

BOARD OF COUNTY COMMISSIONERS

DATE: November 18, 2014

AGENDA ITEM NO. 5

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

 **County Administrator's Signature:**

Subject:

Substantive Plan Change, Case CW 07-10 (Special Area Plan (SAP) Change 6-2014) – City of St. Petersburg

Department:

Planning and Development Services

Staff Member Responsible:

Jacob Stowers, Executive Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD), SITTING AS THE COUNTYWIDE PLANNING AUTHORITY (CPA), CONDUCT A PUBLIC HEARING AND APPROVE SUBSTANTIVE PLAN CHANGE CW 07-10 (SAP CHANGE NO. 6-2014), SUBJECT TO AN AMENDMENT TO THE SAP LIMITING THE PROVISIONS TO PARCELS DESIGNATED PLANNED REDEVELOPMENT-COMMERCIAL THAT ARE LOCATED WITHIN THE GATEWAY ACTIVITY CENTER.

Summary Explanation/Background:

Planning and Development Services staff recommends approval of this proposed amendment as outlined by the Pinellas Planning Council (PPC).

Fiscal Impact/Cost/Revenue Summary:

N/A

Exhibits/Attachments Attached:

PPC memorandum and attachments

310 Court Street, Clearwater, FL 33756-5137
Telephone 727-464-8250 ~ Fax 727-464-8212
www.pinellasplanningcouncil.org

Commissioner Karen Williams Seel, *Chair*
Mayor David O. Archie, *Vice-Chair*
Commissioner Harriet K. Crozier, *Secretary*
Commissioner John Morroni, *Treasurer*
Mayor Sandra Bradbury
Commissioner Julie Ward Bujalski
Mayor Dave Eggers
Vice-Mayor Doreen Hock-DiPolito
Councilmember Jim Kennedy
Commissioner Joanne "Cookie" Kennedy
Councilmember Wengay M. Newton, Sr.
Commissioner Kevin Piccarreto
Commissioner Kenneth T. Welch

TO: The Honorable Chair and Members
of the Board of County Commissioners,
In Your Capacity as the Countywide Planning Authority

THROUGH: Mark Woodard, County Administrator

FROM: Michael C. Crawford, Interim Executive Director
Pinellas Planning Council

Michael C. Crawford, AICP
Interim Executive Director

DATE: November 18, 2014

SUBJECT: Proposed Regular Amendment to the Countywide Plan Map

Recommendation:

THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD OF COUNTY COMMISSIONERS (BOARD), IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, CONDUCT A PUBLIC HEARING AND APPROVE SUBSTANTIVE PLAN CHANGE CW 07-10 (SAP CHANGE NO. 6-2014), AS OUTLINED BELOW.

Summary Explanation/Background:

The Countywide Planning Authority has received one case concerning a Substantive Special Area Plan (SAP) Change to the Countywide Future Land Use Plan that was reviewed by the Pinellas Planning Council on October 8, 2014.

Case CW 07-10 (SAP Change No. 6-2014):

The City of St. Petersburg proposes to amend the Vision 2020 SAP to allow greater Planned Redevelopment-Commercial (PR-C) category maximum development standards in an area designated as an Activity Center (see Attachments 1 and 3). The amendments establish that the Retail Center-3, Activity Center zoning district will be utilized in correlation with the PR-C and Activity Center categories. The amendments allow for an increase in intensity to a 4.0 Floor Area Ratio (FAR) standard and indicate development will be characterized by high-rise, in addition to mid-rise, development. It is important to understand that both residential density and temporary lodging density will be subject to the overall FAR of 4.0 instead of a unit per acre standard.

