



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

**March 2, 2020 – 1:30 p.m.**  
310 Court Street, 1<sup>st</sup> Floor Conf. Room  
Clearwater, FL 33756

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

- 1. CALL TO ORDER AND INTRODUCTIONS**
- 2. APPROVAL OF MINUTES – February 3, 2020**
- 3. REVIEW OF FORWARD PINELLAS AGENDA FOR March 11, 2020**

**PUBLIC HEARINGS**

**Countywide Plan Map Amendment(s)**

- A. Case CW 20-05 – City of Tarpon Springs
- B. Case CW 20-06 – Pinellas County
- C. Case CW 20-07 – City of Largo

**REGULAR AGENDA ITEMS**

- D. Map Adjustment – City of Clearwater – Official Acceptance
- E. CPA Actions and Tier I Countywide Plan Map Amendments February 2020

**4. PLANNING TOPICS OF INTEREST**

- A. Census 2020 – Pinellas County Complete Count Committee
- B. Planning & Placemaking Grant Award Recommendations
- C. Complete Streets Grant Award Recommendations
- D. ArcUrban Overview
- E. Legislative Update

**5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA**

- A. Pinellas SPOTlight Emphasis Areas Update (Information)

**6. UPCOMING EVENTS**

March 13 <sup>th</sup>	<a href="#">Bike Your City</a>
March 24 <sup>th</sup>	Waterborne Transportation Subcommittee meeting – PSTA 10:30 am - noon
March 24 <sup>th</sup>	Sun Coast Section Book Club – The Attic on Kennedy 5:30 -7pm
March 31 <sup>st</sup>	<a href="#">Safe Streets Pinellas Summit</a>
April 2 <sup>nd</sup>	Celebration of Public Service – Robert W. Saunders Public Library 5:30-7:30 pm

**7. ADJOURNMENT**

**NEXT PAC MEETING – MONDAY, MARCH 30, 2020**

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

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

**Planners Advisory Committee – March 2, 2020**

**2. Approval of Minutes – February 3, 2020**



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**SUMMARY**

The Summary Agenda Action Sheet for the February 3, 2020 PAC meeting is attached for committee review and approval.

**ATTACHMENT(S):** PAC Summary Agenda Action Sheet for the February 3, 2020 meeting

**ACTION:** PAC to approve the Summary Agenda Action Sheet from the February 3, 2020 meeting.

**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**  
**DATE: FEBRUARY 3, 2020**

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>VOTE</b>
1. <u>CALL TO ORDER AND INTRODUCTIONS</u>	The meeting was called to order at 1:30 p.m.	
2. <u>MINUTES OF REGULAR PAC MEETING OF DECEMBER 30, 2019</u>	Motion: Mark Ely Second: Marshall Touchton	14-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR FEBRUARY 12, 2020 MEETING PUBLIC HEARINGS</u> <u>Countywide Plan Map Amendment(s)</u> A. CW 20-04 – Pinellas County	Motion: Marie Dauphinais Second: Marshall Touchton	14-0
<u>REGULAR AGENDA ITEMS</u> B. CPA Actions and Tier, I Countywide Plan Map Amendments January 2020	None required; informational item only	
4. <u>PLANNING TOPICS OF INTEREST</u> A. Resilient Tampa Bay: Transportation	Rodney Chatman shared a presentation which covered the results of a regional vulnerability assessment of the transportation network. Staff was fortunate to work with partner MPO's in Pasco and Hillsborough Counties and received a Federal Highway Administration grant (FHA) to study resiliency of the regional transportation network. Rodney discussed the presence of two tide-gauge stations in Pinellas County, which have been monitoring sea levels since the 1940's, and the data shows that Pinellas County has experienced four inches of sea level rise in the last 34 years and the rate of increase has accelerated faster than the previous 34 years. The project approach looked at three climate stressors; sea-level rise in 2045, based on the NOAA high- and intermediate-low curves, increased precipitation for two rainfall events, 9-inches in 24 hours and 33-inches in 72 hours, storm surge for Categories one, three and five hurricanes. The Tampa Bay Regional Planning Council also conducted an economic analysis to determine the impacts to the Gross Regional Product. The study team then developed various adaptation and mitigation strategies for the identified climate hazards. Each county identified two corridors where specific adaptation and mitigation strategies were applied to specific road segments. Pinellas County selected a portion of Gulf Boulevard in Madeira Beach and Roosevelt Boulevard from Ulmerton Road to Gandy	

	Boulevard, Questions were taken and appropriately answered.	
B. Self-Storage Subcommittee Update	Linda Fisher shared that this item is a follow up to the self-storage subcommittee held about 18 months ago, that staff from several local governments participated in. After the meetings, a guide of best practices was created and included in the agenda packets. Mr. Gerald Ripo, BRB Development, who shared a private sector point of view with the subcommittee, asked if he could get a follow up to the meetings on if there were any changes to self-storage regulations within the different municipalities. After brief discussions with those members who were a part of the subcommittee, Ms. Fisher received good feedback and will take a summary of the discussion to Mr. Ripo.	
C. Board of County Commissioners Request to Add Residential Rural Category	Linda Fisher alerted the PAC members that the Board of County Commissioners is considering a request to add a Residential Rural (RR) category to the Countywide Plan, at a density of .5 units per acre. Rene Vincent, Pinellas County Planning Director, clarified that the request is in response to future land use map (FLUM) amendments on annexed parcels in the East Lake Tarpon area. The County has a community overlay in that area that limits density to .5 units per acre, but property owners who annex into a municipality are no longer subject to it, and since the lowest-density category in the Countywide Plan allows 1 unit per acre, local FLUM amendments from .5 to 1 unit per acre do not have to come before the Board of County Commissioners in their capacity as the Countywide Planning Authority. Adding the RR category to the Countywide Plan and applying it to the unincorporated parcels would change that. Ms. Vincent added that the map that was included with the agenda item is not up to date, as they had not taken out the annexed 44-acre piece up in Tarpon Springs yet. The PAC members discussed potential scenarios and implications of the proposed amendment.	
D. Legislative Update	Linda Fisher alerted the PAC members that the legislative session begins this week. She advised that the majority of noteworthy bills relate in some way to local preemption and cited a few of relevance as examples, including bills prohibiting design requirements for residential buildings, making the Bert Harris Act more favorable to citizen challengers, and imposing further limitations on local regulation of vacation rentals. The City of St. Petersburg distributed a	

	position paper on one pair of bills. Forward Pinellas staff will continue to provide updates throughout the session.	
5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. Pinellas SPOTlight Emphasis Areas Update	Rodney Chatman updated the PAC members on the latest information concerning the Forward Pinellas SPOTlight Emphasis Areas.	
B. Forward Pinellas Planning & Placemaking Grant Review Subcommittee Volunteers	Rodney Chatman introduced Laura Canary with Pinellas Park CRA, who shared a presentation on their Planning & Placemaking Grant application for the development of a master plan and construction documents for the City Center District. Mr. Chatman then introduced Kyle Simpson with the City of St. Petersburg who shared a presentation on their Planning & Placemaking Grant application to develop two Demonstration and Pilot Program Guides. Upon conclusion of the presentations, Mr. Chatman called for volunteers to assist in reviewing the applications with staff to make a recommendation. Rick Perez from Largo, Marcie Stenmark from Safety Harbor and Marie Dauphinais from Oldsmar volunteered. Mark Ely suggested reaching out to Jan Norsoph with Seminole as well. This item will come back to the PAC in March with the recommendation.	
C. Election of New PAC Chair	Rodney Chatman called for nominations for PAC Chair for 2020. Kyle Brotherton was nominated for Chair and accepted.  Motion: Frances Leong Sharp Second: Marie Dauphinais  A call for nominations for PAC Vice-Chair was made. Britton Wilson was nominated and accepted.  Motion: Mark Ely Second: Marie Dauphinais	14-0      14-0
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 2:45 p.m.	

Respectfully Submitted,

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PAC Chairman

\_\_\_\_\_  
Date

## Planners Advisory Committee – March 2, 2020

### 3A. Case CW 20-05– City of Tarpon Springs



#### SUMMARY

From: Activity Center  
To: Activity Center  
Area: 1.46 acres, m.o.l.  
Location: Northwest corner of North Safford Avenue and East Live Oak Street

This proposed amendment is submitted by the City of Tarpon Springs and seeks to amend the local zoning designation of approximately 1.46 acres from T5d (North Pinellas Avenue Character District) to T4c (Residential High Character District) within their Activity Center. The subject property is currently vacant, and the applicant proposes to build a townhome development. The proposed amendment would permit townhomes on the property, per the local zoning designations. Due to a restrictive covenant placed on the property, there will be no increase in the allowable density standard of 15 units per acre. The subject property amendment is inclusive of the local Sponge Docks Character District of the Special Area Plan. The proposed amendment will support the character district intent to increase residential stability while remaining consistent with envisioned housing types.

The subject property's designation on the Countywide Plan Map will remain as Activity Center which is utilized to recognize those important identifiable centers of business, public and residential activity, as may be appropriate to the circumstance that are the focal point of a community, and served by enhanced transit commensurate with the type, scale and intensity of use. This Activity Center is governed by the *Sponge Docks and Community Redevelopment Area Special Area Plan*, adopted through the Countywide Plan Map amendment process in 2010. While this amendment is consistent with the density, intensity, and use standards adopted at that time, it is being heard as a Tier II amendment in order for the City to formally address the Planning and Urban Design Principles, which the Countywide Plan began requiring for Activity Centers in 2015.

