

MINUTES OF THE MEETING OF THE  
PINELLAS PLANNING COUNCIL  
May 13, 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 3:16 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*  
Julie Ward Bujalski, City of Dunedin Mayor  
*Representing Pinellas Suncoast Transit Authority (PSTA)*  
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 (Late Arrival)  
Michael Smith, City of Largo Commissioner  
John Tornga, City of Dunedin Commissioner

Not Present:

Sandra Bradbury, City of Pinellas Park Mayor  
Dave Eggers, Pinellas County Commissioner  
Doreen Hock-DiPolito, Treasurer, City of Clearwater Councilmember

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
  - B. Minutes of the March 11, 2015 Meeting
  - C. Minutes of the April 8, 2015 Meeting (To be provided at the June meeting)
  - D. Financial Statement for April 2015
  - E. CPA Actions for May 2015
  - F. Annexation Report for April 2015
  - G. Preliminary Agenda for June 2015
  - H. 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 15-10: Pinellas County
    - Regular Amendments
      - 2. Case CW 15-11: City of Clearwater
      - 3. Case CW 15-12 City of Largo
  
- IV. REPORTS/OTHER ACTION
  - A. Pinellas Planning Council Newsletter – Draft
  - B. 2015 Legislative Update
  - C. Countywide Plan Update – Status Report
  - D. FDOT and PSTA PAC Membership
  - E. Executive Director’s Employment Agreement
  
- V. EXECUTIVE DIRECTOR ITEMS
  - A. Fiscal Year 2015 Mid-Year Budget Report and Amendment
  - B. Fiscal Year 2016 Work Program
  - C. Verbal Reports
  
- VI. OTHER COUNCIL BUSINESS
  - A. Chairman/Member Items
  - B. Cancellation of August PPC Meeting
  
- VII. ADJOURNMENT

CALL TO ORDER

Chairman Kennedy called the meeting to order at 3:16 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
- B. Minutes of the March 11, 2015 Meeting
- C. Minutes of the April 8, 2015 Meeting  
(To be provided at the June meeting)
- D. Financial Statement for April 2015
- E. Countywide Planning Authority (CPA) Actions for May 2015
- F. Annexation Report for April 2015
- G. Preliminary Agenda for June 2015
- H. Correspondence and PAC Agenda Action Sheet (Draft)

Commissioner Morroni moved, seconded by Commissioner Cookie Kennedy and carried, that Consent Agenda Items A through H be approved (Vote 9–0).

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 15-10, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL LOW (RL) TO COMMERCIAL GENERAL (CG) – APPROVED**

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Pursuant to legal notice published in the April 25, 2015 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 15-10, a proposal by Pinellas County to amend the Countywide Future Land Use Plan from RL to CG, re 0.2 acre m.o.l., located at 11787 Walsingham Road.

Mr. Crawford indicated that the proposed amendment is subthreshold; that staff recommends its approval; and that the Planners Advisory Committee (PAC) had voted unanimously in favor of the staff recommendation.

Responding to the Chairman's call for proponents, Todd Pressman, Palm Harbor, appeared and indicated that he represents the applicant. Referring to an aerial photograph, he pointed out the location of the subject parcel, indicating that that the site contains a vacant single family home; that the property owner proposes to use the property for an office and storage of personal vehicles; and that a Development Agreement between the County and property owner will limit the site to those two uses; whereupon, he offered to answer any questions.

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

Thereupon, Commissioner Cookie Kennedy moved, seconded by Commissioner Smith and carried, that Case CW 15-10 be approved as recommended by staff (Vote 9–0).

**REGULAR AMENDMENTS**

**PUBLIC HEARING: CASE CW 15-11, A PROPOSAL BY THE CITY OF CLEARWATER TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL LOW (RL) TO INSTITUTIONAL (I) – APPROVED**

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Pursuant to legal notice published in the April 25, 2015 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 15-11, a proposal by the City of Clearwater to amend the Countywide Future Land Use Plan from RL to I, re 4.5 acres m.o.l., located at 2930 County Road 193.

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 site contains a church and was recently annexed into the City in order to connect to city services; and that because places of worship are only allowed in the Institutional category under the City’s development code, the item is before the members; 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.

Chairman Kennedy reported that PAC had voted unanimously in favor of the staff recommendation.

Kyle Brotherton, Planner, City of Clearwater, indicated that the City concurs with the staff recommendation, and offered to answer any questions.