The PPC, by a vote of 11-0, recommended approval of Case CW 07-10 (SAP CHANGE NO. 6-2014), subject to an amendment to the SAP limiting the provisions to parcels designated Planned Redevelopment – Commercial, which are located within the Gateway Activity Center.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Council Documentation

PUBLIC HEARING ITEM

Case CW 07-10

(SAP Change No. 6-2014)

St. Petersburg

ORDINANCE NO. 14-_____

AN ORDINANCE APPROVING PROPOSED AMENDMENTS TO THE ST. PETERSBURG'S VISION 2020 SPECIAL AREA PLAN BY ACTION ON CW 07-10 (SAP CHANGE NO. 6-2014) INITIATED BY THE CITY OF ST. PETERSBURG AND TRANSMITTED TO THE BOARD IN ACCORDANCE WITH THE SPECIAL ACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING OF THE ORDINANCE; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THE ORDINANCE AT THE PUBLIC HEARINGS AND WITH RESPONSIBLE AUTHORITIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on April 3, 2007, the Pinellas County Board of County Commissioners, in their role as the Countywide Planning Authority, approved Case No. CW 07-10 amending the Countywide Future Land Use Plan based on the accompanying St. Petersburg's Vision 2020 Special Area Plan; and

WHEREAS, proposed amendments to the St. Petersburg's Vision 2020 Special Area Plan have been initiated by the City of St. Petersburg; and

WHEREAS, notices of public hearings have been accomplished as required by Chapter 2012-245, Laws of Florida, as amended; and

WHEREAS, procedures of the Special Act and County Charter have been followed concerning the Pinellas Planning Council and the Countywide Planning Authority for proposed amendment to an adopted Special Area Plan; and

WHEREAS, the proposed amendments were considered at a public hearing by the Pinellas Planning Council on October 8, 2014, with recommendations made by the Council that are documented in the Council reports referred to as Exhibit A; and

WHEREAS, the Board has conducted a public hearing and taken action that is documented by ordinance for approvals or partial approvals and partial denials and by resolution for denials, with both documents including the relevant Council reports as attached; and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida, acting as the Countywide Planning Authority in regular meeting duly assembled on November 18, 2014, as follows:

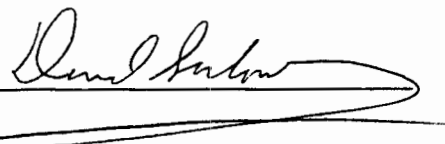
Section 1 – Amendment to the St. Petersburg's Vision 2020 Special Area Plan

The proposed amendments to the St. Petersburg's Vision 2020 Special Area Plan [#CW 07-10 (SAP Change No. 6-2014)] included in Exhibit A are approved.

Section 2. Severability. If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by a Court of Competent Jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

Section 3. Filing of Ordinance; Effective Date. A certified copy of this ordinance shall be filed with the Secretary of State with the Ordinance and Exhibit A to be filed with the Clerk of the Circuit Court. This Ordinance shall take effect upon filing with the Department of State.

APPROVED AS TO FORM
OFFICE OF THE COUNTY ATTORNEY

By: 

PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

AGENDA ITEM: III C.

MEETING DATE: October 8, 2014

SUBJECT: Proposed Amendment to St. Petersburg's Vision 2020 Special Area Plan
CASE: CW 07-10 (SAP Change No. 6-2014)
JURISDICTION: St. Petersburg
LOCATION: See attached map
TYPE: Substantive Special Area Plan Change

RECOMMENDATION: Council, based on accompanying findings (II. A-C), recommend that the proposed amendment to the Vision 2020 Special Area Plan be approved, subject to an amendment to the SAP limiting the provisions to parcels designated Planned Redevelopment – Commercial, which are located within the Gateway Activity Center.

I. BACKGROUND

In April 2007, the Countywide Planning Authority approved the Vision 2020 Special Area Plan (SAP) with Countywide Plan Map amendments to the Planned Redevelopment-Residential, Planned Redevelopment-Mixed Use, and Planned Redevelopment-Commercial (PR-C) plan categories. The SAP is intended to encourage redevelopment throughout the City, directing higher densities and intensities to corridors and centers.

At present, the PR-C category has a residential density standard of 55 units per acre and a non-residential intensity standard of 1.25 floor area ratio (FAR). The City proposes to amend the SAP to allow greater PR-C category maximum development standards in an area designated as an Activity Center (see Attachments 1 and 3). The amendments establish that the Retail Center-3, Activity Center zoning district will be utilized in correlation with the PR-C and Activity Center categories. The amendments allow for an increase in intensity to a 4.0 FAR standard and indicate development will be characterized by high-rise, in addition to mid-rise, development. It is important to understand that both residential density and temporary lodging density will be subject to the overall FAR of 4.0 instead of a unit per acre standard.

