



**PLANNERS ADVISORY COMMITTEE  
(PAC) MEETING AGENDA**

**December 30, 2019 – 1:30 p.m.**  
310 Court Street, 1<sup>st</sup> Floor Conf. Room  
Clearwater, FL 33756

**THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY**

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1. **CALL TO ORDER AND INTRODUCTIONS**
2. **APPROVAL OF MINUTES – November 4, 2019**
3. **REVIEW OF FORWARD PINELLAS AGENDA FOR January 8, 2020**

**PUBLIC HEARINGS**

**Countywide Plan Map Amendment(s)**

- A. Case CW 20-01 – Pinellas County
- B. Case CW 20-02 – Pinellas County
- C. Case CW 20-03 – City of Pinellas Park

**REGULAR AGENDA ITEMS**

- D. Map Adjustment – City of Gulfport – Official Acceptance
- E. CPA Actions and Tier I Countywide Plan Map Amendments November and December 2019

4. **PLANNING TOPICS OF INTEREST**
  - A. Forward Pinellas Grant Programs Update
  - B. Safe Streets Pinellas Initiative
  - C. Countywide Housing Strategy Update
  - D. Updated Countywide Plan Map Amendment Application
5. **OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA**
  - A. Pinellas SPOTlight Emphasis Areas Update (Information)

6. **UPCOMING EVENTS**

Jan 7-8 <sup>th</sup>	<a href="#">Resilience Leadership Summit – Hilton Carillon Park Hotel – St. Petersburg</a>
Jan 24 <sup>th</sup>	Forward Pinellas Board Work Session – 9-Noon – PSTA

7. **ADJOURNMENT**

**NEXT PAC MEETING – MONDAY, FEBRUARY 3, 2020**

*Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact the Office of Human Rights, 400 South Fort Harrison Avenue, Suite 300, Clearwater, Florida 33756; [(727) 464-4062 (V/TDD)] at least seven days prior to the meeting.*

*Appeals: Certain public meetings result in actions taken by the public board, commission or agency that may be appealed; in such case persons are advised that, if they decide to appeal any decision made at a public meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

**Planners Advisory Committee – December 30, 2019**

**2. Approval of Minutes – November 4, 2019**



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**SUMMARY**

The Summary Agenda Action Sheet for the November 4, 2019 PAC meeting is attached for committee review and approval.

**ATTACHMENT(S):** PAC Summary Agenda Action Sheet for the November 4, 2019 meeting

**ACTION:** PAC to approve the Summary Agenda Action Sheet from the November 4, 2019 meeting.

**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**  
**DATE: NOVEMBER 4, 2019**

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND INTRODUCTIONS</u>	The meeting was called to order at 1:30 p.m. * A quorum was not reached	
2. <u>MINUTES OF REGULAR PAC MEETING OF SEPTEMBER 30, 2019</u>	Motion: Fred Metcalf Second: Marie Dauphinais	10-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR NOVEMBER 13, 2019 MEETING PUBLIC HEARINGS</u> <u>Countywide Plan Map Amendment(s)</u> A. CW 19-21 – City of Largo	Motion: Marshall Touchton Second: Jan Norsoph	10-0
B. CW 19-22 – City of Largo	Motion: Marshall Touchton Second: Marie Dauphinais	10-0
C. CW 19-23 – City of Largo	Motion: Marie Dauphinais Second: Marshall Touchton	10-0
<u>REGULAR AGENDA ITEMS</u> D. CPA Actions and Tier I Countywide Plan Map Amendments October 2019	None required; informational item only	
4. <u>PLANNING TOPICS OF INTEREST</u> A. Safety Harbor Mixed-Use Project	Marcie Stenmark, AICP, City of Safety Harbor, provided a presentation to the PAC members on Safety Harbor's Mixed-Use Project, located at 2 <sup>nd</sup> Avenue and Main Street. The City Commission approved the development agreement and site plan with the property developer, Bay to Bay properties for a mixed-use project. Commitments were made by both sides to include architectural design, parking, landscaping and waiver approval for several dimensional standards. The development includes an arcade, office space and 24 apartments which opened in October 2019 and additional restaurants will open later this year.	
B. Countywide Plan Amendment – Update and Process Changes	Linda Fisher provided a status update on the proposed amendments to the Countywide Plan. The Countywide Plan was adopted by the Board of County Commissioner in their capacity as the Countywide Planning Authority and became effective on October 24, 2019. The most significant changes in the Plan are to the classification, standards and amendment review process for the Activity Center and Multimodal Corridor categories. Tier levels were reviewed, and examples given.	

C. Draft Countywide Trends and Conditions Report	Linda Fisher reviewed the Draft Countywide Trends and Conditions Report with the committee. The <i>Countywide Trends and Conditions Report</i> presents data on land use and economic conditions as well as roadway operations and crash data. The report provides an annual snapshot of the county's transportation infrastructure conditions, including roads, trails, sidewalks, bike lanes and transit services. This report serves as part of the Congestion Management Process, a systematic approach to monitoring the transportation system and measuring various performance metrics tied to the goals, objectives and policies of the LRTP and Countywide Plan. The data compiled in the Trends and Conditions report works to identify where the transportation system is functioning properly and where improvements are needed. The full report is available on-line.	
D. Transit-Oriented Development Knowledge Exchange Session Recap	Christina Mendoza shared with the committee attending a Transit-Oriented Development (TOD) training seminar provided by the National Transit Institute (NTI) and Rutgers University, where instructors provided an overview of TOD and strategies for implementation. TOD provides an opportunity for communities to grow strategically around transportation options, promoting walkability, equitable access and better overall quality of life. Forward Pinellas hosted a workshop for the (TOD) Knowledge Exchange Session held on October 30, 2019 in partnership with the APA Florida Suncoast Section, exploring the benefits and challenges of incorporating TOD in Florida. Feedback was requested on how PAC members foresee the benefits and challenges of implanting TOD in their respective jurisdictions and have they considered the incorporation of transit supportive land development regulations in their communities.	
5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. Pinellas SPOTlight Emphasis Areas Update	Rodney Chatman updated the PAC members on the latest information concerning the Forward Pinellas SPOTlight Emphasis Areas.	
B. 2020 PAC Membership Roster/Election of Officers for 2020	The PAC voted Katrina Lunan-Gordan as Chair and Kyle Brotherton as Vice-Chair for 2020	
C. Draft 2020 Meeting Schedule for PAC, Forward Pinellas, and CPA	The PAC members received a draft copy of the meeting dates for 2020 and were advised the Forward Pinellas Board will approve the draft at its November meeting.	



6. <u>UPCOMING EVENTS</u>	The PAC members received and shared information regarding upcoming events of interest.	
7. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:56 p.m.	

Respectfully Submitted,

\_\_\_\_\_  
PAC Chairman

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Date

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**SUMMARY**

From: Residential Low Medium  
To: Residential Medium  
Area: 1.79 acres more or less  
Location: 11290 Walsingham Road

This proposed amendment is submitted by Pinellas County and seeks to amend property totaling approximately 1.79 acre from Residential Low Medium (used to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas) to Residential Medium (used to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas).

The proposed amendment would allow for the subject parcel to continue to be used as an Assisted Living Facility (ALF), however it would allow for the owners to expand the number of beds for the ALF from 54 to 80 beds. The addition of the 26 beds will not require an expansion to the existing ALF. The surrounding characteristics of the property include low to medium density residential housing.

**FINDINGS**

Staff submits the following findings in support of the recommendation for approval:

- A. The Residential Medium category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

**LIST OF MAPS & ATTACHMENTS:**

Map 1	Location Map
Map 2	Jurisdictional Map
Map 3	Aerial Map
Map 4	Current Countywide Plan Map
Map 5	Proposed Countywide Plan Map
Map 6	Scenic Non-Commercial Corridor Map

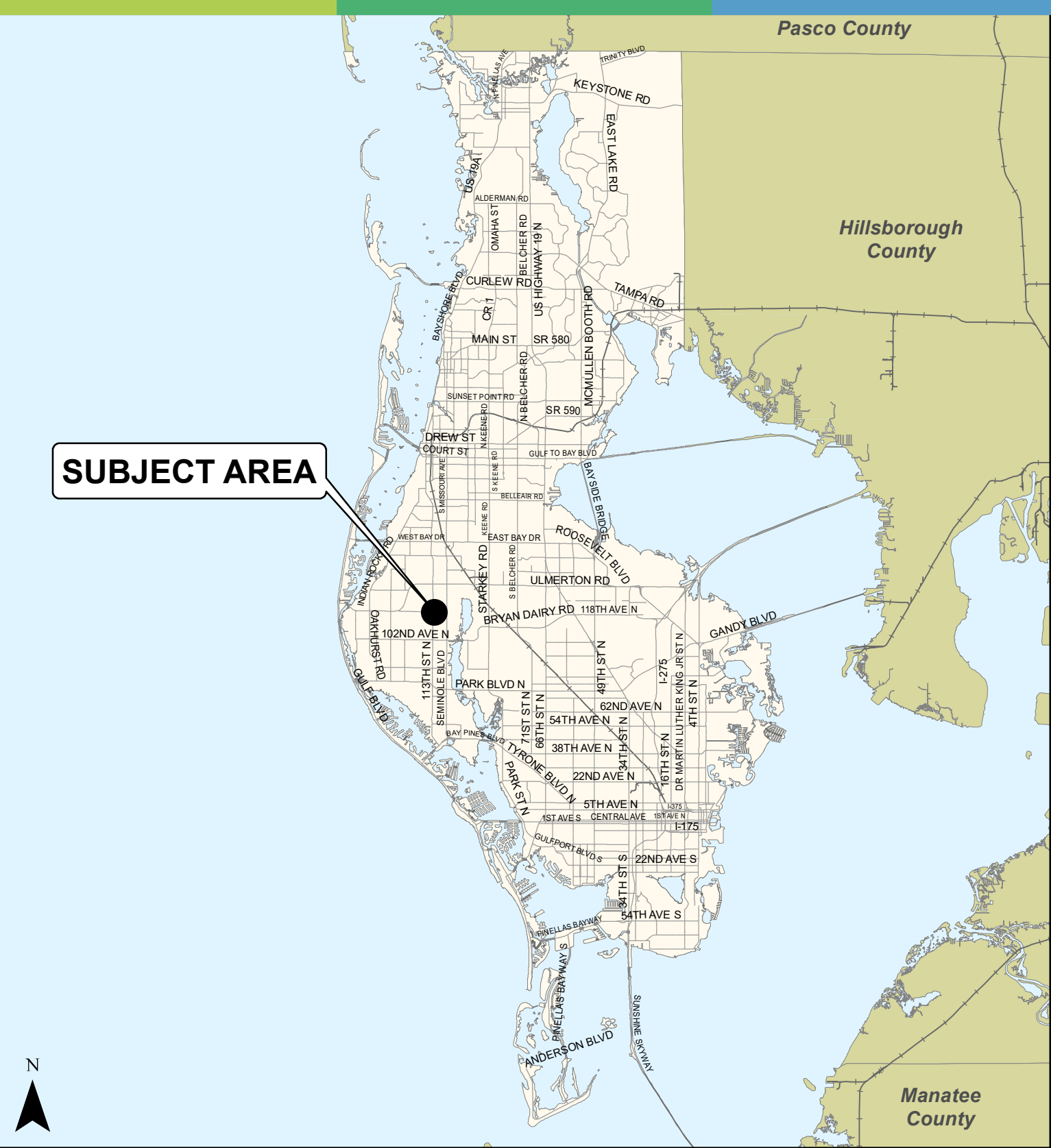
Attachment 1 Forward Pinellas Staff Analysis

**MEETING DATES:**

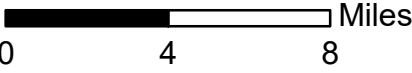
Planners Advisory Committee, December 30, 2019 at 1:30 p.m.  
Forward Pinellas, January 8, 2020 at 1:00 p.m.  
Countywide Planning Authority, February 11, 2020 at 9:30 a.m.

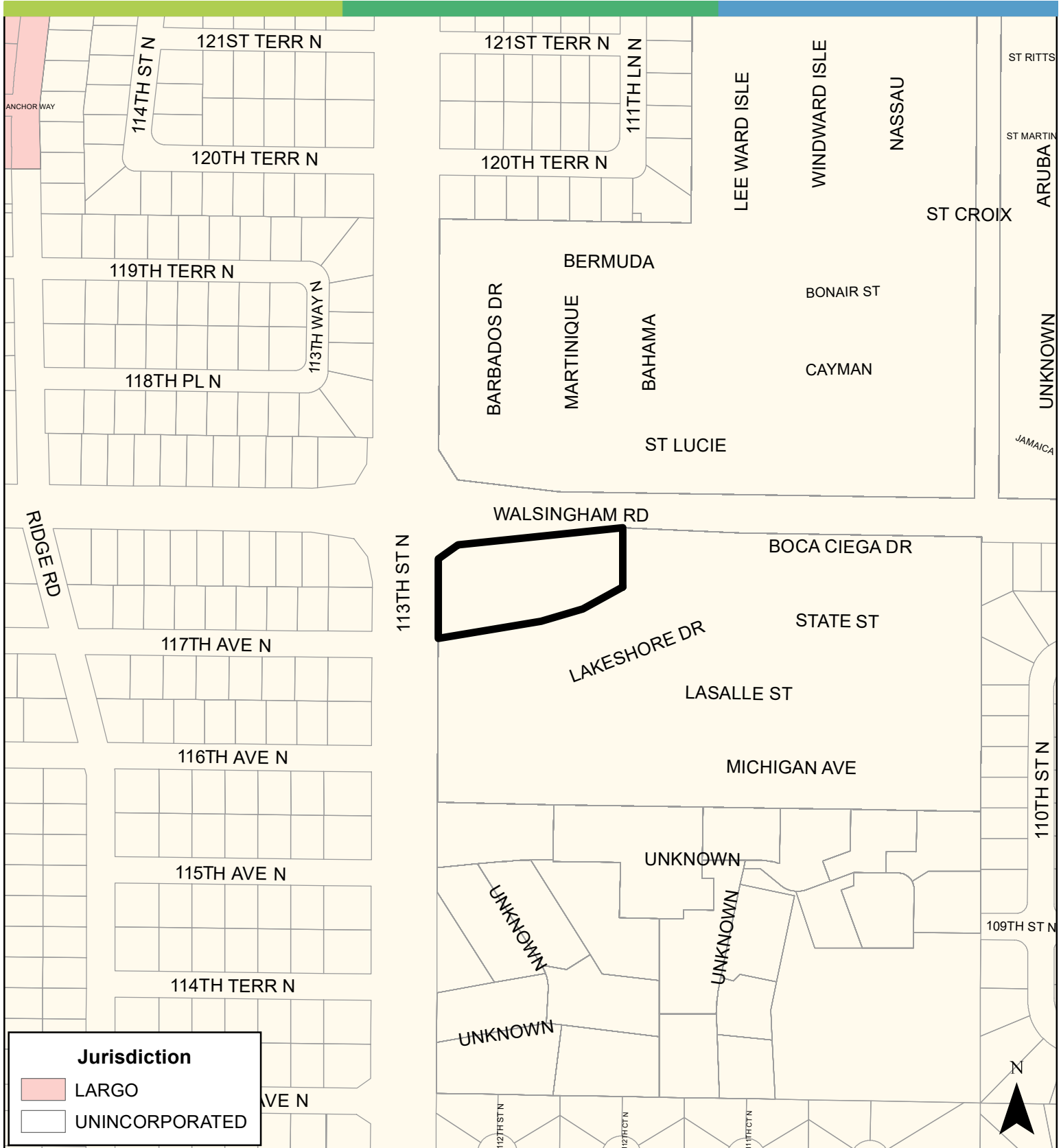
# Case CW20-01

## Map 1: Location Map



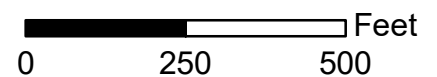
**JURISDICTION:** Pinellas County    **FROM:** Residential Low Medium  
**AREA:** 1.79 Acres    **TO:** Residential Medium





**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

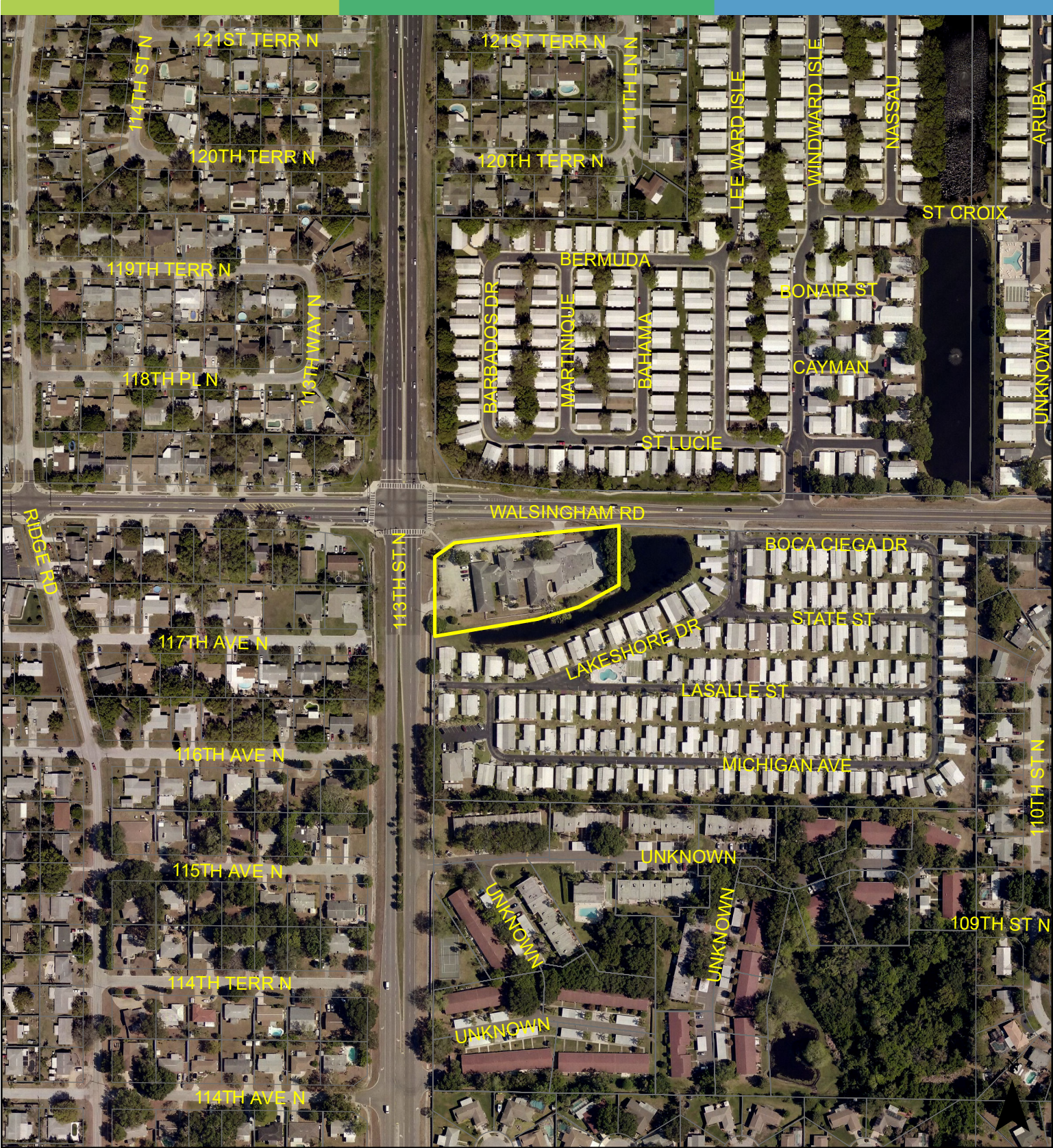
**AREA:** 1.79 Acres **TO:** Residential Medium





