

**PINELLAS PLANNING COUNCIL  
AGENDA MEMORANDUM**

**AGENDA ITEM:** II F.

**MEETING DATE:** June 18, 2008

**SUBJECT:**

Consent Agenda:

F. Correspondence

**RECOMMENDATION:**

Council Receive and Discuss as is Appropriate

***BACKGROUND***

Correspondence Includes:

1. PAC Minutes – June 9, 2008 (draft), May 12, 2008 (approved)
2. Letter sent May 2, 2008 to James W. Denhardt, Attorney at Law, in response to letter received from Mr. Denhardt on April 29, 2008, Re: Public Records Request - Lealman Special Fire District
3. Letter sent May 7, 2008 to James W. Denhardt, Re: Review of Land Development Code Amendments for Consistency with the Countywide Rules
4. Letter sent May 8, 2008 to Jesus Nino, Program Planner, City of Largo Community Development Department, Re: Proposed Non-Voluntary Annexation – 130<sup>th</sup> Avenue & Starkey Road Area Annexation/Letter of May 7, 2008
5. Letter sent May 13, 2008 to Karl E. Holley, AICP, Director of Community Development, City of St. Pete Beach, Re: Review of Proposed Comprehensive Plan and Land Development Regulation Amendments (Ordinance Nos. 2008-10, 2008-11, 2008-12, and 2008-13) for Consistency with the Countywide Rules
6. Letter sent May 14, 2008 to Matt McLachlan, AICP, Community Development Director, City of Safety Harbor, Re: Review of Comprehensive Plan Amendments for Consistency with the Countywide Rules
7. Received May 15, 2008, copy of letters sent May 12, 2008 to Mayor Jim Ronecker, City of Oldsmar, Mayor Rick Baker, City of St. Petersburg, and Paul Cassel, Director, Pinellas County Development Review Services, from Brian Smith, Planning Director, Pinellas County, Re: CPA actions taken on May 6, 2008
8. Letter sent May 15, 2008 to Brian K. Smith, Director, Pinellas County Planning Department, Re: Review of Comprehensive Plan Amendments for Consistency with the Countywide Rules

***PINELLAS PLANNING COUNCIL ACTION:***

***COUNTYWIDE PLANNING AUTHORITY ACTION:***

**SUBJECT:** Other Council Business - Correspondence

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9. Letter sent May 15, 2008 to Robert E. Jarzen, AICP, Planning Manager, City of Largo Community Development Department, Re: Review of Proposed Amendment CDCA 08-01 to the City of Largo's Comprehensive Development Code for Consistency with the Countywide Rules
10. Received May 16, 2008, copy of letter from City of Largo to Mr. D. Ray Eubanks, Planning Manager, State of Florida Department of Community Affairs, dated May 14, 2008, Re: Transmittal of Adopted City of Largo Comprehensive Plan Amendments (DCA 08-1AR)
11. Letter sent May 16, 2008 to Lawrence G. Nayman, Building Official/Floodplain Manager, Town of Indian Shores, in response to Mr. Nayman's letter received May 14, 2008, Re: Indian Shores Floodplain Management Plan
12. Letter sent May 16, 2008 to Liz Freeman, Planning Section Manager, Pinellas County Planning Department, Re: Review of Comprehensive Plan and Land Development Regulations Amendments for Consistency with the Countywide Rules
13. Letter sent May 19, 2008 to Renea Vincent, Planning and Zoning Director, City of Tarpon Springs, Re: Review of Future Land Use Element Amendments for Consistency with the Countywide Rules
14. Letter sent May 19, 2008 to Karl E. Holley, AICP, Director of Community Development, City of St. Pete Beach, Re: Review of Proposed Comprehensive Plan Amendments Establishing a Community Redevelopment District for Consistency with the Countywide Rules
15. Letter sent May 19, 2008 to Debra Sullivan, CMC, City Clerk, City of Belleair Bluffs, Re: Consistency Reconciliation Actions
16. Letter sent May 20, 2008 to Renea Vincent, Planning and Zoning Director, City of Tarpon Springs, Re: Comments Regarding the Meres Crossing Special Area Plan Proposal
17. Memorandum sent May 20, 2008 to Charlie Dye, Asst. Deputy Land Records, Property Appraiser's Office, Re: 2008 Countywide Plan Map Annual Update Scheduling
18. Letter received May 21, 2008 from Gail Simpson, Manager, Public Policy, Progress Energy Florida, Re: Information about a Progress Energy Florida transmission project in our community
19. Letter sent May 21, 2008 to Michael Delk, Planning Director, City of Clearwater, Re: Beach By Design Traffic Study
20. Letters sent May 23, 2008 to Mayors of local governments with items on May 21, 2008 PPC Agenda, Re: PPC Meeting Follow-up
21. Sample of letters sent May 23, 2008 to property owner/representative, Re: May 21, 2008 PPC Meeting Follow-up (Land Use Cases)
22. Letter sent May 23, 2008 to Frank Conkling, Project Manager, Panda Consulting, Re: Transmittal of copy of executed agreement for consulting services for the Pinellas Planning Council
23. Letter sent May 27, 2008 to Jeffery F. Dow, Planner II, City of Dunedin, Re: Review of Proposed Evaluation and Appraisal Based Comprehensive Plan Amendments (Ordinance No. 08-08) for Consistency with the Countywide Rules

