



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

July 2, 2018 – 1:30
310 Court Street, 1st Floor Conf. Room
Clearwater, FL 33756

THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY

1. CALL TO ORDER AND INTRODUCTIONS

2. APPROVAL OF MINUTES – June 4, 2018

**3. REVIEW OF FORWARD PINELLAS AGENDA FOR July 11, 2018
PUBLIC HEARINGS**

Subthreshold Countywide Plan Map Amendments

None

Regular Countywide Plan Map Amendments

- A. CW 18-16 – City of Clearwater
- B. CW 18-17 – City of Clearwater
- C. CW 18-18 – City of Dunedin

REGULAR AGENDA ITEMS

- D. CPA Actions and Tier I Countywide Plan Map Amendments June 2018

4. PLANNING TOPICS OF INTEREST

- A. Self-Storage Facilities Subcommittee Update
- B. Alternate US 19 Cultural Corridor Update

5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA

- A. Pinellas SPOTlight Emphasis Areas Update (Information)
- B. Interlocal Agreements (Information)
- C. Reminder: August 14, 2018 Deadline for Consistency with New Countywide Plan
- D. Reminder: July 30, 2018 PAC Meeting is Cancelled – Next Meeting is September 4th

6. UPCOMING EVENTS

July 6 th	Planning & Zoning Tools for Preserving Historic Communities
July 13 th	Integrating Green Infrastructure into Pittsburgh's Urban Fabric.
July 16 th	Alternate US 19 Cultural Corridor Plan Community Workshop: Dunedin
July 20 th	Tampa Bay Regional Transit Forum
July 27 th	Women in Planning: Emerging Leaders from Academia to Planning Practice
July 31 st	Alternate US 19 Cultural Corridor Plan Community Workshop: Largo
July 31 st	NOAA Digital Coast: Turing Coastal Data and Tools Into Actionable Information. (Free)
Aug 27 th	Regional Transportation Leadership Workshop on MPO Coordination and Best Practices
Aug 27-29 th	Annual Statewide Affordable Housing Conference. (Orlando)
Sept 11-14 th	APA Florida Annual Conference (West Palm Beach)
Nov 27-28 th	Florida Automated Vehicles Summit

7. ADJOURNMENT

NEXT PAC MEETING – TUESDAY, SEPTEMBER 4, 2018

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 July 2, 2018

2. Approval of Minutes – June 4, 2018



SUMMARY

The Summary Agenda Action Sheet for the June 4, 2018 PAC meeting is attached for committee review and approval.

ATTACHMENT(S): PAC Summary Agenda Action Sheet for the June 4, 2018 meeting

ACTION: PAC to approve the Summary Agenda Action Sheet from the June 4, 2018 meeting

**PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: JUNE 4, 2018**

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND INTRODUCTIONS</u>	The meeting was called to order at 1:35 p.m. * A quorum was never reached due to current vacancies in the membership.	
2. <u>MINUTES OF REGULAR PAC MEETING OF APRIL 30, 2018</u>	Motion: Fred Metcalf Second: Michael Schoderbock	8-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR JUNE 13, 2018 MEETING</u> <u>PUBLIC HEARINGS</u> <u>Subthreshold Countywide Plan Map Amendments</u> A. CW 18-15 – City of Clearwater	Motion: Lauren Matzke Second: Fred Metcalf	8-0
<u>REGULAR AGENDA ITEMS</u> None		
B. CPA Actions and Tier I Countywide Plan Map Amendments May 2018	None required; informational item only	
4. <u>PLANNING TOPICS OF INTEREST</u> A. Knowledge Exchange Series – Urban Agriculture	Linda Fisher began with a brief history of how this topic came to Forward Pinellas by way of the City of St. Petersburg, acknowledging the work done by the City to date. She discussed the reasons local governments might consider encouraging urban farming, offering some examples of the variety of typographies this could take. She discussed the regulatory considerations, including the Florida Right to Farm Act. She advised that Forward Pinellas, in its role as the Pinellas Planning Council, is proposing to amend the Countywide Rules to add an Agriculture-Light category to facilitate these types of uses going forward and assist local governments in doing so. Additionally, Forward Pinellas is available for technical support and has created a handbook on the topic.	
B. Alternate US 19 Cultural Corridor Focus Groups	Rodney Chatman defined the efforts being undertaken to create a plan for a Cultural Corridor along Alternate US 19 and advised the PAC members of the upcoming workshops. He advised that Forward Pinellas, in partnership with Creative Pinellas, will be reaching out to the arts community, assessing land uses in the corridor and bringing together focus groups. The focus groups will include planners, tourism officials, economic development leaders, civic and cultural community, etc. Forward Pinellas will keep PAC apprised of the efforts.	

C. Self-Storage Facilities	Rodney Chatman explained some of the issues being experienced by local governments concerning self-storage facilities. He suggested forming a sub-committee of the PAC to undertake this issue and come up with potential solutions. There was much discussion among the members who agreed a sub-committee would be helpful. The cities of St. Petersburg, Largo, Clearwater, Tarpon Springs and Pinellas County agreed to participate in the sub-committee.	
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 SPOTlight emphasis areas. He indicated that Forward Pinellas is currently assisting the city of St. Pete Beach in working with the Tampa Bay Water Taxi and Ferry. The open house for the Gateway Master Plan was well attended and successful. Likewise, the US 19 public workshop was very well attended and provided valuable input regarding the north county interchanges.	
B. Cancellation of the August PAC Meeting	Motion: Lauren Matzke Second: Rick Perez The August PAC meeting will be cancelled.	8-0
	Rodney Chatman alerted the PAC members that the December Forward Pinellas meeting will likely be cancelled as well. At which time, Lauren Matzke, City of Clearwater, expressed concern with doing so due to effects at the local level. It was discussed that the schedule released at the beginning of the year indicated the December meeting was subject to cancellation.	
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 2:50 p.m.	

Respectfully Submitted,

PAC Chairman

Date

Planners Advisory Committee – July 2, 2018

3A. Case CW 18-16 – City of Clearwater



SUMMARY

From: Activity Center and Recreation/Open Space
To: Activity Center
Area: 172.5 acres m.o.l.
Location: Generally Located South of Drew Street, East of Prospect Avenue, North of Court Street, and West of Highland Avenue

This proposed amendment is submitted by the City of Clearwater and seeks to amend the Clearwater Downtown Redevelopment Plan governing the Activity Center to consolidate seven local future land use designations in the Prospect Lake and Downtown Gateway Character Districts into one designation, Central Business District. The proposed amendment will allow a mix of uses at higher densities and intensities which will support infill development and the redevelopment of underutilized sites, provide opportunities for additional housing as well as commercial and mixed use development, and support a variety of transportation modes. Additionally, one property not currently designated as Activity Center will be added.

The request seeks to amend 968 parcels totaling approximately 173 acres from Activity Center (used to recognize those areas of the county that have been identified and planned for in a special and detailed manner, serve as identifiable centers of business, public, and residential activity that are the focal point of a community, and are served by enhanced transit commensurate with the type, scale, and intensity of use) and Recreation/Open Space (intended to recognize areas appropriate for public and private open spaces and recreational facilities that serve the community or region) to Activity Center (used to recognize those areas of the county that have been identified and planned for in a special and detailed manner, serve as identifiable centers of business, public, and residential activity that are the focal point of a community, and are served by enhanced transit commensurate with the type, scale, and intensity of use).

If approved, this amendment will be consistent with the City of Clearwater's Comprehensive Plan.

FINDINGS

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

- A. The Activity Center category recognizes the proposed use of the area, and is consistent with the criteria for utilization of this categories.
- 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	Locator Map
Map 2	Site Map
Map 3	Aerial Map
Map 4	Current Countywide Plan Map
Map 5	Proposed Countywide Plan Map
Map 6	Coastal High Hazard Area Map
Map 7	Activity Center Map

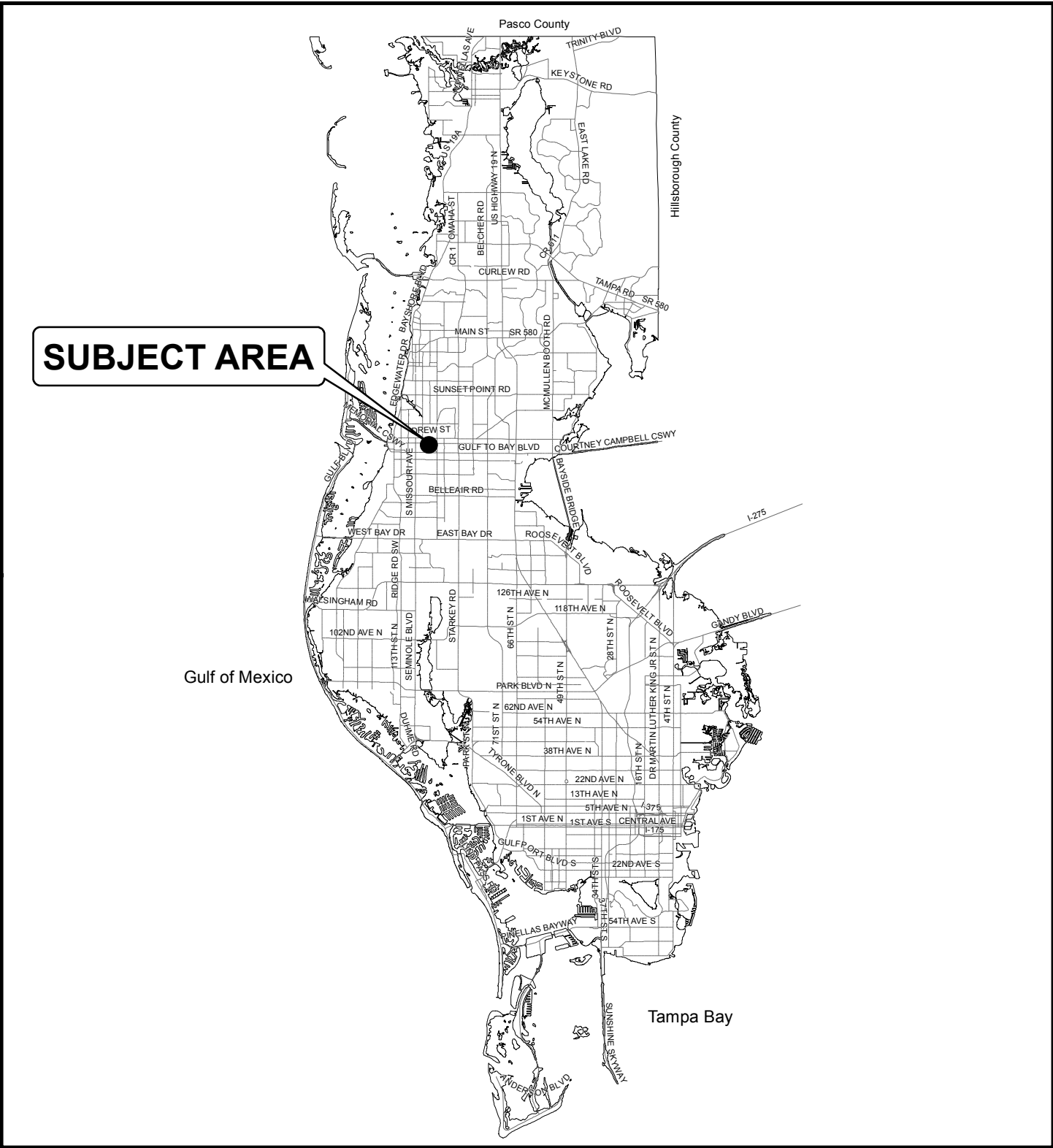
Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, July 2, 2018 at 1:30 p.m.

Forward Pinellas, July 11, 2018 at 1:00 p.m.

Countywide Planning Authority, August 7, 2018 at 9:30 a.m.



