

**PINELLAS PLANNING COUNCIL  
AGENDA MEMORANDUM**

**AGENDA ITEM:** II F.

**MEETING DATE:** May 21, 2008

***SUBJECT:***

Consent Agenda:

F. Correspondence

***RECOMMENDATION:***

Council Receive and Discuss as is Appropriate

***BACKGROUND***

Correspondence Includes:

1. PAC Minutes – May 12, 2008 (draft), April 7, 2008 (approved)
2. Letter sent April 1, 2008 to Larry Nayman, Building Official, Town of Indian Shores, Re: Consistency Reconciliation Actions
3. Letter sent April 1, 2008 to Mari Campbell, Town Clerk, Town of North Redington Beach, Re: Consistency Reconciliation Actions
4. Received copy of letter dated April 7, 2008 to Michael English, AICP, Vice President, WilsonMiller, from Robert DiSpirito, City Manager, City of Dunedin, Re: Douglas Avenue and Patricia Avenue Corridor Studies
5. Letter sent April 9, 2008 to Robert Tefft, Planer III, City of Clearwater, Re: Review of First Revisions to Proposed Amendments to the Future Land Use Element of the Comprehensive Plan, the Land Development Regulations, and the Beach By Design Special Area Plan for Consistency with the Countywide Rules (Ordinances No. 7924-08, 7926-08, and 7925-08)
6. Letter sent April 16, 2008 to Gina Clayton, Assistant Planning Director, City of Clearwater, Re: Beach by Design Conditions of Approval Status
7. Letters sent April 18, 2008 to Mayors of local governments with items on April 16, 2008 PPC Agenda, Re: PPC Meeting Follow-up
8. Sample of letters sent April 18, 2008 to property owner/representative, Re: April 16, 2008 PPC Meeting Follow-up (Land Use Cases)

***PINELLAS PLANNING COUNCIL ACTION:***

***COUNTYWIDE PLANNING AUTHORITY ACTION:***

**SUBJECT: Other Council Business - Correspondence**

9. Letter sent April 22, 2008 to Reid Silverboard, City Manager, City of Treasure Island, Re: Review of the City of Treasure Island Downtown Redevelopment Plan Draft Report dated October 6, 2006 for Consistency with the Countywide Rules
10. Letter sent April 23, 2008 to Robert Tefft, Planer III, City of Clearwater, Re: Review of Second Revisions to Proposed Amendments to the Future Land Use Element of the Comprehensive Plan and the Land Development Regulations for Consistency with the Countywide Rules (Ordinances No. 7924-08 and 7926-08)
11. Letter sent April 24, 2008 to Tom Brobeil, City Manager, City of Gulfport, Re: Local Planning Assistance for the city's proposed planning projects
12. Letter sent April 24, 2008 to Robert DiSpirito, City Manager, City of Dunedin, Re: Follow-up to their letter of April 8, 2008 concerning local planning assistance for the City's proposed corridor studies
13. Letter sent April 24, 2008 to Robert Tefft, Planer III, City of Clearwater, Re: Review of Amendments to the Land Development Regulations (Ordinance No. 7949-08) for Consistency with the Countywide Rules
14. Letter sent April 24, 2008 to Linda Hallas, City Attorney, City of South Pasadena, Re: Consistency Reconciliation Actions
15. Letter sent April 25, 2008 to Dean Neal, AICP, Zoning Director, City of Pinellas Park, Re: Permitted Temporary Lodging Use within the Industrial Limited plan category
16. Letter sent April 29, 2008 to J. Joseph Baldwin, M.A., Senior Planner and to Denise M. Groesbeck, OTR, MPA, MSW, Executive Director, Health & Human Services Coordinating Council for Pinellas County in response to their letter received April 21, 2008, Re: Request for various municipality postings to be included on the PPC website
17. Copy of letter dated April 30, 2008 sent to Mayor Rick Baker, City of St. Petersburg, from Mayor Bob Hackworth (Chairman, Joint PPC/CPA Annexation Subcommittee), City of Dunedin, Re: Annexation of North Tierra Verde Property
18. Memorandum hand-delivered April 30, 2008 to Vice-Mayor Jerry Knight, Town of North Redington Beach, Edwin Peck, Town Attorney, and Mari Campbell, Town Clerk, Re: Discussion Outline of Remaining Consistency Reconciliation Actions

MINUTES OF THE PLANNERS ADVISORY COMMITTEE MEETING  
MONDAY, MAY 12, 2008  
BANK OF AMERICA BUILDING  
600 CLEVELAND STREET, SUITE 850, EIGHTH FLOOR  
CLEARWATER, FLORIDA

Members Present:

Renea Vincent, Chairman	City of Tarpon Springs
Sharen Jarzen, Vice Chairman	City of Seminole
Jeffery Dow	City of Dunedin
Catherine Porter	City of Clearwater
Jim Miller	Pinellas County School District
Rick MacAulay	City of St. Petersburg
Bob Klute	City of Largo
Steve DeMerritt	City of Treasure Island
Fred Metcalf	City of Gulfport
Ron Rinzivillo	City of Safety Harbor
Dean Neal	City of Pinellas Park
Danny Taylor	City of Indian Rocks Beach

Also Present:

Liz Freeman	Pinellas County
Michael Crawford	Pinellas Planning Council
Phyllis Fleming	Pinellas Planning Council
Linda Fisher	Pinellas Planning Council
Michael Schoderbock	Pinellas Planning Council
Carolyn Shoemaker	Pinellas Planning Council

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

Minutes – Chairman Vincent asked if there were any comments or corrections to be made to the minutes of the April 7, 2008, PAC meeting. There being none, Sharen Jarzen moved to approve the minutes; the motion was seconded by Catherine Porter and carried (vote 11-0).

Old Business – none.

Review of PPC Agenda for May 21, 2008 Meeting – Received.

Countywide Planning Authority Actions – April and May – Mr. Crawford summarized the Countywide Planning Authority Actions report for April and May. The PAC then received the items.

Annexation Report – April 2008 – Michael Schoderbock summarized the report on voluntary annexations for the month of April.

He stated that the Council received a total of seven (7) petitions for voluntary annexation review in April from the cities of Clearwater, Dunedin, Largo, Pinellas Park, and Safety

Harbor. Existing uses that were within the seven annexations include one commercial use and six residential uses. The proposed annexations totaled 6.0 acres and approximately \$4.7 million in taxable value. Total Municipal Service Taxing Unit revenues from the \$4.7 million of taxable value are \$9,851 using the 2007/08 fiscal year tax rate. It is estimated that 11 residents will be affected by a change in jurisdiction. Annexation of three of the seven parcels will reduce two enclaves in the county by 3.66 acres and annexation of one parcel will eliminate an enclave by 1.77 acres.

Mr. Schoderbock reported to the PAC members that the City of St. Petersburg Ability to Serve request regarding Tierra Verde has been withdrawn by the City from the May PPC agenda so that they can address recent questions raised by the County. It is expected to be brought back for consideration in the next few months.

\*\*\*Ron Rinzivillo entered the meeting at this time.\*\*\*

### PLAN AMENDMENTS

Subthreshold Amendments: None.

### Regular Amendments:

Case CW 08-23: City of Clearwater – Phyllis Fleming stated that this 19 acres site is located at State Road 590 and McMullen Booth Road. The proposed amendment is from Industrial Limited (IL) to Commercial General (CG). The parcel contains a shopping center (Bayside Bridge Shopping Center). Ms. Fleming noted that the amendment would reflect the historical (19-year) use of the property which includes a 164,995 square foot shopping center and three out-parcels: a bank, a fast food restaurant with drive-thru and a square foot vehicle service store.

Ms. Fleming outlined the existing current uses, and discussed floor area ratios on the surrounding parcels further noting that the subject site is shown as being located within a mixed-use node on a Scenic/Non-Commercial Corridor (SNCC) - McMullen Booth Road. McMullen Booth Road is a Principal Arterial, and is also considered a “Constrained Facility” by Pinellas County and is operating at a level of service (LOS) of “D.” With any added trips the LOS drops to an “F” due to the high volume to capacity ratio. Ms. Fleming stated that should any future development occur on the site, it will be subject to the City’s Concurrency Management Ordinance.

Ms. Fleming noted that PPC staff concluded that the requested Commercial General category can be considered an appropriate Countywide Plan Map designation because of the site’s current and historic use in providing goods and services to the communities surrounding it, the site’s access and location within a mixed-use node of McMullen Booth Road, and that this amendment will not impact the City of Safety Harbor (adjacent to the subject site to the east) as they do not provide any services to the site.

Catherine Porter, representing the City of Clearwater, indicated the City concurred with the staff recommendation regarding traffic and that the City has a provision relative to improvement of buffering and landscaping.

Mr. Rinzivillo inquired as to why the property was not given a Commercial designation when it was originally developed to which Ms. Fleming stated that at the time (in the 80's) the zoning category allowed commercial. Mr. MacAulay inquired as to why the change is being requested at this time to which Ms. Porter responded that the owner wished to sell and that the non-conforming use was problematic for the sale. Discussion followed with regard to a possible less intensive plan category to which Mr. Crawford responded that Residential/Office/Retail could possibly have been considered; and that if not for the existing commercial uses on the site, staff could not have supported this change in the first place.

Discussion followed regarding the LOS on McMullen-Booth Road to which Mr. Crawford and Ms. Fleming referred to staff analysis that finds that the proposed amendment area which fronts on a segment of McMullen Booth Road currently operates at a LOS "D" and will continue to operate at "D" with or without site traffic; that since the site is developed with a shopping center, and that no new trips will be created from the current use; and that any future development would be subject to concurrency evaluated on the proposed use and made to comply with the City's Concurrency Management System, staff could support this amendment.

