

MINUTES OF THE MEETING OF THE  
PINELLAS PLANNING COUNCIL  
April 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 3:34 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 Caudell, Treasurer, City of Clearwater Councilmember  
Sandra Bradbury, City of Pinellas Park Mayor  
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*  
Darden Rice, City of St. Petersburg Councilmember  
Tom Shelly, Town of Belleair Commissioner  
*Representing Inland Communities*  
Michael Smith, City of Largo Commissioner  
John Tornga, City of Dunedin Commissioner

Not Present:

Karen Williams Seel, Pinellas County Commissioner

Also Present:

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

AGENDA

- I. CALL TO ORDER
  
- II. CONSENT AGENDA
  - A. Minutes of the March 9, 2016 Meeting (not available)
  - B. Financial Statement for March 2016
  - C. CPA Actions for March 2016
  - D. Preliminary May 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 16-11 – City of St. Petersburg
      - 2. Case CW 16-13 – City of St. Petersburg
    - Regular Amendments
      - 3. Case CW 16-9 – Pinellas County
      - 4. Case CW 16-10 – Pinellas County
      - 5. Case CW 16-12 – City of St. Petersburg
  
- IV. REPORTS/OTHER ACTION
  - A. Truth in Annexation Online Worksheet – Update for 2015/2016 Fiscal Year
  - B. Planned Scope of Services for Land Development Code Evaluation of Accessibility
  
- V. EXECUTIVE DIRECTOR ITEMS
  - A. Preliminary Budget for FY 2017 – Review and Refinement
  - B. Verbal Reports
  
- VI. OTHER COUNCIL BUSINESS
  - A. Chairman/Member Items
  
- VII. ADJOURNMENT

CALL TO ORDER

Chairman Kennedy called the meeting to order at 3:34 P.M. and welcomed those in attendance.

CONSENT AGENDA – APPROVED

Chairman Kennedy presented the Consent Agenda items, as follows:

- A. Minutes of the March 9, 2016 Meeting (not available)
- B. Financial Statement for March 2016
- C. CPA Actions for March 2016
- D. Preliminary May 2016 Agenda
- E. Correspondence and PAC Agenda Action Sheet (Draft)

Mr. Blanton stated that the Financial Statement for March 2016 needs to be corrected and should be pulled from the agenda; whereupon, Commissioner Shelly moved, seconded by Councilmember Caudell and carried, that Consent Agenda Items C through E be approved (Vote 12–0).

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 16-11, A PROPOSAL BY THE CITY OF ST. PETERSBURG TO AMEND THE COUNTYWIDE PLAN MAP FROM PUBLIC/SEMI-PUBLIC (P/SP) TO MULTIMODAL CORRIDOR (MMC) – APPROVED

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Pursuant to legal notice published in the March 26, 2016 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 16-11, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from P/SP to MMC, re 3.1 acres m.o.l., located at 2331 9th Avenue North.

Mr. Crawford provided a brief overview of the case and indicated that the proposed amendment is subthreshold; that the site is currently occupied by the Edward White Hospital; and that the applicant wishes to redevelop the property as an Assisted Living Facility; whereupon, he

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recommended approval of the request. Planners Advisory Committee (PAC) Chair Marcie Stenmark stated that the Committee recommended approval of the item.

Upon the Chairman's call for the applicant local government, Cate Lee, City of St. Petersburg Planning and Economic Development, thanked PPC staff and clarified that the current owners are considering a variety of uses for the property. No one appeared in response to the Chairman's call for opponents.

In response to query by Mayor Bradbury, Mr. Crawford stated that multi-family use would comply with Multimodal Corridor guidelines, and Ms. Lee concurred, noting that the property will move to Planned Redevelopment Mixed Use on the local map; whereupon, Chairman Kennedy closed the public hearing.

Commissioner Eggers moved, seconded by Mayor Bradbury and carried, that Case CW 16-11 be approved as recommended by staff (Vote 12-0).

**PUBLIC HEARING: CASE CW 16-13, A PROPOSAL BY THE CITY OF ST. PETERSBURG TO AMEND THE COUNTYWIDE PLAN MAP FROM PUBLIC/SEMI-PUBLIC (P/SP) TO RESIDENTIAL LOW MEDIUM (RLM) – APPROVED**

Pursuant to legal notice published in the March 26, 2016 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 16-13, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from P/SP to RLM, re 1.4 acres m.o.l., located immediately south of 3651 71st Street North.

Mr. Crawford provided a brief overview of the proposal, noting that the property is currently used as a basketball court associated with the Church of the Brethren; that the applicant wishes to divide the property into three residential dwelling lots; and that staff recommends approval of the amendment.

