



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

June 4, 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 – April 30, 2018**
3. **REVIEW OF FORWARD PINELLAS AGENDA FOR June 13, 2018**
PUBLIC HEARINGS
Subthreshold Countywide Plan Map Amendments
 - A. CW 18-15 – City of Clearwater
REGULAR AGENDA ITEMS
 - B. CPA Actions and Tier I Countywide Plan Map Amendments May 2018
4. **PLANNING TOPICS OF INTEREST**
 - A. Knowledge Exchange Series – Urban Agriculture (Information)
 - B. Alternate US 19 Cultural Corridor Focus Groups
 - C. Self-Storage Facilities
5. **OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA**
 - A. Pinellas SPOTlight Emphasis Areas Update (Information)
 - B. Cancellation of the August PAC Meeting (Recommendation)
6. **UPCOMING EVENTS**

June 4 th	Alternate US 19 Cultural Corridor Community Workshop
June 6-7 th	Adaptation Planning for Coastal Communities (Free. CM available)
June 7 th	Sun Coast Section Book Club (Tampa)
June 7-8 th	Growth Management Workshops (CM available)
June 7-8 th	6th Annual South Florida Brownfields Symposium . (Sebring. Free)
June 8 th	Meaningful Public Engagement . (1.5 CM. Free)
June 13 th	Planning Administration Best Practices Series . (Largo. CM available)
June 14 th	Growth Management Planning Officials Training
June 14 th	Using Flood Exposure Maps . (1.5 CM. Free)
June 14 th	Lake, Sumter Growth Update & Lunch . (1.5 CM. Free)
June 15 th	Understanding Rural Broadband Technology Options . (1.5 CM. Free)
June 19 th	How Fracking Affects Home Values (webcast. Free)
June 20 th	Imagine Clearwater Event with PRSA (Pinellas). Details TBD.
June 22 nd	Shapeshifting Retail: Facts, Fiction and Fun . (West Palm Beach. 7 CM)
June 22 nd	Native American Tribes, Law, and Planning . (1.5 LAW CM. Free)
July 31 st	NOAA Digital Coast: Turing Coastal Data and Tools Into Actionable Information . (Free)
Aug 27-29 th	Annual Statewide Affordable Housing Conference . (Orlando)
Nov 27-28 th	Florida Automated Vehicles Summit
Sept 11-14 th	APA Florida Annual Conference (West Palm Beach)

7. **ADJOURNMENT**

NEXT PAC MEETING – MONDAY, JULY 2, 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 June 4, 2018

2. Approval of Minutes – April 30, 2018



SUMMARY

The Summary Agenda Action Sheet for the April 30, 2018 PAC meeting is attached for committee review and approval.

ATTACHMENT(S): PAC Summary Agenda Action Sheet for the April 30, 2018 meeting

ACTION: PAC to approve the Summary Agenda Action Sheet from the April 30, 2018 meeting

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: APRIL 30, 2018

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND INTRODUCTIONS</u>	The meeting was called to order at 1:37 p.m. * A quorum was never reached due to current vacancies in the membership.	
2. <u>MINUTES OF REGULAR PAC MEETING OF APRIL 2, 2018</u>	Motion: Marie Dauphinais Second: Michael Schoderbock	9-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR MAY 9, 2018 MEETING</u> <u>PUBLIC HEARINGS</u> <u>Subthreshold Countywide Plan Map Amendments</u> A. CW 18-13 – Pinellas County B. CW 18-14 – Pinellas County	Motion: Fred Metcalf Second: Catherine Porter	9-0
<u>REGULAR AGENDA ITEMS</u> C. Map Adjustment – Pinellas County	Motion: Rick Perez Second: Marie Dauphinais	9-0
D. CPA Actions and Tier I Countywide Plan Map Amendments April 2018	None required; informational item only	
4. <u>PLANNING TOPICS OF INTEREST</u> A. US 19 Land Use and Economic Analysis Reports	After a brief introduction by Rodney Chatman, the consultant from HDR presented the findings from the market and economic analysis of the Largo and Tarpon Springs segments of US 19. He discussed land use and development, demographic trends, market conditions, and next steps. There was some Q&A that followed.	
B. Follow Up on PAC Inquiries	PAC members often submit requests for information from each other to assist with local issues. Rodney Chatman reviewed the recent inquiries that were received. The members discussed the items further and shared additional information for the benefit of the group.	
C. Two-Year Land Use Work Program	Rodney Chatman explained the departure from the former One and Five-Year Work Programs to better align the Pinellas Planning Council with the Metropolitan Planning Organization's Unified Planning Work Program which is on a two year cycle. He reviewed the proposed Two-Year Work Plan for the Pinellas Planning Council to include on-going assignments, technical assistance, one-time projects, Knowledge Exchange Series and special activities.	

<p>5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u></p> <p>A. Pinellas SPOTlight Emphasis Areas Update</p>	<p>Rodney Chatman updated the PAC members on the SPOTlight emphasis areas. He advised that the land use and market analysis for the Largo and Tarpon Springs segments of US 19 is now completed. The Express Bus Concept Plan for US 19 is also completed. Both are going to the Forward Pinellas Board this month. The Gateway Master Plan officially kicked off. An open house is scheduled for May 10th at the EpiCenter to engage the public. Forward Pinellas staff continue to work with ferry and water taxi providers to overcome barriers. Staff met with the City of Sarasota regarding waterborne transportation. Staff also recently met with Beach Tran to continue conversations about possible options for different modes of transportation to improve beach access.</p>	
<p>6. <u>UPCOMING EVENTS</u></p>	<p>The PAC members received and shared information regarding upcoming events of interest.</p>	
<p>7. <u>ADJOURNMENT</u></p>	<p>The meeting was adjourned at 3:02 p.m.</p>	

Respectfully Submitted,

PAC Chairman

Date

Planners Advisory Committee – June 04, 2018

3A. Case CW 18-15 – City of Clearwater



SUMMARY

From: Office
To: Retail & Services
Area: 2.8 acres more or less
Location: 300 South Duncan Avenue

This proposed amendment is submitted by the City of Clearwater and seeks to amend a property totaling approximately 2.8 acres from Office (used to depict areas that are developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development) to Retail & Services (used to depict areas 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). This amendment qualifies as a Type A subthreshold amendment because it is less than five acres in size and meets the balancing criteria.

The subject property's existing use is an office building. A self-storage development is proposed for the site. 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 Retail & Services category recognizes the proposed use of the site, 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.

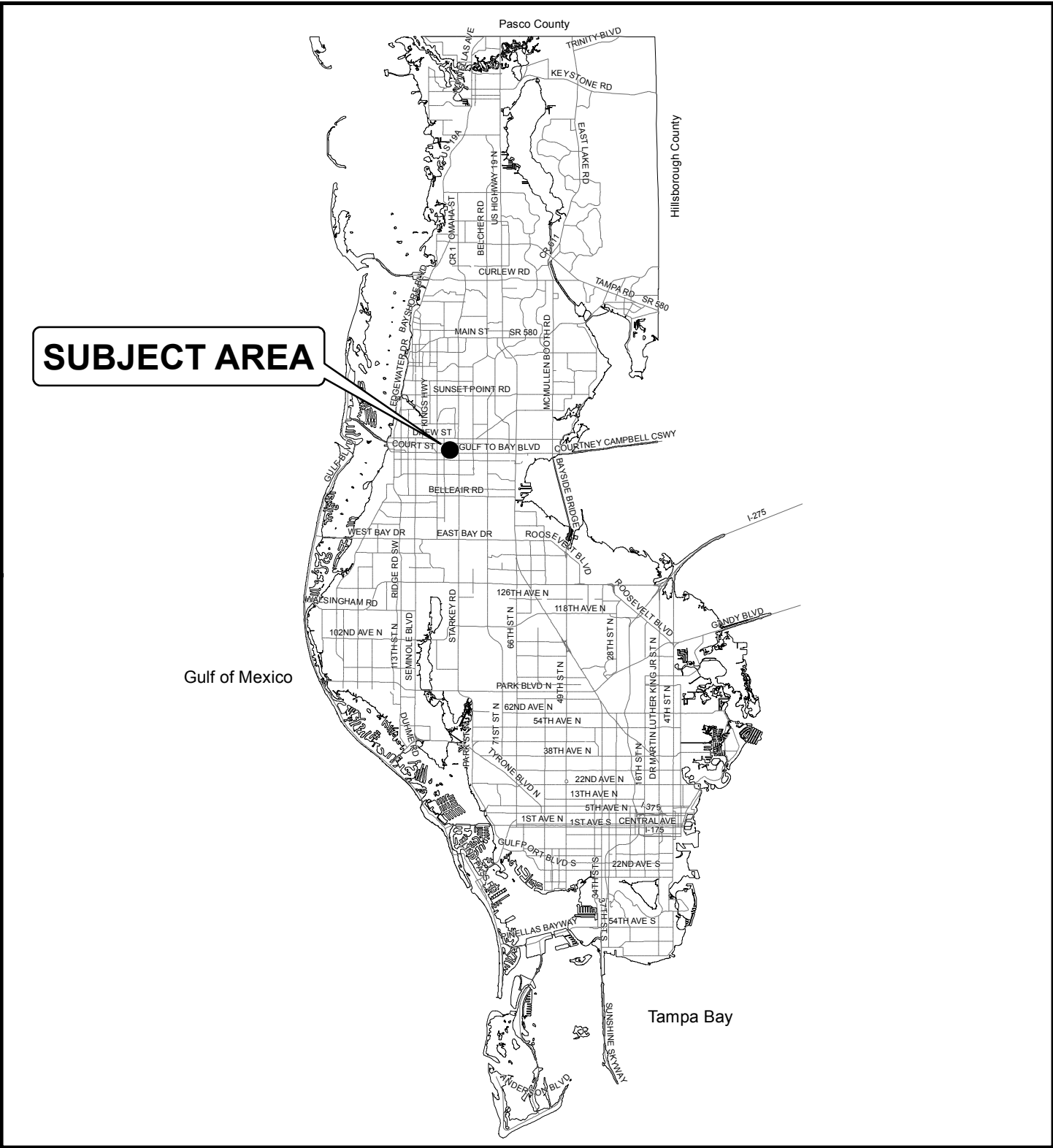
LIST OF MAPS & ATTACHMENTS:

