

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
January 13, 2016

The Pinellas Planning Council (PPC) met in regular session in the County Commission Assembly Room, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida, at 3:22 P.M. with the following members present:

Jim Kennedy, Chairman, City of St. Petersburg Councilmember
John Morroni, Vice-Chairman, Pinellas County Commissioner (Late Arrival)
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
Dave Eggers, Pinellas County Commissioner (Late Arrival)
Cliff Merz, City of Safety Harbor Commissioner
Representing Oldsmar, Safety Harbor, and Tarpon Springs
Kevin Piccarreto, Town of Belleair Deputy Mayor (Late Arrival)
Representing Inland Communities
Karen Williams Seel, Pinellas County Commissioner (Late Arrival)
Michael Smith, City of Largo Commissioner
John Tornga, City of Dunedin Commissioner

Not Present:

Darden Rice, City of St. Petersburg Councilmember

Also Present:

Whit Blanton, Executive Director, PPC
Michael C. Crawford, Planning Division Manager, PPC
Brett C. Burks, PPC Staff
Tina M. Jablon, PPC Staff
Chelsea D. Hardy, Assistant County Attorney
Other interested individuals
Michael P. Schmidt, Board Reporter, Deputy Clerk

AGENDA

- I. CALL TO ORDER

- II. CONSENT AGENDA
 - A. Minutes of the November 18, 2015 Meeting
 - B. Minutes of the December 9, 2015 Meeting
 - C. Financial Statements for October, November, and December 2015
 - D. CPA Actions for December 2015
 - E. Annexation Report for December 2015
 - F. Preliminary February 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 16-2: Pinellas County
 - 2. Case CW 16-3: City of Clearwater
 - Regular Amendments
 - 3. Case CW 16-1: Pinellas County
 - 4. Case CW 16-4: City of Largo

- IV. REPORTS/OTHER ACTION
 - A. Countywide Rules Amendments – Request to Advertise
 - 1. Target Employment Centers
 - 2. Transferable Development Rights
 - 3. Temporary Lodging Intensity Standards

- V. EXECUTIVE DIRECTOR ITEMS
 - A. Annexation Discussion
 - B. Verbal Reports

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

- VII. ADJOURNMENT

CALL TO ORDER

Chairman Kennedy called the meeting to order at 3:22 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 November 18, 2015 Meeting
- B. Minutes of the December 9, 2015 Meeting
- C. Financial Statements for October, November, and December 2015
- D. Countywide Planning Authority (CPA) Actions for December 2015
- E. Annexation Report for December 2015
- F. Preliminary February 2016 Agenda
- G. Correspondence and PAC Agenda Action Sheet (Draft)

Councilmember Hock-DiPolito moved, seconded by Mayor Bradbury and carried, that Consent Agenda Items A through G be approved (Vote 8–0).

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Deputy Mayor Piccarreto and Commissioners Morroni and Eggers entered the meeting at 3:23 P.M.

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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 16-2, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE PLAN MAP FROM PUBLIC/SEMI-PUBLIC (P/SP) TO RETAIL & SERVICES (R&S) – APPROVED

Pursuant to legal notice published in the December 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 16-2, a proposal by Pinellas County to amend the Countywide Plan Map from P/SP to R&S, re 2.1 acres m.o.l., located at 5825 66th Street North.

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 the applicant, Planning Department Director Gordon R. Beardslee appeared and offered to answer any questions.

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

Thereupon, Commissioner Smith moved, seconded by Mayor Bradbury and carried, that Case CW 16-2 be approved as recommended by staff (Vote 11-0).

PUBLIC HEARING: CASE CW 16-3, A PROPOSAL BY THE CITY OF CLEARWATER TO AMEND THE COUNTYWIDE PLAN MAP FROM RESIDENTIAL LOW MEDIUM (RLM) TO OFFICE (O) – APPROVED

Pursuant to legal notice published in the December 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 16-3, a proposal by the City of Clearwater to amend the Countywide Plan Map from RLM to O, re 0.2 acre m.o.l., located at 2727 Daniel Street.

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

Lauren Matzke, Long Range Planning Manager, City of Clearwater, indicated that the City concurs with the staff recommendation, and offered to answer any questions.

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

Thereupon, Commissioner Merz moved, seconded by Mayor Bujalski and carried, that Case CW 16-3 be approved as recommended by staff (Vote 11-0).

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Commissioner Seel entered the meeting at 3:30 P.M.

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REGULAR AMENDMENTS

PUBLIC HEARING: CASE CW 16-1, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE PLAN MAP FROM RESIDENTIAL LOW MEDIUM (RLM) TO RESIDENTIAL MEDIUM (RM) – APPROVED

Pursuant to legal notice published in the December 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 16-1, a proposal by Pinellas County to amend the Countywide Plan Map from RLM to RM, re 4.9 acres m.o.l., located at 13101 South Belcher Road.

Mr. Crawford referred to aerial and street-level photographs and the Countywide Plan Map, pointed out the location of the subject area, described surrounding land uses, and provided a brief overview of the proposal. He related that under the Countywide Rules, 72 dwelling units can be built on the site, but that the applicant plans to utilize an affordable housing density bonus in order to construct 92 units; whereupon, he reported that the site is proximate to supporting and primary corridors; and that it has good access to mass transit service.