Upon Chairman Kennedy's request, Ms. Stenmark indicated that PAC recommended approval of the item. Responding to the Chairman's call for the applicant local government, Cate Lee, City of St. Petersburg Planning and Economic Development, thanked PPC staff and related that current guidelines provide for as many as five lots on the property without a variance; and that the proposal includes three lots approximately 80 to 85 feet wide.

No one appeared in response to the Chairman's call for opponents; whereupon, Chairman Kennedy closed the public hearing. Commissioner Morroni moved, seconded by Commissioner Shelly and carried, that Case CW 16-13 be approved as recommended by staff (Vote 12-0).

REGULAR AMENDMENTS

PUBLIC HEARING: CASE CW 16-9, A PROPOSAL BY PINELLAS COUNTY TO AMEND THE COUNTYWIDE PLAN MAP FROM RESIDENTIAL LOW MEDIUM (RLM) TO PUBLIC/SEMI-PUBLIC (P/SP) – APPROVED

Pursuant to legal notice published in the March 26, 2016 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 16-9, a proposal by Pinellas County to amend the Countywide Plan Map from RLM to P/SP, re 2.5 acres m.o.l., located at 2159, 2167, and 2175 McMullen Booth 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 a single family home and an Assisted Living Facility (ALF) exist on the property; that the applicant proposes to develop a separate ALF on the remaining vacant portion; and that the proposed amendment would allow the County to limit the number of beds to 60 via its Conditional Use process, where up to 94 beds would normally be allowed.

In response to query by the members, Mr. Crawford stated that the proposal is consistent with the Scenic/Noncommercial Corridor guidelines and would not impact any other relevant countywide considerations; and that staff recommends its approval, with an additional recommendation that Pinellas County give special consideration to the improvement of the site with respect to the Scenic/Noncommercial Corridor Master Plan. Upon the Chairman's request, Ms. Stenmark indicated that PAC recommended approval of the staff recommendations.

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

Mayor Bradbury moved, seconded by Commissioner Merz and carried, that Case CW 16-9 be approved as recommended by staff (Vote 12-0).

PUBLIC HEARING: CASE CW 16-10, 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 March 26, 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-

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10, a proposal by Pinellas County to amend the Countywide Plan Map from RVL to P/SP, re 9.4 acres m.o.l., located on the north side of Keystone Road, 100 feet east of Ranch 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 site would accommodate a proposed private school with 400 students; that a cul-de-sac and stormwater retention system exist on the otherwise vacant property; and that the property was gated in preparation for a residential subdivision that was proposed and never built.

Responding to query by Commissioner Morroni, Mr. Crawford indicated that no structures exist on the proposed site; and that County staff has reviewed and is comfortable with the potential traffic impact in the area; whereupon, he stated that PPC staff recommends approval, with an additional recommendation that Pinellas County give special consideration to the improvement of the site with respect to the Scenic/Noncommercial Corridor Master Plan. Upon Chairman Kennedy's request, Ms. Stenmark indicated that PAC recommended approval of the staff recommendations.

Upon the Chairman's call for the applicant local government, Pinellas County Zoning Manager Glenn Bailey related that the proposal would consolidate three of the school's existing locations into one; and that the Council of North County Neighborhoods supports the amendment. Responding to query by Commissioner Tornga, Mr. Bailey indicated that the site is 9.4 acres; and that an eight-foot wall runs along the perimeter of the property and will remain in place.

Upon the Chairman's call for proponents of the amendment, Attorney Katie Cole, Hill Ward Henderson, appeared and stated that she represents Solid Rock School; and that a number of proponents spoke at the local government hearing, many of whom are present in the audience today. No one appeared in response to the Chairman's call for opponents.

Responding to query by Mayor Bujalski, Mr. Crawford indicated that the property is located in a rural subsection of the Scenic/Noncommercial Corridor; that exceptions can be made to allow public/semi-public uses; and that the proposal would not change the character of the corridor; whereupon, Chairman Kennedy closed the public hearing.

Commissioner Tornga moved, seconded by Commissioner Shelly and carried, that Case CW 16-10 be approved as recommended by staff (Vote 12-0).

PUBLIC HEARING: CASE CW 16-12, A PROPOSAL BY THE CITY OF ST. PETERSBURG TO AMEND THE COUNTYWIDE PLAN MAP FROM RESIDENTIAL MEDIUM (RM) TO OFFICE (O) – APPROVED

Pursuant to legal notice published in the March 26, 2016 issue of the *Tampa Bay Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 16-12, a proposal by the City of St. Petersburg to amend the Countywide Plan Map from RM to O, re 0.3 acre m.o.l., located on the south side of 77th Avenue, 140 feet east of Dr. Martin Luther King Jr. Street North.

