

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

AGENDA ITEM: II E.

MEETING DATE: June 20, 2007

SUBJECT:

Consent Agenda:

E. Correspondence

RECOMMENDATION:

Council Receive and Discuss as is Appropriate

BACKGROUND

Correspondence Includes:

1. PAC Minutes – June 11, 2007 (draft), April 9, 2007 (approved) [No May Meeting]
2. Memorandum sent May 9, 2007 to Stephen M. Spratt, County Administrator, Re: Hotel Density Ordinance – Follow-up to BCC Work Session and TDC Meeting
3. Received May 10, 2007, copy of letter sent May 2, 2007 to Mayor Rick Baker, City of St. Petersburg, from Brian Smith, Planning Director, Pinellas County, Re: CPA actions taken on May 1, 2007
4. Sample of letter sent May 10, 2007 to all municipalities, Re: 2007 Annual Countywide Plan Map Adjustments
5. Memorandum sent May 14, 2007 to Jewel White Cole, Managing Assistant County Attorney, Re: Consistency Follow-up
6. Memorandum received May 16, 2007 from Lynn Griffin, Administrator, Florida Coastal Management Program, Florida Department of Environmental Protection, Re: Notice of Florida Coastal Management Program Routine Program Change Request
7. Memorandum sent May 16, 2007 to Members of the Board of County Commissioners, in Their Capacity as the Countywide Planning Authority, Re: Transmittal of up-dated Countywide Plan Rules
8. Letter received May 20, 2007 from Paulette E. Cohen, Community Development Director, City of Madeira Beach, Re: 2007 Annual Countywide Map Adjustments
9. Letter received May 22, 2007 from Lynn Burks, President, The Rotary Club of Safety Harbor, Re: Thank you letter for speaking at their meeting

PINELLAS PLANNING COUNCIL ACTION:

COUNTYWIDE PLANNING AUTHORITY ACTION:

SUBJECT: Other Council Business - Correspondence

10. Notice received May 23, 2007 from Avera Wynne, Planning Director, Tampa Bay Regional Planning Council, Re: June 1, 2007 RPAC Meeting Notice and Agenda
11. Received May 24, 2007 from Town of Redington Beach, Resolution 2007-11 Opposing the Pinellas County Ordinances as identified on said Resolution 2007-11
12. Memorandum sent May 30, 2007, to John Woodruff, Interim Director, Office of Management and Budget for Pinellas County, Re: Alternative Budget Scenarios
13. Memorandum sent May 30, 2007, to Stephen M. Spratt, County Administrator, Re: Proposed Revisions to Hotel Density Ordinance

**MINUTES OF THE PLANNERS ADVISORY COMMITTEE MEETING
MONDAY, JUNE 11, 2007
BANK OF AMERICA BUILDING
600 CLEVELAND STREET, SUITE 850, EIGHTH FLOOR
CLEARWATER, FLORIDA**

Members Present:

Fred Metcalf, Chairman	City of Gulfport
Sharen Jarzen	City of Seminole
Lauren Matzke	City of St. Pete Beach
Jeff Dow	City of Dunedin
Catherine Porter	City of Clearwater
Ron Rinzivillo	City of Safety Harbor
Steve DeMerritt	City of Treasure Island
Bob Klute	City of Largo
Marie Dauphinais	City of Oldsmar
Steve Fairchild	Pinellas County Schools
Dean Neal	City of Pinellas Park
Danny Taylor	City of Indian Rocks Beach

Also Present:

Liz Freeman	Pinellas County
Michael Crawford	Pinellas Planning Council
Ryan Brinson	Pinellas Planning Council
Linda Fisher	Pinellas Planning Council
Michael Schoderbock	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 April 9, 2007, PAC meeting. Jeff Dow noted that on page 4, in the 4th paragraph, the word “with” should be changed to “will”. Dean Neal moved to approve the minutes as corrected; the motion was seconded by Catherine Porter and carried (vote 10-0).

Old Business – none.

Review of PPC Agenda for June 20, 2007, Meeting – Received.