PINELLAS PLANNING COUNCIL ACTION:

The Council recommended approval of the proposed amendment to CW 07-10 (SAP Change No. 6-2014) ~ St. Petersburg's Vision 2020 Special Area Plan, subject to an amendment to the SAP limiting the provisions to parcels designated Planned Redevelopment – Commercial, which are located within the Gateway Activity Center (vote 11-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

The City has submitted amendments to the land development regulations (LDRs) establishing the Retail Center-3, Activity Center zoning district for review by the Council staff for consistency with the Countywide Rules and the SAP. The LDRs amendments establish a base 3.0 FAR for the zoning district, which can be increased to a maximum of 4.0 FAR, with provision of amenities identified in a bonus FAR schedule. A development can attain additional FAR, up to 4.0, with provision of amenities such as workforce housing, unenclosed space reserved for multimodal uses, public art, and open space.

On September 4th, the City Council held its first public hearing for a rezoning request to apply the Retail Center-3, Activity Center zoning district to a 16.45-acre site in the Carillon office park. The site is proposed to be developed as the mixed-use Carillon Town Center, with a more compact urban development pattern. The City staff has expressed support for concentrating more intense development in this location because the Gateway/Carillon area is the largest employment center in Pinellas County and an area where intense mixed-use office/residential/retail development will provide a desirable live/work environment.

Additional justification for the 16.45-acre amendment is due to the fact that the Carillon office park (including the proposed Carillon Town Center site) is located within the boundaries of the 1,700-acre Gateway Areawide Development of Regional Impact (GADRI) site. The DRI was adopted by the City in 1989. The DRI boundary has been designated on the Countywide Plan Map with the Activity Center Overlay category.

The 1989 GADRI Development Order served as the original special area plan for the Gateway Activity Center. Some of the area covered by the Gateway Activity Center has since been incorporated into the Vision 2020 SAP. The Development Order approved approximately 5.55 million square feet of office/industrial/retail development, 120 hotel rooms, and 4,400 residential units. The City staff has provided documentation (see Attachment 4) indicating that the GADRI has remaining development rights of 2.47 million square feet of office/industrial/retail square footage, 120 hotel rooms and 2,137 residential units. These development rights are the basis for the increase in the PR-C FAR from 1.25 to 4.0 when located in the Gateway Activity Center.

The Council staff recommends conditioning the approval of the SAP amendments to the Gateway Activity Center, with the provision of additional text in the SAP limiting application of the Retail Center-3, Activity Center zoning district to parcels located within the Gateway Activity Center. As written, the SAP amendments and the LDRs amendments establishing the Retail Center-3, Activity Center zoning district do not limit designation of this zoning district to the Gateway Activity Center, although the increased FAR is predicated on the GADRI's development rights. The City staff has indicated that the Retail Center-3, Activity Center zoning district could potentially be applied within other Activity Centers, such as the Central Plaza and Tyrone Square Mall Activity Centers. However, these Activity Centers are not associated with DRIs or additional

development rights. The City staff has acknowledged that the GADRI development rights cannot be applied or used outside of the GADRI boundaries.

In 2008, the City provided amendments to the Vision 2020 SAP, indicating substantial excess potable water and wastewater capacity. City-wide demand for potable water and wastewater was indicated to be approximately 50% of capacity. The application of the new FARs to this 16.45-acre site is consistent with these excess capacities.

The 2008 SAP amendments also indicated a substantial available roadway capacity per the Pinellas County Metropolitan Planning Organization's 2025 level of service data. It should be noted that the Carillon Town Center is proposed to be served by multimodal transportation alternatives. Greenlight Pinellas has proposed a light rail station in the Gateway area proximate to the Carillon office park, in addition to significant bus service that the PPC proposes to recognize in its Countywide Plan update with Primary Corridors, Secondary Corridors, Regional Corridors, and Supporting Local Corridors. The updated Countywide Plan Map is anticipated to designate a transit station center proximate to the Carillon office park. The specific location of the transit station has not yet been determined. Approval of the Greenlight Pinellas light rail plan is subject to a public referendum vote in November.