#### FINDINGS

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

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

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

#### LIST OF MAPS & ATTACHMENTS:

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

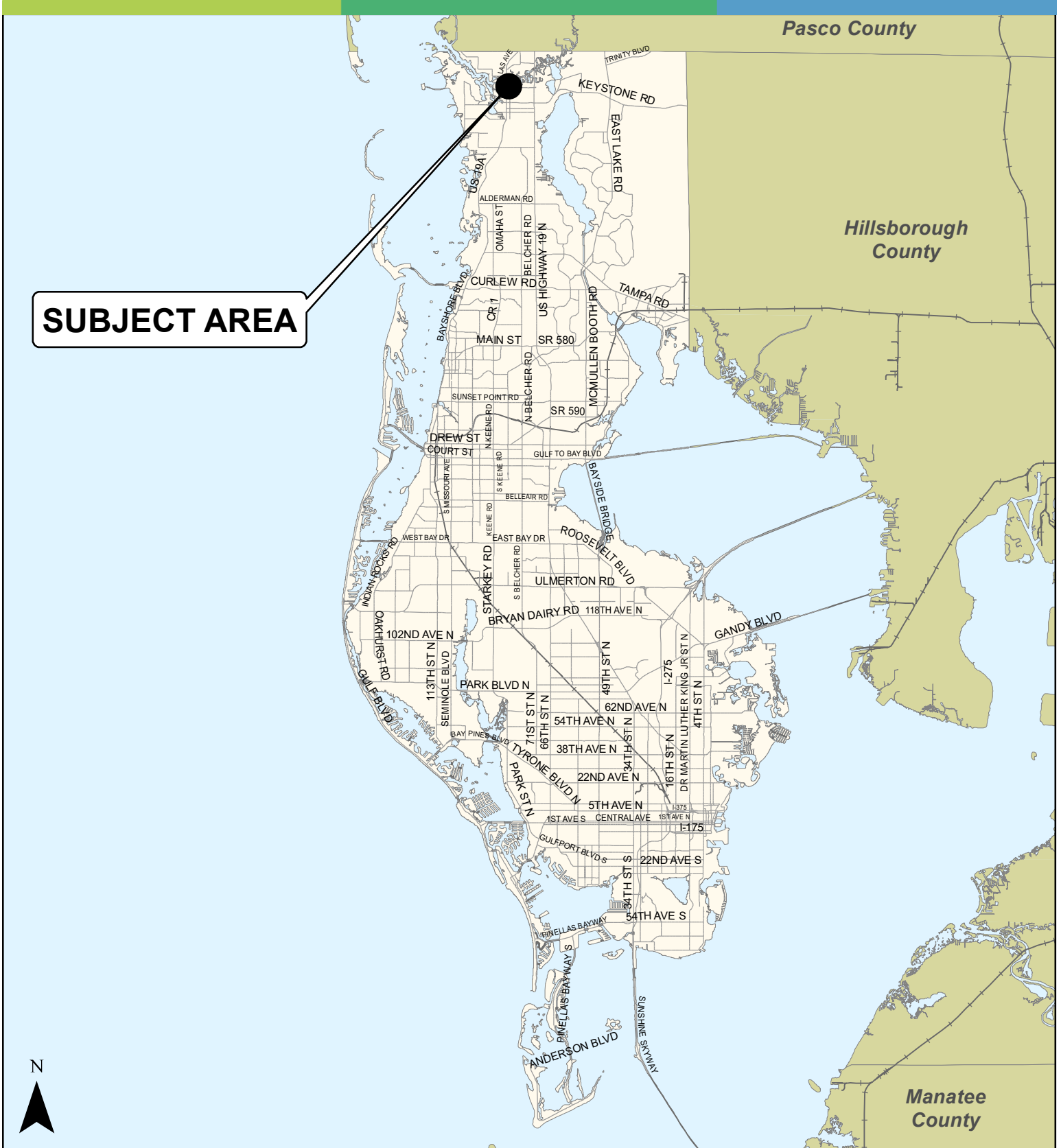
Attachment 1 Forward Pinellas Staff Analysis  
Support Document 1 Planning & Urban Design Principles

**MEETING DATES:**

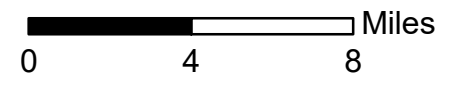
Planners Advisory Committee, March 2, 2020 at 1:30 p.m.

Forward Pinellas, March 11, 2020 at 1:00 p.m.

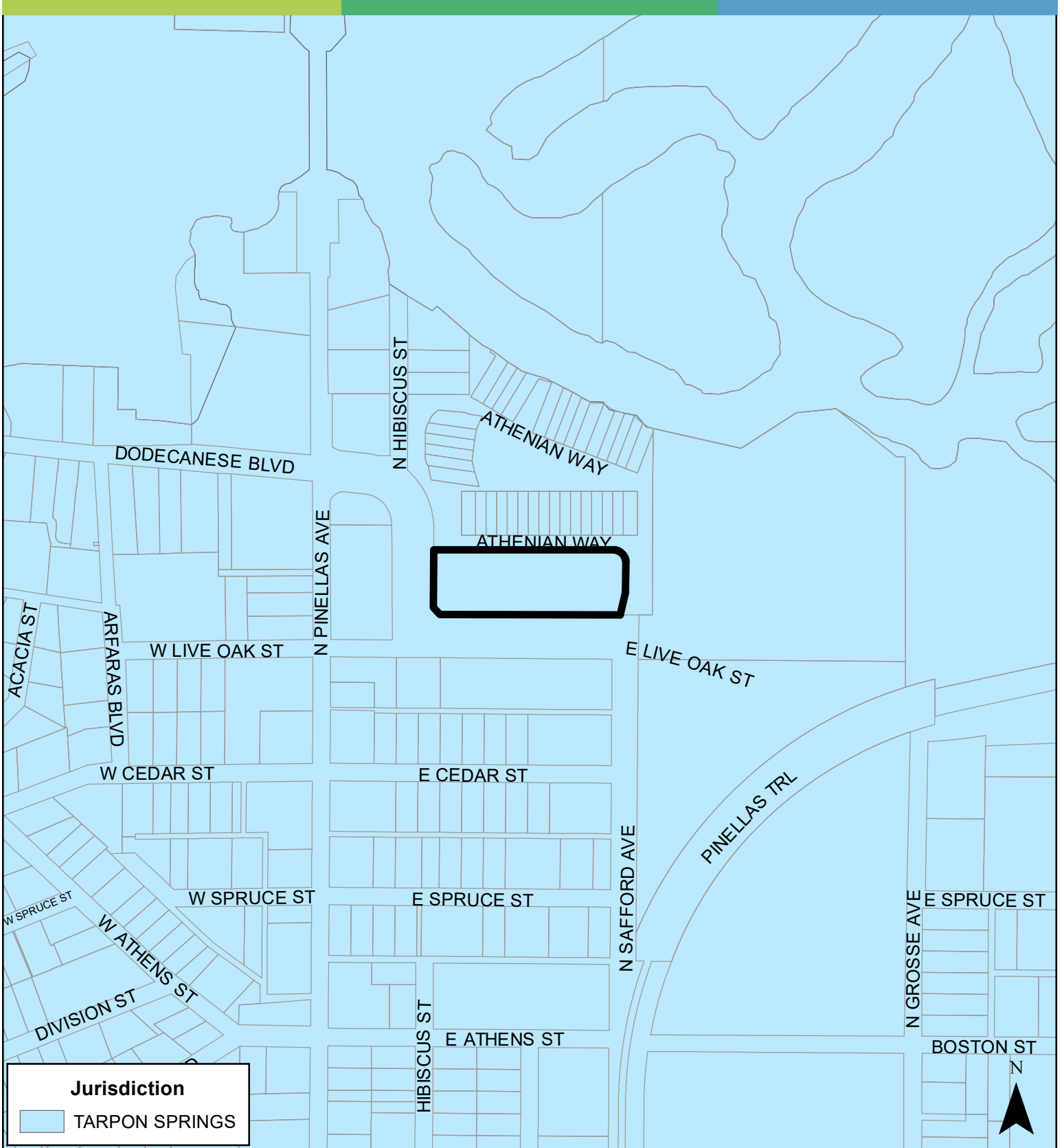
Countywide Planning Authority, April 7, 2020 at 9:30 a.m.



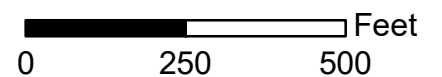
**JURISDICTION:** Tarpon Springs    **FROM:** Activity Center  
**AREA:** 1.46 Acres                    **TO:** Activity Center







