

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

AGENDA ITEM: II F.

MEETING DATE: September 19, 2007

SUBJECT:

Consent Agenda:

F. Correspondence for July and August

RECOMMENDATION:

Council Receive and Discuss as is Appropriate

BACKGROUND

Correspondence Includes:

JULY CORRESPONDENCE

1. PAC Minutes – September 10, 2007 (draft), July 9, 2007 (approved)
2. Sample of memo sent July 2, 2007 to all Mayors, Re: Analysis of House Bill 7203
3. Letter sent July 2, 2007 to Mary Palmer, CMC, Town Clerk, Town of Redington Shores, Re: Payment for Additional Planning Assistance – LDR Re-write
4. Letter received July 5, 2007 from Gary Rosen, President, Florida Affordable Housing Partners, Re: Introduction of their company
5. Letter sent July 5, 2007 to Tom Shevlin, Assistant City Manager, City of Pinellas Park, Re: Consistency Reconciliation Actions
6. Sample of letter sent July 5, 2007 to various Town/City Managers, Re: Invitation to enter into an Interlocal Agreement for Professional Planning Services
7. Sample of letter sent July 5, 2007 to various Town/City Managers, Re: Renewal of Interlocal Agreement for Professional Planning Services
8. Letter sent July 6, 2007 to William Roll, Jr., AICP, Senior Associate, Tindale-Oliver & Associates, Inc., Re: Request for continued assistance per Agreement for Transportation Planning and Engineering Services
9. Received July 13, 2007, copy of letters sent July 11, 2007 to Mayor Frank Hibbard, City of Clearwater, Mayor Pat Gerard, City of Largo, and Mayor William Mischler, City of Pinellas Park, from Brian Smith, Planning Director, Pinellas County, Re: CPA actions taken on July 10, 2007

PINELLAS PLANNING COUNCIL ACTION:

COUNTYWIDE PLANNING AUTHORITY ACTION:

SUBJECT: Other Council Business - Correspondence

10. Letter sent July 13, 2007 to Robert David, Director of Public Works, City of Belleair Bluffs, Re: Consistency Reconciliation Actions
11. Letter sent July 13, 2007 to Larry Nayman, Building Official, Town of Indian Shores, Re: Consistency Reconciliation Actions
12. Letter sent July 13, 2007 to Marie Dauphinais, Acting Director of Planning and Redevelopment, City of Oldsmar, Re: Consistency Reconciliation Actions
13. Letters sent July 20, 2007 to property owner/representative, Re: July 18, 2007 PPC Meeting Follow-up (Land Use Cases)
14. Letters sent July 20, 2007 to Mayor Patricia Gerard, City of Largo, and Commissioner Ronnie Duncan, Chairman, Pinellas County Board of County Commissioners, Re: July 18, 2007 PPC Meeting Follow-up
15. Memorandum sent July 20, 2007 to Dick Pauk, Director of Real Property Roll, Property Appraiser's Office, Re: Submittal of completed Form DR-420
16. Letter sent July 20, 2007 to Lynn Rosetti, City of Treasure Island, Re: Consistency Reconciliation Actions
17. Letter sent July 20, 2007 to Karl Holley, Planning Director, City of St. Pete Beach, Re: Consistency Reconciliation Actions
18. Letter sent July 20, 2007 to Matt McLachlan, Community Development Director, City of Safety Harbor, Re: Consistency Reconciliation Actions
19. Letter sent July 20, 2007 to Mark Ely, Director of Community Development, City of Seminole, Re: Consistency Reconciliation Actions
20. Letter sent July 20, 2007 to Renea Vincent, Planning and Zoning Director, City of Tarpon Springs, Re: Review of Land Development Code Amendments (including Ordinance 2007-26) for Consistency with the Countywide Rules
21. Letter sent July 20, 2007 to Robert Jarzen, Planning Manager, Community Development Department, City of Largo, Re: Review of Proposed Amendments to the City of Largo's Comprehensive Development Code for Consistency with the Countywide Rules
22. Letter sent July 20, 2007 to Rick MacAulay, Acting Manager, Urban Planning, Design, and Historic Preservation Division, City of St. Petersburg, Re: Review of the City of St. Petersburg's Revised Land Development Code for Consistency with the Countywide Rules
23. Letter received July 25, 2007 from Dave Goodwin, Director, Economic Development, City of St. Petersburg, Re: Notice of Public Hearing to Amend the Intown, Intown West, Bayboro Harbor, Tangerine Avenue, Sixteenth Street, and Dome Industrial Park Pilot Project Community Redevelopment Plans
24. Memorandum sent July 25, 2007 to Representative James C. "Jim" Frishe, District 54, Re: Increased Density and Intensity for Temporary Lodging Uses
25. Letter sent July 25, 2007 to Paulette Cohen, City of Madeira Beach, Re: Review of "Downtown Madeira Beach" Special Area Plan
26. Letter sent July 27, 2007 to Kevin Campbell, Director of Community Services, City of Dunedin, Re: Consistency Reconciliation Actions
27. Letter sent July 27, 2007 to Renea Vincent, Planning & Zoning Director, City of Tarpon Springs, Re: Consistency Reconciliation Actions