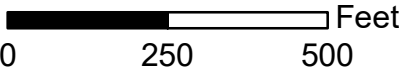
# Case CW20-01

## Map 3: Aerial Map



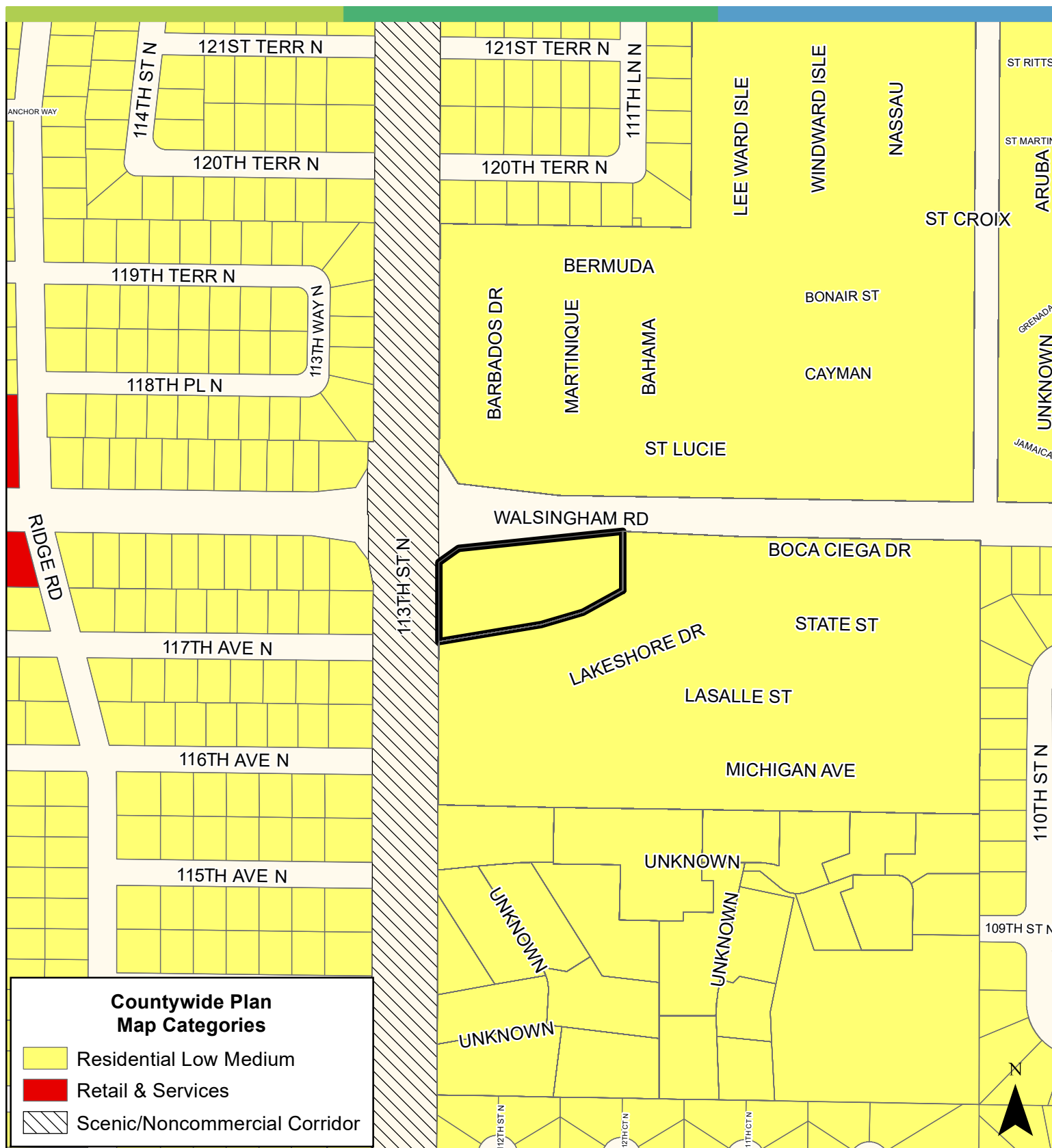
**JURISDICTION:** Pinellas County    **FROM:** Residential Low Medium

**AREA:** 1.79 Acres    **TO:** Residential Medium



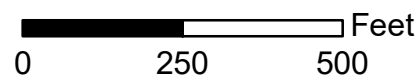


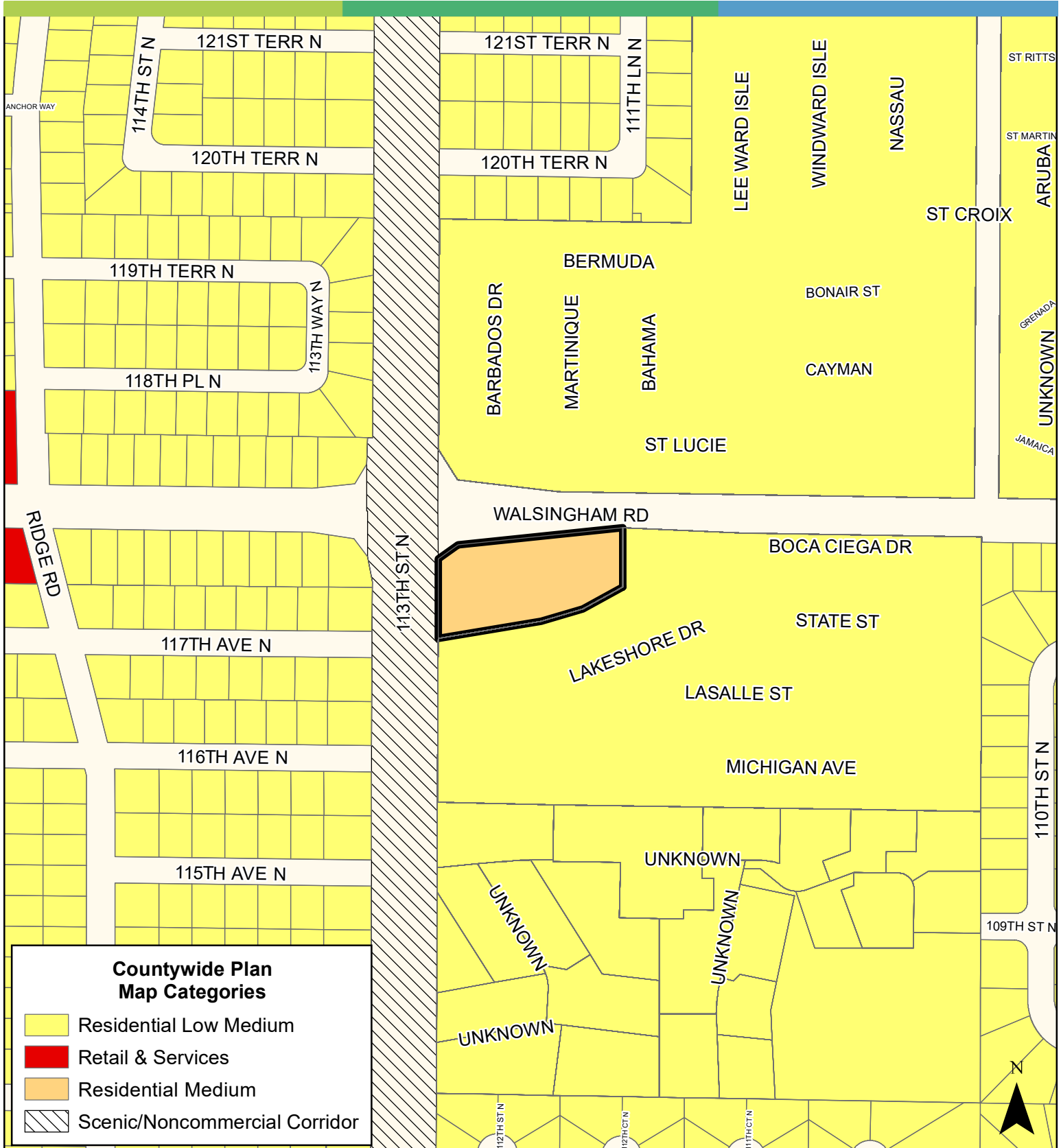
## Map 4: Current Countywide Plan Map



**JURISDICTION:** Pinellas County    **FROM:** Residential Low Medium

**AREA: 1.79 Acres TO: Residential Medium**

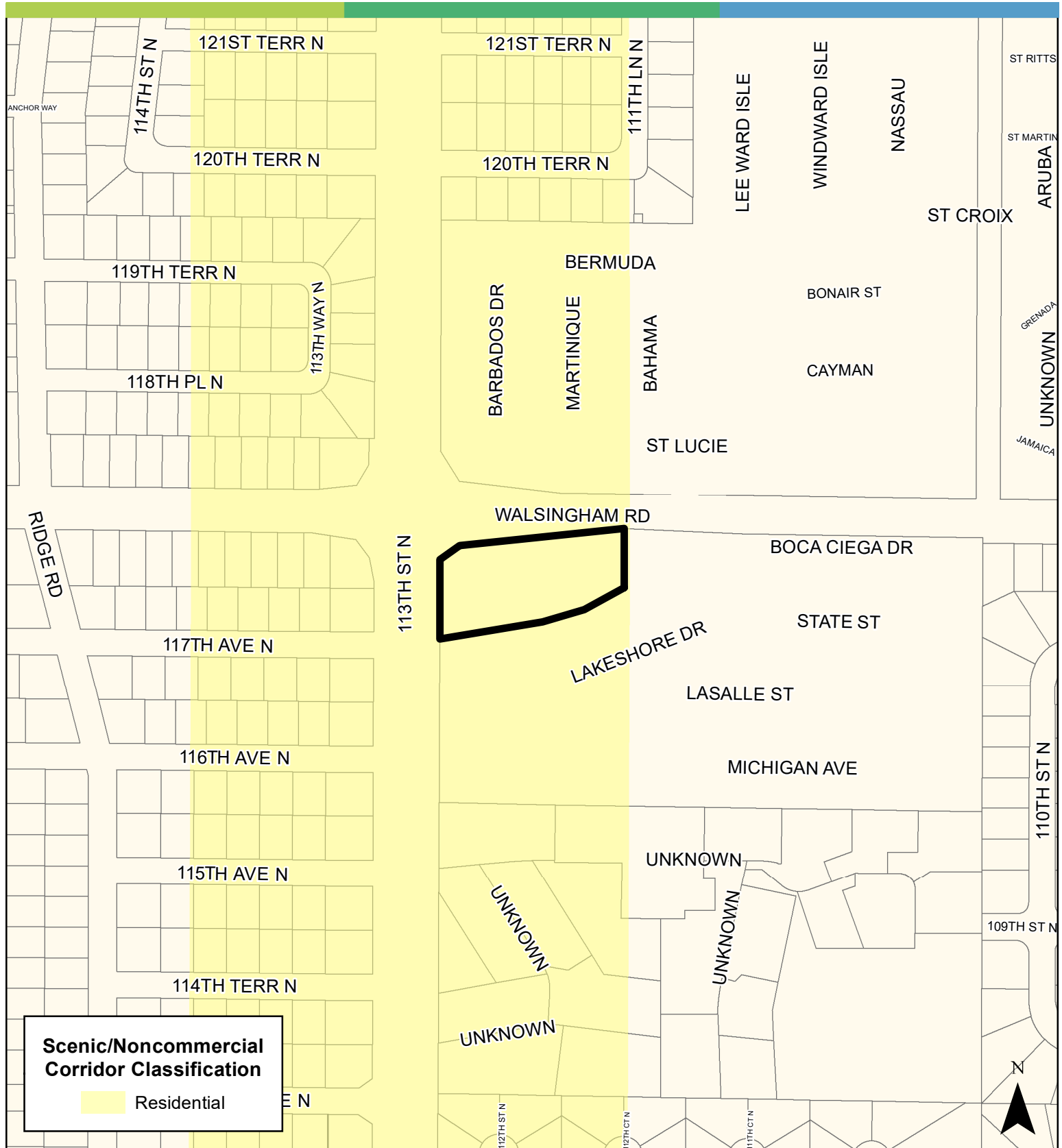




**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

**AREA:** 1.79 Acres **TO:** Residential Medium

0 250 500 Feet



**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

**AREA:** 1.79 Acres **TO:** Residential Medium

0 250 500 Feet



**CW 20-01**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by Pinellas County and seeks to amend the designation of approximately 1.79 acres of property from Residential Low Medium to Residential Medium.

The Countywide Rules state that the Residential Medium category is "...used to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas"

The proposed amendment would allow for the subject parcel to continue to be used as an Assisted Living Facility (ALF), however it would allow for the owners to expand the number of beds for the ALF from 54 to 80 beds. The addition of the 26 beds will not require an expansion to the existing ALF. The surrounding characteristics of the property include low to medium density residential housing.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located at the intersection of Walsingham Road and 113<sup>th</sup> Street North. While the existing Level of Service of Walsingham Road is operating at a LOS "F", the LOS of 113<sup>th</sup> is acceptable. In addition, the proposed increase of 54 trips per day is a minimal increase for both roadways.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located on 113<sup>th</sup> Street North which is considered a SNCC, however, County staff have indicated that no additional expansion to the currently existing ALF is required, and the increase of traffic is de minimis when compared to the current traffic volume of 113<sup>th</sup> Street North.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within CHHA, therefore those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to another jurisdiction nor is it adjacent to a public educational facility, therefore those standards are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment.

**Conclusion:**

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

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**SUMMARY**

From: Residential Low Medium  
To: Retail & Services  
Area: 0.22 acre more or less  
Location: West side of Alt 19, 180 ft north of Crystal Beach Ave

This proposed amendment is submitted by Pinellas County and seeks to amend property totaling approximately 0.22 acres from Residential Low Medium (used to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas) to Retail & Services (used to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses).

The proposed amendment would allow for the inclusion of the 0.22-acre subject property, which is currently vacant, into a vacant commercial parcel to the east, both of which are owned by the same company. The intent is to allow for the future commercial development of the combined vacant parcels. The surrounding land-uses include residential and commercial uses.

**FINDINGS**

Staff submits the following findings in support of the recommendation for approval:

- A. The Retail & Services category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

**LIST OF MAPS & ATTACHMENTS:**

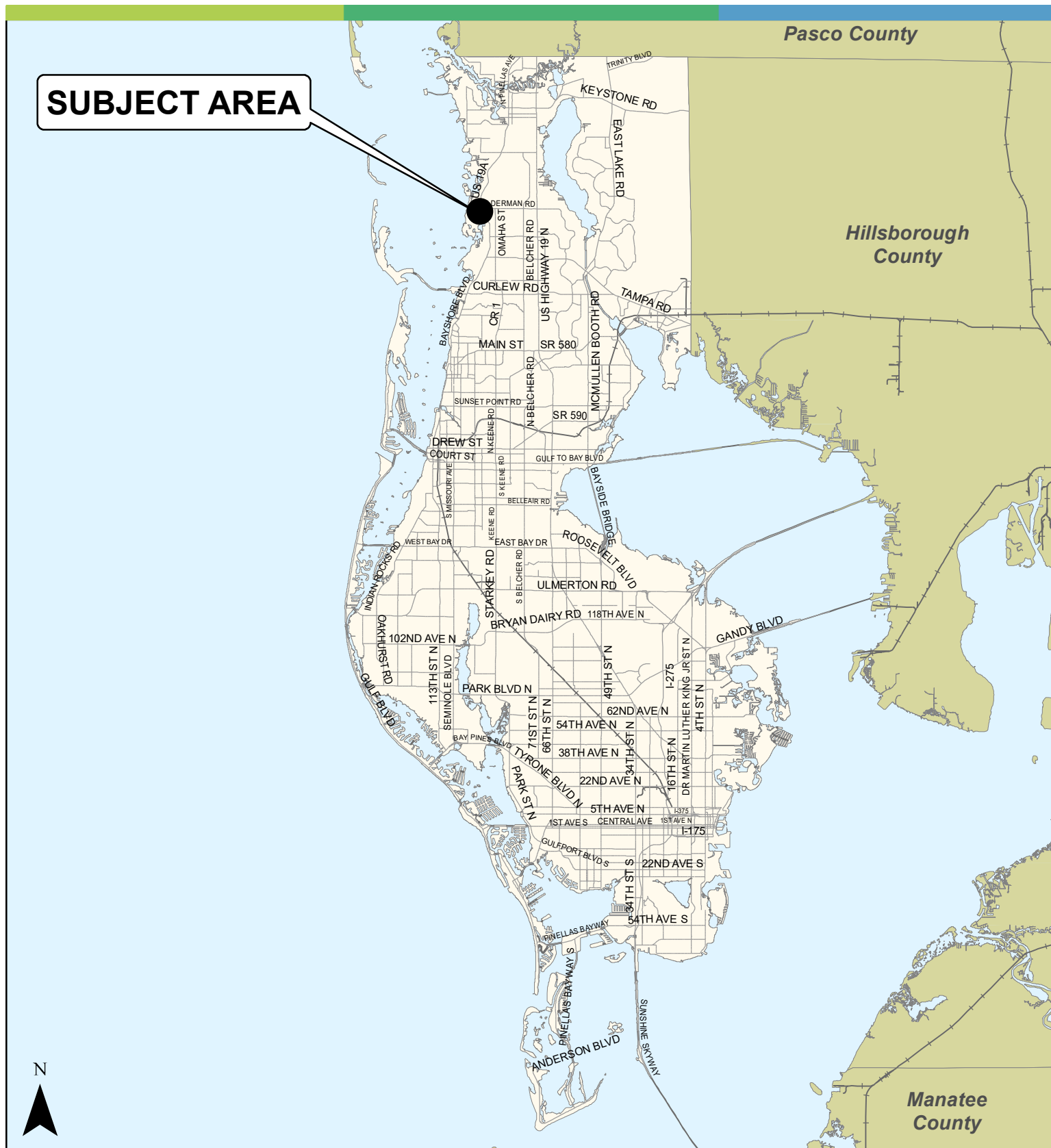
Map 1 Location Map  
Map 2 Jurisdictional Map  
Map 3 Aerial Map  
Map 4 Current Countywide Plan Map  
Map 5 Proposed Countywide Plan Map  
Map 6 Coastal High Hazard Area Map

Attachment 1 Forward Pinellas Staff Analysis

**MEETING DATES:**

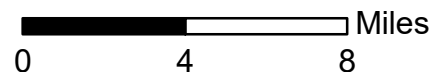
Planners Advisory Committee, December 30, 2019 at 1:30 p.m.  
Forward Pinellas, January 8, 2020 at 1:00 p.m.  
Countywide Planning Authority, February 11, 2020 at 9:30 a.m.