Map 1 Locator Map
Map 2 Site Map
Map 3 Aerial Map
Map 4 Current Countywide Plan Map
Map 5 Proposed Countywide Plan Map

Attachment 1 Email from resident dated May 21, 2018

MEETING DATES:

Planners Advisory Committee, June 4, 2018 at 1:30 p.m.
Forward Pinellas, June 13, 2018 at 1:00 p.m.
Countywide Planning Authority, July 17, 2018 at 6:00 p.m.



Map 1 - Location

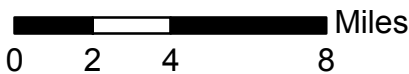
CASE #: CW18-15

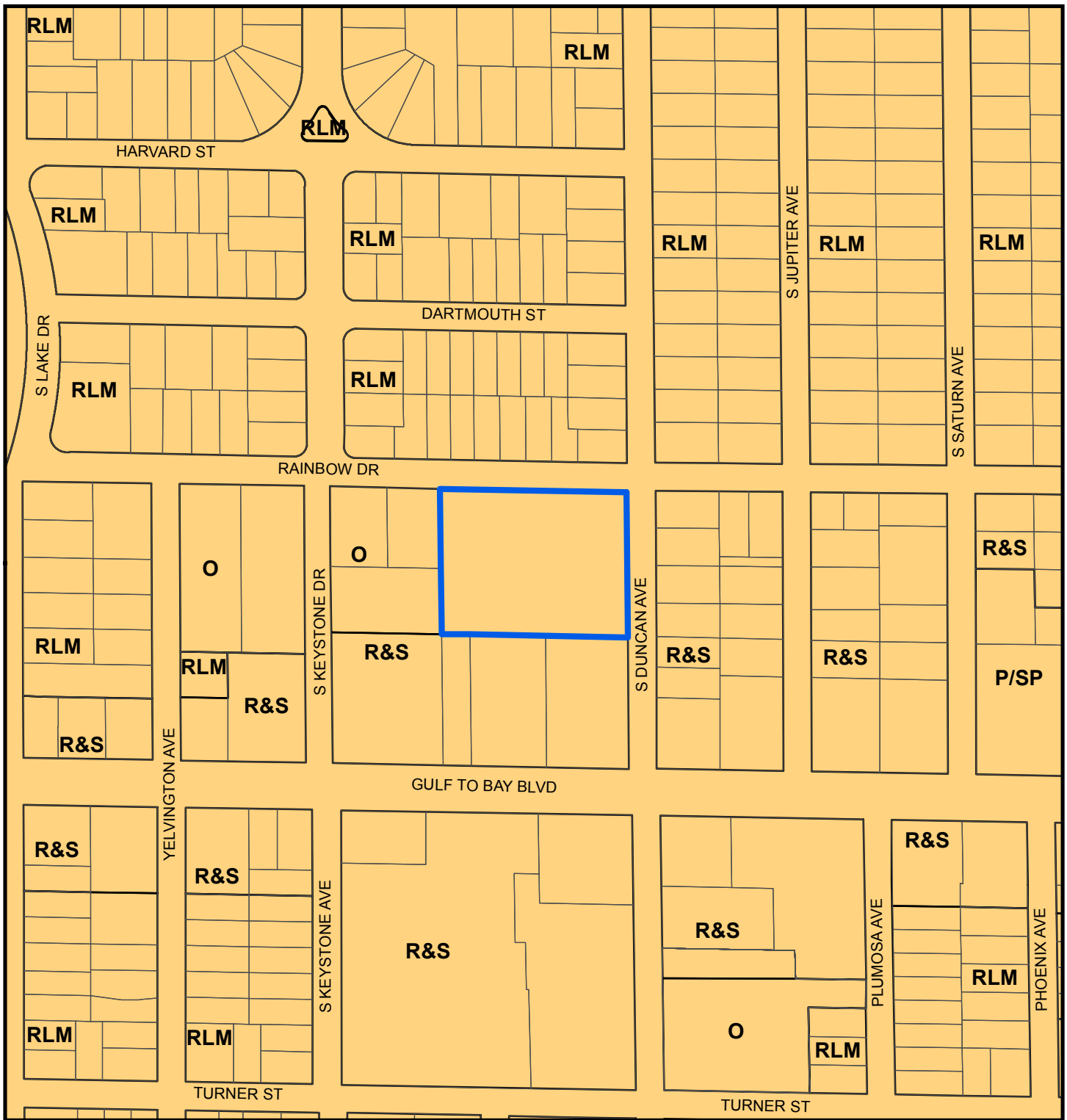
FROM: Office

AREA: 2.8 Acres

JURISDICTION: Clearwater

TO: Retail & Services





Map 2 - Current Countywide Plan Map & Jurisdictional Map

CASE #: CW18-15

FROM: Office

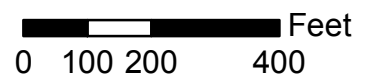
AREA: 2.8 Acres

JURISDICTION: Clearwater

TO: Retail & Services

LEGEND:

 Clearwater





Map 3 - Aerial

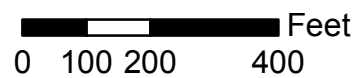
CASE #: CW18-15

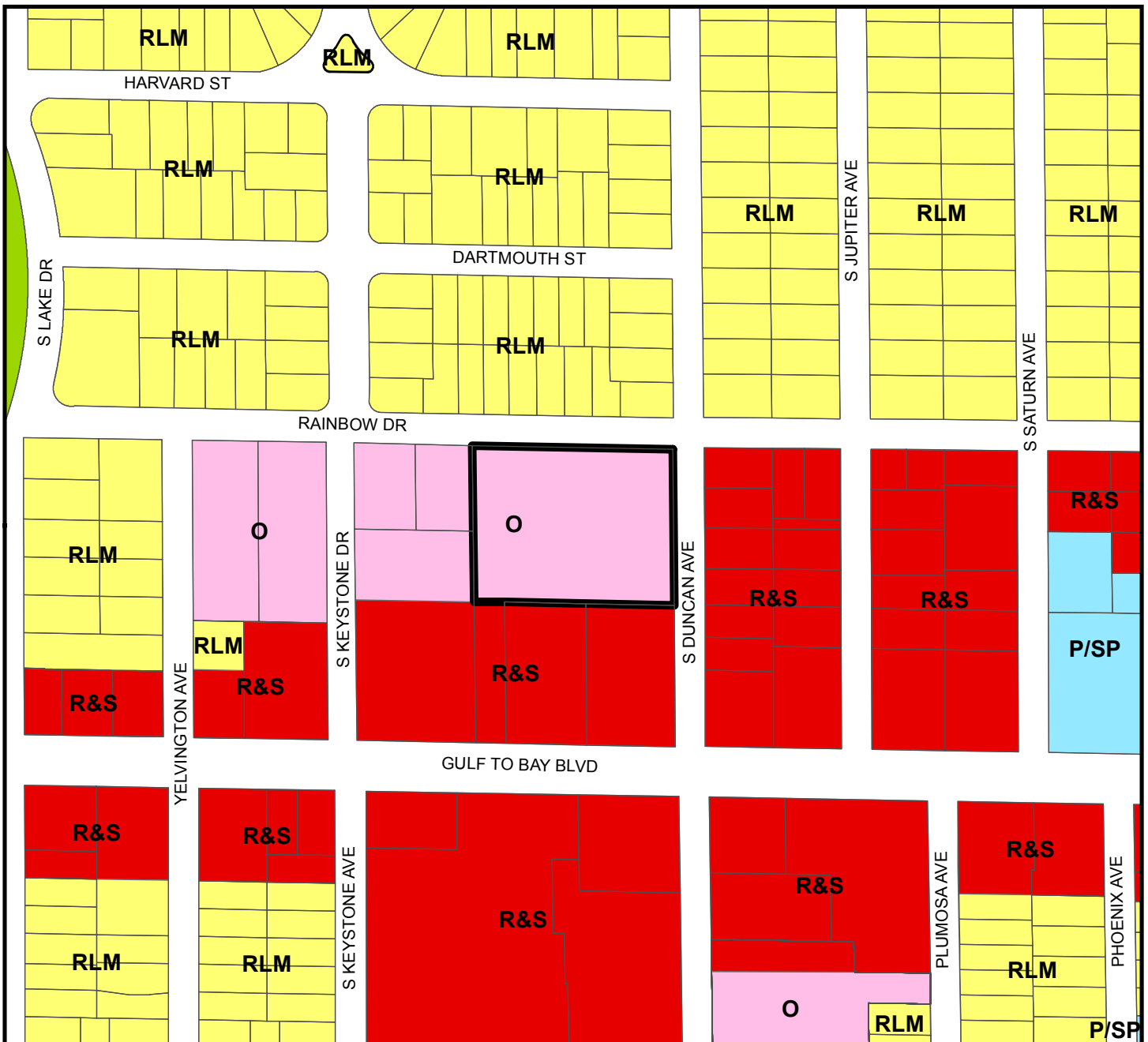
FROM: Office

AREA: 2.8 Acres

JURISDICTION: Clearwater

TO: Retail & Services





Countywide Plan Map Categories

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

Map 4 - Current Countywide Plan Map

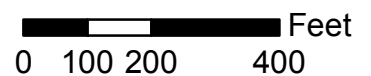
CASE #: CW18-15

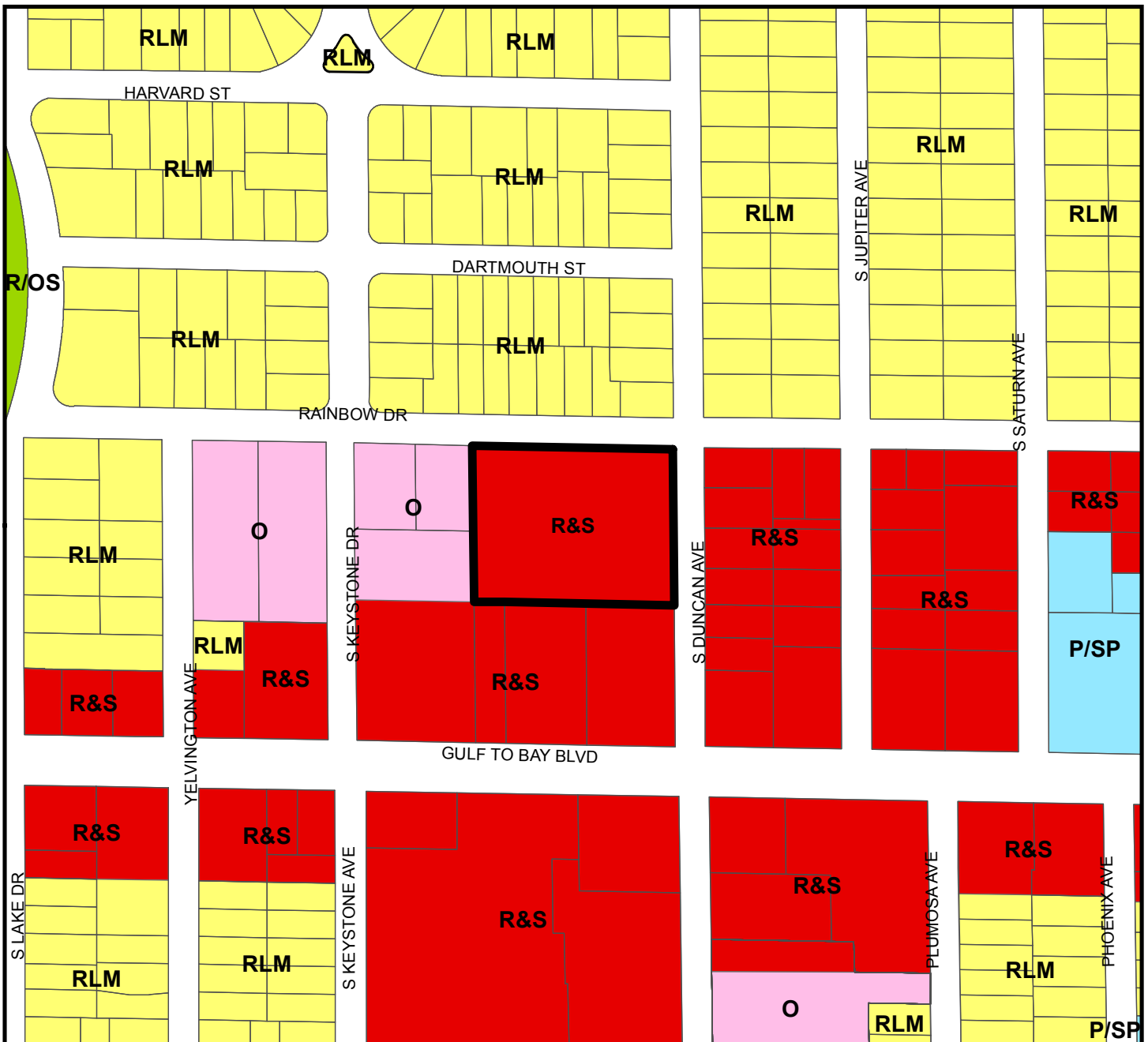
FROM: Office

AREA: 2.8 Acres

JURISDICTION: Clearwater

TO: Retail & Services





Countywide Plan Map Categories

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

Map 5 - Proposed Countywide Plan Map

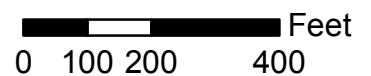
CASE #: CW18-15

FROM: Office

AREA: 2.8 Acres

JURISDICTION: Clearwater

TO: Retail & Services



Parinello, Alicia

From: info@forwardpinellas.org
Sent: Monday, May 21, 2018 1:18 PM
To: Parinello, Alicia
Subject: FW: New submission from Contact

Rodney asked me to forward this inquiry to you, as it looks like land use...



Forward Pinellas serves as the planning council and metropolitan planning organization for Pinellas County.

All government correspondence is subject to the public records law.

From: noreply@wpengine.com [mailto:noreply@mail.wpengine.com]
Sent: Monday, May 21, 2018 12:26 PM
To: info@forwardpinellas.org <info1@co.pinellas.fl.us>
Subject: New submission from Contact

Name

Sarah Trautman

Email

s_matti26@hotmail.com

Phone

(727) 403-3256

Comment

Good afternoon, Forward Pinellas members,

The link is to a news story that is going to come to your decision-making body:

http://www.tampabay.com/news/growth/Against-neighborhood-and-city-staff-wishes-Clearwater-Council-greenlights-storage-facility_167575172

My neighbors and I have been communicating our concerns about the proposed storage facility that is currently being planned in my neighborhood. There are a number of vacant/underused structures nearby which the homeless and transient use to congregate. When we go to the Thornton's, which is directly south of the office building, we are frequently panhandled or even propositioned. The corner has been used to drop off and pick up male and female prostitutes.

