

MINUTES OF THE MEETING OF THE  
PINELLAS PLANNING COUNCIL  
October 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 3:16 P.M. with the following members present:

Jim Kennedy, Chairman, City of St. Petersburg Councilmember  
John Morroni, Vice-Chairman, Pinellas County Commissioner  
Doreen Hock-DiPolito, Treasurer, City of Clearwater Councilmember  
Julie Ward Bujalski, City of Dunedin Mayor  
*Representing Pinellas Suncoast Transit Authority (PSTA)*  
Dave Eggers, Pinellas County Commissioner  
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  
John Tornga, City of Dunedin Commissioner

Not Present:

Sandra Bradbury, City of Pinellas Park Mayor  
Joanne "Cookie" Kennedy, Secretary, City of Indian Rocks Beach Commissioner  
*Representing Beach Communities*  
Karen Williams Seel, Pinellas County Commissioner  
Michael Smith, City of Largo Commissioner

Also Present:

Whit Blanton, Executive Director, PPC  
Michael C. Crawford, Planning Division Manager, PPC  
Linda A. Fisher, PPC Staff  
Tina M. Jablon, PPC Staff  
Chelsea D. Hardy, Assistant County Attorney  
Michelle Orton, Planners Advisory Committee (PAC) Chairman  
Other interested individuals  
Lynn M. Abbott, Board Reporter, Deputy Clerk

AGENDA

- I. CALL TO ORDER
  
- II. CONSENT AGENDA
  - A. Minutes of the September 9, 2015 Meeting
  - B. Financial Statement for September 2015
  - C. CPA Actions for October 2015
  - D. Annexation Report for September 2015
  - E. Preliminary November 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 Plan Map
    - Subthreshold Amendments
      - 1. Case CW 15-13: City of St. Petersburg
    - Regular Amendments
      - 2. Case CW 15-16: Pinellas County
      - 3. Case CW 15-17: City of Dunedin
  
- IV. REPORTS/OTHER ACTION
  - None
  
- V. EXECUTIVE DIRECTOR ITEMS
  - A. Support Services Memorandum of Understanding with Pinellas County Clerk of the Circuit Court
  - B. Verbal Reports
  
- VI. OTHER COUNCIL BUSINESS
  - A. Reminder Next Meeting is November 18, 2015
  - B. Chairman/Member Items
  
- VII. ADJOURNMENT

CALL TO ORDER

Chairman Kennedy called the meeting to order at 3:16 P.M. and welcomed those in attendance.

CONSENT AGENDA – APPROVED

Mr. Blanton related that the PPC was overall under budget for the fiscal year end, although salaries and wages exceeded the budget by one to two percent due to small errors which will be corrected. He indicated that more Council activities are anticipated than were provided for in the budget; that the risk assessment budget needs to be adjusted based on information provided by the County; and that 2016 budget amendments will be prepared for both items.

Chairman Kennedy presented the Consent Agenda items, as follows:

- A. Minutes of the September 9, 2015 Meeting (deferred to the November meeting)
- B. Financial Statement for September 2015
- C. CPA Actions for October 2015
- D. Annexation Report for September 2015
- E. Preliminary November 2015 Agenda
- F. Correspondence and PAC Agenda Action Sheet (Draft)

Commissioner Morroni moved, seconded by Councilmember Rice and carried, that Consent Agenda Items A through F 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 Plan Map

SUBTHRESHOLD AMENDMENTS

PUBLIC HEARING: CASE CW 15-13, A PROPOSAL BY THE CITY OF ST. PETERSBURG TO AMEND THE COUNTYWIDE PLAN MAP FROM RESIDENTIAL MEDIUM (RM) TO MULTIMODAL CORRIDOR (MMC) – APPROVED

Pursuant to legal notice published in the September 26, 2015 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 15-13, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from RM to MMC, re 0.1 acre m.o.l., located at 416 35th Avenue North.

Mr. Crawford indicated that staff recommends approval of the proposed subthreshold amendment, noting that backup documentation is included in the agenda package.

Thereupon, Commissioner Eggers moved, seconded by Councilmember Hock-DiPolito and carried, that Case CW 15-13 be approved as recommended by staff (Vote 9-0).