II. FINDINGS

Staff submits the following findings in support of the recommendation for approval of the amendment to the Vision 2020 Special Area Plan:

- A. The proposed changes are consistent with the overall objectives of the Vision 2020 Special Area Plan.
- B. 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 a condition placed on the original approval of the Vision 2020 Special Area Plan, which required the City to submit any amendment to the special area plan to the Pinellas Planning Council (PPC) and the Countywide Planning Authority (CPA) for consideration.

In summary, Council staff has reviewed the above proposed revisions to the Special Area Plan and has concluded that although these changes are substantive relative to the Countywide Rules and the PR-C plan category, their impacts will be minimal and they are consistent with the Special Area Plan and Countywide Rules. Therefore, it is recommended this request be recommended for approval by the PPC and approved by the CPA, pursuant to the requirements of Section 4.2.7.6.3 of the Countywide Rules.

III. PLANNERS ADVISORY COMMITTEE (PAC)

At their September 29, 2014 meeting, the PAC members discussed and recommended approval of staff recommendation (vote 11-0).

IV. LIST OF ATTACHMENTS

- | | |
|--------------|---|
| Attachment 1 | City of St. Petersburg Resolution 2014-387 |
| Attachment 2 | Map of Planned Redevelopment – Commercial and Activity Center
Overlay categories |
| Attachment 3 | Draft amendments to Part V, Sections A, B, and C, of the Vision
2020 Special Area Plan |
| Attachment 4 | Development Capacity Summary, Gateway Areawide DRI |
| Attachment 5 | Draft PAC Summary Actions Sheet |

NO. 2014-387

**A RESOLUTION ADOPTING AMENDMENTS
TO THE CITY OF ST. PETERSBURG VISION
2020 SPECIAL AREA PLAN, AND TRANSMIT-
TING THE AMENDMENTS TO THE PINELLAS
PLANNING COUNCIL FOR REVIEW IN
ACCORDANCE WITH THE COUNTYWIDE
PLAN RULES; AND PROVIDING AN EF-
FECTIVE DATE.**

WHEREAS, pursuant to the Countywide Plan Rules administered by the Pinellas Planning Council (PPC), the City of St. Petersburg's Vision 2020 Special Area Plan was approved by the St. Petersburg City Council in April 2007; and

WHEREAS, the Vision 2020 Special Area Plan supported the City's creation and adoption of three new Comprehensive Plan categories: Planned Redevelopment-Residential, Planned Redevelopment Mixed-Use and Planned Redevelopment-Commercial; and

WHEREAS, on September 4, 2014 the St. Petersburg City Council held a public hearing and approved a private request to amend the description of the Planned Redevelopment-Commercial category, along with several other changes to the Vision 2020 Special Area Plan associated with the proposed Retail Center-3, Activity Center zoning district; and

WHEREAS, Section 4.2.7.6 of the Countywide Plan Rules requires that amendments to special area plans be reviewed by the PPC; and

WHEREAS, the St. Petersburg City Council has determined that the proposed changes to the Vision 2020 Special Area Plan, attached as Exhibit "A," are consistent with the Countywide Plan Rules.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida:

That the Vision 2020 Special Area Plan be amended as set forth in Exhibit "A," and that these amendments be transmitted to the PPC for a consistency review with the Countywide Plan Rules.

This Resolution shall become effective immediately upon its adoption.

Adopted at a regular session of the City Council held on the 4th day of September, 2014.

ATTEST:

