. One-Time Repeal and Replacement of the Countywide Plan per the Special Act

- IV. REPORTS/OTHER ACTION
 - A. Annexation Report – Semi-Annual Update Fiscal Year 2015
 - B. Countywide Plan Map Adjustment – Official Acceptance

- V. EXECUTIVE DIRECTOR ITEMS
 - A. Preliminary Budget Discussion for Fiscal Year 2016
 - B. Verbal Reports

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

- VII. ADJOURNMENT

CALL TO ORDER

Chairman Kennedy called the meeting to order at 3:18 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
(To be provided at the May meeting)
- B. Minutes of the March 11, 2015 Meeting
(To be provided at the May meeting)
- C. Financial Statement for March 2015
- D. Countywide Planning Authority (CPA) Actions for April 2015
- E. Annexation Report for March 2015
- F. Preliminary Agenda for May 2015
- G. Correspondence and PAC Agenda Action Sheet (Draft)

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

PUBLIC HEARING: CASE CW 15-8, A PROPOSAL BY THE CITY OF ST. PETERSBURG TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM PLANNED REDEVELOPMENT-RESIDENTIAL (PR-R) TO PLANNED REDEVELOPMENT-MIXED USE (PR-MU) – APPROVED

Pursuant to legal notice published in the March 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 15-8, a proposal by the City of St. Petersburg to amend the Countywide Future Land Use Plan from PR-R to PR-MU, re 0.3 acre m.o.l., located at 356 and 366 41st Avenue 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 contains two single family homes; that the property owner wishes to combine the subject parcels with the area to the west and redevelop the property as a commercial use; 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.

Rick MacAulay, Planner, City of St. Petersburg, indicated that the City concurs with the staff recommendation, and offered to answer any questions.

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

Thereupon, Mayor Bradbury moved, seconded by Commissioner Smith and carried, that Case CW 15-8 be approved as recommended by staff (Vote 12-0).

PUBLIC HEARING: CASE CW 15-9, 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 March 21, 2015 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on

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Case CW 15-9, a proposal by the City of St. Petersburg to amend the Countywide Future Land Use Plan from RM to PR-MU, re 0.2 acre m.o.l., located at 9000 4th 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 contains a portion of a parking lot for the existing Wendy's restaurant; that the owner of the property wishes to redevelop the location with a new Wendy's restaurant; 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.

Rick MacAulay, Planner, City of St. Petersburg, 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, Amanda E. Taylor, Adams and Reese, appeared and indicated that she represents the applicant, Wendy's International, and offered to answer any questions.

No one appeared in response to the Chairman's call for opponents of the request; whereupon, he closed the public hearing.

Thereupon, Commissioner Smith moved, seconded by Councilmember Rice and carried, that Case CW 15-9 be approved as recommended by staff (Vote 12-0).

REGULAR AMENDMENTS – None

C. ONE-TIME REPEAL AND REPLACEMENT OF THE COUNTYWIDE PLAN PER THE SPECIAL ACT – APPROVED AND ADOPTED RESOLUTION NO. 15-2

Mr. Crawford reported that today's presentation pertains to the final draft of the new Countywide Plan; and that over the past few years, the Council has received, reviewed, and discussed numerous documents associated with the update; whereupon, he, David P. Healey, Healey Consultant Services, LLC, and Evan Johnson, Tindale Oliver and Associates, conducted a PowerPoint presentation titled *Countywide Plan Update, Pinellas Planning Council, April 8, 2015*, a copy of which has been filed and made a part of the record, and discussed the following topics:

- What the Plan Offers.
- Historical Perspective.
- Outreach and Development.
- What the Council's Vote will Approve.
- The New Special Act.
- The Countywide Plan Contents.
- Major Concepts of the New Plan.
- Adoption Process.
- The Future.

In response to comments and queries by Commissioners Morroni and Seel, Mr. Healey related that the amendment process is comprised of three tiers; that a Tier I amendment only needs to be received and recorded; that Tier II and Tier III amendments must go through a public hearing process as well as PPC and CPA review; and that multiple amendments can likely be combined if advertised and identified separately and all speakers are given an opportunity to be heard during public comment, and discussion ensued regarding how to expedite the process.

