



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

**January 4, 2021 – 1:30 p.m.**

Magnolia Room at Florida Botanical Gardens  
12520 Ulmerton Road, Largo

**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 2, 2020**
- 3. **REVIEW OF FORWARD PINELLAS AGENDA FOR JANUARY 13, 2021**

**PUBLIC HEARINGS**

**Countywide Plan Map Amendment(s)**

- A. Case CW 21–01 City of Tarpon Springs
- B. Case CW 21-03 City of Tarpon Springs

**REGULAR AGENDA ITEMS**

- C. CPA Actions and Tier I Countywide Plan Map Amendments

- 4. **OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA**
  - A. Pinellas SPOTlight Emphasis Areas Update (Information)

5. **UPCOMING EVENTS**

Jan 29 <sup>th</sup>	Forward Pinellas Board Workshop – 9 a.m. - Noon
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6. **ADJOURNMENT**

**NEXT PAC MEETING – MONDAY, FEBRUARY 1, 2021**

*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 – January 4, 2021**

**2. Approval of Minutes – November 2, 2020**



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**SUMMARY**

The Summary Agenda Action Sheet for the November 2, 2020 PAC meeting is attached for committee review and approval.

**ATTACHMENT(S):** PAC Summary Agenda Action Sheet for the November 2, 2020 meeting

**ACTION:** PAC to approve the Summary Agenda Action Sheet from the November 2, 2020 meeting.

**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**  
**DATE: NOVEMBER 2, 2020**

ITEM	ACTION TAKEN	VOTE
<p>1. <u>CALL TO ORDER AND ROLL CALL</u></p>	<p>The PAC held its November 2, 2020 meeting in the Magnolia Room at the Florida Botanical Gardens; 12520 Ulmerton Road, Largo.</p> <p>The meeting was called to order at 1:32 p.m. and the members introduced themselves.</p> <p>Committee members in attendance included Kyle Brotherton, Derek Reeves, Corey Gray, Rick Perez, Jan Norsoph, Britton Wilson, Frances Leong-Sharp, Jamie Viveiros, Zain Husain, Marie Dauphinais (late arrival 1:41 pm), Marshall Touchton, Marcie Stenmark, Heather Sobush and Alexandra Keen.</p> <p>Forward Pinellas staff included Rodney Chatman, Linda Fisher, Christina Mendoza, Nousheen Rahman, Angela Ryan, Tina Jablon, and Intern Austin Britt.</p>	
<p>2. <u>MINUTES OF REGULAR PAC MEETING OF OCTOBER 5, 2020</u></p>	<p>Motion: Britton Wilson            Second: Rick Perez</p> <p>Note: Marie Dauphinais had not yet arrived at the meeting</p>	13-0
<p>3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR NOVEMBER 10, 2020 MEETING PUBLIC HEARINGS</u>            A. CW 20-19 – City of Tarpon Springs</p>	<p>Alexandra Keen, City of Tarpon Springs, provided an overview of the map amendment.</p> <p>Motion: Marshall Touchton            Second: Derek Reeves</p> <p>Note: Marie Dauphinais had not yet arrived at the meeting</p>	13-0
<p>B. CW 20-20 – City of St. Petersburg</p>	<p>Britton Wilson, City of St. Petersburg, provided an overview of the map amendment.</p> <p>Motion: Rick Perez            Second: Marshall Touchton</p> <p>Note: Marie Dauphinais had not yet arrived at the meeting</p>	13-0

<p><u>REGULAR AGENDA ITEMS</u> C. Countywide Plan Map Annual Update – Official Acceptance</p>	<p>Motion: Marcie Stenmark Second: Britton Wilson</p> <p>Note: Marie Dauphinais had not yet arrived at the meeting</p>	<p>13-0</p>
<p>D. CPA Actions and Tier I Countywide Plan Map Amendments</p>	<p>None required; informational item only</p>	
<p>4. <u>PLANNING TOPICS OF INTEREST</u> A. Forward Pinellas Complete Streets Grant Applications</p>	<p>Angela Ryan, Forward Pinellas Principal Planner, reminded the PAC members of the annual process by which Forward Pinellas awards grant funding for Complete Streets projects, now in its 5<sup>th</sup> year. She reviewed the grant applications that were received this year which included requests for concept planning dollars from the cities of Tarpon Springs and St. Petersburg and a request for construction funding from the City of St. Petersburg. She then asked for volunteers to serve on the subcommittee that will review the applications and make a recommendation to the Forward Pinellas Board for final funding approval. Marcie Stenmark of Safety Harbor and Derek Reeves of Pinellas Park volunteered to serve on the subcommittee.</p>	
<p>B. Coastal High Hazard Area (CHHA) Mitigation Program</p>	<p>Britton Wilson, City of St. Petersburg, presented to the PAC on the city’s newly developed CHHA mitigation program. The program was designed to allow targeted increases in multifamily residential development in the CHHA that is more resilient to climate hazards. She provided a brief overview of the new balancing criteria that would be used to evaluate any land use amendments proposing an increase in density in the CHHA. She also outlined the stronger Land Development Regulations (LDR) and Building Code standards that would be required under the new program.</p>	