Chan Srinivasa, City



H. Dudley, Chair-Councilmember
City Clerk

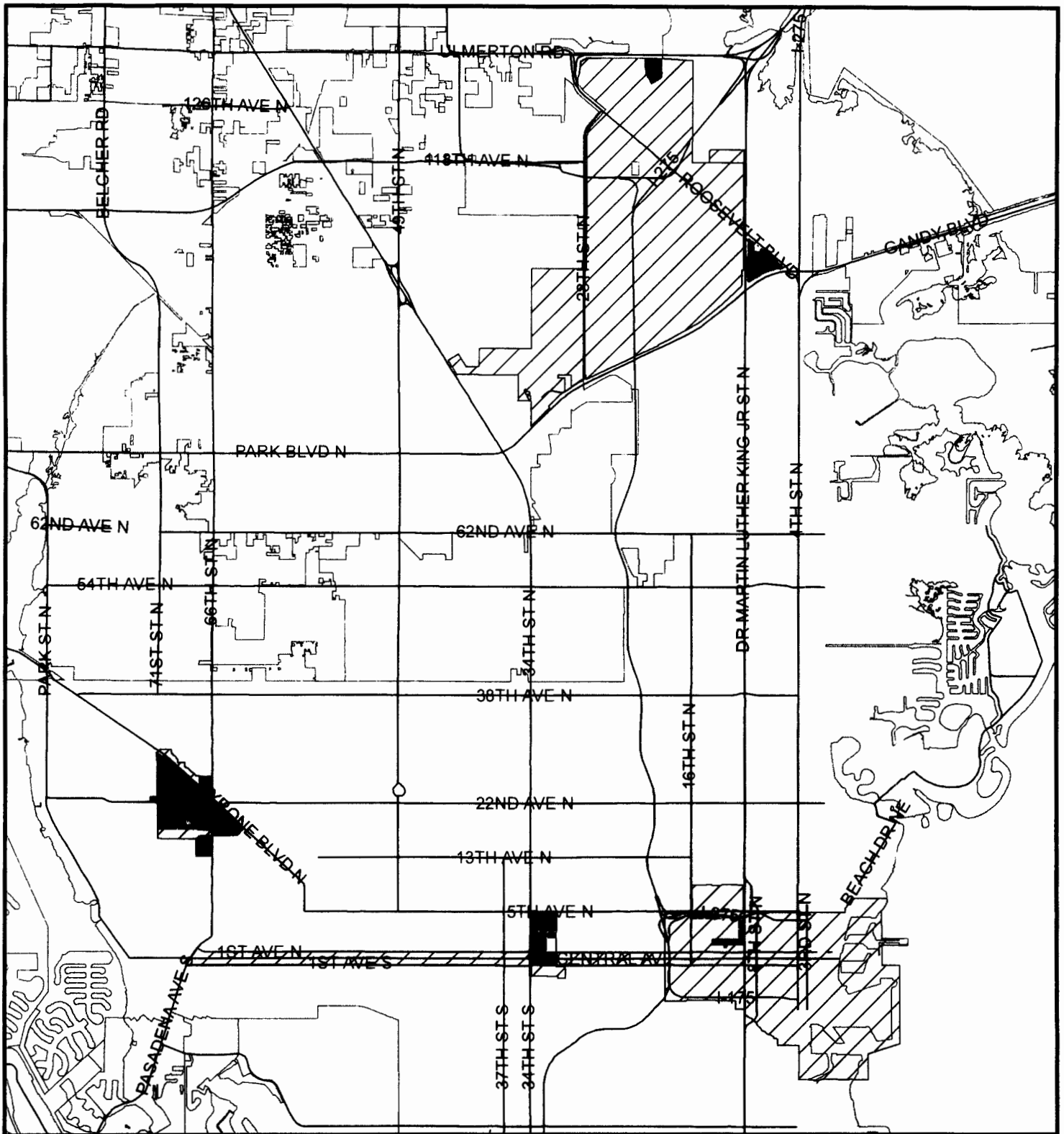
Exhibit "A"

The St. Petersburg's Vision 2020 Special Area Plan shall be amended as follows:

- On Page 19, the final bullet describing the Planned Redevelopment-Commercial category shall be amended to read "The scale shall allow mid-rise and high-rise buildings."
- On Page 21, the description of the Planned Redevelopment-Commercial category shall be amended as follows:

Planned Redevelopment-Commercial (C) – Allowing the full range of commercial and mixed uses including retail, office, service and high density residential uses not to exceed a floor-area-ratio of 1.25 and a net residential density of 55 dwelling units per acre. Higher densities and intensities are acceptable within ~~secondary~~ activity centers but not exceeding a floor-area-ratio or a net residential density as established in the redevelopment plan or special area plan.

- On Page 22, the Retail Center-3, Activity Center (RC-3, Activity Center) zoning district shall be added to the Permitted Use by Future Land Use and Zoning Districts table.
- On Page 23, the RC-3, Activity Center zoning district shall be added to the Density and Intensity by Future Land Use and Zoning Districts table, reflecting the allowable intensity of 4.0 and a workforce housing bonus of 0.50 f.a.r.