Mr. Miller inquired as to whether the property could be developed at a higher level than what it is now within the current Industrial category. Discussion followed with the conclusion that this would depend on the City's rules regulating non-conforming uses.

After full presentation of the report, Rick MacAulay moved to approve the staff recommendation of approval for Case CW 08-23, subject to the conditions that: 1) an evaluation by the City of any future development of the site regarding traffic impacts pursuant to the City's Concurrency Management System; and 2) that the City give special consideration to the improvement of the site with respect to the buffering and landscaping guidelines of the Scenic/Non-Commercial Corridor Master Plan. The motion was seconded by Fred Metcalf and carried (vote 12-0).

CW 08-24 – City of Clearwater – Phyllis Fleming stated that this 4.5 acre site is located at 3280 and 3290 McMullen Booth Road. The proposed amendment is from Residential Suburban (RS) to Residential Low and Institutional (RL and I). Ms. Fleming reported that the parcel contains 14 attached residential units, one detached residential unit and accessory structures. The site was recently annexed into the City of Clearwater.

Ms. Fleming stated that the City has requested that the current Residential Suburban Countywide Plan Map designation be changed to Institutional on the 2.44 acres abutting McMullen Booth Road and the remainder of the site to the west be designated Residential Low. The request is to accommodate a medical clinic on the Institutional parcel and parking, landscaping and retention on the parcel designated Residential Low.

The Countywide Rules state that secondary uses appropriate in the Residential Low category are Residential Equivalent; Institutional; Transportation/Utility; Public Educational Facility;

Ancillary Non-Residential (such as parking, landscaping and retention); Recreation/Open Space.

Ms. Fleming noted that the area to the east and to the south of the subject site are designated Institutional; parcels to the south are an assisted living facility and two church parcels; and parcels to the east include Countryside Surgery Center and Mease Hospital. She further noted that the two parcels of the Mease Professional Center, located on the northeast corner of Mease Drive and McMullen Booth Road, are designated Residential/Office General and that areas to the north and west of Landmark Drive are designated Residential Suburban and are developed with single-family homes while the area east of Landmark Drive is a single-family subdivision and is designated Residential Urban.

Ms. Fleming stated that the subject site is shown as being located on a Scenic/Non-Commercial Corridor (SNCC), McMullen Booth Road. McMullen Booth Road is also considered a "Constrained Facility" by Pinellas County and will be subject to Clearwater's Concurrency Management Ordinance.

Ms. Fleming stated that PPC staff concluded that the requested Residential Low and Institutional categories can be considered appropriate Countywide Plan Map designations given the site's access and location along McMullen Booth Road (a Principal Arterial Road), and the site's close proximity to other institutional uses and Institutional Countywide Plan Map categories. Additionally, this amendment will not impact the City of Safety Harbor (which is adjacent to the subject site to the south and east) because they do not provide any services to the subject area.

Mr. Rinzivillo inquired whether this proposal would be an extension of the existing medical node at Mease to which Ms. Fleming responded that it was; he further inquired regarding the buffer to the abutting neighborhood to the north to which Catherine Porter responded that this has been addressed and that the City is calling for a tree preservation plan as well. She stated that they have worked extensively with the neighbors; that this process has been on-going for over three years.

Renea Vincent inquired whether the existing 14 units would be removed to which Ms. Fleming stated they were scheduled to be torn down.

Mr. MacAulay inquired as to the use of the site to which Ms. Porter stated it would be a stand-alone medical clinic.

Discussion followed with regard to drainage and parking.

Mr. Miller inquired whether this had gone before the City to which Ms. Porter responded that the City is still working on the development agreement, but there is an approved site plan. She further noted that the neighbors were at first in opposition and that they had filed suit, but that has been worked out and there is a signed agreement. Ms. Fleming noted that she had spoken with a City of Clearwater staff member and the intent was to

go forward with the map amendment without benefit of the development agreement. Ms. Porter also noted that the development agreement would be signed by the time of the City's second hearing and that the City is awaiting response from the Florida Department of Community Affairs.

After full presentation of the report, Rick MacAulay moved to approve the staff recommendation of approval for Case CW 08-24, subject to the following conditions: 1) that the City evaluate the traffic impacts of the use on the site pursuant to the City's Concurrency Management System; and 2) that the City give special consideration to the improvement of the site with respect to the buffering and landscaping guidelines of the Scenic/Non-Commercial Corridor Master Plan. The motion was seconded by Jim Miller and carried (vote 12-0).

