

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

AGENDA ITEM: II F.

MEETING DATE: March 21, 2007

SUBJECT:

Consent Agenda:

F. Correspondence

RECOMMENDATION:

Council Receive and Discuss as is Appropriate

BACKGROUND

Correspondence Includes:

1. PAC Minutes – March 12, 2007 (draft), February 12, 2007 (approved)
2. Letter sent February 1, 2007 to Ronald Rinzivillo, AICP, Associate Planner, City of Safety Harbor, Re: Review of Amendments to the Comprehensive Zoning and Land Development Code (Ordinance No. 2007-03) for Consistency with the Countywide Rules
3. Letter sent February 1, 2007 to Robert G. Klute, AICP, Assistant Community Development Director, City of Largo, Re: Clearwater-Largo Road CRD Supplemental Package
4. Letter sent February 8, 2007 to Sara Ward, Planning Division Manager, Pinellas County Planning Department, Re: Request for 2006 Level of Service Data Files
5. Letter received January 9, 2007 from Brian Smith, Pinellas County Planning Director, Re: City of Pinellas Park, Proposed Voluntary Annexation, AX07-17 (County's Request for Full Review)
6. Letter sent February 9, 2007 to William E. Roll, Jr., AICP, Senior Associate, Tindale-Oliver and Associates, Inc., Re: Letter of Agreement - Curlew Road Land Use/Traffic Study and Notice to Proceed
7. Copy of letters sent February 8, 2007 to Mayor Rick Baker, City of St. Petersburg, and Paul Cassel, Director, Development Review Services, from Brian Smith, Planning Director, Pinellas County, Re: CPA actions taken on February 6, 2007

PINELLAS PLANNING COUNCIL ACTION:

COUNTYWIDE PLANNING AUTHORITY ACTION:

SUBJECT: Other Council Business - Correspondence

8. Memo sent to the Honorable Chairman and Members of the Board of County Commissioners in their capacity as the Countywide Planning Authority, Re: Follow-up to Board Questions/Discussions on Case CW 07-1 at CPA Meeting of February 6th regarding Subthreshold Amendments
9. Letter sent February 16, 2007 to Peter C. Sechler, Glatting Jackson Kercher Anglin Lopez Rinehart, Re: Use of Services
10. Sample of letter sent February 20, 2007 to municipalities, Re: Transmitting copies of the official Countywide Future Land Use Plan Map, as updated through October 10, 2006
11. Letters sent February 23, 2007 to Mayors of local governments with cases on February 21, 2007 PPC Agenda, Re: PPC Meeting Follow-up
12. Letters sent February 23, 2007 to property owner/representative, Re: February 21, 2007 PPC Meeting Follow-up (Land Use Cases)
13. Letter received February 28, 2007 from Sarah E. Ward, Transportation Planning Administrator, Pinellas County Metropolitan Planning Organization, Re: 2006 LOS Report request

**MINUTES OF THE PLANNERS ADVISORY COMMITTEE MEETING
MONDAY, MARCH 12, 2007
BANK OF AMERICA BUILDING
600 CLEVELAND STREET, SUITE 850, EIGHTH FLOOR
CLEARWATER, FLORIDA**

Members Present:

Fred Metcalf, Chairman
Dean Neal
Rick MacAulay
Sharen Jarzen
Danny Taylor
Lauren Matzke
Jeff Dow
Catherine Porter
Ron Rinzivillo

City of Gulfport
City of Pinellas Park
City of St. Petersburg
City of Seminole
City of Indian Rocks Beach
City of St. Pete Beach
City of Dunedin
City of Clearwater
City of Safety Harbor

Also Present:

Bob Jeffrey
Liz Freeman
David Healey
Michael Crawford
Larry Pflueger
Linda Fisher
Michael Schoderbock
Ryan Brinson
Chris Mettler
Carolyn Shoemaker

City of St. Petersburg
Pinellas County
Pinellas Planning Council
Pinellas Planning Council
Pinellas Planning Council
Pinellas Planning Council
Pinellas Planning Council
Pinellas Planning Council
Pinellas Planning Council
Pinellas Planning Council

Chairman Metcalf called the meeting to order at 1:30 P.M. In the absence of a quorum at the beginning of the meeting, the following items were taken out of agenda order.