Legend

Planned Redevelopment



Planned Redevelopment Commercial



Activity Center Overlay

Attachment 2 - Map of Planned Redevelopment - Commercial and Activity Center Overlay Categories

CASE #: CW07-10 (SAP Change No. 6-2014)

JURISDICTION: St. Petersburg



1" = 6,881'



VISION 2020 SPECIAL AREA PLAN

PART V: PLAN COMPOSITION

A. PERMITTED USES AND DIFFERENTIATION BY DESIGNATION

PERMITTED USE BY FUTURE LAND USE AND ZONING DISTRICTS							
ALLOWABLE USES							
ZONING DISTRICT	SF	ACC. UNIT	MF	OFFICE	NEIGHB. SCALE RETAIL	COMMERCIAL (Retail)	MIXED- USE
PLANNED REDEVELOPMENT: RESIDENTIAL							
PR-R	Y	Y	N	N	N	N	N
NT-1	Y	Y	N	N	N	N	N
NT-2	Y	Y	N	N	N	N	N
PLANNED REDEVELOPMENT: MIXED-USE							
PR-MU	Y	Y	Y	Y	Y	Y	Y
NT-4	Y	Y	N	Y	Y	N	Y
CCS-1 (inc. Activity Center)	Y	Y	Y	Y	Y	Y	Y
CRS-2 (inc. Activity Center)	Y	Y	Y	Y	Y	N	Y
CRT-1	Y	Y	Y	Y	Y	N	Y
CCT-1	Y	Y	Y	Y	Y	Y	Y
PLANNED REDEVELOPMENT: COMMERCIAL							
PR-C	G	G	Y	Y	N	Y	Y
CCS-2 (inc. Activity Center)	G	G	Y	Y	N	Y	Y
RC-1 (inc. Activity Center)	G	G	Y	Y	N	Y	Y
RC-2 (inc. Activity Center)	G	G	Y	Y	N	Y	Y
RC-3 (Activity Center)	<u>G</u>	<u>G</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>Y</u>	<u>Y</u>

B. DENSITY & INTENSITY STANDARDS FOR PERMITTED USES

ZONING DISTRICT	ALLOWABLE DENSITY	ALLOWABLE INTENSITY	TDRs	WORKFORCE HOUSING BONUS
PLANNED REDEVELOPMENT: RESIDENTIAL				
PR-R	15 upa	0.50		
NT-1	15 upa	0.50		
NT-2	15 upa	0.50		
PLANNED REDEVELOPMENT: MIXED-USE				
PR-MU	24 upa	1.25		6 upa 0.20
NT-4	15 upa	0.85		
CCS-1	15 upa	0.55	9 upa	6 upa 0.20
CCS-1 (Activity Center)	22 upa	0.82		6 upa 0.20
CRS-2	24 upa	0.65		6 upa 0.20
CRS-2 (Activity Center)	30 upa	0.70		6 upa 0.20
CRT-1	24 upa	1.0		6 upa 0.20
CCT-1	24 upa	1.0		6 upa 0.20
PLANNED REDEVELOPMENT: COMMERCIAL				
PR-C	55 upa	1.25		10 upa 0.25
CCS-2	40 upa	0.75		6 upa 0.20
CCS-2 (Activity Center)	60 upa	1.12		10 upa 0.50
RC-1	30 upa	0.75		10 upa 0.25
RC-1 (Activity Center)	45 upa	1.12		15 upa 0.50
RC-2	55 upa	1.0		10 upa 0.25
RC-2 (Activity Center)	82 upa	1.5		15 upa 0.50
RC-3 (Activity Center)	<u>N/A</u>	<u>4.0</u>		<u>N/A 0.50</u>

C. DESIGN GUIDELINES

Zoning Districts associated with the Planned Redevelopment-Commercial Category:

- Corridor Commercial Suburban-2 (CCS- 2)
- Retail Center-1, ~~and~~ Retail Center-2 and Retail Center-3 (RC-1, ~~and~~ RC-2 and RC-3)