Map 1 - Location

CASE #: CW18-16

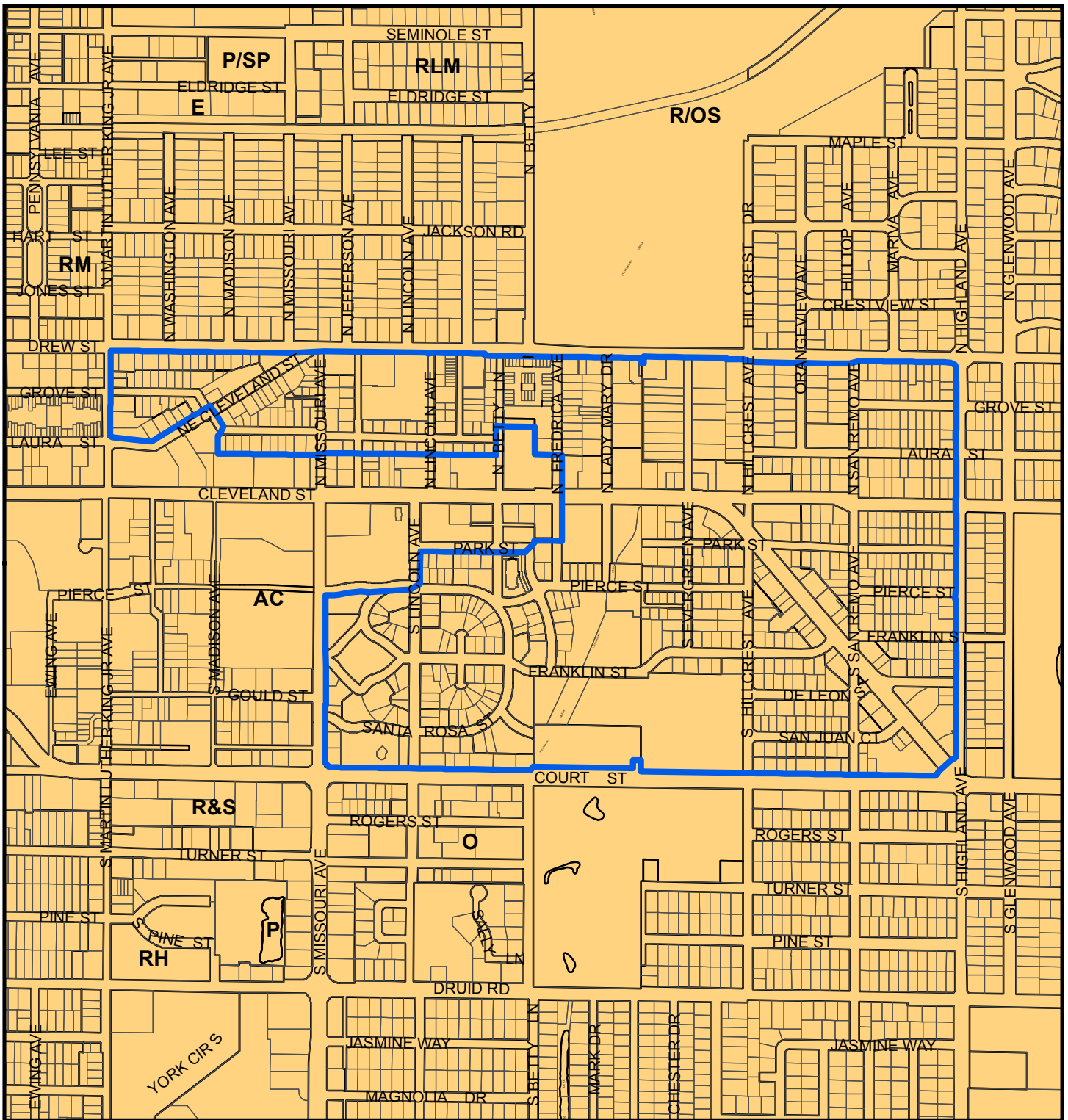
FROM: Activity Center and Recreation/Open Space

JURISDICTION: Clearwater

TO: Activity Center

AREA: 172.5 Acres





Map 2 - Current Countywide Plan Map & Jurisdictional Map

CASE #: CW18-16


FROM: Activity Center and Recreation/Open Space

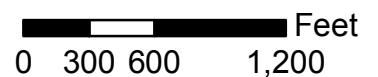
JURISDICTION: Clearwater

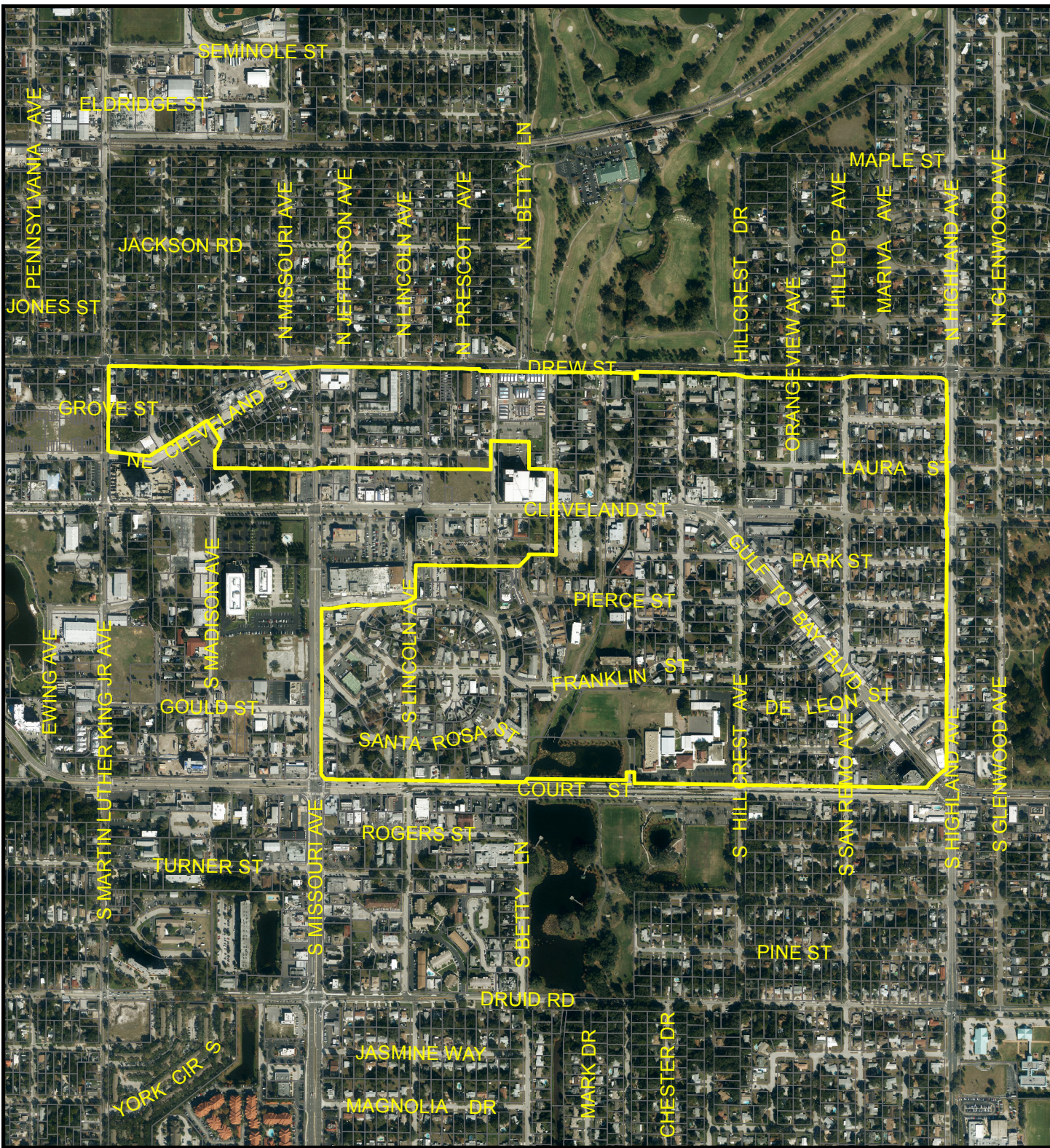
TO: Activity Center

LEGEND:

AREA: 172.5 Acres

 Clearwater





Map 3 - Aerial

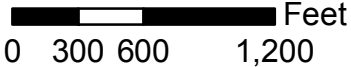
CASE #: CW18-16

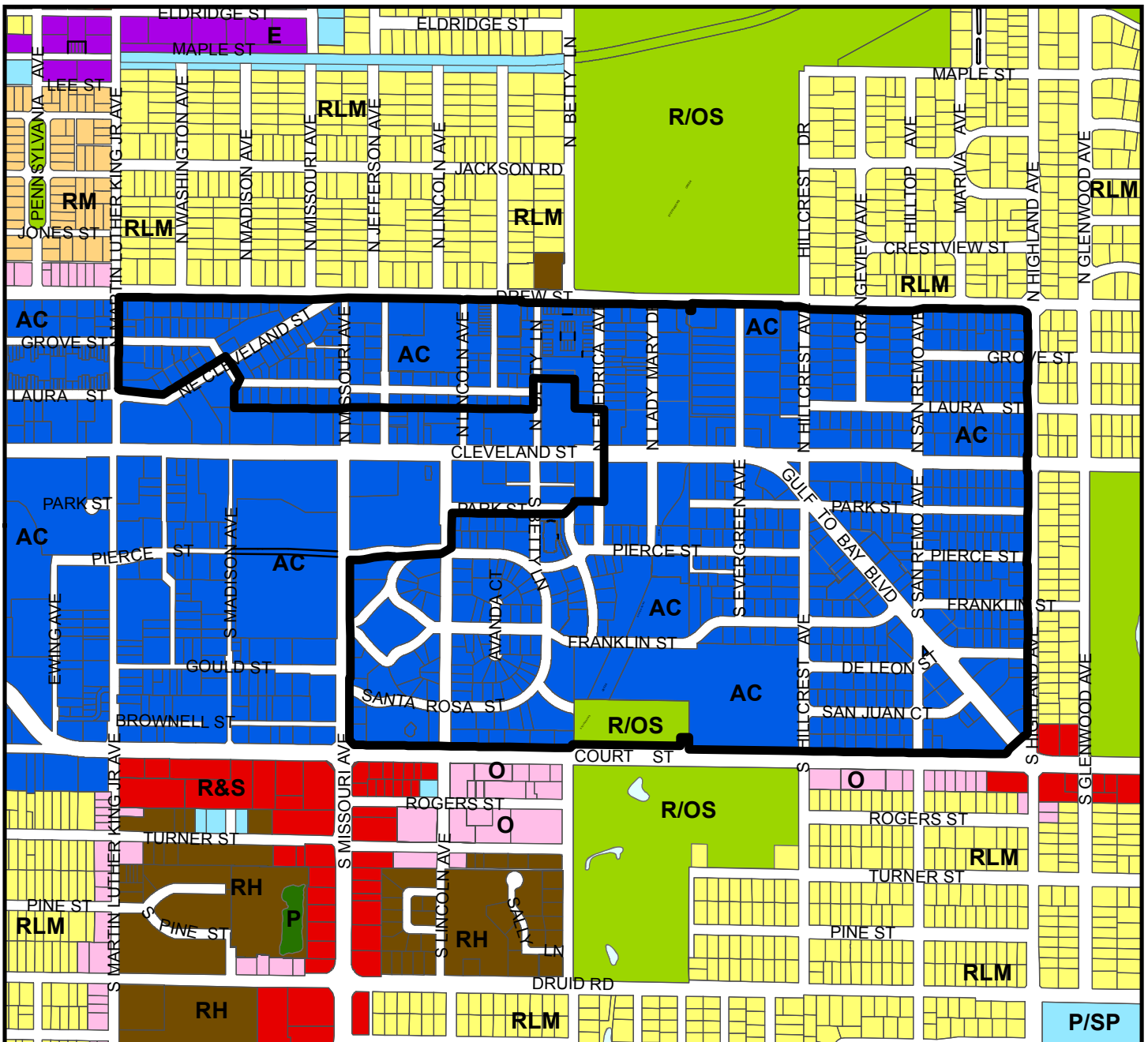
FROM: Activity Center and Recreation/Open Space

JURISDICTION: Clearwater

TO: Activity Center

AREA: 172.5 Acres





Countywide Plan Map Categories

- | | | |
|--|---|--|
|  Residential Low Medium |  Office |  Public/Semi-Public |
|  Residential Medium |  Retail & Services |  Recreation/Open Space |
|  Residential High |  Employment |  Preservation |
| | |  Activity Center |

Map 4 - Current Countywide Plan Map

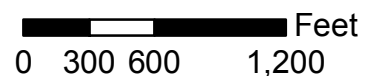
CASE #: CW18-16

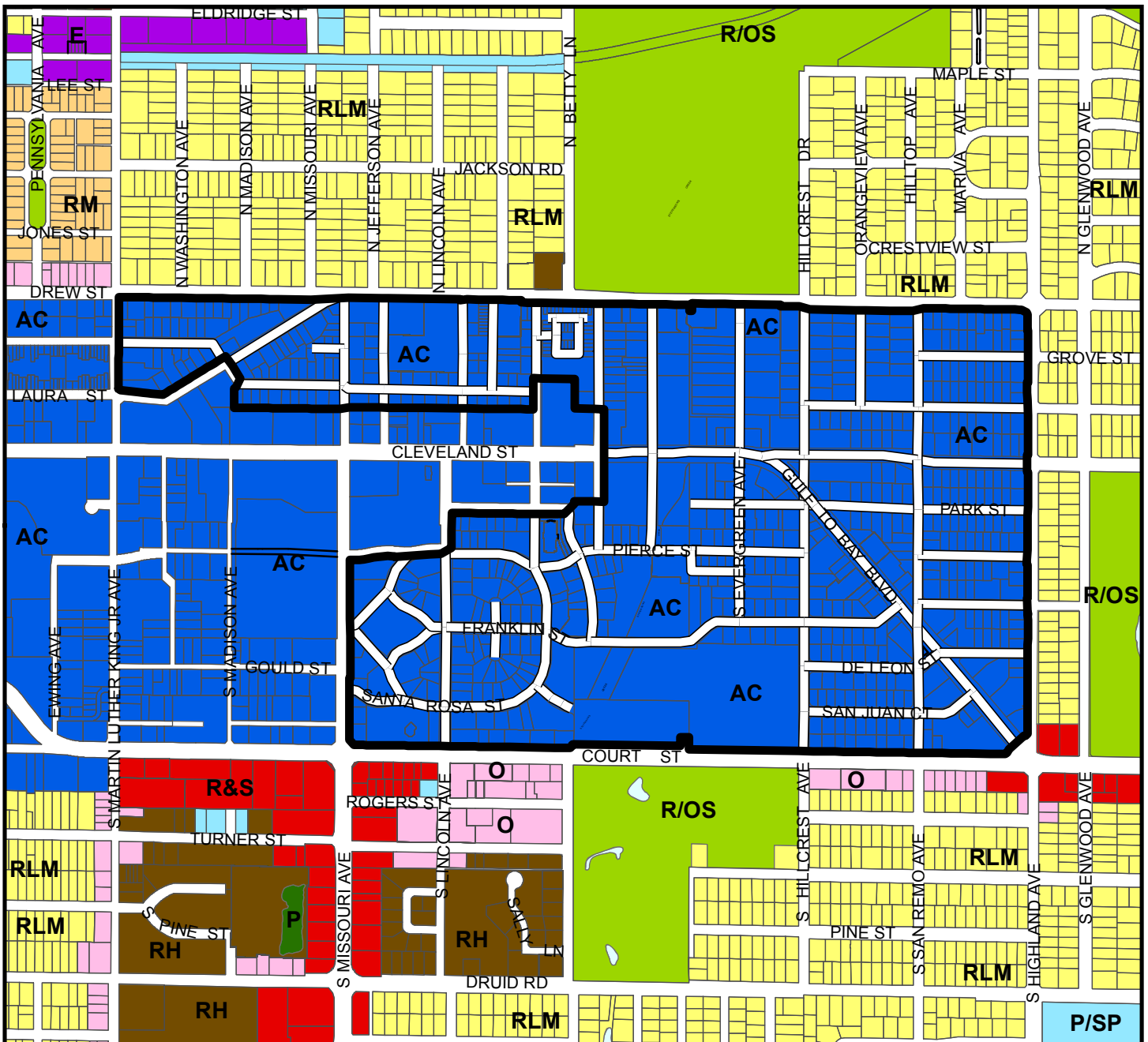
FROM: Activity Center and Recreation/Open Space