We firmly believe that, if a storage facility is built there, the criminal element will gain access to it and use it for drug trafficking, prostitution and worse. While we don't know the details of this project and resultant security measures, we are still uneasy about building a facility that could bring down the value of the neighborhood, reduce pedestrian usage (to avoid the panhandlers and prostitutes), and generally depress the Skycrest community.

Additionally, the roundabouts will further be degraded by rental truck drivers that don't know how to navigate them, scuffing the curbs and damaging the plants, making the neighborhood unsightly and expensive to repair and maintain.

My neighbors and I strongly encourage you to turn down this current project and wait until a more seemly and productive development plan is proposed. Thank you for considering all the options, and not just the economic ones.

Sincerely,
Sarah Trautman,
Concerned neighbor

Planners Advisory Committee – June 4, 2018

3B. 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 from May 2018:

PUBLIC HEARINGS

Subthreshold Plan Map Amendments:

- Case CW 18-05, a Pinellas County case located on the east side of Pine Street, 200 feet north of Wilcox Road in Dansville. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Recreation/Open Space to Residential Low Medium (vote 6-0).
- Case CW 18-07, a City of Clearwater case located at 1524 South Highland Avenue. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Low Medium to Office (vote 6-0)
- Case CW 18-08, a City of Clearwater case located at 720 Tuskawilla Street. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Office to Public/Semi-Public (vote 6-0).
- Case CW 18-10, a City of Clearwater case located at 1528 Lakeview Road. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential High to Residential Low Medium (vote 6-0).
- Case CW 18-11, a City of Dunedin case located at 801 Main Street. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Low Medium to Residential Medium (vote 6-0).

Regular Plan Map Amendments:

- Case CW 18-06, a City of Safety Harbor case located on the northeast corner of Pine Street and Dr. M.L. King, Jr. Street N. (4th Street Detention Pond). The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Low Medium and Preservation to Public/Semi-Public and Preservation (vote 6-0).
- Case CW 18-09, a City of Clearwater case located at 1005 Old Coachman road. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Recreation/Open Space to Public/Semi-Public (vote 6-0).
- Case CW 18-12, a City of Clearwater case generally located south of Palm Bluff Street, west of Highland Avenue, north of Druid Road, and east of Clearwater Harbor. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from

Public/Semi-Public, Retail & Services, Residential Low Medium and Activity Center to Activity Center
(vote 6-0).

REGULAR AGENDA ITEMS

None

Tier I Countywide Plan Map Amendments May 2018:

There were no Tier I Amendments to report.

ATTACHMENT(S): None

ACTION: None required; informational item only

4A. Knowledge Exchange Series – Urban Agriculture

SUMMARY

In an effort to provide technical assistance relevant to the unique challenges of planning within a redeveloping Pinellas County, Forward Pinellas is continuing its Knowledge Exchange Series. Our latest project has been conducted in partnership with the City of St. Petersburg, exploring ways to allow and encourage urban agriculture.

As presented at the September 2017 PAC meeting, the City has undertaken a comprehensive study of urban agriculture, including a review of local and national case studies, extensive outreach with local stakeholders, and proposed amendments to local and countywide regulations. Building on those efforts, Forward Pinellas has proposed supportive amendments to the Countywide Rules, and created a technical assistance package that can be used by other local governments wishing to explore and encourage urban agriculture in their own communities.

Final products will include a reference handbook, informational video, and blog post. The handbook provides an introduction to various issues related to urban agriculture, with links to more detailed documents and successful examples from around Florida and the U.S. In addition to serving as a reference for local governments, the handbook is intended to be accessible for citizens who want to better understand their communities' policy decisions.

Forward Pinellas staff will give a presentation on the draft handbook and video. St. Petersburg staff will be available to participate in the discussion.

ATTACHMENT(S): Draft *Urban Agriculture* reference handbook

ACTION: None required; informational item only



A partnership between Forward Pinellas and the City of St. Petersburg



Bayboro Food Forest at University of South Florida-St. Petersburg

The term “agriculture” conjures up an image of open land for growing crops or grazing livestock. But in an urban environment where land is at a premium, farming comes in many other creative forms. Gardens in residential front yards, rooftop greenhouses, community gardens on vacant lots, backyard chickens and beehives...the possibilities for growing fresh local food are nearly endless. And popular demand for these products is growing.

Many local communities have embraced urban agriculture. Others may be looking to encourage it, but don’t know where to start—or are still considering whether to allow it at all. To help with those decisions, this handbook draws from the experience of local governments, farm owners, educators and others. We provide an introduction to the spectrum of agricultural activities in the urban environment, discuss the potential benefits and regulatory considerations, and provide links to resources for further information.

Table of Contents

- 2** Why Encourage Urban Agriculture?
- 3** Opportunities and Challenges
- 4** Dimensions of Urban Agriculture
- 6** Key Topics
- 10** Local Government Strategies
- 14** More Resources
- 15** Next Steps
- 16** Acknowledgments

Why encourage urban agriculture?

Today, up to 15% of our food originates from within metropolitan areas.¹



There are 44 community gardens, urban or hydroponic farms in Pinellas County.¹



In Pinellas County, only 15% of residents are within walking distance of a grocery store.²



Urban farms and community gardens can cause neighboring property values to rise.³

In the United States, 38% of adults and 20% of children are classified as obese.⁴



Studies show urban farming leads to greater fruit and vegetable consumption.⁵



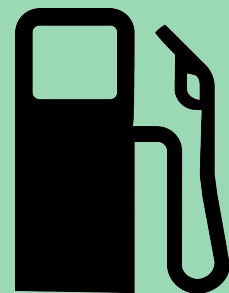
Urban farms reconnect people with their food and foster a sense of community.⁶



Fresh produce can travel more than 1,500 miles on average by either truck, freight, or air.⁷



Increasing local fresh produce consumption by 10% could save 300,000 gallons of fuel per year.⁷



Annual greenhouse gas emissions from agriculture are 8% of the U.S. total.⁸



Shifting to a diet higher in fresh produce can eliminate 20-30% of these released emissions.⁸

Opportunities and Challenges

Growing food in an urban environment can bring many benefits, from nutritional to economic, from educational to community-building. Gardens and small farms can make productive use of spaces that would otherwise lie empty. Food grown can be used to offset a family's grocery budget, sold for extra income, or donated to those in need, while keeping more of residents' dollars within the local community. Farmstands or markets can serve areas without convenient access to grocery stores. Since the food doesn't need to be transported long distances, crops can be sold soon after they're picked, at their freshest and most nutrient-dense.

By its nature, urban agriculture also encourages social interaction and community building. New farmers can learn from experienced mentors. Community gardens invite volunteers to work together in a shared space. And buying locally-grown products can connect consumers with farmers in a personal way, providing greater understanding of where the food we eat comes from.



But for all these benefits, there are reasons that farming is rare in urban areas: Land is expensive and often not optimal for growing. Urban farmers must compete with large rural farms that sell food at high volume for much lower prices, making it difficult to operate commercially. Local governments, meanwhile, must craft regulations that meet the needs of both farmers the surrounding development, while remaining consistent with the Countywide Plan and the Florida Right to Farm Act.

For communities that want to encourage urban farming, it's beneficial to consider it as a system, including not only growing food but also mentoring new farmers, creating a market for value-added products, encouraging resource recovery through composting, promoting nutritional education, and ensuring that all residents have access to fresh food. The following pages discuss different parts of this system, with links to informational resources and examples from communities around Florida and the United States.



Dimensions of Urban Agriculture

What factors does a community need to consider before allowing urban agriculture? The term “agriculture” covers a large spectrum of activities, not all of which are appropriate for a developed urban area. This section walks through the regulatory issues that need to be considered when deciding what to allow in your community.

Type

Plant-based agriculture includes **crops**, or plants grown for food, and **horticulture**, which includes other plants such as flowers.

Animal husbandry is the raising of livestock, which may be large or small. It may include **ruminants** (grazing animals such as cows, horses or goats), **poultry** (birds such as chickens or ducks), or other animals such as pigs. Products may include meat, dairy products, wool, or manure for plant fertilizer. The farming of fish or other seafood is known as **aquaculture**.

In the United States, few insects are bred for food purposes other than honeybees; beekeeping is also known as **apiculture**. However, worms can be used to help generate compost, a practice known as **vermiculture**.