**JURISDICTION:** Tarpon Springs    **FROM:** Activity Center  
**AREA:** 1.46 Acres    **TO:** Activity Center

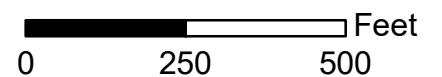


# Case CW20-05

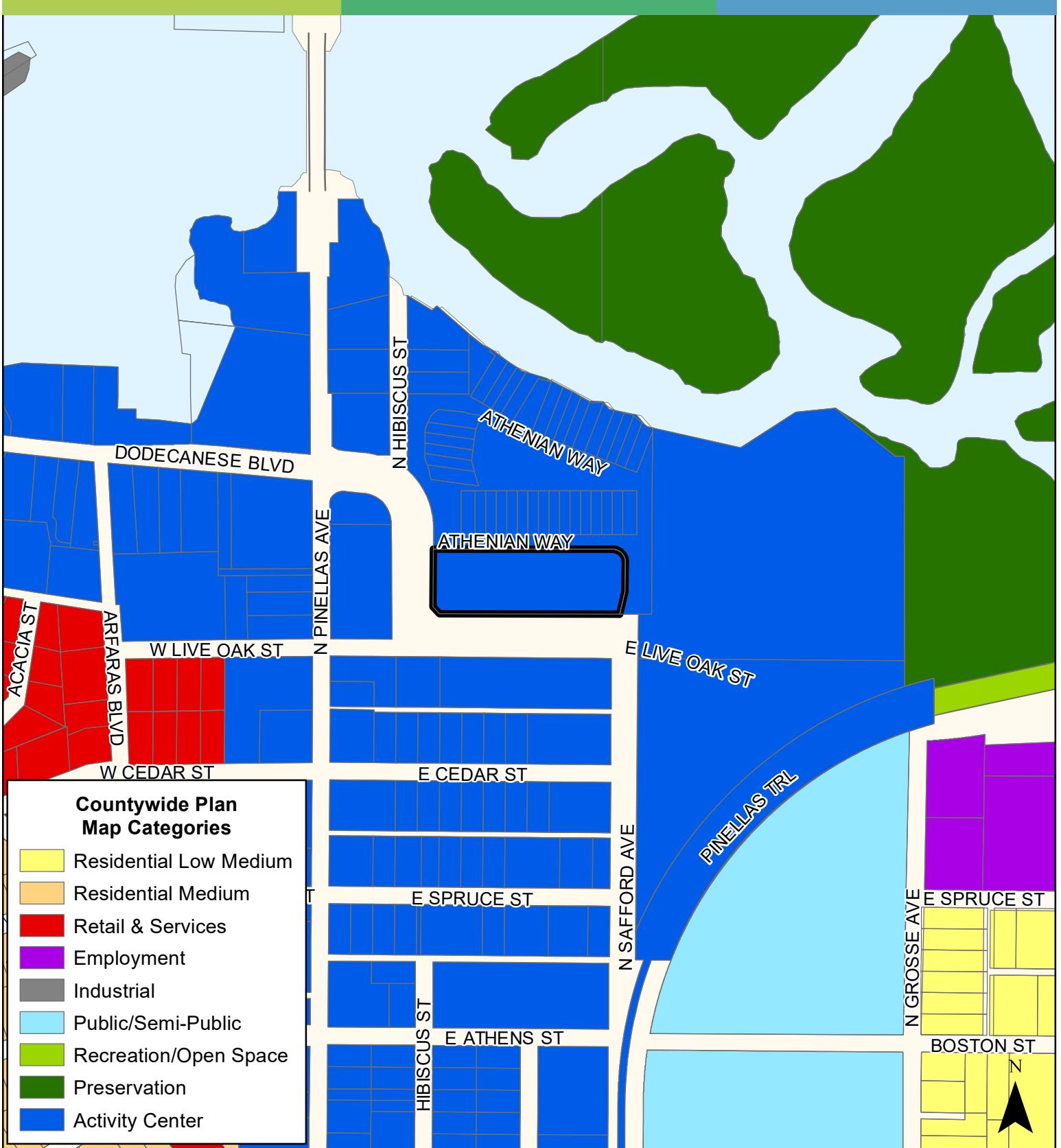
## Map 3: Aerial Map

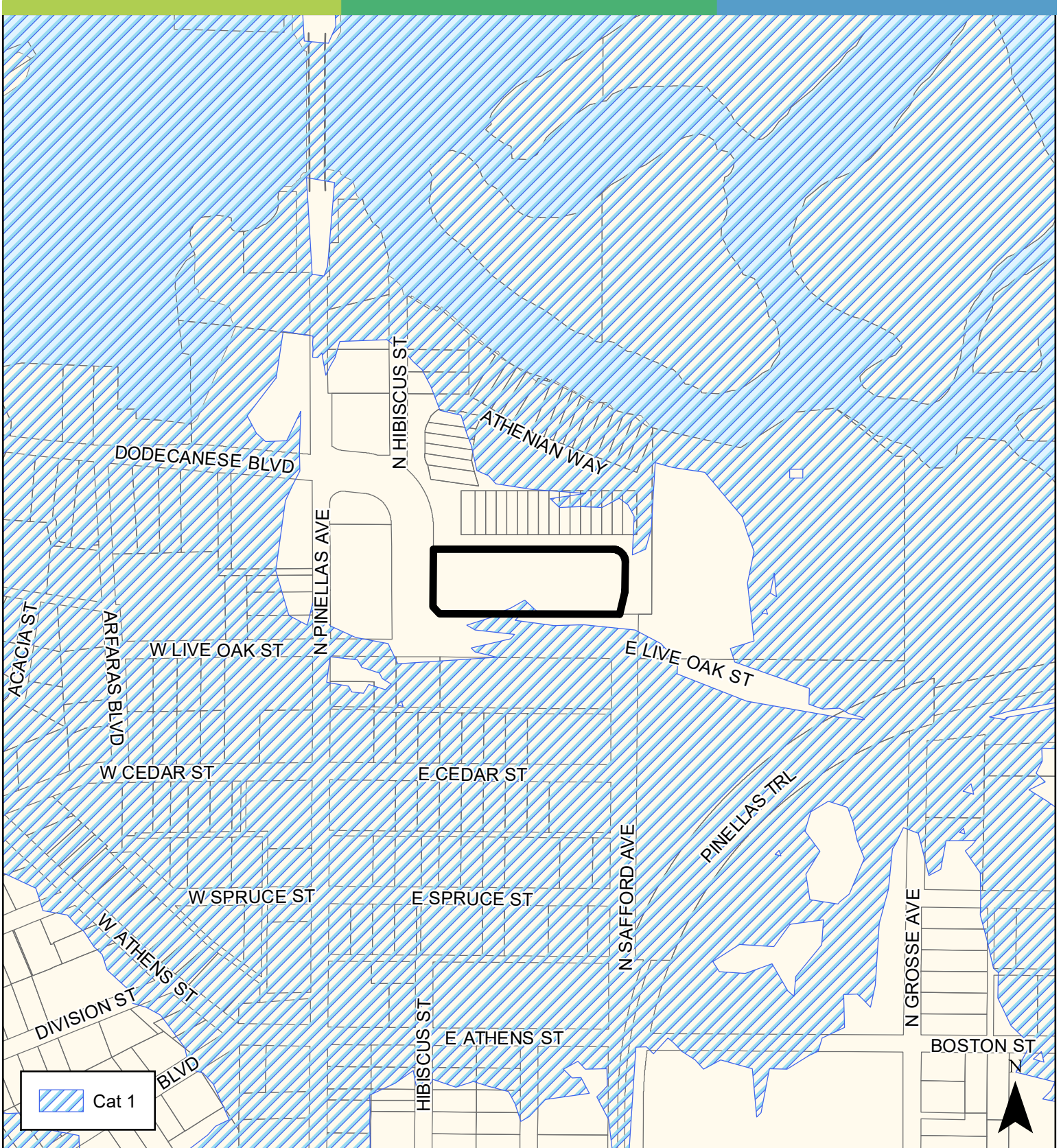


**JURISDICTION:** Tarpon Springs    **FROM:** Activity Center  
**AREA:** 1.46 Acres    **TO:** Activity Center

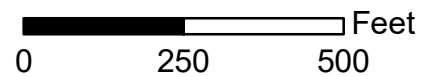








**JURISDICTION:** Tarpon Springs    **FROM:** Activity Center  
**AREA:** 1.46 Acres    **TO:** Activity Center



**CW 20-05**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by the City of Tarpon Springs and seeks to amend the local zoning designation of approximately 1.46 acres from T5d (North Pinellas Avenue Character District) to T4c (Residential High Character District) within their Activity Center. The subject property is currently vacant, and the applicant proposes to build a townhome development. The proposed amendment would permit townhomes on the property, per the local zoning designations. Due to a restrictive covenant placed on the property, there will be no increase in the allowable density standard of 15 units per acre. The subject property amendment is inclusive of the local Sponge Docks Character District of the Special Area Plan. The proposed amendment will support the character district intent to increase residential stability while remaining consistent with envisioned housing types.

The subject property's designation on the Countywide Plan Map will remain as Activity Center which is utilized to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use. Since no change to the current Countywide Plan Map category is required, this amendment can be deemed with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment where the existing Level of Service is operating at a LOS “D” or better; therefore, policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – A portion of the amendment area (0.03 acres) is located within the CHHA. However, the Restrictive Covenant prevents any increase in the allowable residential density over current provisions therefore, the proposed amendment would not impact the CHHA.
- 5) **Designated Development/Redevelopment Areas** – The subject property is located within the Sponge Docks Character District of the Special Area Plan (SAP) and the proposed amendment is consistent with the objectives of the SAP.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category; therefore, those policies are not applicable.

**Conclusion:**

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

## **Planners Advisory Committee - March 2, 2020**

### **3B. Case CW 20-06 – Pinellas County**



#### **SUMMARY**

From: Recreation/Open Space  
To: Public/Semi-Public  
Area: 2.0 acres, m.o.l.  
Location: East side of McMullen Booth, 900 feet North of Curlew Road

This proposed amendment is submitted by Pinellas County and seeks to amend property totaling approximately 2.0 acres from Recreation/Open Space (intended to recognize recreation/open space uses that serve the community or region) to Public/Semi-Public (intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses).

The proposed amendment would allow for the development of a medical office on a parcel of land that is currently vacant. The proposed development is 1-story and is along McMullen Booth Road which is a designated Scenic Non-Commercial Corridor, with a Residential classification. The proposed Public/Semi-Public category is consistent with this classification. The applicant has executed a Development Agreement for the project that includes, among other things, additional landscaping/beautification, access management improvements, etc. The property is adjacent to the Lake Tarpon Outfall Canal and county-owned stormwater retention ponds.

#### **FINDINGS**

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

- A. The Public/Semi-Public category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.
- C. The Development Agreement has been approved by Pinellas County and executed by the property owner and is thus eligible for consideration under the amendment process.

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

#### **LIST OF MAPS & ATTACHMENTS:**

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

Attachment 1 Forward Pinellas Staff Analysis  
Attachment 2 Development Agreement

**MEETING DATES:**

Planners Advisory Committee, March 2, 2020 at 1:30 p.m.

Forward Pinellas, March 11, 2020 at 1:00 p.m.

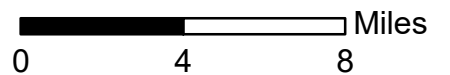
Countywide Planning Authority, April 7, 2020 at 9:30 a.m.

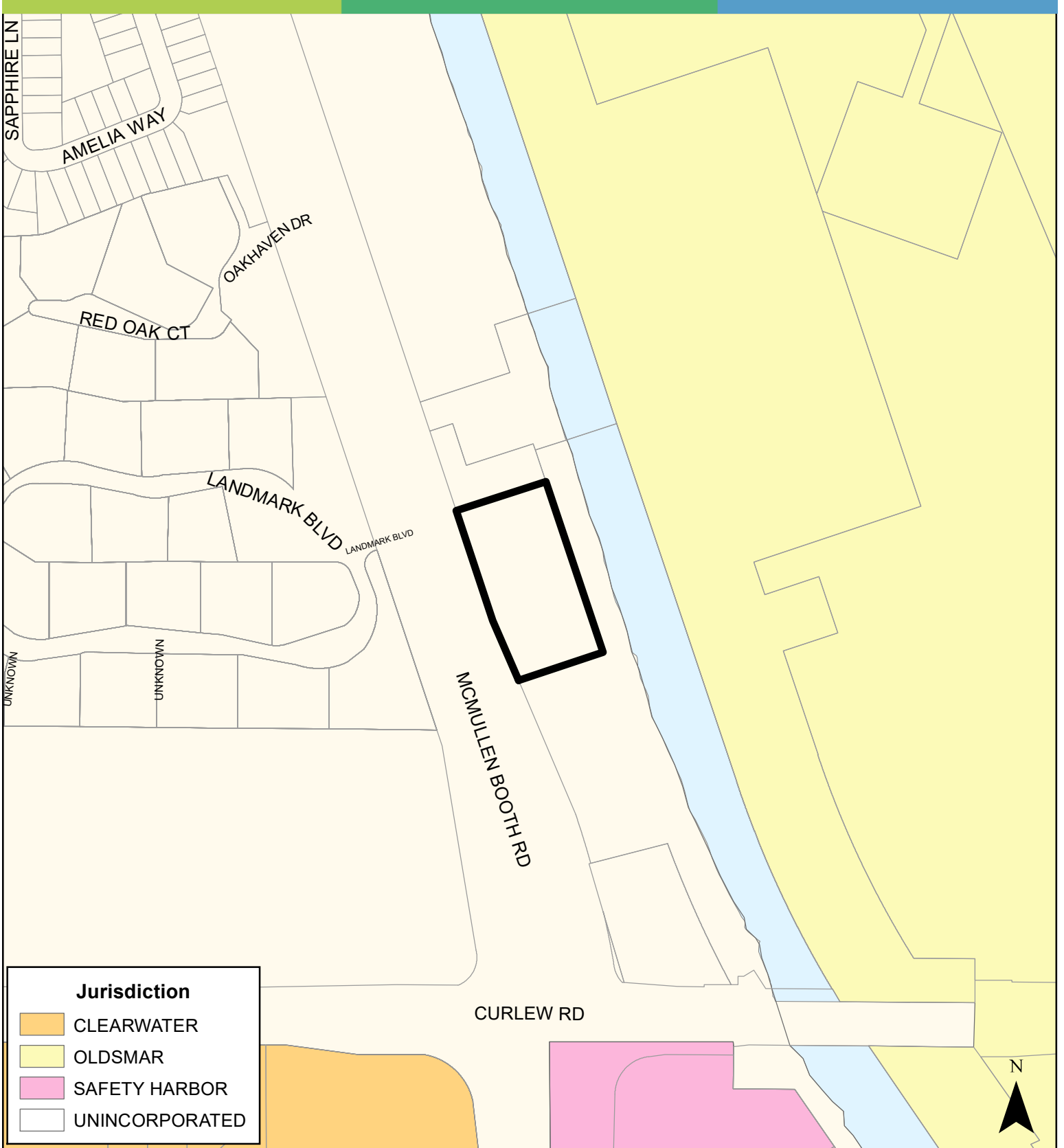




**JURISDICTION:** Pinellas County    **FROM:** Recreation/Open Space

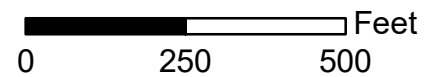
**AREA:** 2 Acres    **TO:** Public/Semi-Public