Case CW 08-25: City of St. Petersburg (readvertisement of CW 08-02: Area 95) – Phyllis Fleming stated that this 0.2 acres is located at 2301 3<sup>rd</sup> Avenue South. The proposed amendment is being re-advertised to correct a previous advertisement error for Case CW 08-02: Area 95. The parcel was advertised to be amended from Residential Medium to Planned Redevelopment-Mixed Use when it was supposed to be advertised for amendment to Planned Redevelopment-Residential.

After a brief explanation of the staff report, Sharen Jarzen moved to approve the staff recommendation of approval for Case CW 08-25, subject to the City of St. Petersburg submitting a modified infrastructure analysis by September 30, 2008, indicating the cumulative impacts expected from incremental Countywide Plan Map amendments to the Special Area Plan, 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 discussion. The motion was seconded by Jim Miller and carried (vote 12-0).

Joint PPC/CPA Annexation Subcommittee – Follow-up – Mr. Crawford updated the PAC members concerning the actions to date by the Joint PPC/CPA Annexation Subcommittee and provided materials from their April 28th meeting.

He stated that the Subcommittee reviewed a draft of the form and possible content of a resolution by which to initiate the Interlocal Boundary Service Agreement process and recommended that any such initiating resolution, upon agreement by the Subcommittee of its specific content, be forwarded to the Board of County Commissioners for their consideration as the initiating jurisdiction.

Mr. Crawford noted that the Subcommittee discussed and recommended certain changes for the draft map of planning/annexation areas as well as the content and meaning of typical costs for various services by jurisdiction.

Mr. Crawford stated that he and Michael Schoderbock are working on average per capita costs relative to water, sewer, fire service, etc. and will report further to the Subcommittee at their next meeting.

Renea Vincent inquired as to the rationale behind the per capita figures request to which Mr. Crawford stated he believed the Subcommittee wanted to show efficiencies in areas – that some areas may be more efficient than others and might be a reason to seek annexation. Ms. Vincent inquired as to the map boundaries to which Mr. Schoderbock responded that the Subcommittee had directed that all “anomalies” be corrected. Mr. Klute inquired whether other municipalities had responded to which Mr. Crawford stated that there will be a process that will come later on to go out and talk with communities. Mr. Klute inquired as to whether this current proposal came from the previous Subcommittee to which Mr. Schoderbock explained the proposed actions from the previous Subcommittee were used as a starting point; that the reconstituted Subcommittee began with those recommendations and then asked that these anomalies be added. Mr. Klute responded that it is unlikely that the City of Largo will support the change that affects it. Mr. MacAulay stated that members of the City of St. Petersburg Economic Development staff have attended all of the meetings of the Subcommittee and the City is not willing to accept what appear to be the agreed-upon options.

Mr. Rinzivillo inquired whether the actions of the Subcommittee could be mandated on the municipalities to which Mr. Crawford responded that the process, once initiated, will obligate the municipalities to come to the table for discussion.

PAC was notified that the Subcommittee will meet again on Monday, June 2, 2008, 10 a.m., in the Clerk’s Conference Room, 4<sup>th</sup> floor, at the Pinellas County Courthouse in Clearwater.

Traffic Generation Rates Update, Adoption of PPC Resolution No. 08-1, and Authorization of Public Hearing for Proposed Amendments to the Countywide Rules – Mr. Crawford stated that the Pinellas Planning Council staff has utilized Tindale-Oliver & Associates under our consulting agreement to provide updated trip generation rates used within each Countywide Plan Map category. The rates used in the Countywide Rules were last updated in 1997 and are proposed to be revised to reflect changes that have occurred in the 2005 Pinellas County Impact Fee Study and the Institute of Traffic Engineers Trip Generation Manual, 7<sup>th</sup> Edition.

Mr. Crawford stated that the 2008 Trip Rates Update report shows that certain uses of land that are tracked in our trip rates have either increased or decreased the number of trips associated with them; the length of the trips associated with two uses of land has increased, while two others have decreased; and lastly, that the percent of new trips for some uses of land have changed as well. He stated that these differences are included in the attached draft ordinance resulting in trip generation rates for twenty-one (21) Countywide Plan Map categories shown to have increased, and three (3) to have decreased.

Mr. Crawford stated that all of these factors are taken into consideration to develop a blended trip rate associated with each Countywide Plan Map category. These resulting traffic generation rates provide a basis to compare traffic impacts when comparing one plan category to another during the map amendment process. He stated these are also realistic trip rates, accurately reflecting what is typically found within any given category

across the county, as opposed to looking at a “worst-case” scenario during the amendment process.

Discussion followed with regard to the Tindale-Oliver Study and formulas used.

Dean Neal moved to approve staff recommendation of approval for PPC Resolution No. 08-1 amending the Traffic Characteristics Study and authorizing public hearing for the June PPC meeting to amend the Countywide Rules. The motion was seconded by Sharen Jarzen.

Mr. MacAulay stated that he would, as a PAC member, be taking this back to the City’s traffic staff to receive their comments, noting that the traffic table in the Countywide Rules is important for his use. Discussion followed with regard to the City of St. Petersburg’s Special Area Plan and the effects of this Study due the blending of existing categories.