JURISDICTION: Clearwater

TO: Activity Center

AREA: 172.5 Acres





Countywide Plan Map Categories

- | | | |
|------------------------|-------------------|-----------------------|
| Residential Low Medium | Office | Public/Semi-Public |
| Residential Medium | Retail & Services | Recreation/Open Space |
| Residential High | Employment | Preservation |
| | | Activity Center |

Map 5 - Proposed Countywide Plan Map

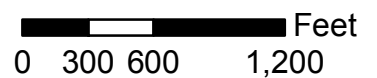
CASE #: CW18-16

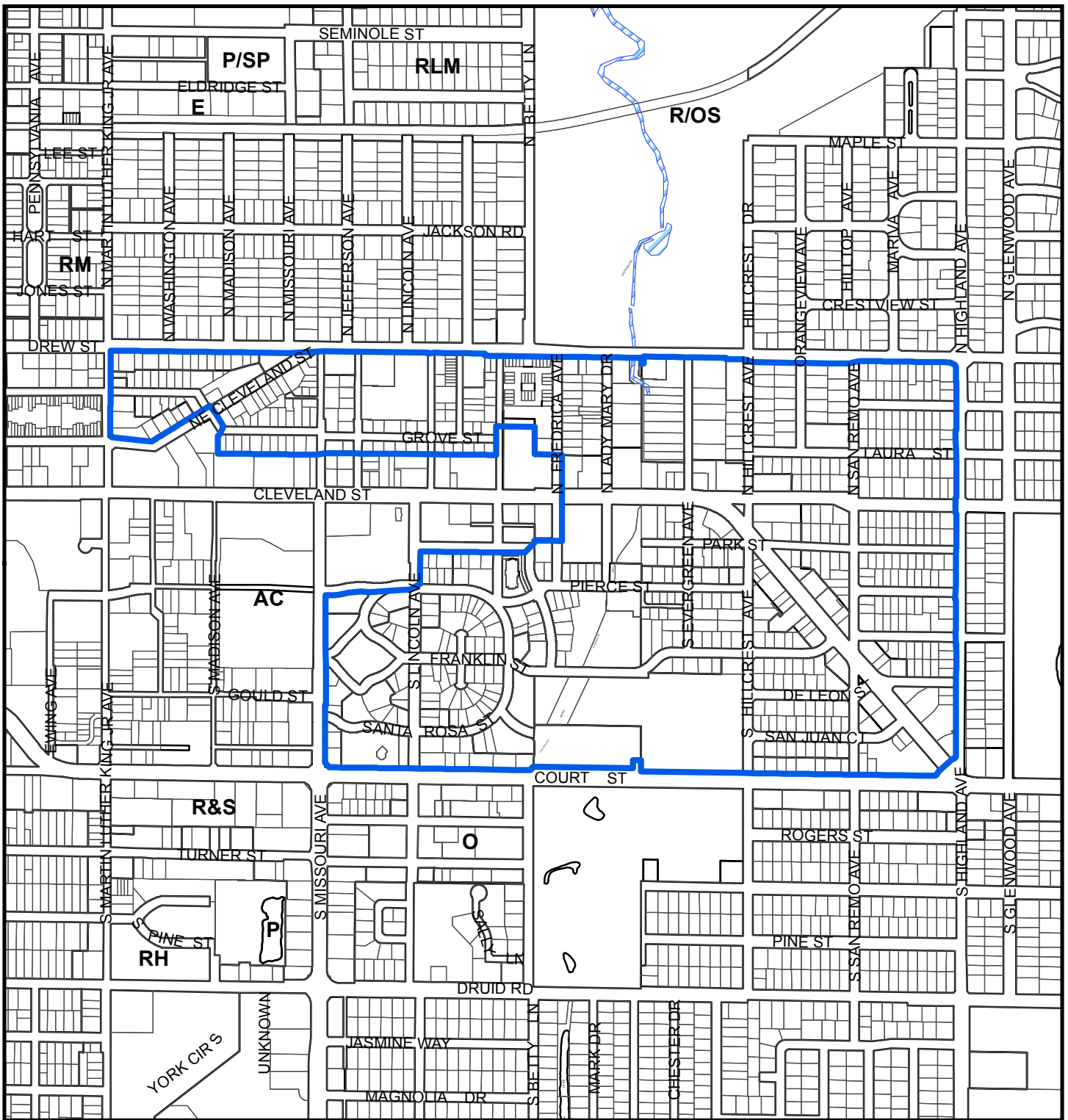
FROM: Activity Center and Recreation/Open Space

JURISDICTION: Clearwater

TO: Activity Center

AREA: 172.5 Acres





Map 6 - Coastal High Hazard Area (CHHA)

LEGEND:

 CHHA

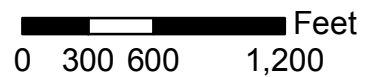
CASE #: CW18-16

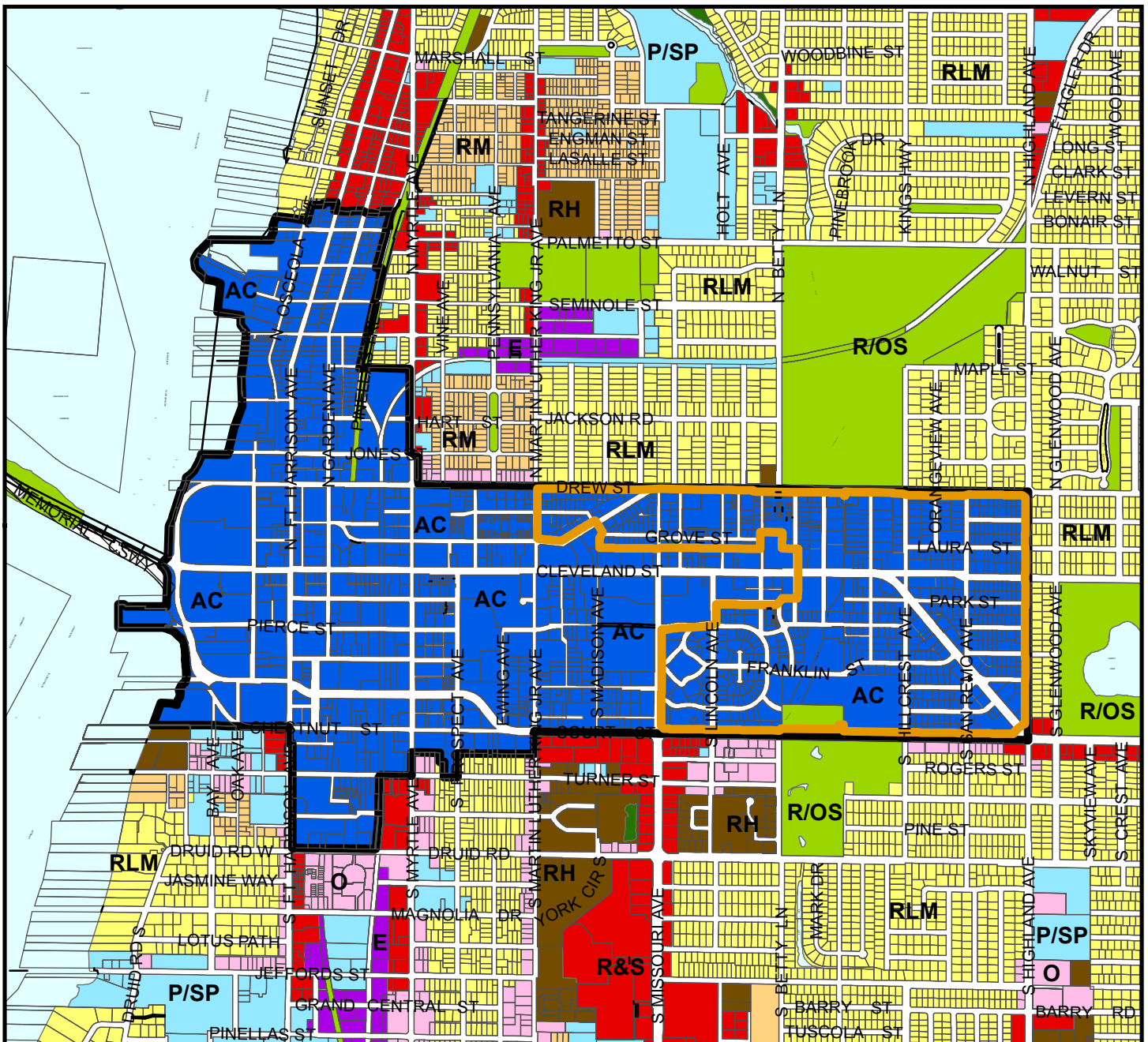
FROM: Activity Center and Recreation/Open Space

JURISDICTION: Clearwater

TO: Activity Center

AREA: 172.5 Acres





Countywide Plan Map Categories

- | | | | |
|------------------------|-------------------|-----------------------|-------------------------------|
| Residential Low Medium | Office | Public/Semi-Public | Activity Center |
| Residential Medium | Retail & Services | Recreation/Open Space | Scenic/Noncommercial Corridor |
| Residential High | Employment | Preservation | |

Map 7 - Current Activity Center Map

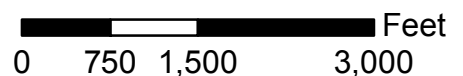
CASE #: CW18-16

FROM: Activity Center and Recreation/Open Space

JURISDICTION: Clearwater

TO: Activity Center

AREA: 544.4 Acres
(without roads)



CW 18-16 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by the City of Clearwater and seeks to amend the Clearwater Downtown Redevelopment Plan governing the Activity Center to consolidate seven local future land use designations in the Prospect Lake and Downtown Gateway Character Districts into one designation, Central Business District. The proposed amendment will allow a mix of uses at higher densities and intensities which will support infill development, the redevelopment of underutilized sites, provide opportunities for additional housing as well as commercial and mixed use development, support a variety of transportation modes, and integrate this area with the rest of the properties in the downtown planning area. The uses allowed under the current future land use designations include moderate and high density residential, institutional, commercial, office, and recreation/open space. The density and intensity ranges associated with the current future land use designations span from 7.5 to 30 dwelling units per acre, up to 40 temporary lodging units per acre, 0.25 to 0.65 floor area ratio (FAR), and .60 to .90 impervious surface ratio (ISR). The primary uses allowed under the proposed amendment vary by character district but, generally include moderate and high density residential, office, retail sales and services, and public/semi-public. The maximum density allowed under the proposed amendment varies by location and character district but, generally permits between 35 to 75 dwelling units per acre and between 35 to 40 temporary lodging units per acre. The maximum development intensity allowed under this amendment ranges from 0.55 to 2.5 FAR.

Additionally, one property not currently designated as Activity Center will be added. This property is proposed to be amended from Recreation/Open Space (intended to recognize areas appropriate for public and private open spaces and recreational facilities that serve the community or region) to Activity Center (used to recognize those areas of the county that have been identified and planned for in a special and detailed manner, serve as identifiable centers of business, public, and residential activity that are the focal point of a community, and are served by enhanced transit commensurate with the type, scale, and intensity of use).

It is staff's determination that if approved, this amendment will be consistent with Clearwater's Comprehensive Plan. Staff further concludes that the proposed amendment is consistent with the purpose, location, density, intensity, and use standards contained in the Countywide Rules.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The segment of Court Street from South Missouri Avenue to South Highland Avenue is operating at an LOS of "F" within the amendment area boundaries.

Objectives of the Downtown Redevelopment Plan include reducing automobile congestion, maintaining or reducing roadway corridor size, providing an urban environment conducive to mixed-used development, and to emphasize connections to transit. There are various multimodal facilities and services within the amendment area including transit, multi-use trails, other bicycle/pedestrian facilities, and existing and planned streetscape improvements. The amendment area contains several key corridors, including Cleveland Street and North Fort Harrison Avenue, which are served by transit. There are several transit routes operated by the Pinellas Suncoast Transit Authority (PSTA) in the downtown area with the Park Street

Terminal serving as a hub for transit service connectivity in mid-Pinellas County. The Pinellas Trail, Ream Wilson Trail, and other bicycle/pedestrian facilities along the Cleveland Street and Gulf to Bay corridors also serve as additional mobility options for residents and visitors within the amendment area.

It is staff's determination that the multimodal transportation options within the amendment area will adequately serve the mobility needs of the area.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, therefore those standards are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within the CHHA, therefore those standards are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is located within Clearwater's designated Community Redevelopment Area (CRA). The CRA was established in 2002 in order to address a variety of economic and mobility challenges inherent to this part of the downtown area. In successive years, the City of Clearwater has initiated supplementary planning efforts that were designed to refine the overall vision and adopt other strategies to address the challenges still being faced by the community.