SUBJECT: Other Council Business - Correspondence

28. Notice received July 30, 2007 from Regulatory Division, Department of the Army Jacksonville District Corps of Engineers, Re: Invitation to attend a series of meetings to introduce various individuals, including the new chief of their Regulatory Division, Mr. David S. Hobbie
29. Letter received July 31, 2007 from Gordon Beardslee, Planning Division Manager, Pinellas County Planning Department, Re: Response to PPC letter of June 5, 2007 regarding Recreation Fields and Water Blending Facility – Brooker Creek Preserve
30. Letter sent July 31, 2007 to Kevin Campbell, Director of Community Services, City of Dunedin, Re: Follow-up letter regarding Corridor Study along South Douglas Avenue

AUGUST CORRESPONDENCE

1. Memorandum received August 1, 2007 from Lynn Griffin, Administrator, Florida Coastal Management Program, Re: Notice of Florida Coastal Management Program Routine Program Change Request
2. Letter sent August 1, 2007 to Matthew McLachlan, Community Development Director, City of Safety Harbor, Re: City of Safety Harbor Community Redevelopment Plan
3. Letter received August 8, 2007 from Dave Goodwin, Director, Economic Development, City of St. Petersburg, Re: Notice of Public Hearing to Adopt the Dome Industrial Park Community Redevelopment Plan
4. Letter sent August 9, 2007 to Mike Staffopoulos, Community Development Director, City of Largo, Re: Consistency Reconciliation Actions
5. Letter sent August 13, 2007 to Nancy J. Beelman, Town Clerk, Town of Kenneth City, Re: Transmittal of executed Renewal of Interlocal Agreement for Planning Services
6. Letter received August 20, 2007 from Jeffery F. Down, Planner II, City of Dunedin, Re: *Dunedin 2015-The Comprehensive Plan*
7. Letter sent August 24, 2007 to Mary Palmer, Town Clerk, Town of Redington Shores, Re: Draft Revised Land Development Regulations
8. Memorandum sent August 28, 2007 to Stephen M. Spratt, County Administrator, Re: Annexation Review Reports (in response to memo from Brian Smith, Planning Director, to Stephen Spratt on August 21, 2007 regarding Annexation Review Process Changes)
9. Letter sent August 28, 2007 to Dave Goodwin, Economic Development Director, City of St. Petersburg, Re: Proposed Non-Voluntary Annexation – Advisory Review Findings (Executive Drive Annexation)
10. Letter received August 29, 2007 from John F. Cueva, Zoning Manager, Pinellas County Building & Development Review Services, Re: Z/LU-2-9-05 – Golden Lantern Mobile Home Park
11. Letter received August 29, 2007 from Michele Parisano, Associate Planner, City of Oldsmar, Re: Comprehensive Plan Amendment Public School Facility Element Ordinance 2007-25

SUBJECT: Other Council Business - Correspondence

12. Letter sent August 29, 2007 to Jeffery F. Dow, Planner II, City of Dunedin, Re: Review of Proposed Comprehensive Plan Amendments (Ordinance Nos. 07-12 and 07-13) for Consistency with the Countywide Rules
13. Letter sent August 31, 2007 to Linda Hallas, City Attorney, City of South Pasadena, Re: Consistency Reconciliation Actions
14. Letter sent August 31, 2007 to Brian P. Battaglia, Battaglia, Ross, Dicus & Wein, P.A., Re: Records Request for City of Largo Voluntary Annexation (A5-04-05)

**MINUTES OF THE PLANNERS ADVISORY COMMITTEE MEETING
MONDAY, SEPTEMBER 10, 2007
BANK OF AMERICA BUILDING
600 CLEVELAND STREET, SUITE 850, EIGHTH FLOOR
CLEARWATER, FLORIDA**

Members Present:

Fred Metcalf, Chairman
Sharen Jarzen
Lauren Matzke
Jeff Dow
Catherine Porter
Bob Klute
Marie Dauphinais
Dean Neal
Danny Taylor
Rick MacAulay
Gordon Beardslee
Steve Fairchild

City of Gulfport
City of Seminole
City of St. Pete Beach
City of Dunedin
City of Clearwater
City of Largo
City of Oldsmar
City of Pinellas Park
City of Indian Rocks Beach
City of St. Petersburg
Pinellas County
Pinellas County School District

Also Present:

John Cueva
Michael Crawford
Ryan Brinson
Chris Mettler
Larry Pflueger
Michael Schoderbock
Carolyn Shoemaker

Pinellas County Development Review Services
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.

Minutes – Chairman Metcalf asked if there were any comments or corrections to be made to the minutes of the July 9, 2007, PAC meeting. There being none, Dean Neal moved to approve the minutes; the motion was seconded by Jeff Dow and carried (vote 11-0).

Old Business – none.

Review of PPC Agenda for September 19, 2007, Meeting – Received.

Countywide Planning Authority Actions – August – Mr. Crawford informed the PAC members that at their meeting on August 7, 2007, the Countywide Planning Authority approved Cases CW 07-18, City of Largo, and CW 07-17, a Pinellas County case. The CPA also held the first of two scheduled public hearings on the proposed Countywide Rules Amendment concerning Hotel Density.