The Chairman stated there is a motion and second on the floor and called for the vote. The motion carried (vote 12-0).

Other PAC Business:

Response to Request by Health & Human Services Coordinating Council for Pinellas County – Linda Fisher noted that the PPC received a request from the Health & Human Services Coordinating Council for Pinellas County (HHSCC), requesting that specific information regarding local government land use regulations be added to the PPC website. PPC staff determined that land development codes are already provided online by the local governments, with most documents hosted by third party services such as Municipal Code Corporation and LexisNexis; that some communities also include site plan approval procedures in their land development codes. She stated that overall it was found that information regarding approval processes, forms, and contact persons is not widely available in a consistent up-to-date format.

PPC staff added links to all of the on-line land development codes in a single location on the PPC web site adding that responsibility for maintaining the documents to reflect local amendments remains with the local jurisdictions. Ms. Fisher and Mr. Schoderbock provided PAC members with an on-line visual directing them to the “Links” site on the PPC website.

Ms. Fisher stated that the PPC staff requests assistance from PAC and the Council for improving the information and any suggestions they might have.

Dean Neal noted that Land Development Codes are something that the individual would need to have a pre-development conference with the individual cities; that this could not be achieved by accessing the website.

Mr. MacAulay inquired as to the focus for the request to which Ms. Fisher stated that it was on affordable housing. Mr. MacAulay stated that the City of St. Petersburg would be willing to offer a specific link to affordable housing and a contact person; he noted he will contact Ms. Fisher with this information for the website.

There being no further business, the PAC adjourned at 2:27 p.m.

Respectfully submitted,

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David P. Healey, Executive Director

Draft

MINUTES OF THE PLANNERS ADVISORY COMMITTEE MEETING  
MONDAY, APRIL 7, 2008  
BANK OF AMERICA BUILDING  
600 CLEVELAND STREET, SUITE 850, EIGHTH FLOOR  
CLEARWATER, FLORIDA

Members Present:

Renea Vincent, Chairman	City of Tarpon Springs
Sharen Jarzen, Vice Chairman	City of Seminole
Jeffery Dow	City of Dunedin
Catherine Porter	City of Clearwater
Gordon Beardslee	Pinellas County
Jim Miller	Pinellas County School District
Rick MacAulay	City of St. Petersburg
Bob Klute	City of Largo
Lauren Matzke	City of St. Pete Beach
Marie Dauphinais	City of Oldsmar
Lynn Rosetti	City of Treasure Island
Fred Metcalf	City of Gulfport
Ron Rinzivillo	City of Safety Harbor
Dean Neal	City of Pinellas Park

Also Present:

John Cueva	Pinellas County
Jesus Nino	City of Largo
Rob Gerdes	City of St. Petersburg
Michael Crawford	Pinellas Planning Council
Phyllis Fleming	Pinellas Planning Council
Larry Pflueger	Pinellas Planning Council
Michael Schoderbock	Pinellas Planning Council
Carolyn Shoemaker	Pinellas Planning Council

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

Minutes – Chairman Vincent asked if there were any comments or corrections to be made to the minutes of the March 10, 2008, PAC meeting. There being none, Dean Neal moved to approve the minutes; the motion was seconded by Catherine Porter and carried (vote 11-0).

Old Business – none.

Review of PPC Agenda for April 16, 2008 Meeting – Received.

Countywide Planning Authority Actions – March – Mr. Crawford summarized the Countywide Planning Authority Actions report for March. The PAC then received the items.

Annexation Report – March 2008 – Michael Schoderbock summarized the report on voluntary annexations for the month of March.

He stated that the Council received a total of fourteen (14) petitions for voluntary annexation review in March from the cities of Clearwater, Largo, Pinellas Park, and Oldsmar. He noted that one petition from the City of Clearwater was withdrawn by the City and was not included in the totals. Existing uses that were within the remaining 13 annexations include one industrial use, eleven residential uses, and one vacant parcel. The proposed annexations totaled 3.6 acres and approximately \$1.8 million in taxable value. Total Municipal Service Taxing Unit revenues from the \$1.8 million of taxable value are \$3,853 using the 2007/08 fiscal year tax rate. It is estimated that 34 residents will be affected by a change in jurisdiction. Annexation of two of the thirteen parcels will reduce two enclaves in the county by 1.0 acre and annexation of one parcel will eliminate an enclave by 0.2 acres.

Mr. Schoderbock also reported that an email had been sent to all communities as to the availability of the Composite Annexation Report on the PPC website.

Annexation Report – Quarterly Summary, Second Quarter Fiscal Year 2007/08 - Mr. Schoderbock stated that this report provides a synopsis of staff receipt and tracking of voluntary annexations for the second quarter of Fiscal Year 2007/08, and it includes details regarding other forms of annexation that have occurred over the past few years.

