

MINUTES OF THE MEETING OF THE
PINELLAS PLANNING COUNCIL
February 17, 2010

The Pinellas Planning Council (PPC) met in regular session in the County Commission Assembly Room, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida, at 1:02 P.M. with the following members present:

Patricia Gerard, Chairman, City of Largo Mayor
John Doran, Vice-Chairman, City of Clearwater Councilmember
John Morroni, Treasurer, County Commissioner
Jim Ronecker, Secretary, City of Oldsmar Mayor
Nina Bandoni, City of Safety Harbor Vice-Mayor
Beverley Billiris, City of Tarpon Springs Mayor
Sandra L. Bradbury, City of Pinellas Park Councilmember
David Carson, City of Dunedin Commissioner
Jerry Knight, Town of North Redington Beach Vice-Mayor
Stephanie Oddo, Town of Belleair Commissioner
Patricia J. Shontz, City of Madeira Beach Mayor

Not Present:

Jim Kennedy, City of St. Petersburg Councilmember
Linda S. Lerner, School Board Member

Also Present:

David P. Healey, Executive Director, PPC
Michael C. Crawford, PPC Staff
Linda Fisher, PPC Staff
Chris Mettler, PPC Staff
Carolyn Shoemaker, PPC Staff
Jewel White Cole, Managing Assistant County Attorney
Other interested individuals
Arlene J. Kennare, Deputy Clerk

AGENDA

- I. CALL TO ORDER
 - A. Invocation and Pledge
 - B. Identification of Members Present
 - C. Presentation of Plaque to Outgoing Member

II. CONSENT AGENDA

- A. Minutes of January 20, 2010 Council Meeting
- B. Financial Statement for January 2010
- C. Countywide Planning Authority (CPA) Actions – February 2010
- D. Annexation Report – January 2010
- E. Preliminary March 2010 Agenda
- F. Correspondence

III. PUBLIC HEARING – To begin at 1:00 P.M. or as soon thereafter as agenda permits

- A. Public Hearing Format Announcement and Oath
- B. Amendments to the Countywide Future Land Use Plan
 - Group 1: Subthreshold Amendments – None
 - Group 2: Regular Amendments
 - 1. Case CW 10-01 City of St. Pete Beach

IV. REPORTS/OTHER ACTION

- A. Minor Plan Change: CW 97-19 (SAP Change No. 1-2010) City of Oldsmar Town Center Plan
- B. Determination of Consistency – Pinellas County
- C. Proposed Amendment of the Countywide Rules Re: Agricultural and Community Garden Uses
- D. Countywide Plan Map Adjustment (2010-1) – Official Acceptance

V. EXECUTIVE DIRECTOR ITEMS

- A. Revised Planners Advisory Committee (PAC) Membership Roster/Officers
- B. Status Report Re: Transit Initiatives and Coordination with Pinellas Planning Council
- C. Verbal Reports

VI. OTHER COUNCIL BUSINESS

- A. Chairman/Member Items

VII. ADJOURNMENT

CALL TO ORDER

Chairman Gerard called the meeting to order at 1:02 P.M.

INVOCATION AND PLEDGE

The Invocation was given by Councilmember Doran, following which he led the Pledge of Allegiance to the Flag.

IDENTIFICATION OF MEMBERS PRESENT

At the request of Chairman Gerard, a roll call was taken in which the members introduced themselves.

PRESENTATION OF PLAQUE TO OUTGOING MEMBER

Chairman Gerard and Mr. Healey presented Mayor Billiris with a plaque commemorating her years of service on the Council, expressed their appreciation, and wished her well in future endeavors.

CONSENT AGENDA – APPROVED/RECEIVED

Chairman Gerard presented the Consent Agenda items, as follows:

- A. Minutes of January 20, 2010 Council Meeting
- B. Financial Statement for January 2010
- C. Countywide Planning Authority (CPA) Actions – February 2010
- D. Annexation Report – January 2010
- E. Preliminary March 2010 Agenda
- F. Correspondence

Referring to Item C, Mr. Healey related that at its meeting held February 16, 2010, the Board of County Commissioners (BCC) adopted the resolutions approving the Updated Determinations of Consistency for Clearwater, Madeira Beach, Pinellas Park and Redington Beach; approved as to form the City of Clearwater Special Density Transfer Warranty Deed Form; and authorized public hearings on March 16 and April 6, 2010 to consider Proposed Amendments to the Countywide Rules re Transfer of Development Rights and Density and Intensity Averaging, as recommended by the Council.