MINUTES OF THE PLANNERS ADVISORY COMMITTEE MEETING  
MONDAY, JUNE 9, 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
Gina Clayton	City of Clearwater
Bob Klute	City of Largo
Lynn Rosetti	City of Treasure Island
Fred Metcalf	City of Gulfport
Ron Rinzivillo	City of Safety Harbor
Gordon Beardslee	Pinellas County
Lauren Matzke	City of St. Pete Beach
Marie Dauphinais	City of Oldsmar

Also Present:

Michael Delk	City of Clearwater
Robert Tefft	City of Clearwater
Michael Crawford	Pinellas Planning Council
Phyllis Fleming	Pinellas Planning Council
Chris Mettler	Pinellas Planning Council
Michael Schoderbock	Pinellas Planning Council
Carolyn Shoemaker	Pinellas Planning Council

Chairman Renea Vincent called the meeting to order at 1:32 P.M.

Minutes – Chairman Vincent asked if there were any comments or corrections to be made to the minutes of the May 12, 2008, PAC meeting. Jeffery Dow noted that on page two under Case CW 08-23, the words “square foot” should be removed before “vehicle service store.” Fred Metcalf moved to approve the minutes as corrected; the motion was seconded by Bob Klute and carried (vote 8-0).

Old Business – none.

Review of PPC Agenda for June 18, 2008 Meeting – Received.

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

He stated that the Council received a total of four (4) petitions for voluntary annexation review in May from the cities of Clearwater, Safety Harbor and Tarpon Springs. Existing uses that were within the four annexations include one institutional use and three residential uses. The proposed annexations totaled 36.3 acres and approximately \$218,000

in taxable value. Total Municipal Service Taxing Unit revenues from the \$218,000 of taxable value are \$455 using the 2007/08 fiscal year tax rate. It is estimated that six residents will be affected by a change in jurisdiction. Annexation of one of the four parcels will reduce an enclave in the county by 0.21 acres and annexation of two parcels will eliminate two enclaves by 1.10 acres.

Ability To Serve Report No. 08-4: City of Tarpon Springs (St. Petersburg College Property) - 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.

He stated that the proposed annexation area is located west of U.S. Highway 19, east of Belcher Road, south of Klosterman Road, and generally south of Tarpon Springs' current boundaries and that it is referred to by the City as the St. Petersburg College Olympia Building and Surrounding Property Voluntary Annexation. He stated that the area consists of three parcels that are designated Residential/Office/Retail (R/O/R), Residential Low Medium (RLM), and Preservation (P) on the Countywide Plan Map; that the existing uses are a college building and two areas of vacant land; and that the total area is approximately 35.1 acres consisting of 13.1 acres classified R/O/R, 16.2 acres RLM and 5.7 acres P.