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 2000/01 through the second quarter of Fiscal Year 2007/08. The acreage and taxable value for the second quarter of FY 07/08, January through March, were 26.3 acres and \$4,905,632 respectively. Fifteen percent (3.9 acres) of the acreage annexed during the quarter reduced or eliminated an enclave.

\*\*\*Jim Miller and Lynn Rosetti entered the meeting at this time.\*\*\*

Ability to Serve Report No. 08-2: City of Largo (130<sup>th</sup> Avenue & Starkey Road Area Annexation) – Mr. Schoderbock stated that Section 5(12) of Chapter 88-464, Laws of Florida, as amended, requires the Council to review and make a recommendation to the affected municipality for each annexation of ten acres or more as to the ability of the municipality to provide municipal services to the territory proposed to be annexed. Mr. Schoderbock stated that the proposed annexation area is located south of Ulmerton Road, east and west of Starkey Road, and generally south and west of Largo's current boundaries, referring to Map 2 in the staff report; that the area is referred to by the City as the 130<sup>th</sup> Avenue and Starkey Road Area annexation consisting of thirty parcels designated Industrial Limited, two parcels designated Industrial General, and three local rights-of-way. The area consists of a variety of industrial uses and a few vacant parcels; it is 28.16 acres in size, right-of-way is 2.86 acres, for a total of 31.02 acres.

Mr. Schoderbock outlined the services provided; stated that no enclaves will be created; and no service district lines will change. Mr. MacAulay inquired as to the number of property owners to which Mr. Nino stated there were twenty-three; and that two were involuntary and did not submit petitions to annex.

After full presentation of the report, Sharen Jarzen moved to approve staff recommendation to adopt a finding that the City of Largo has the ability to provide municipal services to this area and authorize this finding to be transmitted to the City of Largo. The motion was seconded by Marie Dauphinais and approved (vote 13-0).

Local Assistance Quarterly Status Report (Verbal) – Mr. Crawford outlined the report indicating that staff has assisted several local communities with preparation of Evaluation and Appraisal Reports (EARs) along with Gail Easley and Associates, and provided a status report on those submittals.

Mr. Crawford also noted that the City of Dunedin has asked PPC staff to complete several corridor studies; that staff has solicited interest from the approved list of consultants; and that staff will assist Dunedin in developing the scope of services.

Mr. Crawford also reported that the City of Gulfport has expressed an interest in obtaining local assistance from the PPC staff and that this item will be addressed through a separate agenda item to go before the Council on April 16 for Council direction.

Mr. Crawford noted that all of our other local assistance contracts have been completed.

## PLAN AMENDMENTS

### Subthreshold Amendments:

Case CW 08-21 - Pinellas County – Phyllis Fleming stated that this 0.6 acres m.o.l. site is located on the northeast corner of Nebraska Avenue and Westlake Blvd. She reported that the proposed amendment is from Residential Low to Residential/Office Limited and will permit the use of the site as an office. The amendment qualifies as a “Type A” subthreshold amendment based on the amendment being one acre or less in size and is therefore eligible for approval under the official acceptance process.

Case CW 08-22 – Pinellas County – Phyllis Fleming stated that this 0.6 acres m.o.l. site is located on the north side of 42<sup>nd</sup> Avenue North, 450 feet east of 28<sup>th</sup> Street North. She reported that the proposed amendment is from Preservation and Water Drainage Feature to Residential Medium and will reflect the current and continued use of the site as a single family residence. The amendment qualifies as a “Type A” subthreshold amendment based on the amendment being one acre or less in size and is therefore eligible for approval under the official acceptance process.

After presentation and report on the two subthreshold reports, Rick MacAulay moved to approve Cases CW 08-21 and CW 08-22. The motion was seconded by Jim Miller and carried (vote 13-0).

Regular Amendments:

Case CW 08-19: City of St. Petersburg – Phyllis Fleming stated that this 0.3-acre m.o.l. site is located at the southeast corner of 38<sup>th</sup> Avenue North and Ithaca Street North. The proposed amendment is from Planned Redevelopment-Residential (PR-R) to Residential/Office General (R/OG). Ms. Fleming reported that the proposed amendment has been submitted by the City of St. Petersburg as an amendment to their Special Area Plan (SAP) entitled Vision 2020. Specifically, the proposed Countywide Plan Map amendment will reduce by 0.3 acre the PR-R designation along 38<sup>th</sup> Avenue North that was approved by the PPC in March 2007. She reported that the Countywide Rules state that any expansion or contraction of the geographic area of the SAP constitutes a substantive change to the Plan. Further, substantive changes to an approved SAP require a recommendation by the PPC and approval by the CPA in the same manner as for new SAPs.