Exhibit H

DEVELOPMENT CAPACITY SUMMARY GATEWAY AREAWIDE DRI

DEVELOPMENT TYPE	PHASE I CAPACITY	PHASE I DEVELOPMENT	REMAINING PHASE I CAPACITY	PHASE II CAPACITY	PHASE II DEVELOPMENT	REMAINING PHASE II CAPACITY	TOTAL CAPACITY	TOTAL DEVELOPMENT	REMAINING TOTAL CAPACITY
Office S.F.	2,493,934	1,465,261	1,028,673	700,000	0	700,000	3,193,934	1,465,261	1,728,673
Industrial S.F.	2,361,147	2,018,089	343,058	307,752	0	307,752	2,668,899	2,018,089	650,810
Retail/Sales S.F.	119,977	57,084	62,893	30,000	0	30,000	149,977	57,084	92,893
Hotel Rooms	120	0	120	0	0	0	120	0	120
Residential Units	2,677	1,256	1,421	716	0	716	3,393	1,256	2,137

Source: City of St. Petersburg Economic Development Department, January 17, 2014

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: SEPTEMBER 29, 2014

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF SEPTEMBER 2, 2014</u>	<u>Approved</u> Motion: Dean Neal Second: Michelle Orton	10 – 0
II. <u>REVIEW OF PPC AGENDA FOR OCTOBER 8, 2014 MEETING</u> A. <u>Subthreshold Land Use Plan Amendments</u> None	N/A	
B. <u>Regular Land Use Plan Amendments</u> 1. Case CW 14-21 – City of St. Petersburg	<u>Approved</u> Motion: Jan Norsoph Second: Dean Neal	11 – 0
2. Case CW 14-22 – Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Bob Klute Gordon Beardslee provided a brief description of the amendment.	11 – 0
3. Case CW 14-23 – City of Clearwater	<u>Approved</u> Motion: Dean Neal Second: Chelsey Welden Katie See enumerated a few details of the case and announced the city's recommendation for approval of the amendment. Mike Schoderbock noted that the Calvary Baptist Church has been adding to their property over the past seven years and this action was in keeping with such acquisition of property.	11 – 0
4. <u>Proposed Substantive Plan Change CW 07-10 (SAP Change No. 6-2014) – City of St. Petersburg</u>	<u>Recommended for Approval</u> Motion: Dean Neal Second: Jan Norsoph Derek Kilborn provided a description of the proposed plan change, noting that currently the property has RC-2 zoning and that this amendment involves the creation of a Retail 3 Commercial category in the city. Mike Crawford gave further explanation, noting that approval was based on the development of regional impact.	11 – 0

C. <u>Annexation Report – September 2014</u>	<u>No Action – Information Only</u> Mike Schoderbock gave a short description of the report, noting that there were seven annexations in the month of September.	
D. <u>CPA Actions – None</u>	N/A	
E. <u>Countywide Plan Update</u> 1. Countywide Rules – Preliminary Draft Amendments 2. Countywide Plan Strategies – Preliminary Draft Amendments 3. Countywide Plan Map – Comments	<u>No Action – Information Only</u> Chris Mettler noted additional comments and further revisions that had been made since the last meeting. He noted that most of the responses were in regard to legacy entitlements. Linda Fisher explained that the Vision Map had been added to the Appendix. Mike Crawford explained that by creating four residential categories, legacy entitlements could be eliminated. He stated that local government comments followed seven major topics and that all were able to be addressed through changes included as back-up to the PAC memorandum. Mike Crawford advised that, due to the extent of the changes, the update may require additional time for final approval.	
F. <u>Annexation Report – Semi-Annual Update FY14</u>	<u>No Action – Information Only</u> Mike Schoderbock presented this report and noted that trends tend to rise and fall with the economy.	
G. <u>MPO/PPC Unification Update</u>	<u>No Action – Information Only</u> Mike Crawford reported that there were only a few minor glitches at the first unified Board meeting held on September 10, 2014. There had been confusion regarding the roles of the MPO and PPC, but all questions were answered. Mike also gave a brief overview of the 9/29/14 MPO/PPC planning meeting.	
III. <u>OLD BUSINESS</u>	None	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u>	None	
V. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:24 pm.	

Respectfully Submitted,

PAC Chairman

Date