Form

A **traditional farm or garden** uses open land used for growing crops (either directly in the ground or in raised beds) or for grazing livestock. But particularly in an urban environment, creative farming techniques come in a variety of other forms.

A **food forest** (also called **agroecology**) mimics a woodland ecosystem by substituting trees and plants that produce food, while also offering shade and other environmental benefits.

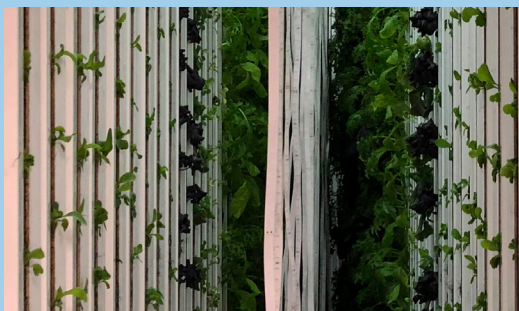
Plants can be grown on building surfaces, such as **rooftop gardens**, or by **vertical farming** on indoor or outdoor walls. **Hydroponic** farming grows plants primarily in water rather than soil, often in fully enclosed buildings, as discussed on page 8.

Fish may be raised in indoor or outdoor tanks, alone or in symbiosis with hydroponic crops (known as **aquaponics**). In the controversial practice of **intensive animal farming**, even livestock can be raised indoors in cages or other enclosures, although these uses are not typically found in urban areas.

In practice, many farms fall in between strict definitions of indoor or outdoor, using some combination of open space, partially-enclosed barns or greenhouses, and fully-enclosed buildings.



Community Garden (courtesy of Wunderfarms, St. Petersburg)



Indoor vertical hydroponics



Aquaponic greenhouse



Backyard beekeeping



*Backyard chickens
(courtesy of UF/IFAS)*



*Small-scale composting
(courtesy of UF/IFAS)*



*Educational workshop
(courtesy of UF/IFAS)*



Rooftop greenhouse

Scale

Some communities distinguish between **large-** and **small-scale farms** and allow them in different locations. The USDA definition of a small farm is one with up to \$250,000 in annual sales. In an urban setting, the size of the property could also be used. For example, those smaller than one acre could be classified as small-scale and allowed in more zoning districts than larger farms.

Other jurisdictions, including in Pinellas County, distinguish **community gardens** from **agriculture** based on a combination of size, ownership and activities. Community gardens are typically operated by nonprofit organizations or other groups of individuals, with products for member consumption or donation rather than retail sales, and are considered less intensive than commercial farms.

Another distinction is whether a farm or garden is a **primary land use** (a standalone land use that occupies an entire parcel) or **accessory** to another residential or nonresidential use. For example, a homeowner may cultivate crops in their front yard, or a restaurant may use a portion of its property to grow vegetables to serve its customers.

Activities

Agriculture encompasses a range of activities beyond simply growing crops or housing animals. **Indoor or outdoor storage** may be needed for equipment, fertilizer, feed, and harvested products. Some farms engage in supportive activities such as **composting** and **rainwater collection**. Additionally, there may be on-site **processing** (preparation, packaging and distribution) of plant or animal products.

Particularly in urban areas, many farms find it economically necessary to supplement their agricultural activity with other activities. **On-site sales** are often a key component, as discussed on page 7. Some farms may also hold **special events** such as festivals or educational demonstrations, or offer rental space for private functions.

Potential Impacts

All land uses have potential impacts on adjacent properties. Special considerations for farms include **noise** from equipment, **odors** from animals, fertilizer or compost, **runoff** from irrigation, **insects or pests** attracted by food sources, and the **aesthetics** of agricultural operations.

Key Topics

Compost

An essential ingredient for many farms and gardens is compost, or organic matter that has undergone biological decomposition over weeks or months. Farmers and gardeners add finished compost to soil to make it fertile for vegetable production. Most Pinellas County soil is sandy and not ideal for growing crops without the addition of compost or other fertilizer. Small-scale farmers and gardeners often produce compost on site, either in containers or directly in the ground. While composting can potentially create odors, best practices exist to significantly limit or eliminate this issue.



*Composting Pilot Project at
Pinellas County Solid Waste Facility*

Unfortunately, many farms need more compost than they are able to produce, and local urban farming advocates cite a need for formal food waste recovery and composting efforts by neighborhoods or local governments.

Such programs have multiple benefits: A 2014 study by the Pinellas County Department of Solid Waste found that 18.5% of the commercial garbage it processes—more than 55,000 tons each year—is food waste, which decreases the efficiency of the County's Waste-to-Energy Facility due to its high moisture content. Following a 2017 pilot program that demonstrated its ability to produce high-quality compost, the department is conducting a master plan process which will explore large-scale composting and the market potential for a permanent program. The completion of the master plan is targeted for the summer of 2019.

While there is enough demand to support private-sector compost businesses, local and state regulations can make them difficult to operate. Many jurisdictions lack regulations specific to compost businesses, and instead classify them the same as larger solid waste disposal providers, with business taxes and hauling/tipping fees based on quantities significantly greater than what a small-scale compost business typically generates. The State of Florida does permit businesses meeting certain criteria to register as organic waste recycling operations in lieu of obtaining a solid waste permit, as provided in the link below.

Communities seeking to promote urban farming can consider encouraging neighborhood-scale composting efforts, structuring taxes and regulations to support compost generation and sales, and exploring efforts to recycle food waste as part of the solid waste collection process.

Examples and more information:

- *Urban Agriculture, Composting and Zoning* by the Ohio Environmental Protection Agency at cccfoodpolicy.org/sites/default/files/resources/oepaubanagcompostingzoning.pdf
- The State of California's community-scale composting information page at www.calrecycle.ca.gov/Organics/CompostMulch/Community.htm
- The Florida Department of Environmental Protection's Source-Separated Organics Processing Facilities information page at floridadep.gov/waste/permitting-compliance-assistance/content/source-separated-organics-processing-facilities

Sales

Many small urban farms produce food in amounts too small to support regular, high-volume supermarket sales. Instead, products may be sold to subscribers in exchange for a membership fee, at farmer's markets, or in stores or farmstands on-site. Current land use and zoning regulations in Pinellas County prohibit on-site retail sales in some locations, particularly residential neighborhoods. However, we are currently revising the Countywide Plan to allow on-site sales as a local option (see page 15).



*St. Petersburg
Saturday Morning Market*

Allowing the sale of farm products in neighborhoods can enable a key benefit of urban farming: the ability to relieve “food deserts.” These areas are defined by the United States Department of Agriculture (USDA) as lacking convenient access fresh food, compounded by lower incomes that limit residents’ mobility. Allowing on-site sales in neighborhoods places more residents within walking distance of fresh food. And since there’s no need for sellers to pay transport costs or purchase market space, the food can be sold less expensively.

Farmers markets, or temporary retail installations that appear in the same location on a regular schedule, are another important means of connecting residents with fresh food. These markets can be particularly beneficial when located close to underserved areas, and when vendors accept Supplemental Nutrition Assistance Program (SNAP) dollars. Federal grants are available to help communities establish these resources, with links provided below.

Local food sales can also be used to drive tourism. In addition to farmers markets, pop-up markets happen in conjunction with special events rather than at a regular place and time. Individual farms may also offer special events to supplement their income from regular sales. Markets and events can serve as a draw for visitors as well as residents.

Some communities go further in leveraging the economic potential of locally grown agriculture, building extensive marketing campaigns around unique local food products and experiences. Known as agritourism, these efforts can potentially drive new populations of visitors to their metropolitan areas.

Examples and more information:

- USDA Food Access Research Atlas at www.ers.usda.gov/data/fooddesert
- USDA Farmer’s Market Promotion Program at www.ams.usda.gov/services/grants/fmpp and assistance with accepting SNAP benefits at markets at www.fns.usda.gov/ebt/snap-and-farmers-markets
- America’s Farm-to-Fork Capital, a campaign of the Sacramento, California Visitor’s Bureau at www.farmtofork.com

Indoor Farming

Also known as **controlled environment agriculture**, indoor farming can be a solution for urban areas where land is scarce and expensive, or soil quality is less than optimum—both conditions we face in Pinellas County. Instead of soil, indoor crops are typically grown **hydroponically**, in a medium of water and nutrients. Variations include **aeroponics**, in which crop roots are misted rather than immersed; **bioponics**, which incorporates microorganisms into the nutrient solution; and **aquaponics**, where fish are raised symbiotically with plants.

Crops grown using these methods can be stacked vertically to produce more food in significantly less space than traditional farming.