Ms. Fleming stated that the owner of the subject site also owns the R/OG parcel to the east. The PPC granted approval to amend this eastern parcel to R/OG in November, 2005 (CW 05-54). On November 1, 2005, the CPA approved Council's recommendation, resulting in approval of the amendment (vote 7-0). In May, 2006, a request to amend the subject site to R/OG was denied by the City of St. Petersburg. Pursuant to City of St. Petersburg Code, when an application is denied, the same or similar application may not be refiled for 18 months. The 18 months expired in December 2007. In March 2007, while the application was in abeyance, the PR-R designation of the Vision 2020 was approved on the subject site. On March 20, 2008, this request was reheard and approved by the City of St. Petersburg.

In summary, she reported that due to the subject site's adjacency to an approved R/OG parcel, the Institutional school parcel to the north and the Planned Redevelopment-Mixed Use parcels to the north and east, staff has concluded that the requested R/OG category is an appropriate designation for the following reasons: 1) Compatibility with the existing office, institutional and commercial uses on parcels to the east, and north; and 2) Along the block face of 38<sup>th</sup> Avenue, using Ithaca Street as the boundary between the R/OG and PR-R uses, this parcel serves as a transition from the existing office, institutional and commercial uses on parcels to the east, and north to PR-R to the west and south.

Jim Miller, School Board Representative, clarified the area on the map denoting the bus facility stating it had been moved to the northern portion of the property and that a new elementary school is being constructed along the front. Rick MacAulay stated that the owner purchased an old single-family home which had been the subject of many code violations and is now proposing to develop it as a walk-in clinic; and that the City has received a letter of support from the neighborhood association. Mr. MacAulay also stated

that the City will not entertain a request for the southwest corner of Ithaca and 38<sup>th</sup>; this is the end of R/OG at Ithaca and 35<sup>th</sup> street, serving as the physical boundary.

After full presentation of the report, Jim Miller moved to approve the staff recommendation of approval for Case CW 08-19, subject to the condition that the City of St. Petersburg submit a Modified Infrastructure Analysis By September 30, 2008, indicating the cumulative impacts expected from incremental Countywide Plan Map amendments to the SAP, and updating all other relevant portions of the SAP, including but not limited to: maps, acreage calculations, and other relevant analysis and discussion. The motion was seconded by Sharen Jarzen and carried (vote 13-0).

CW 08-20 – City of Oldsmar – Phyllis Fleming stated that this 14 acres m.o.l. site is located west of SR 580, south of St. Clair Avenue. The proposed amendment is from Residential Urban (RU) to Residential Medium (RM) and Residential/Office General (R/OG). Ms. Fleming reported that the subject redevelopment site is comprised of 3 parcels, two of which are subject to the requested amendment (Lots 1 and 3) all with the Countywide Plan Map designation of Residential Urban. All parcels are vacant, but the site previously contained a mobile home park.

Ms. Fleming stated that this amendment requests the designation of Residential/Office General (R/OG) on the 2-acre parcel abutting State Road 580 (Lot 1); and Residential Medium on the northwestern 12-acre parcel (Lot 3). A third parcel (Lot 2) will retain its Residential Urban designation. The site is under unity of title and, therefore, the development could utilize residential density averaging among the residential uses. The Countywide Rules permit density/intensity averaging. If density averaging occurs on Lots 1, 2, or 3, the development will be subject to the density averaging requirements in Section 6.1.3 of the Countywide Rules, including written evidence of the averaging recorded in the public records.

\*\*\*Ron Rinzivillo entered the meeting at this time.\*\*\*

The R/OG category would permit up to 15 residential units per acre, a maximum non-residential floor area ratio of .50 and impervious surface ratio of .75. Residential Medium permits a maximum of 15 dwelling units per acre.

The area to the east of the site is a single-family residential subdivision located in unincorporated Pinellas County. To the north is Meriden Avenue, the CSX railroad right-of-way, unincorporated Pinellas County and Oldsmar. To the south, across State Road 580, are commercial uses located within unincorporated Pinellas County. Tampa Bay and a parcel with the designation of Residential Urban are located to the west of the site. Although the site is located just east of the bay, the parcels are not within the Coastal High Hazard Area.

In summary, staff has concluded that the requested amendment to the classifications of R/OG and RM are appropriate because the request provides reasonable transition from the

commercial uses on State Road 580, is compatible with the surrounding residential and commercial areas, and is not governed by the Coastal High Hazard Area policies.

In response to query from Rick MacAulay, Marie Dauphinais noted that Lots 1 and 3 are the only ones proposed to change; that Lot 2 is part of the description only. Gordon Beardslee inquired as to the primary access to which Ms. Dauphinais stated it was at the existing access via Shore Boulevard and St. Clair. Mr. Beardslee inquired as to an estimate of additional vehicular trips to which Ms. Dauphinais stated that the City had not yet been provided with a final site plan and that no traffic study had been submitted. Discussion followed with regard to the constrained corridor and the County expressed concern with the current high volume to capacity ratio, even though the level of service on SR 580 is now "B" or "C".