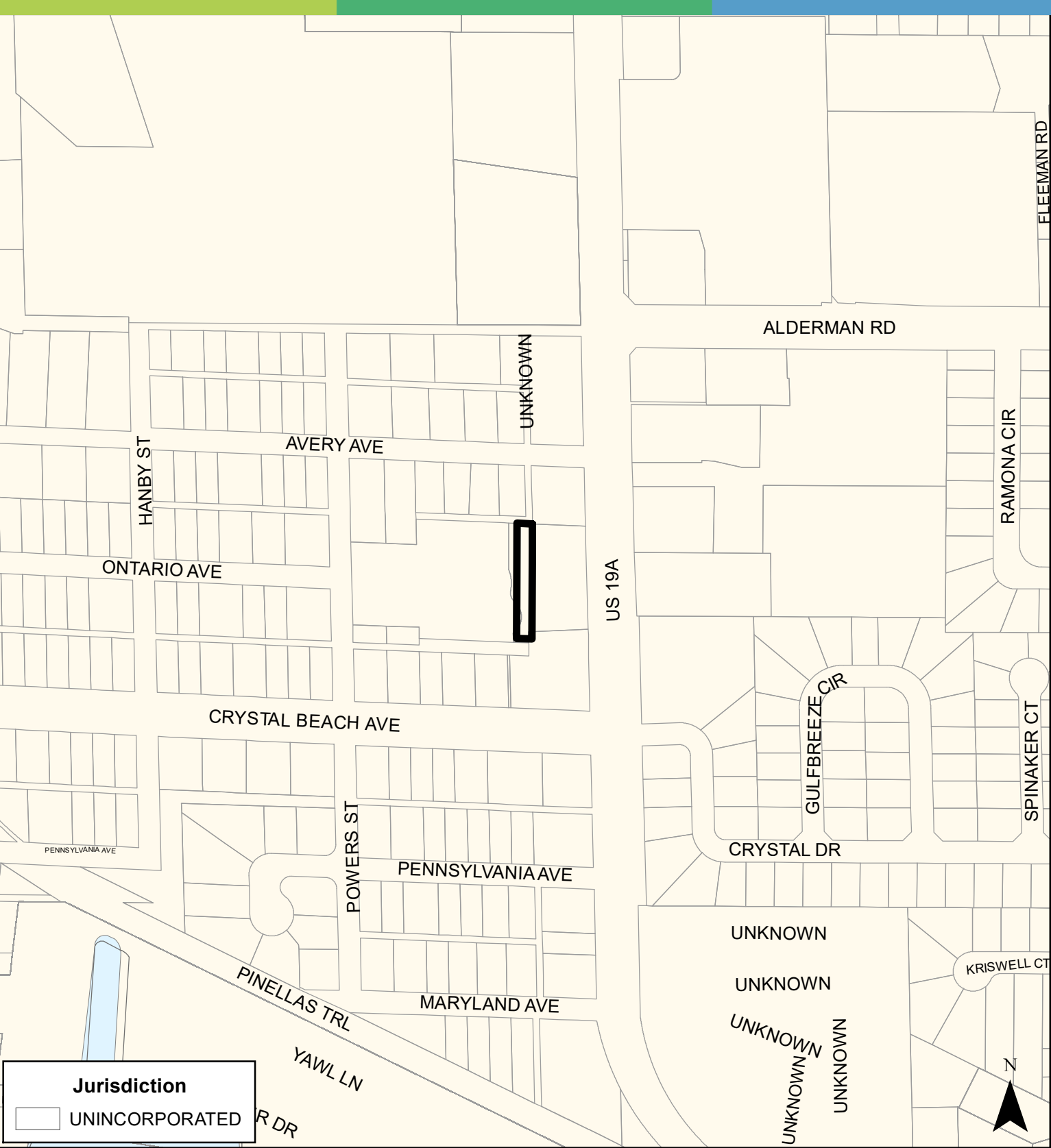
## Map 1: Location Map



**JURISDICTION:** Pinellas County   **FROM:** Residential Low Medium

**AREA: 0.22 Acres TO: Retail and Services**






**JURISDICTION:** Pinellas County

**AREA:** 0.22 Acres

**FROM:** Residential Low Medium

**TO:** Retail and Services



Feet

0250500

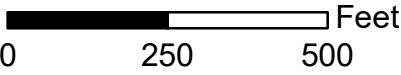


# Case CW20-02

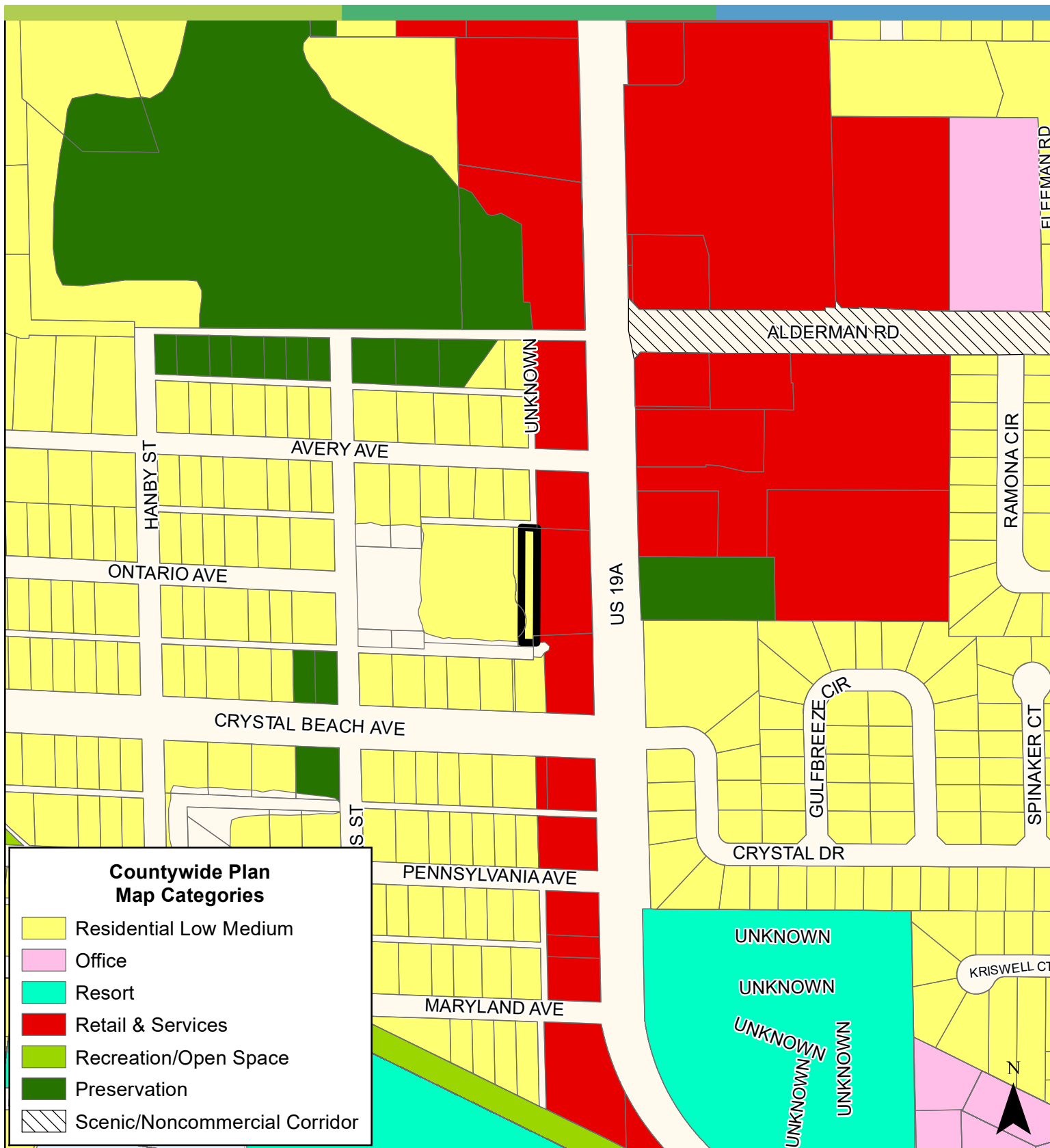
## Map 3: Aerial Map



**JURISDICTION:** Pinellas County    **FROM:** Residential Low Medium  
**AREA:** 0.22 Acres    **TO:** Retail and Services





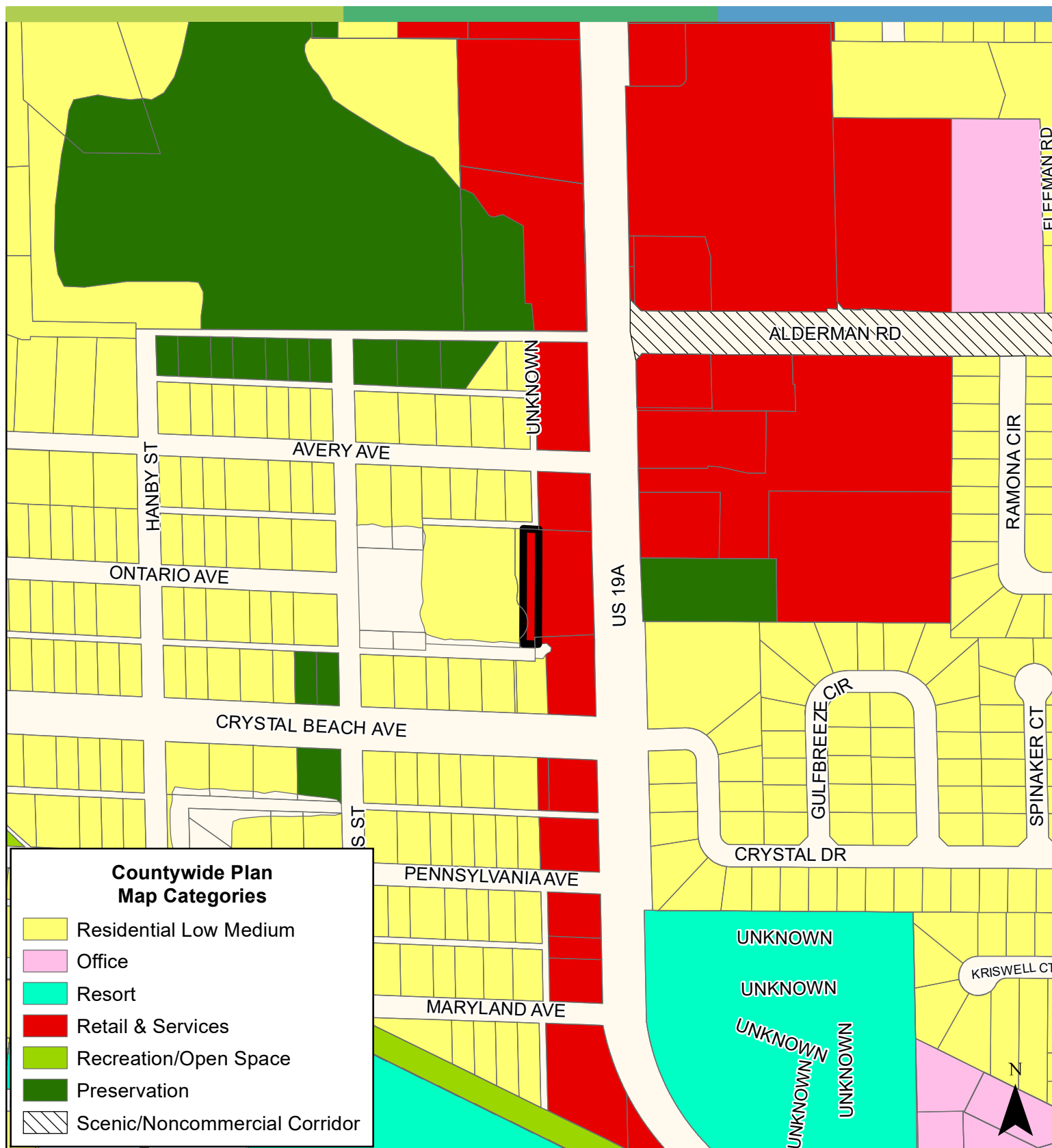


**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

**AREA:** 0.22 Acres **TO:** Retail and Services

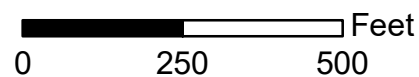
0 250 500 Feet

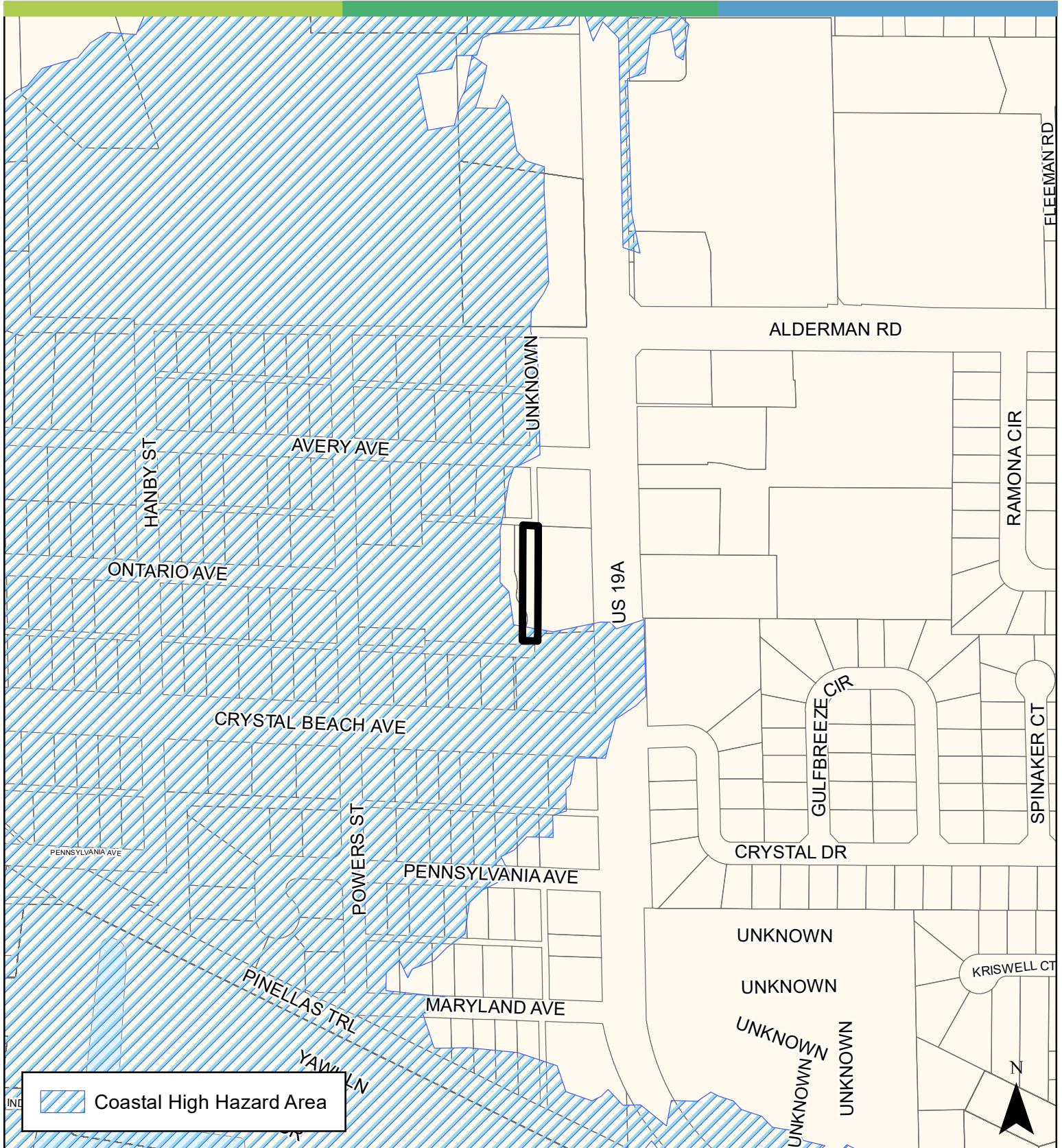
## Map 5: Proposed Countywide Plan Map



**JURISDICTION:** Pinellas County    **FROM:** Residential Low Medium

**AREA: 0.22 Acres TO: Retail and Services**





**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

**AREA:** 0.22 Acres **TO:** Retail and Services

0 250 500 Feet



**CW 20-02**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by Pinellas County and seeks to amend the designation of approximately 0.22 acres of property from Residential Low Medium to Retail & Services.

The Countywide Rules state that the Retail & Services category is "...to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses."

The proposed amendment would allow for the inclusion of the 0.22-acre subject property, which is currently vacant, into a vacant commercial parcel to the east, both of which are owned by the same company. The intent is to allow for the future commercial development of the combined vacant parcels. The surrounding land-uses include residential and commercial uses.