Mr. Johnson briefly discussed a report titled *Target Employment and Industrial Land Study for the Pinellas Community*, indicating that the study reviewed the issue of losing local industrial property that could be used for target employment uses; and that a series of recommendations came out of the study and have been further developed to fall within the Countywide Plan. Mr. Crawford related that he had spoken earlier with Commissioner Merz regarding potential scenarios that could contribute to a gradual loss of employment land over time, and with input by Mr. Healey, discussed proposed language to address the issue and reduce the unintended incremental erosion of the overall Employment category; whereupon, in response to queries by Commissioner Morroni, Mr. Healey related that the revised language will not constrict the members during the review process, and will merely allow for the review of amendment criteria on a case-by-case basis, and Commissioner Merz provided input.

In response to queries by the members, Mr. Crawford confirmed that Economic Development Director Mike Meidel had provided input during the process with regard to employment-related language. During discussion, he indicated that there is a 4,000-acre deficit of available county land for employment-related uses; and that land designated as industrial is only being developed at about 20 percent of its potential; whereupon, he related that allowing increased floor area ratios in target employment areas could encourage firms to better develop parcels of land; that employment-type uses will now be allowed in the office category; and that the rule change regarding amendments attempting to change employment or industrial uses to another category will remain in effect.

In response to comments and queries by Councilmember Hock-DiPolito, Mr. Crawford briefly discussed the concept of urban vertical construction for manufacturing facilities, indicating that the idea is being researched by Council staff; that it will provide an additional tool for a developer to use during the redevelopment of a property; and that the needs of a particular industry will dictate whether its operations take place at ground level or can take advantage of multi-level construction.

Mr. Crawford presented the Countywide Plan Adoption Process timeline as follows:

- April 8 PPC public hearing to recommend adoption of new plan.
- May 28 CPA workshop to discuss new plan.
- June 2 (Tentative) CPA first public hearing to adopt new plan.
- June 23 (Tentative) CPA second public hearing to adopt new plan.

In response to comments and queries by Chairman Morroni, Mr. Crawford indicated that the newly-hired Metropolitan Planning Organization (MPO)/PPC Executive Director will begin employment on June 22; that he will have an opportunity to review and provide input regarding the Countywide Plan; and that because developers and local governments are eagerly awaiting its implementation, staff is working hard to get the Plan ready for adoption earlier than originally anticipated.

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Councilmember Hock-DiPolito left the meeting at 4:14 P.M.

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Mayor Bradbury discussed possible safety issues related to placing buildings and store fronts very close to roadways, and expressed her concerns that a motorist could drive up onto the sidewalk and strike a pedestrian; and that parking lots placed behind buildings and shops could hide criminal activity from the eyes of local residents and law enforcement; whereupon, Mr. Crawford related that even though the Countywide Plan lays out preferred methods and best practices regarding planning and urban design principles, a local government retains the ability to make its own decisions regarding aspects such as building locations and setbacks.

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PAC Chairman Michelle Orton indicated that the Committee had voted unanimously in favor of the staff recommendation, and expressed her appreciation to staff for their assistance during the process.

Bob Klute, Assistant Community Development Director, City of Largo, indicated that city staff has finished its review of the adoption draft of the Countywide Plan Rules as presented to the PAC at its March 30 meeting; and that although Largo had previously expressed concern regarding two elements in the draft plan, following resolution of those concerns by PPC staff, the City concurs with the staff recommendation; whereupon, he submitted a letter for the record titled *City of Largo Staff Comments on the March 30, 2015 adoption draft of the Countywide Plan Rules*.

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

Thereupon, Commissioner Morroni moved, seconded by Commissioner Seel, that the one-time repeal and replacement of the Countywide Plan per the Special Act be approved as recommended by staff, and discussion ensued.

In response to queries by Commissioner Merz, Mr. Crawford indicated that it would be helpful to include the following as part of the motion: (1) acknowledge that a revised resolution is being approved, (2) that changes have been made to the transportation traffic generation rates in Article II, and (3) that a fix has been made to the Employment category, and the motioner and seconder agreed. Upon roll call, the vote was:

Ayes: J. Kennedy, Morroni, Bradbury, Bujalski, C. Kennedy, Merz, Piccarreto, Rice, Seel, Smith, and Tornga.

Nays: None.

Following the vote, Chairman Kennedy acknowledged the hard work of everyone involved throughout the process and congratulated them on their achievement.