Mr. Crawford referred to aerial 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 noted that the property sits in a Coastal High Hazard Area (CHHA) which requires a regular amendment; and that the proposal is consistent with CHHA guidelines. He indicated that the site is currently a temporary parking lot for the adjacent office; and that the owners of the property may utilize the site for an additional office in the future; whereupon, he stated that staff recommends approval. Upon the Chairman's request, Ms. Stenmark indicated that PAC recommended approval of the item.

Upon Chairman Kennedy's call for the applicant local government, Cate Lee, City of St. Petersburg Planning and Economic Development, related that the Fossil Park Neighborhood Association is in support of this application. No one appeared in response to the Chairman's call for opponents.

In response to query by Commissioner Eggers, Ms. Lee indicated that the parking lot has been used under Special Exception for the past 30 years; and that no further intrusion into residential areas is anticipated; whereupon, Chairman Kennedy closed the public hearing.

Commissioner Morroni moved, seconded by Commissioner Merz and carried, that Case CW 16-12 be approved as recommended by staff (Vote 12-0).

REPORTS AND OTHER ACTION

A. Truth in Annexation Online Worksheet – Update for 2015-2016 Fiscal Year

Ms. Fisher reviewed the updated Truth in Annexation Online Worksheet, indicating that it is a means for unincorporated residents to estimate changes in their taxes and fees after annexation; and that the worksheet was first created in 2001 and has been available on PPC's website since

2006; whereupon, she provided a demonstration of how to complete the worksheet, examples of its calculations, and other information.

B. Planned Scope of Services for Land Development Code Evaluation for Accessibility

Mr. Blanton discussed improving accessibility for door-to-door traffic and noted that requirements vary greatly between local governments; that many do not address accessibility at that level; and that often requirements for landscaping, stormwater, and parking are unintentional barriers to access. He noted that areas of opportunity should be identified where access is not being addressed; and that knowing best practices in Pinellas County and around the country would be helpful from an educational standpoint; whereupon, he offered an example of where accessibility improvements have and have not been incorporated into specific sites.

Mr. Blanton stated that one goal would be to provide specialized training to staff who perform site plan reviews; that it would increase consistency when applying code; and that training could be provided as an informal work session. He related that one of the recently hired general planning consultants would be chosen to review the various land development codes within the county in preparation for the workshop; and that the consultant fee would be around \$20,000.

Mr. Blanton indicated that partnering with PSTA for the workshop would help establish recommendations and guidance that support transit access; whereupon, Mayor Bradbury stated that getting everyone involved would ensure consistency throughout the various jurisdictions.

EXECUTIVE DIRECTOR ITEMS

A. Preliminary Budget for Fiscal Year 2017 – Review and Refinement

Mr. Blanton stated that after meeting with County staff the following adjustments have been added to the preliminary budget for Fiscal Year 2017; and that additional adjustments would be forthcoming.

- Intergovernmental Services line item has increased to \$89,200.
- Salary and Benefits line items reflect adjustments to account for staff time split between PPC and MPO, including anticipated staff positions to be filled.

In response to query by Commissioner Morroni, Mr. Blanton stated that a temporary position overseeing MPO committees has been filled and is accounted for at roughly 90 percent MPO; that



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a permanent position is currently open; and that the PPC position held by Tina Jablon will shift and include more MPO tasks as she will be the board liaison for both entities moving forward. He noted that today's decision to have the Clerk record minutes for both entities will also have an effect on how time is split between them.

B. Verbal Reports – None.

OTHER COUNCIL BUSINESS

Chairman/Member Items

Commissioner Merz thanked staff and stated that the new hotlinks within the electronic agendas were extremely handy in navigating the often large amount of data within each packet.

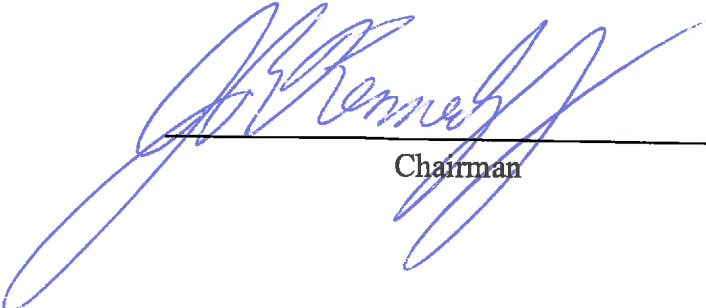
Commissioner Morroni stated that he will be attending the MPO weekend in May. Mr. Blanton noted that others have also signed up to attend.

Mr. Blanton related that the Floridians for Better Transportation will hold a summit on July 19 regarding autonomous vehicles; and that a discounted price is available to those members planning to attend.

Commissioner Cookie Kennedy indicated that a Beach Access Listening Session will be held on May 3 at the Madeira Beach City Hall from 9 to 11 A.M.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:11 P.M.

  
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Chairman