### **REGULAR AMENDMENTS**

#### **PUBLIC HEARING: CASE CW 15-16, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE PLAN MAP FROM RESIDENTIAL VERY LOW (RVL) TO PUBLIC/SEMI-PUBLIC (P/SP) AND PRESERVATION (P) – APPROVED**

Pursuant to legal notice published in the September 26, 2015 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 15-16, a proposal by Pinellas County to amend the Countywide Plan Map from RVL to P/SP and P, re 5.0 acres m.o.l., located on the south side of Keystone Road, 1,960 feet east of East Lake Road, in the unincorporated East Lake Tarpon area.

Referring to aerial and ground level photographs and the land use map, Mr. Crawford pointed out the location of the subject property and described the surrounding area, noting that the property is located along a Scenic/Noncommercial Corridor with a Rural/Open Space subclassification extending to the Hillsborough County line; and that the proposed Public/Semi-Public category would allow an assisted living facility (ALF) which, in staff's opinion, would not change the character of the area; whereupon, he indicated that staff recommends approval of the land use change, subject to the accompanying Development Agreement limiting the facility to 80 beds, noting that 157 would be allowed under the Countywide Rules, and prohibiting the facility from offering drug rehabilitation or mental health services.

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

Appearing on behalf of the applicant local government, Planning Department Zoning Manager Glenn Bailey clarified that the Development Agreement also limits the building to one story at a height of 35 feet; and that the landscaping details will be discussed at the time of the site plan review. Responding to queries by Commissioner Eggers, he acknowledged that there was selective opposition by some property owners in the Woodfield subdivision regarding proximity, scale, and access to the development, noting that the position of the Woodfield Homeowners Association is neutral. He indicated that, although the property is located in the Scenic/Noncommercial Corridor, there are other institutional uses in the area including a fire

October 14, 2015

station; that the property to the west is owned by the School Board and could potentially hold a school; and that staff would not support the request for the ALF without the restrictions in the Development Agreement.

Todd Pressman, Palm Harbor, indicated that he represents the applicants, Cheryl Moore and Eric Moore, who have been running Pinellas County ALFs for a number of years. Referring to a PowerPoint presentation, he confirmed that Keystone Road would be the sole access point; that access between the ALF and the Woodfield subdivision is not permitted; that setbacks will protect the woodland and wetland area; that extensive forestation, water features, and upgraded landscaping along Keystone Road will aesthetically enhance the property and provide a buffer from Woodfield; and that the developer has worked closely with the Council of North County Neighborhoods (CNCN) and has the support of all related agencies and review panels.

In response to queries by the members, Mr. Pressman confirmed that the Board of County Commissioners voted unanimously to approve the case, and noted that discussions were held with the Woodfield residents and CNCN; whereupon, he reviewed the conditions of the Development Agreement.

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

Thereupon, Commissioner Morroni moved, seconded by Commissioner Eggers and carried, that Case CW 15-16 be approved as recommended by staff (Vote 9-0).

**PUBLIC HEARING: CASE CW 15-17, A PROPOSAL BY THE CITY OF DUNEDIN TO AMEND THE COUNTYWIDE PLAN MAP FROM RESIDENTIAL LOW MEDIUM (RLM) TO RESORT (R) – APPROVED**

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Pursuant to legal notice published in the September 26, 2015 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 15-17, a proposal by the City of Dunedin to amend the Countywide Plan Map from RLM to R, re 2.4 acres m.o.l., located at 2641 Michael Place.

Referring to aerial and street-level photographs and the land use map, Mr. Crawford pointed out the location of the subject property, described surrounding land uses, and provided a brief overview of the proposal. He indicated that the application includes a Development Agreement authorizing a 90-room hotel with a 4,000-square-foot restaurant; that 120 rooms would be allowed under the Countywide Rules; and that the site is currently vacant. Noting that the

October 14, 2015

property is located in a Coastal High Hazard Area, he stated that while the Resort category allows 30 residential units to the acre, the Development Agreement prohibits any residential uses; and that the Agreement also incorporates recommendations set forth in the City of Dunedin's Comprehensive Plan pertaining to its Corridor Plan and emergency evacuation; whereupon, he recommended approval, noting that the request is consistent with the Countywide Plan.

Planners Advisory Committee Chairman Michelle Orton indicated that the Committee has reviewed the staff report and recommends unanimous approval.

Responding to the Chairman's call for the applicant local government, Greg Rice, Dunedin Planning and Development Director, indicated that the 2010 Corridor Study addressed the land use, zoning, and the future potential of the Dunedin Causeway; that the project fits the desired commercial uses of the area; and that the up-front placement of the restaurant matches the new form-based code.