<p>5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u></p> <p>A. Pinellas SPOTlight Emphasis Areas Update (Information)</p>	<p>Rodney Chatman updated the PAC members on the latest information concerning the Forward Pinellas SPOTlight Emphasis Areas.</p> <p>He alerted the members that the Forward Pinellas Board Workshop that was previously planned for January 2021 regarding the innovative interchanges for US 19 is being pushed back to late spring/early summer 2021. This will allow FDOT time for additional analysis prior to discussion with the board.</p> <p>He reported that the Memorandum of Understanding for the Gateway/Mid-County Area Master Plan has been adopted by all the partners and will go to the Forward Pinellas Board next week for final execution. He also announced that the partner agencies will meet this Friday, November 6<sup>th</sup> at 1 p.m. to develop key indicators that will be used to gage implementation progress.</p>	
<p>B. 2021 PAC Membership Roster/Election of Officers for 2021</p>	<p>Kyle Brotherton nominated Britton Wilson to serve as the PAC Chair for 2021. A motion was made by Frances Leong-Sharp to accept and approve that nomination, it was seconded by Heather Sobush and carried unanimously (vote: 14-0). Heather Sobush made a motion to nominate Frances Leong-Sharp as the Vice Chair for 2021. That motion was seconded by Marshall Touchton and passed by a unanimous vote (14-0). Rick Perez made a motion to receive and accept the updated PAC membership roster. This motion was seconded by Marcie Stenmark and passed unanimously (vote: 14-0).</p>	
<p>C. Draft 2021 Meeting Schedule for PAC, Forward Pinellas and CPA</p>	<p>Tina Jablon advised that the 2021 meeting schedule was provided as information only to assist the PAC members in planning for upcoming land use cases. She alerted the members that the schedule was not yet approved by the Forward Pinellas Board, but that would be presented under the Consent Agenda to the board next week for approval.</p>	

6. <u>UPCOMING EVENTS</u>	The PAC Chair highlighted upcoming events of interest and Rodney Chatman provided further details as needed.	
7. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:11 p.m.	

Respectfully Submitted,

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PAC Chairman

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Date

**3A. Case CW 21-01–Tarpon Springs**

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**SUMMARY**

From: Residential Low Medium  
To: Public/Semi-Public  
Area: 2.82 acres m.o.l.  
Location: 324 East Pine Street, 424 North Ring Avenue, and 395 North Grosse Avenue

The proposed amendment is submitted by the City of Tarpon Springs to amend a property from Residential Low Medium (intended 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 Public/Semi-Public (intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses).

The subject property currently houses Tarpon Springs City Hall and the Performing Arts Center. The City has submitted the proposed amendment in order to conform to the appropriate Countywide Plan Map category which reflects its existing Public/Semi-Public use. The proposed amendment would also allow the City to continue to maintain and upgrade the property as needed under the applicable designations.

**FINDINGS**

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

- A. The Public/Semi-Public 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, January 4, 2021 at 1:30 p.m.

Forward Pinellas, January 13, 2021 at 1:00 p.m.

Countywide Planning Authority, February 9, 2021 at 9:30 a.m.