Countywide Planning Authority Actions – May – Mr. Crawford summarized the actions of the CPA and the PAC then received the items. It was noted that with regard to the St. Petersburg Special Area Plan (Phase II), there were a couple of items withdrawn prior to the Pinellas Planning Council meeting, and that the City of St. Petersburg will submit a “glitch

bill” to be brought back to the Council likely in September. Mr. Crawford also informed the PAC members that the Countywide Planning Authority will be discussing setting future public hearings regarding the issue of Countywide Rule amendments for hotel density at their meeting on June 19, 2007.

Annexation Report – May 2007 – Michael Schoderbock summarized the report on voluntary annexations for the month of May. He stated that the Council received a total of 10 petitions for voluntary annexation review from the cities of Clearwater, Largo, Pinellas Park and Safety Harbor. Of those 10 petitions reviewed, all were found to be in compliance. Existing uses found in the 10 petitions include 1 commercial parcel, 1 industrial parcel, 4 residential parcels, and 4 vacant parcels. These proposed annexations totaled 7.4 acres and approximately \$3.1 million in taxable value. Total Municipal Service Taxing Unit tax revenues from the \$3.1 million of taxable value are \$7,215 using the 2006/07 fiscal year tax rate. It is estimated that 8 residents will be affected by a change in jurisdiction. Annexation of 1 of the 10 parcels being annexed will reduce one enclave in the County by 0.15-acres and annexation of 2 of the 10 parcels will eliminate 0.85-acres from 2 enclaves.

Mr. Schoderbock reported that Ordinance No. 00-63 will be before the court this Wednesday for oral arguments and that staff will keep the PAC members updated in this regard.

PLAN AMENDMENTS

Subthreshold Amendments:

CW 07-15 – City of Clearwater – Mr. Brinson stated that this 0.8-acre site is located on the south side of SR 590, approximately 200 feet west of Owen Drive. The proposed Countywide Plan Map amendment is from Residential Urban – RU to Residential/Office Limited – R/OL. The amendment from Residential Urban to Residential/Office Limited will allow the vacant property to be developed with an office use.

CW 07-16 – City of Pinellas Park – Mr. Brinson stated that this 0.3-acre site is located at 6645 – 68th Avenue North. The proposed Countywide Plan Map amendment is from Residential Urban – RU to Residential/Office General – R/OG. This amendment from Residential Urban to Residential/Office General will allow the property to be developed with an office use. The subject site is developed with a single-family home.

Mr. Crawford asked for local government input if any; there being none, Bob Klute moved to approve the PPC staff recommendations for both cases. The motion was seconded by Sharen Jarzen and carried (vote 10-0).

Community Redevelopment District Special Area Plan (Case 06-44, City of Largo) - Supplemental Package – Mr. Crawford reported that on November 15, 2006, the PPC recommended approval of an amendment to the City of Largo’s Clearwater-Largo Road

Community Redevelopment District Special Area Plan subject to conditions; that the City of Largo has submitted a supplemental package identifying corrections; and that staff has reviewed the supplemental package and concluded that the information and corrections provided satisfactorily address the conditions of approval. Mr. Crawford noted that the City of Largo continues to move forward with the development and implementation of the Community Redevelopment Plan.

Mr. Klute stated that if any member wants copies, he would be happy to provide them. Mr. Crawford complimented the City of Largo on the Special Area Plan both in content related to the Countywide Rules and in the City identifying ways to meet the included goals.

Dean Neal moved to approve staff's recommendation that the Council receive and file the supplemental package; the motion was seconded by Sharen Jarzen and carried (vote 10-0).

Other PAC Business:

Discussion of TBRPC Coastal High Hazard Area Review – Mr. Crawford noted that he and Linda Fisher had attended the Tampa Bay Regional Planning Council (TBRPC) meeting last Friday concerning the Coastal High Hazard Area (CHHA), and he presented an update concerning recent state legislation on the definition of the CHHA wherein it now covers a different area than previously, and creates a new set of guidelines for adopting and maintaining level of service standards for hurricane evacuation. Mr. Crawford noted these changes have important implications for disaster planning and land development in Pinellas County, and the TBRPC has drafted a set of policy recommendations which have been included in the PAC agenda to assist local governments in meeting the requirements of the new legislation. The purpose of this agenda item is to inform the PAC and the Council and receive input on these policy recommendations in respect to the Countywide Rules.