Comparing the current development potential of the subject property with the proposed development submitted by the applicant, the proposal could generate approximately 226 additional average daily vehicle trips on US Alternate 19 which is a deficient roadway. These parcels may require a traffic study and/or transportation management plan identifying improvement necessary to address the impacts of the project during the site plan review phase.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment, US Alternate 19, where the existing Level of Service is operating at a LOS "F". Pinellas County staff have indicated, however that a traffic study and/or transportation management plan identifying improvement necessary to address the impacts of the project during the site plan review phase may be required.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, therefore those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – A portion of the amendment area is located within CHHA, however County staff has indicated that the local future land use category of Commercial General, which falls under the Countywide Plan Map category of Retail & Services, does not allow for any increased residential density in the local Coastal Storm Area which encompasses the CHHA.

In addition, County staff has indicated that the southernmost portion of the property which resides partially within the CHHA will serve as a drive through space, not more building, therefore not increasing overall density and intensity on the property within the CHHA.

- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to another jurisdiction nor is it adjacent to a public educational facility, therefore those standards are not applicable.

- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment.

**Conclusion:**

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

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**SUMMARY**

From: Retail & Services, and Target Employment Center Overlay  
To: Employment, and Target Employment Center Overlay  
Area: 0.45 acre more or less  
Location: 12551 U.S. Highway 19 N.

This proposed amendment is submitted by Pinellas Park and seeks to amend property totaling approximately 0.45 acres from Retail & Services (used to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses) and Target Employment Center Overlay (used to depict areas, utilizing an overlay, of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance) to Employment (used to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts) and Target Employment Center Overlay.

The proposed amendment would allow for the subject property, which is currently vacant, to be redeveloped into an outdoor storage facility. The site is surrounded by heavy commercial, light industrial, and some heavy industrial uses.

**FINDINGS**

Staff submits the following findings in support of the recommendation for approval:

- A. The Employment category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

**LIST OF MAPS & ATTACHMENTS:**

Map 1	Location Map
Map 2	Jurisdictional Map
Map 3	Aerial Map
Map 4	Current Countywide Plan Map
Map 5	Proposed Countywide Plan Map

Attachment 1 Forward Pinellas Staff Analysis

**MEETING DATES:**

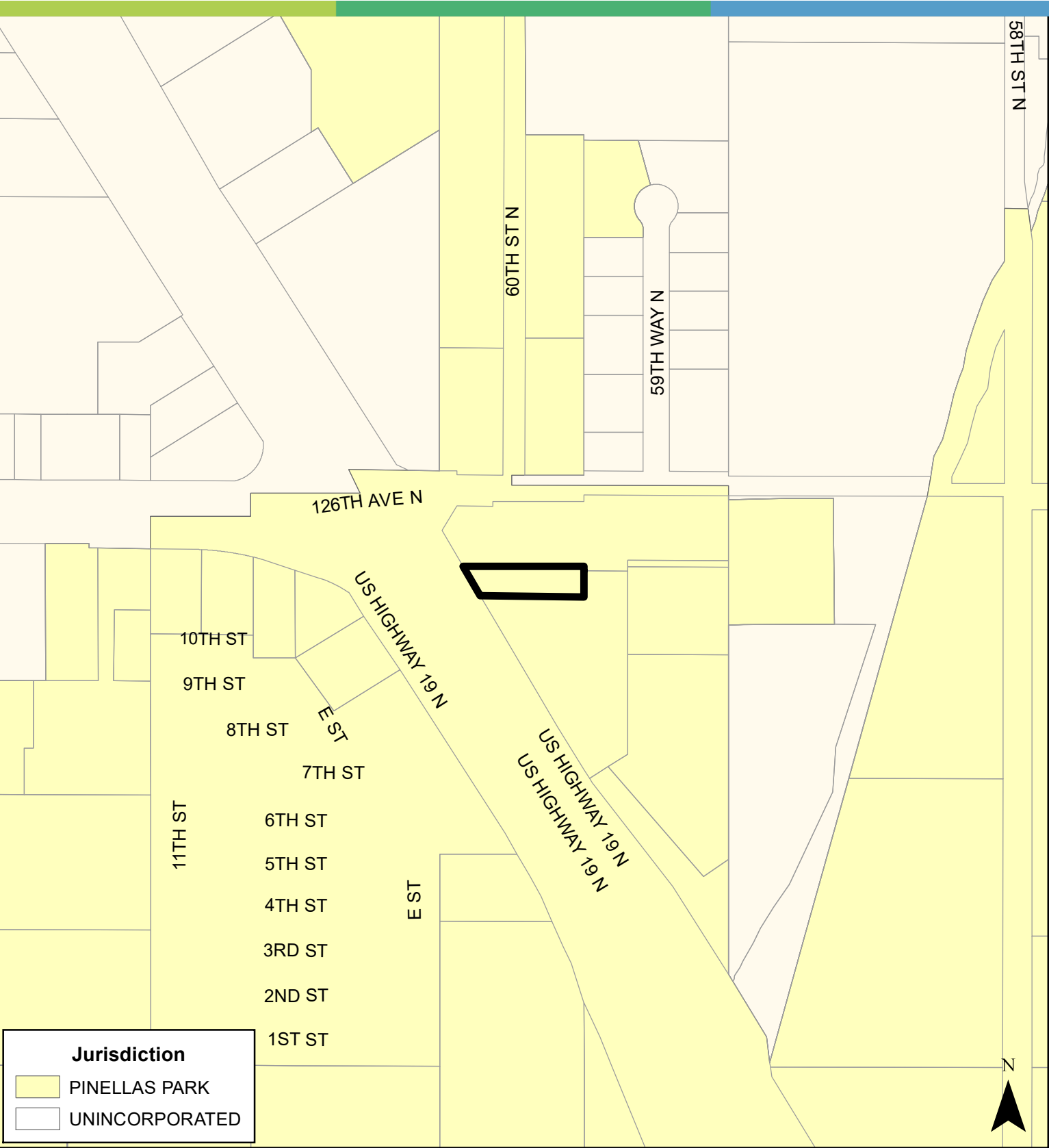
Planners Advisory Committee, December 30, 2019 at 1:30 p.m.  
Forward Pinellas, January 8, 2020 at 1:00 p.m.  
Countywide Planning Authority, February 11, 2020 at 9:30 a.m.

# Case CW20-03

## Map 1: Location Map



JURISDICTION:	Pinellas Park	FROM:	Retail & Services, and Target Employment Center	<div><div></div><div></div><div></div></div> <div>048 Miles</div>
AREA:	0.45 Acres	TO:	Employment, and Target Employment Center	

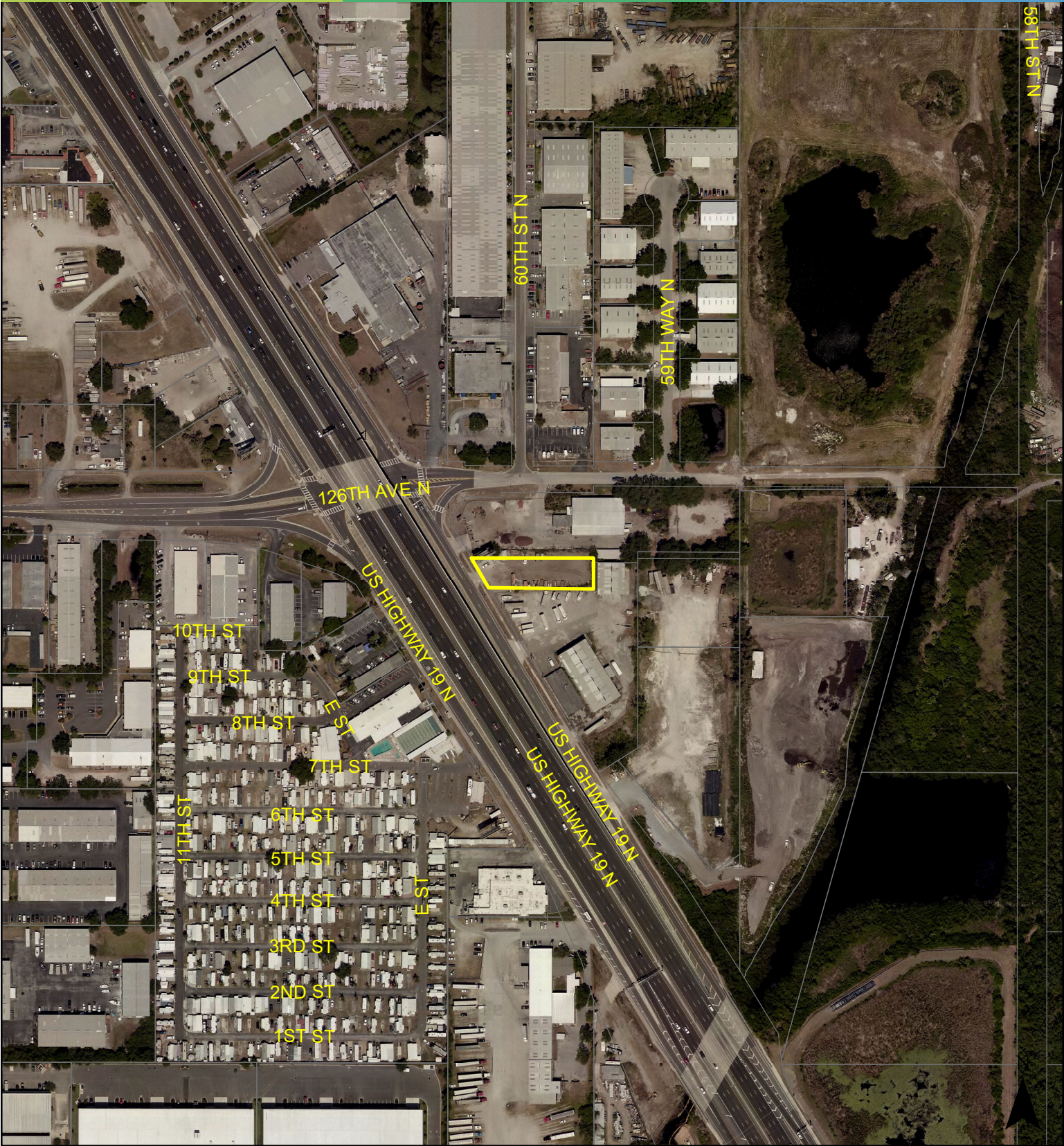


JURISDICTION:	Pinellas Park	FROM:	Retail & Services, and Target Employment Center	<div><div></div></div> Feet 0250500
AREA:	0.45 Acres	TO:	Employment, and Target Employment Center	



# Case CW20-03

## Map 3: Aerial Map

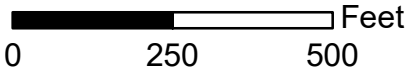


**JURISDICTION:** Pinellas Park

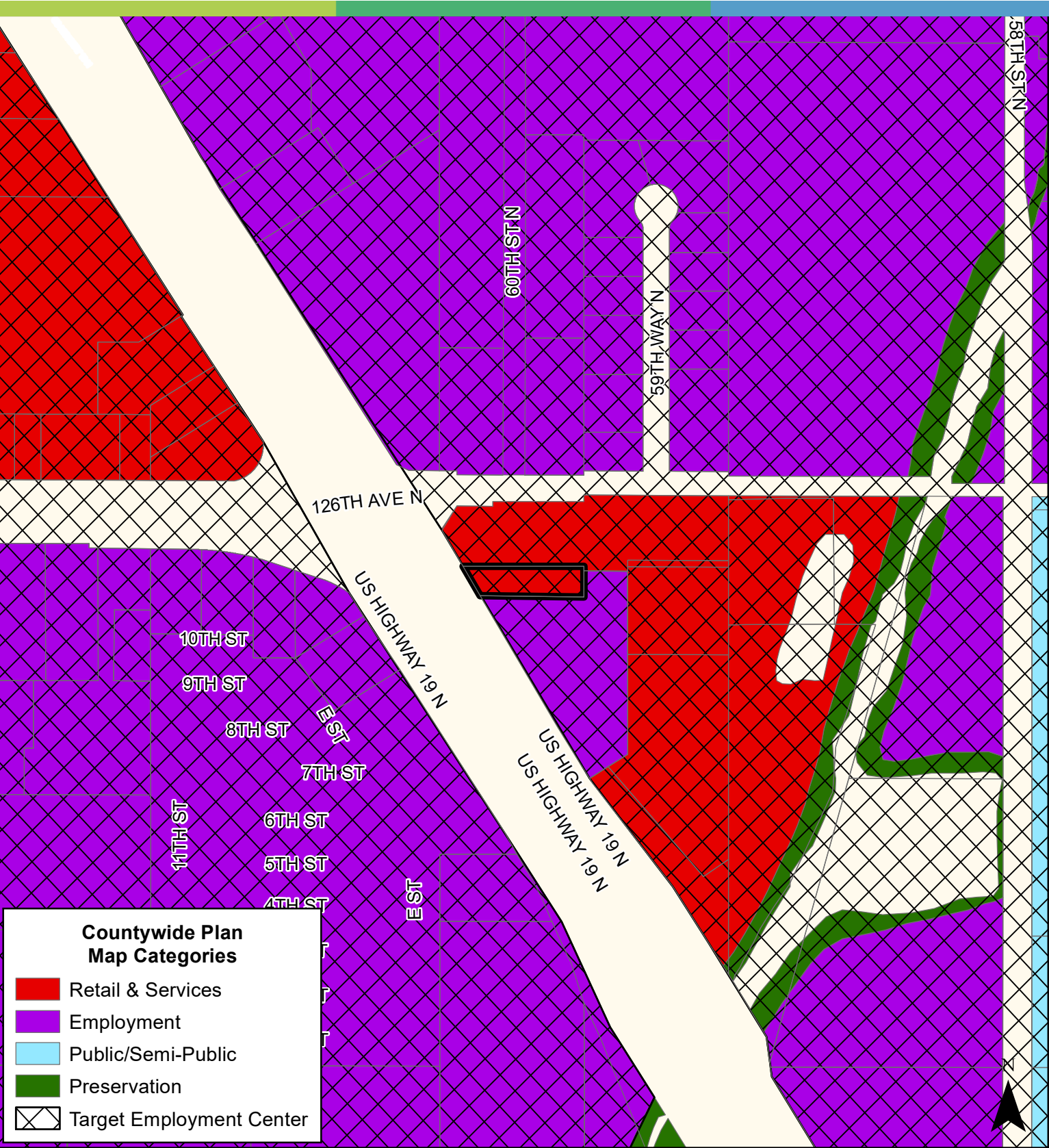
**AREA:** 0.45 Acres

**FROM:** Retail & Services, and Target Employment Center

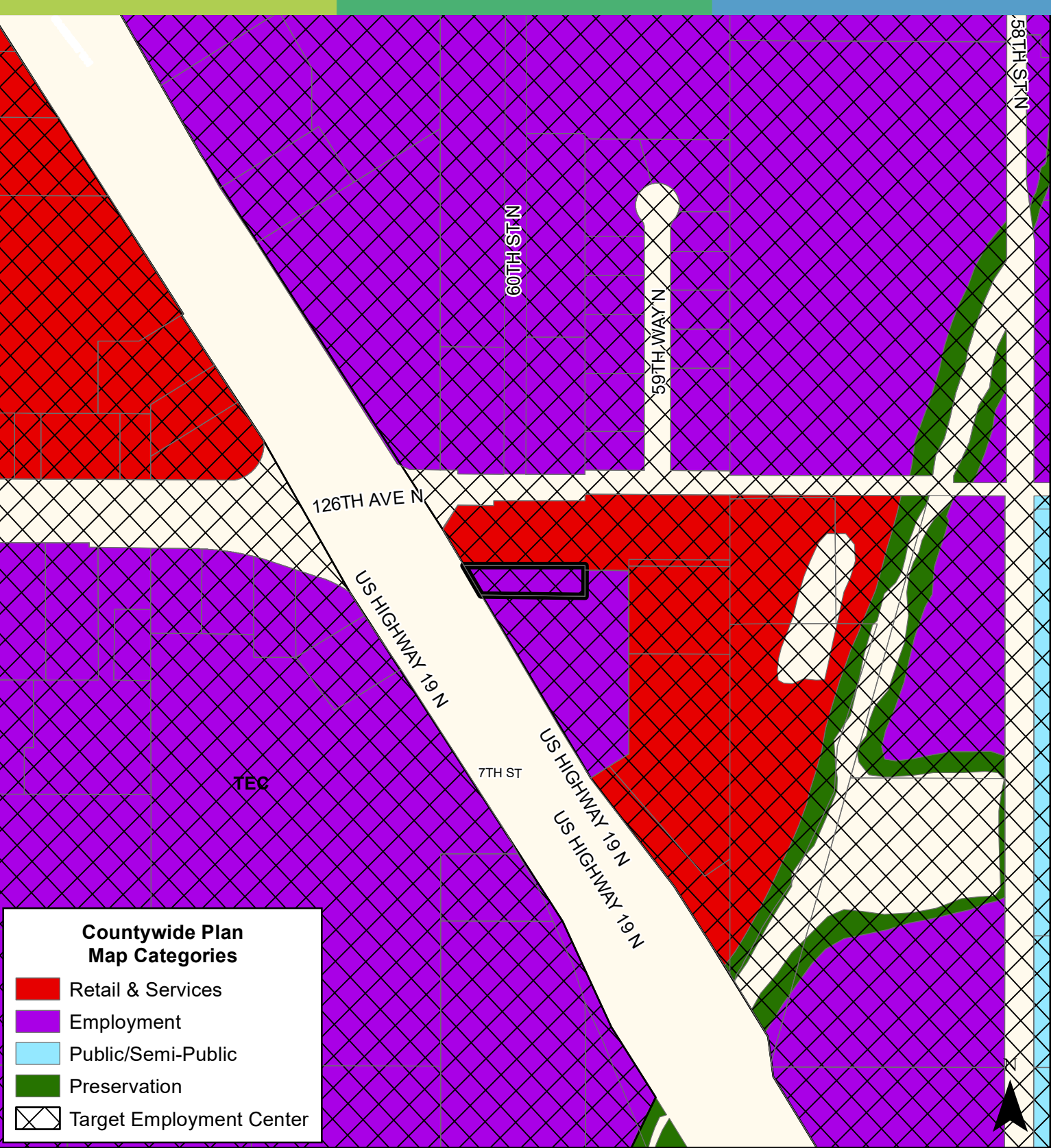
**TO:** Employment, and Target Employment Center







JURISDICTION:	Pinellas Park	FROM:	Retail & Services, and Target Employment Center	<div><div></div><div></div><div></div></div> Feet 0250500
AREA:	0.45 Acres	TO:	Employment, and Target Employment Center	



JURISDICTION:	Pinellas Park	FROM:	Retail & Services, and Target Employment Center	<div><div></div><div></div><div></div></div> Feet 0250500
AREA:	0.45 Acres	TO:	Employment, and Target Employment Center	



**CW 20-03**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by the City of Pinellas Park and seeks to amend the designation of approximately 0.45 acres of property from Retail & Services, and Target Employment Center Overlay to Employment, and Target Employment Center Overlay.

