

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
February 10, 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 3:45 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
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:

Doreen Hock-DiPolito, Treasurer, City of Clearwater Councilmember
Sandra Bradbury, City of Pinellas Park Mayor

Also Present:

Whit Blanton, Executive Director, PPC
Michael C. Crawford, Planning Division Manager, PPC
Linda Fisher, PPC Staff
Tina M. Jablon, PPC Staff
Chelsea D. Hardy, Assistant County Attorney
Other interested individuals
Christopher Bartlett, Board Reporter, Deputy Clerk

AGENDA

- I. CALL TO ORDER
- II. CONSENT AGENDA
 - A. Minutes of the January 13, 2016 Meeting
 - B. Financial Statement for January 2016
 - C. CPA Actions for January 2016
 - D. Preliminary March 2016 Agenda
 - E. 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 16-5: Pinellas County
 - Regular Amendments
 - 2. Case CW 16-6: Pinellas County
 - 3. Case CW 16-7: Pinellas County
 - C. Amendment of the Countywide Rules Re: Target Employment Centers, Transferable Development Rights and Temporary Lodging Intensity Standards
- IV. REPORTS/OTHER ACTION
 - A. Annual Report – Authorization to Distribute
- V. EXECUTIVE DIRECTOR ITEMS
 - A. Verbal Reports
 - 1. PPC/MPO General Planning Consultant Selection Update
- VI. OTHER COUNCIL BUSINESS
 - A. Chairman/Member Items
- VII. ADJOURNMENT

CALL TO ORDER

Chairman Kennedy called the meeting to order at 3:45 P.M. and welcomed those in attendance.

CONSENT AGENDA – APPROVED

Chairman Kennedy presented the Consent Agenda items, as follows:

- A. Minutes of the January 13, 2016 Meeting
- B. Financial Statement for January 2016
- C. CPA Actions for January 2016
- D. Preliminary March 2016 Agenda
- E. Correspondence and PAC Agenda Action Sheet (Draft)

Commissioner Eggers moved, seconded by Commissioner Cookie Kennedy and carried, that Consent Agenda Items A through E be approved (Vote 10–0).

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 16-5, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE PLAN MAP FROM RESIDENTIAL LOW MEDIUM (RLM) TO RETAIL & SERVICES (R&S) – APPROVED

Pursuant to legal notice published in the January 25, 2016 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 16-5, a proposal by Pinellas County to amend the Countywide Plan Map from RLM to R&S, re 0.1 acre m.o.l., located at 72 20th Terrace Southwest.

Mr. Crawford provided a brief overview of the case and indicated that the proposed amendment is subthreshold; and that staff recommends its approval. Commissioner Cookie Kennedy moved, seconded by Councilmember Rice and carried, that Case CW 16-5 be approved as recommended by staff (Vote 10–0).

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Commissioner Morroni entered the meeting at 3:48 P.M.

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Chairman Kennedy noted that the vote was taken before hearing from the interested parties, and upon his call for the applicant, Planning Department Director Gordon R. Beardslee appeared and offered to answer any questions; whereupon, Planners Advisory Committee (PAC) Chairman Marcie Stenmark indicated that the Committee unanimously recommends approval.

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

Commissioner Morroni moved, seconded by Councilmember Rice and carried, that Case CW 16-5 be approved as recommended by staff (Vote 11-0).

REGULAR AMENDMENTS

PUBLIC HEARING: CASE CW 16-6, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE PLAN MAP FROM RESIDENTIAL LOW MEDIUM (RLM) TO OFFICE (O) – APPROVED

Pursuant to legal notice published in the January 25, 2016 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 16-6, a proposal by Pinellas County to amend the Countywide Plan Map from RLM to O, re 0.2 acre m.o.l., located 160 feet west of the Tampa Road and County Road 1 intersection.

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 because the parcel is in a Scenic/Noncommercial Corridor (SNCC), it does not qualify as a subthreshold amendment; that the site is currently vacant and there are no plans to develop it at this time; and that the SNCC recommendation to designate the property for mixed-use is unnecessary in this case, and an exception is requested; whereupon, he indicated that staff recommends approval of the proposed amendment; and that, separately and in addition, staff recommends that the County give special consideration to the buffering and landscaping guidelines of the SNCC Master Plan.

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In response to query by Chairman Kennedy, Ms. Stenmark indicated that PAC unanimously recommends approval. Upon the Chairman's call for the applicant, Mr. Beardslee appeared and offered to answer any questions.

Responding to queries by Commissioner Eggers, Mr. Beardslee related that the parcel is large enough for a small office but would not support the recommended mixed-use and retail, and Mr. Crawford indicated that an exception is needed to designate the parcel as Office, which would prevent the automatic change to mixed-use.

Responding to the Chairman's call for proponents, Barry Berger, Palm Harbor, appeared on behalf of the property owners 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.

Commissioner Eggers moved, seconded by Deputy Mayor Piccarreto and carried, that Case CW 16-6 be approved as recommended by staff (Vote 11-0).

PUBLIC HEARING: CASE CW 16-7, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE PLAN MAP FROM RESIDENTIAL VERY LOW (RVL) TO PUBLIC/SEMI-PUBLIC (P/SP) – APPROVED

Pursuant to legal notice published in the January 25, 2016 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 16-7, a proposal by Pinellas County to amend the Countywide Plan Map from RVL to P/SP, re 4.2 acres m.o.l., located at the northeast corner of East Lake Road and Foxwood Lane.