**JURISDICTION:** Pinellas County    **FROM:** Recreation/Open Space

**AREA:** 2 Acres    **TO:** Public/Semi-Public



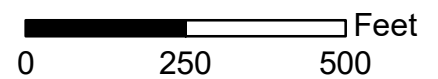
# Case CW20-06

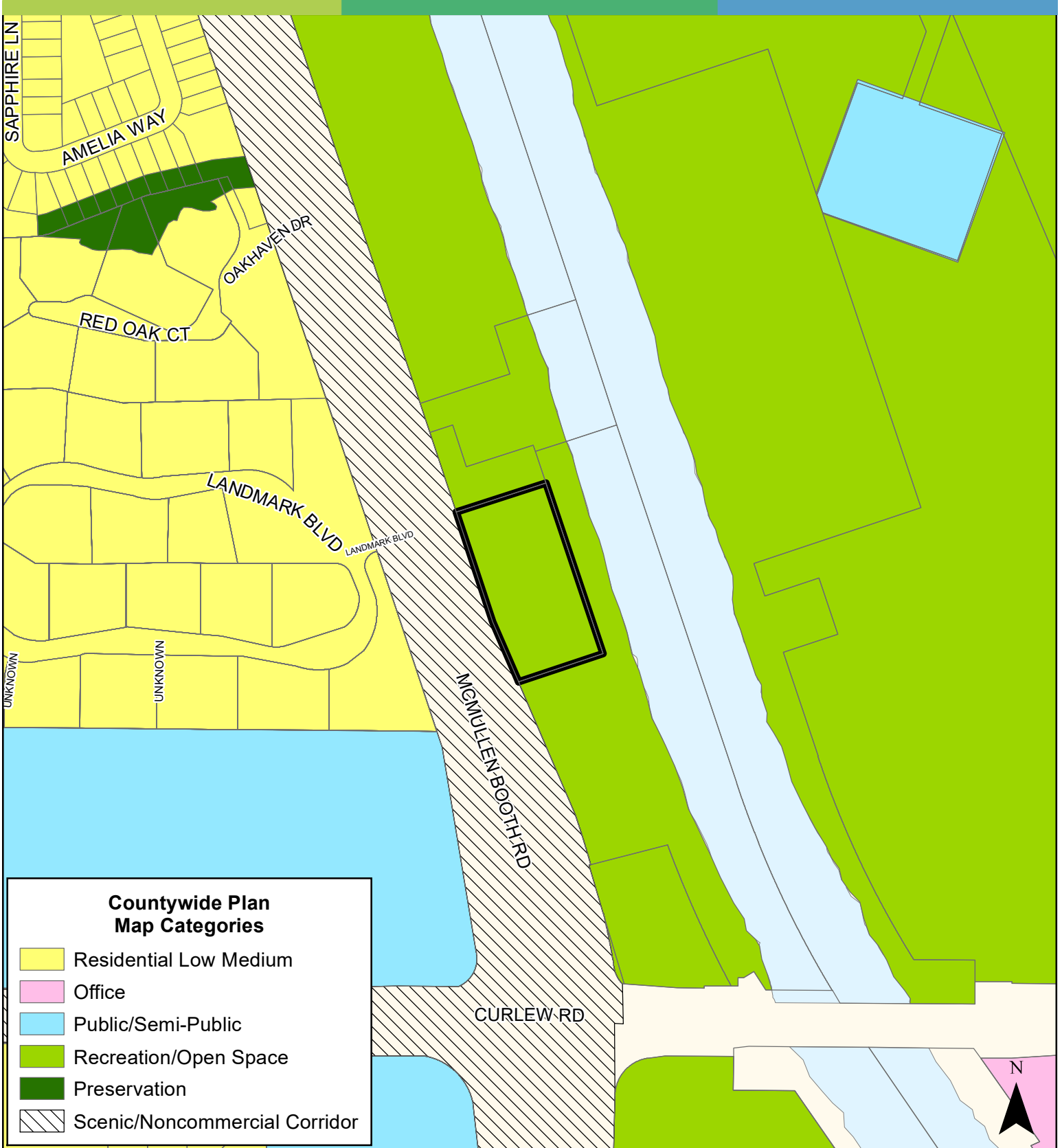
## Map 3: Aerial Map



**JURISDICTION:** Pinellas County    **FROM:** Recreation/Open Space

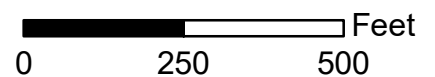
**AREA:** 2 Acres    **TO:** Public/Semi-Public

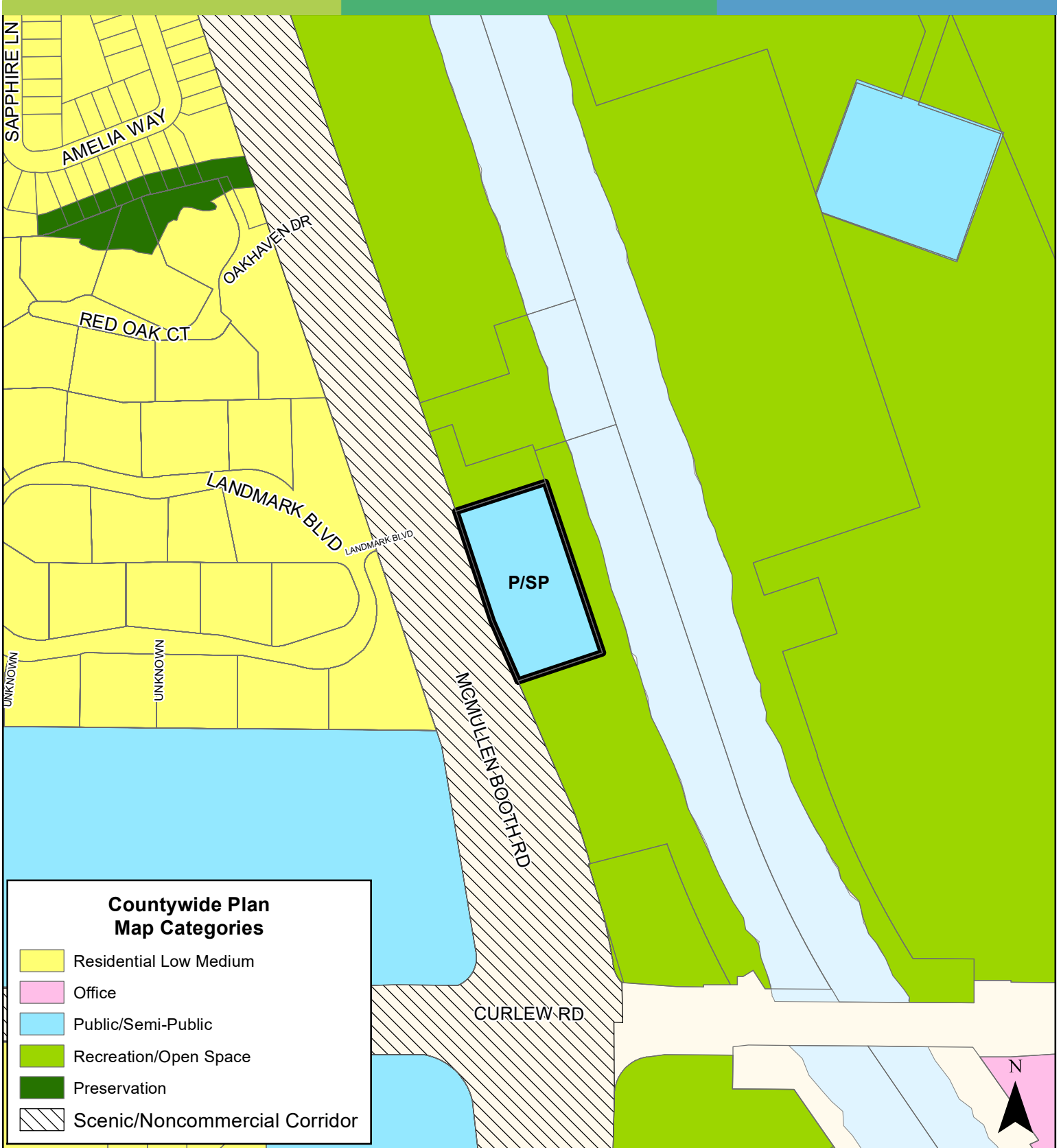




**JURISDICTION:** Pinellas County    **FROM:** Recreation/Open Space

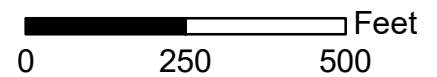
**AREA:** 2 Acres    **TO:** Public/Semi-Public

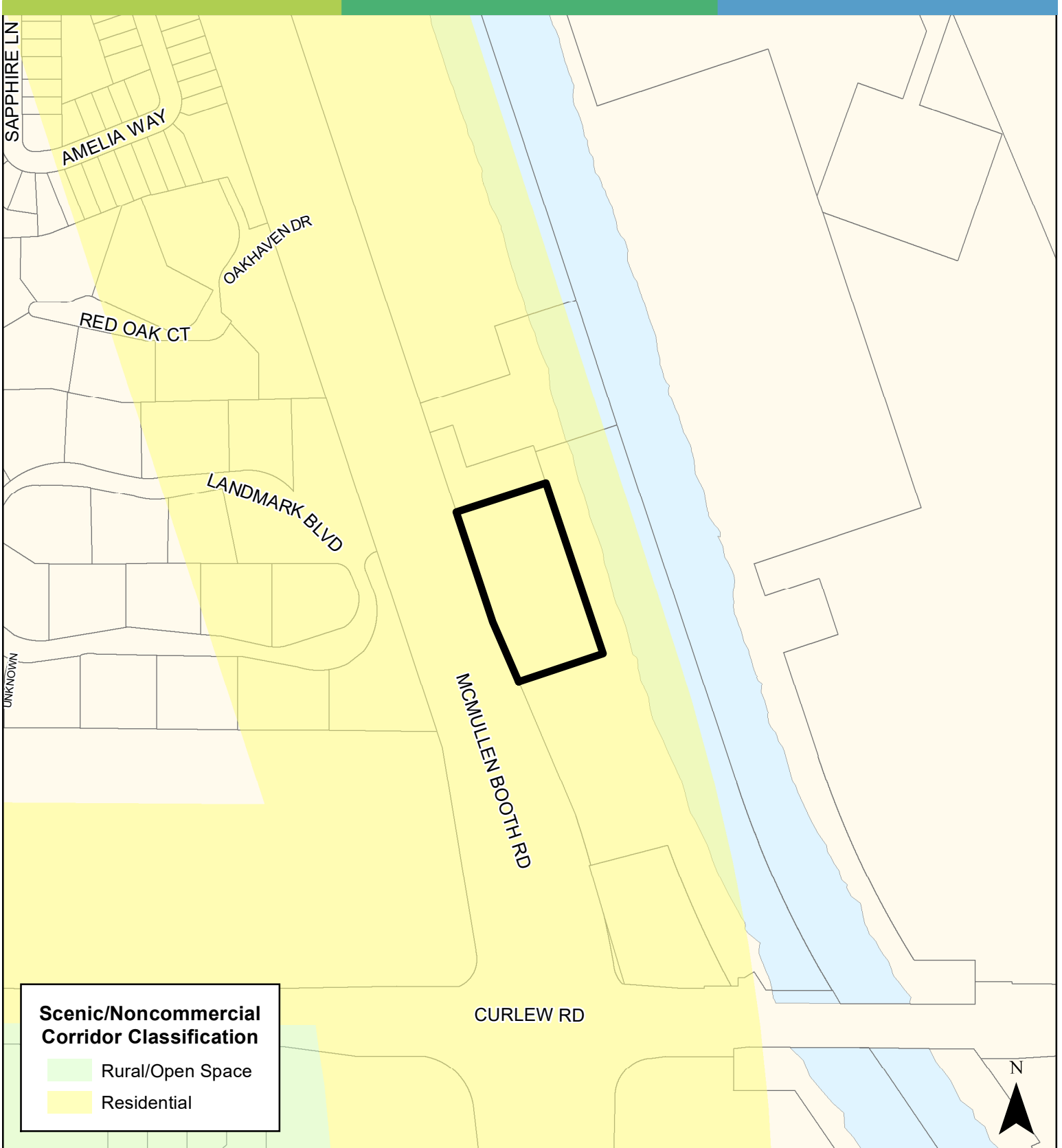






**JURISDICTION:** Pinellas County    **FROM:** Recreation/Open Space

**AREA:** 2 Acres    **TO:** Public/Semi-Public



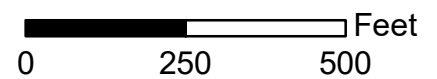


**Scenic/Noncommercial  
Corridor Classification**

-  Rural/Open Space
-  Residential

**JURISDICTION:** Pinellas County    **FROM:** Recreation/Open Space

**AREA:** 2 Acres    **TO:** Public/Semi-Public



**CW 20-06**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by Pinellas County and seeks to amend the designation of approximately 2.0 acres of property from Recreation/Open Space to Public/Semi-Public.