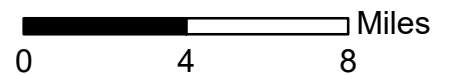


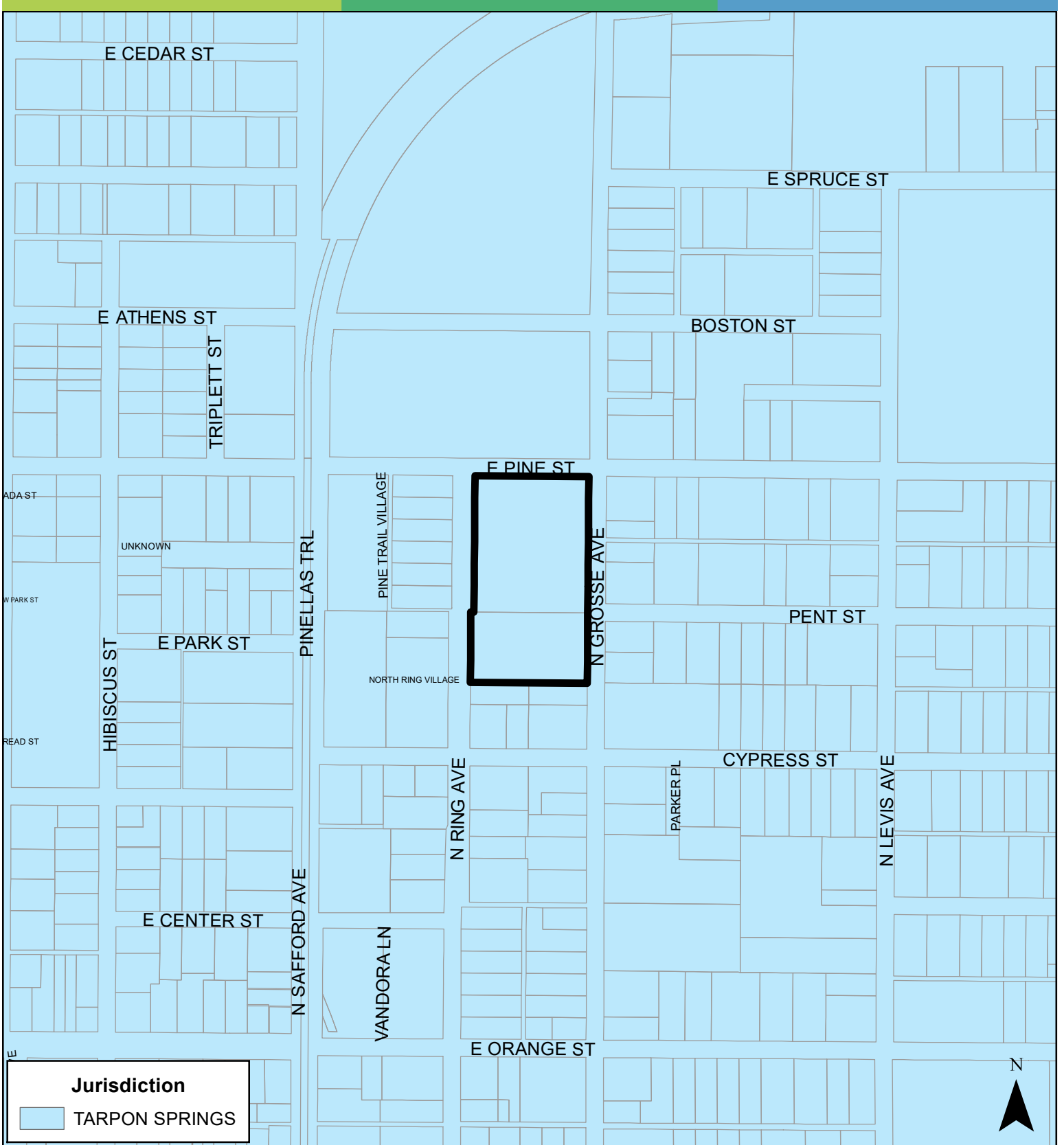
**JURISDICTION:** Tarpon Springs

**FROM:** Residential Low Medium

**AREA:** 2.82 Acres

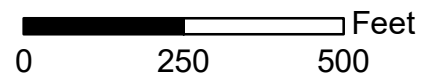
**TO:** Public/Semi-Public





**JURISDICTION:** Tarpon Springs    **FROM:** Residential Low Medium

**AREA:** 2.82 Acres    **TO:** Public/Semi-Public



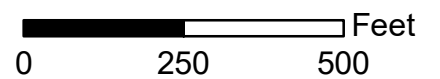
# Case CW21-01

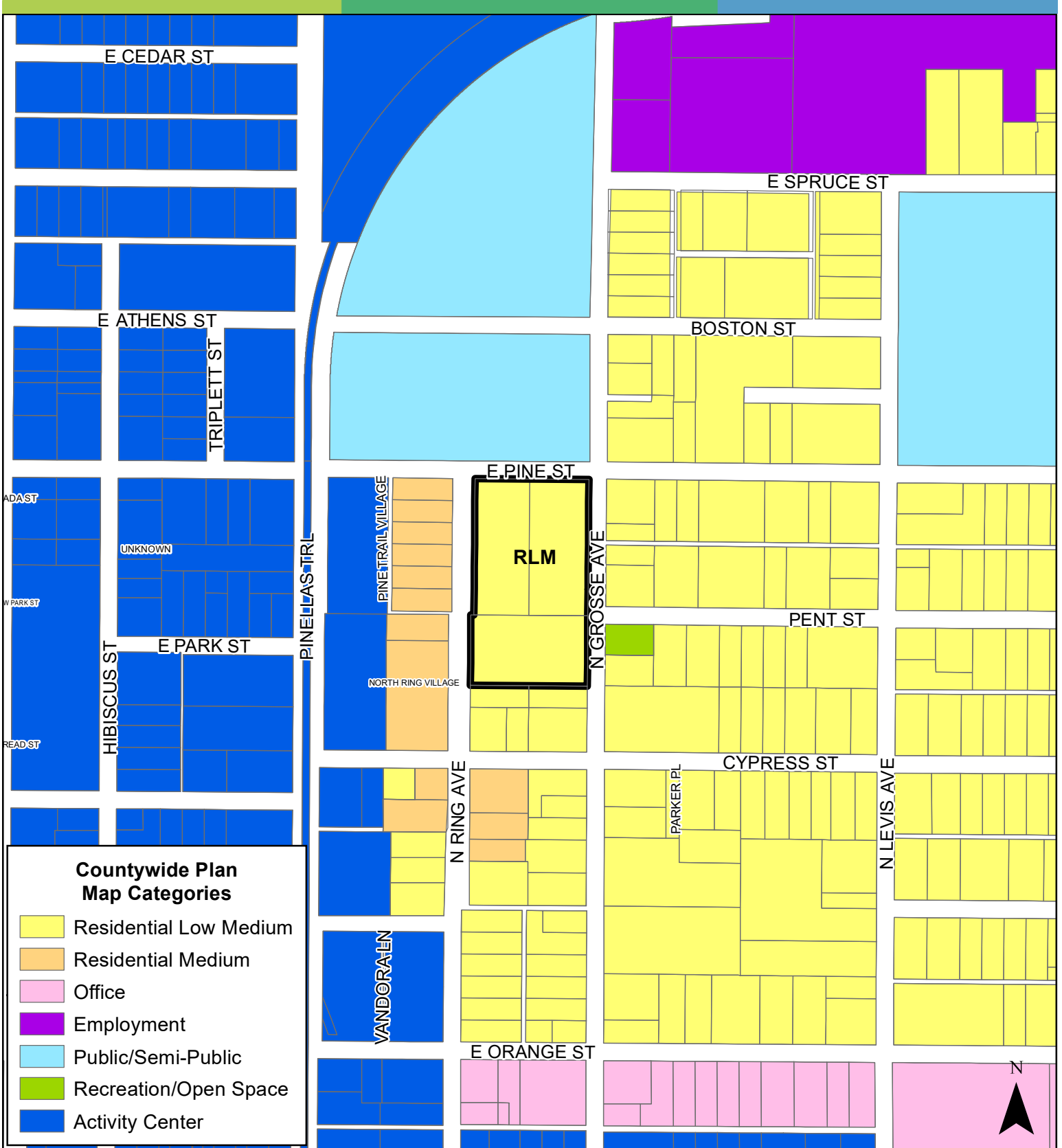
## Map 3: Aerial Map



**JURISDICTION:** Tarpon Springs    **FROM:** Residential Low Medium

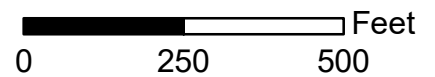
**AREA:** 2.82 Acres    **TO:** Public/Semi-Public