Mr. Crawford stated that the CPA on August 21, 2007, held the second of two scheduled public hearings regarding the Hotel Density ordinance. The Board directed that Alternative A – Option 1. be returned to the PPC for hearing at their September 19 meeting; and readvertised for the CPA for October 2 and October 16, 2007. He noted that a report on the Hotel Density issue will follow later in this meeting.

Annexation Report – July and August 2007 – Michael Schoderbock summarized the report on voluntary annexations for the months of July and August. He stated that the Council received a total of 14 petitions for voluntary annexation review in July and five for review in August from the cities of Clearwater, Dunedin, Largo, Pinellas Park, Seminole, and Tarpon Springs. Of those 19 petitions reviewed, all were found to be in compliance. He stated that these proposed annexations totaled 28.1 acres and approximately \$7.3 million in taxable value. Total Municipal Service Taxing Unit tax revenues from the \$7.3 million of taxable value are \$17,295 using the 2006/07 fiscal year tax rate. Mr. Schoderbock noted that one annexation was a mobile home park, and additionally, that the City of St. Petersburg had submitted an annexation request (non-referendum type), but withdrew the application last week and will resubmit it in another month or so in another form.

PLAN AMENDMENTS

Subthreshold Amendments:

CW 07-19 – Pinellas County – Mr. Brinson stated that this 0.2-acre m.o.l. site is located on the north side of 57th Avenue North, approximately 100 feet east of U.S. Highway 19. The proposed Countywide Plan Map amendment is from Residential Low (RL) to Commercial General (CG). The amendment area is vacant. This amendment from RL to CG will allow the property to be developed with a commercial use. Also, County staff has indicated that the property will be combined with the jointly owned adjacent parcels to the north and west (fronting on US 19) which are CG as well.

CW 07-20 – City of Largo – Mr. Brinson stated that this 0.3-acre m.o.l. site is located at 253-14th Street Northwest. The proposed Countywide Plan Map amendment is from Residential Medium (RM) to Residential/Office General (R/OG). This amendment from RM to R/OG will recognize the site's existing office use.

CW 07-21 – City of Largo – Mr. Brinson stated that this 0.3-acre m.o.l. site is located at 15733 Bedford Circle. The proposed Countywide Plan Map amendment is from Residential Low (RL) to Residential/Office General (R/OG). The subject site is vacant even though Map 3 illustrates the property is developed with a single-family home. This amendment from RL to R/OG will allow the property to be developed with a professional office.

CW 07-22 – City of Largo – Mr. Brinson stated that this 0.1-acre m.o.l. site is located on the southeast corner of Roosevelt Boulevard and Westminster Avenue. The proposed Countywide Plan Map amendment is from Residential Low Medium (RLM) to

Residential/Office General (R/OG). This amendment from RLM to R/OG will allow the vacant property to be developed with a commercial or office use. Mr. Brinson further noted that the proposed amendment was reviewed by the PPC at its November 16, 2006, meeting; that the original request was from RLM to CG (CW 06-48); and that during that meeting, the Council identified concerns with the requested CG category and recommended an alternative compromise recommendation to amend the site's current RLM designation to R/OG. Subsequently, the application was withdrawn on January 23, 2007, due to the City of Largo not accepting the Council's alternative recommendation. Mr. Brinson also noted that a similar amendment from RLM to R/OG has been requested on the adjacent parcels to the south and southeast, totaling 0.70 acre. This amendment appears on this month's agenda and has been assigned Case Number CW 07-23 as identified on Map 3.

CW 07-23 – City of Largo – Mr. Brinson stated that this 0.7-acre m.o.l. site is located between Westminster Avenue and Verona Avenue, approximately 200 feet south of Roosevelt Boulevard. The proposed Countywide Plan Map amendment is from Residential Low Medium (RLM) to Residential/Office General (R/OG). This amendment from RLM to R/OG could allow the vacant property to be developed with a commercial/office use as authorized per section 4.2.4.3 of the Countywide Rules.

Bob Klute entered the meeting at this time.

CW 07-24 – City of Belleair Beach – Mr. Brinson stated that this 0.4-acre m.o.l. site is located on the southeast corner of Causeway Boulevard and Cedar Drive. The proposed Countywide Plan Map amendment is from Recreation/Open Space (R/OS) and Residential Low (RL) to Institutional (I). This amendment from R/OS and RL to I will allow for the proposed expansion of the City's adjacent municipal complex located to the east.

Chairman Metcalf questioned Cases CW 07-22 and CW 07-23, noting both seem to be next to each other, and questioned the rationale for handling in this manner. Mr. Klute explained that the applicants want to consolidate those properties and they will come in with a joint development request.

Mr. Crawford inquired regarding the parcels facing Roosevelt as to whether the applicants will try to combine some of those as well. Mr. Klute responded in the affirmative. Mr. Crawford noted that Largo has their Code set up in such a way as to take advantage of the Countywide Rules in that the parcel is in "office" category, but can accommodate a commercial use with certain limitations.

Sharen Jarzen moved to approve the PPC staff recommendations of approval for Subthreshold Cases CW 07-19, CW 07-20, CW 07-21, CW 07-22, CW 07-23, and CW 07-24. The motion was seconded by Rick MacAulay and carried (vote 12-0).