Thereupon, Vice-Mayor Knight moved, seconded by Commissioner Morroni and carried, that the Consent Agenda items be approved (Vote 11 – 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 Future Land Use Plan

GROUP 1: SUBTHRESHOLD AMENDMENTS – None

GROUP 2: REGULAR AMENDMENTS

PUBLIC HEARING: CASE CW 10-01 (SAP ADOPTION 2010), PROPOSAL BY THE CITY OF ST. PETE BEACH TO AMEND THE COUNTYWIDE FUTURE LAND USE PLAN MAP FROM RESIDENTIAL/OFFICE/RETAIL (R/O/R) TO COMMUNITY REDEVELOPMENT DISTRICT (CRD) – APPROVED SUBJECT TO ENUMERATED CONDITIONS

Pursuant to legal notice published in the January 30, 2010 issue of the *St. Petersburg Times* as evidenced by affidavit of publication filed with the Clerk, public hearing was held on Case CW 10-01 (SAP Adoption 2010), a proposal by the City of St. Pete Beach to amend the Countywide Future Land Use Plan Map from R/O/R/ to CRD, re 3.4 acres m.o.l., west of Pass-a-Grille Way, south of 9th Avenue, east of Gulf Way, north of 8th Avenue, and including the lots fronting on and south of 8th Avenue.

Mr. Healey indicated that the proposed amendment from R/O/R to CRD is based on a Special Area Plan; and that staff recommends approval; whereupon, referring to a PowerPoint presentation entitled *Special Area Plan Review, CW 10-01, City of St. Pete Beach, Florida, Eighth Avenue Commercial District Special Area Plan, February 17, 2010*, a copy of which has been filed and made a part of the record, Mr. Crawford pointed out the subject property and described existing land uses on the property and the surrounding parcels. He related that the primary reason for the proposed amendment is to allow replacement of current structures following a catastrophic event, to protect those historic structures in the Pass-a-Grille historic district, and to ensure that any new development be consistent with structures in place at present.

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Mr. Crawford indicated that the proposed amendment meets all Countywide requirements; whereupon, he recommended its approval, subject to the following standard conditions:

1. That permitted densities and intensities be applied without regard to their respective proportionality to the applicable land area.
2. Submission by the City of a monitoring and evaluation report for the Special Area Plan that assesses the status of Special Area Plan implementation progress and measurable impacts to date within five years of the date of approval of this amendment.
3. Submission of the implementing land development regulations to be reviewed for consistency with the Countywide Rules and the Special Area Plan.
4. Submission of any future amendment to the Special Area Plan, for receipt and acceptance, or for consideration as an amendment, as is determined necessary under the Countywide Plan Map amendment process.

Chairman Gerard indicated that the PAC had voted unanimously to approve the amendment.

Responding to the Chairman's call for the applicant, City of St. Pete Beach Community Development Director Karl Holley appeared and indicated that the proposed amendment will allow for the completion, maintenance and re-creation of the existing land use patterns, physical development, form, and functional uses in the area; and that it is the appropriate measure to address current regulations that do not permit replacement of the structures as they currently exist; and, responding to query by Commissioner Morroni, Mr. Holley related that the proposed amendment has been through the City's public hearing process.

No one appeared in response to the Chairman's call for citizens wishing to be heard.

Thereupon, Mayor Billiris moved, seconded by Commissioner Oddo and carried, that Case CW 10-01 (SAP Adoption 2010) be approved as recommended by staff subject to enumerated conditions (Vote 11 – 0).

REPORTS AND OTHER ACTION

A. Minor Plan Change: CW 97-19 (SAP Change No. 1-2010) City of Oldsmar Town Center Plan – Received/Accepted/Authorized Transmittal to CPA for Receipt and Acceptance Subject to Enumerated Conditions

Mr. Healey related that the City of Oldsmar is requesting a minor update to its Town Center Plan (Special Area Plan); whereupon, Mr. Crawford provided background information relative to the proportionate share requirement; indicated that since the City had been administering the Plan without the requirement, the change will update its land development code to include language stating that the proportionate share requirement does not apply to either residential or nonresidential mixed-use areas within its Town Center Plan; and recommended acceptance subject to the following conditions:

1. Submission by the City of a monitoring and evaluation report for the Special Area Plan that assesses the status of Special Area Plan implementation progress and measurable impacts to date within five years of the date of approval of the amendment.
2. Submission of any future amendment to the Special Area Plan, for receipt and acceptance, or for consideration as an amendment, as is determined necessary under the Countywide Plan Map amendment process.

Thereupon, Mayor Ronecker moved, seconded by Mayor Billiris and carried, that Plan Change CW 97-19 (SAP Change No. 1-2010) be received, accepted, and transmitted to the CPA for receipt and acceptance, subject to enumerated conditions (Vote 11 – 0).