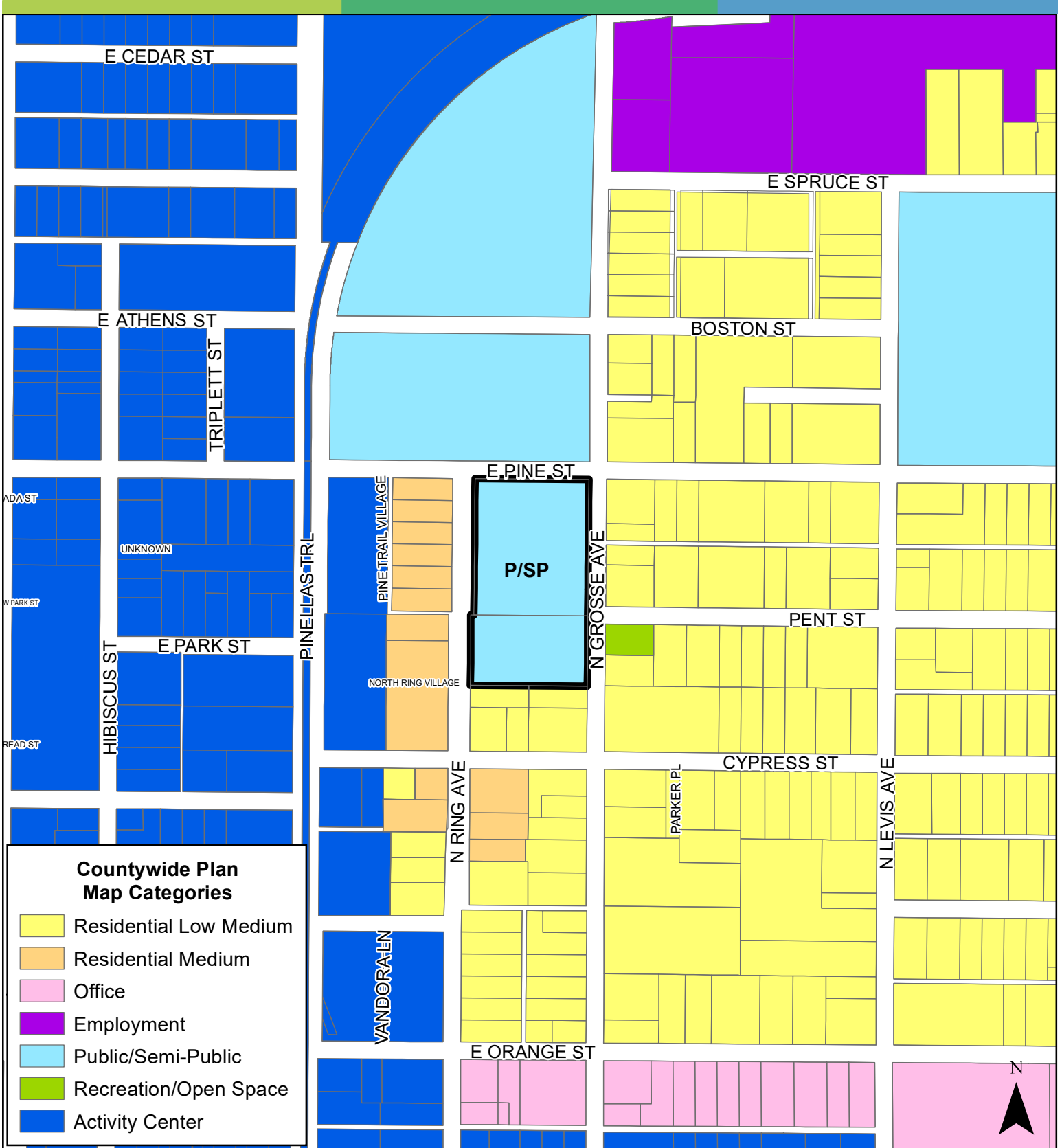




**JURISDICTION:** Tarpon Springs    **FROM:** Residential Low Medium

**AREA:** 2.82 Acres    **TO:** Public/Semi-Public





**JURISDICTION:** Tarpon Springs    **FROM:** Residential Low Medium

**AREA:** 2.82 Acres    **TO:** Public/Semi-Public

0 250 500 Feet

**CW 21-01**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

1. **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Tarpon Springs and seeks to amend the designation of approximately 2.82 acres of property from Residential Low Medium to Public/Semi-Public

The subject property currently houses the office of Tarpon Springs City Hall and the Performing Arts Center. The City has submitted the proposed amendment in order conform to the appropriate Countywide Plan Map category which reflects its existing use, hence the proposed category to Public/Semi-Public. The proposed amendment would also allow the City to continue to maintain and upgrade the property as needed under the applicable designations.

The Countywide Rules state that the Public/Semi-Public category is “intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.”

The current and intended continued use is consistent with the permitted uses and locational characteristics of the proposed category. The locational characteristics of the Public/Semi-Public category is “generally appropriate to those locations where institutional uses (such as educational, health, public safety, civic, religious and link uses) are required to serve the community, such as the existing City Hall building and Performing Arts Center which the subject property is used as.

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

2. **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better; therefore, those policies are not applicable.
3. **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
4. **Coastal High Hazard Areas (CHHA)** – The amendment area is not located on a CHHA; therefore, those policies are not applicable.
5. **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, therefore, those policies are not applicable.

6. **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
7. **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies are not applicable.

**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: Resort  
To: Residential Low Medium  
Area: 8.61 acres m.o.l.  
Location: Marina Drive

The proposed amendment is submitted by the City of Tarpon Springs to amend a property from Resort (intended to depict areas developed, or appropriate to be developed, in high-density residential and resort use; and to recognize such areas as well-suited for the combination of residential and temporary lodging use consistent with their location, surrounding uses, transportation facilities, and natural resources of such areas) to Residential Low Medium (intended 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).

The amendment area includes 19 lots on Marina Drive, which are part of a single-family detached residential subdivision. Originally platted in 1995 to what is now known in the Countywide Plan Map as the Resort category, the amendment area is inconsistent with the current and foreseeable use of the subject properties as single-family residential homes. The property owners have filed a petition requesting that the City amend the property to the appropriate category, hence the proposed amendment to Residential Low Medium. The proposed category will allow for the appropriate restrictions on uses for this residential subdivision, as well as enforcement of the appropriate densities and intensities which are suitable for a single-family residential neighborhood.

**FINDINGS**

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

- A. The Residential Low 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.