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

The proposed amendment would allow for the development of a medical office on a parcel of land that is currently vacant. The project includes a Development Agreement which restricts the proposed building to 1-story with a maximum size of 18,000 square feet in addition to other improvements related to access, buffering and building design. The parcel is adjacent to the Lake Tarpon Outfall Canal to the east and county-owned stormwater retention ponds to the north and south.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment where the existing Level of Service is operating at a LOS “D” or better, therefore those policies are not applicable. Furthermore, the proposed amendment includes roadway improvements addressing traffic safety concerns regarding ingress and egress to subject property.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located on a SNCC, with a Residential classification. The proposed Public/Semi-Public category is consistent with this classification. The proposed Development Agreement also includes additional landscaping requirements along the road frontage which is consistent with SNCC strategies.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within CHHA; therefore, those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is adjacent to the City of Oldsmar. Oldsmar staff reviewed the application and found no issues with the amendment. The amendment area is not adjacent to a public educational facility, therefore those standards not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment does not involve the conversion of Employment, Industrial, or Target Employment Center-designated land to another category; therefore, those policies are not applicable.

**Conclusion:**

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

## **Planners Advisory Committee - March 2, 2020**

### **3C. Case CW 20-07 – City of Largo**



#### **SUMMARY**

From: Recreation/Open Space  
To: Employment  
Area: 5.62 acres, m.o.l.  
Location: Highland Avenue SE, approximately 400 feet south of East Bay Drive

This proposed amendment is submitted by the City of Largo and seeks to amend property totaling approximately 5.62 acres from Recreation/Open Space (intended to recognize recreation/open space uses that serve the community or region) to Employment (intended to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts).

The proposed amendment would allow for the development of a self-storage facility on a parcel of land that is currently vacant property. It is the owner's intent to develop the subject property into a three-story self-storage facility with enclosed/covered boat/RV/vehicle storage, which is not permitted under the current land use classification. The owner will also be entering into a Development Agreement with the City of Largo to concurrently allow the local future land use that is consistent with the proposed classification of Employment.

#### **FINDINGS**

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

- A. The Employment category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.
- C. The Development Agreement has been approved by the City of Largo and executed by the property owner and is thus eligible for consideration under the amendment process.

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

#### **LIST OF MAPS & ATTACHMENTS:**

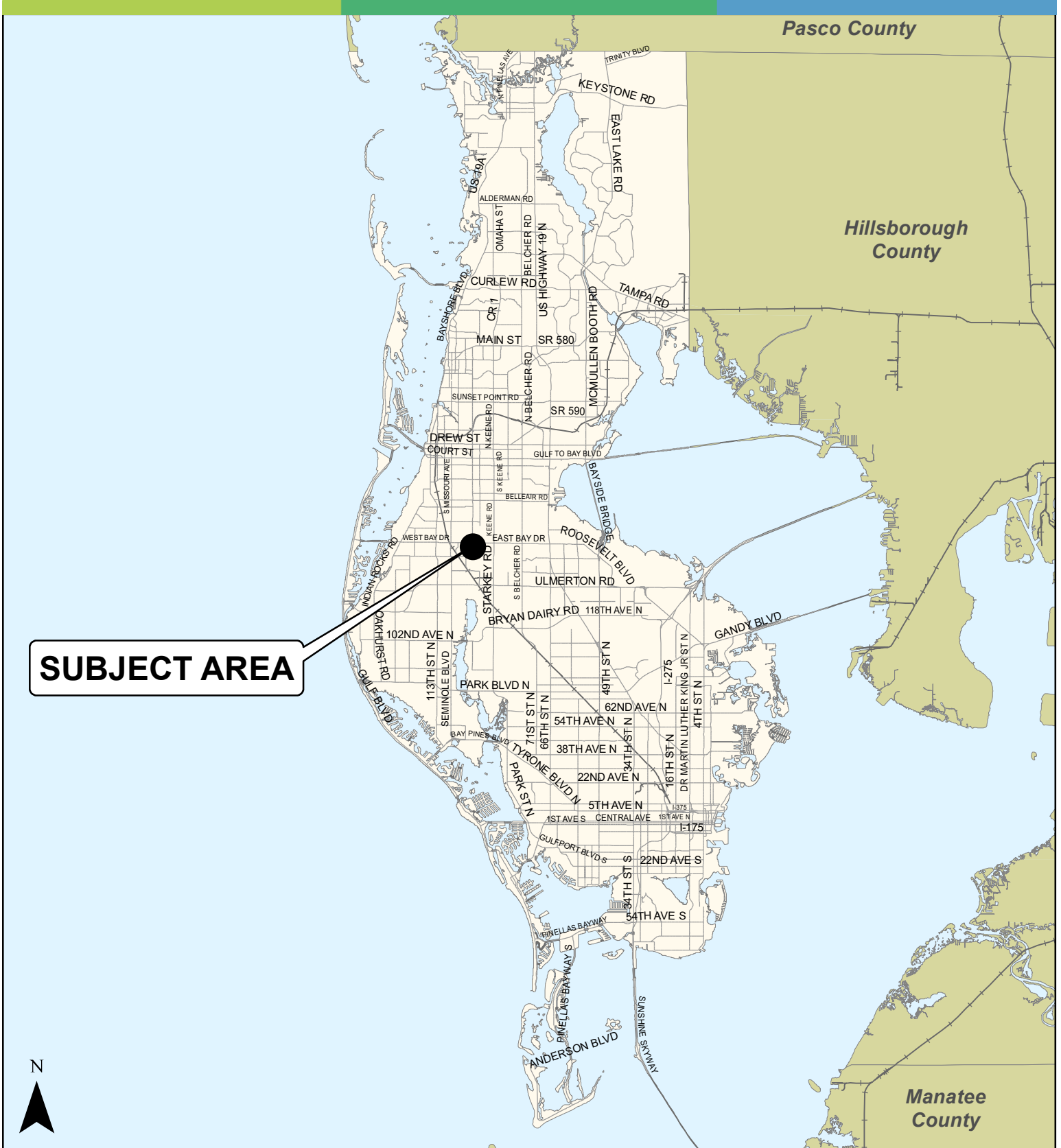
Map 1 Location Map  
Map 2 Jurisdictional Map  
Map 3 Aerial Map  
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Map 5 Proposed Countywide Plan Map

Attachment 1 Forward Pinellas Staff Analysis  
Attachment 2 Development Agreement

#### **MEETING DATES:**

Planners Advisory Committee, March 2, 2020 at 1:30 p.m.  
Forward Pinellas, March 11, 2020 at 1:00 p.m.  
Countywide Planning Authority, April 7, 2020 at 9:30 a.m.