Countywide Planning Authority Actions –February 20, 2007 – Mr. Crawford summarized the actions of the CPA and the PAC then received the item.

Annexation Report – February 2007 – Michael Schoderbock summarized the report on voluntary annexations for the month of February. He stated that the Council received a total of 11 petitions for voluntary annexation review from the cities of Clearwater, Largo, Oldsmar, Pinellas Park, and Tarpon Springs. Of those 11 petitions reviewed, all were found to be in compliance. Existing uses found in the 11 petitions include 1 institutional parcel, 9 residential parcels, and 1 vacant parcel. These proposed annexations totaled 8.5 acres and approximately \$1.4 million in taxable value. Total Municipal Service Taxing Unit tax revenues from the \$1.4 million of taxable value are \$3,242 using the 2006/07

fiscal year tax rate. It is estimated that 22 residents will be affected by a change in jurisdiction. Annexation of one of the 11 parcels being annexed will reduce an enclave in the County by 0.35-acres and another will eliminate a 0.37-acre enclave.

Composite Annexation Report: F.Y. 2000/01-2005/06

Michael Schoderbock stated this report is intended to provide a cumulative one-year update of the results of annexation in Pinellas County. He stated that the data is compiled and analyzed in two different ways: 1) data based on the Council's review of voluntary annexation in accordance with Pinellas County Ordinance No. 00-63; and 2) referendum annexation in accordance with Pinellas County Resolution No. 03-128.

Lauren Matzke arrived at this time.

After a complete outline and review of the PowerPoint presentation on this report, Mr. Schoderbock noted in summary that in Pinellas County annexation is occurring at a countywide average annual pace of some 1,200 acres – of which about 38% or 450 acres is through the voluntary annexation process and 62% or 750 acres is through the referendum process. The 6,925 acres annexed over the six-year period from F.Y.2001 to 2006 represent about 30% of the unincorporated area inside the annexation planning areas, with 11% of that annexed voluntarily and 19% by referendum.

Further observations were that after six years:

- On average \$335,000 per year of ad valorem tax revenue for annexed property is collected by the cities instead of the MSTU.
- The make-up of an area annexed relative to the type of use, population affected, and corresponding taxable value can cause a wide fluctuation in the basis for comparison (i.e., PCTV and PATV) from year to year.
- Voluntary annexations that reduce or eliminate enclaves have been on the increase the past two years. In F.Y. 2004/05, 48% of all approved voluntary annexations were inside of enclaves. Also, in the past six years no new enclaves have been created in Pinellas County.
- Overall, annexation has been declining. Voluntary annexation petitions submitted for review have been declining by 10% per year. Furthermore, only one referendum annexation has been initiated and approved by voters in the past three years.
- If annexation continued at the same rate it has over the past six years, it would take approximately 53 years to fill-in the current voluntary annexation planning areas by way of only voluntary annexations (assuming everyone ultimately chose to annex).
- On the basis of referendum/involuntary annexation alone, it would take approximately 71 years to fill in the voluntary annexation planning areas.
- With voluntary and referendum combined, it would take approximately 30 years to complete fill-in the voluntary annexation planning areas.

PAC members complimented staff on the report. Rick MacAulay moved to accept the Composite Annexation Report. The motion was seconded by Catherine Porter and carried (vote 8-0).

With a quorum present, the Chairman returned to the beginning of the agenda for consideration of the minutes of the February 12, 2007, PAC meeting.

Minutes – Chairman Metcalf asked if there were any comments or corrections to be made to the minutes of the February 12, 2007, PAC meeting. There being none, Dean Neal moved to approve the minutes; the motion was seconded by Sharen Jarzen and carried (vote 8-0).

Old Business – None.

PLAN AMENDMENTS

Subthreshold Amendments: None.

Regular Amendments:

Case CW 07-11 – Clearwater – Mr. Brinson stated that this 1.8-acre site is located at 2060 Evergreen Drive. The proposed amendment is from Residential Urban – RU to Residential Medium - RM.

Mr. Brinson reported that a portion of the site is developed with an unoccupied single-family home located at the northeast corner, but for the most part, the site is a vacant heavily wooded natural area, and that the proposed amendment to RM will permit residential development up to a maximum of 15 upa, which is double the existing residential development potential on the site.