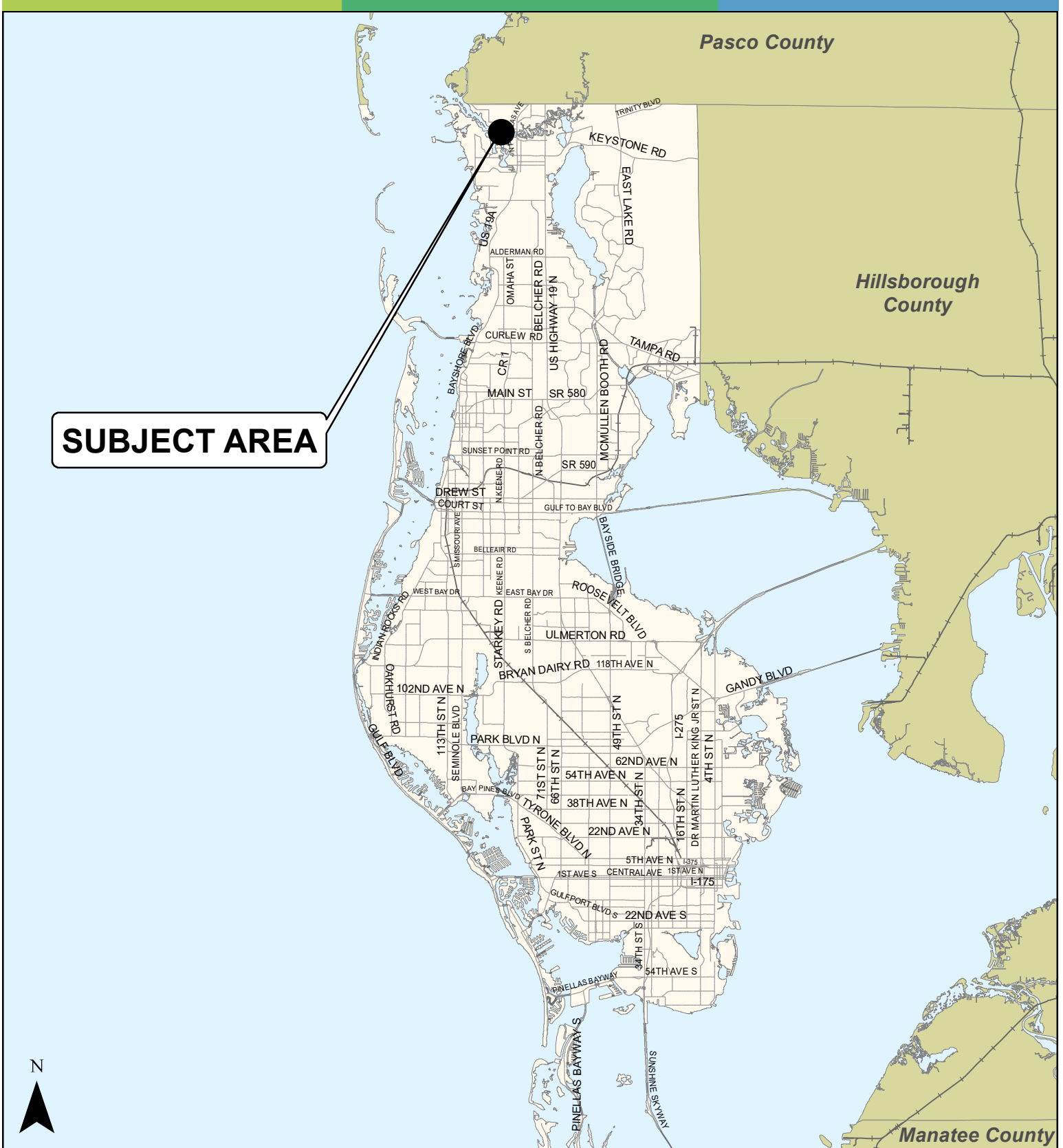
**LIST OF MAPS & ATTACHMENTS:**

- Map 1 Location Map
- Map 2 Jurisdictional Map
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- Map 5 Proposed Countywide Plan Map
- Map 6 Coastal High Hazard Area Map

Attachment 1 Forward Pinellas Staff Analysis

**MEETING DATES:**

- Planners Advisory Committee, January 4, 2021 at 1:30 p.m.
- Forward Pinellas, January 13, 2021 at 1:00 p.m.
- Countywide Planning Authority, February 9, 2021 at 9:30 a.m.