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Commissioner Seel entered the meeting at 3:24 P.M.

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

Thereupon, Commissioner Merz moved, seconded by Commissioner Cookie Kennedy and carried, that Case CW 15-11 be approved as recommended by staff (Vote 10–0).

**PUBLIC HEARING: CASE CW 15-12, A PROPOSAL BY THE CITY OF LARGO TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN FROM RESIDENTIAL URBAN (RU) AND RESIDENTIAL/OFFICE GENERAL (R/OG) WITH ACTIVITY CENTER OVERLAY (AC) TO RESIDENTIAL/OFFICE GENERAL (R/OG) AND COMMERCIAL GENERAL (CG) WITH ACTIVITY CENTER OVERLAY (AC) – APPROVED**

Pursuant to legal notice published in the April 25, 2015 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 15-12, a proposal by the City of Largo to amend the Countywide Future Land Use Plan from RU and R/OG with AC to R/OG and CG with AC, re 2.3 acres m.o.l., located at 1925 and 2031 Seminole Boulevard.

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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 site contains two vacant parcels; that the northern parcel is proposed to change from RU to R/OG; and that the southern parcel is proposed to change from R/OG with AC to CG with AC; whereupon, he indicated that the southern parcel is within the Largo Mall Activity Center Special Area Plan; that no development plans have been submitted for either parcel at the present time; and that staff recommends approval of the amendment, noting that it is consistent with the Countywide Rules and will not impact the remaining relevant countywide considerations.

Chairman Kennedy reported that PAC had voted unanimously in favor of the staff recommendation.

Valerie Brookens, Program Planner, City of Largo, 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; whereupon, he closed the public hearing.

Thereupon, Deputy Mayor Piccarreto moved, seconded by Councilmember Rice and carried, that Case CW 15-12 be approved as recommended by staff (Vote 10-0).

## REPORTS AND OTHER ACTION

### A. PPC Newsletter – Draft – Authorized Electronic Distribution

Ms. Fisher provided a brief overview of the Spring 2015 PPC Newsletter, a copy of which has been filed and made a part of the record, and noted that the lead article announces that Whit Blanton will begin his role as the first Executive Director of the Unified PPC/MPO Board on June 22; and that the newsletter introduces new members and bids farewell to those who have left.

Ms. Fisher indicated that 300 copies of the newsletter are presently distributed to local governments, chambers of commerce, libraries, community groups, and a number of other mailing list recipients, and requested that in order to conserve resources and bring distribution into a similar format as the MPO newsletter, staff be allowed to electronically distribute the item going forward; whereupon, following brief discussion, it was the consensus of the members to allow the newsletter to be distributed electronically via email and the PPC website.

B. 2015 Legislative Update – Received

Ms. Fisher indicated that the 2015 regular session of the State Legislature ended on May 1; and that because the House adjourned three days before the scheduled end of session, only a few bills were passed regarding land use; whereupon, referring to a document titled *Legislative Update 2015*, a copy of which has been filed and made a part of the record, she provided a brief summary of the following bills:

- Senate Bill 1216: Growth Management
- Senate Bill 1094: Flood Insurance Reform
- House Bill 383: Private Property Rights
- Senate Bill 278: Downtown Development Districts

Thereupon, Ms. Fisher reported that none of the bills have been signed by the Governor thus far; and that PPC staff will continue to follow the bills as they are signed into law and will assist local governments as needed.

C. Countywide Plan Update – Status Report – Received

Ms. Fisher reported that the draft Countywide Plan documents will be transmitted to the Countywide Planning Authority and will include minor changes which were approved at the April PPC meeting; whereupon, she related that subsequent to the April meeting, it had been found that a paragraph was unintentionally deleted from the Coastal High Hazard Area provisions; and that the error has been corrected in the transmittal documents.

Ms. Fisher indicated that while no major changes will be made to the document from this point forward, some minor edits may need to occur prior to its final adoption; and that the CPA has selected the following dates for discussion and action on the new Countywide Plan:

- Workshop on May 28 at 9:30 A.M.
- First Public Hearing on July 21 at 6:00 P.M. (tentative)
- Second Public Hearing on August 4 at 9:30 A.M. (tentative)

Thereupon, Chairman Kennedy recognized the hard work of everyone involved throughout the process.