It is staff's determination that this amendment furthers the goals and objectives of the CRA and should result in more viable redevelopment projects and mobility options for travel within the downtown area.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to another jurisdiction or public educational facility, therefore those standards 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.

Planners Advisory Committee – July 2, 2018

3B. Case CW 18-17 – City of Clearwater



SUMMARY

From: Activity Center
To: Activity Center
Area: 10.9 acres m.o.l.
Location: Generally Located North of Nicholson Street, West of the Pinellas Trail, East of Clearwater Harbor, and Within 285 Feet North Of Cedar Street

This proposed amendment is submitted by the City of Clearwater and seeks to amend the Clearwater Downtown Redevelopment Plan governing the Activity Center to consolidate three local future land use designations in the Old Bay Character District into one designation, Central Business District. The proposed amendment will allow a mix of uses at higher densities and intensities which will support infill development and the redevelopment of underutilized sites, provide opportunities for additional housing as well as commercial and mixed use development, and support a variety of transportation modes.

The current and proposed Activity Center category is used to recognize those areas of the county that have been identified and planned for in a special and detailed manner, serve as identifiable centers of business, public, and residential activity that are the focal point of a community, and are served by enhanced transit commensurate with the type, scale, and intensity of use.

If approved, this amendment will be consistent with the City of Clearwater’s Comprehensive Plan.

FINDINGS

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

- A. The Activity Center category recognizes the proposed use of the area, and is consistent with the criteria for utilization of this categories.
- 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 Locator Map
- Map 2 Site Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map
- Map 6 Coastal High Hazard Area Map
- Map 7 Activity Center Map

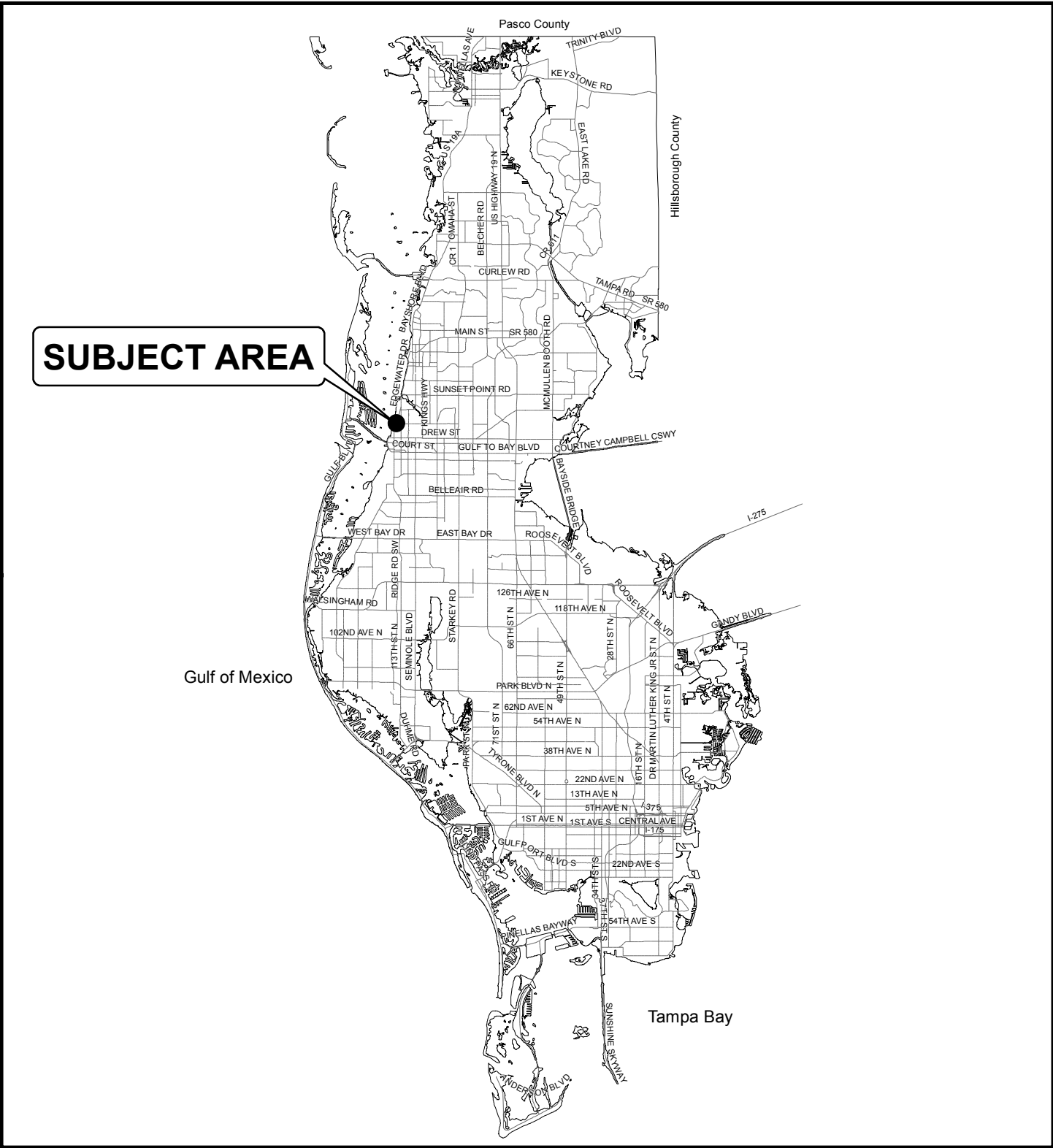
Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, July 2, 2018 at 1:30 p.m.

Forward Pinellas, July 11, 2018 at 1:00 p.m.

Countywide Planning Authority, August 7, 2018 at 9:30 a.m.



Map 1 - Location

CASE #: CW18-17

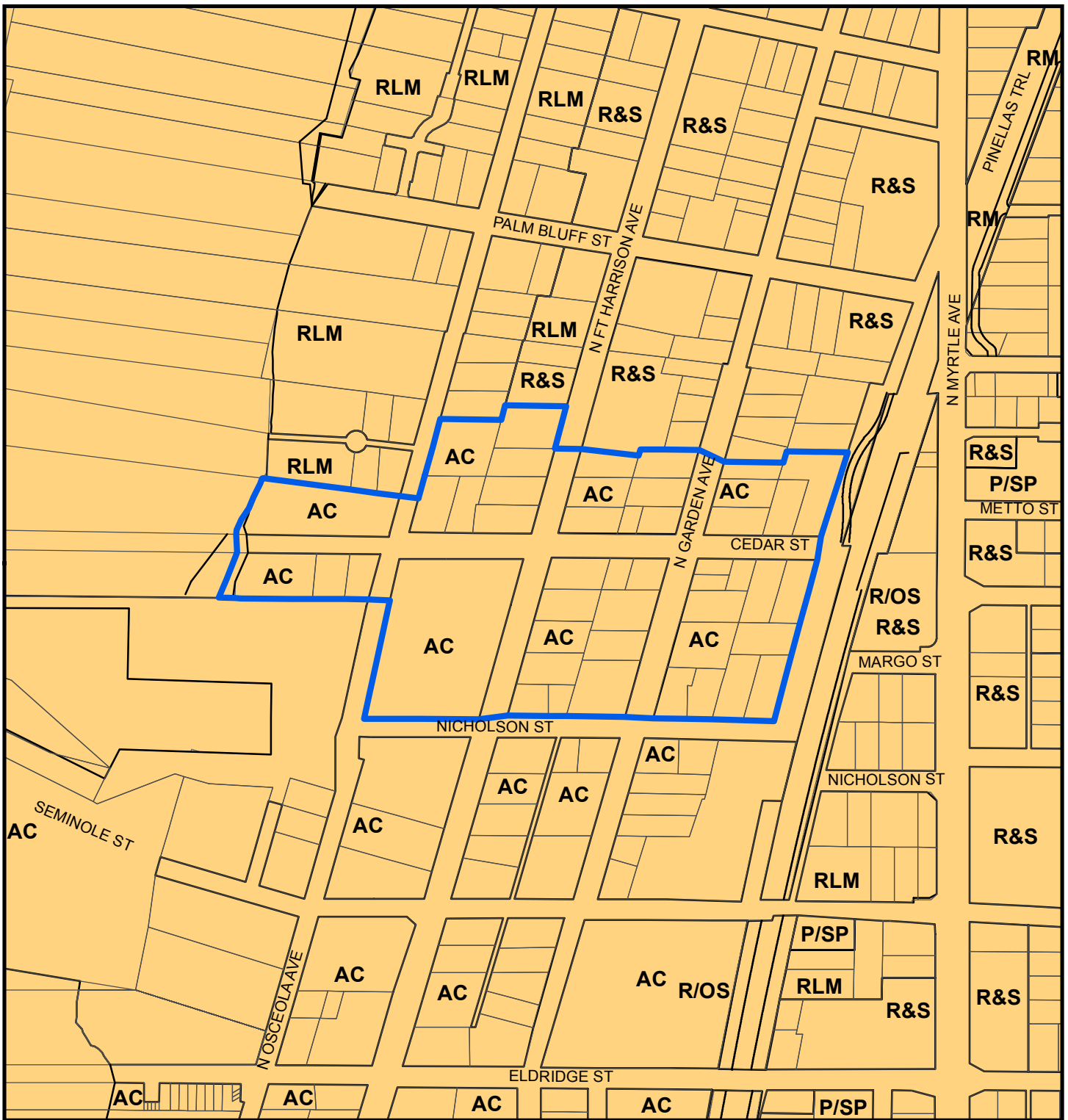
FROM: Activity Center

AREA: 10.9 Acres

JURISDICTION: Clearwater

TO: Activity Center





Map 2 - Current Countywide Plan Map & Jurisdictional Map

CASE #: CW18-17


FROM: Activity Center

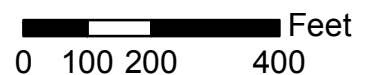
AREA: 10.9 Acres

JURISDICTION: Clearwater

TO: Activity Center

LEGEND:

 Clearwater





Map 3 - Aerial

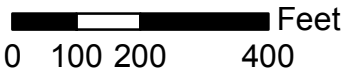
CASE #: CW18-17

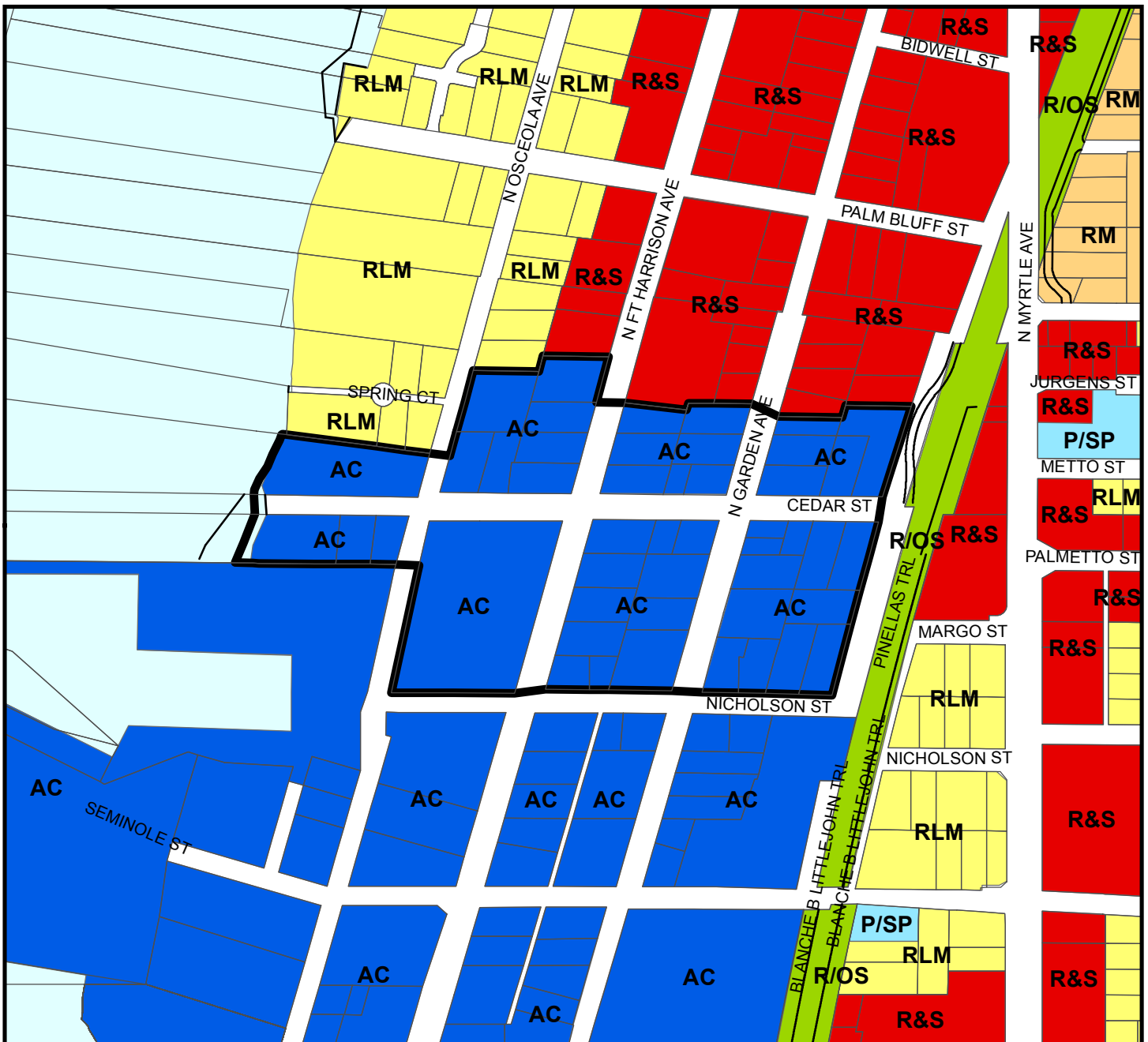
FROM: Activity Center

AREA: 10.9 Acres

JURISDICTION: Clearwater

TO: Activity Center





Countywide Plan Map Categories

- Residential Low Medium
- Public/Semi-Public
- Residential Medium
- Recreation/Open Space
- Retail & Services
- Activity Center