Regular Amendments:

CW 07-25 – City of Clearwater – Mr. Brinson stated that this 37.1-acres (m.o.l.) site is located on the southwest corner of Drew Street and Bayview Avenue. The proposed Countywide Plan Map amendment is from Residential Urban (RU) to Residential Medium (RM). This amendment involves a vacant piece of property which is owned by the Clearwater Housing Authority. The amendment area is to be developed jointly with an adjacent area that is 2.8 acres in size and designated Residential/Office/Retail (R/O/R) on the Countywide Plan Map. Both parcels are owned by the Clearwater Housing Authority and total 39.9 acres.

Mr. Brinson noted that the smaller parcel's Countywide Plan Map designation was amended by the Council in November of 2004 (CW 04-47) from Residential Urban (RU) to R/O/R. This previous amendment included the submission of a master site plan depicting a mixed-use affordable housing development (residential and non-residential uses) integrated with the larger RU parcel.

Mr. Brinson noted that the proposed amendment to RM will allow the site to be developed with 556 residential units at a maximum density of 15 upa which is double the residential development potential existing on the site since RU allows for a maximum of 7.5 residential upa or 278 units. He stated that after review, the proposed amendment was found to be appropriate and compatible with surrounding uses.

Responding to a query concerning the percentage of affordable units proposed, Catherine Porter stated she did not believe that had been addressed as yet. Mr. Crawford explained that due to market conditions that changed significantly after approval of the amendment, the project was determined not to be economically feasible, and therefore, was not constructed. He further noted that staff will discuss this with the applicant and will have a response for the Pinellas Planning Council on the 19th, including breakdown of rental units, etc.

After full presentation of the report, Chairman Metcalf asked if there was further input. There being none, Sharen Jarzen moved to approve the PPC staff recommendation of approval for Case CW 07-25. The motion was seconded by Jeff Dow and carried (vote 12-0).

CW 07-26 (A & B) – City of St. Petersburg - Mr. Crawford noted that this amendment was treated as "A & B" due to the amendment being part of the St. Petersburg Special Area Plan (SAP), which includes two pieces of property within the SAP. Mr. Brinson stated that these two proposed amendments are as follows: (A) 0.90 acre located on the northwest corner of 6th Street South and 32nd Avenue South, and (B) 0.10 acre located on the north side of 13th Avenue North, 90 feet west of 4th Street North. The proposed Countywide Plan Map amendment for each parcel is from Residential Medium (RM) to Planned Redevelopment – Mixed Use (PR-MU). The proposed plan map amendments will enable each parcel to utilize the PR-MU category and will expand the previously approved PR-MU boundary shown on the Countywide Plan Map that was established in April 2007 by the Countywide Planning Authority (CW 07-10).

- **Amendment Area A.):** is undeveloped and is 0.90 acre in size, proposed to be assembled with the adjacent property to the north (which is 0.40 acre in size) already designated PR-MU. These properties totaling 1.30 acres are proposed to be redeveloped with commercial uses that will become the entryway from 6th Street South into the multifamily residential project under construction to the west.
- **Amendment Area B.):** is developed with an apartment building and is 0.10 acre in size, proposed to be combined with the adjacent vacant property to the east which is already designated PR-MU. These properties are anticipated to be redeveloped with a commercial use.

Mr. Brinson stated that because this was a proposed expansion, the recommendation of approval stipulates a condition that within one (1) year from date of approval of this amendment, the City of St. Petersburg submit a modified infrastructure analysis that indicates the cumulative impacts expected from incremental Countywide Plan Map amendments, and that updates all other relevant portions of the Special Area Plan, including but not limited to: maps, acreage calculations, and other relevant analysis and discussions. Mr. MacAulay stated that the City of St. Petersburg supports this recommendation and noted that they are preparing a “glitch” package now to fix discrepancies from the previous extensive approval of the SAP; that they have identified about 1,000 parcels as part of that package and that they are updating the SAP now. The City Council expects to hold the first public hearing in December; the PPC should receive them in January, and the CPA in February.

After full presentation of the report, Chairman Metcalf asked if there were further input. There being none, Gordon Beardslee moved to approve the PPC staff recommendation of approval for Case CW 07-26 (A & B), subject to the condition that within one (1) year from date of approval of this amendment, the City of St. Petersburg submit a modified infrastructure analysis that indicates the cumulative impacts expected from incremental Countywide Plan Map amendments, and that updates all other relevant portions of the Special Area Plan, including but not limited to: maps, acreage calculations, and other relevant analysis and discussions. The motion was seconded by Catherine Porter, and carried (vote 12-0).

Mr. Crawford inquired whether the City of St. Petersburg had experience with how the Florida Department of Community Affairs (FDCA) will treat amendments within a SAP to which Mr. MacAulay noted thus far it has been very smooth; that no sort of extensive review has been conducted for proposals under 10 acres. He noted the FDCA understood the history of how St. Petersburg had gotten to where they are. During the “glitch” amendments coming up, they will be using the alternative review process and will remind them about the SAP, new LDR’s, etc., but expect no objections. Mr. Crawford noted that the question was raised by Renea Vincent who could not be at PAC today due to a bicycle accident.