Ron Rinzivillo entered the meeting at this time.

After a full outline of the current use of the area, Mr. Brinson stated that at last month's meeting of the Council, Case CW 07-09 was approved from I to RM just southeast of the subject site; that it appears this previous amendment area, along with the subject site, and in addition to other properties in the surrounding area, are interrelated with respect to ownership; and that this is brought to the PAC's attention because of concerns over the potential use of remaining density in addition to surplus density being garnered from other areas nearby that could be placed on the subject parcel or other undeveloped parcels in the area. This would result in a final configuration having a density significantly higher than what was intended with the requested RM Countywide Plan Map category.

The Council staff, therefore, has included the supplemental recommendation that the City analyze the Clearwater Village development, and other undeveloped areas that appear to

be related, in a holistic manner, so as to recognize surrounding low density residential uses and to ensure that the natural characteristics of the site and the surrounding area will be protected to the maximum extent possible.

Discussion followed concerning density averaging. Mr. Crawford noted that staff has discussed the issues with Clearwater, and Ms. Porter indicated that Clearwater has been working with the developer; that Clearwater has concerns as well, and has indicated to the developer that an overall plan is needed. Ms. Porter reiterated that Clearwater has no objection to the recommendation of staff as presented.

Mr. Brinson added that the RM classification would be inconsistent as applied to the site due to the natural characteristics of the site.

In response to further questions from PAC members, it was indicated by Clearwater staff that there has been no request on behalf of the developer for density averaging.

Rick MacAulay moved to approve staff recommendation to approve, including the supplemental recommendation as noted in the staff report. The motion was seconded by Jeff Dow and carried (vote 9-0).

Case CW 07-12 – Pinellas County – Mr. Brinson stated that this 0.2-acre site is located on the Northwest corner of County Road 1 and Sandra Drive. The proposed Countywide Plan Map amendment is from Residential Low Medium – RLM to Residential/Office General – R/OG.

Mr. Brinson noted that the subject site is designated RLM and is located on a Scenic/Non-Commercial Corridor (SNCC), County Road 1 (CR1); that it is vacant and the R/OG category will allow it to be developed with an office building.

After full presentation of the report, Mr. Brinson stated that staff has concluded that the requested R/OG category is a more appropriate designation for the following reasons: 1) the R/OG category will allow for development of an office use which is compatible with the adjacent residential, office, and commercial areas (located on the west side of CR1); 2) due to the site's direct access and location along CR1 which is a Minor Arterial road; and 3) due to the small and irregular size of the parcel. Additionally, before an amendment to a non-residential category can be approved, either the SNCC Subclassification must be amended (in this case from Residential to either a Mixed-Use or an Enhancement Connector) or an exception to the SNCC guidelines must be approved. Council staff has concluded that an exception can be justified in this instance because of the site's surrounding existing uses, current Countywide Plan Map designations, and diminimus lot size/configuration along CR1.

Mr. Brinson stated the that R/OG category will not significantly impact the City of Dunedin which is adjacent to the subject site to the south as they do not provide any

services to the subject area and because the uses associated with the R/OG category are consistent with uses in the CL category within Dunedin.

Sharen Jarzen moved to approve staff recommendation of approval including the separate additional recommendation; the motion was seconded by Rick MacAulay and carried (vote 9-0).

Case CW 07-10 – City of St. Petersburg Redevelopment Plan – Chairman Metcalf indicated that the City of St. Petersburg staff would be presenting first and then staff would respond.

Rick MacAulay presented an outline of the history of the Vision 2020 Special Area Plan, further noting that St. Petersburg staff will also be available at the Pinellas Planning Council meeting in order to answer any questions that may arise.

Mr. MacAulay stated that application of three of the four new Plan categories are being presented, as approved by the Pinellas Planning Council last summer.

Mr. MacAulay noted that primarily these changes will take place within the older traditional neighborhoods. It will allow them to construct and offer accessory units which they also believe will assist in meeting the demand for more workforce housing through these accessory units, such as garage apartments, especially in close proximity to the downtown areas.

Discussion continued on mix of uses, proximity to mass transit, affordable housing, activity center designations including Town Center, Tyrone Square Mall, Central Plaza, and a different set of regulations adopted for the Downtown area.

