

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
December 9, 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 2:32 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)
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
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:

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

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AGENDA

- I. CALL TO ORDER
- II. CONSENT AGENDA
 - A. Minutes of the October 14, 2015 Meeting
 - B. Minutes of the November 18, 2015 Meeting (To be provided at the January meeting)
 - C. Financial Statements for October and November 2015
 - D. CPA Actions for December 2015
 - E. Annexation Report for November 2015
 - F. Preliminary January 2016 Agenda
 - 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 Plan Map
 - Subthreshold Amendments
 - 1. Case CW 15-20 – City of St. Petersburg – Withdrawal Requested
 - 2. Case CW 15-21 – City of St. Petersburg
 - Regular Amendments
 - 3. Case CW 15-22: Pinellas County
 - 4. Case CW 15-23: City of Tarpon Springs
- IV. REPORTS/OTHER ACTION
 - A. Lease Agreement with Pinellas County
- V. EXECUTIVE DIRECTOR ITEMS
 - A. PAC Membership Roster for 2016
 - B. Year-End Budget Report for FY 15
 - C. Verbal Reports
- VI. OTHER COUNCIL BUSINESS
 - A. Holiday Gathering at O’Keefe’s Following Today’s Meeting
 - B. Chairman/Member Items
- VII. ADJOURNMENT

CALL TO ORDER

Chairman Kennedy called the meeting to order at 2:32 P.M. and welcomed those in attendance.

CONSENT AGENDA – APPROVED

Chairman Kennedy presented the Consent Agenda items, as follows:

- A. Minutes of the October 14, 2015 Meeting
- B. Minutes of the November 18, 2015 Meeting (Deferred until January agenda)
- C. Financial Statements for October and November 2015 (Deferred until January agenda)
- D. CPA Actions for December 2015 (Deferred until January agenda)
- E. Annexation Report for November 2015
- F. Preliminary January 2016 Agenda
- G. Correspondence and PAC Agenda Action Sheet (Draft)

Councilmember Hock-Dipolito moved, seconded by Commissioner Kennedy and carried, that Consent Agenda Items A through G be approved (Vote 12–0).

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Deviating from the agenda, Chairman Kennedy indicated that Item No. IV, Reports/Other Action, would be heard at this time; and that Item No. V, Executive Director Items, would follow.

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REPORTS AND OTHER ACTION

- A. Lease Agreement with Pinellas County

Mr. Blanton stated that the new five-year lease agreement for the second floor of the County building at 310 Court Street for the PPC and the Metropolitan Planning Organization (MPO) reflects a tremendous cost savings resulting from the unification of the two entities.

Mr. Crawford provided background information regarding the former and current PPC and MPO leases; referenced the MPO and PPC Interlocal Agreement for Staff and Support Services, which became effective December 14, 2015; and related that the Council’s current five-year lease is in its fourth year, but the new lease supersedes the current lease and runs from January 1, 2016 through December 31, 2020. He related that the new lease includes the remainder of the Council’s deferred rent payments allowed by Real Estate Management and spreads it out for repayment over the new five-year term; whereupon, he indicated that for calendar year 2016, the total rent payments will be \$74,201, with the MPO paying \$47,108 and the PPC paying \$27,169.

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In response to queries by Commissioner Eggers, Mr. Crawford related that the \$7-per-square-foot figure covers operational costs, including repair and maintenance; whereupon, Mr. Blanton provided a percentage breakdown of costs attributed to the MPO and the PPC.

Thereupon, Commissioner Eggers moved, seconded by Commissioner Tornega and carried, that the Lease Agreement with Pinellas County be approved as recommended by staff (Vote 12-0).

EXECUTIVE DIRECTOR ITEMS

A. PAC Membership Roster for 2016

Mr. Blanton presented the 2016 PAC membership roster, noting that some cities have appointed new members; and that Marcie Stenmark, Safety Harbor Planning Director, will be the new Chair.

B. Year-End Budget Report for FY 2015

Mr. Blanton presented an overview of the 2014-2015 year-end budget report, noting that the total revenues received were \$1,850,921; whereupon, he pointed out that the expenditures were under budget and revenues were over. He referenced the audit currently being conducted, relating that it should be completed by the end of December; whereupon, he discussed two staff vacancies, noting that he is committed to filling one position but, depending upon the findings of the audit, may decide not to fill the other.