Indoor farmers have a great deal of control over the environment, including lighting and moisture that affect the growth cycle of crops, and prevention of pests and diseases. While they use more electricity than a traditional farm due to the need for artificial lighting, the amount of water used is generally much lower. Planting can also be customized to harvest predictable amounts of crops on a regular schedule.

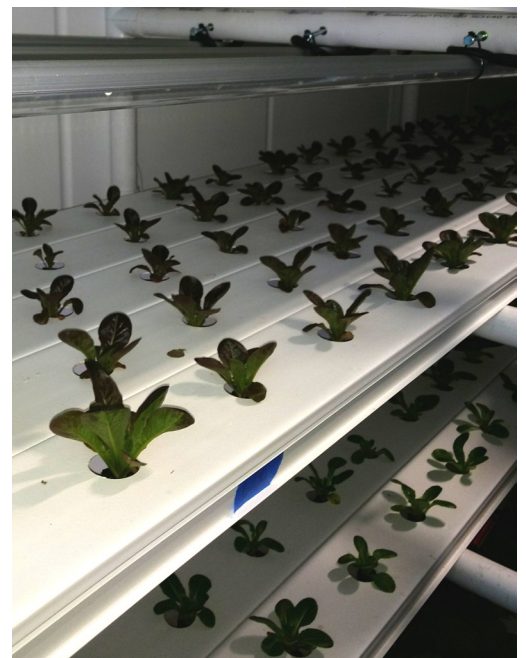
Potential land use impacts from these uses are different from those of outdoor farms or gardens. From the outside they may resemble office or manufacturing uses, lacking the visual appeal of open green space. However, they also typically lack negative impacts such as water and fertilizer runoff or pest attraction. The enclosed nature of these farms make them potentially compatible with a wide range of land use and zoning categories.

Given this compatibility, and the scarcity of industrial and employment land in Pinellas County, there is benefit in allowing and encouraging indoor farms to locate in commercial and appropriate residential areas, close to the businesses and consumers they serve. However, these considerations must be balanced against the limitations on local land development regulations imposed by the Right to Farm Act, as discussed on page 13.

While land costs are lower than for traditional open-space agriculture, indoor farmers need to make substantial up-front investments in technology, including electrical and potable water infrastructure. Therefore, they may particularly benefit from small business loans or grants to help defray these startup costs.



*Indoor farming at
Brick Street Farms, St. Petersburg*



More information:

- *The State of Indoor Farming 2017* by Agrilyst, a private sector company, in partnership with Cornell University at www.agrilyst.com/stateofindoorfarming2017
- *Hydroponic Vegetable Production in Florida* by UF/IFAS at edis.ifas.ufl.edu/hs405



Bayboro Food Forest at University of South Florida-St. Petersburg

Soil & Food Safety

In urban areas, much of the soil available for growing is directly adjacent to urban development, and may have been previously developed itself. In an environment filled with buildings, automobiles, pollution and other elements of city life, how clean is the soil and the food grown in it?

It's true that some urban soil may contain lead or other contaminants, particularly near older structures built before these materials were banned. Soil testing can help, but there are many different potential compounds that could be present, which must be tested individually. Researching the history of the property is important in deciding whether and how extensively to test its soil. For example, a property formerly used as a dry cleaners would have different potential contaminants than one used as a residence.

But even where these substances are present, research has found that the risk of soil contaminants entering crops is relatively low. While root vegetables such as carrots do take up some contaminants, most above-ground crops, such as leafy greens, do not. These foods should be safe to eat as long as the soil is washed off before consumption—just like food purchased at a supermarket.

Best practices can also help. Adding compost to soil helps dilute and bind lead or other contaminants, making them less bioavailable. An even more robust solution is to use raised beds with new, uncontaminated soil, separated from the ground by a layer of mulch and/or cardboard.

Urban farms and gardens are typically small-scale, and often the food is grown and harvested by those who consume it or whom the consumer knows personally. Many urban farmers also purposefully avoid the use of pesticides or chemical fertilizers. This increased transparency can help encourage the use of best practices for safe growing and harvesting.

More information:

- “Risk of lead poisoning from urban gardening is low, new study finds.” University of Washington news release at www.washington.edu/news/2016/02/02/risk-of-lead-poisoning-from-urban-gardening-is-low-new-study-finds
- The Sustainable Economies Law Center’s soil overview at www.urbanaglaw.org/soil and food safety overview at www.urbanaglaw.org/food-ag-and-health
- Brownfields and urban agriculture resource page by the U.S. Environmental Protection Agency at www.epa.gov/brownfields/resources-about-brownfields-and-urban-agriculture

Local Government Strategies

Land Use, Zoning and Permitting

Local land use and zoning regulations direct various types of development to appropriate places, and protect nearby property owners from incompatible development. Future land use categories determine whether land is primarily residential, commercial, and so forth, and how intensely it can be developed.

Within these categories, land uses can either be allowed by-right (with no special approval process required), or as a conditional use or special exception, which require certain conditions to be met before a farm can be approved. Some communities allow planning/zoning staff to approve conditional uses and special exceptions administratively, but many require approval at a public hearing.

Overlaying the future land use categories, zoning districts govern more detailed aspects of land development and use, such as building heights, parking locations and hours of operation. Zoning districts are the primary means for a community to define and regulate the types of agriculture listed on pages 4 and 5.

For example, a local government may decide to allow crops to be grown by-right in residential districts, but require a special exception for animal husbandry. Some communities also require farm owners to obtain operating permits that must be renewed periodically for the farm to remain active. Supportive activities such as markets and festivals

can also be regulated through event permits. In Pinellas County, local future land use and zoning districts need to be consistent with the Countywide Plan, as discussed on page 15.

However, it's important to note that under the Florida Right to Farm Act, local governments are restricted in what regulations they can impose on land that has received an agricultural property tax classification, as discussed in more detail on page 13. Regulation of specific activities, such as beekeeping, may also be preempted by the State (Section 586.10, Florida Statutes).



Outdoor Wall Garden in Copenhagen, Denmark

Examples and more information:

- Urban agriculture planning and zoning overview by the Sustainable Economies Law Center at www.urbanaglaw.org/planning-and-zoning
- *Seeding the City: Land Use Policies to Promote Urban Agriculture* by ChangeLabSolutions at changelabsolutions.org/publications/seeding-city
- Urban Agriculture Ordinance Wiki by the City of St. Petersburg and Open Partnership Educational Network at sites.google.com/a/mail.usf.edu/open/programs2/open-themes/seeds-open-theme/city-of-st-pete---urban-agriculture-ordinance

Public Land

Some communities set aside publicly-owned land for agricultural use, typically for nonprofit community gardens, but also potentially for commercial activities. This can be done as an incentive to encourage urban farming where suitable land is scarce, to exercise more influence over farming operations than possible with regulations alone, or both.

Local governments typically require execution of a use agreement or contract to outline users' rights and responsibilities. Particularly in residential areas, such agreements may limit activities that could create negative impacts on neighboring properties, such as the frequent use of high-powered farming equipment or spreading of manure as fertilizer. The agreements may also prohibit the building of structures such as sheds or greenhouses, impose setbacks from property boundaries, and limit the hours during which activity may take place. Some communities also require public land users to obtain their own liability insurance.

While local governments have a responsibility to protect neighboring land uses, imposing restrictions that are too strict may inadvertently discourage agricultural activities. Communities seeking to encourage urban farming on public land should seek input from both potential users and neighboring land owners to find a balance that considers all interests.

For nonprofit community gardens that depend on volunteer participation, a key issue identified by both local governments and community advocates is the potential for decline or abandonment of sites over time. Best practices that help limit this issue include designating a leadership team for the garden instead of relying on a single leader, outlining specific responsibilities, maintaining frequent communication, and preparing for succession when team members are no longer able to participate.