Mr. MacAulay stated that this Special Area Plan (SAP) was approved by the St. Petersburg City Council in October and then transmitted to the PPC. The City continues to modify it as feedback is received; one example was direction received from the School Board relating to school age population figures.

Discussion followed with regard to traffic concerns and Metropolitan Planning Organization levels of service; Mr. MacAulay noted that the new categories won't necessarily result in approval of site plans on those roadways; that there are some problematic areas and that through the City's concurrency management system, the City can control the ultimate site plan, or through mitigation require traffic studies.

Bob Jeffrey then made a presentation using a PowerPoint slide show. He detailed the many aspects of the plan as well as its implications to the city.

Mr. Neal inquired about evaluation of water, sewer and older infrastructure to which Mr. MacAulay stated that for the most part it has been determined plant capacities are adequate; they have identified some excess which will be taken into consideration

through development review. Mr. Jeffrey stated that part of the development requirements is that the developer must upgrade pipes as necessary. He noted that a couple of projects have stalled due to these concerns.

Mr. Jeffrey further noted that citizen committees have played a big role in the Vision 2020 concept process. There were over 525 participants in the committee review process.

Mr. Crawford noted that a complete review has been concluded of the Countywide Plan Map amendments associated with this SAP and that some 35,500 individual parcels have been involved in the Planned Redevelopment – Residential category. Of that, 22,000 qualify for garage/apartment use, but it is expected only some 5,000 of those will be built. Next is the Planned Redevelopment – Mixed Use category which includes over 1600 acres and approximately 3500 parcels; and approximately 740 parcels/owners fall within the Planned Redevelopment - Commercial category. He stated that the City of St. Petersburg started out with the Vision 2020 Plan and then retrofitted it to meet the SAP requirements in the Countywide Rules. He further stated that water demand showed a decrease; sewer showed an increase, but that all could be handled with the existing systems; and that traffic levels of service have been addressed. The City was asked to look at all corridors in the City and indicate on a segment by segment basis the impacts anticipated. Mr. MacAulay noted that the point the City wants to make is that, in total, they expect a reduction in city-wide trips as a result of these amendments.

Discussion followed with regard to the conditions placed on the approval of the amendments and SAP. Mr. Crawford stated that from a holistic view, staff feels it is an excellent plan and recommends approval; and that it meets all requirements for special area plans found in the Countywide Rules.

Discussion continued with regard to maximum ISR requirements, parking issues, etc. Mr. Jeffrey stated that the City is reinforcing the traditional solutions such as double-ribbon driveways, not allowing driveways in front yards in certain instances, and disallowing paving over green areas. Mr. Neal inquired as to a record or covenant that would keep from converting garages or storage areas to livable area to which Mr. Jeffrey stated the City is going to require that land area be at least 5800 square feet before an accessory unit could be constructed, and that the City will help with design process in order to try to assist people in accomplishing what they need.

In response to a question from Mr. Pflueger, Mr. MacAulay noted that City staff had worked extensively with the Florida Department of Community Affairs and the Tampa Bay Regional Planning Council early on in the process and their plans were well received.

Liz Freeman, on behalf of Pinellas County, inquired as to zoning amendments, design guidelines and consideration of green building. Mr. Jeffrey stated that every area will have design guidelines – to include remodeling – and there will be incentives for green

building, but that they anticipate further addressing “green building” in the near future through the building code.

Sharen Jarzen inquired as to the status of design guidelines. Mr. MacAulay noted that the appeal process is fairly flexible – staff can waive up to two requirements, then the POD (person officially designated) can waive a little more, and it is then appealable to the Community Preservation Commission if it goes that far. He stated that the fee schedule has not changed.

Upon conclusion of the presentation and discussion of the report, Dean Neal moved approval of staff recommendation of approval subject to the five conditions enumerated. The motion was seconded by Catherine Porter and carried (vote 9-0).

Other PAC Business: None.

There being no further business, Dean Neal moved to adjourn at 3:05 p.m.; the motion was seconded by Sharen Jarzen and carried (vote 9-0).