Temporary Lodging (Hotel) Density Ordinance – Revised – Mr. Mettler provided a brief history on this item, noting that at the August 21 hearing, the CPA directed that Alternative A – Option 1 be returned to the PPC for hearing on September 19, and readvertised for hearings by the CPA on October 2 and October 16, 2007. He stated that based on direction provided by the CPA at the August hearings, the Council staff has further amended the proposed Rule amendments by addressing three issues raised during the August public hearings: concurrency requirements, hurricane evacuation, and development agreement expiration dates. In addition a provision was added requiring a development agreement address compliance with hurricane evacuation provisions of Pinellas County Code, Chapter 34 Article III; that the proposed amendment requires a development agreement be recorded with the Clerk of the Circuit Court, and a copy submitted to the PPC and CPA for receipt and filing within fourteen days after recording.

He stated that due to concerns expressed by the CPA and the County Attorney's office about limited duration of development agreements, Council staff has further refined the proposal to include that the development limitations set forth in a development agreement must be memorialized in a deed restriction to be recorded in Official Records of Pinellas County prior to issuance of a building permit for the temporary lodging use. In addition, Coastal High Hazard Area language is being worked on in answer to additional concerns expressed; this will be included in the package to the PPC on September 19. Evacuation from temporary lodgings will be addressed in order that this is accomplished before permanent county residents have to start evacuating. A meeting is scheduled tomorrow with Emergency Management personnel to fine-tune and model this language after *Beach By Design*. Mr. Klute inquired whether density multipliers had changed in the new proposal to which Mr. Mettler indicated they had not.

Mr. Klute moved to approve the staff recommendation on this item; the motion was seconded by Sharen Jarzen and carried (vote 12-0).

EAR-Based Amendment Assistance – Status Report – Mr. Pflueger provided a status report noting that beginning in October 2005 PPC staff in conjunction with the Gail Easley Company provided a series of information workshops, and have been providing assistance to local governments with preparation of the comprehensive plan evaluation and appraisal reports (EAR) and with the EAR-based amendments (EBA). He stated that EAR assistance was provided to Belleair, Belleair Bluffs, Belleair Shore, Indian Shores, Kenneth City, Largo, Madeira Beach, Redington Beach, and Redington Shores; that all of those communities received a determination of EAR "sufficiency" from the Florida Department of Community Affairs regarding compliance with State Law. He stated that EBA assistance has been or will be provided to the above-named municipalities, excluding Belleair and Largo which are preparing their own amendments.

Consistency Process – Status Report – Mr. Mettler outlined the status report on Consistency determinations noting that at their meeting on April 3, 2007, the CPA adopted the resolution approving the report entitled, *Review of Local Government Future Land Use Plans and Land Development Regulations for Consistency with the Countywide Rules* (Consistency

Report). He stated that PPC staff is meeting with the 25 local governments to review relevant portions of the Consistency Report analysis, discuss specific recommendations, and to establish a timetable for implementing the necessary local plan and code amendments. Mr. Crawford noted that staff has met with approximately one-half of the local governments and anticipates having met with all by the end of October 2007. It is anticipated that local governments would initiate recommended local plan and regulatory amendments between March 2007 and March 2008, which timeframe may have to be adjusted.

The Consistency Report also identified amendments to the Countywide Rules that would be appropriate to consider in the interest of clarification and helping to achieve consistency between the Countywide Rules and local government plans and regulations. The report had recommended the PPC staff, in collaboration with the Planners Advisory Committee, identify the specific amendments to the Countywide Rules that are necessary or helpful to reconcile outstanding inconsistencies that are best addressed by a change to the Countywide Rules, and prepare Countywide Rule amendments to address the issues. Staff anticipates presenting preliminary Countywide Rule amendments at the October PPC meeting and asking for authorization to advertise for public hearings in November. Mr. Crawford noted these are "subject areas" that came out of the meetings with the 15 municipalities; 10 other communities will be visited, to include Indian Rocks and Belleair Shore this week.

Ms. Jarzen questioned item #14, inquiring about the meaning of "flexibility" to which Mr. Mettler stated in St. Petersburg's new Code, regarding the re-use of historic buildings, the question arose as to how flexible they could be. Mr. Crawford stated that St. Petersburg has a use they are contemplating that goes a little beyond what would be classified as "accessory" but short of a full-scale amendment of the Countywide Plan Map.

Ms. Jarzen questioned #19 – "Targeted" industry to which Mr. Crawford responded this would include "above average wage earner" type jobs. The term "Targeted Industry" came out of *Pinellas by Design*.

Mr. Beardslee inquired of item #7 – Clarification of the manner in which affordable housing density bonus units are calculated relative to the mixed-use density/intensity formula. Mr. Crawford noted that eventually staff will come back with something to address affordable housing more comprehensively in the Rules; however, right now it is unclear in the Rules how the current density bonus is applied.

Mr. Beardslee inquired as to the status of the Industrial Lands Study to which Mr. Pflueger provided an update, noting that staff expects the project to come forward in the next couple of months.

Inclusionary Housing (Verbal) – Mr. Crawford referred to the presentation on Inclusionary Housing presented to PAC at their last meeting, i.e., the Nexus Study, which will assist in determining what avenue the County pursues for an affordable housing ordinance. Mr. Crawford stated he has requested Mr. Bussey provide a little more time for PAC to make comments; and requested PAC members respond to Mr. Bussey by the end of this week if

possible. It appears it will go before the LPA in October and the Board of County Commissioners (BCC) in November/December. Right now the delay is because BCC staff is attempting to address the provision dealing with the administration of the ordinance with respect to cost and responsibility for follow-up. Lastly, next week Community Development staff will complete another draft of the ordinance and will send out to the PAC again by email for their input.