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 an existing single-family home on the property would be demolished to allow for construction of a proposed Assisted Living Facility (ALF); that the property qualifies for an exception to the mixed-use requirement under SNCC guidelines; and that Pinellas County has restricted the property to 64 beds through a conditional use, where 158 beds would normally be allowed under Countywide Rules; whereupon, he stated that staff recommends approval; and that, separately and in addition, staff recommends that the County give special consideration to the buffering and landscaping guidelines of the SNCC Master Plan.

Upon the Chairman's request, Ms. Stenmark indicated that PAC voted unanimously to recommend support for approval.

Upon the Chairman's call for the applicant, Joel Tew, Esquire, Palm Harbor, appeared and stated that the County has started utilizing Conditional Overlays rather than development agreements; and that the applicant will comply 100% with the conditions. He indicated that separate mitigation agreements were completed between the applicant and nearby homeowner associations that formally define buffering, design, and specific use for the project.

Mr. Tew noted that the applicant agreed to a limit of 64 beds, a building height of no more than 29 feet, and additional buffering to completely screen the proposed ALF from the surrounding homes and the scenic corridor. He related that the proposed ALF is ancillary to the residential neighborhood and the preservation objectives of the scenic corridor.

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

Commissioner Eggers moved, seconded by Deputy Mayor Piccarreto and carried, that Case CW 16-7 be approved as recommended by staff (Vote 11-0).

C. Amendment of the Countywide Rules Re: Target Employment Centers, Transferable Development Rights and Temporary Lodging Intensity Standards

Mr. Blanton related that the proposed amendment was introduced at last month's meeting when the PPC ultimately approved the advertisement of a public meeting to consider the matter. He noted that the PPC staff has worked with local governments to recommend the proposed ordinance changes.

Mr. Crawford discussed the following proposed changes to the ordinance:

1. Reduce the Target Employment Centers Overlay from a 100-acre minimum to a 10-acre minimum to allow a higher floor area ratio for constructing target employment type uses (initially requested by St. Petersburg).
2. Allow Transfer of Development Rights up to 30 percent over the otherwise maximum permitted density/intensity of the receiving parcel for particular project activities that meet specific criteria and economic development objectives (requested by Pinellas County).
3. Increase floor area ratios by 10 percent for resort category parcels less than one acre (initially requested by Treasure Island).

Responding to queries by Commissioner Eggers, Mr. Crawford stated that transferring development rights would give the receiving parcel the ability to include up to 30 percent more units in addition to what the developer would normally be allowed to build; and that the transfer would be recorded with the property so that any search would clearly define the result of the transfer and its permanency.

Upon the Chairman's call for the applicant, Mr. Beardslee expressed his appreciation for PPC staff's effort in developing the proposed code changes, and stated that the County supports all three of the proposed amendments.

Responding to the Chairman's call for proponents, Rick MacAulay, City of St. Petersburg Planning and Economic Development, stated that the City supports the proposed change to Target Employment Centers and recommends its approval, and Treasure Island City Planner Tim Lampkin thanked PPC staff for working with the City to increase floor area ratios for transient accommodations.

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

Commissioner Cookie Kennedy moved, seconded by Commissioner Smith and carried, that the proposed amendments be approved as recommended by staff (Vote 11-0).

REPORTS AND OTHER ACTION

A. Annual Report – Authorization to Distribute

Ms. Fisher reviewed the contents of the *PPC/MPO Annual Report 2015*, a copy of which has been filed and made a part of the record, and indicated that this is the first joint annual report in recognition of its first full year being unified. Mr. Blanton noted that this is the first and last time that *PPC/MPO* will be used on the Annual Report; and that a new name and logo will be announced shortly, and discussion ensued regarding whether to use the existing or new logo when distributing the report.

Following discussion, Mr. Blanton recommended that the report be distributed as-is; and that it be updated with the new name and logo once they are finalized; whereupon, Commissioner Eggers moved, seconded by Commissioner Merz and carried, that staff be authorized to distribute the Annual Report (Vote 11-0).

EXECUTIVE DIRECTOR ITEMS

A. Verbal Reports: PPC/MPO General Planning Consultant Selection Update

Mr. Blanton related that 19 proposals have been received and will be evaluated by the Review Committee members with regard to five sub areas of expertise which include economic analysis, transportation, land use and redevelopment, and communications. He noted that a general agreement has been reached but has not yet been made final; and that the committee will meet later this week with the goal of selecting a short list of consultants to bring back for interviews.

Mr. Blanton indicated that some firms submitted proposals for multiple sub areas; and that five to seven firms would likely be interviewed overall. He noted that the quality of the proposals was outstanding; that the proposals were from local and national firms; and that using both local and national firms would be beneficial.

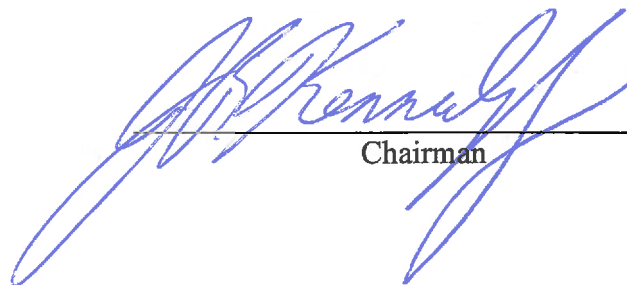
Mr. Blanton related that the chosen consultants will be made available to local governments within Pinellas County; and that the PPC/MPO will charge a small administrative fee to cover costs. He indicated that use of the consultants would improve partnerships and shorten project development times, and provided examples of how the work could be coordinated on current and future projects.

OTHER COUNCIL BUSINESS

Chairman/Member Items – None

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:26 P.M.


Chairman