Respectfully submitted,

David P. Healey, Executive Director

**MINUTES OF THE PLANNERS ADVISORY COMMITTEE MEETING
MONDAY, FEBRUARY 12, 2007
BANK OF AMERICA BUILDING
600 CLEVELAND STREET, SUITE 850, EIGHTH FLOOR
CLEARWATER, FLORIDA**

Members Present:

Fred Metcalf, Chairman	City of Gulfport
Jerry Paradise, Vice Chairman	City of Oldsmar
Dean Neal	City of Pinellas Park
Rick MacAulay	City of St. Petersburg
Sharen Jarzen	City of Seminole
Danny Taylor	City of Indian Rocks Beach
Lauren Matzke	City of St. Pete Beach
Jeff Dow	City of Dunedin
Gordon Beardslee	Pinellas County
Jim Miller	Pinellas County Schools
Gina Clayton	City of Clearwater
Bob Klute	City of Largo

Also Present:

Marie Dauphinais	City of Oldsmar (non-voting)
David Healey	Pinellas Planning Council
Michael Crawford	Pinellas Planning Council
Chris Mettler	Pinellas Planning Council
Larry Pflueger	Pinellas Planning Council
Michael Schoderbock	Pinellas Planning Council
Ryan Brinson	Pinellas Planning Council
Carolyn Shoemaker	Pinellas Planning Council

Chairman Metcalf called the meeting to order at 1:30 P.M.

Minutes – Chairman Metcalf asked if there were any comments or corrections to be made to the minutes of the January 8, 2007, PAC meeting. Dean Neal moved to approve the minutes as corrected; the motion was seconded by Jeff Dow and carried (Vote 10-0). It was noted that Mr. Dow had notified PPC staff of a needed correction to the minutes prior to the meeting and that correction had been made.

Old Business – None.

Review of PPC Agenda for February 21, 2007, Meeting – Received.

Annexation Report – January 2007 – Michael Schoderbock summarized the report on voluntary annexations for the month of January. He stated that the Council received a total of 14 petitions for voluntary annexation review from the cities of Clearwater, Dunedin, Largo, Oldsmar, Pinellas Park, Seminole and Tarpon Springs. Of those 14 petitions reviewed, all were found to be in compliance. Existing uses found in the 14 petitions include 1 commercial parcel, 1 industrial parcel, 9 residential parcels, and 3 vacant parcels. These proposed annexations totaled 34.69 acres and approximately \$2.6 million in taxable value. Total Municipal Service Taxing Unit tax revenues from the \$2.6 million of taxable value are \$6,175 using the 2006/07 fiscal year tax rate. It is estimated that 22 residents will be affected by a change in jurisdiction. Annexation of five of the 14 parcels being annexed will reduce enclaves in the County by 2.5 acres.

Mr. Schoderbock noted that for the first month of this year, to date, no referendum or non-referendum annexations have been received.

Countywide Planning Authority Actions – January and February – Received.

****Danny Taylor and Jim Miller entered the meeting at this time.****

Minor Plan Change to Beach by Design Special Area Plan – MPC No. 07-01 – Mr. Crawford reported that the City of Clearwater has submitted a proposed minor plan change to the Beach by Design Special Area Plan. He noted that based upon citizen input a new vision statement was adopted and the Marina Residential District was renamed to *Marina District* and will now focus more on uses that support the tourist industry, while de-emphasizing residential uses. To help carry out this new vision, the City is providing incentives in the form of additional height for tourist-oriented and mixed uses on larger lots that contribute to public amenities such as streetscape improvements and a public boardwalk along the waterfront. Additionally, as a further incentive, the City may consider the vacation of East Shore Drive to assist in the creation of larger lots.

Mr. Crawford stated that, in summary, the Council staff has reviewed the proposed revisions to Beach by Design and concluded that these changes are not considered to be substantive, and, therefore, this request can be “received and accepted” by the PPC and CPA, pursuant to the requirements of Section 2.3.3.8.4 of the Countywide Rules.

Discussion followed with regard to the possible vacation of East Shore Drive wherein Ms. Clayton stated that if any vacation occurs, it must be at least a full block and utilities must be able to be moved. She noted that the final passage of this ordinance by Clearwater was by unanimous vote. She further noted, in response to a question by Gordon Beardslee, that there is still some opposition, primarily from the north Beach residents. In response to Mr. MacAulay’s question, Ms. Clayton indicated that land

consolidation would be taken into consideration in order to obtain greater height allowances.