Mr. MacAulay inquired whether the ordinance would have an opt-in or opt-out clause to which Mr. Crawford stated he believed it would be an opt-out clause.

Other PAC Business:

Mr. Crawford reminded the PAC members that the November/December PAC meeting will be combined, with the PAC meeting to be held on November 26, the PPC hearing date set for December 5, and CPA hearing date December 18, 2007. Mr. Brinson will prepare an email for distribution to the PAC, as a reminder, including deadlines for submittal of amendments.

Larry Pflueger stated that on the 29th of August, the PPC staff participated in a FDCA audio conference, and that staff can make it available by either placing on the PPC's website or providing a CD if requested. This involves the comprehensive plan amendment review "Pilot Program" for FDCA and he stated that an item will be in the PPC agenda packet that summarizes the program. Mr. Crawford noted the process provides for comment towards the end of the review process, and the burden will be on the cities to prove compliance with the broader and more general comments expected from FDCA.

Mr. Crawford also discussed the American Institute of Certified Planners continuing education requirements; inviting PAC members to participate in the audio conferences PPC obtains in order to gain credit towards the requirement. Also, staff will continue to send email notification of these events to the PAC.

There being no further business, the PAC adjourned at 2:30 p.m.

Respectfully submitted,

David P. Healey, Executive Director

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

Members Present:

Fred Metcalf, Chairman	City of Gulfport
Renea Vincent, Vice Chairman	City of Tarpon Springs
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
Dean Neal	City of Pinellas Park
Danny Taylor	City of Indian Rocks Beach
Paul Geisz	City of St. Petersburg
Gordon Beardslee	Pinellas County

Also Present:

John Cueva	Pinellas County Development Review Services
Bruce Bussey	Pinellas County Community Development
David Healey	Pinellas Planning Council
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 June 11, 2007, PAC meeting. There being none, Dean Neal moved to approve the minutes; the motion was seconded by Sharen Jarzen and carried (vote 12-0).

Chairman Metcalf extended thanks to Renea Vincent for her willingness to serve as Vice Chairman of the PAC for the remainder of 2007.

Old Business – none.

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

Countywide Planning Authority Actions – June – Mr. Crawford informed the PAC members that at their meeting on June 19, 2007, the Countywide Planning Authority set public hearings dates of August 7 and August 21, 2007, regarding the issue of proposed Countywide Rule amendments for hotel density.

Annexation Report – June 2007 – Michael Schoderbock summarized the report on voluntary annexations for the month of June. He stated that the Council received a total of 10 petitions for voluntary annexation review from the cities of Clearwater, Largo, Oldsmar, 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 one office parcel, one industrial parcel, seven residential parcels, and one vacant parcel. These proposed annexations totaled 6.4 acres and approximately \$2.9 million in taxable value. Total Municipal Service Taxing Unit tax revenues from the \$2.9 million of taxable value are \$6,911 using the 2006/07 fiscal year tax rate. It is estimated that 24 residents will be affected by a change in jurisdiction. Annexation of three of the 10 parcels will reduce three enclaves in the County by 2.7 acres.

Bob Klute entered the meeting at this time.

Annexation Report – Quarterly Summary

Michael Schoderbock stated this report provides a synopsis of staff's limited administrative review of voluntary annexations for the third quarter of Fiscal Year 2006/07 in accordance with Pinellas County Ordinance No. 00-63, and it includes details regarding other forms of annexation that have occurred over the past few years. He reviewed the charts presented in the staff report providing taxable value, acreage summaries, and the percentage of acres annexed in enclaves. He reported that the acreage and taxable value for the third quarter of Fiscal Year 2006/07, April through June, were 35.44 acres and \$8,951,405 respectively. Thirty-four percent (12.1 acres) of the acreage annexed during the quarter reduced or eliminated an enclave.

Mr. Schoderbock noted that the Planning Council has reviewed 1,257 voluntary annexation petitions involving 2,119.4 acres, since November 7, 2000. Also included in the report is a list of successful referendum/involuntary annexations that have occurred in recent years.

As a further update regarding the legal issue associated with Pinellas County Ordinance No. 00-63, on June 13, 2007 oral argument before the Second District Court of Appeals took place at Stetson University College of Law Tampa Campus. A ruling on the County's appeal should be announced in the upcoming months, and the PAC members will be informed of any updates.

Local Assistance Quarterly Status Report – Mr. Crawford reported to the PAC that PPC staff continue to work with municipalities regarding Evaluation and Appraisal Reports (EAR's); and that the two remaining Florida Department of Community Affairs sufficiency reports are expected soon. In other work, PPC staff is continuing work with Redington

Shores to update their Land Development Code and hopes to have a final ordinance by the end of the year.