Bob Ironsmith, Dunedin Director of Economic Development, related that the attraction of a hotel fulfills a major goal of the City's Economic Development Master Plan; that the project revitalizes the area and is an appropriate reuse for in-fill on the vacant property; that Dunedin is excited about the project; and that the applicant has already invested in the Best Western hotel near the Dunedin marina.

In response to queries by the members, Mr. Rice acknowledged that there is concern about the proximity of the building to the residential development nearby, and indicated that he worked with the consultant to increase the buffer to 25 feet with landscaped vegetation and screened porch areas in the back of the hotel; and that the strict noise ordinance limits the decibels at the property line.

Responding to the Chairman's call for proponents, Cindy Terrapani, Florida Design Consultants, indicated that she represents the property owners; and that the Dunedin City Commission expressed support for the proposal; whereupon, she reviewed commitments made by the property owners to address concerns expressed by the community, noting that the Development Agreement was entered into to codify the agreement between the developer and the City to restrict the use to a 90-room hotel with a 4,000-square-foot restaurant and to evacuate the hotel upon the issuance of a hurricane watch. She emphasized that the project supports the City's Causeway Corridor Plan and complies with the policies of its Comprehensive Plan; and related that a neighborhood meeting was held, as required by the City, with approximately 20 neighbors in attendance; that there were no complaints about the restaurant, but were concerns about the

proximity to the condominium; and that the hotel is consistent with the condominium and the two residential projects nearby that are 26 percent homesteaded.

In response to queries by the members, Ms. Terrapani presented a rendering of the elevation and clarified the flood zone requirements, noting that the design review process is consistent with Dunedin's Comprehensive Plan.

No one appeared in response to the Chairman's call for opponents or citizens wishing to be heard; whereupon he closed the public hearing.

Thereupon, Mayor Bujalski moved, seconded by Commissioner Tornga and carried, that Case CW 15-17 be approved as recommended by staff (Vote 9-0).

REPORTS AND OTHER ACTION – None

EXECUTIVE DIRECTOR ITEMS

A. Support Services Memorandum of Understanding with Pinellas County Clerk of the Circuit Court

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Mr. Blanton related that the unification of the Metropolitan Planning Organization (MPO) and the PPC created challenges to staff resources due to the complex nature of the MPO with regard to its payroll, accounting, and billing; and that following discussions with the Fiscal Accountability Workgroup, the feasibility of having the Clerk's Office take over the extra duties was evaluated.

Mr. Crawford stated that the Clerk's Office performed personnel duties for the MPO before it merged with the PPC; that it processes the payroll for the rest of Pinellas County; and that it has agreed to process a portion of the PPC payroll for a nominal fee to relieve the burden on staff; whereupon, he indicated that the Memorandum of Understanding is ready for approval, noting that the duties would start with the next pay period.

Thereupon, Commissioner Merz moved, seconded by Councilmember Rice and carried, that the Support Services Memorandum of Understanding with Pinellas County Clerk of the Circuit Court be approved as recommended by staff (Vote 9-0).

October 14, 2015

B. Verbal Report

Mr. Blanton indicated that MPO and PPC will be initiating general planning consultant contracts during January and February; that the range of consultant resources will be broadened to cover potential needs of the unified land use and planning agency; and that further information will be presented to the members for review, likely in the November timeframe.

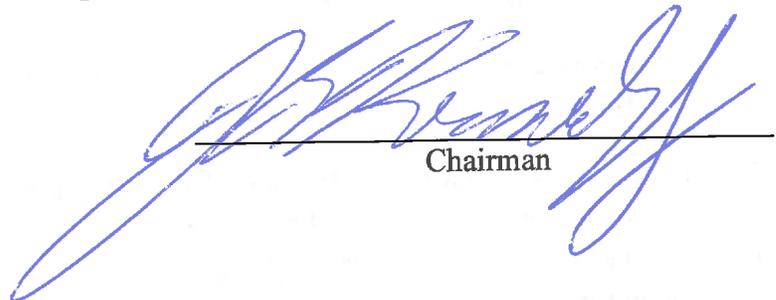
OTHER COUNCIL BUSINESS

A. Reminder Next Meeting is November 18, 2015

B. Chairman/Member Items – None

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:58 P.M.



Chairman