Ron Rinzivillo and Marie Dauphinais entered the meeting at this time.

Mr. Crawford noted that the local governments are expected to amend their comprehensive plans by July 2008 to reflect changes in the CHHA boundary. He presented a series of five maps denoting: (1) the current CHHA area; (2) the current SLOSH Model surge lines for a Category 1 hurricane; (3) denoting coastal storm zones; (4) denoting Optional Hurricane Vulnerability zone; and (5) denoting an Optional Coastal Planning Area.

Mr. Crawford noted that Pinellas County evacuation level of service is now 23-28 hours clearance times for out-of-county evacuation; and with using a conservative number of 15% of evacuees seeking shelter space the county is in a deficit; that this could be compounded with longer clearance times since more will likely seek local shelter. He pointed out that local governments can be more restrictive relative to what will be described as the new CHHA; that they should consider the fact that the SLOSH Model doesn't factor in wave height and vulnerability relative to storm surge caused by velocity, especially regarding barrier islands.

Mitigation issues were addressed by Mr. Crawford as outlined in the attachment provided by the TBRPC— education is important; there is concern that those vulnerable will stay put and those who are not as vulnerable will evacuate; there is a need to address shelter deficits; and to fund mitigation with possible new development impact fees. He noted that mitigation could focus on not allowing new development to aggravate the problem with additional density via Future Land Use Plan Map amendments. Any additional units as well as current deficiencies can be addressed.

In summary, Mr. Crawford stated that the requirements are to adopt the new CHHA definition (or be more restrictive); to revise the local FLUP map; and to adopt level of service on evacuation times or adopt mitigation.

Mr. Crawford suggested PAC review the support package submitted by TBRPC; take a look at mitigation; and provide TBRPC with input.

Dean Neal inquired about possible capacity outside of the area – perhaps other counties and even other states. Mr. Crawford indicated he believed this had been addressed regionally in the emergency management plan, but noted that evacuation times would be difficult in an emergency situation.

Liz Freeman indicated that the County is developing a response to this, and there will be a draft by the end of the month which will be posted on the County website; she further suggested that this might be discussed by PAC at their next meeting with the possibility of inviting the municipalities not directly represented on the PAC to send representatives to join in the discussion. Chairman Metcalf recommended this be placed on the July agenda for PAC in order to bring the groups together instead of having 25 different policy decisions and thus try to come up with collective suggestions.

Mr. Crawford also noted the PPC would place this on its website as well if the County desired.

Ms. Jarzen noted an additional concern would be roving vehicles that have the capability to remove accidents from the evacuation routes, or for those who might run out of gas as Mr. Crawford noted occurred in Louisiana.

Mr. Crawford noted that staff will look at potentially addressing this CHHA discussion and issues through amendment of the Countywide Rules.

Revision of PAC Membership Roster – Election of Vice Chairman

Chairman Metcalf noted that with the resignation of Jerry Paradise from the City of Oldsmar, it is necessary to elect a new vice chairman of the PAC. Dean Neal nominated Renea Vincent to serve as vice chairman for the remainder of 2007; the motion was seconded by Marie Dauphinais and carried (vote 12-0).

Mr. Crawford indicated that staff will so advise Ms. Vincent who was not present at today's meeting.

Renewal of Interlocal Agreements for Planning Services - Mr. Crawford reported that the Council has been providing professional planning assistance to local governments in Pinellas for many years. In 1997, this assistance was formalized using interlocal agreements with the individual local governments. He stated that the Council has 18 such agreements at this time, 15 of which are for a period of three years and are due to expire on September 30, 2007, unless extended to 2010 by mutual written agreement. Two of the three remaining agreements are due for renewal in 2009, with one agreement due for renewal in 2010. He also noted that the renewal agreement is not ready at this time but will be available for the PPC meeting date and can be viewed in the online agenda package at that time.