PLAN AMENDMENTS

Subthreshold Amendment:

CW 07-18 – City of Largo – Mr. Brinson stated that this 5.0 acre site is located on the southwest corner of 150th Avenue North and 49th Street North. The proposed Countywide Plan Map amendment is from Transportation/Utility (T/U) to Institutional (I). The amendment area is developed with two vacant buildings that at one time were administrative offices for the Pinellas Suncoast Transit Authority (PSTA). This amendment from T/U to I will allow a City-owned parcel to be used as a homeless shelter. PPC staff also noted that the City of Largo staff has written a letter noting that the proposed homeless shelter is only a temporary use due to future plans to expand the City’s wastewater treatment plant; and that to accomplish this expansion, a Countywide Plan Map amendment back to T/U would need to occur at a later date.

Sharen Jarzen inquired as to amendments being “temporary” to which Mr. Crawford noted that no amendment is “temporary”; that the City of Largo will need to go through an official process to switch back to the T/U category.

Dean Neal moved to approve the PPC staff recommendation of approval for case CW 07-18. The motion was seconded by Gordon Beardslee and carried (vote 12-1, representative of City of Seminole casting the dissenting vote).

Regular Amendment:

CW 07-17 – Pinellas County – Mr. Brinson stated that this 0.4-acre site is located on the south side of Bay Pines Boulevard, approximately 1000 feet west of 83rd Street North. The proposed Countywide Plan Map amendment is from Commercial Recreation (CR) to Commercial General (CG). This amendment will bring both the subject property and the neighboring property to the east (which share common ownership) under the same Countywide Plan Map designation. The amendment area is vacant.

After full presentation of the report, Chairman Metcalf asked if there were further input. There being none, Dean Neal moved to approve the PPC staff recommendation of approval for case CW 07-17, including separate and additional recommendation that the County give special consideration to the improvement of the site with respect to the Visual Enhancement Guidelines of the Scenic/Non-Commercial Corridor Master Plan. The motion was seconded by Renea Vincent and carried (vote 13-0).

Annual Plan Map Adjustments – Official Acceptance – Mr. Brinson reported that the Countywide Rules provide a procedure for local governments to submit requests for Countywide Plan Map boundary adjustments including the Water/Drainage Feature,

Preservation, and Recreation/Open Space categories. This process is designed to accommodate minor Countywide Plan Map adjustments based on approved site plans and/or agency jurisdictional survey details. The Council and the Countywide Planning Authority consider such adjustments to the Countywide Plan Map for official acceptance and incorporation on the Countywide Plan Map during the annual update.

Mr. Brinson reported that this year there are a total of eleven map adjustments under consideration from the City of Seminole, the City of Largo, and Pinellas County as summarized below:

The City of Seminole – Has submitted one adjustment for consideration.

- **Area 1.** – This adjustment will shift the Recreation/Open Space category to the west and will replace the site's current Commercial General designation.

The City of Largo – Has submitted two adjustments for consideration.

- **Area 1.** – This adjustment will shift the Preservation designation to the northwest. This area will be replaced with the Residential Low designation to recognize the existing single-family uses and densities that are within this area.
- **Area 2.** – This adjustment will expand the Commercial General designation over the entire site by eliminating the Preservation designation. It should be noted, that Council staff has received a letter from the City of Largo that confirms that this area is devoid of any environmental features or ecological functions.

Pinellas County – Has submitted eight adjustments for consideration.

- **Area 1.** – This adjustment will remove the Water designation which overlays six single-family homes. This area will be replaced by the Residential Low designation to recognize the existing single-family uses and densities within this area. Also, this adjustment will expand the Preservation designation westward by eliminating the Residential Low designation.
- **Area 2.** – This adjustment will expand the Water category to correctly represent a water body that is located on the site. Also, this adjustment will shift the Preservation designation westward, replacing this area with the Residential Urban category.
- **Area 3.** – Since the site does not contain any water body features, this adjustment will remove the Water designation, which will be replaced with the Industrial Limited designation.
- **Area 4.** – This adjustment shifts the Preservation designation to the west. This area will be replaced by the Residential Estate category to recognize the existing single-family uses and densities within this area. Also, this adjustment removes three

separate areas that are designated Residential Estate, which will be replaced by the Preservation category.

- **Area 5.** – This adjustment will remove (located to the south of 59th Place North) and shift (located to the north of 59th Place North) the Water category from two locations, by replacing it with the Residential Low designation to recognize the properties existing single-family use and density.
- **Area 6.** – This adjustment shifts the Preservation designation to the west, which will be replaced by the Residential Low category to recognize the properties' existing single-family use and density. Also, this adjustment will remove two separate areas that are designated Residential Low, which will be replaced by the Preservation category.
- **Area 7.** – This adjustment will expand the Industrial Limited designation over the entire site by eliminating the Preservation designation. It should be noted, that Council staff has received a letter from the County that confirms that this area is devoid of elements worthy of Preservation.
- **Area 8.** – This adjustment is intended to correct a “scrivener’s” error on the Countywide Plan Map and will shift the Preservation designation to the northeast, thereby removing the site’s current Commercial Recreation designation.

Mr. Brinson noted that the Council staff has reviewed the above Countywide Plan Map adjustments and has determined that they are consistent with the Countywide Rules.

Gordon Beardslee inquired as to the City of Largo adjustment (Area 1) noting that from the aerial it appears the area consists of mangroves. Mr. Crawford and Mr. Brinson noted that County staff had submitted the site plan for the property on which this recommendation was based; however, staff will revisit the item to determine if it is appropriate.