Jerry Paradise moved to approve the staff recommendation to receive and accept the proposed Minor Plan Change to the Beach by Design Special Area Plan. The motion was seconded by Gina Clayton and carried (Vote 12-0).

Industrial Lands Study Status Report - Mr. Pflueger reported that in September 2006 a contract was entered into between the Pinellas Planning Council, Pinellas County, through its Economic Development Department, and WilsonMiller consultants. The intent of the contract was the "identification of proposed measures that will assist in retaining and attracting high-wage primary businesses" to Pinellas County. He stated that the objectives of the project were: 1) "to identify, through a survey of targeted industries, the land-based needs of these industries; and 2) to identify governmental actions that will assist in the retention/attraction of targeted industries and any regulatory impediments thereto, as well as to establish criteria that will guide any proposed conversion of industrially-designated lands." The survey has been completed and the memo included an overview and some preliminary results.

Mr. Pflueger presented the overview of the survey and responses to it. He also presented a map showing the 2,273 primary employers within the County that the survey was sent to, and he noted that 405 surveys were returned as of January 31 for about an 18% return rate. He stated that the memo will be updated for the Pinellas Planning Council meeting of February 21, as additional surveys are still being received.

PLAN AMENDMENTS

Subthreshold Amendments:

Case CW 07-06 – Pinellas County – Mr. Brinson stated that this 0.1-acre parcel involves a request to change the designation from Residential Low to Industrial Limited. He stated that this amendment will allow the property owner's adjacent landscaping business (located to the west and north of the subject site) to expand.

Discussion followed concerning the discrepancy in the use of the property which the County had described as vacant, to which Mr. Beardslee stated there is a mobile home on the property with no one living in it. This will be corrected in the staff report prior to submission to the Council on the 21st of February.

Jerry Paradise moved approval of staff recommendation of approval on Case CW 07-06; the motion was seconded by Danny Taylor and carried (Vote 12-0).

Case CW 07-07– Oldsmar – Mr. Brinson stated that this 9.7-acre site is located on the north side of Douglas Road, east of Hayes Road and west of Commerce Boulevard, and involves a request to change the designation from Residential Medium, Residential

Medium with Water/Drainage Feature, Residential Medium with Transportation/Utility Overlay, Transportation/Utility, Transportation/Utility with Water/Drainage Feature, and Water with Water/Drainage Feature to Institutional, Institutional with Water/Drainage Feature, Institutional with Transportation/Utility Overlay, and Water with Water/Drainage Feature.

Mr. Brinson further reported that the subject site is undeveloped and contains a storm water retention area, a Progress Energy utility easement, and a City utility easement. The proposed Countywide Plan Map categories will recognize the Progress Energy easement and retention areas and will allow the site to be developed with a YMCA facility which will lease the land from the City of Oldsmar.

Dean Neal moved approval of staff recommendation of approval on Case CW 07-07; the motion was seconded by Gordon Beardslee and carried (Vote 12-0).

Regular Amendments:

Case CW 07-08 – Clearwater – Mr. Brinson stated that this 2.1-acre site is located at 2295 McMullen Booth Road. The proposed amendment is a request to change the designation from Residential Suburban – RS to Institutional - I.

Mr. Brinson stated that because the subject property was recently annexed, the City of Clearwater has requested the current RS Countywide Plan Map designation be changed to Institutional to recognize the primary use of the parcel, which is a church that has occupied the site for 20 years. While the Countywide Plan Rules allow for a range of institutional uses in the RS Countywide Plan Map category, the City's land development regulations and zoning are more restrictive and do not allow for churches.

Mr. Brinson further reported that the area to the east of the subject site across McMullen Booth Road is designated Residential Low and is developed with single-family homes; that the area to the north is designated Residential Urban and is also developed with single-family homes; and that the area to the south and west is a single-family subdivision under construction, designated RS.

In summary, he stated that PPC staff concluded that the requested Institutional category can be considered an appropriate Countywide Plan Map designation given the site's existing use, the site's access and location along McMullen Booth Road, which is a principal arterial road, and the site's close proximity to other institutional uses and Institutional Countywide Plan Map categories.