The Council is being asked to authorize renewal of the interlocal agreements for planning services to 2010, and meetings will be held with each municipality to discuss as necessary and upon request.

Miscellaneous

Mr. Crawford also reported to the PAC members that on June 27, at 6:30 p.m., on HGTV (Home and Garden Television Channel), "Rezoned" will be featured on the show. This segment will concern Bob Jeffrey's project that he has worked on in St. Petersburg and staff believes from a planner's perspective, the members will find this interesting. He also noted that Mr. Jeffrey will be leaving the City of St. Petersburg to enter into the private sector in the near future; at the current time he is staying on in a part-time capacity to finish out the update of St. Petersburg Land Development Regulations.

Mr. Brinson noted that map adjustment requests were due last Friday, but staff is still receiving them for placement on the July agenda.

Mr. Crawford thanked the members for coming today especially in light of the short meeting. Lastly, he stated that he and Mr. Mettler will be setting meetings with the communities regarding the consistency report follow-up.

Dean Neal moved to adjourn at 2:05 p.m.; the motion was seconded by Sharen Jarzen and carried (vote 12-0).

Mr. Crawford also noted that we do expect to have a PAC meeting in July; however, the August meeting is expected to be cancelled.

Respectfully submitted,

David P. Healey, Executive Director

**MINUTES OF THE PLANNERS ADVISORY COMMITTEE MEETING
MONDAY, APRIL 9, 2007
BANK OF AMERICA BUILDING
600 CLEVELAND STREET, SUITE 850, EIGHTH FLOOR
CLEARWATER, FLORIDA**

Members Present:

Fred Metcalf, Chairman	City of Gulfport
Rick MacAulay	City of St. Petersburg
Sharen Jarzen	City of Seminole
Lauren Matzke	City of St. Pete Beach
Jeff Dow	City of Dunedin
Catherine Porter	City of Clearwater
Ron Rinzivillo	City of Safety Harbor
Lynn Rosetti	City of Treasure Island
Bob Klute	City of Largo
Marie Dauphinais	City of Oldsmar
Steve Fairchild	Pinellas County Schools
Gordon Beardslee	Pinellas County

Also Present:

Bob Jeffrey	City of St. Petersburg
Michael Crawford	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 March 12, 2007, PAC meeting. Mr. MacAulay asked that the statement regarding the appeal process on page seven, be changed to reflect that it was made by Bob Jeffrey, not Rick MacAulay. It was also noted that Mr. Dow had notified PPC staff of a needed typographical correction prior to the meeting, which correction was made. Sharen Jarzen moved to approve the minutes as corrected; the motion was seconded by Catherine Porter and carried (vote 11-0).

Old Business – Chairman Metcalf stated he would be out of town at the time of the next Pinellas Planning Council meeting, and he noted that the PAC Vice Chairman Jerry Paradise is not present today and is no longer working for the City of Oldsmar. Chairman Metcalf asked for a volunteer to be available at the PPC meeting to discuss PAC's input, as necessary. Jeff Dow agreed to handle the Council meeting on behalf of the PAC.

Review of PPC Agenda for April 18, 2007, Meeting – Received.

Countywide Planning Authority Actions – March/April – Mr. Crawford summarized the actions of the CPA and the PAC then received the items. Mr. Crawford noted that the Board had approved the Final Draft of the Consistency Report at their April 3 meeting; however, the Board had concerns with some language in the report. Mr. Beardslee noted that the Board wanted to make it clear in the resolution that as the cities and the County go forward with amendments that there is room for negotiation on the solutions to those issues identified; and he stated that the resolution is being modified to reflect that. Mr. Crawford noted that the items submitted were suggested solutions and that they were not final solutions. He also noted that the PPC and the PPC staff wanted to ensure that there should be a clear and consistent means by which to handle the consistency issues that arise through the administration of local comprehensive plans and codes. He stated that this is another area that the Board had concern with.

Mr. Crawford then stated that staff will begin to work with the municipalities in the coming weeks to bring them into consistency, and that Pinellas Park has volunteered to be first (since they are redrafting their land development regulations).