REPORTS AND OTHER ACTION

A. Annexation Report – Semi-Annual Update – Fiscal Year 2015 – Received/Discussed

Referring to a PowerPoint presentation, a copy of which has been filed and made a part of the record, Mr. Schoderbock reviewed Fiscal Year 2015 voluntary annexation statistics,

as well as graphs showing acreage and taxable values for petitions reviewed and the percentage of annexations in enclaves for Fiscal Years 2001 through 2015 to date.

Mr. Schoderbock indicated that an average of 225 acres were annexed annually over the past 14 years at an average taxable value of approximately \$39 million a year; and that during the first half of Fiscal Year 2015, only about 38 acres were annexed at an approximate taxable value of \$15 million; whereupon, he indicated that during the past 14 years, approximately 26 percent of the annexations reduced or eliminated an enclave, but that during Fiscal Year 2015, approximately 40 percent of the annexations reduced or eliminated an enclave.

In response to queries by Commissioner Morroni, Mr. Schoderbock reported that the City of Clearwater has completed the most voluntary annexations so far this year; and that the City of Seminole has done very few.

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

Mr. Schoderbock 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 Rice moved, seconded by Commissioner Merz and carried, that the minor plan adjustment be accepted (Vote 11–0).

EXECUTIVE DIRECTOR ITEMS

A. Preliminary Budget Discussion for Fiscal Year 2016 – Received/Discussed

Mr. Crawford indicated that the Council’s preliminary budget information was submitted to the County Office of Management and Budget on March 18, 2015; and that the Council previously discussed the budget in March and nothing significant has changed; whereupon, he related that the members will be taking final action on the budget in July.

During discussion and in response to queries by Chairman Kennedy, Mr. Crawford discussed Planning Council expenditures and the Payroll Account, reporting that personnel costs are anticipated to rise by 4.5 percent in Fiscal Year 2016. He related that the Payroll Account includes salary and benefits for the unified Executive Director position; that the MPO is expected to cover 55 percent of the associated costs for the position; and that the PPC

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would cover the remaining 45 percent; whereupon, he indicated that the MPO and PPC would fund floor space, office equipment, and similar expenses out of the Operating Account at a 65/35 percent split, respectively.

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Commissioner Seel left the meeting at 4:37 P.M.

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B. Verbal Reports

Mr. Crawford related that Whit Blanton has been selected as the new MPO/PPC Executive Director, with a start date of June 22, 2015; and that staff and the County Attorney are working to finalize the employment contract; whereupon, he indicated that a small severance item has been included, which is consistent with state statutes; and that the contract will come before the members for approval at the May meeting.

In response to comments and queries by the members, Attorney Hardy briefly discussed matters relating to severance packages, contractual obligations and enforceability, at-will employment, voluntary and involuntary terminations, terminations with and without cause, and Florida Retirement System rules; whereupon, she related that Mr. Blanton would be expected to provide 30-days notice if he were to seek other employment; and that he has requested that a 30-day severance package be provided if he were ever to be terminated, and brief discussion ensued.

OTHER COUNCIL BUSINESS

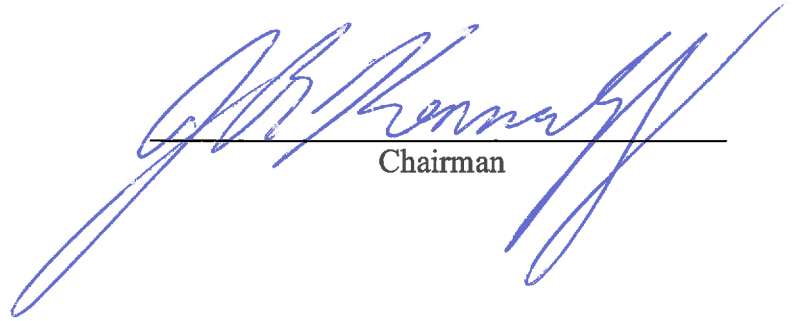
Chairman/Member Items

Commissioner Cookie Kennedy requested that a presentation take place at an upcoming meeting on the mixed use land use category regarding economic development potential; whereupon, following brief discussion, it was the consensus of the members that the item be considered for a future meeting.

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ADJOURNMENT

There being no further business, the meeting was adjourned at 4:49 P.M.



Chairman