Map 4 - Current Countywide Plan Map

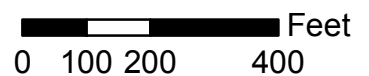
CASE #: CW18-17

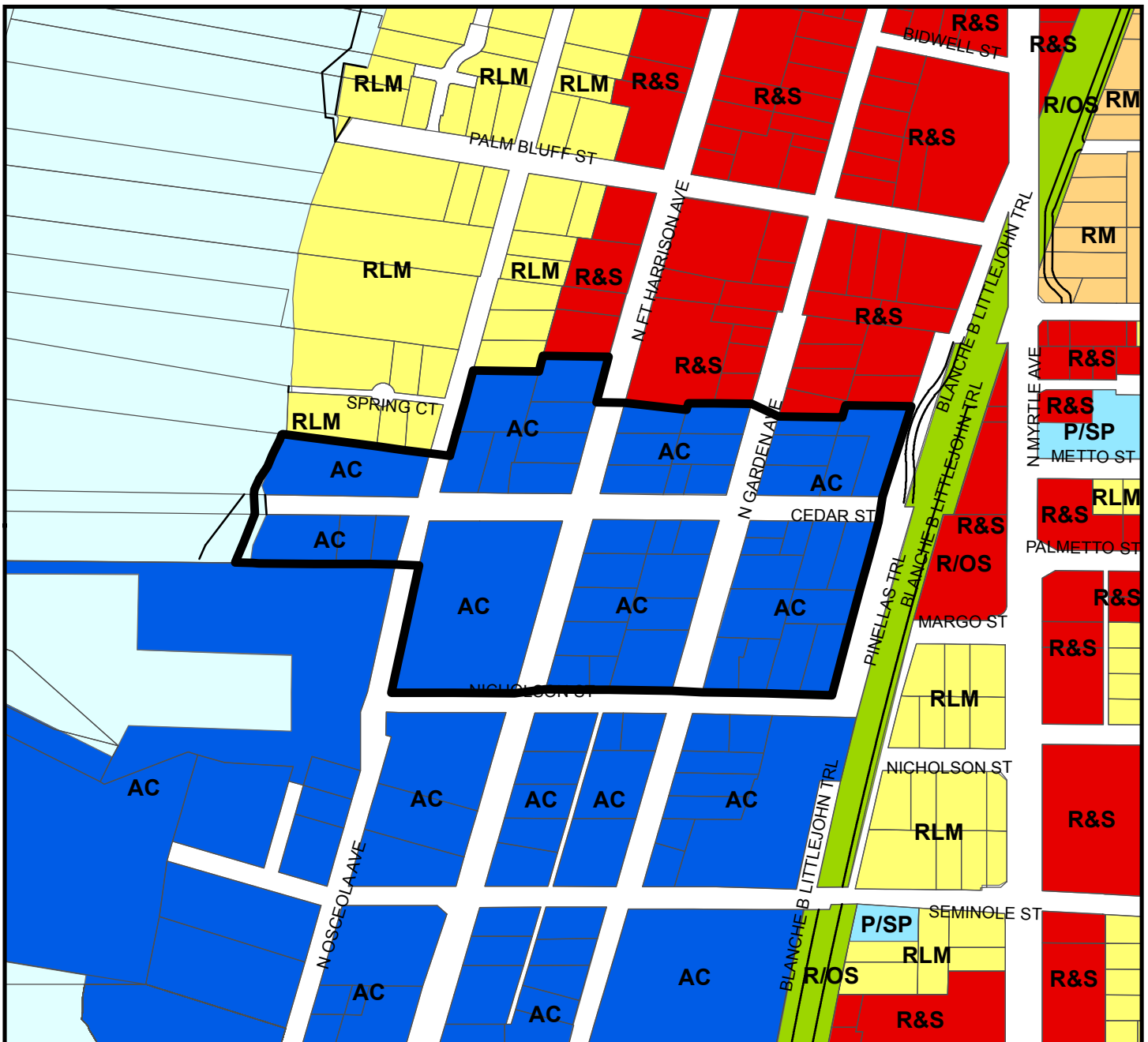
FROM: Activity Center

AREA: 10.9 Acres







JURISDICTION: Clearwater

TO: Activity Center





Countywide Plan Map Categories

- | | | |
|--|--|--|
|  Residential Low Medium |  Retail & Services |  Recreation/Open Space |
|  Residential Medium |  Public/Semi-Public |  Activity Center |

Map 5 - Proposed Countywide Plan Map

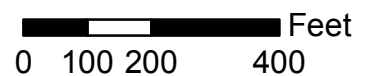
CASE #: CW18-17

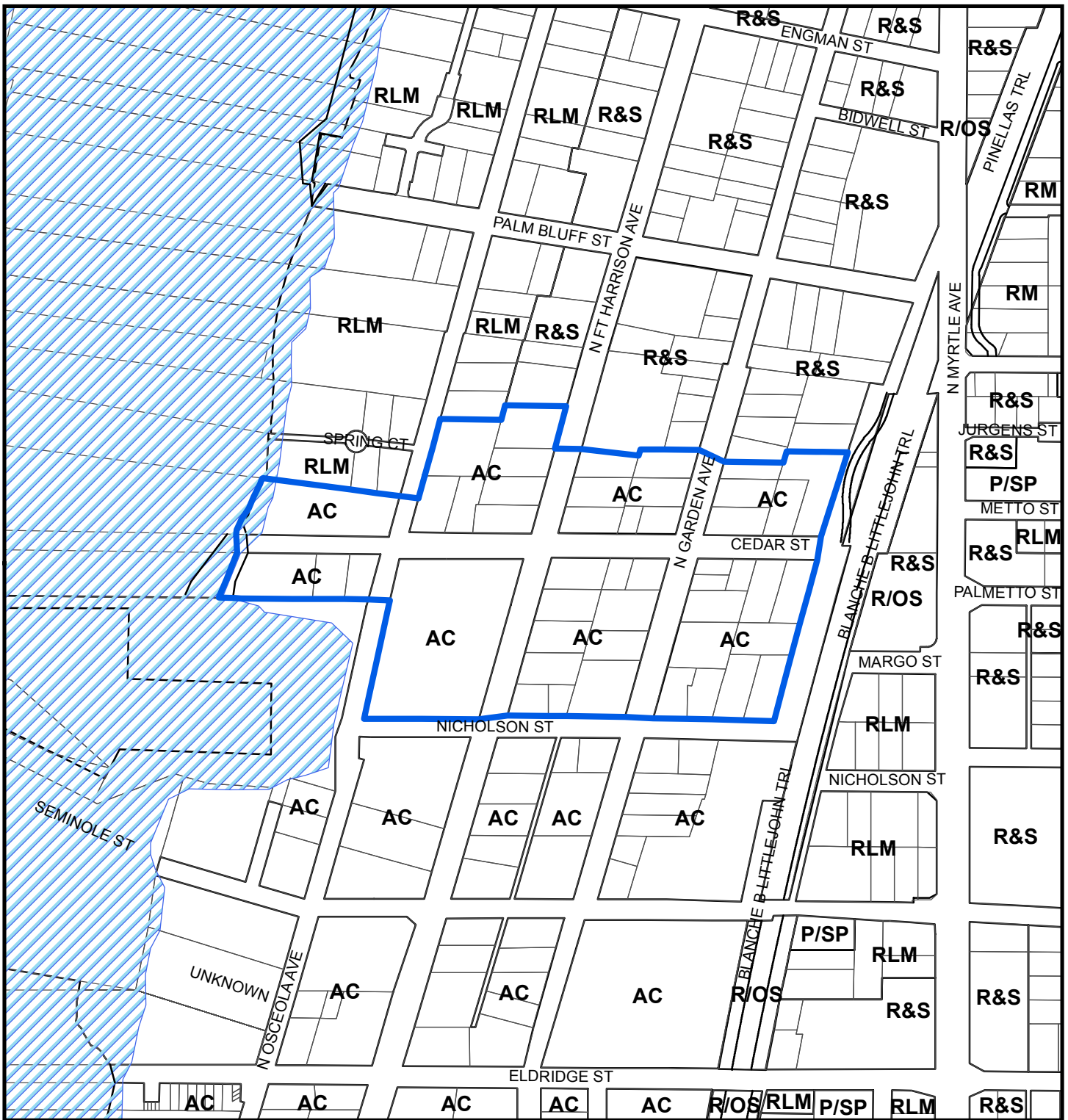
FROM: Activity Center

AREA: 10.9 Acres

JURISDICTION: Clearwater

TO: Activity Center





Map 6 - Coastal High Hazard Area (CHHA)

LEGEND:

 CHHA

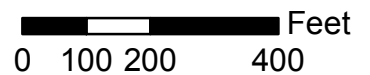
CASE #: CW18-17

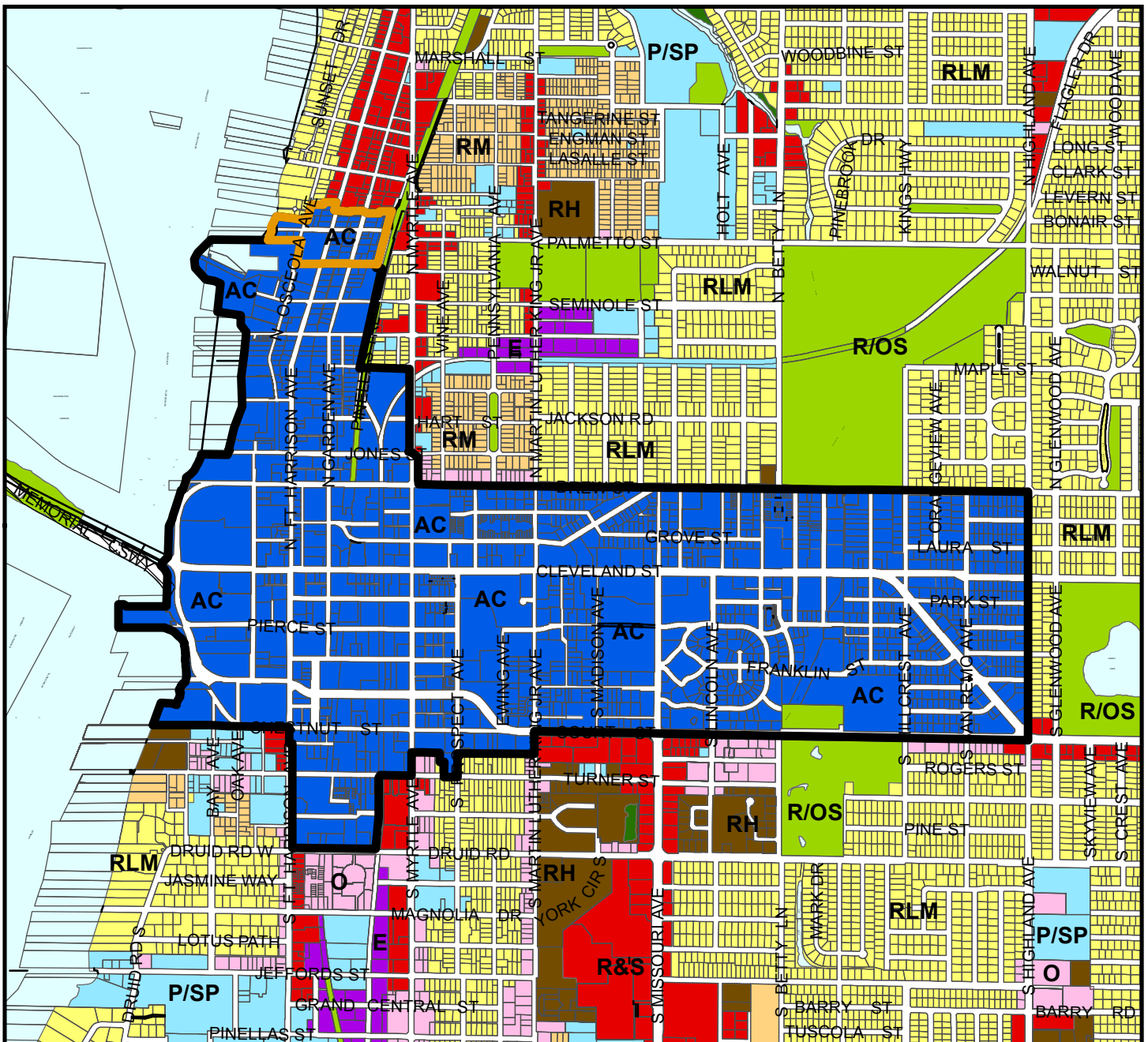
FROM: Activity Center

JURISDICTION: Clearwater

TO: Activity Center

AREA: 10.9 Acres





Countywide Plan Map Categories

- | | | | |
|------------------------|-------------------|-----------------------|-------------------------------|
| Residential Low Medium | Office | Public/Semi-Public | Activity Center |
| Residential Medium | Retail & Services | Recreation/Open Space | Scenic/Noncommercial Corridor |
| Residential High | Employment | Preservation | |

Map 7 - Current Activity Center Map

CASE #: CW18-17

FROM: Activity Center

JURISDICTION: Clearwater

TO: Activity Center

AREA: 544.4 Acres
(without roads)



CW 18-17 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – The City of Clearwater proposes to amend the Clearwater Downtown Redevelopment Plan governing the Activity Center to consolidate three local future land use designations in the Old Bay Character District into one designation, Central Business District. The property being amended is 47 parcels that are approximately 10.9 acres in size. The proposed amendment will allow a mix of uses at higher densities and intensities which will support infill development, the redevelopment of underutilized sites, provide opportunities for additional housing as well as commercial and mixed use development, support a variety of transportation modes, and integrate this area with the rest of the properties in the downtown planning area. The uses allowed under the current future land use designations include moderate to high density residential, institutional, retail sales and services, office, and temporary lodging. The density and intensity ranges associated with the current future land use designations span from 7.5 to 24 dwelling units per acre, up to 40 temporary lodging units per acre, 0.40 to 0.65 floor area ratio (FAR), and .65 to .90 impervious surface ratio (ISR). The primary uses allowed under the proposed amendment include single family residential, multifamily residential, neighborhood commercial, office, restaurants, retail sales and services, and mixed-use. The maximum density allowed under the proposed amendment varies by location and type of use but, generally permits 35 dwelling units per acre for single-use development and 50 dwelling units per acre for mixed-use development and between 35 to 50 temporary lodging units per acre. The maximum development intensity allowed under this amendment ranges from 0.50 to 1.5 FAR depending on the location of the property.