Mr. MacAulay inquired if there had been any opposition on increase in density to which Ms. Dauphinais stated there had been none. Jim Miller inquired as to the proposed use to which Ms. Dauphinais stated there were some proposed high-end condos, and some expression of interest in affordable housing, with an office on Lot 1. Mr. Miller noted that there would be almost a doubling of units on a small piece of land, and that there would be a potential for a lot of school-aged children if affordable housing is offered.

After full presentation of the report, Sharen Jarzen moved to approve the staff recommendation of approval for Case CW 08-20, subject to density averaging requirements in Section 6.1.3 of the Countywide Rules, including written evidence of the averaging recorded in the Public Records, should density averaging occur on Lots 1, 2 or 3. The motion was seconded by Jeffery Dow and carried (vote 14-0).

Development Agreements – Proposed Joint PPC/CPA Resolution – Final Draft – Mr. Crawford stated that at the Council meeting of March 19, 2008, the Council had reviewed and provided direction with regard to the resolution for consideration of a Development Agreement submitted in support of a Countywide Future Land Use Plan Map amendment. Minor refinements to the wording were made following the March PPC meeting, and the resolution is in a form for Council approval.

Dean Neal noted concern with regard to Section 3 a.) which states: "be approved by the local jurisdiction at the initial public hearing by the legislative body" and suggested clarification is needed. Mr. Crawford stated that the intent is for the initial public hearing that is held by the legislative body, not for the Planning & Zoning Board, for instance. Mr. Neal suggested adding a clause to development agreements that require it be brought back if substantially changed.

Mr. Beardslee made a motion for general endorsement by the PAC; the motion was seconded by Fred Metcalf and carried (vote 14-0).

Joint PPC/CPA Annexation Subcommittee – Follow-up – Mr. Crawford updated the PAC members concerning the actions to date by the Joint PPC/CPA Annexation Subcommittee and provided materials from their March 31 meeting.

He stated that the Subcommittee concurred that consideration of planning/annexation areas by the reconstituted Subcommittee should begin with the findings determined by the original Subcommittee in September 2006, relative to the four proposed changes to the planning areas that were identified previously as follows:

- 1) Area 1: Redington Shores Annexation Planning Area;
- 2) Area 2: Seminole Annexation Planning Area;
- 3) Area 3: St. Petersburg-Clearwater Airport – Largo and St. Petersburg Annexation Planning Areas; and
- 4) Area 4: Tierra Verde – St. Petersburg Annexation Planning Area.

The Subcommittee requested legal and planning staff to compile a list of suggested issues and the format by which the Florida Statutes Ch. 171, Part II, Interlocal Boundary Services Agreement process could be initiated, for their consideration.

The Subcommittee also requested staff research per capita costs for services within each municipality, service district, and the county to help determine a benchmark relative to the efficiency of providing services to the citizens.

Renea Vincent inquired whether PPC staff would be contacting the municipalities for information relative to costs for services. Mr. Crawford noted that there are approximately 45 different districts; that he has been able to use the water/sewer rate study information that Pinellas County had done last year. On the fire districts, staff is using figures from the latest submitted budgets; however, acreage and population within those districts is difficult to estimate. He stated that staff will contact individual cities and districts if necessary, but is trying to use the best available data instead.

Mr. Crawford noted that the next meeting of the Subcommittee has been set for Monday, April 28, 10 a.m.

Legislative Update – 2008 Session – Mr. Pflueger presented an update on the 2008 session of the Florida Legislature with regard to legislation being considered that is of particular interest to the Council.

Mr. Pflueger noted that the bill regarding special districts is of particular importance because the Council is a special district. He noted that the Vox Populi – Voice of the People bill is on the agenda for tomorrow (April 8) at 9 a.m. He also called to the attention of PAC members the need for communities to perform an inventory of surplus land for affordable housing and noted that proposed legislation extends the requirement to inventory land to the district school board as well.

Under the topic of energy efficiency and conservation, Mr. Pflueger noted that the requirement for a comprehensive plan “energy element” has been deleted. Mr. Pflueger noted that SB 474 was a shell bill which only said that the Legislature intended to amend state growth management legislation; that it has now grown to incorporate certain parts of

the Florida Department of Community Affairs proposed legislation; and that further discussion was "temporarily postponed" until April 9.

Other PAC Business: Mr. Pflueger presented a hand-out to PAC members from the Florida Department of Community Affairs and Florida Atlantic University Center for Urban and Environmental Solutions called, "Florida Planning Toolbox" which provides descriptions and examples of planning tools designed to help local governments create distinctive communities and a diverse, sustainable economy.

There being no further business, the PAC adjourned at 2:24 p.m.

Respectfully submitted,

  
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David P. Healey, Executive Director