The Countywide Rules state that the Employment category is “...used to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts.” When located in a Target Employment Center – Shall not exceed an FAR of 1.3 for Manufacturing, Office, and Research/Development uses

The proposed amendment would allow for the subject property, which is currently vacant, to be redeveloped into an outdoor storage facility. The site is surrounded by heavy commercial, light industrial, and some heavy industrial uses, whereas the nearest residential uses are an RV park located across US 19 and a manufactured home community about a quarter mile away.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment where the existing Level of Service is operating at a LOS “D” or better, therefore those policies are not applicable.
- 2) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, therefore those policies are not applicable.
- 3) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within CHHA, therefore those policies are not applicable.
- 4) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.
- 5) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to another jurisdiction nor is it adjacent to a public educational facility, therefore those standards are not applicable.
- 6) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment.

**Conclusion:**

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

---

**SUMMARY**

The Countywide Rules include a procedure allowing local governments within Pinellas County to submit Countywide Plan Map boundary adjustments that are minor in nature and include only the following categories: Preservation and Recreation/Open Space.

These categories are often generalized on the Countywide Plan Map and, after site plan review at the local level or other action such as completion of a wetland jurisdictional determination, a more specific area can be delineated. To qualify for this process, the Countywide Rules require submission of one of the following: a letter of determination with accompanying legal description, a wetland jurisdictional survey, or final site plan.

More specifically, as per subsection 7.3.8.5 of the Countywide Rules, adjustments can be:

- Related to and consistent with a jurisdictional boundary determination under state agency rules which is consistent with such rules; or
- Related to and consistent with the purpose and characteristics of the particular plan category being adjusted and, absent a determination by the Executive Director to the contrary, based upon a finding by the local government with jurisdiction or its designee that such adjustment is diminimus in extent and effect.

The adjustment involves approximately 0.25 acres of property located at 2205 Pasadena Place, and will recognize the existing boundary between the Preservation and Residential Low Medium categories. In 2003, after the City determined that the wetlands in the adjustment area were of marginal quality, the Southwest Florida Water Management District issued a permit authorizing fill activities to take place on the site. While the filling was completed in 2003, the City's future land use map was only amended to recognize the new Preservation boundary in November 2019.

**LIST OF MAPS & ATTACHMENTS:**

Map 1     Current Countywide Plan Map  
Map 2     Proposed Countywide Plan Map

Attachment 1     City of Gulfport Ordinance No. 2019-17

**MEETING DATES:**

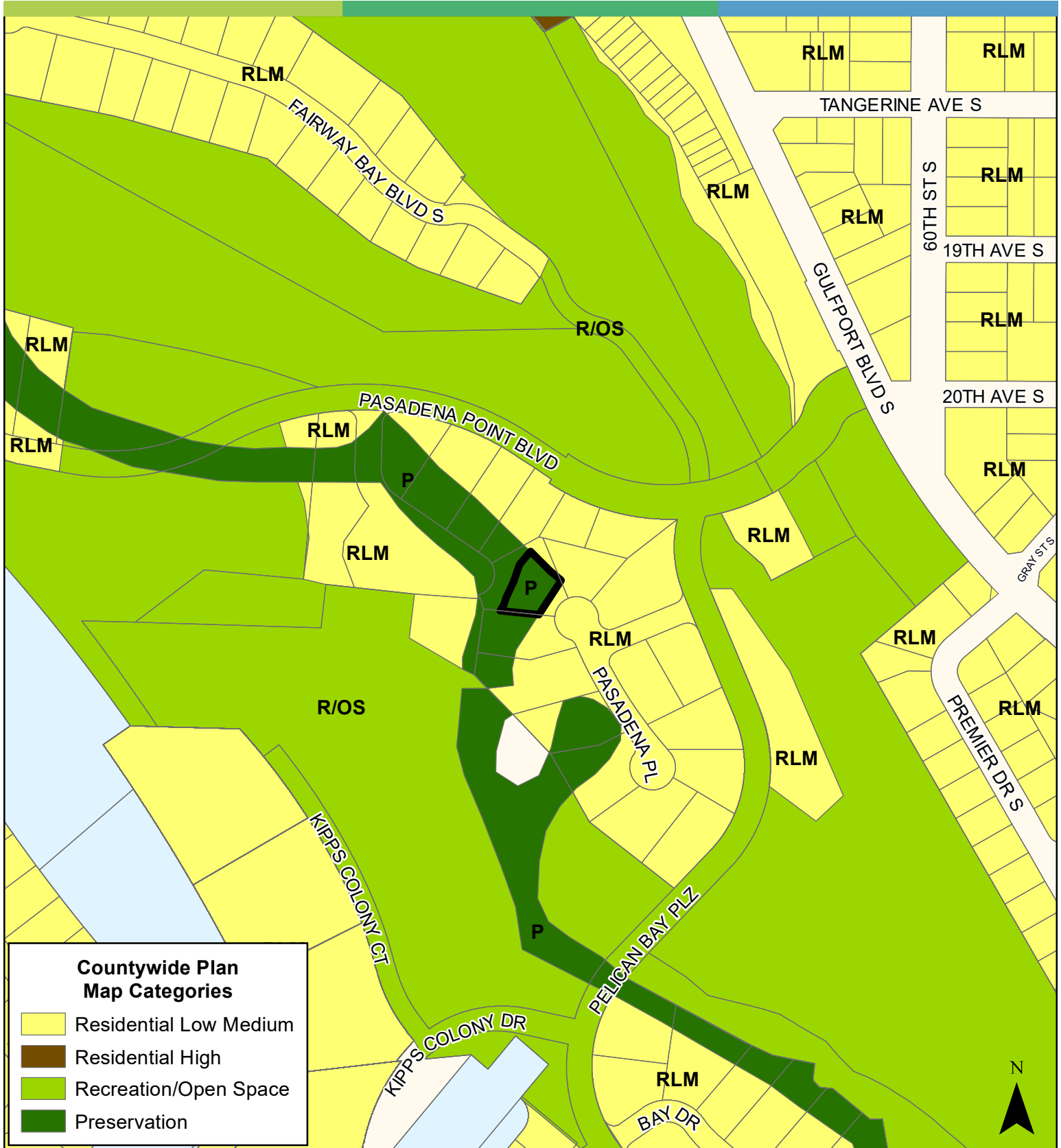
Planners Advisory Committee, December 30, 2019 at 1:30 p.m.

Forward Pinellas, January 8, 2020 at 1:00 p.m.

Countywide Planning Authority, February 11, 2020 at 9:30 a.m.

# Map Adjustment MA 20-01

## Map 1: Current Countywide Plan Map




**JURISDICTION:** Gulfport

**FROM:** Preservation

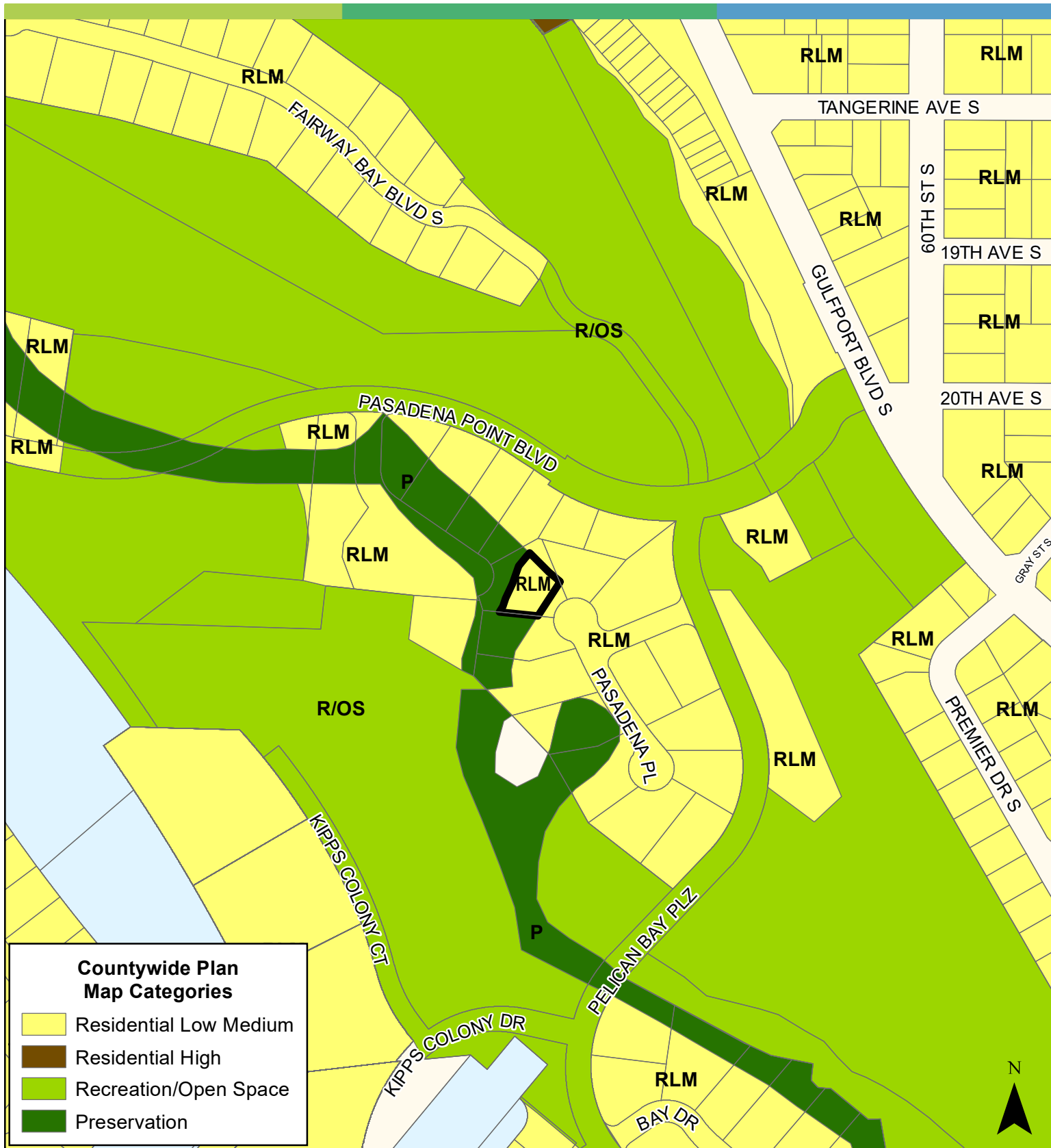
**AREA:** 0.25 Acres

**TO:** Residential Low Medium

 Feet  
0 250 500

# Map Adjustment MA 20-01

## Map 2: Proposed Countywide Plan Map



**JURISDICTION:** Gulfport

**FROM:** Preservation

**AREA:** 0.25 Acres

**TO:** Residential Low Medium

0 250 500 Feet



ORDINANCE NO. 2019-17

AN ORDINANCE OF THE CITY OF GULFPORT, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF GULFPORT; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP AS SHOWN IN EXHIBIT "A" AND FURTHER DESCRIBED HEREIN IN EXHIBIT "B"; PROVIDING FOR A CHANGE IN THE DESIGNATION OF A PORTION OF THE PROPERTY IDENTIFIED AS LOT 8, PASADENA PLACE PHASE I FROM PRESERVATION (P) TO RESIDENTIAL SUBURBAN (RS); PROVIDING FOR THE REPEAL OF ORDINANCES, OR PARTS OF ORDINANCES, IN CONFLICT HEREWITH, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gulfport adopted its Comprehensive Land Use Plan on November 21, 1989, in accordance with Chapter 163 of the Florida Statutes, which plan has been amended by the City from time to time; and

WHEREAS, the owner of a certain parcel of property, described herein, has requested the City amend the Future Land Use Map as it pertains to a portion of the subject property by placing that portion in the Residential Suburban (RS) Land Use Category; and

WHEREAS, the Planning and Zoning Board has reviewed the proposed amendment in their capacity as the Local Planning Agency; and

WHEREAS, this ordinance has been found to be in the best interest of the health, safety, and welfare of the citizens of the City of Gulfport; and

WHEREAS, notice of this ordinance has been provided in accordance with law.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GULFPORT, FLORIDA, HEREBY ORDAINS:**

**Section 1.**

That the City's Future Land Use Map for real property as described in Exhibits "A" and "B" as attached hereto and further described herein is amended as follows:

The following described real property referred to as LU 19-01, as shown in Exhibit "A" and legally described in Exhibit "B", and generally located in the Pasadena Yacht and Country Club, at the northwest end of Pasadena Place, Gulfport, Florida, is hereby amended to a land use category of RS, Residential Suburban:

A PORTION OF LOT 8, PASADENA PLACE PHASE I ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGES 44-48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**Section 2.**

All Ordinances, or parts of Ordinance in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

**Section 3.**

If any portion or part of this Ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

**Section 4.**

This Ordinance shall become effective as provided by law.

FIRST READING : October 15, 2019  
PUBLISHED : October 25, 2019  
SECOND READING/  
PUBLIC HEARING : November 5, 2019



Samuel Henderson, Mayor

I, Lesley DeMuth, City Clerk of the City of Gulfport, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of law and the City Charter this 5<sup>th</sup> day of November, 2019.

ATTEST:


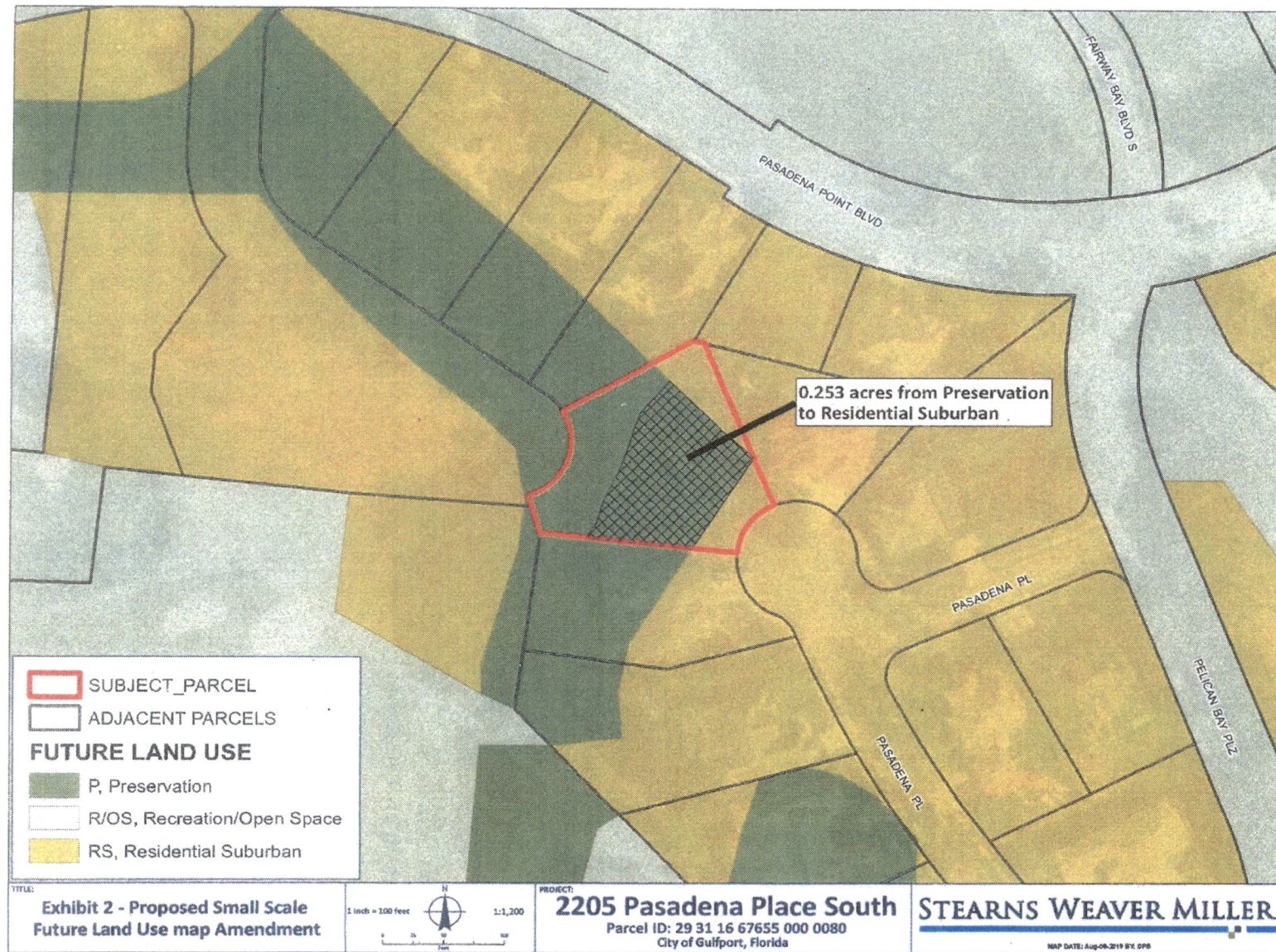
  
Kathy Tatay-Cook, Deputy City Clerk

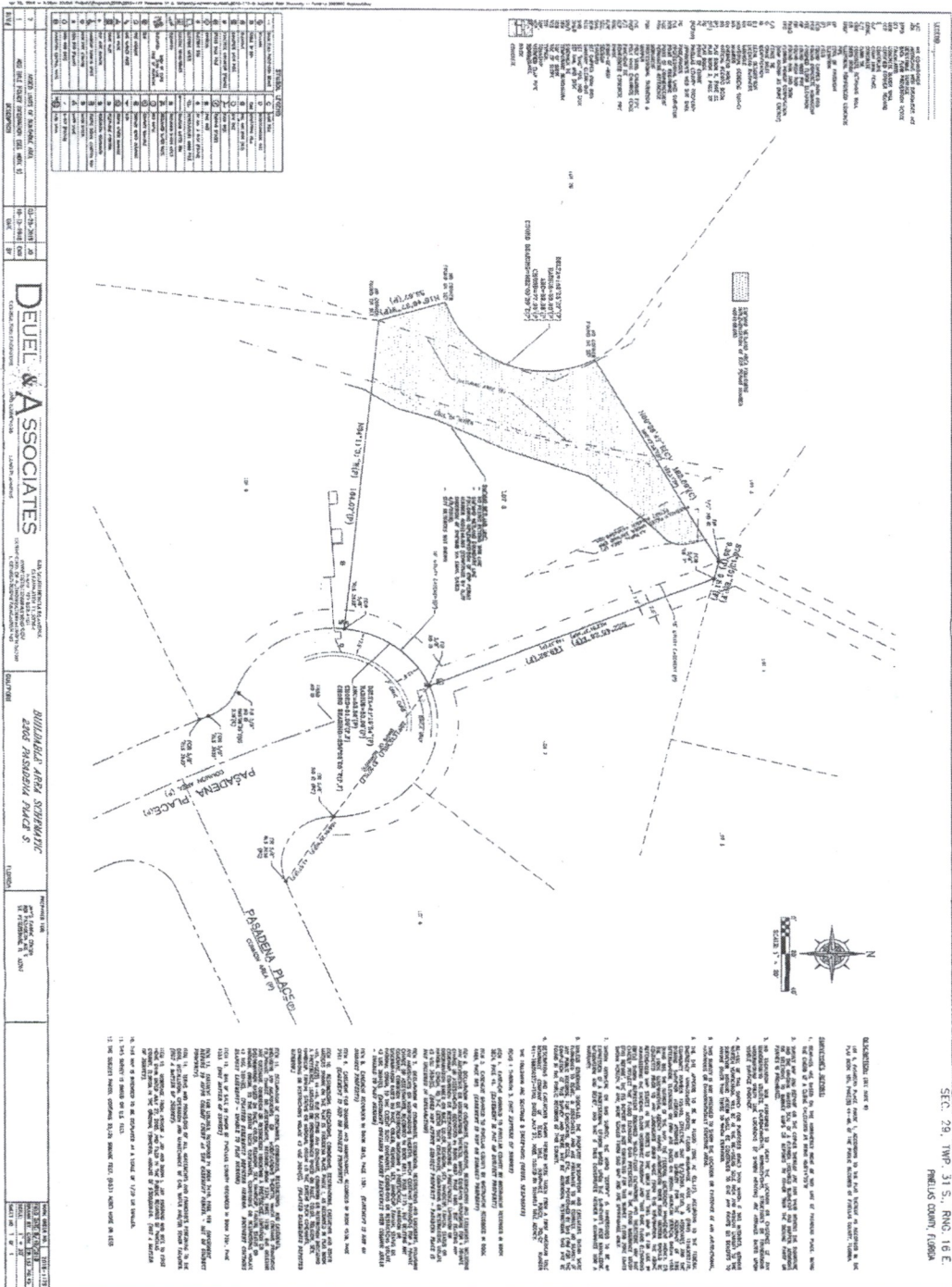


EXHIBIT A - LU 19-01





**EXHIBIT B – LU19-01**





**3E. CPA Actions and Tier I Countywide Plan Map Amendments**

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**SUMMARY**

This information is presented in order to better, and more systematically, apprise the Forward Pinellas Board of final action(s) by the Board of County Commissioners, in their role as the Countywide Planning Authority (CPA) on matters that have been previously considered. This summary also includes the Tier I Countywide Plan Map Amendments that have been administratively reviewed by Forward Pinellas staff.

**CPA Actions November and December 2019:**

**PUBLIC HEARINGS**

**Countywide Plan Map Amendment(s)**

- Case CW 19-15, a City of Safety Harbor case located about 250 feet northeast of the intersection of Railroad Ave. and Booth St. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Low Medium to Public/Semi-Public. (vote 7-0)
- Case CW 19-19, a Town of Belleair case located at 1601 Indian Rocks Road (Area A), 1614 & 1616 Golf View Drive, and 1609, 1611 and 1617 Indian Rocks Road (Area B). The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Low Medium to Recreation/Open Space. (vote 7-0)
- Case CW 19-20, a Pinellas County case located at 8095 46<sup>th</sup> Avenue North. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Low Medium to Office. (vote 7-0)
- Case CW 19-21, a City of Largo case located at 3093 Meadow View Ave. and 380 Fulton Dr. SE. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Public/Semi-Public to Residential Low Medium. (vote 7-0)
- Case CW 19-22, a City of Largo case located at 5555 Roosevelt Boulevard. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Office, Retail & Services, and Target Employment Center Overlay to Retail & Services and Target Employment Center Overlay. (vote 7-0)
- Case CW 19-23, a City of Largo case located at 1651 McMullen Rd. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Low Medium to Public/Semi-Public. (vote 7-0)

**REGULAR AGENDA ITEMS**

- Countywide Plan Map Annual Update 2019 – Official Acceptance. The board officially accepted the annual update of the Countywide Plan Map for filing. (vote 7-0)

**Tier I Countywide Plan Map Amendments November and December 2019:**

There were no Tier I amendments to report.

**ATTACHMENT(S):** None

**ACTION:** None required; informational item only

## **4A. Forward Pinellas Grant Programs Update**

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### **SUMMARY**

Forward Pinellas provides funding to local government partners through a variety of competitive grant programs. The Complete Streets Grant provides up to \$100,000 for concept planning projects and up to \$1 million for construction projects annually. Transportation Alternatives is a federal funding program that can be used for pedestrian and bicycle projects, as well as infrastructure to improve non-driver access to transit. The Planning & Place-Making Grant (PPM) Pilot Program makes \$100,000 available to fund planning projects that advance the goals and objectives of the Countywide Plan. Following review and ranking by a subcommittee of Forward Pinellas staff and other representatives, recommended awards will be brought to the board for approval in March 2020.

The submittal deadline for all three grant programs was December 13, 2019 and applications were received as follows:

#### **A. Complete Streets Grant**

##### **Concept Planning Applications:**

- City of Largo requests \$100k for 4<sup>th</sup> Ave NW from the Pinellas Trail to Missouri Ave.
- City of Pinellas Park requests \$100K for 78<sup>th</sup> Ave. N from 60<sup>th</sup> St. to US 19
- City of St Pete Beach requests \$70K for Boca Ciega and Gulf Winds Dr.
- City of St. Petersburg requests \$100K for 6<sup>th</sup> St. from Roser Park to Mirror Lake

##### **Construction Applications:**

- City of Dunedin requests \$1M for Skinner Blvd
- City of Largo requests \$1M for 1<sup>st</sup> Ave NE from Missouri to 4<sup>th</sup> St. NE
- City of St. Petersburg requests \$1M for 28<sup>th</sup> St. from Gandy to Roosevelt

#### **B. Transportation Alternatives Grant**

- City of St. Petersburg requests \$1,941,347.36 for 28<sup>th</sup> St from the Pinellas Trail to 1<sup>st</sup> Ave N
- City of St. Petersburg requests \$1,966,953.91 for 22<sup>nd</sup> St S from 5<sup>th</sup> Ave S to 1<sup>st</sup> Ave N
- City of St. Petersburg requests \$1,000,990.63 for Central Ave from 34<sup>th</sup> St. to 31<sup>st</sup> St

#### **C. Planning & Place-Making Grant**

- City of Pinellas Park requests \$100,000 to prepare a master plan and construction documents for the City Center District to implement the vision as outlined in the Pinellas Park CRA Conceptual Master Plan.
- City of St. Petersburg requests \$100,000 to develop two Demonstration and Pilot Project Policy guides. The first guide would include processes and standards specific to the City of St. Petersburg that would streamline the process for developing a citizen-driven pilot project consistent with local engineering design standards and code requirements. The second guide would contain typical processes and best-practices for improving public spaces.

Forward Pinellas staff will review the grant applications and invite local government representatives to give a presentation on their projects at a future Planners Advisory Committee (PAC) meeting. Forward Pinellas staff will also be asking for volunteers from the PAC, who are not representing agencies that submitted applications, to participate on subcommittees to review the applications and develop recommendations for funding.

Additional information about the Forward Pinellas grant programs can be found in a blog post at the following link: <http://forwardpinellas.org/blog/three-forward-pinellas-grant-programs-accepting-applications/>

**ATTACHMENT(S):** None

**ACTION:** None required; informational item only



**4B. Safe Streets Pinellas Initiative**

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**SUMMARY**

Forward Pinellas has begun work on a Safe Streets Pinellas/Vision Zero initiative to address and prevent fatalities and serious injuries on Pinellas County roadways. Success of this effort will depend on close coordination with partner agencies countywide and community involvement. The primary goal of Vision Zero is to define systemic approaches to prevent fatal and serious injury crashes and to continue working towards the goal of zero deaths on the transportation network.

Demonstration projects for Vision Zero will be implemented countywide on roads of various classifications and jurisdictions with an emphasis on geographic equity. Vision Zero projects will address education, engineering and enforcement, and will include a range of options, such as landscaping treatments, solutions to limit vehicle speeding, public messaging, and other measures. The Vision Zero project is anticipated to last about 12-18 months.

As part of Safe Streets Pinellas/Vision Zero, Forward Pinellas will be forming a task force and ambassador program. Details on both the task force and ambassador program are in the attached letter. A representative from Forward Pinellas will provide an overview of the Vision Zero project and planned milestones.

**ATTACHMENTS:** Letter to PAC

**ACTION:** None required; informational item only



December 20, 2019

Dear PAC Members:

As you may know, Forward Pinellas is working on a Vision Zero effort, which will be called Safe Streets Pinellas. Vision Zero is a strategy that approaches safety on our roadways from the perspective that no one should be killed or severely injured on our roadway network. It recognizes that people make mistakes and encourages a system where those mistakes can be accommodated. A basic tenet of Vision Zero is that diverse stakeholders must come together to think about how we create a transportation system that is safe for everyone.

We are seeking ambassadors to spread the word and volunteers to serve on a task force. More information on how to be involved is below.

A major part of this project is partnerships. We need help from other agencies and partners in the community to develop an implementable action plan that is set up to successfully work towards zero deaths. We will be reaching out to our partners to let them know of our major events, including a kickoff event that will be held in the February/March timeframe and demonstration projects.

We are looking for ambassadors who will help us spread the word about Safe Streets Pinellas and Vision Zero. Ambassadors will be required to attend a training (in person or via webinar) and at least one outreach event. The focus of the ambassadors is connecting our work with the community. We hope that ambassadors and anyone else interested in working with us to promote Vision Zero will attend the kickoff event.

**If you are interested in volunteering to be an ambassador, email me your name, contact information, and a brief statement describing why you would like to be an ambassador. Ambassadors will be selected on a rolling basis and have no deadline.**

Forward Pinellas is creating a Safe Streets Pinellas action plan to work towards eliminating fatal and severe injuries on the roadways in Pinellas County. As part of the process, we will be reviewing our high crash network, developing a range of engineering and non-engineering countermeasures, and conducting demonstration projects to show how Vision Zero might look in Pinellas County.

Forward Pinellas is also looking for volunteers to serve on an approximately 15-member task force. The task force will include representatives from our committees as well as other professional and technical members who can provide perspectives from the public safety, public health/medical, business and education communities. Task force members will be required to attend the kickoff event, four task force meetings and select demonstration projects. The timing of the task force meetings will ultimately depend on the composition of the group, but would likely be conducted during typical business hours, with an option to participate via webinar. The meetings are expected to last for two hours and will tentatively be held in April, June, August and November of 2020. We anticipate one representative from each advisory committee who will serve as a liaison to the advisory committee.

**If you are interested in volunteering to serve on the task force, please email me by January 3, 2020. If you are currently a member of a Forward Pinellas committee, please note the committee you serve on.**

Thank you,  
Sarah Caper, AICP  
[scaper@forwardpinellas.org](mailto:scaper@forwardpinellas.org)  
727-464-5695

## **4C. Countywide Housing Strategy Update**

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### **SUMMARY**

As discussed at the September 30 PAC meeting, Pinellas County government and Forward Pinellas are launching a Countywide Housing Strategy to address the critical housing shortage in our county. More than one third of households in Pinellas County are low-to-moderate income and cost-burdened, defined as spending more than 30% of gross income on housing. The housing affordability crisis touches every community, and will require countywide solutions.

A kickoff meeting was held on December 18 to bring together the local governments in the county that receive direct entitlements of federal/state affordable housing funding, which include St. Petersburg, Clearwater, Largo, Pinellas Park, and unincorporated Pinellas County. Participants at the event, hosted by the Foundation for a Healthy St. Petersburg, workshopped a strategy for rolling out the countywide effort.

There was broad agreement among the participants that Pinellas County has significant financial and organizational resources that could be leveraged more effectively to address housing needs. Critical challenges include a need for common definitions and targets for affordable housing, better data sharing, and a common regulatory toolkit among jurisdictions. It was agreed that a tactical team will be formed with members from staff of each of the entitlement communities and Forward Pinellas, to forward the goal of creating a “countywide compact” among local governments, to be introduced at a housing summit in 2020.

The December 18 event introduced a new name for the effort: Advantage Pinellas Housing. The name builds on the existing intergovernmental framework created for the Advantage Pinellas long-range transportation plan for 2045, and recognizes that in order to serve the community, planning for affordable housing must take place in concert with planning for enhanced transportation, particularly to create transit connections between housing, jobs, and education for workforce development.

**ATTACHMENT(S):** Presentation from the December 18 Kickoff Event

**ACTION:** None required; informational item only

# Countywide Housing Strategy

*Connecting Land Use, Transportation, and Employment*

Countywide Housing Strategy Kick Off Meeting  
December 18, 2019



**Advantage**  
**PINELLAS**

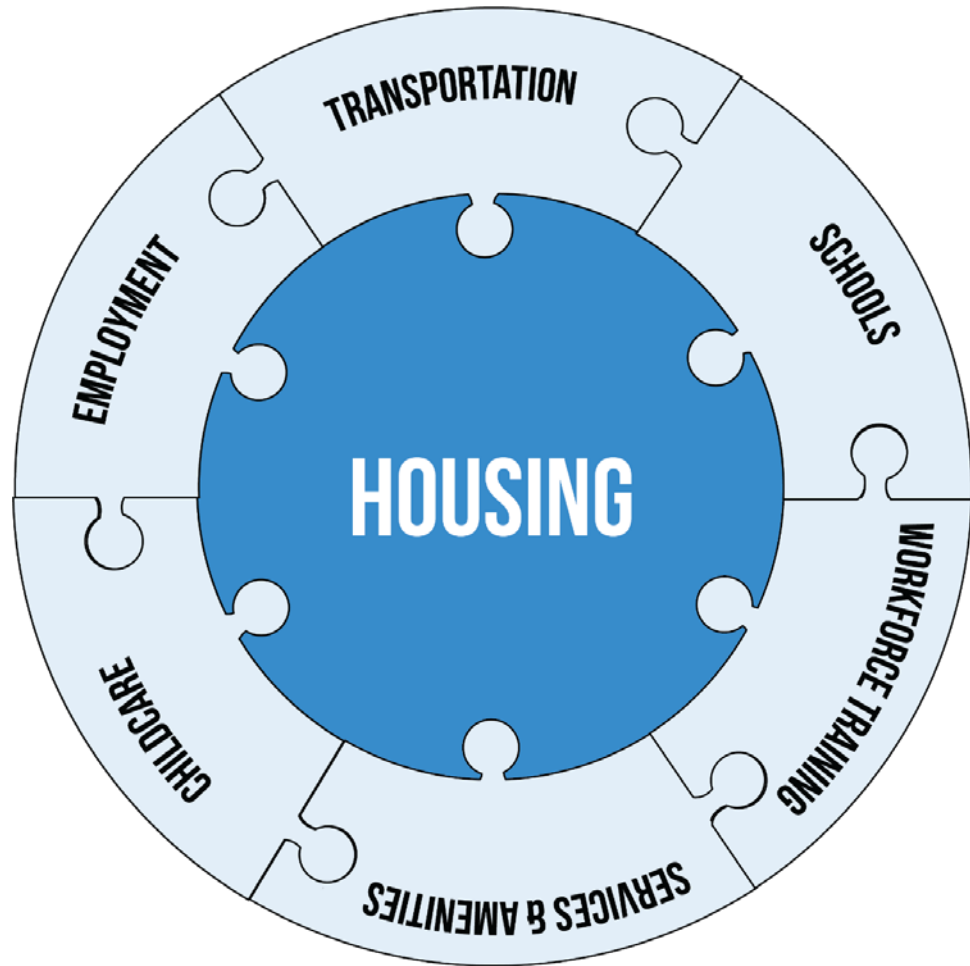
ENGAGE. ADAPT. CONNECT.





## What's Our Goal?

To provide and link attainable **HOUSING** to Transportation, Jobs, Schools, Workforce Training, Childcare, Services and Amenities.