B. Determination of Consistency – Pinellas County – Received/Discussed/Recommended Approval and Transmittal to the Countywide Planning Authority for Adoption of Resolution

Mr. Healey indicated that Pinellas County has adopted significant portions of the amendments to its Comprehensive Plans and Land Development Regulations identified in the

Consistency Report; that it is appropriate to process an Updated Determination of Consistency by adopting the necessary resolution; and that the County is aware of the Comprehensive Plan changes which must be completed within one year and the code changes which must be completed within two years based on the County's schedule for a substantial code revision process; whereupon, he recommended that the Council approve the transmittal of the Updated Determination of Consistency to the CPA with the recommendation that the CPA adopt the resolution.

Thereupon, Vice-Mayor Knight moved, seconded by Mayor Billiris and carried, that the proposed resolution be approved and transmitted to the CPA for adoption (Vote 11 – 0).

C. Proposed Amendment of the Countywide Rules Re: Agricultural and Community Garden Uses – Received/Discussed/Authorized Public Hearing

Mr. Healey indicated that one of the components of the discussion on consistency was that in some instances, Countywide Rules should be revised in order to better accommodate local provisions; that this proposed amendment re agricultural and community garden uses was a follow-up to that discussion; and that staff recommends authorization for public hearing at its next meeting.

Mr. Mettler provided an overview of the proposed ordinance; related that it allows agricultural uses as a secondary use in the Residential Low and Residential Urban categories; and indicated that under Recreation/Open Space, which is allowed in virtually every Plan category, community gardens has been added as a secondary use; whereupon, he recommended that the Council authorize the advertising of a public hearing for the March meeting; and Mr. Healey noted that copies of the county ordinance, the ordinance of the City of Safety Harbor, and a section of the City of St. Petersburg code relative to governing community gardens are included in the Members' packets.

Thereupon, Commissioner Morroni moved, seconded by Councilmember Doran and carried, that the proposed amendment be authorized for public hearing at the March meeting (Vote 11 – 0).

D. Countywide Plan Map Adjustment (2010-1) – Official Acceptance – Received/Accepted/Recommended Transmittal to CPA for Official Acceptance

Mr. Healey indicated that Pinellas County has requested a minor adjustment to the Countywide Plan Map for the Preservation plan Category, re an area along Ulmerton Road, immediately north of the Pinellas County Animal Services Building; that St. Petersburg College

has expressed an interest in purchasing the property to construct a Veterinary Technology Center; that the adjustment will move the line between the Preservation and the Institutional Countywide Plan Map categories further north and east to coincide with a Southwest Florida Water Management District buffer line; and that the County has requested that the Council consider this amendment at the present time, rather than waiting until the end of the year; whereupon, referring to the required wetland jurisdictional survey, Mr. Crawford pointed out the subject property, and noted that it is expected that in the near future, the cities of Clearwater and Largo may also submit map adjustments.

Responding to query by Commissioner Morroni, Pinellas County Planning Department Division Manager Gordon R. Beardslee indicated that St. Petersburg College is considering purchase of the land; that it has not yet come before the BCC; that the site plan for the property south of the subject parcel has just been received and will be provided; and that there will be some further adjustments requested to the Preservation line on the Animal Services property.

Thereupon, Vice-Mayor Knight moved, seconded by Mayor Shontz and carried, that the proposed Countywide Plan Map Adjustment (2010-1) be accepted and transmitted to the CPA for official acceptance (Vote 11 – 0).

EXECUTIVE DIRECTOR ITEMS

A. Revised PAC Membership Roster/Officers – Received/Accepted

Mr. Healey related that there have been changes in the PAC membership and officers; and requested that the Council receive and file the revised PAC 2010 membership roster.

Thereupon, Vice-Mayor Knight moved, seconded by Mayor Shontz and carried, that the revised PAC 2010 Membership Roster be accepted (Vote 11 – 0).

B. Status Report Re: Transit Initiatives and Coordination with Pinellas Planning Council – Received/Discussed/Provided Direction

Mr. Healey related that there are a number of ongoing transit-related initiatives which the Council should understand in order to proceed with the land use portion of the effort; whereupon, referring to a PowerPoint presentation titled *Transit Initiatives and Coordination with PPC, February 17, 2010*, a copy of which has been filed and made a part of the record, Ms.

Fisher related that the Metropolitan Planning Organization (MPO), the Pinellas Suncoast Transit Authority (PSTA), the Tampa Bay Regional Transportation Authority (TBARTA), and the Florida Department of Transportation (FDOT) have partnered to begin an "Alternative Analysis"; that this is the first phase in the application for funding from the Federal Transit Administration (FTA); that applying for FTA funding indicates that movement toward implementation of the plan is in process; and that the FTA grant application process can take from six to 12 years, as follows:

- ✓ Alternative Analysis Phase – one to two years; FTA approval required to move to next step.
- ✓ Preliminary Engineering Phase: two to three years; FTA approval required to move to next step.
- ✓ Final Design and Construction Phase – three to seven years; FTA funding would be received during this phase.