Annexation Report – March 2007 – Michael Schoderbock summarized the report on voluntary annexations for the month of March. He stated that the Council received a total of 9 petitions for voluntary annexation review from the cities of Clearwater, Largo, and Pinellas Park. Of those 9 petitions reviewed, all were found to be in compliance. Existing uses found in the 9 petitions include 1 industrial parcel, 6 residential parcels, and 2 vacant parcels. These proposed annexations totaled 15.1 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 \$3,260 using the 2006/07 fiscal year tax rate. It is estimated that 11 residents will be affected by a change in jurisdiction. Annexation of three of the nine parcels being annexed will reduce enclaves in the County by 2.05 acres and annexation of one of the nine parcels will eliminate a 7.24-acre enclave.

Ron Rinzivillo entered at this time.

Annexation Report – Quarterly Summary – Mr. Schoderbock noted this report provides a synopsis of the staff limited administrative review of voluntary annexations for the second quarter of F.Y. 2006/07 in accordance with Pinellas County Ordinance No. 00-63, as well as details regarding other forms of annexation that have occurred over the past few years. He reported that Chart 1 provides acreage summaries, Chart 2 taxable value, and Chart 3 the percentage of acres annexed in enclaves, all for annexations reviewed in each fiscal year since adoption of Pinellas County Ordinance No. 00-63 through the second quarter of the current fiscal year, 2006/07. The acreage and taxable value for the second quarter F.Y. 06/07, January through March, were 58.30 acres and \$5,380,489 respectively. Twenty-one percent (12.5 acres) of the acreage annexed during the quarter reduced or eliminated an enclave.

Mr. Schoderbock stated that over the past 6 years, taxable value annexed averaged about \$56 million on average for the year; this year so far, there has been \$9 million in taxable value submitted for review, or about 16% of average. The same has been true with acreage – over the past six years there were approximately 335 acres annexed on average; this year in the first half, there has been about 75 acres or 22% of average. Staff also looks at the percentage of annexations in enclaves and has noticed an increase; on average, about 23% have been in enclaves; so far this year, it has been approximately 33%. It was also noted that there have been no referendums or involuntary annexations in this past quarter.

Local Assistance – Quarterly Status Report (Verbal) - Mr. Crawford presented this report noting that the Redington Shores Land Development Code re-write is in final editing; and that Larry Pflueger and Linda Fisher have been working with consultant Gail Easley and Associates to finish evaluation on local government Evaluation and Appraisal Reports (EAR's) and are awaiting comments from the Florida Department of Community Affairs.

PLAN AMENDMENTS

Subthreshold Amendment:

Case CW 07-13 – St. Petersburg - Mr. Brinson stated this 0.2-acre site is located 125 feet west of the southwest corner of 4th Street and 53rd Avenue and involves a request to change the designation from Residential Medium – RM to Residential/Office/Retail – R/O/R. This amendment will allow the property owner to combine the undeveloped subject property with the adjacent property to the east and redevelop the entire site with a commercial use.

Mr. MacAulay noted that the R/O/R line (from north to south) should be at 150 ft.; that this will be strip commercial and has been done well by utilizing design standards. In response to a query from a PAC member, he noted that the mobile home park is no longer there and is being redeveloped in its entirety.

Lynn Rosetti moved to approve staff recommendation of approval; the motion was seconded by Sharen Jarzen and carried (vote 12-0).

Regular Amendment:

Case CW 07-14 (3-203) – St. Petersburg – Mr. Crawford stated that this item involves the approval of a second phase of Countywide Plan Map amendments submitted by the City of St. Petersburg as part of efforts to administer their Vision 2020 Plan; that this is one of the final steps that must be taken to implement the major plan and code changes that the City adopted last year; and encompasses approximately 2,635 acres throughout the City of St. Petersburg. He noted that the first phase was heard by the Council at the March meeting and involved the new “Planned Redevelopment” Countywide Plan Map

categories; however, the amendments before the PAC today do not rely upon a Special Area Plan or the new Planned Redevelopment categories, but rather propose to utilize the “standard” Countywide Plan Map categories.