It is staff's determination that if approved, this amendment will be consistent with Clearwater's Comprehensive Plan. Staff further concludes that the proposed amendment is consistent with the purpose, location, density, intensity, and use standards contained in the Countywide Rules.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on a roadway operating at an LOS of "F", therefore those standards are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, therefore those standards are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – A portion of the amendment area is located within the CHHA and is therefore subject to the Countywide Rules criteria regarding development in the CHHA. These criteria are used for reviewing proposed amendments that would increase density or intensity, or that would permit certain uses, within the CHHA. The Forward Pinellas Board and the Countywide Planning Authority may, at their discretion, consider approving such amendments based on a balancing of the ten criteria below.

The 10.9 acre amendment area contains 0.1 acres within the CHHA, with the majority of this area along the shoreline of currently developed parcels. The amendment proposes to increase the maximum permitted density of the Old Bay character district to 30 dwelling units per acre or 50 dwelling units per acre for mixed-use projects, 50 temporary lodging units per acre for properties north of Seminole Street and west of Osceola Avenue and 2 acres or

greater, excluding properties fronting on Cedar Street, and 35 rooms per acre for temporary lodging uses, not to exceed 10 rooms. The amendment would also increase the maximum permitted intensity to 0.50 floor area ratio (FAR) for properties eastward of properties fronting along North Fort Harrison Avenue and to a 1.5 FAR for properties fronting along North Fort Harrison Avenue and westward.

Access to Emergency Shelter Space and Evacuation Routes – The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.

The City has adopted the objective of restricting permanent population densities in the coastal storm areas in order to help facilitate a more disaster-resistant community. The Section A.1.2 of the City's Future Land Use Element incorporate all criteria of the Section 4.2.7 of The Countywide Rules. Nevertheless, it is unlikely that this amendment will have a negative impact on emergency shelter space and evacuation routes since given the small area of upland that is within the CHHA.

Utilization of Existing and Planned Infrastructure – The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.

The amendment area includes a mix of uses all served by existing infrastructure and no significant upgrades are required to serve this area.

Utilization of Existing Disturbed Areas – The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.

The properties within the CHHA have been developed over time. That is, there are no natural, undisturbed areas remaining.

Maintenance of Scenic Qualities and Improvement of Public Access to Water – The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Boca Ciega Bay), and Tampa Bay.

The City of Clearwater has incorporated objectives within their Coastal Management Element of the City's Comprehensive Plan which address the maintenance of scenic qualities and improvement of public access to water.

Water Dependent Use – The requested amendment is for uses which are water dependent.

The amendment area is adjacent to a marina. The marina's viability will be improved as properties redevelopment consistent with the vision of the Clearwater Downtown Redevelopment Plan.

Part of Community Redevelopment Plan – The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated redevelopment areas.

The proposed amendment area is located within the Clearwater Downtown Planning Area but lies outside of the adopted boundaries of the CRA.

Overall Reduction of Density or Intensity – The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding CHHA.

This proposed amendment does not appear that it will result in a reduction in density or intensity in the CHHA.

Clustering of Uses – The requested amendment within the CHHA provides for the clustering of uses on a portion of the site outside the CHHA.

This proposed amendment is for a broader area, but it does not appear that it will result in a reduction in a clustering of uses outside the CHHA.

Integral Part of Comprehensive Planning Process – The requested amendment has been initiated by the local government as an integral part of its comprehensive planning process, consistent with the local government comprehensive plan.

The proposed amendments to the Special Area Plan implement the City's desire to provide greater opportunities for redevelopment. These provisions confirm and reinforce the City's commitment to implementing the strategies developed from the 2014 Urban Land Institute (ULI) Advisory Services Panel Report. In addition, the proposed amendments are consistent with and will further the goals of the Clearwater Comprehensive Plan while also incorporating major policy provisions of Imagine Clearwater, North Marina Area Master Plan, and East Gateway District Vision Plan providing a unified vision for the area.

On balance, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 5) **Designated Development/Redevelopment Areas** – The amendment area is located within Clearwater's designated Community Redevelopment Area (CRA). The CRA was established in 2002 in order to address a variety of economic and mobility challenges inherent to this part of the downtown area. In successive years, the City of Clearwater has initiated supplementary planning efforts that were designed to refine the overall vision and adopt other strategies to address the challenges still being faced by the community.

It is staff's determination that this amendment furthers the goals and objectives of the CRA and should result in more viable redevelopment projects and mobility options for travel within the downtown area.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to another jurisdiction. The amendment area contains a public education facility, North Ward Elementary, which is located at 900 North Fort Harrison Avenue. However, the school is not on the Pinellas County School Board's active school list, therefore those standards 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.

Planners Advisory Committee – July 2, 2018

3C. Case CW 18-18 – City of Dunedin



SUMMARY

From: Residential Low Medium
To: Residential Medium
Area: 0.3 acre m.o.l.
Location: 1722 Curlew Road

This proposed amendment is submitted by the City of Dunedin and seeks to amend a property of approximately 0.3 acre from Residential Low Medium (used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre) to Residential Medium (used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre).

The property contains a twelve bed assisted living facility. If approved, this amendment will be consistent with the City of Dunedin's Comprehensive Plan.

FINDINGS

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

- A. The Residential Medium category recognizes the proposed use of the area, and is consistent with the criteria for utilization of this categories.
- 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.

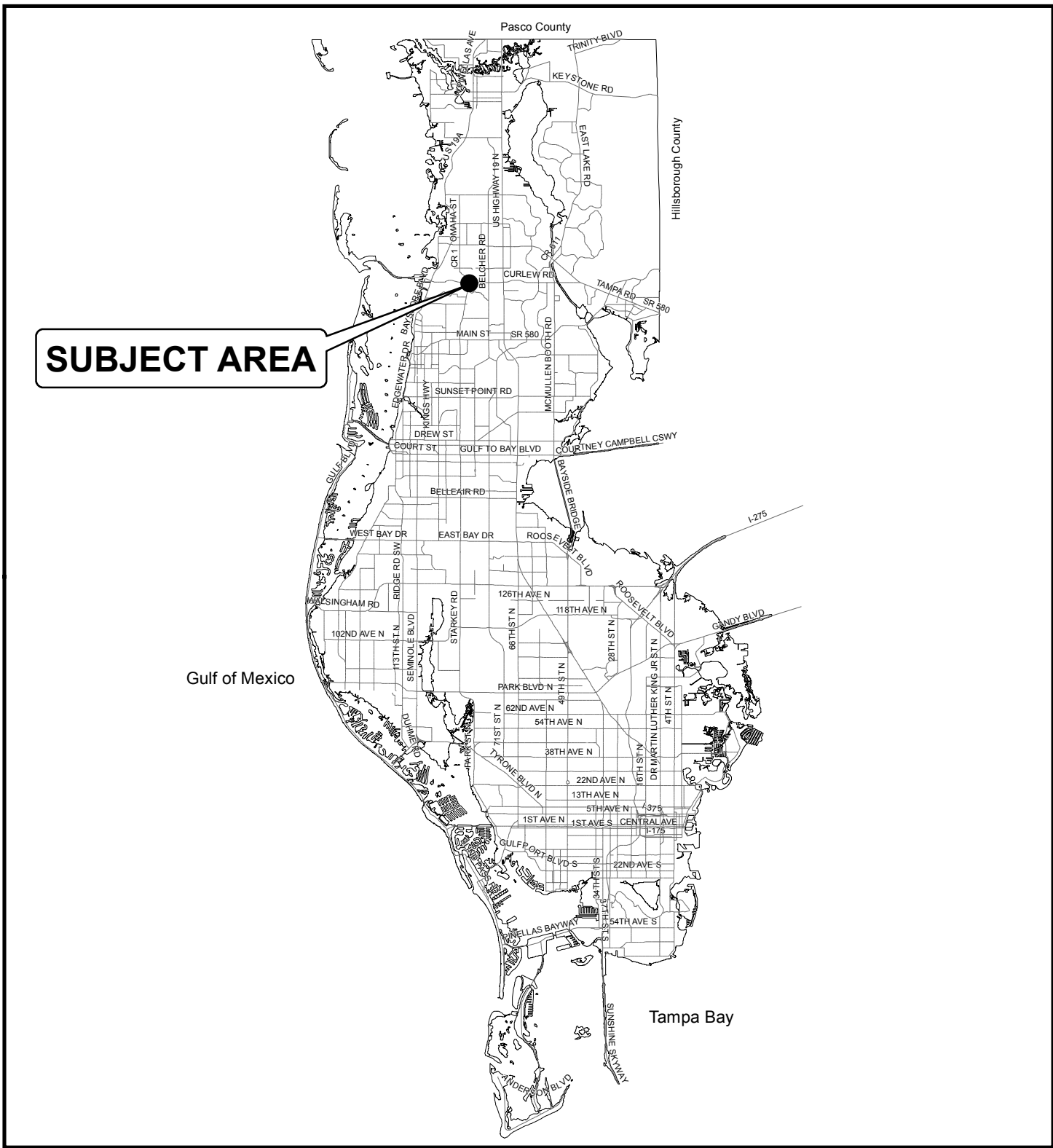
LIST OF MAPS & ATTACHMENTS:

Map 1 Locator Map
Map 2 Site 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, July 2, 2018 at 1:30 p.m.
Forward Pinellas, July 11, 2018 at 1:00 p.m.
Countywide Planning Authority, August 7, 2018 at 9:30 a.m.