Examples and more information:

- *Dig, Eat and be Healthy: A Guide to Growing Food on Public Property* by ChangeLabSolutions at changelabsolutions.org/publications/dig-eat-be-healthy
- *Green Pattern Book: Using Vacant Land to Create Greener Neighborhoods in Baltimore* by the USDA at www.fs.fed.us/nrs/baltimore/local-resources/downloads/nrs_inf_32-15-green-pattern.pdf
- Sample community garden contract from the American Community Gardening Association at communitygarden.org/resources/sample-community-garden-contract
- Community garden leadership handbook from the City of Seattle at www.seattle.gov/Documents/Departments/Neighborhoods/PPatch/Leadership-handbook.pdf



Greenhouse at Roth Farm, Dade City

Incentives

In addition to favorable land use regulation and availability of public land, there are a number of incentives that local governments can offer to encourage the creation of community gardens or urban farms. Examples:

- The City of Orlando supports food systems planning and urban farming, including setting goals for increasing local food providers and distributors, at www.cityoforlando.net/greenworks/food-systems
- The City of St. Cloud, Florida has an urban agriculture staff member who helps the community gardens organize, find farming inputs, and provides educational programming at www.stcloud.org/index.aspx?NID=1027
- Miami-Dade County has its own local certification, Redland Raised, to promote fresh local produce at www.miamidade.gov/business/agriculture.asp
- Section 704.06, Florida Statutes, allows local governments or nonprofit organizations to purchase conservation easements, or perpetual restrictions against changing the land use of agricultural or natural lands, at www.flsenate.gov/Laws/Statutes/2017/704.06
- New York City's GreenThumb program provides tools, materials, seasonal workshops, and small grants to develop community gardens on previously vacant lots at greenthumb.nycgovparks.org
- The City of Cleveland Land Bank Program works to acquire vacant parcels and lease or sell them for approved purposes, including urban agriculture, at www.city.cleveland.oh.us/CityofCleveland/Home/Government/CityAgencies/CommunityDevelopment/LandBank
- The City of Cincinnati offers urban agriculture mini-grants to nonprofit or commercial entities at www.cincinnati-oh.gov/oes/residential-programs/urban-agriculture-grants

Information

Local governments can also provide informational web pages that explain their urban agriculture ordinances, walk through permitting procedures, or provide links to other helpful resources. Examples:

- Urban agriculture ordinance information from Pasco County at www.pascocountyfl.net/2791/Urban-Agricultural-Ordinance
- "Urban Ag Policy 101" brochure for Lawrence, Kansas from the Douglas County Food Policy Council at assets.lawrenceks.org/assets/sustainability/urban-ag/community-food-production-guide.pdf
- Urban agriculture ordinance information from Sacramento County, California at www.per.saccounty.net/LandUseRegulationDocuments/Pages/Urban-Agriculture-Ordinance.aspx
- Homegrown Minneapolis, a citywide initiative for urban farming and related activities at www.minneapolismn.gov/sustainability/homegrown

The Florida Right to Farm Act

In 1979, the Florida Right to Farm Act (FRTFA) was enacted by the Florida Legislature to prevent burdensome nuisance lawsuits against farmers. The intended purpose of the legislation was to protect agricultural activities in rural areas that were becoming more urbanized. But the statute is worded so broadly that it also applies to new farms in already urbanized areas like Pinellas County.



Section 823.14(6), Florida Statutes (F.S.) prohibits local governments from adopting any ordinance, regulation, rule or policy to prohibit, restrict, regulate or otherwise limit farming operations on land classified as “agricultural land” by the property appraiser pursuant to Section 193.461, F.S. The Act only allows local governments to regulate farming operations in instances where there is evidence of untreated or improperly treated human waste, garbage, offal, dead or diseased animals or dangerous waste materials. Section 553.73(10)(c) and 604.50, F.S., also exempt nonresidential farm buildings on these lands from building permits. Because of this strict wording, the FRTFA can actually discourage local governments from adopting new pro-urban agriculture ordinances that include reasonable regulations to limit agricultural impacts to surrounding properties.

Only about one hundred parcels are currently categorized as agricultural land by the Pinellas County Property Appraiser’s Office. However, a property owner can apply for the classification by demonstrating the presence of a bona fide farming operation, which has been active for at least one year, earns an income, and conforms to generally acceptable agricultural principles. Reclassification would not only trigger reduced property taxes, but would empower property owners to challenge enforcement of local ordinances as being preempted by the FRTFA.

Given these restrictions, how can communities enact reasonable regulations for farms in an urbanized environment? One option that some local governments have implemented is to restrict property owners from reclassifying parcels as agricultural land in urban areas. The cities of West Palm Beach and Stuart, Florida, both allow urban farms/gardens as a permitted use in certain zoning districts, subject to a provision that “A property owner shall be prohibited from seeking an agricultural tax exemption afforded by the local, state, or federal tax regulations.” It should be noted that it is unknown whether this approach would withstand a legal challenge.

Another option is allowing urban agriculture only on property owned by the local government. This approach can accommodate even commercial farming operations, because there would be no concern that the local government will reclassify parcels it owns as agricultural land, triggering the regulatory preemption under the FRTFA. However, this more conservative approach limits the number of parcels available for farming use.

Examples and more information:

- The Florida Right to Farm Act at www.flsenate.gov/Laws/Statutes/2017/823.14
- *City of Stuart, Florida Code of Ordinances* at library.municode.com/fl/stuart/codes/code_of_ordinances. See Sec. 2.06.08. - Urban agriculture.
- *City of West Palm Beach, Florida Code of Ordinances* at library.municode.com/fl/west_palm_beach/codes/code_of_ordinances. See Sec. 94-273. - Extra requirements for special uses or permitted uses, Subsections (11.1) 18 and (78).

More Resources

General

- Community Gardening Toolkit by the University of Missouri Extension at extension.missouri.edu/explorepdf/miscpubs/mp0906.pdf
- USDA Urban Agriculture Tool Kit at www.usda.gov/sites/default/files/documents/urban-agriculture-toolkit.pdf

Special Topics

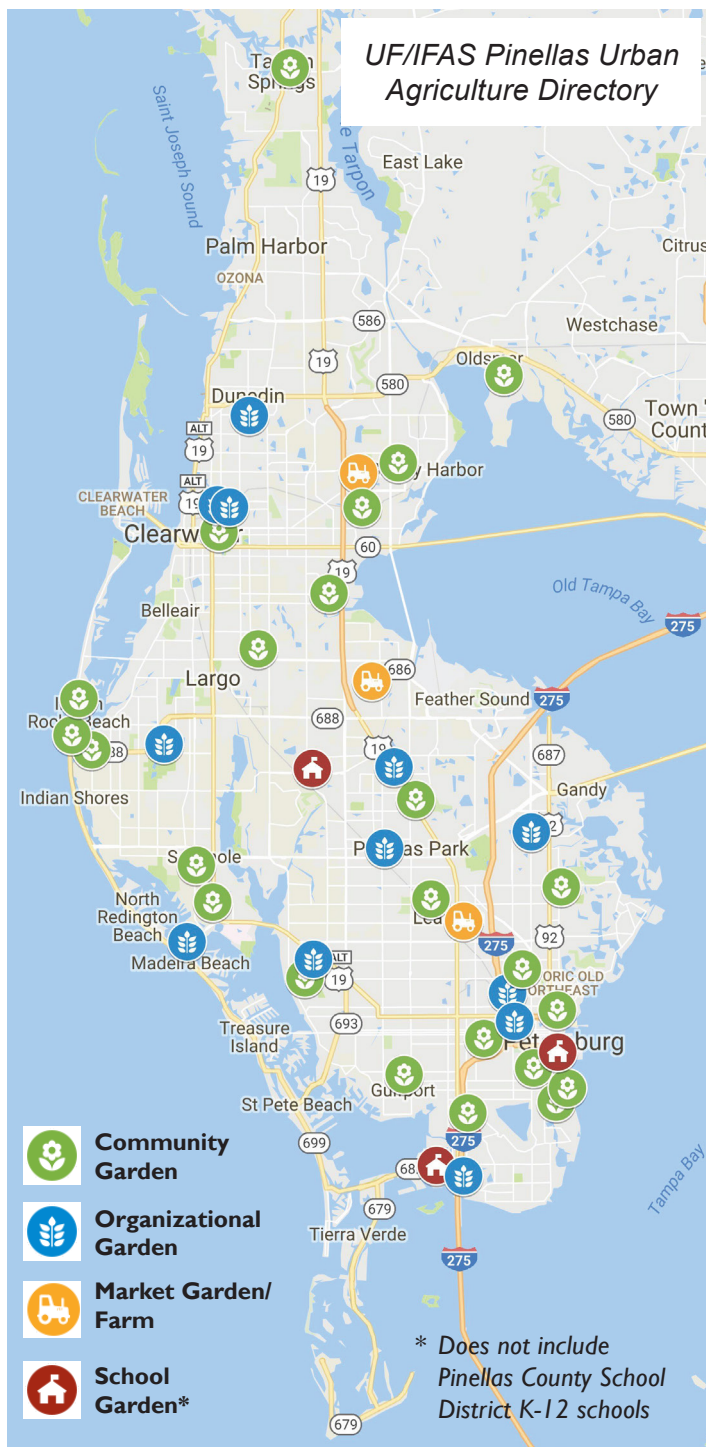
- Pinellas Beekeepers Association at pinellasbeekeepers.buzz
- UF/IFAS resources for backyard chickens at blogs.ifas.ufl.edu/pinellasco/2015/10/26/resources-for-backyard-chickens
- Edible Peace Patch Project, promoting educational gardens in Pinellas County schools at www.peacepatch.org