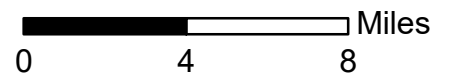
**SUBJECT AREA**

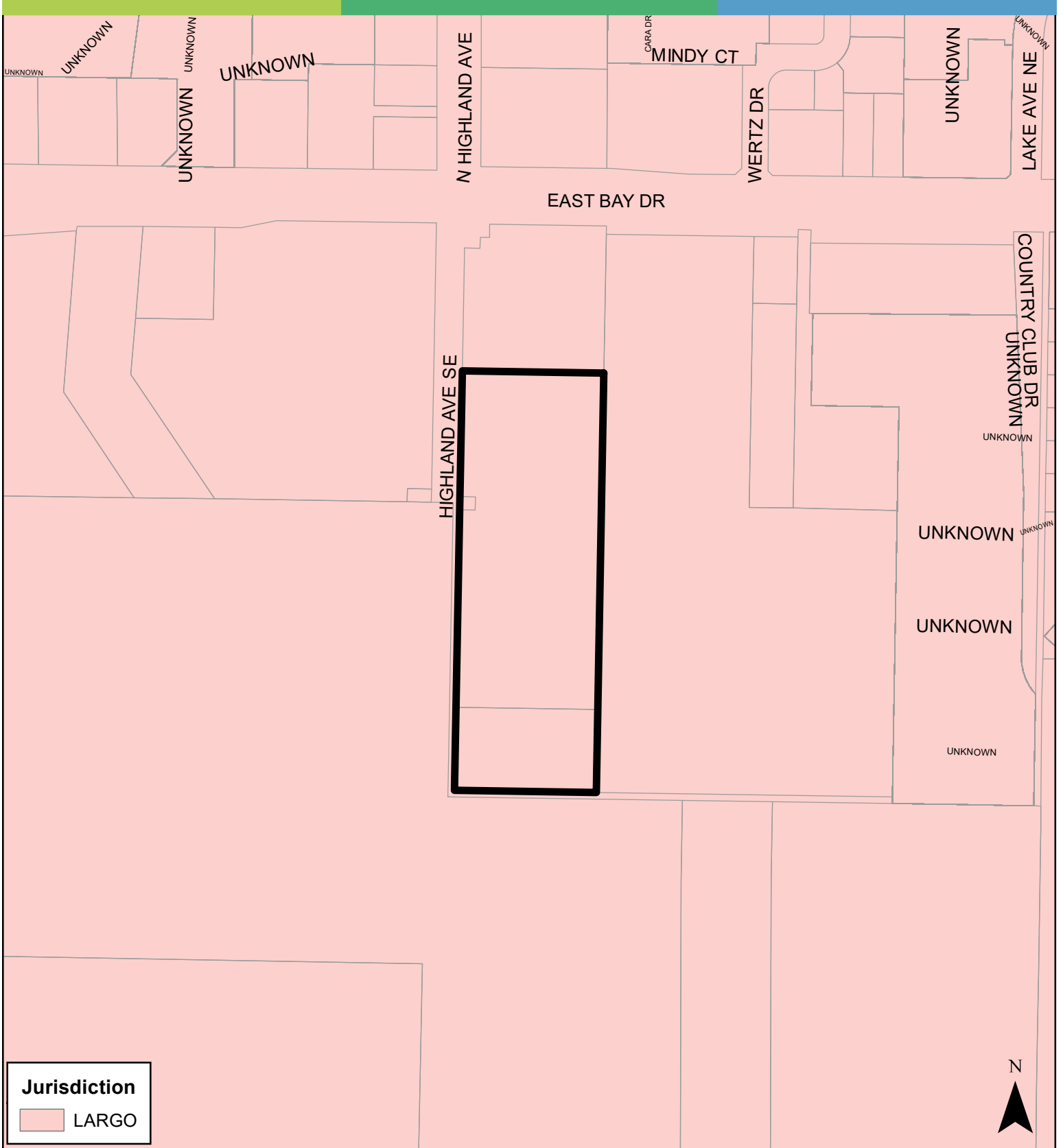
**JURISDICTION:** Largo

**FROM:** Recreation/Open Space

**AREA:** 5.62 Acres

**TO:** Employment



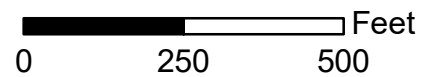


**JURISDICTION:** Largo

**FROM:** Recreation/Open Space

**AREA:** 5.62 Acres

**TO:** Employment



# Case CW20-07

## Map 3: Aerial Map

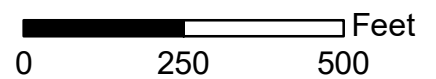


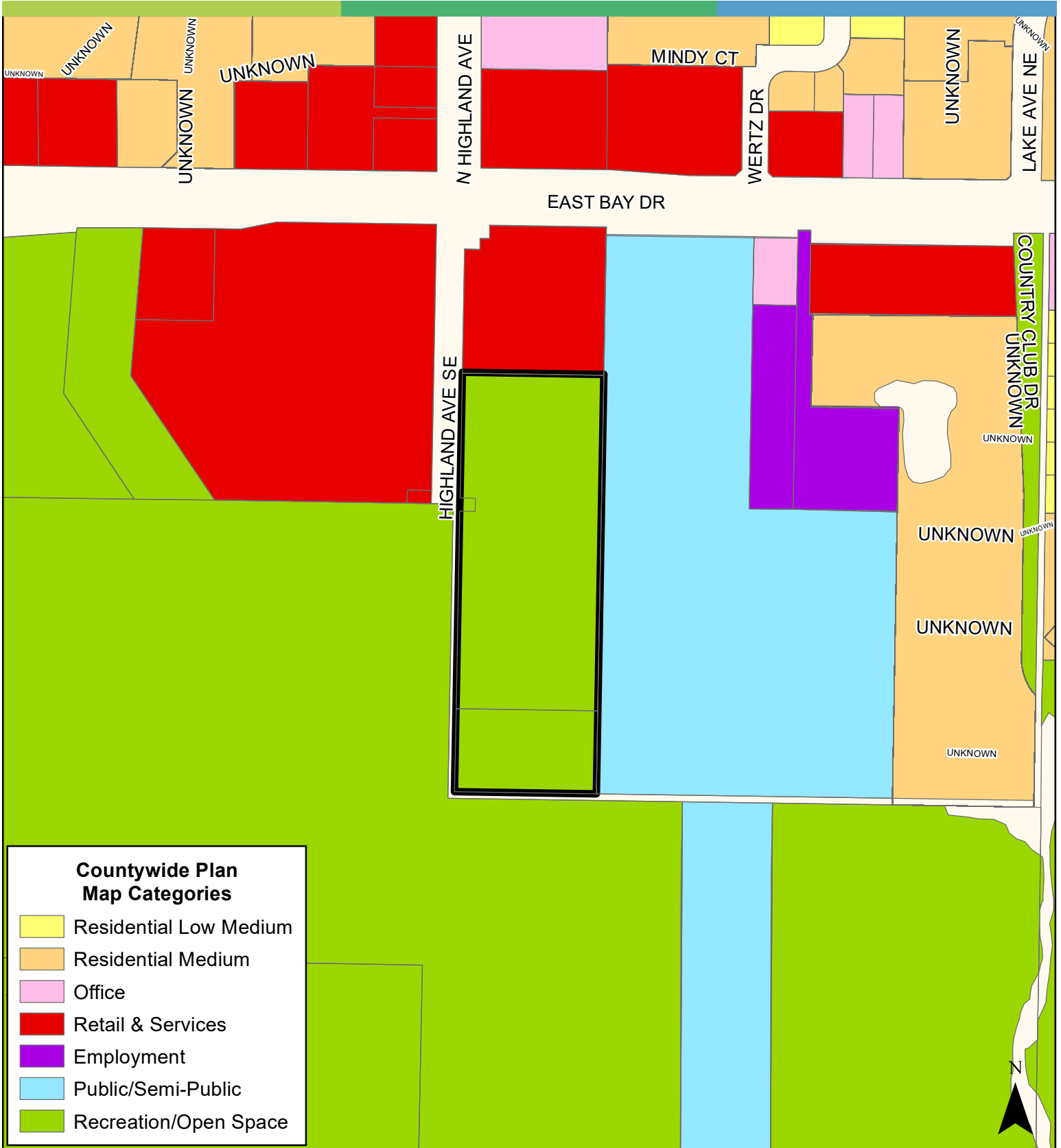
**JURISDICTION:** Largo

**FROM:** Recreation/Open Space

**AREA:** 5.62 Acres

**TO:** Employment



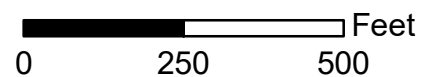


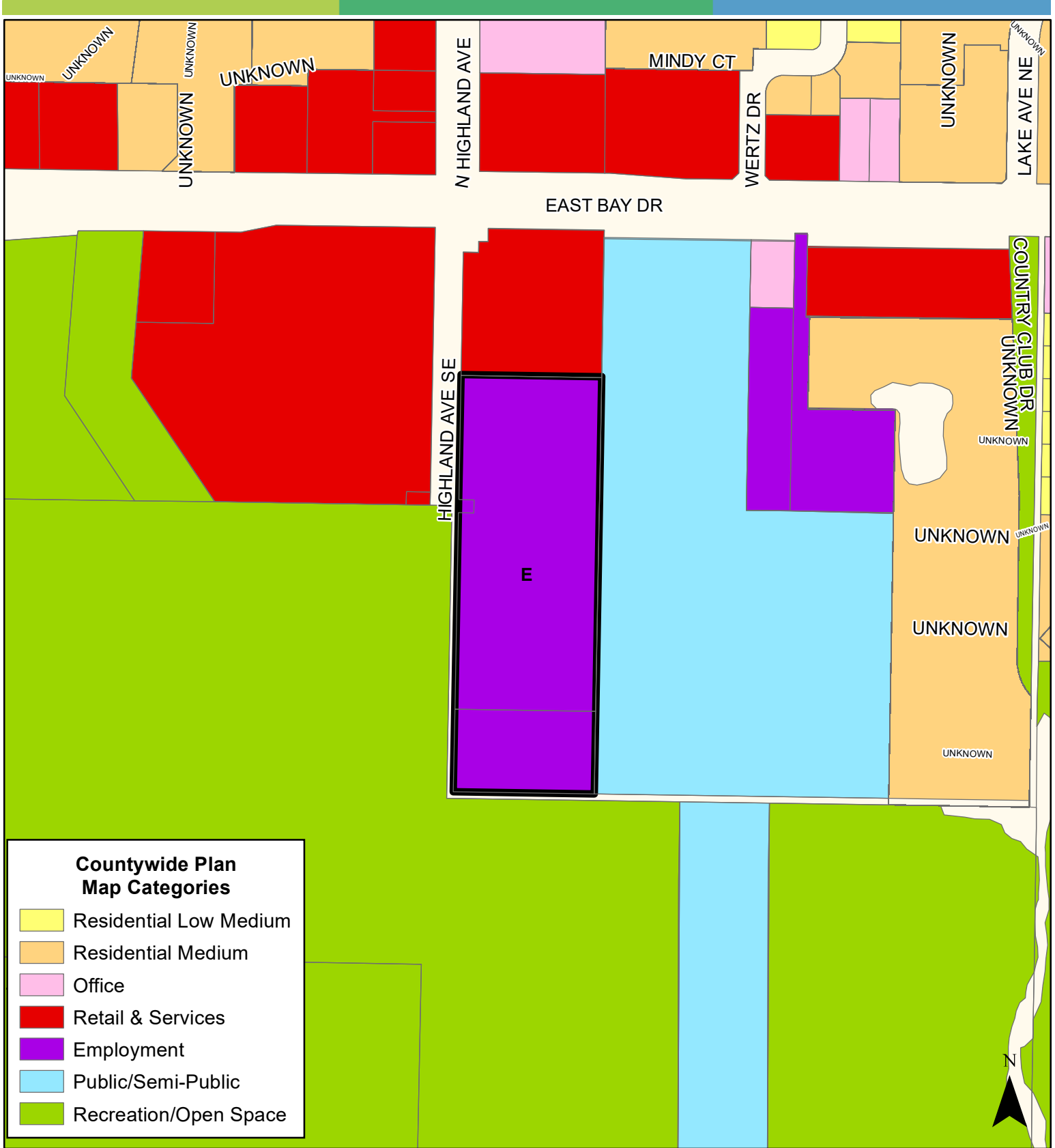
**JURISDICTION:** Largo

**FROM:** Recreation/Open Space

**AREA:** 5.62 Acres

**TO:** Employment



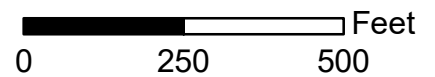


**JURISDICTION:** Largo

**FROM:** Recreation/Open Space

**AREA:** 5.62 Acres

**TO:** Employment



**CW 20-07**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Largo and seeks to amend the designation of approximately 5.62 acres of property from Recreation/Open Space to Employment.

The Countywide Rules state that the Employment category is "...intended to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts."

The proposed amendment would allow for the development of a self-storage facility on a parcel of land that is currently vacant property. It is the owner's intent to develop the subject property into a three-story self-storage facility with enclosed/covered boat/RV/vehicle storage, which is not permitted under the current land use classification. The owner will also be entering into a Development Agreement with the City of Largo to concurrently allow the local future land use that is consistent with the proposed classification of Employment.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS "D" or better, therefore those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within CHHA; therefore, those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment is adjacent to a public educational facility. The proposed development would not increase the number of school-age children within the area, thus, the amendment will not significantly impact the adjoining educational facility. The proposed amendment is not adjacent to an adjoining jurisdiction; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment. Furthermore, the executed Development Agreement will limit the allowable uses of the subject property under Employment, to only permit development of the self-storage facility with an accessory office use.

**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 – March 2, 2020**

### **3D. Map Adjustment MA 20-02 – City of Clearwater**



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#### **SUMMARY**

Section 7.3.8.5 of the Countywide Rules includes a procedure allowing local governments within Pinellas County to submit Countywide Plan Map boundary adjustments for submerged lands under the map adjustment process. Submerged lands, as defined within the Countywide Rules, may be added, deleted or adjusted in accordance with a stormwater management project, based on an approved plan, final site plan or other authorized development order action of the local government with jurisdiction.

The City of Clearwater is requesting a map adjustment to a property located on the west side of Lake Shore Lane, approximately 345 feet south of Curlew Road. The subject property includes 24.46 acres, of which 13.96 upland acres are designated Residential Low Medium, and the remaining 10.5 acres of submerged land, serving as a stormwater retention pond, have no designation on the Countywide Plan Map.