## What is the Need?

### Cost Burdened Households by Income Level

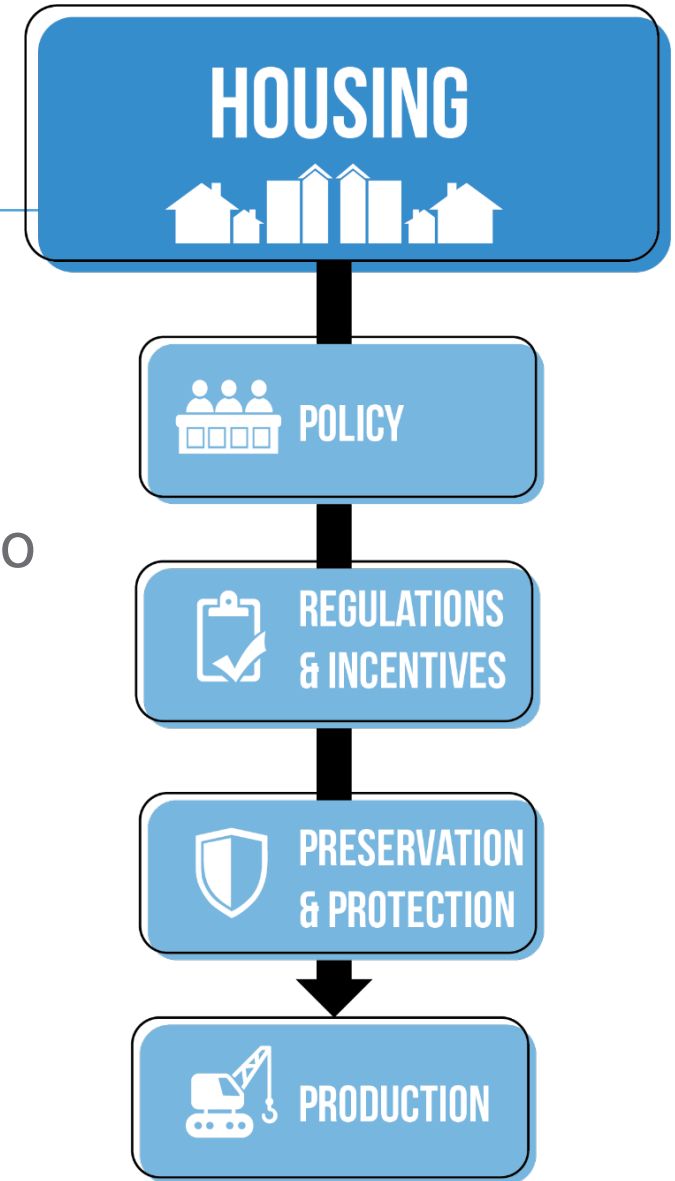
Household Income	Housing Burden		Totals
	30.1-50%	More than 50%	
30% AMI or Less	2,806	34,195	37,001
30.1% - 50% AMI	13,181	22,073	35,254
50.1 - 80% AMI	27,167	14,868	42,035
80.1% - 120% AMI	21,740	7,032	28,772
Totals	64,894	78,168	143,062

**143,062**  
**Cost Burdened  
Households ≤  
120% AMI**



## A Four Point Strategy

- Public-Private Sector Approaches
- Clear Measures, Goals, and Accountability
- Focused on Increasing Number of New Units to Meet Need
- Supporting Economic Development Initiatives



# COUNTYWIDE PLAN UPDATE



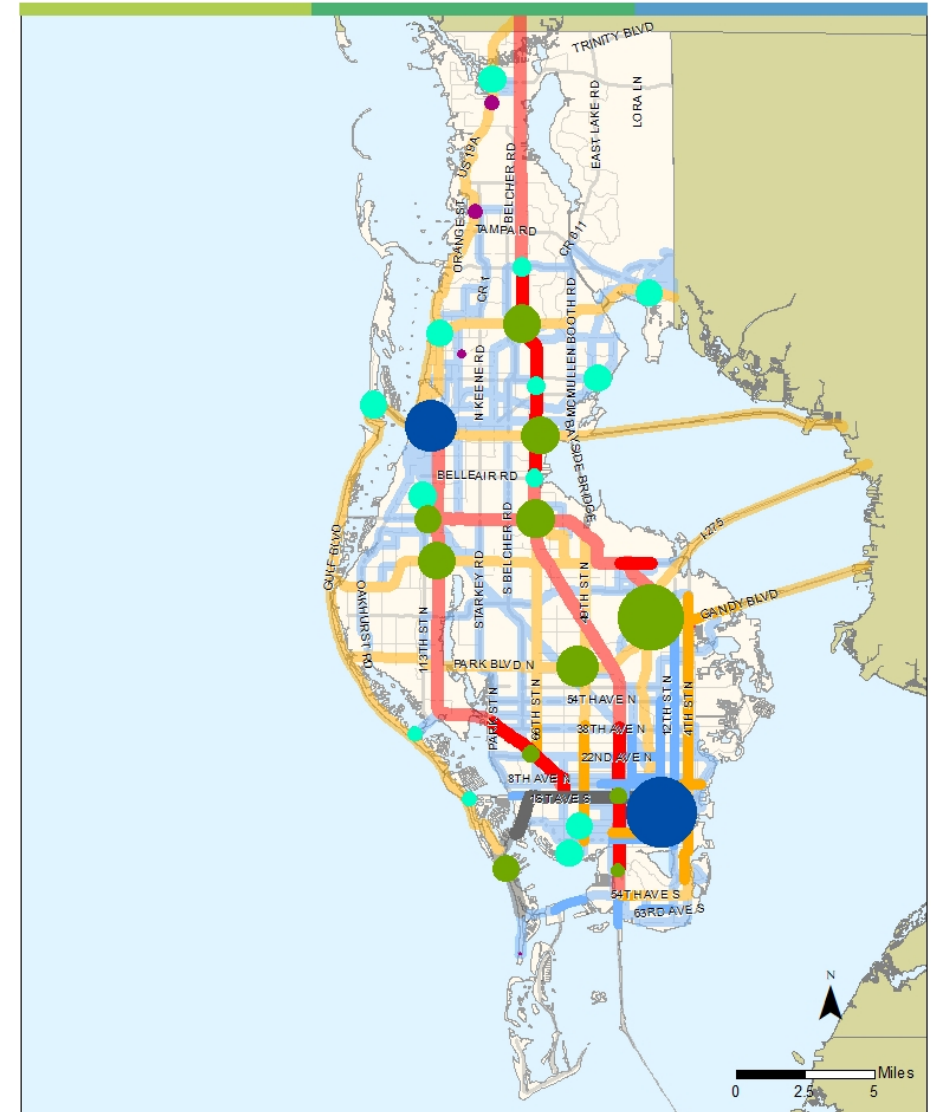




## A Plan for Growth

- 93,000 new residents and 59,000 new jobs by 2045
- Network of higher-density Activity Centers and Multimodal Corridors
- Create land use framework that supports transit

## The Land Use Strategy Map



Draft - August 8, 2019



## A Plan for Growth

- Compact housing and jobs near transit
- Comfortable for pedestrians, bicyclists and transit users
- Density + Design







## 2019 Update

- Significantly increased densities in Activity Centers and Multimodal Corridors
- Supportive Planned Redevelopment Districts





## Local Regulatory Options

- Density bonuses for:
  - Affordable housing
  - Missing Middle Housing
  - Vertical mixed use
- Accessory dwelling units not counted against density standards





# ADVANTAGE PINELLAS INVESTMENT CORRIDORS





## Intended Outcomes



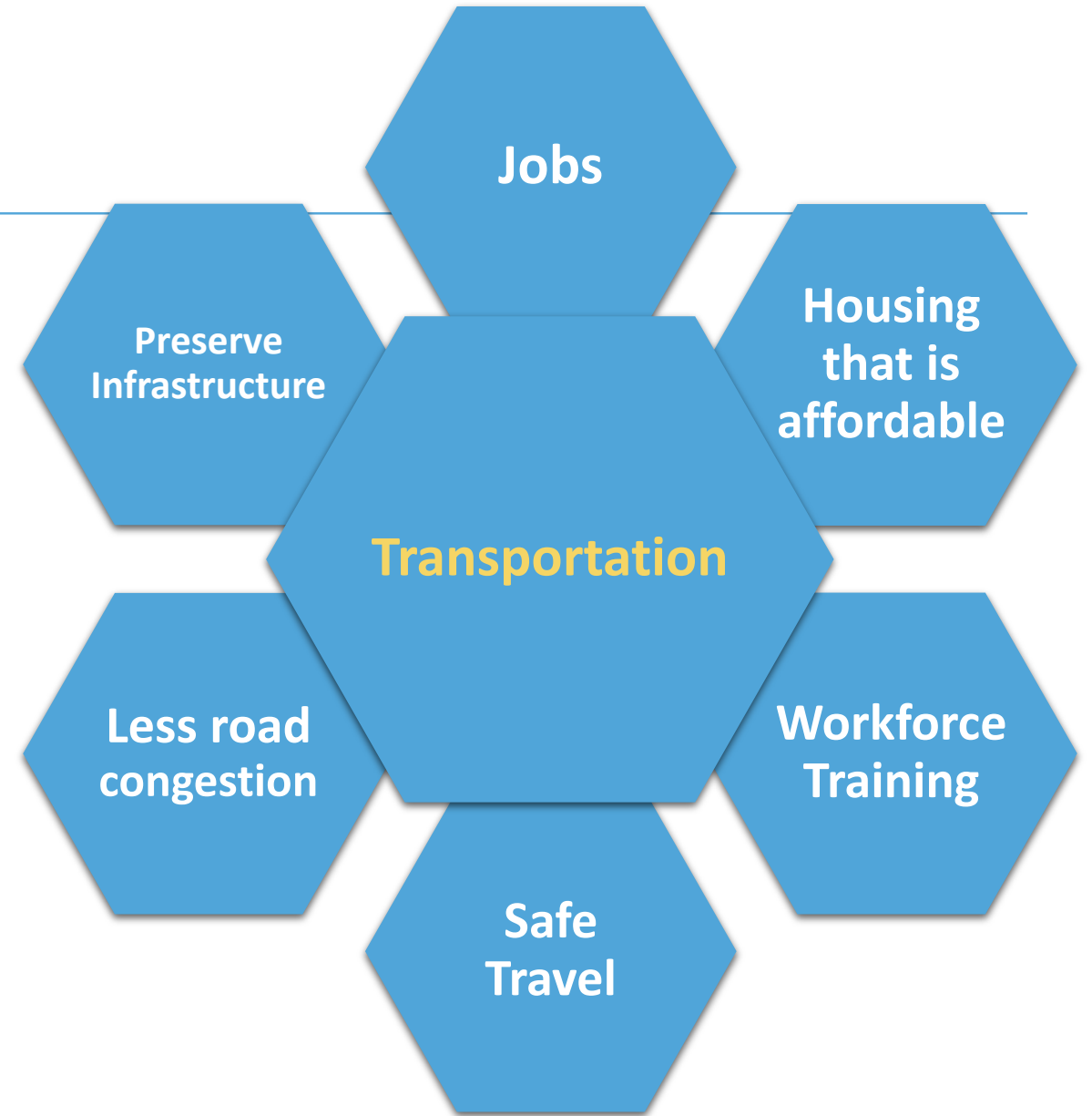
**Reduced Road  
Congestion**



**Safer  
Transportation  
Corridors**



**Enhanced  
Transit Services**





# Transit Needs

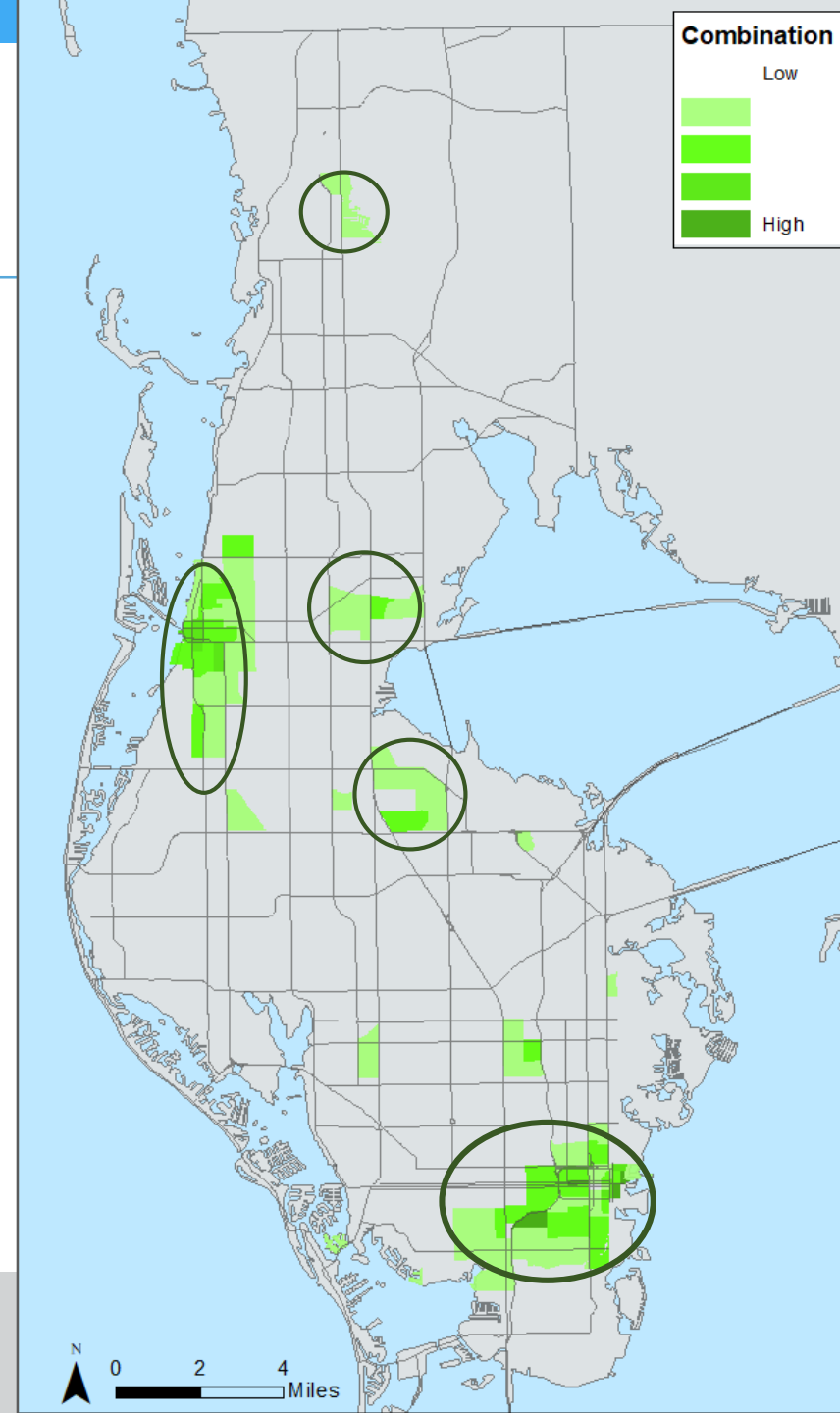
**Goal: Connect employment and workforce development areas with transit-supportive affordable/workforce housing.**

## Population indicators

- Residential density
- Minority neighborhoods
- Low income neighborhoods
- Zero car households

## Employment indicators

- Employment densities
- Opportunity zones
- Workforce development resources (e.g., colleges, job training centers)





## Priority Corridors

- 34<sup>th</sup> Street / US 19
- Roosevelt / East Bay
- US Alt 19 South



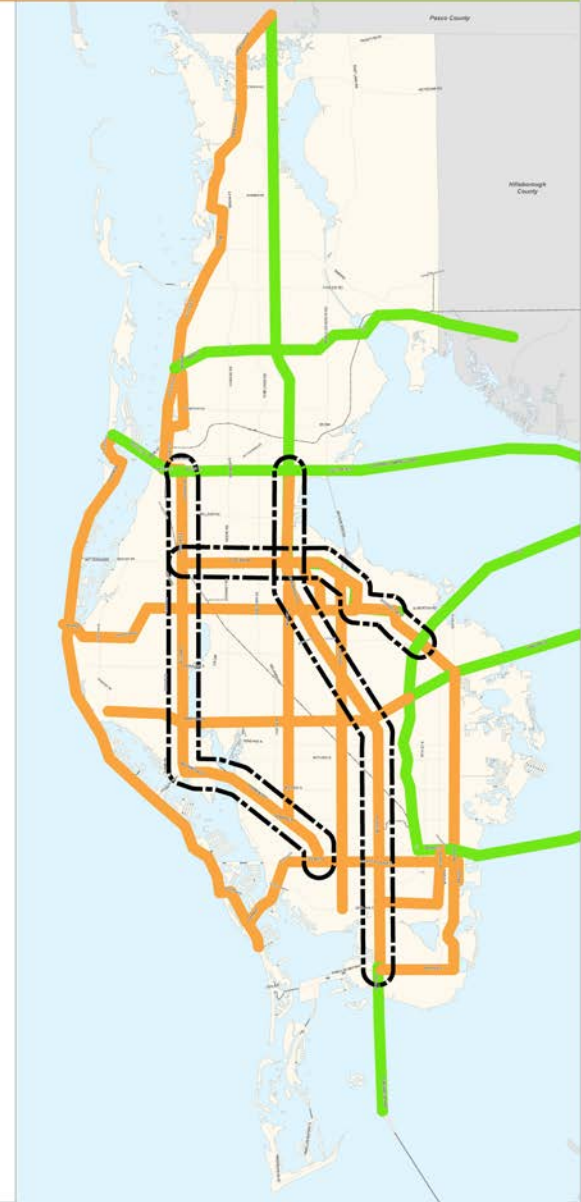
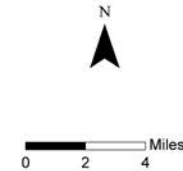
## Transit Investment Framework



**Advantage  
PINELLAS**

### Transit Needs

- Regional Express Service
- Limited Stop/High Frequency Service
- Priority Investment Corridors



Data Source: Forward Pinellas, 2019. Map Produced: November 6, 2019.





# Investment Corridor Approach

- Align transportation, housing, jobs and redevelopment through corridor planning
- Key corridor planning elements:
  - Collaborate with community & stakeholders
  - Understand economics of redevelopment and transportation investment
  - Design for place and connectivity
  - Define regulatory reform toolkit and shared actions
- Adopt shared strategy for February 2022 service launch (transit)

Scoping,  
Funding &  
Evaluation  
Criteria

May 2020

Define Transit  
Service +  
Capital  
Investments

March  
2021

Recommend  
Priority  
Projects

May 2021

*Link with MPO Priority List*

Complete  
Corridor Plan

December  
2021

# PENNY IV AFFORDABLE HOUSING PROGRAM





## Program Structure

### Penny IV Funds (8.3% of Net Proceeds)

#### Penny IV Affordable Housing Program

- Land Acquisition for Affordable Housing
- Capital Projects for Affordable Housing (“Nexus Housing”)

#### Penny IV Economic Development Program

- Capital Projects for Economic Development (Target Industry)



## Housing Program Priorities

---

- Projects with more than 30% affordable units
- Mixed-Use/Mixed-Income
- Guaranteed affordability >20 years
- Located in corridors, centers, and CRAs
- Level of local government support (financial, in-kind, regulatory relief)
- Outside of CHHA and Floodplains
- Affordable Housing Preservation







## Project Timeline



December BCC Meeting

**December 10, 2019**

- BCC Approved JRC Guidelines

**Date TBD**

- Presentation to local partners on administrative process for application review/award

**Date TBD**

- Presentation to BCC of administrative process for application review/award

**Date TBD**

- Project applications accepted

Ongoing Annual BCC Review of Program Performance

# NEXT STEPS





## Next Steps

---

- **2020 Housing Summit**
  - Local Governments
  - Non-Profit Sector
  - Housing Development Professionals
  - Finance and Banking Sector
- **Creation of a Countywide Housing Compact**
  - Commitment to shared goals and objectives

# VISION AND GOALS FOR A COUNTYWIDE HOUSING STRATEGY







## “Working” Vision Statement

---

***Create a “Countywide Compact” to unite the County and Municipalities in a common and coordinated approach to increase and preserve affordable housing which is linked to transportation, jobs, schools, workforce development, and other services throughout the county.***



## Goals for Today

---

- Gauge the support, strengths, and challenges for the development of a countywide compact.
- Identify key goals for the compact
- Identify unique strategies or ideas that may help to create the compact and accomplish its goals.