C. Verbal Reports

Chairman Kennedy suggested having a brief discussion of the January and February agenda items before the start of the public hearings; whereupon, Mr. Blanton indicated that proposed amendments to the Countywide Rules will be presented in January and will be advertised for public hearing in February, noting that the amendments relate to the Transfer of Development Rights (TDR) policy, the Floor Area Ratio (FAR) for temporary lodging units in the beach communities, and the Target Employment Center (TEC) designation on the Countywide Plan Map.

Mr. Crawford provided historical information regarding the TDR policy, relating that it is the allowable transfer of a particular development right from one parcel to another. He indicated that County staff would like to apply the TDR policy for redevelopment in the multimodal corridors and/or activity centers, and the issue will be brought before the Council in January.

Noting that the FAR relates to the density of a site, Mr. Crawford provided historical information about the policy, relating that during the boom era and before the financial crisis began, new standards for temporary lodging uses were applied as a result of developers buying up mom-and-pop motels and apartment complexes on the beaches and elsewhere and converting them to condominiums. He indicated that the beach communities are finding that the FAR is too restrictive; and that staff plans to evaluate the current FAR to see if it needs to be adjusted for smaller parcels.

Mr. Crawford indicated that a TEC is a new concept adopted in the updated Countywide Plan as a way to allow for more jobs; whereupon, he reviewed the process used to identify target employment areas and discussed how 100 acres was selected as the threshold for a center. He indicated that local governments are looking at projects that could use the higher FAR for a target employment use outside the centers; and that staff plans to bring before the Council a process that would allow a target employment category on an area less than 100 acres, and discussion ensued.

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 15-20, A PROPOSAL BY THE CITY OF ST. PETERSBURG TO AMEND THE COUNTYWIDE PLAN MAP FROM RESIDENTIAL MEDIUM (RM) TO RESIDENTIAL LOW MEDIUM (RLM) – WITHDRAWN

Chairman Kennedy referred to Case CW 15-20, a proposal by the City of St. Petersburg to reclassify an area totaling 8.3 acres of the Allendale neighborhood generally bounded by 38th Avenue North, Dr. Martin Luther King Jr. Street North, Foster Hill Drive North, and Haines Road North, and indicated that the item has been withdrawn.

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PUBLIC HEARING: CASE CW 15-21, A PROPOSAL BY THE CITY OF ST. PETERSBURG TO AMEND THE COUNTYWIDE PLAN MAP FROM RESIDENTIAL LOW MEDIUM (RLM) TO RESIDENTIAL MEDIUM (RM) – APPROVED

Pursuant to legal notice published in the November 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 15-21, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from RLM to RM, re 2.9 acres m.o.l., located in the Allendale neighborhood generally bounded by 42nd Avenue North, 12th Street North, Haines Road North, and 15th Street North, St. Petersburg.

Mr. Crawford provided a brief overview of the proposal. He stated that the property qualifies as a subthreshold amendment, as it is less than ten acres in size; whereupon, he indicated that staff recommends approval of the application.

Councilmember Rice explained that when the zoning was being revised two years ago, the way the lots were developed was not taken into consideration; and that the amendment will correct the oversight. Chairman Kennedy stated that when the Council heard the case, the meeting was heavily attended; whereupon, in response to query by Commissioner Morroni, Councilmember Rice related that the public was concerned that larger lots would be subdivided and smaller homes would be shoehorned into an area designed for larger homes; that there was very little public opposition; and that the neighborhood seemed to be in favor of the amendment.

Thereupon, Commissioner Eggers moved, seconded by Councilmember Rice and carried, that Case CW 15-21 be approved as recommended by staff (Vote 12-0).

No one appeared in response to the Chairman's belated call for proponents, opponents, or citizens wishing to be heard; whereupon, Ms. Orton indicated that the Planning Advisory Committee agrees with the recommendation.

REGULAR AMENDMENTS

PUBLIC HEARING: CASE CW 15-22, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE PLAN MAP FROM RESORT (R) TO RETAIL & SERVICES (R&S) – APPROVED

Pursuant to legal notice published in the November 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 15-22, a proposal by Pinellas County to amend the Countywide Plan Map from R to R&S, re 5.7 acres m.o.l., located at 15151 113th Avenue North.