The City has issued a development order authorizing the retention pond to be reconfigured, resulting in a net change of 0.06 acres from Residential Low Medium to no designation. The request meets the requirements of the map adjustment process and is submitted for official acceptance.

#### **LIST OF MAPS & ATTACHMENTS:**

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

Attachment 1 City of Clearwater Development Order - Case FLS2019-05019/PLT2019-03002

#### **MEETING DATES:**

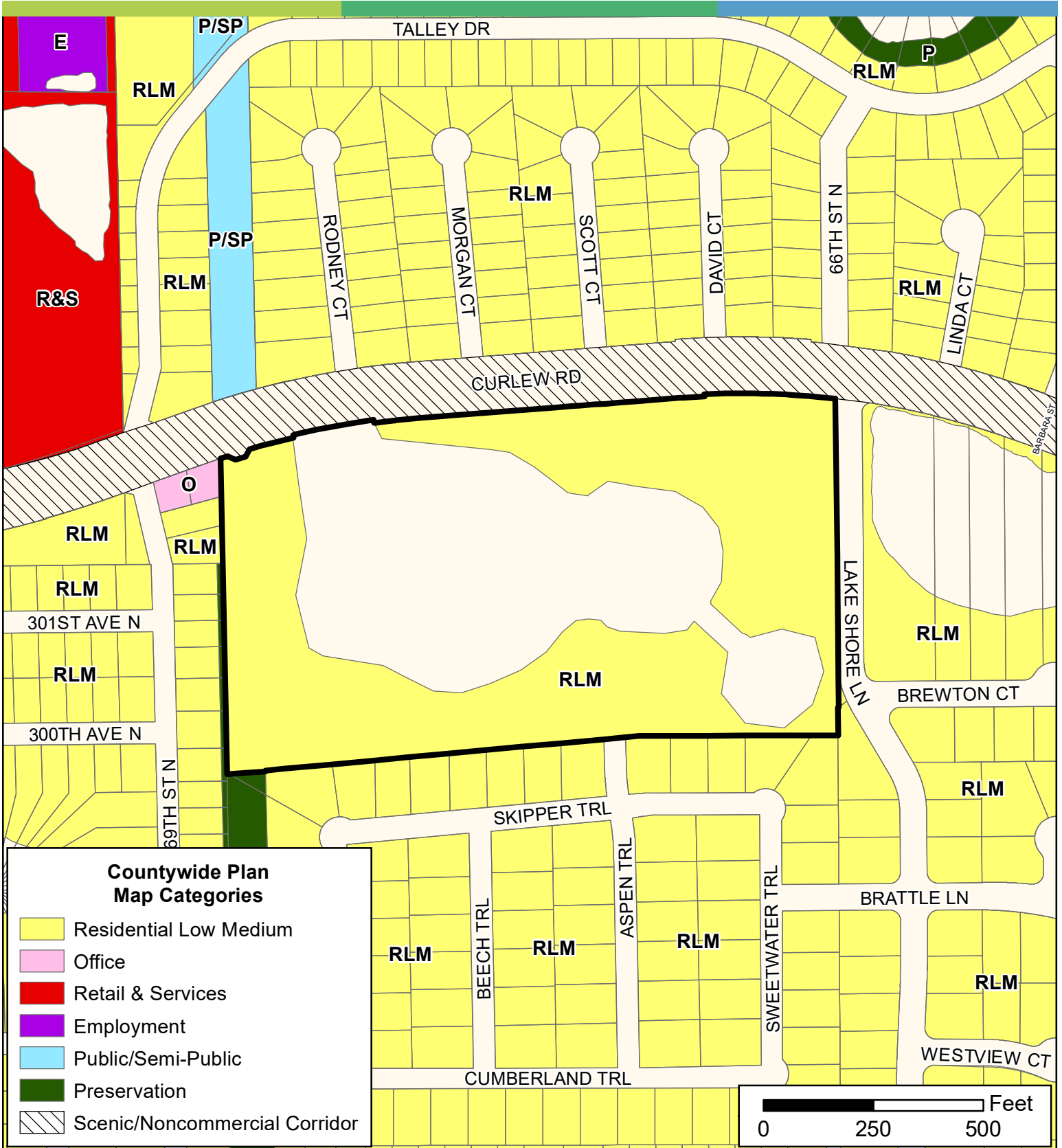
Planners Advisory Committee, March 2, 2020 at 1:30 p.m.

Forward Pinellas, March 11, 2020 at 1:00 p.m.

Countywide Planning Authority, April 7, 2020 at 9:30 a.m.

# Map Adjustment MA20-02

## Map 1: Current Countywide Plan Map



**JURISDICTION:** Clearwater

**FROM:** Residential Low Medium and No Designation

**AREA:** 24.46 Acres

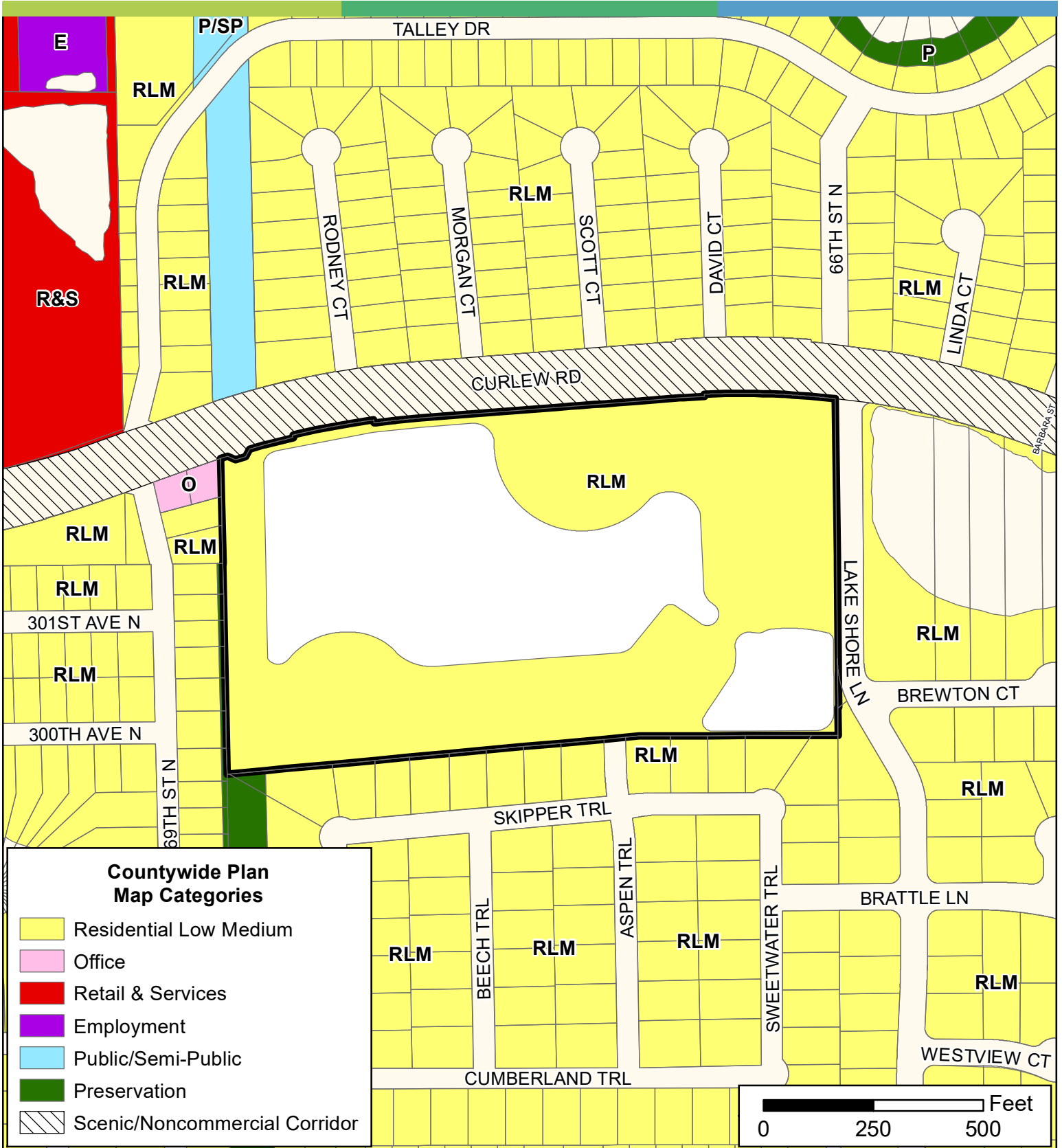
**TO:** Residential Low Medium and No Designation





# Map Adjustment MA20-02

## Map 2: Proposed Countywide Plan Map





# CITY OF CLEARWATER

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567 FAX (727) 562-4865

## PLANNING & DEVELOPMENT

Jennifer L. Grissom, PE  
Flourish Partners, LP  
2719 Letap Court, #102  
Land O'Lakes, FL 34638

August 22, 2019

**RE: Development Order - Case FLS2019-05019/PLT2019-03002  
3474 Aspen Trail – Parcel #18-28-16-00000-410-0000**

Dear Ms. Grissom:

This letter constitutes a Development Order pursuant to Community Development Code (CDC) Section 4-202.E. On June 6, 2019, the Development Review Committee (DRC) reviewed your request for a Residential Infill Redevelopment Project and a Preliminary Plat for a 33-lot, 33-unit detached dwelling development in the Low Density Residential (LDR) and Low Medium Density Residential (LMDR) Districts for property located at 3474 Aspen Trail. The dwellings will be 30 feet in height, provide two off-street parking spaces per dwelling and requests allowable flexibility from setback requirements (Sections 2-103.B, 2-203.C and Article 4, Division 7, Subdivision/Plats).