Mr. Schoderbock reported that Council staff has reviewed this voluntary annexation proposal in accordance with the ability to serve review criteria of PPC Resolution No. 98-2, and based upon the accompanying data and analysis, found that the subject area is not located within an established planning area pursuant to Chapter 163, F.S.; that the proposed annexation is adjacent to, but not included in the boundary of the Tarpon Springs planning area agreement with the County; that the proposed annexation will not create any enclaves; that the City has the ability to provide water, sewer, solid waste, law enforcement, fire, EMS, recreation, and library services through city departments, county services, or private contractors; and that the existing service district boundaries will not change.

Discussion followed with regard to the special legislation that controls the Palm Harbor Fire District with Ms. Vincent noting that the Board of County Commissioners have delayed their review pending an interlocal agreement being prepared by the City of Tarpon Springs relating to how fire control responsibilities would be handled in the future should changes in property ownership occur. Gordon Beardslee stated that the County staff is supportive of the annexation pending approval of the interlocal agreement.

After full presentation of the report, Sharen Jarzen moved to approve staff recommendation to adopt a finding that the City of Tarpon Springs has the ability to provide municipal services to this area and authorize this finding to be transmitted to the City of Tarpon Springs. The motion was seconded by Fred Metcalf and approved (vote 8-0).

\*\*\*Ron Rinzivillo, Lynn Rosetti and Marie Dauphinais entered at this time.\*\*\*

## PLAN AMENDMENTS

### Beach By Design Special Area Plan (SAP Change No. 08-2): City of Clearwater –

After presentation of the history of the SAP and background regarding amendments to date on Beach By Design, Phyllis Fleming stated that the following findings are submitted for consideration of the recommendation for approval:

- A. With the exception of the maximum temporary lodging (i.e., hotel) density of 175 units per acre the proposed changes are consistent with the overall objectives of the City's Beach by Design Redevelopment Plan (also referred to by the Countywide Rules as a Special Area Plan, or "SAP"), and maintains the essential relationship between the individual districts within the SAP.
- B. With the exception of the maximum hotel density of 175 units per acre the changes are consistent with the Countywide Rules and will maintain consistency with the Updated Countywide Plan for Pinellas County (The Countywide Plan).
- C. The submittal satisfies the requirements of the Countywide Rules, and a condition placed upon the original approval of the amendment adding the Community Redevelopment District designation to the area as part of Case #CW 01-25, that requires the City to submit any amendment to the Beach by Design Special Area Plan to the PPC and CPA for review and consideration based on the nature of the change.

Discussion followed with regard to the rationale used to request 175 units per acre to which Mr. Delk stated this figure had been calculated as a result of the PPC study relating to economic lack of parity between hotel rooms and condos. Ms. Clayton stated that the maximum you can get from the reserve is 100 units so that 150 upa will only be in play on the smaller parcels. She stated this will replace hotels that have been lost. Mr. Delk stated that the City finds the recommended 150 units to be acceptable as opposed to the proposed 175 units per acre. In response to query from Mr. Crawford, Clearwater representatives noted that they will submit a request for additional height revisions for the July PPC meeting.

Sharen Jarzen requested clarification with regard to the Lobby/Front Desk area and whether it includes 24-hour staffing. Mr. Tefft stated this had come from the PPC Rules to distinguish between condos and hotels.

Gordon Beardsley asked for clarification with regard to Bus Rapid Transit as a mitigation option. Ms. Fleming referred to mitigation strategies contained in the letter received from City of Clearwater Traffic Engineer Paul Bertels. Although BRT is an additional program that Clearwater and the MPO are working on, there is no reference to an implementation timeframe.

Discussion followed with regard to the transportation analysis noting that Clearwater is continuing work with the MPO to correct g/c (green cycle time) ratios which may help the level of service issues.

After full presentation of the report, Sharen Jarzen moved to approve staff recommendation. The motion was seconded by Mr. Metcalf and approved (vote 11-0).

Proposed Amendments to the Countywide Plan Rules: Traffic Generation Rates Update – Mr. Crawford stated that Pinellas Planning Council staff has utilized Tindale-Oliver & Associates under a consulting agreement to provide updated trip generation rates used within each Countywide Plan Map category; and that 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.