Map 1 - Location

CASE #: CW18-18

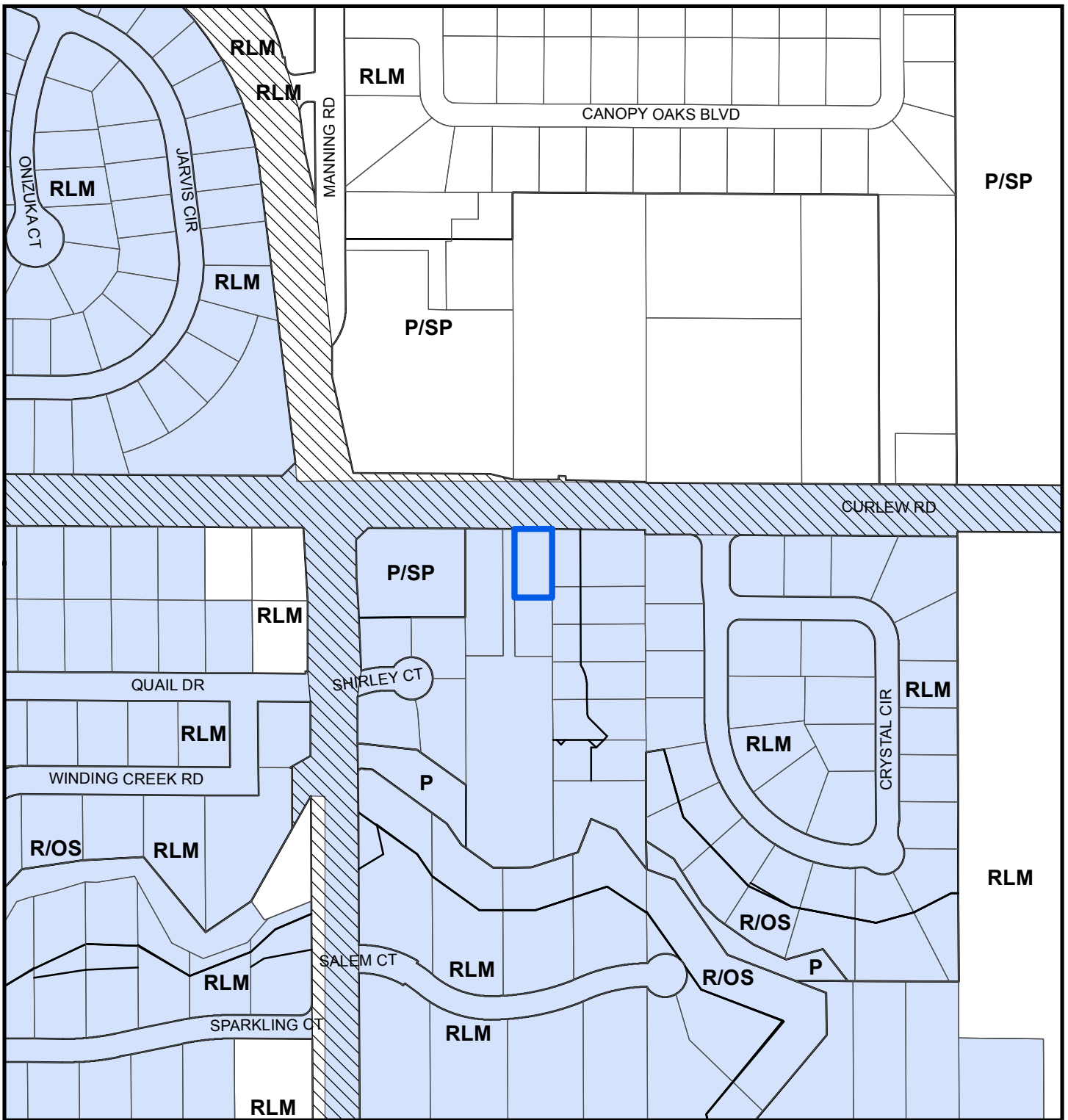
FROM: Residential Low Medium

AREA: 0.3 Acres

JURISDICTION: Dunedin

TO: Residential Medium





Map 2 - Current Countywide Plan Map & Jurisdictional Map

CASE #: CW18-18

FROM: Residential Low Medium

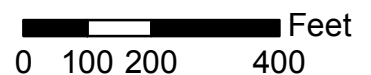
AREA: 0.3 Acres

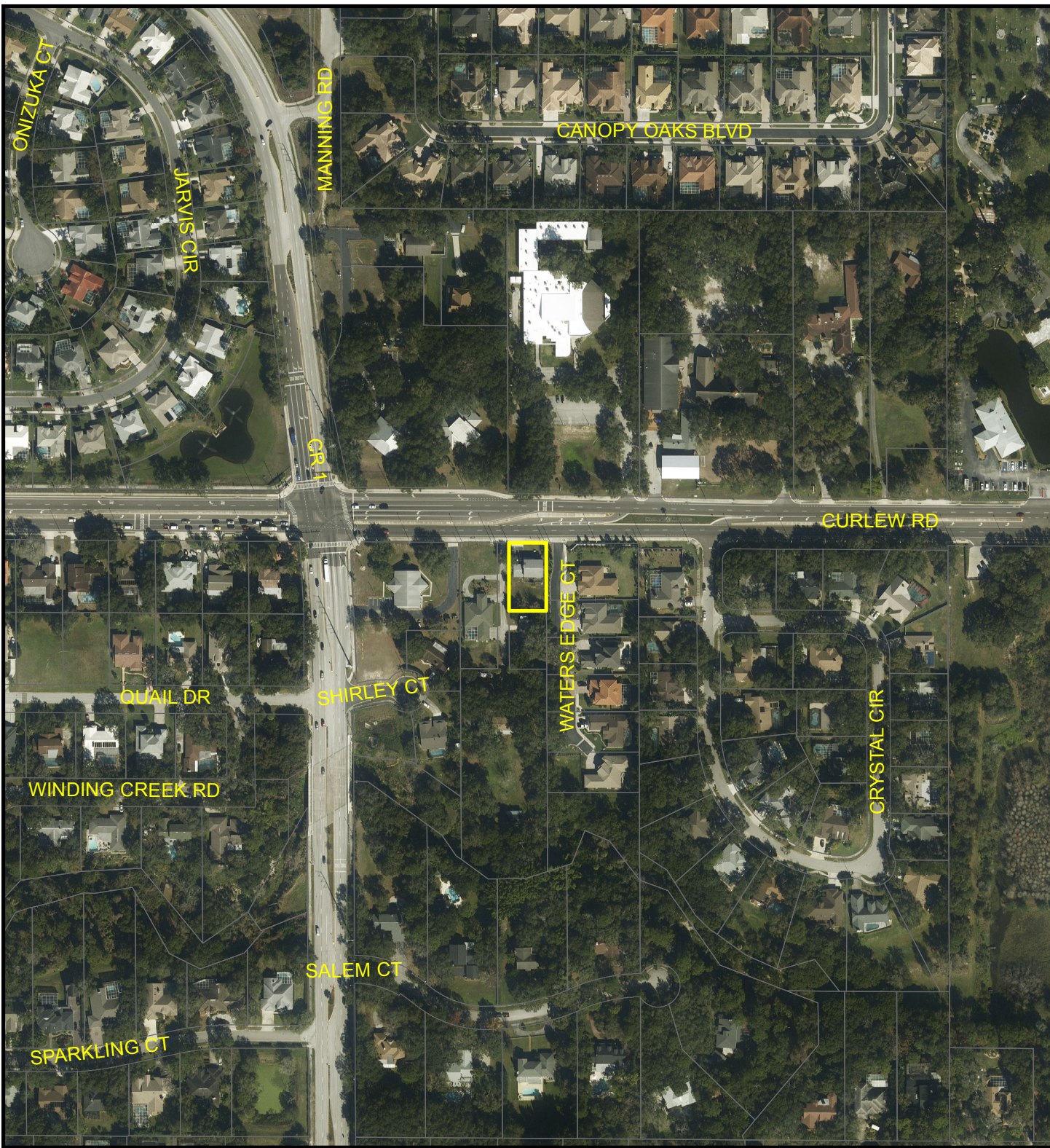
JURISDICTION: Dunedin

TO: Residential Medium

LEGEND:

- Dunedin
- Unincorporated





Map 3 - Aerial

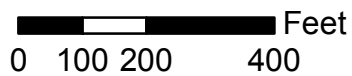
CASE #: CW18-18

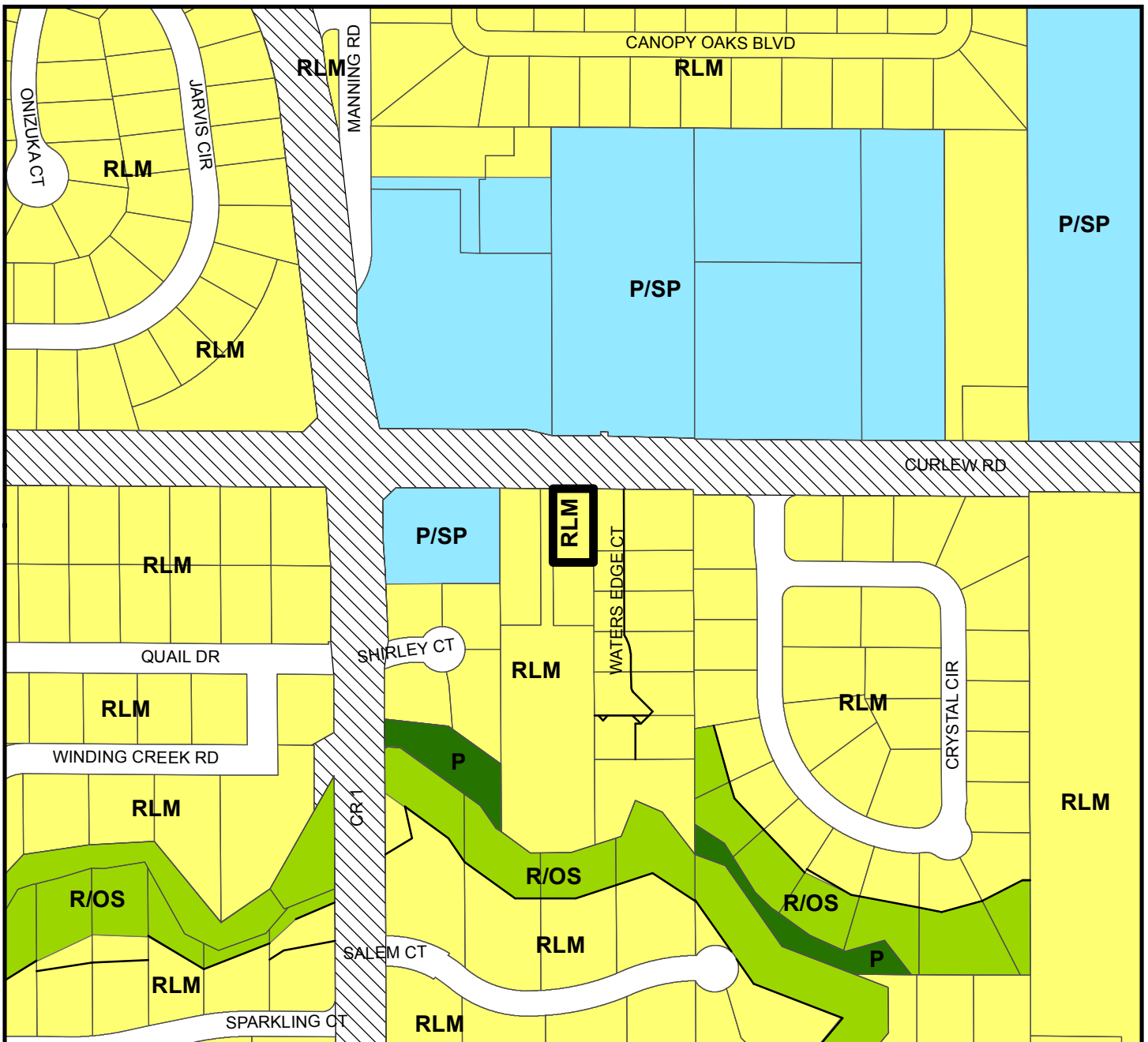
FROM: Residential Low Medium

AREA: 0.3 Acres

JURISDICTION: Dunedin

TO: Residential Medium





Countywide Plan Map Categories

- Residential Low Medium
- Public/Semi-Public
- Recreation/Open Space
- Preservation
- Scenic/Noncommercial Corridor

Map 4 - Current Countywide Plan Map

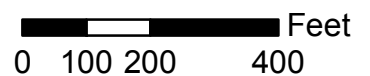
CASE #: CW18-18

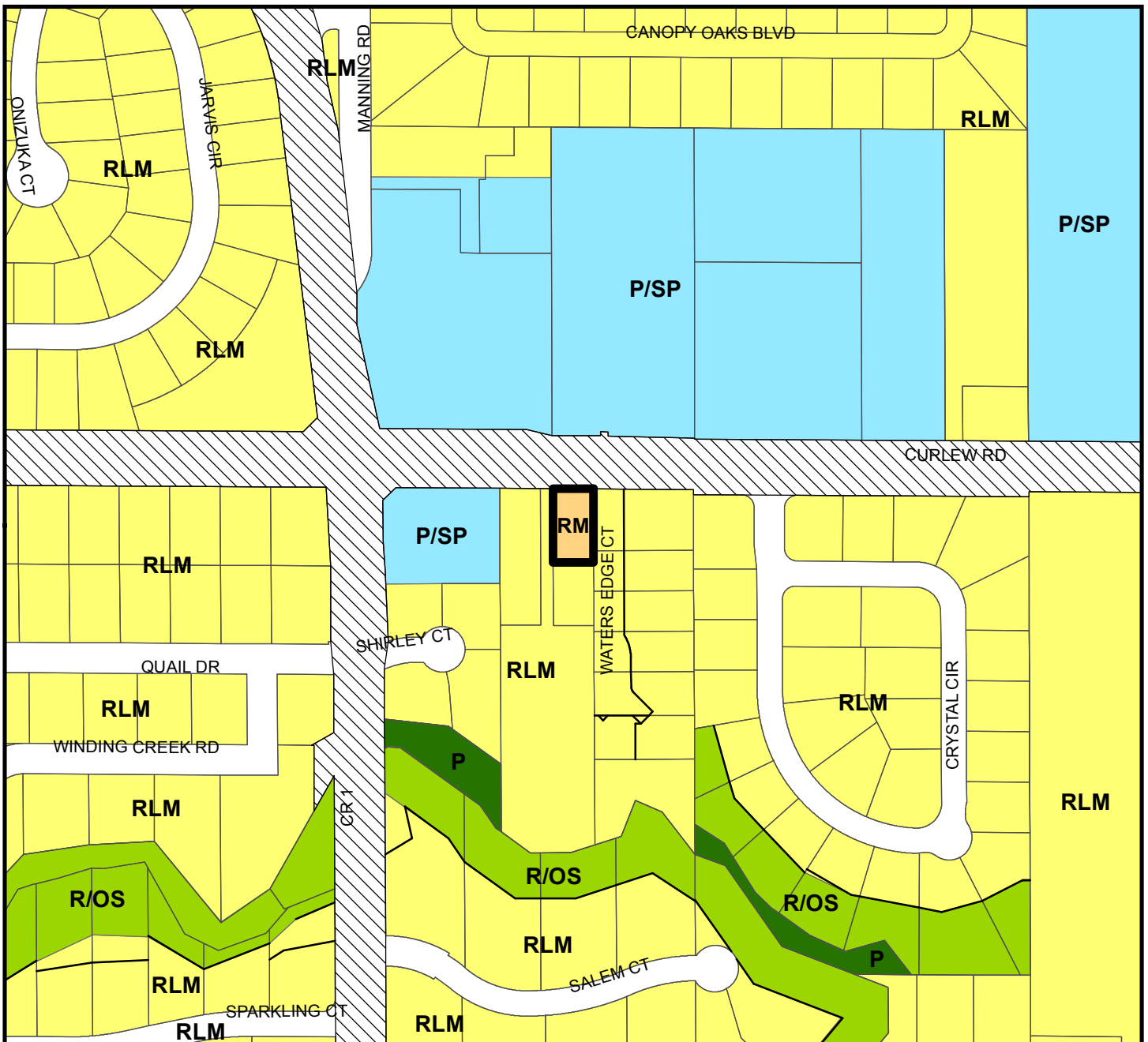
FROM: Residential Low Medium

AREA: 0.3 Acres







JURISDICTION: Dunedin

TO: Residential Medium





Countywide Plan Map Categories

- | | | | |
|---|-------------------------------|---|-----------------------|
|  | Scenic/Noncommercial Corridor |  | Recreation/Open Space |
|  | Residential Low Medium |  | Preservation |
|  | Public/Semi-Public |  | Residential Medium |

Map 5 - Proposed Countywide Plan Map

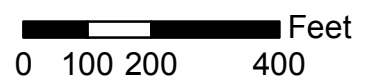
CASE #: CW18-18

FROM: Residential Low Medium

AREA: 0.3 Acres

JURISDICTION: Dunedin

TO: Residential Medium



CW 18-18 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – The City of Dunedin proposes to amend a parcel approximately 0.3 acres in size. The property is proposed to be amended from Residential Low Medium (used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre) to Residential Medium (used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre).