Mr. Crawford related that the proposed amendment to RM recognizes the proposed use of the site; that it is consistent with the criteria for utilization of the category; that it either does not involve, or will not significantly impact, the remaining relevant countywide considerations; and that staff recommends its approval; whereupon, he indicated that PAC had voted unanimously in favor of the staff recommendation.

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Responding to the Chairman's call for the applicant, Planning Department Director Gordon R. Beardslee appeared and offered to answer any questions.

Responding to the Chairman's call for proponents, E. D. Armstrong, III, Esquire, Hill Ward Henderson, Clearwater, appeared and indicated that he represents the applicant 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.

In response to query by Commissioner Smith regarding how "green" the site will be subsequent to its development, Mr. Crawford briefly discussed the affordable housing density bonus, number of units to be built, and impervious surface areas, noting that while the property will see considerable changes, stormwater drainage requirements and minimum open space requirements must still be met.

Thereupon, Deputy Mayor Piccarreto moved, seconded by Councilmember Hock-DiPolito and carried, that Case CW 16-1 be approved as recommended by staff (Vote 12-0).

PUBLIC HEARING: CASE CW 16-4, A PROPOSAL BY THE CITY OF LARGO TO AMEND THE COUNTYWIDE PLAN MAP FROM EMPLOYMENT (E) AND TARGET EMPLOYMENT CENTER OVERLAY (TEC) TO PUBLIC/SEMI-PUBLIC (P/SP) AND TEC – APPROVED

Pursuant to legal notice published in the December 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 16-4, a proposal by the City of Largo to amend the Countywide Plan Map from E and TEC to P/SP and TEC, re 9.2 acres m.o.l., located at 1551 Starkey Road.

Mr. Crawford referred to aerial and street-level photographs and the Countywide Plan 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 parcel includes the City's Public Works and Environmental Services Departments; and that public recycling bins and a reclaimed water tank are located on the property; whereupon, he related that Largo wishes to utilize categories that more closely match the characteristics of its facilities; and that provide the City more flexibility to provide services to its residents and businesses.

Mr. Crawford indicated that the P/SP and TEC categories recognize the proposed use of the site and are consistent with the criteria for utilization of those categories; that the proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations; and that staff recommends its approval; whereupon, he indicated that PAC had voted unanimously in favor of the staff recommendation, and pointed out a scrivener's error on the staff report.

Cara Woods, Planner, City of Largo, indicated that the City concurs with the staff recommendation, and offered to answer any questions.

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

In response to queries by Commissioner Merz, Mr. Crawford indicated that even though the overlay provides for an increase in Floor Area Ratio, which allows the property to be used for future target employment purposes, it is unlikely that the city would take advantage of the provision; whereupon, Commissioner Cookie Kennedy moved, seconded by Commissioner Merz and carried, that Case CW 16-4 be approved as recommended by staff (Vote 12-0).

REPORTS AND OTHER ACTION

- A. Countywide Rules Amendments – Request to Advertise – Authorized Advertisement of Three Proposed Amendments
1. Target Employment Centers
 2. Transferable Development Rights
 3. Temporary Lodging Intensity Standards

Mr. Blanton stated that the Countywide Plan was adopted in August 2015; that some items were deferred during development of the plan; and that the above items have been brought forward by three local governments as potential amendments to the Countywide Rules. He related that his staff met with those local governments; that the amendments align with the objectives of the Countywide Plan and are supported by staff; and that the final details will be worked out prior to the public hearing.

In response to queries by Commissioner Merz, Mr. Crawford discussed the impetus behind the 10-acre minimum requirement for Target Employment Centers and how the related increase in allowable floor area is useful. He provided background information regarding the current Countywide Plan and the rationale of the local governments requesting the changes, indicating

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that the Target Employment and Industrial Land Studies (TEILS) Report was utilized to arrive at those conclusions; and that the proposal is aligned with the Centers, Corridors, and Districts concept presented in Pinellas by Design; whereupon, he indicated that the request furthers the objectives of the Countywide Plan by potentially increasing the number of target employment uses in the county, and discussion ensued with input by Commissioner Merz, Chairman Kennedy, and Messrs. Blanton and Crawford.

Thereupon, Mayor Bujalski moved, seconded by Commissioner Merz and carried, that staff be authorized to advertise the three proposed amendments to the Countywide Rules (Vote 12-0).

EXECUTIVE DIRECTOR ITEMS

A. Annexation Discussion

Mr. Crawford related that although PPC staff has engaged in annexation tracking, reviewing, and reporting duties since 2000, its role has diminished during the last few years; and that because staff has been reviewing ways to gain efficiencies and optimize resources, it will summarize annexation data and provide the members a report on an annual rather than a monthly basis; whereupon, he reported that the Truth in Annexation worksheet will remain available on the PPC website.

B. Verbal Reports


Mr. Blanton introduced newly-hired Program Planner, Brett Burks.

OTHER COUNCIL BUSINESS

Chairman/Member Items – None

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:59 P.M.


Chairman