Local Education & Business Assistance

- UF/IFAS Master Gardener Program at sfyl.ifas.ufl.edu/lawn-and-garden/master-gardener-program
- Pinellas Technical College Food Systems Technology Center courses at [www.pcsb.org/cms/lib/FL01903687/Centricity/Domain/9245/Growing Healthy Food in the City.pdf](http://www.pcsb.org/cms/lib/FL01903687/Centricity/Domain/9245/Growing_Healthy_Food_in_the_City.pdf)
- The Florida Small Business Development Center, offering free business consulting and low-cost training to entrepreneurs at sbdctampabay.com/pinellas
- The USDA offers a number of loans directly to farmers, including a microloan program up to \$50,000 for small and nontraditional farms, at www.fsa.usda.gov/programs-and-services/farm-loan-programs

Infographic References

- ¹ *Pinellas Urban Agriculture Directory*, UF/IFAS Extension Pinellas County, at sfyl.ifas.ufl.edu/pinellas/urban-agriculture (shown next page)
- ² Geographic information systems data (unpublished), Forward Pinellas, 2017
- ³ Been, Vicki, and Ioan Voicu. "The Effect of Community Gardens on Neighboring Property Values." *American Real Estate and Urban Economics Association*, vol. 36, no. 2, 2006, pp. 241–283., doi:10.2139/ssrn.913356
- ⁴ "Obesity and Overweight." Centers for Disease Control and Prevention, Centers for Disease Control and Prevention, 3 May 2017, at www.cdc.gov/nchs/fastats/obesity-overweight.htm
- ⁵ Alaimo, K, et al. "Fruit and Vegetable Intake among Urban Community Gardeners." *Advances in Pediatrics.*, U.S. National Library of Medicine at www.ncbi.nlm.nih.gov/pubmed/18314085
- ⁶ Kingsley, Jonathan 'Yotti,' and Mardie Townsend. "'Dig In' to Social Capital: Community Gardens as Mechanisms for Growing Urban Social Connectedness." *Urban Policy and Research*, vol. 24, no. 4, 2006, pp. 525–537., doi:10.1080/08111140601035200.
- ⁷ *U.S. Food System Fact Sheet*, University of Michigan Center for Sustainable Systems, at css.umich.edu/sites/default/files/U.S._Food_System_Factsheet_CSS01-06_e2017.pdf
- ⁸ Aleksandrowicz, Lukasz, et al. "The Impacts of Dietary Change on Greenhouse Gas Emissions, Land Use, Water Use, and Health: A Systematic Review." *PLOS Medicine*, Public Library of Science, at journals.plos.org/plosone/article?id=10.1371%2Fjournal.pone.0165797



Next Steps

The Countywide Plan for Pinellas County guides land use planning among our 25 member local governments. Local land use and zoning regulations can be more restrictive than the Countywide Plan, but not less. The plan recognizes three types of agricultural land uses:

Agricultural Use – Crop production, including plant nurseries; raising livestock, including horse stables, dog kennels and animal boarding; veterinary clinics; and associated uses as permitted by local plans and regulations. Allowed in Residential Very Low, Residential Low Medium, Retail & Services, Employment, and Industrial categories, subject to acreage thresholds in some cases.

Agricultural Processing Use – The processing, preparation, packaging and distribution of agricultural commodities such as livestock or crop products. Allowed only in Industrial category.

Community Garden Use – A public or private open space use devoted to the growing of produce and/or horticultural plants for off-site sale, personal consumption, enjoyment and/or donation by a group of individuals or a non-profit organization. Occasional on-site sales of produce and horticultural products produced on-site are allowed at the discretion of the local government. Allowed (by name or as a subset of Agricultural Use) in all categories except Preservation.

We propose to leave the current definitions unchanged and add another:

Agricultural Use - Light – Public or private property devoted to the growing of produce and/or horticultural plants, small-animal husbandry, aquaculture, beekeeping, or related uses, where noise, odor, runoff, insects, pests, and other impacts are contained on-site and do not negatively affect adjacent land uses, consistent with such standards as may be prescribed by the local government with jurisdiction. This use may allow for some exterior storage of equipment or materials, and the incidental processing, preparation, packaging and distribution of non-livestock agricultural products. On-site sales of agricultural products produced on-site are allowed at the discretion of the local government. Allowed in all categories except Preservation.

The new language, which we propose to adopt later in 2018, will give each community more flexibility to allow agricultural uses, including supportive uses such as on-site sales, in locations it considers appropriate. For more information about the Countywide Plan, see forwardpinellas.org/guiding-plans/countywide-plan.

Acknowledgments

We would like to thank the following for their input and contributions to this report:

The University of Florida Institute of Food and Agricultural Sciences Extension

The Sustainable Urban Agricultural Coalition of St. Petersburg

Wunderfarms, St. Petersburg

Brick Street Farms, St. Petersburg

Roth Farm, Dade City

The University of South Florida-St. Petersburg Office of Sustainability

Pinellas County Department of Solid Waste

Pinellas Technical College

Dunedin Harvest Food & Garden Co-op

City of Winter Garden

City of Gulfport



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For questions or comments regarding this publication,
contact the Forward Pinellas office at 727-464-8250.

4B. Alternate U.S. 19 Cultural Corridor Plan

SUMMARY

The Alternate U.S. 19 Cultural Corridor Plan is a public engagement initiative led by Forward Pinellas, in partnership with Creative Pinellas. This effort seeks to reinforce community identity, history, and commerce from Largo to Tarpon Springs through the identification of opportunities to incorporate the arts and culture into transportation infrastructure, shared public spaces, and the built environment.

The goal of the project is to engage artists, cultural experts, and other interested parties in a dialogue about ways to elevate the Alternate U.S. 19 corridor as a destination for public art and cultural experiences. Recommendations from this work will support the eclectic, authentic, and diversity of the area by developing strategies that enhance the existing character, not transform it. Examples of potential recommendations from this project may include:

- the development of branding themes;
- identification of desirable locations for public art installations and interactive spaces;
- creation of an arts and culture atlas;
- highlight creative businesses, studios and art galleries;
- ideas for artistic/decorative sidewalk, crosswalk and intersection treatments;
- wayfinding themes;
- locations for murals;
- artistic treatments for bridges and pedestrian overpasses;
- lighting treatments; and
- the pursuit of grant funds for capital projects.

In addition to the four community workshops that will be held in June and July, there will be a series of focus group interviews. These interviews will be conducted with stakeholders from area local governments, tourism officials, business leaders, and arts organizations.

Forward Pinellas staff will give a brief presentation on this project.

ATTACHMENT(S): Alternate U.S. 19 Cultural Corridor Plan Schedule of Activities

ACTION: None required; informational item only

4C. Self-Storage Facilities

SUMMARY

In recent months many Pinellas County local governments have noticed a significant increase in the number of inquiries for new self-storage facilities. This phenomenon appears to be a trend that is growing nationwide and Forward Pinellas staff has been asked to conduct further research into this issue. One option for the PAC's consideration is to form a subcommittee of the membership to further explore the topic and develop a white paper on the subject.

Forward Pinellas staff will lead a discussion on this matter and is seeking PAC's input and direction.

ATTACHMENT(S): None

ACTION: Based on direction from the PAC

Planners Advisory Committee – June 4, 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

Planners Advisory Committee – June 4, 2018
5B. Cancellation of the August PAC Meeting



SUMMARY

Historically the Forward Pinellas Board cancels its August meeting. This item was on the consent agenda at the May Forward Pinellas meeting and was approved. Likewise, the Planners Advisory Committee has also traditionally cancelled its August meeting. Therefore, Forward Pinellas staff recommends that the PAC take action to cancel its August 2018 meeting.

ATTACHMENT(S): None

ACTION: PAC to cancel the August 2018 meeting