It is staff's determination that if approved, this amendment will be consistent with Dunedin's Comprehensive Plan. Staff further concludes that the proposed amendment is consistent with the purpose, location, density, intensity, and use standards contained in the Countywide Rules.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on a roadway operating at an LOS of "F", therefore those standards are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located along a SNCC considered Residential Classification. The proposed Residential Medium category is considered consistent with this classification of SNCCs.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within a CHHA, therefore those standards are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, therefore those standards are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is adjacent to unincorporated Pinellas County. Pinellas County staff were provided the application to review and found no major issues. The amendment area is adjacent to the Plato Academy Charter School, which is a public educational facility, however, an assisted living facility use proposed for the site is deemed to have no major impact on school population.

Conclusion:

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

Planners Advisory Committee – July 2, 2018

3D. CPA Actions and Tier I Countywide Plan Map Amendments



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 June 2018:

PUBLIC HEARINGS

Subthreshold Plan Map Amendments:

- Case CW 18-13, a Pinellas County case located at 10380 131st Street North. 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 5-0).
- Case CW 18-14, a Pinellas County case located at 4500 43rd Street North and 4312 46th Avenue North. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Low Medium and Public/Semi-Public to Residential Medium (vote 5-0).

Regular Plan Map Amendments:

None

REGULAR AGENDA ITEMS

- Countywide Plan Map Adjustment – Pinellas County – Official Acceptance, The board officially accepted the map adjustment (vote 5-0).

Tier I Countywide Plan Map Amendments June 2018:

- FLUM 18 - 2, 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 – July 2, 2018

4A. Self-Storage Facilities Subcommittee Update



SUMMARY

Forward Pinellas staff will provide a brief update on the activities of the subcommittee that was convened to study the increase in self-storage development proposals.

ATTACHMENT(S): None

ACTION: None required; informational item only

Planners Advisory Committee – July 2, 2018

4B. Alternate US 19 Cultural Corridor Update



SUMMARY

Forward Pinellas staff will provide a brief update on the public engagement activities associated with the Alternate US 19 Cultural Corridor Plan.

ATTACHMENT(S): None

ACTION: None required; informational item only

Planners Advisory Committee – July 2, 2018

5A. Pinellas SPOTlight Emphasis Areas Update



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

5B. Interlocal Agreements

SUMMARY

Forward Pinellas, in its role as the Pinellas Planning Council, has been providing professional planning and mapping services to local governments in Pinellas County for many years, and in the mid-90s this assistance was formalized using interlocal agreements with individual local governments. Currently, there are 22 such agreements in place, all of which have been renewed through the year 2018. The existing interlocal agreements allow Forward Pinellas to provide on-going planning and mapping services and assist with special projects.

Because of the merger of the Pinellas Planning Council with the Pinellas County Metropolitan Planning Organization and the creation of the new name for the agency, there is a need for the interlocal agreements to be updated, rather than just renewed. As part of this process, the agreements have been updated to reflect the name Forward Pinellas, add additional types of services to the scope of services and adjust the fee schedule to reflect current positions and costs for wages and operations.

These interlocal agreements allow Forward Pinellas to provide mapping services, planning services, and assistance with special planning projects. Such services may include, review and interpretation of comprehensive plans and land development regulations, amendments, traffic analysis, transportation planning, data collection, creation of custom or standard printed or electronic map products, plan or land development regulation assessments, neighborhood or special area plan development, or transportation or planning studies. Under this agreement, we will primarily fill the mapping needs “in-house” through the use of our geographic information system (GIS) and mapping capabilities; however, we have the capability to act as a liaison to Pinellas County’s Enterprise GIS for additional services.

With the approval of the board, staff will distribute these new agreements to each of the local governments for consideration.

ATTACHMENT(S): Sample Draft Interlocal Agreement

ACTION: None required; informational item only

INTERLOCAL AGREEMENT
FOR
PLANNING AND MAPPING SERVICES AND/OR SPECIAL PROJECT WORK
WITH THE
TOWN OF BELLEAIR

THIS INTERLOCAL AGREEMENT FOR PLANNING AND MAPPING SERVICES AND/OR SPECIAL PROJECT WORK, hereinafter referred to as “Agreement”, is made and entered into this _____ day of _____, 20____, by and between FORWARD PINELLAS, in its role as the Pinellas Planning Council and the Pinellas County Metropolitan Planning Organization (hereinafter referred to as “Forward Pinellas,”) and the **TOWN OF BELLEAIR** (hereinafter referred to as the “Local Government”).

WHEREAS, Forward Pinellas and the Local Government entered into an interlocal agreement to provide planning and mapping services on October 1, 2014; and

WHEREAS, the current interlocal agreement between the parties expires on September 30, 2018; and

WHEREAS, Forward Pinellas desires to continue to provide planning and mapping services and/or special project work to the Local Government on an as needed and as available basis; and

WHEREAS, the Local Government desires to have the option to engage Forward Pinellas staff to provide planning and mapping services and/or special project work; and

WHEREAS, related planning and mapping services and/or special project work can be provided in support of the Countywide Plan as may be requested by the Local Government; and

WHEREAS, Forward Pinellas can provide the Local Government additional planning and mapping services and/or special project work through its agreement with the Pinellas County Enterprise Geographic Information Systems (GIS); and

WHEREAS, due to the expiration date of the previous agreement and desire to clarify the parties and scope of work, it is necessary to replace the previous agreement; and

WHEREAS, Forward Pinellas and the Local Government desire to cooperate in the provision of said planning and mapping services and/or special project work to maximize efficiency and minimize cost and ensure the maximum degree of coordination and accuracy.

NOW THEREFORE, in consideration of the covenants made by each party to the other and of the advantages to be realized by this Agreement, Forward Pinellas and the Local Government agree as follows:

Section 1. Authority

This Agreement is entered into pursuant to the general authority of Section 163.01, Florida Statutes, relating to interlocal agreements and the specific authority of Sections 6(3) and 6(6) of Chapter 2012-245, Laws of Florida, as amended.

Section 2. Term

The term of this Agreement shall be from October 1, 2018 through September 30, 2022; which term may be renewed by mutual written agreement, signed by both parties, for one additional four-year period through September 30, 2026, unless terminated as provided for elsewhere in this Agreement.

Section 3. Scope of Services

- A. The, Scope of Services is provided in Exhibit A attached hereto and hereby made a part of this Agreement.
- B. Any assistance provided or project undertaken as provided for in the Scope of Services may, upon mutual agreement of Forward Pinellas staff and the Local Government, be more specifically detailed as to methodology, schedule, work product, and cost in a memorandum of understanding executed consistent with and pursuant to this Agreement.
- C. Responsibility for the correctness of information provided to Forward Pinellas for use in rendering planning and mapping services and/or special project work under this Agreement, and any liability related thereto, lies with the Local Government.
- D. All requests for planning and mapping services and/or special project work to be provided under this Agreement shall be in writing by an authorized representative of the Local Government.
- E. Forward Pinellas reserves the right to accept or reject and to schedule all requests for planning and mapping services and/or special project work based on the ability of the Forward Pinellas staff to produce the requested planning and mapping and/or special project product(s) pursuant to the required timetable therefor.

Section 4. Charges

- A. Payment and charges for services rendered under this Agreement shall be as provided for in Exhibit B, Payment and Rate Charge Schedule, attached hereto and hereby made a part of this Agreement.

- B. Ongoing planning and mapping services and/or special project work will be charged as a lump sum or on a time and material basis as mutually agreed by the Local Government and Forward Pinellas staff in accordance with the terms of this Agreement.
- C. The Local Government agrees to make payment to Forward Pinellas for all properly invoiced requisitions as set forth in Exhibit B, within forty-five days of submission.
- D. The fee schedule may be revised by mutual written consent, signed by both parties, and included as an addendum to this Agreement.

Section 5. Use of Product

- A. The Local Government shall have the exclusive control of the public distribution of all information produced by Forward Pinellas prior to its adoption. Forward Pinellas shall not voluntarily distribute information prior to its adoption by the Local Government without prior approval.
- B. Forward Pinellas has the right to use any information produced under this Agreement for similar purposes upon removing all reference to the Local Government.
- C. The Local Government shall have the exclusive control of the public distribution of mapped information provided under this Agreement.
- D. Nothing contained in this Agreement shall prohibit either party hereto from complying with a public records request submitted pursuant to Chapter 119, Florida Statutes.
- E. Forward Pinellas shall retain all rights to the original data as compiled for and used in the production of the Countywide Plan Map from which the Local Government map is produced.

Section 6. Accounting and Records

- A. Forward Pinellas shall establish an accounting process to identify the costs and revenues associated with the Agreement. All accounting documentation shall be available for inspection, upon request, by the Local Government at any time during the period of this Agreement and for a minimum of three years after payment is made, or the requisite statutory record retention period, whichever is longer.
- B. All charged costs shall be supported by the properly executed payroll, time records, invoices, contracts or vouchers evidencing in proper detail the nature and propriety of the charges.

Section 7. Notice

Notice by either party to the other pursuant to this Agreement shall be given in writing and hand delivered or mailed as follows:

Forward Pinellas: Forward Pinellas
Attn: Whit Blanton, Executive Director
310 Court Street, 2nd Floor
Clearwater, FL 33756

Local Government: Town of Belleair
901 Ponce de Leon Blvd.
Belleair, FL 33756-1096

Section 8. Construction

This Agreement shall be construed as an expression of inter-agency cooperation enabling each party to make the most efficient use of its powers in furtherance of the respective and common objectives. However, this Agreement shall not be construed as delegating or authorizing the delegation of the constitutional or statutory duties of either party to the other.

Section 9. Termination

This Agreement may be terminated by either party at any time by giving the other party not less than thirty days' notice of such termination. In the event this termination provision is exercised by either party, the Local Government shall remain liable to Forward Pinellas for charges incurred up to such termination.

Section 10. Filing; Effective Date

As required by Section 163.01(11), Florida Statutes, this Agreement shall be filed with the Clerk of the Circuit Court of Pinellas County, Florida, after execution by the parties, and shall take effect upon such filing.

Section 11. Successor Agency

In the event Forward Pinellas is reconstituted as a new agency, merged with another agency, or its legal status is otherwise altered, this Agreement will be automatically assigned to any new agency that assumes the planning and mapping services and/or special project work currently performed by Forward Pinellas. This assignment shall be effective without the need for any further written agreement between the parties. The Local Government shall retain the right to terminate this agreement in accordance with Section 9.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the dates referenced below.

FORWARD PINELLAS

Attest:

By: _____
Whit Blanton, FAICP
Executive Director

By: _____
Vice Mayor Doreen Caudell
Chair

Date: _____

Approved as to form:

By: _____
Chelsea Hardy
Assistant County Attorney

By: _____
Mayor Cookie Kennedy
Treasurer

LOCAL GOVERNMENT

Attest:

By: _____
Donna Carlen
Town Clerk

By: _____
Gary H. Katica
Mayor

Date: _____

EXHIBIT A

SCOPE OF SERVICES

I. Ongoing Planning Services

- A. Forward Pinellas agrees to consider requests by the Local Government for ongoing planning services and to provide such services as Forward Pinellas staff time and schedule permit.
- B. Ongoing planning services may include, but is not limited to, review and interpretation of the comprehensive plan and land development regulations, comprehensive plan and land development regulation amendments, assistance with applications for development approval, traffic analysis, transportation planning, and data collection, as determined to be consistent with the mission and role of Forward Pinellas.

II. Mapping Services

- A. Forward Pinellas agrees to consider requests by the Local Government for mapping services and to provide such services as Forward Pinellas staff time and schedule permit.
- B. Mapping services may include, but is not limited to, provision of custom or standard printed or electronic map products, as determined to be consistent with the mission and role of Forward Pinellas.
- C. Forward Pinellas staff will serve as a liaison to the Pinellas County Enterprise Geographic Information Systems (EGIS) if such additional mapping services are required.

III. Special Planning Projects

- A. Forward Pinellas agrees to consider requests by the Local Government for assistance with special planning projects and to provide such assistance as Forward Pinellas staff time and schedule permit.
- B. Special planning projects may include, but are not limited to, plan or land development regulation assessments, neighborhood or special area plan development, special transportation and/or planning studies and such other special projects as may be related to or in furtherance of the comprehensive and/or transportation planning process, as determined to be consistent with the mission and role of Forward Pinellas.

EXHIBIT B

PAYMENT AND RATE CHARGE SCHEDULE

I. Ongoing Planning and Mapping Services

Forward Pinellas shall requisition by invoice for ongoing planning and mapping services on a time and materials basis as follows:

A. Materials - at the cost to Forward Pinellas

B. Time - based on the following hourly rates:

1. Executive Director	\$109.00/hour
2. Supervising Planner	\$72.00/hour
4. Principal Planner	\$62.00/hour
5. Planner/Analyst	\$48.00/hour
8. Communications Specialist	\$55.00/hour
9. Administrative Support	\$36.00/hour

C. Forward Pinellas shall provide the Local Government, upon request, a price quote based on the product(s) ordered in each request for services. There is no charge for current Geographic Information System (GIS) shapefiles distributed via email.

II. Special Planning Projects

Forward Pinellas shall requisition by invoice for special planning projects in the amount and according to a schedule agreed upon in advance between the Local Government and Forward Pinellas staff for each such special project.