He stated that the 2008 Trip Rates Update report reviewed by the PPC at last month's meeting showed that certain uses of land that are tracked in our trip rates have either increased or decreased the number of trip associated with them, the length of the trips associated with two uses of land has increased, while two others have decreased, and lastly, the percent of new trips for some uses of land have changed as well. These differences are included in the attached draft ordinance (Exhibit 1 to the attached resolution) resulting in trip generation rates for twenty-one Countywide Plan Map categories shown to have increased, and three to have decreased.

All 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. They 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.

Staff recommends the Council review and recommend to the Countywide Planning Authority approval of Countywide Rule Amendments by adopting Resolution No. 08-4.

After full presentation of the report, Lynn Rosetti moved to approve staff recommendation. The motion was seconded by Jeffery Dow and approved (vote 11-0).

Development Agreements and Site Plans – Authorization of Public Hearing for Proposed Amendments to the Countywide Rules – Mr. Mettler stated that the Council is being asked to review the draft ordinance amending the Countywide Rules regarding development agreements and site plans and authorize public hearing for the July Council meeting to consider amendment of the Rules. He stated that at the April PPC and May CPA meetings Joint Resolution No. 08-70 was approved, addressing minimum requirements for submission of development agreements as part of a request for a Countywide Plan Map amendment and addressing requirements regarding substantive changes to development agreements.

Mr. Crawford distributed a memorandum received today from City of St. Petersburg staff relating to concerns on this proposed Rule change. Mr. Crawford stated that PPC staff

does not currently require review of development agreements and site plans; that it is up to the local governments if they want to submit them to help the amendment.

Gina Clayton asked for clarification with regard to the timing of execution of development agreements to which Mr. Mettler stated that they would be required to be executed by the property owner or private parties associated with the property owner but not executed by the local government until the second reading. Discussion followed with some local governments noting that approval of development agreements is done through resolution. Mr. Crawford requested that the PAC members continue to review this proposal and advise staff of any concerns. He noted that this request is for a public hearing and there is still time for review and input.

Gordon Beardslee requested clarification on 5.1.3.2. relating to Substantive Change to a Development Agreement and/or site plan. Mr. Mettler stated that the local government is responsible for notifying the Pinellas Planning Council if there is a substantive change; it then goes to the Council for a vote as to whether or not to reconsider the amendment.

After full presentation of the report, Fred Metcalf moved to approve staff recommendation for authorization for public hearing. The motion was seconded by Sharen Jarzen and approved (vote 11-0).

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 June 2nd meeting.

He stated that the Subcommittee took the following actions:

- 1) The Subcommittee recommended that Exhibits A and D (included in the back-up materials with the proposed resolution) be combined and that all twenty-four (24) municipalities be invited to participate in the Interlocal Boundary Service Agreement process (vote 6-0).
- 2) The Subcommittee agreed that the term of the agreement(s) be a minimum of ten (10 years) with a possible review mechanism set for the 8<sup>th</sup> year of the agreement, and a clause allowing for extension of the agreement upon mutual consent (vote 6-0).
- 3) The Subcommittee recommended the proposed annexation boundary map (Exhibit B) reflect Ordinance No. 00-63, with the revisions approved by the previous Annexation Subcommittee in September 2006 (vote 6-0).
- 4) The Subcommittee recommended that the draft resolution, inclusive of the above-referenced actions, be transmitted to the entire Board of County Commissioners for their consideration at their July 2008 meeting (vote 6-0).

Mr. Schoderbock noted that subsequent to the June 2 meeting of the Subcommittee, staff was requested to prepare the above-referenced items for presentation to the Board at their work session on June 10.

Mr. Crawford discussed the report prepared for the Subcommittee regarding typical costs for services; noting that staff is reworking the fire millage figures and will be submitting them back as a correction. He noted that the Subcommittee did not take official action with regard to the findings presented but was appreciative of the information.

Other PAC Business:

Ron Rinzivillo moved that the PAC cancel their August meeting. The motion was seconded by Lauren Matzke and carried (vote 11-0).

There being no further business, the PAC adjourned at 2:15 p.m.

Respectfully submitted,

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David P. Healey, Executive Director

Draft

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 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,

  
David P. Healey, Executive Director