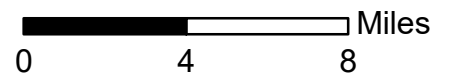


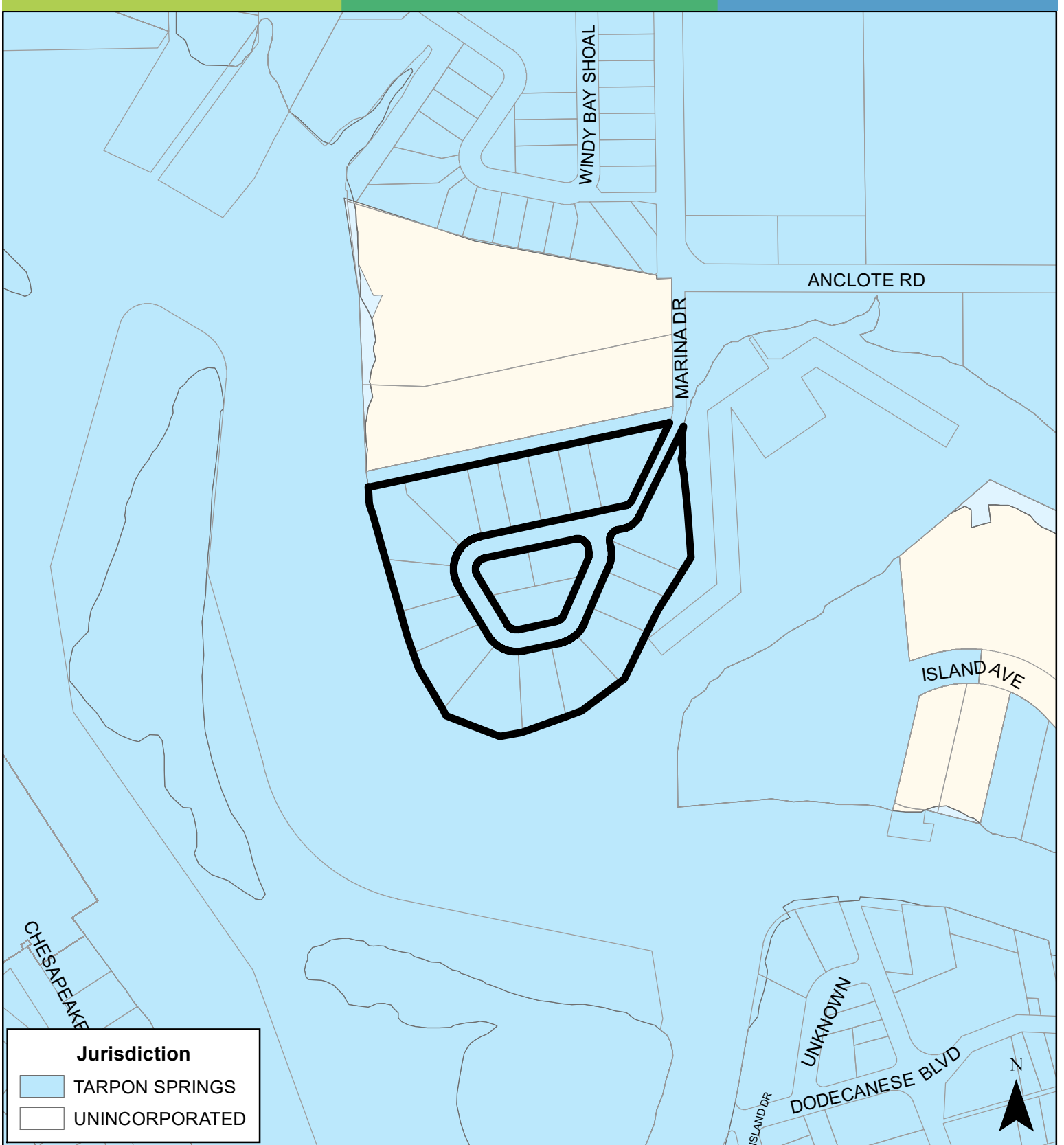
**JURISDICTION:** Tarpon Springs

**FROM:** Resort

**AREA:** 8.61 Acres

**TO:** Residential Low Medium



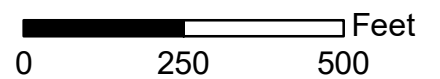


**Jurisdiction**

- TARPON SPRINGS
- UNINCORPORATED

**JURISDICTION:** Tarpon Springs    **FROM:** Resort

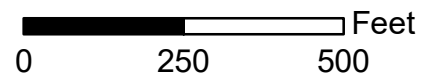
**AREA:** 8.61 Acres    **TO:** Residential Low Medium