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Referring to a PowerPoint presentation, Mr. Crawford pointed out the location of the subject property, described the surrounding area, and related that the property contains the Indian Springs Marina. He indicated that the present R classification does allow marinas; and that the requested R&S also allows marinas, but will allow the applicant to fix the storm-damaged buildings and redevelop the property in context with the surrounding neighborhood.

Mr. Crawford reported that the majority of the marinas in Pinellas County are in the R&S and R categories; that marinas are also allowed in the Employment and Industrial categories; and that there are restrictions in place to prevent the property from becoming a shopping center. He indicated that there are no Level of Service issues for the area roadways, as the category change represents less trips; and that there is some Coastal High Hazard Area on the property, which is consistent with a water-dependent use; whereupon, he indicated that staff recommends approval.

Commissioner Morroni commented that the BCC had heard the case once; and that it was approved unanimously.

Ms. Orton indicated that the Planners Advisory Committee had reviewed the staff report and voted unanimously in favor of the staff recommendation.

Appearing on behalf of the applicant local government, Planning Department Director Gordon Beardslee indicated that he agrees with the staff recommendation and offered to answer any questions.

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 Smith and carried, that Case CW 15-22 be approved as recommended by staff (Vote 12-0).

PUBLIC HEARING: CASE CW 15-23, A PROPOSAL BY THE CITY OF TARPON SPRINGS TO AMEND THE COUNTYWIDE PLAN MAP FROM RESIDENTIAL MEDIUM (RM) TO RETAIL & SERVICES (R&S) – APPROVED

Pursuant to legal notice published in the November 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 15-23, a proposal by the City of Tarpon Springs to amend the Countywide Plan Map from RM to R&S, re 0.8 acre m.o.l., located on the south side of Lake Tarpon Avenue, west of 1513 Lake Tarpon Avenue, Tarpon Springs.

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Referring to a PowerPoint presentation, Mr. Crawford pointed out the location of the subject area, described the surrounding land uses, and provided a brief overview of the proposal. He related that the application is intended to allow the Tarpon Turtle Restaurant to provide additional parking, noting that overflow parking presently occurs in the right-of-way.

Mr. Crawford indicated that there is no Level of Service issue, adding that there is a small potential increase in traffic on paper. He related that while the amendment would normally qualify as a subthreshold amendment, the westernmost parcel is within a Scenic/Non-Commercial Corridor, so the proposal must be reviewed as a regular amendment; and that the change will not affect the Scenic/Non-Commercial Corridor; whereupon, he indicated that staff recommends approval of the application based on an exception to the Scenic/Non-Commercial Corridor.

Ms. Orton indicated that the Committee has reviewed the staff report and recommended unanimous approval; whereupon, speaking in her role as the Principal Planner for the City of Tarpon Springs, she related that the City plans to place a restrictive covenant on the site so it can only be used for parking.

Responding to the Chairman's call for proponents, Todd Pressman, Palm Harbor, indicated that he represents the Tarpon Turtle and agrees with the staff report, noting that he worked very closely with the City, and the request was approved unanimously by the City Council.

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

Thereupon, Commissioner Eggers moved, seconded by Commissioner Morroni and carried, that Case CW 15-23 be approved as recommended by staff (Vote 12-0).

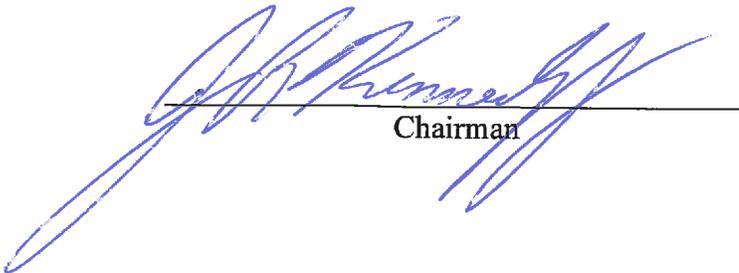
OTHER COUNCIL BUSINESS

- A. Holiday Gathering at O'Keefe's Following Today's Meeting
- B. Chairman/Member Items – None

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ADJOURNMENT

There being no further business, the meeting was adjourned at 3:17 P.M.



Chairman