Dean Neal moved approval of staff recommendation to accept and receive the boundary adjustments and recommendation to forward to the CPA for official acceptance and subsequent inclusion on the Countywide Plan Map, with the recommendation that the City of Largo Map 1 be revisited by PPC staff. Motion was seconded by Renea Vincent and approved (Vote 13-0).

Ron Rinzivillo entered the meeting at this time.

Nexus Study Re: Inclusionary Housing – Bruce Bussey of the Pinellas County Community Development Department presented key points on an Affordable Housing Nexus Study. The study was prepared in conjunction with the Community Development Department by Bay Area Economics for Pinellas County and the cities of Clearwater, Largo, and St. Petersburg.

Key items presented by Mr. Bussey included:

- Housing Trends
- Housing Needs
- Inclusionary Housing
- Nexus Analysis
- Linkage Fees

Mr. Bussey noted that Housing and Urban Development defines affordability as paying 30% or less of household income for gross housing costs (including utilities, insurance, and taxes); that housing affordability depends on household income, often measured as a percent of area median income (AMI). One-third of County households paid more than 30 percent of their income for housing in 2005 – this figure being even higher now and eighteen percent of County households paid more than half of their income for housing in 2005. He noted that in the study the median price of a single-family home at the end of 2006 was \$199,900 with only 26% of County households being able to afford that price. It is significant to note that wages are not rising as rapidly as home prices, rents, or insurance rates. Also discussed were employee recruitment and retention problems, high transportation costs and commutes for employees seeking more affordable housing in nearby counties.

Inclusionary housing requires that certain sized new housing developments include a minimum number of housing units guaranteed to be affordable for the long term. One of the conclusions the study makes is that the commonly used fifty percent density bonus coupled with the requirement that 20% of these extra units be affordable (at 80% and 100% of the AMI) does not by itself provide a great enough rate of return to make the extra affordable homes feasible.

Linkage fees were discussed – fees to link affordable housing to the development of non-residential uses; but the County concluded that they would not pursue these fees to help offset impacts caused by new development.

Discussion followed with PAC members with Mr. Bussey requesting further input from local jurisdictions. Mr. Crawford noted the need to develop criteria for what should be in affordable housing plans that are required when using density bonuses authorized by the Countywide Rules. He stated that this information from Mr. Bussey was being shared with local governments because they may need to respond to the County's effort to create affordable housing in the near future. He further stated that staff was to meet with the County Attorney's office next week in order to develop a plan of action as to how the Countywide Rules might support efforts to create affordable housing that will be shared with the PPC on July 18th.

TBRPC Coastal High Hazard Area (CHHA) Policy Review – Gordon Beardslee presented some suggestions for consistent methods of treating the new CHHA changes utilizing County policies as examples. Mr. Beardslee stated that it would be best if a consistent approach to the new legislation was adopted by all local governments. County staff has worked with Betty Johnson of the Tampa Bay Regional Planning Council and Sally Bishop,

the Acting County Emergency Management Director in developing the draft of policy amendments. Mr. Beardslee noted that they have been mapping the new areas discussed for the whole County, but the new policies will be applicable for the unincorporated area only.

Discussion followed with regard to Policy 1.3.1.: The new definition for the CHHA is now the area in the Sea, Lake and Overland Surges from Hurricanes (SLOSH) model to be inundated from a category one hurricane. The proposal is to be more inclusive than the new statutory definition and includes an area described as the "Coastal Storm Area (CSA)" consisting of: (1) the new CHHA; (2) all areas connected to the mainland of Pinellas County by bridges or causeways; (3) those areas at relatively higher elevations that are surrounded by the CHHA or by the CHHA and a body of water; and (4) all areas located within the Velocity Zone as designated by the Federal Emergency Management Agency. Discussion followed with regard to "surge zones" wherein if 20% or more of a parcel of land is located within the CSA then the entire parcel shall be considered within the CSA. Further discussion followed with regard to mitigation and limitations on transfer of development rights within the CSA.

Mr. Crawford noted these changes are reflected on various maps, but they also may impact land use policies and that local governments need to be aware of that. He stated that the PPC will consider amendments to the Countywide Rules that will reflect some of the discussion today and some of the new legislation. He also stated that staff plans on bringing information on this subject to the PPC in September and likely will ask them to allow staff to advertise for a public hearing to amend the Countywide Rules at the October PPC meeting.

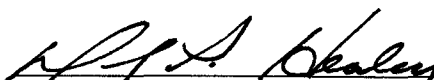
Mr. Healey further stated that PPC staff will try to pursue changes to the definitions in the Countywide Rules that would track with the Chapter 163, Florida Statutes provisions. One of the items that he brought up for further consideration is the need to address the potential increase in hotel density as different from units that would be built to accommodate permanent residential units.

Other PAC Business:

Mr. Crawford reminded the PAC members that the August PAC meeting has been cancelled, as the PPC voted at their June 20th meeting to cancel their August 17, 2007, meeting.

Dean Neal moved to adjourn at 3:15 p.m.; the motion was seconded by Sharen Jarzen and carried (vote 14-0).

Respectfully submitted,


David P. Healey, Executive Director