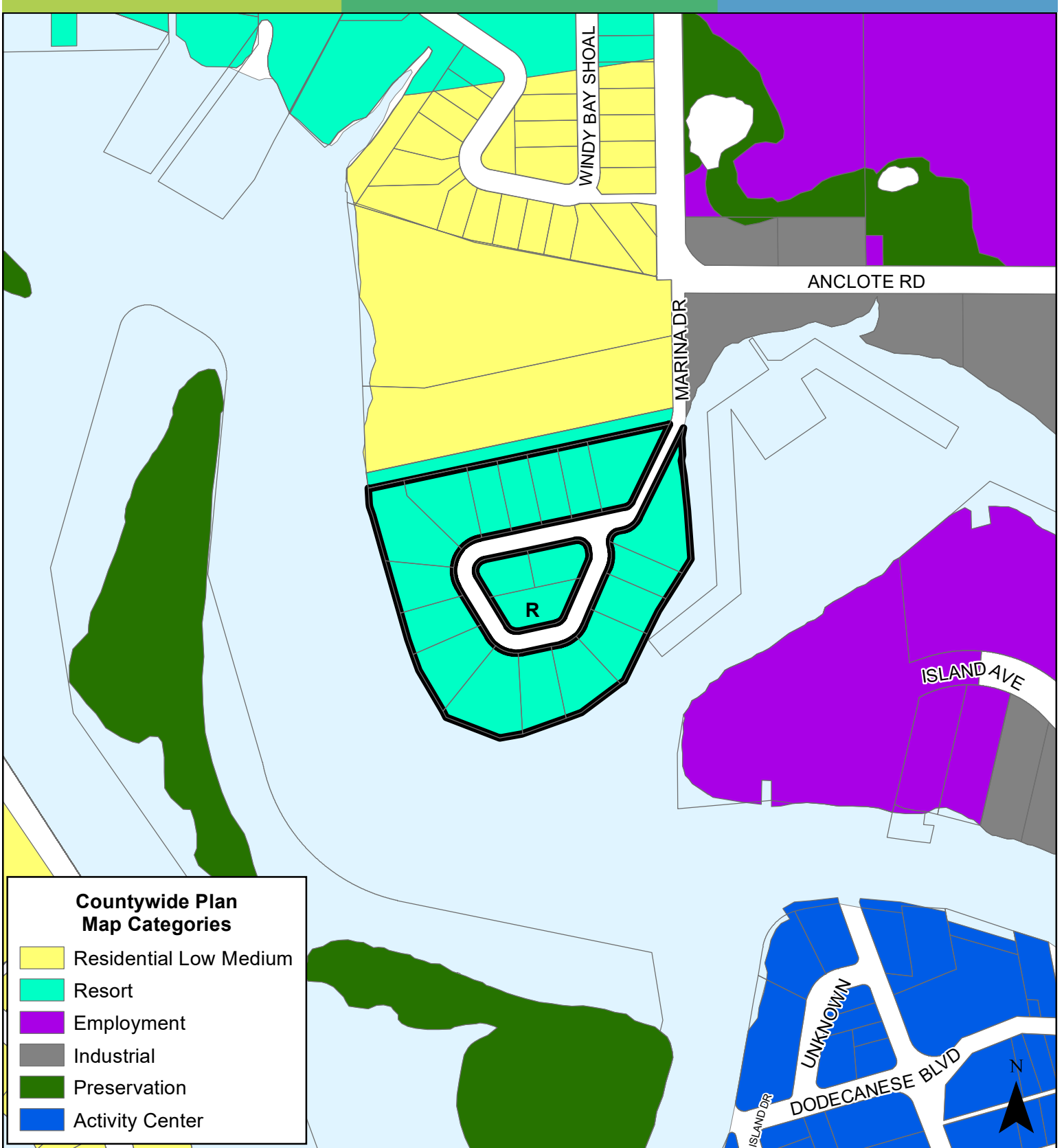




**JURISDICTION:** Tarpon Springs    **FROM:** Resort

**AREA:** 8.61 Acres    **TO:** Residential Low Medium





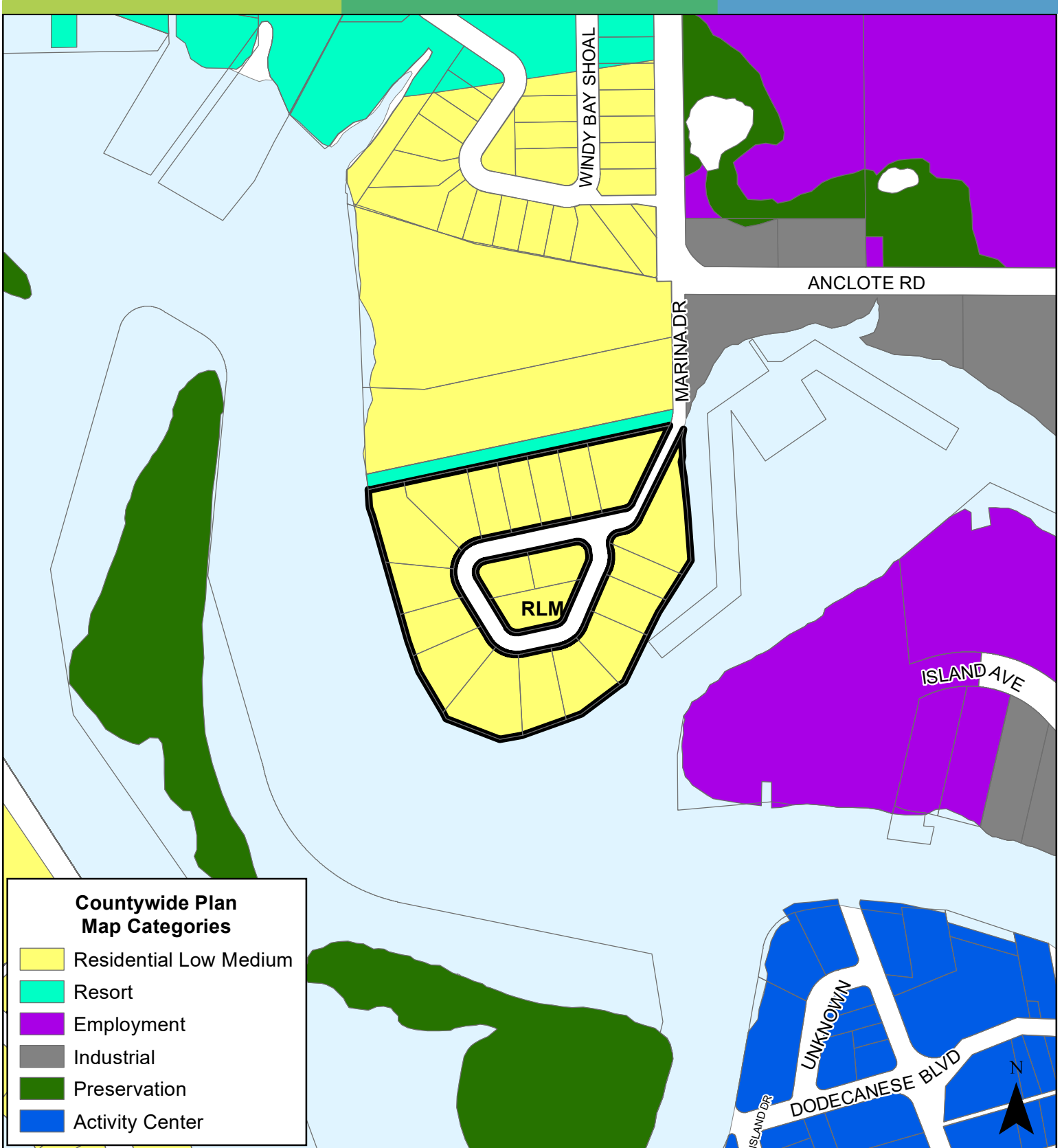
**Countywide Plan  
Map Categories**

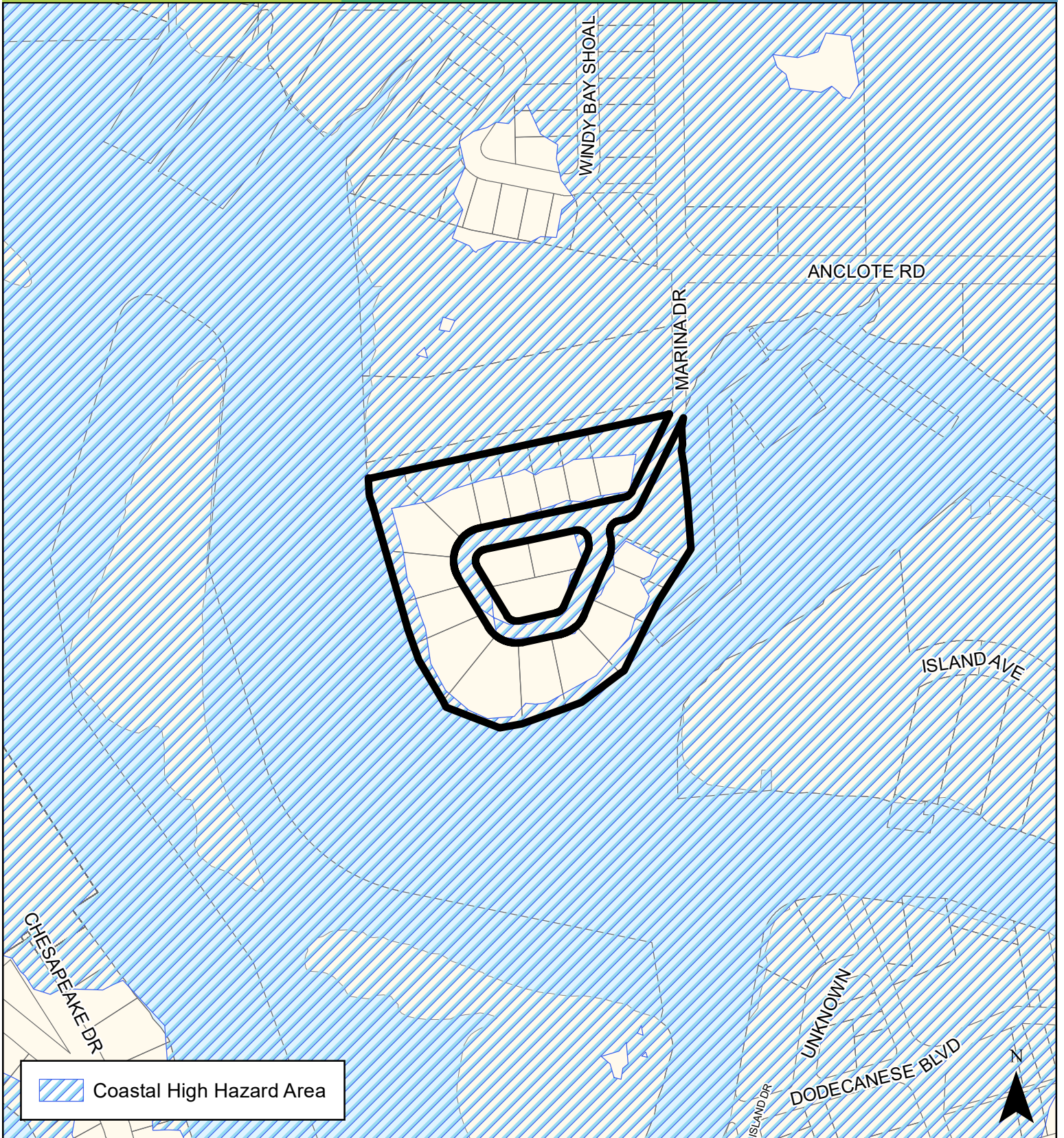
- Residential Low Medium
- Resort
- Employment
- Industrial
- Preservation
- Activity Center

**JURISDICTION:** Tarpon Springs    **FROM:** Resort

**AREA:** 8.61 Acres    **TO:** Residential Low Medium

0    250    500 Feet



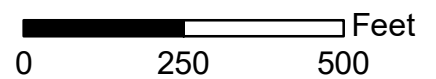


**JURISDICTION:** Tarpon Springs

**FROM:** Resort

**AREA:** 8.61 Acres

**TO:** Residential Low Medium



**CW 21-03**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Tarpon Springs and seeks to amend the designation of approximately 8.61 acres of property from Resort to Residential Low Medium.

The amendment area includes 19 lots on Marina Drive, which are part of a single-family detached residential subdivision. Originally platted in 1995 to what is now known in the Countywide Plan Map as the Resort category, the amendment area is inconsistent with the current and foreseeable use of the subject properties as single-family residential homes. The property owners have filed a petition requesting that the City amend the property to the appropriate category, hence the proposed amendment to Residential Low Medium. The proposed category will allow for the appropriate restrictions on uses for this residential subdivision, as well as enforcement of the appropriate densities and intensities which are suitable for a single-family residential neighborhood.

The Countywide Rules state that the Residential Low Medium category is “intended 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.”

The current and intended continued use is consistent with the permitted uses and location characteristics of the proposed category. The locational characteristics of the Residential Low Medium category are “generally appropriate to locations ranging from rural areas distant from urban activity centers, to suburban areas near or in proximity to urban activity centers; in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network.” The amendment area specifically is in proximity to other low to mid-intensity and density mixed-use areas, which are residential in nature.

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



- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is located on a CHHA. However, the proposed amendment will reduce maximum allowable residential density from 30 units per acre (UPA) to 10 UPA. Therefore, there will be no impacts to the CHHA.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area; therefore, those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to a public educational facility; therefore, those policies are not applicable. The amendment area is adjacent to Unincorporated Pinellas County. County staff have been contacted and found no issues with the proposed amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies are not applicable.

**Conclusion:**

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

January 4, 2021

### **3C. 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 2020:**

##### **PUBLIC HEARINGS**

The Board of County Commissioners, acting in its role as the Countywide Planning Authority, held public hearings on October 6, 2020 to consider the following amendments to the Countywide Plan Map:

- CW 20-17, a City of Pinellas Park case located at 12575 US Highway 19 North. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Retail & Services to Employment (vote: 7-0).
- CW 20-18, a City of Largo case located in the Largo Tri-City Area. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium, Residential Low Medium, Recreation/Open Space and Preservation to Activity Center and Multimodal Corridor (vote: 7-0).
- CW 20-19, a City of Tarpon Springs case located at 685 and 687 East Klosterman Road. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Low Medium to Preservation (vote: 7-0).
- CW 20-20, a City of St. Petersburg case located at 1525 29th Avenue North. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Medium to Multimodal Corridor (vote: 7-0).

##### **REGULAR AGENDA ITEMS**

- Countywide Plan Map Annual Update 2020 – 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 2020:**

- FLUM 20-12, Pinellas County, satisfies the Tier I provisions of Section 6.1.2.1 of the Countywide Rules

- FLUM 20-13, Pinellas County, satisfies the Tier I provisions of Section 6.1.2.1 of the Countywide Rules

**ATTACHMENT(S):** None

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

**Planners Advisory Committee – January 4, 2021**

**4A. 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.