Ms. Fisher provided information relative to the broad study area; noted that the area is based on many of the transit studies which have taken place throughout the years; and indicated that the purpose of the study is to take the broad corridors identified by prior studies and narrow them down to firm decisions based on specific types of research that are outlined by the FTA. She related that the FTA places a great deal of emphasis on land use and economic development and, in particular, transit-oriented development (TOD), which is defined as high density, walkable, mixed-use development; that the Council has laid the groundwork for this development by its Pinellas by Design efforts; that the County has its Livable Communities initiative; and that TBARTA's Regional Land Use Working Group has prepared a draft set of model comprehensive plan amendments and guidelines which will be presented to the TBARTA Board for approval this month.

Ms. Fisher provided information on additional efforts in progress, noting that Hillsborough County is working on its Alternative Analysis and, along with the City of Tampa, the amendment of its comprehensive plan to include TOD provisions; that the TBARTA Land Use Working Group is continuing to promote TOD on a regional basis and providing technical assistance and a coordinating function for all local governments; that the City of St. Petersburg will hold a TOD presentation on March 2, 2010 at the Municipal Services Building from 3:00 P.M. to 5:00 P.M. and a Pinellas County Transit Summit will be held on March 22, 2010, at the Hilton Carillon from 7:30 A.M. to 10:00 A.M., at which time BCC Chairman Karen Williams Seel will announce the formation of a Transportation Task Force to examine funding sources for transit.

Referring to the work of the Council relative to these efforts, Ms. Fisher indicated that the general principles of TOD must be translated into specific standards that will meet with FTA approval and the approval of all Pinellas County communities; and that staff proposes to bring to the Council for consideration at next month's meeting an outline of tasks to be accomplished and a specific timeline.

Responding to queries by Vice-Mayor Knight and Councilmember Doran, Ms. Fisher indicated that the TOD would be primarily for use by the communities within the study area, but would be broad enough to be adopted by other communities; and that the amendments may take the form of an overlay, although a number of different options will be explored; and Mr. Healey provided additional information relative to the process for the implementation of TOD.

Councilmember Doran related that he had been approached by the Clearwater Regional Chamber of Commerce which is interested in assisting with a workshop in North County similar to the one to be held by the City of St. Petersburg in March; whereupon, Chairman Gerard indicated that there is consensus that Mr. Healey work with the Chamber on this project; and Mr. Healey suggested that work on the project not begin until the Council has accepted the outline of tasks and timetable to be presented at the March meeting.

C. Verbal Reports

Update on Alternative Planning Models Discussion

Mr. Healey related that he is having a continuing dialogue with County Administrator LaSala relative to the integration of land use, transportation, and transit; that Mr. LaSala has discussed the issue with the BCC and is suggesting that a cross-cutting team comprised of members of the PPC, the MPO, perhaps the Local Planning Agency (LPA), and various staff develop a long-term vision to integrate land use, transportation, and transit; that Mr. LaSala would like additional time to present a more concrete recommendation; and that meaningful suggestions relative to reorganization could come out of that dialogue. Mayor Billiris related that the Charter Review Commission (CRC) has indicated that it plans to consider the reorganization issue; and suggested that the Council provide the CRC with an update relative to the discussions in progress between the PPC and the BCC.

Responding to query by Commissioner Morroni, Mr. Healey indicated that he would hope that a PPC representative would be invited to attend any discussion of the issue by the CRC; that he had not yet spoken to CRC Chairman Duncan or Commissioner Welch, but

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intends to do so; and that he has a meeting scheduled with the County Administrator, Representative Rick Kriseman, and Councilman Jeff Danner to discuss the issue from their perspective. Following discussion, it was the consensus of the members that Mr. Healey prepare a letter to the CRC for the Chairman's signature, indicating that the Council is analyzing the issue; that there is a range of alternatives available for exploration; and that the Council is prepared to discuss the subject.

Memorandum of Understanding with the City of Indian Rocks Beach

Mr. Healey related that the City of Indian Rocks Beach has requested that Ms. Fisher assist them with the preparation of a grant application for its Keegan Dock project; and that a memorandum of understanding (MOU) has been prepared in order for the PPC to be reimbursed for her services; whereupon, with the consensus of the members, he noted that the MOU will be executed and the project will get underway.

Executive Committee – Potential Meeting Dates

Mr. Healey indicated that he would like to schedule an Executive Committee meeting some time between the March and April Council meetings; and requested that the members provide his office with proposed dates; whereupon, Commissioner Morroni suggested that Ms. Shoemaker contact the members with suggested dates, and no objections were noted.

OTHER COUNCIL BUSINESS

A. Chairman/Member Items – None

ADJOURNMENT

There being no further business, the meeting was adjourned at 2:04 P.M.

Chairman