In response to query by Mr. MacAulay, Mr. Crawford noted that the previous case from Oldsmar was a Type "F" subthreshold amendment because it did not impact any of the six Relevant Countywide Considerations; McMullen Booth Road is a Scenic Non-Commercial Corridor necessitating review as a regular amendment.

Sharen Jarzen moved to approve staff recommendation and separate additional recommendation as noted in the staff report. Rick MacAulay seconded the motion and it and carried (Vote 12-0).

Case CW 07-09 – Clearwater – Mr. Crawford stated that this 2.2-acre site is located on the west side of Kings Highway, 130 feet south of Woodlawn Terrace. The proposed Countywide Plan Map amendment is a request to change the designation from Institutional – I to Residential Medium - RM.

Mr. Crawford noted that the subject site is undeveloped and contains both a City drainage and Progress Energy utility easement along its southern property line as identified in the submitted survey. He also stated that the request is to amend the entire site from Institutional to Residential Medium; however, Council staff is recommending approval of the Residential Medium, with the addition of Transportation/Utility (T/U) and Water/Drainage Feature (W/DF) categories used as overlays to recognize the respective easements on site, subject to the City of Clearwater adopting a Comprehensive Plan amendment as part of its EAR amendment process to include the overlay feature of the T/U and W/DF Future Land Use Plan categories, as necessary, in its continuum of uses, and secondly, to apply these categories to Clearwater's map for this parcel of property.

Mr. Brinson noted that the Countywide Rules would permit a total of 33 residential units to be developed on the 2.2-acre site utilizing the proposed RM designation; however, the proposal includes only 30 units and when subtracting the area under the utility line and the drainage easement, the potential buildable area for the site (1.55 acres), would yield an effective density of 19.4 upa.

Mr. Brinson reported that the immediate area north of the subject site is assigned two Countywide Plan Map designations, RM and RH (which allows up to 30 upa). He stated that the RM designated area is vacant, (which allows 15 upa), and the RH designated area is developed with an apartment building at 29 upa. The area to the northeast, across Kings Highway, is also designated RH and is developed with an apartment building at 23 upa. The area to the east (also across Kings Highway) is designated Residential Urban and Preservation, developed with a single-family residence. The property to the immediate south is designated Institutional and is developed with a church. The area to the west is partially developed with a single-family attached subdivision, designated Residential Low Medium, which allows up to 10 upa.

Council staff has concluded that the requested RM category can be considered an appropriate Countywide Plan Map designation, given the site's close proximity to Sunset Point Road (a Minor Arterial Road) and the site's adjacency to other medium/high density residential uses and RLM, RM and RH Countywide Plan Map categories.

Dean Neal moved to approve staff recommendation of Residential Medium with the respective Transportation/Utility and Water/Drainage Feature overlay, subject to the City amending its Comprehensive Plan and land development regulations through the Evaluation

Appraisal Report amendment process to establish the Transportation/Utility and Water/Drainage Feature overlay, as necessary, and subsequently applying these categories consistent with this Countywide Plan Map amendment; the motion was seconded by Gina Clayton and carried (Vote 12-0).

Other PAC Business:

Mr. Crawford introduced Lauren Matzke who is the new PAC member representing St. Pete Beach.

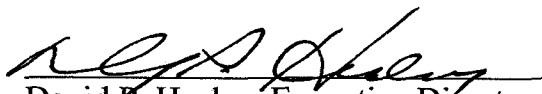
The PAC members indicated that the new online agenda system works well, noting significant cost savings as well as added convenience of receiving the agenda in a more timely fashion.

Mr. MacAulay noted that the CPA had voted unanimously in support of the recent Sembler Company proposal and thanked PAC, PPC staff, Council, and the CPA for their support. He stated that on Thursday, the St. Petersburg City Council will hear this item for adoption.

PAC was notified of the upcoming St. Petersburg Planned Redevelopment Countywide Plan Map amendments wherein Council will be asked to consider map amendments for some 39,000 properties. Mr. Crawford noted that St. Petersburg has set up a special website designed to assist in providing information on the proposed changes. The map amendments are in three categories; and the following month, 166 individual map amendments will be submitted, including an additional 7,000 properties.

There being no further business, Dean Neal moved to adjourn at 2:20 p.m.; the motion was seconded by Gina Clayton and carried (Vote 12-0).

Respectfully submitted,


David P. Healey, Executive Director