D. Florida Department of Transportation (FDOT) and Pinellas Suncoast Transit Authority (PSTA) PAC Membership – Received/Discussed/Authorized Distribution

Mr. Crawford related that the Special Act identifies members that may be added to the Planners Advisory Committee at the discretion of the Council, including representatives from FDOT and PSTA; and that it is part of an ongoing effort to bring additional transportation input to the land use process. He indicated that upon authorization by the Council, staff will contact FDOT and PSTA to request their membership on the PAC; and that draft invitational letters have been included in the backup materials; whereupon, in response to queries by Chairman Kennedy, Mr. Crawford related that he will contact Attorney Hardy to determine if any Sunshine issues exist regarding the new members.

During discussion, Mayor Bujalski opined that the new representatives should be voting members on the PAC, and the Council members agreed; whereupon, Commissioner Seel moved, seconded by Mayor Bujalski and carried, that the invitational letters be sent to Brad Miller, CEO, PSTA, and Paul Steinman, District Seven Secretary, FDOT (Vote 10–0).

E. Executive Director’s Contract – Received/Discussed/Authorized Execution

Mr. Crawford referred to a document titled *PPC and MPO Executive Director Employment Agreement*, a copy of which has been filed and made a part of the record, indicating that the agreement is between the Planning Council and Executive Director Whit Blanton; that it is intended to carry out the direction of the members and to clarify items that have been discussed and agreed to; and that the agreement addresses matters regarding compensation, transportation, duties and responsibilities, dues and membership costs, termination and severance pay, and the effective date and term of the agreement.

In response to queries by Mayor Bujalski, Mr. Crawford and Commissioner Seel briefly explained why the agreement language essentially refers to the PPC rather than the PPC and MPO; whereupon, Commissioner Seel moved, seconded by Commissioner Merz and carried, that the Chairman be authorized to execute the document on behalf of the Council (Vote 10–0).

Following the vote, Mr. Blanton briefly discussed his plans to have meetings with the cities, the PSTA, and other organizations; and stated that his intent is to brief them regarding where the unified organization is headed and to obtain input and guidance regarding how they wish to move forward.



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Commissioner Seel left the meeting at 3:43 P.M.

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EXECUTIVE DIRECTOR ITEMS

A. Fiscal Year 2015 Mid-Year Budget Report and Amendment – Received/Approved Fiscal Year 2015 Budget Amendment

Mr. Crawford reviewed the budget and the proposed Fiscal Year 2015 Budget Amendment for line item allocations, and discussed PPC tax revenues, interest earnings, intergovernmental revenue, and total revenues. He provided expenditure information, relating that expenses are lower than normal due to the Executive Director not being hired until June and also due to a reduced need for consultants to assist with the Countywide Plan update; whereupon, he briefly discussed the following budget amendments: PPC Tax Revenues, PPC Fund Balance, and PPC Equipment and Furnishings.

Thereupon, Commissioner Morroni moved, seconded by Councilmember Rice and carried, that the Fiscal Year 2015 Budget Amendment be approved (Vote 9–0).

B. Fiscal Year 2016 Work Program – Received Preliminary Information

Mr. Crawford reviewed the proposed Fiscal Year 2016 Work Program, noting that it has been amended and shifted from last year to include more focus on the integration of the PPC and MPO, as well as transitioning to the new Countywide Plan and its implementation. During discussion and in response to comments and queries by the members, Mr. Crawford provided information regarding the recent Economic Symposium, relating that staff is presently developing a program for another symposium in the near future, and discussed potential topics, indicating that the goal is to bring together communities within the county and find areas that need assistance; whereupon, he related that staff will bring the item back for final approval at a future meeting.

C. Verbal Reports

Mr. Crawford briefly discussed the new agenda automation system, relating that the automation tool will first be implemented for County Commission meetings; and that the PPC will likely begin using the tool in October, and Mayor Bujalski and Commissioner Merz

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remarked that the system is very easy to use; whereupon, Mr. Crawford discussed his recent presentation of the PPC Budget to the County Commission.

OTHER COUNCIL BUSINESS

Chairman/Member Items

1. August PPC Meeting – Cancelled

Chairman Kennedy noted that it is the custom of the Council to cancel its August meeting; whereupon, following brief discussion in which the Chairman reported that the MPO meeting would not take place as well, no objections were noted.

2. Mixed Use Presentation – Agendaed for June Council Meeting

Referring to a request by Commissioner Cookie Kennedy at the April meeting, Mr. Crawford indicated that a presentation on economic development potential in the mixed land use category will take place at the June meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:55 P.M.



Chairman