Ms. Rosetti stated that she owns property in Area 199 – and would want to abstain in voting on that item. Chairman Metcalf agreed that Area 199 could be removed in order that Ms. Rosetti could vote on the remaining items.

Mr. Crawford presented a summary of the staff’s analysis, noting that there are 143 amendments before PAC today; that the figure had started with 203, but that a number were withdrawn prior to advertisement. He stated that the subthresholds are shaded on the spreadsheet; that there are 90 subthresholds or 64%, and that 52 or 36% are regular amendments, representing a total of 2,635 acres. He presented a summary analysis of the Relevant Countywide Considerations and concluded that the amendments are consistent with the Countywide Rules.

Those areas withdrawn include all or parts of areas 22, 52, 72, 70, 136, and 142. Discussion followed with regard to area 182 which includes Eckerd College property. For today’s discussion Area 182 will remain in consideration. Staff will discuss further with St. Petersburg staff after today’s meeting.

Mr. Crawford stated that the PPC staff recommends approval of the 143 amendments before PAC today.

Mr. Rinzivillo inquired as to whether the amendments are predicated on recognized existing land uses to which Mr. MacAulay stated they were and that Phase II is an opportunity to look at the entire City. Mr. MacAulay stated in summary that the City is undertaking this for four reasons – recognizing existing uses; providing consistency in terms of plan designation with existing development patterns; consistency with the City’s desired redevelopment efforts – Vision 2020; and finally, the proposed designations are proper given the locational criteria set forth in the Countywide Rules. He stated that it is for either one or several of the four reasons that the amendments are being proposed.

Mr. MacAulay stated that the City will be preparing a “glitch” ordinance to take care of mapping errors or other mistakes and errors; that there are probably several hundred amendments which will come back starting perhaps in August; that they will go to the local planning agency, the City Council for first reading, and then through the PPC/CPA process. Mr. MacAulay added that the PPC staff has done an outstanding job on looking at these parcels and making necessary evaluations.

Mr. Rinzivillo inquired as to input from surrounding jurisdictions where appropriate to which Mr. Crawford noted that area 52 is the only one so affected, and it is a reduction in density and has no impact on the adjoining areas. Gordon Beardslee noted the County would like to see a change for what is being proposed on County-owned property at the entrance to Weedon Island – likely to the Preservation category if it qualifies - in areas 37

and 39 (for State owned land) both shown on Map 2-8. Gordon Beardslee asked that these two areas be removed from this consideration at this time so that County staff can meet and discuss further with City of St. Petersburg staff what the proper designations should be for this area.

After a full presentation of the report, Lynn Rosetti moved to approve all amendments minus Area 199, and others specifically mentioned to be withdrawn, to include all or parts of area 22, area 52, area 72, area 70, area 136, area 142, area 37, and area 39. Gordon Beardslee seconded the motion and it carried (vote 12-0).

The Chairman reiterated that the record should reflect that area 199 would be included in a separate motion in order that Lynn Rosetti could vote on this issue.

Gordon Beardslee moved to approve amendment 199, approximately 176 acres shown on Maps 2-45 and 2-46, as submitted; the motion was seconded by Sharen Jarzen and carried (vote 11-0 with Lynn Rosetti abstaining).

Sarasota County/City Interlocal Agreement – Mr. Crawford noted that in accordance with the Council’s direction at the last meeting, the Joint Planning and Interlocal Service Boundary Agreement between the City of Venice and Sarasota County was provided for the information of, and discussion by, the Council.

The Agreement serves as an example of an instrument that may prove useful to address jurisdictional and service delivery issues between a county and its cities and that this was entered into under the new provisions of Chapter 171, Part II, Florida Statutes.


No discussion or comments were received.

Other PAC Business: None.

Mr. Crawford inquired as to the new process of presenting PAC agenda materials; PAC members indicated their support of the process and stated that they had no problems with receiving the agenda materials.

There being no further business, Lynn Rosetti moved to adjourn at 2:25 p.m.; the motion was seconded and carried (vote 12-0).

Respectfully submitted,


David P. Healey, Executive Director