## Our Process

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- **Divide into two breakout groups**
- **Discuss and prioritize answers to a series of 4-5 questions focused on the compact and affordable housing provision more broadly**
- **Group reporting**



What do you think?

---

***Do you support the idea of a “community compact” to coordinate and drive the affordable housing development throughout the county?***



# PART II: TOWARDS A COUNTYWIDE STRATEGY



# CURRENT PROGRAMS AND STRATEGIES

Improving Access through Public/Private Partnerships





## Current Programs

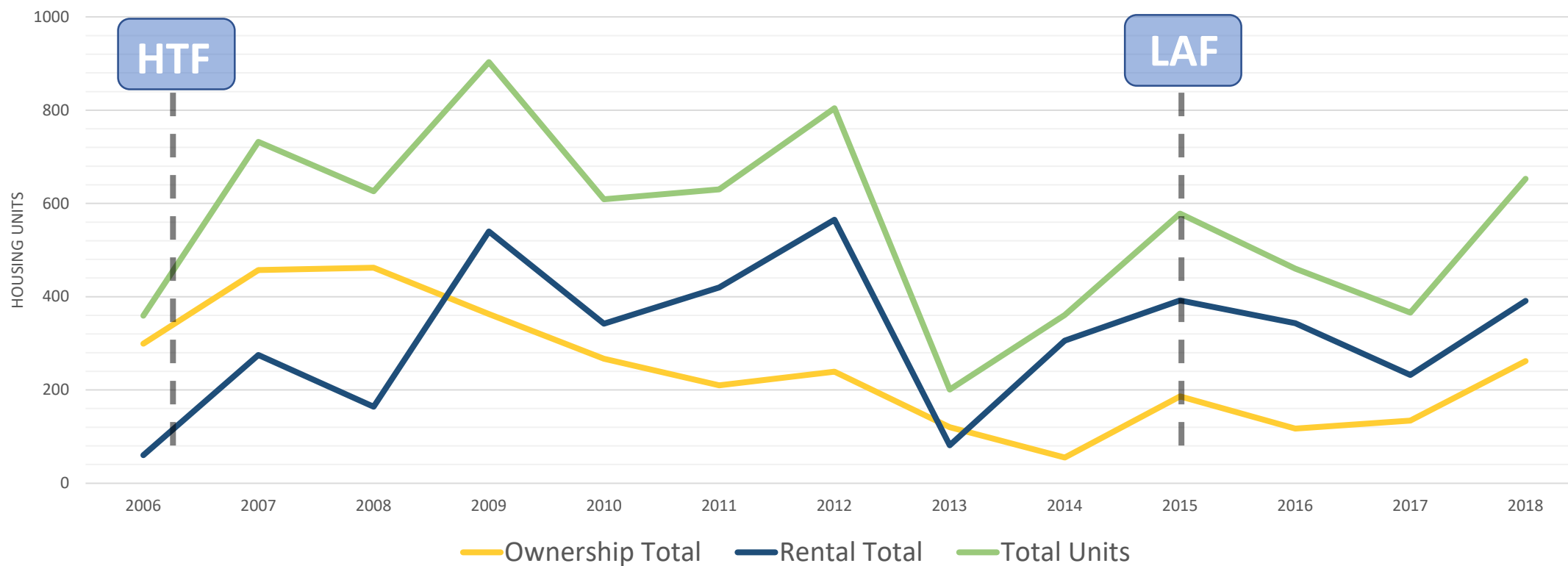
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- **Production**
  - Affordable Housing Development
  - Down Payment Assistance
- **Preservation**
  - Apartment Acquisition/Renovation
  - Home Improvement Loans
- **Funding Sources**
  - Pinellas Housing Trust Fund
  - Penny for Pinellas
  - State Housing Initiative Partnership
  - Community Development Block Grant
  - HOME Investment Partnership



# Program Performance

## Pinellas County Affordable Housing Production Average 560 Units/Year





## Program Performance - Overall

- Significant Impact of Pinellas Initiatives
- Housing Trust Fund & Land Assembly Fund

Program Category	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Totals
Ownership	299	457	462	363	267	210	239	120	55	186	117	134	262	3,171
Rental	60	275	164	540	342	420	565	81	306	392	343	232	391	4,111
<b>Total Units</b>	<b>359</b>	<b>732</b>	<b>626</b>	<b>903</b>	<b>609</b>	<b>630</b>	<b>804</b>	<b>201</b>	<b>361</b>	<b>578</b>	<b>460</b>	<b>366</b>	<b>653</b>	<b>7,282</b>





## Program Performance

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- **Pinellas Community Housing Trust Fund**
  - Est. 2005
  - 1,525 Affordable Units
  - \$20.3M Allocated to Date
  - \$5.5M Program Income
- **Land Assembly – Penny III**
  - Initiated in 2015
  - 409 Affordable Units
  - \$18M Allocated
  - \$13.3M Spent



# Program Performance


- **Loan Portfolio Status**



- Loans – 1,054
- Balance: \$80,088,242
- 2018 Loan Program Income: \$3,513,283

## Connecting Education, Employment and Affordable Housing



### Transit Investment Corridors

- Intra-County Focus
- Regional Focus
- Tourism-Oriented Focus

 Moderate to High Employment Density  
> 21 Jobs Per Acre  
*Data Source: Forward Pinellas*

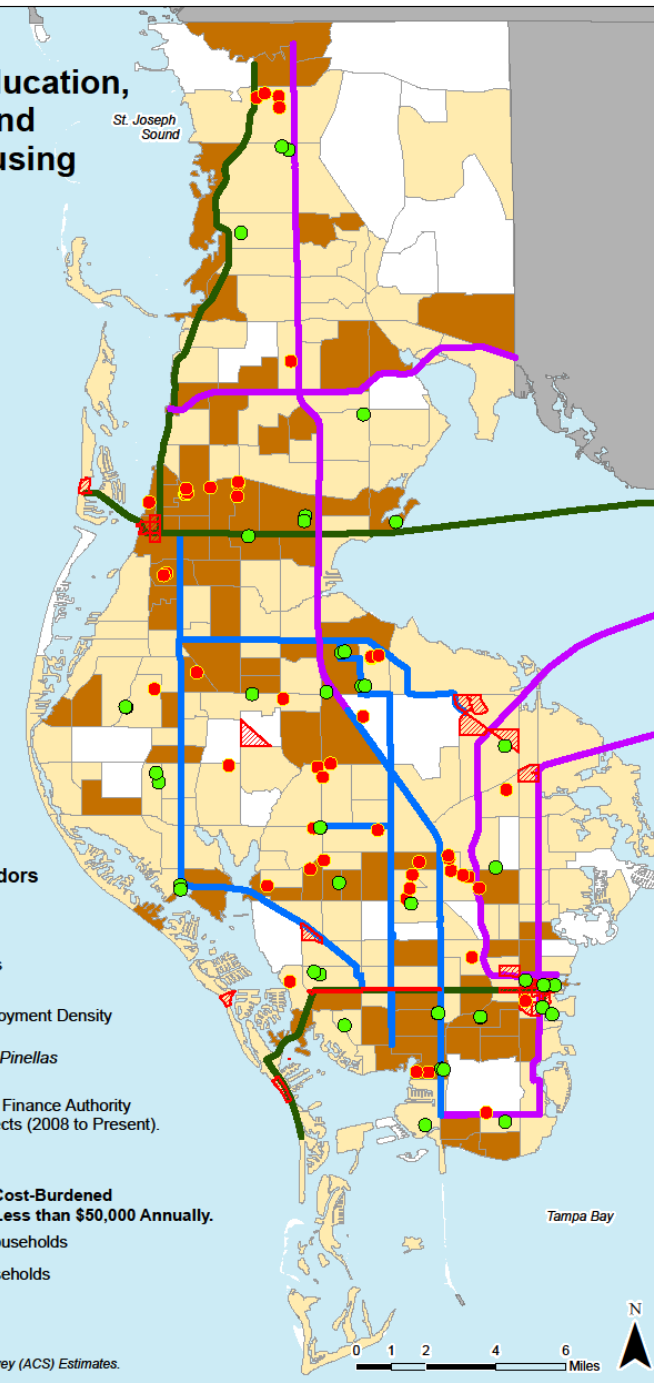
-  Pinellas County/Housing Finance Authority Affordable Housing Projects (2008 to Present).
-  Educational Facilities

### Cost-Burdened and Severely Cost-Burdened Renter Households Earning Less than \$50,000 Annually.

-  25.0 to 50.0 Percent Households
-  Above 50 Percent Households

*Data displayed by Census Tracts.*

**DATA SOURCE:**  
2017 5-Year American Community Survey (ACS) Estimates.



# PENNY IV AFFORDABLE HOUSING PROGRAM

Improving Access through Public/Private Partnerships





# Housing Program Framework

Goal	The goal of the Penny IV Affordable Housing Program is to <b>increase the number of affordable housing units throughout Pinellas County by supporting the development of new affordable units and preservation/rehabilitation of existing affordable units.</b>	
Eligible Projects	<ul style="list-style-type: none"><li>- Minimum 10 units / No maximum unit count</li><li>- Target incomes based on State statute – under 120% AMI</li></ul>	
Eligible Uses of Funds	<p><b>Land Acquisition</b></p> <p>as authorized by Florida Statute Section 212.055(2)(d)(1)(e)</p> <p><b>All land acquired with designated land acquisition funds will remain in ownership by a local government or special district.</b></p>	<p><b>Capital Projects</b></p> <p>as authorized by Florida Statute Section 212.055(2)(d)3</p> <p><b>Includes the hard costs associated with site improvements, infrastructure and building construction including major rehabilitation of existing units.</b></p>
Ineligible Uses of Funds	Financing, administrative or operating costs (other restrictions may apply)	



# Project Guidelines

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- **Tier 1, 2, and 3 Prioritization**
- **Tier 1 Criteria**
  - Mixed-Income with approved entitlements
  - Rental Units
  - Mixed-Use Economic Development Nexus
  - Projects providing units consistent with Res. 19-6



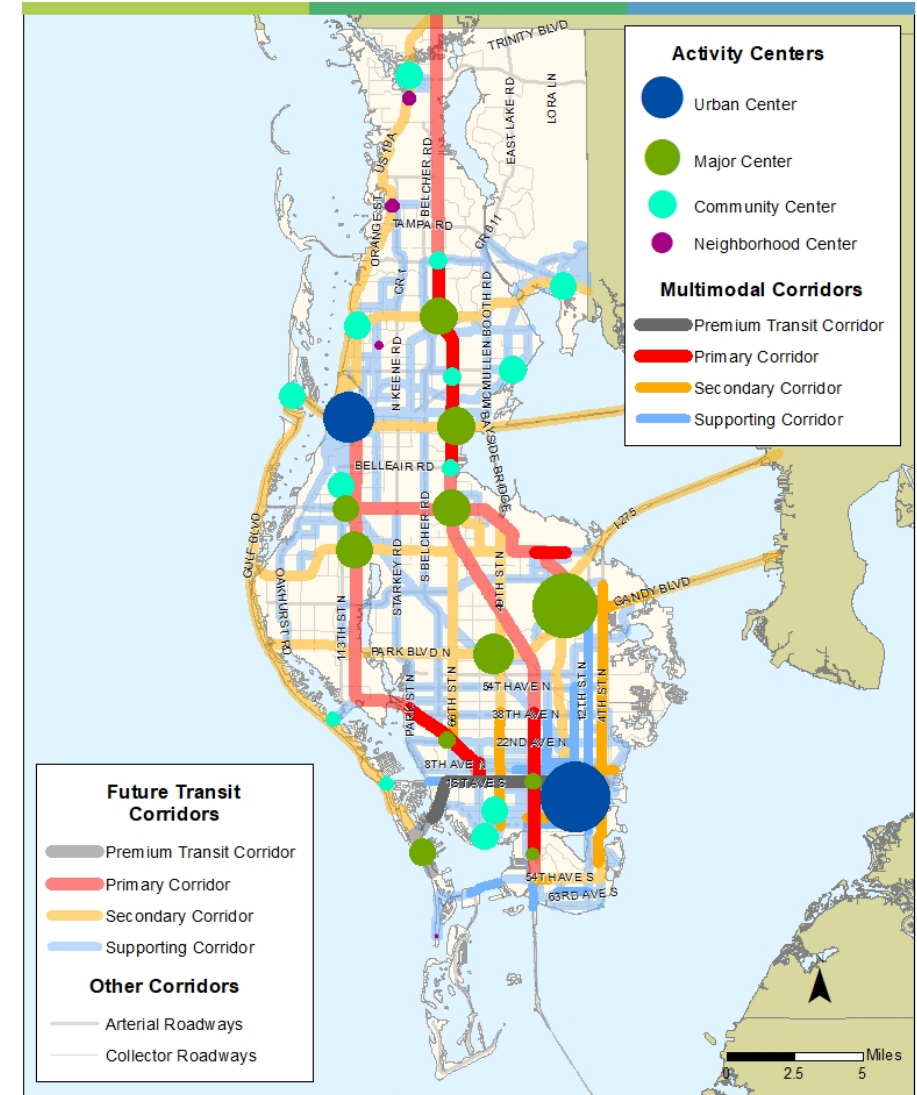


# Project Guidelines

## • Tier 2 Criteria

- Housing preservation
- Projects with more than 30% affordable units
- Guaranteed affordability >20 years
- Located in corridors, centers, and CRAs
- Level of local government support (financial, in-kind)
- Outside of CHHA and Floodplains

## The Land Use Strategy Map





# Project Guidelines

- **Tier 3**

- Projects located in areas with demonstrated shortages of affordable housing
- Lowest County financial contribution (per unit)
- Projects owned by Community Housing Development Organizations





## Project Timeline



December BCC Meeting

**December 10, 2019**

- BCC approval of JRC Guidelines

**Date TBD**

- Presentation to local partners on administrative process for application review/award

**Date TBD**

- Presentation to BCC of administrative process for application review/award

**Date TBD**

- Project applications accepted

Ongoing Annual BCC Review of Program Performance

# BREAKOUT SESSIONS





## “Working” Vision Statement

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***Create a “Countywide Compact” to unite the County and Municipalities in a common and coordinated approach to increase and preserve affordable housing which is linked to transportation, jobs, schools, workforce development, and other services throughout the county.***





Question 1:

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***What is the biggest strength that you see would support vision?***



## Question 2:

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***What is the biggest challenge that you see would need to be addressed to realize the vision?***



### Question 3:

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***What is the top goal that a countywide approach to affordable housing should accomplish (be specific)?***



## Question 4:

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***What unique strategy have you implemented or heard about that should be considered in a countywide effort?***

# NEXT STEPS







## Next Steps

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- **Refinement and Distribution of Draft Vision and Goals**
- **Preparation for a Spring 2020 Housing Summit**
  - Format, date, venue, etc.
- **Formation of a Tactical Team**
  - 1-2 representatives from each participating local government/organization

# QUESTIONS / COMMENTS?

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ENGAGE. ADAPT. CONNECT.

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**SUMMARY**

In follow-up to the updated Countywide Plan adoption effective October 24, 2019, the Countywide Plan Map Amendment Application form has been updated to reflect changes to the tiered amendment process. The updated form includes an expanded application checklist in order to better clarify the information that must be provided by local governments. Following PAC review of the draft form, an interactive PDF will be uploaded to [forwardpinellas.org](http://forwardpinellas.org), replacing the existing application form.

**ATTACHMENT(S):** Draft Countywide Plan Map Amendment Application Form

**ACTION:** None required; informational item only

## Countywide Plan Map Amendment Application

### Local Government Contact Information

Requesting Local Government:	
Local Government Contact:	
Address:	
Phone:	
E-Mail Address:	
Local Government Case #:	
Local Government Ordinance #:	

### Property Owner Contact Information

Name(s):	
Address:	
Phone:	
E-Mail Address:	

### Agent Contact Information (if applicable)

Name(s):	
Address:	
Phone:	
E-Mail Address:	

### Characteristics of the Subject Property

Site Address(s):	
Total Acreage of the Amendment Area:	
Existing Use(s):	
Proposed Use(s):	
Parcel Identification #:	
Legal Description of the Amendment Area:	
What is the adjacent roadway's Level of Service (LOS) grade?	
Does the Amendment Area impact: [check all that apply]	<input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Designated redevelopment area <input type="checkbox"/> Scenic/Noncommercial Corridor <input type="checkbox"/> Industrial or employment land

### Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	
If so, provide the name and address of the person(s):	
If so, is the interest contingent or absolute?	
If so, what specific interest is held?	
Does a contract exist for the sale of the subject property?	
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	

### Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	
Proposed Countywide Plan Map Category(ies):	
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I <input type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined

### Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	
Proposed Local Future Land Use Plan Map Category(ies):	

### Local Action Date

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:



## Application Checklist

*Note: Our email server cannot accept files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email [info@forwardpinellas.org](mailto:info@forwardpinellas.org).*

### All Amendments

The following **MUST** be furnished with all applications (incomplete applications will not be accepted):

- ☐ A completed Countywide Plan Map amendment application form
- ☐ A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- ☐ A copy of the ordinance being considered by the governing body
- ☐ A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- ☐ A GIS shapefile of the amendment area (if technically feasible)
- ☐ A boundary survey (if applicable)
- ☐ A development agreement (if applicable)\*
- ☐ Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)

### Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- ☐ Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- ☐ Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- ☐ Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- ☐ For AC and MMC categories, documentation of consistency with size criteria
- ☐ For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- ☐ Pre-application meeting
- ☐ For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- ☐ Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- ☐ Justification narrative demonstrating one or more of these unanticipated changes:
  - Improvement in transit facilities
  - Increases in population or employment densities
  - Local government funding study for public infrastructure
  - Other unique conditions

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\* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Section 6.1.5 of the Countywide Rules.

**5A. Pinellas SPOTlight Emphasis Areas Update**

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**SUMMARY**

Forward Pinellas staff will provide a brief update on the status of the activities related to the three SPOTlight Emphasis Areas.

**ATTACHMENT(S):** None

**ACTION:** None required; informational item only