### **Findings of Fact:**

The Planning and Development Department, having reviewed all evidence submitted by the applicant and requirements of the Community Development Code, finds that there is substantial competent evidence to support the following findings of fact:

1. The site is 24.46-acre property located on the west side of Lake Shore Lane, approximately 345 feet south of Curlew Road;
2. The subject property is located within the Low Density Residential (LDR) and Low Medium Density Residential (LMDR) Zoning Districts and the Residential Low (RL), Transportation/Utility (T/U) Overlay and Water Drainage Feature Future Land Use categories;
3. The Water Drainage Feature land use designation area is generally consistent with the existing location of the retention pond;
4. An Administrative Adjustment is included in the proposal to the Water Drainage Feature to reflect the revised boundary of the retention pond per CDC Section 1-108;
5. The Administrative Adjustment proposes to change the Future Land Use categories from the existing 10.50 acres of Water Drainage Feature to the proposed 10.56 acres Water Drainage Feature and from the existing 13.96 acres of Residential Low (inclusive of the Transportation



“Equal Employment and Affirmative Action Employer”

Utility Overlay) to the proposed 13.90 acres of Residential Low (inclusive of the Transportation Utility Overlay);

6. The permitted density for Residential Low is 5 dwelling units per acre and based on the property size of 13.90-acres, excluding the acreage of the revised Water Drainage Feature Future Land Use category, provides a total of 69 units and the project is proposing 33 units as part of the 33 lot subdivision;
7. The proposed subdivision will create 33 lots for detached dwellings and the proposed setbacks are 15 feet front setback or 18 feet front setback for garages to guarantee off-street parking, 5 feet for side setback (except Lots 16, 17, 33 which will have 15 feet side setback from top of bank), and 7.5 feet for rear yard setback, except for waterfront properties where the rear yard setback is 25 feet from property line and 15 feet from top of bank, or properties with the Transportation Utility overlay where a 10 foot buffer is required;
8. The proposed development will provide the required landscape buffers of 15 feet along the north property line (Lots 27 and 28) and 10 feet along all remaining property lines (Lots 1, 2, 3, 26, 27, 28, 29, 30, 31, 32 and 33);
9. Proposed Lots 1, 2, 3, 4, 26 and 27 are required to have a 10-foot buffer adjacent to the Transportation/Utility Overlay as per CDC Section 3-907.B.;
10. Proposed Lots 20, 27, 31, 32 and 33 will have two front yard setbacks and Lots 28, 29, and 30 will have three front yard setbacks, all will be 15-foot setbacks;
11. Proposed Lots 1, 3, 4, 26, 27, 28,29, 30, 31, 32 and 33 include common areas of the development and those areas must be covered by an easement to ensure maintenance is conducted by the future homeowner's association;
12. The existing and proposed perimeter brick wall will be maintained and extended along the entire project perimeter with modifications for compliance with required sight distance triangles;
13. The subject property features several structures which are intended for demolition as well as extensive mature trees and retention pond;
14. The proposed development identifies that a total of 136 shade trees will be required within the proposed 33 single-family lots and specific tree locations will be handled at the time of building permit, however, there is an average of four trees per lot required;
15. The tree inventory identifies that 199 trees will be removed equating to a total of 2,211 inches of D.B.H. rated 3 or better, and that if equal replacement falls short, payment of \$48.00 per inch of any deficit;
16. The surrounding neighborhood is comprised of single family detached dwellings primarily in the City of Clearwater to the east, west and south of the subject property with the properties to the north located in Unincorporated Pinellas County with a variety of lot sizes and building setbacks; and,
17. The Impervious Surface Ratio of each lot, exclusive of Water Drainage Feature Future Land Use classification, will be at or less than the maximum permitted of 0.65.

#### **Conclusions of Law:**

The Planning and Development Department, having made the above findings of fact, reaches the following conclusions of law:

1. That the development proposal is consistent with CDC Section 1-103 (General Purpose);

2. That the development proposal is consistent with CDC Table 2-101.1 (Maximum Development Potential);
3. That the development proposal is consistent with applicable components of CDC Table 2-103 (Flexible Standard Development Standards);
4. That the development proposal is consistent with CDC Section 2-103.B (Flexibility Criteria)
5. That the development proposal is consistent with CDC Table 2-201.1 (Maximum Development Potential);
6. That the development proposal is consistent with applicable components of CDC Table 2-203 (Flexible Standard Development Standards);
7. That the development proposal is consistent with CDC Section 2-203.C (Flexibility Criteria);
8. That the development proposal is consistent with CDC Section 3-914.A (General Standards for Level One and Two Approvals);
9. That the development proposal is consistent with CDC Section 4-702 (Require Approvals);
10. That the development proposal is consistent with CDC Section 4-703.A (Preliminary Plat); and,
11. That the development proposal is consistent with applicable components of the City's Comprehensive Plan.

The DRC concurs with the above findings of fact and conclusions of law and **APPROVES** application FLS2019-05019 and PLT2019-03002, subject to the following conditions:

**Conditions of Approval:**

General/Miscellaneous Conditions

1. That an application for a building permit shall be submitted no later than August 22, 2020, unless time extensions are granted pursuant to CDC Section 4-407;
2. That the applicant submit the Final Plat to the Engineering Department consistent with CDC Sections 4-702 and 4-703.B, prior to August 22, 2020, to allow for the approval of the Final Plat prior to issuance of any building permits, unless time extensions for the submittal of a building permit are granted pursuant to CDC Section 4-407;
3. That all irrigation systems be connected to the City reclaimed water system where available per Clearwater Code of Ordinances, Article IX., Reclaimed Water System, Section 32.376;
4. That the applicant shall submit a recorded landscape maintenance agreement with all property owners who own a Tract of land considered a part of this Plat at time of submittal of recorded plat to staff;
5. That finalized inch for inch tree deficit be provided based on the proposed landscaping with individual lot layouts versus the removal included in the tree inventory of 199 trees which will be removed, equating to a total of 2,211 inches of D.B.H. rated 3 or better, and that if the equal replacement falls short, the payment of \$48.00 per inch of any deficit will be made into the city Tree Bank fund;

Timing Conditions - Prior to Issuance of Permit

6. That prior to any permits including, demolition and clearing/grubbing, an Administrative Adjustment of the Water Drainage Feature proposed through CDC 1-108, be completed and approved to the satisfaction of staff;
7. That the final plat includes easements for common areas including the perimeter wall, stormwater pond, landscaping, walking paths, etc., to the satisfaction of Planning and Engineering;

8. That any and all conditions and stipulations of all other city departments be fully satisfied and completed prior to the issuance of any building permits;
9. That prior to the issuance of any building permits a Final Plat be submitted to Engineering and approved consistent with CDC Sections 4-703.B, 4-706, 4-707 and 4-708;
10. That the applicant shall have install to the satisfaction of the city Engineer all of the required improvements in accordance with CDC Section 4-708 and as noted in the Preliminary Plat;
11. That the applicant submits a recorded copy of the Final Plat consistent with CDC Section 4-703.B;
12. That, prior to the issuance of any building permits, except for clearing and grubbing, applicant shall apply for driveway Right-of-Way permits for the connection to Lake Shore Lane;
13. That, prior to the issuance of any building permits, the applicant must provide assurance to the satisfaction of the Engineering staff that drainage is routed in a manner that will not adversely affect adjacent properties, confirm that the proposed development has adequate slope and flow path to the designated discharge point by showing appropriate spot elevations/swales on site plan;
14. That, prior to the issuance of any building permits, the applicant provide an erosion control plan to the satisfaction of city staff;
15. That prior to the issuance of any building permit for a single family home the applicant shall provide a variety of building façade materials and detailing consistent with the approved elevations such as or similar to stone veneer, decorative brackets, decorative shutters, dimensional shingles, and staggered edge panel siding;
16. That prior to the issuance of any building permits for a single family home the applicant shall provide a site plan noting the placement of the required number of shade trees per lot based on CDC 3-1205.D.2. with a minimum of one shade tree in the front yard located a minimum of 10 feet from the building, 10 feet from the driveway, 10 feet from the Right-of-Way and five feet from adjacent property lines;
17. That prior to issuance of any building permits the applicant provide a finalized tree preservation plan and inches table clarifying the trees to be removed and the deficit to be replanted or paid into the city's tree fund;
18. That prior to the issuance of any building permits the applicant shall submit a landscape plan for common areas including the stormwater pond, the 10 foot buffer from the Transportation/Utility Overlay, the 20 foot common area along Cobalt Shores Lane and streetscape along Lake Shore Lane;

Timing Conditions - Prior to Issuance of any Certificate of Occupancy

19. That, prior to the issuance of any Certificate of Occupancy, all service lines onto the property shall be installed underground unless undergrounding is shown to be impracticable pursuant to CDC Section 3-912;
20. That prior to the issuance of the final Certificate of Occupancy the site work building permit shall pass all final inspections;

Timing Conditions – Prior to passing of Final Inspection on Site Work Building Permit

21. That prior to the passing of the final inspection on the site work building permit, the applicant shall permit and construct the repairs to the perimeter brick wall and modify the wall to be outside of the sight visibility triangle at the Lake Shore Lane and Curlew Road intersection as

well as all portions of repair and modification throughout the remainder of the perimeter wall; and,

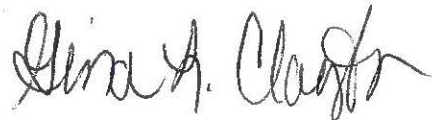
22. That prior to the passing of the final inspection on the site work building permit, the applicant shall pass a landscape final for the trees and landscaping to be planted in the 15 foot and 10 foot perimeter buffers and the common areas including the stormwater pond.
- 

Pursuant to CDC Section 4-303, an application for a building permit shall be made within one year of the Flexible Standard Development approval (by August 22, 2020). The building permit must be obtained within six months of the initial permit application. This time frame to obtain the initial building permit may be extended for an additional one year for cause by the Community Development Coordinator. Time frames do not change with successive owners. All required certificates of occupancy must be obtained within two years of the date of issuance of the building permit.

The issuance of this Development Order does not relieve you of the necessity to obtain building permits or pay impact fees that may be required. In order to facilitate the issuance of any permit or license affected by this approval, please bring a copy of this letter with you when applying for any permits or licenses.

If you have any questions, please do not hesitate to call Melissa Hauck-Baker, AICP, Senior Planner, at 727-562-4567, x-2855 or via email at [melissa.hauckbaker@myclearwater.com](mailto:melissa.hauckbaker@myclearwater.com).

Sincerely,



Gina L. Clayton  
Planning and Development Director

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## Planners Advisory Committee – March 2, 2020

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



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#### **SUMMARY**

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

#### **CPA Actions February 2020:**

##### **PUBLIC HEARINGS**

- Case CW 20-01, a Pinellas County case located at 11290 Walsingham Road. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Low Medium to Residential Medium (vote 7-0).
- Case CW 20-02, a Pinellas County case located on the west side of Alternate US Highway 19 North. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Low Medium to Retail & Services (vote 7-0).
- Case CW 20-03, a City of Pinellas Park case located at 12551 US Highway 19 North. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Retail & Services and Target Employment Center Overlay to Employment and Target Employment Center Overlay (vote 7-0).

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

- Countywide Plan Map Adjustment – City of Gulfport – Official Acceptance, The board officially accepted the map adjustment (vote 7-0).

#### **Tier I Countywide Plan Map Amendments February 2020:**

There were no Tier I amendments to report.

**ATTACHMENT(S):** None

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

**Planners Advisory Committee – March 2, 2020**

**4A. Census 2020 – Pinellas County Complete Count Committee**



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**SUMMARY**

Beginning in March 2020, U.S. households will be asked to participate in the decennial Census. The U.S. Constitution requires that a census of the entire U.S. population be conducted every ten years. The data collected is used to determine legislative representation as well as to inform decisions on community planning and funding allocations. With the 2020 Census, citizens can now complete the survey forms online as well as by telephone or mail.

To discuss the County's role in helping the Census Bureau achieve a complete and accurate population count, a member of the Pinellas County Complete Count Committee Speaker's Bureau will speak to the committee.

**ATTACHMENT(S):** None

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



**4B. Planning & Place-Making Grant Award Recommendations**

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**SUMMARY**

Forward Pinellas has made \$100,000 available to our local government partners to fund planning projects that advance the goals and objectives of the Countywide Plan. The Planning & Place-Making (PPM) Grant Pilot Program is in its third year and designed to assist Pinellas County local governments in implementing the Planning & Urban Design Principles of the Countywide Plan, positively impacting the built environment in Pinellas County. The application deadline for the PPM grant was December 13, 2020 and we are pleased to announce that we received two applications. A brief summary of the submittals is as follows:

- City of Pinellas Park is requesting \$100,000 to prepare a master plan and construction documents for the City Center District
- City of St. Petersburg is requesting \$100,000 to develop two Demonstration and Pilot Project Policy Guides

After applicant presentations to the Planners Advisory Committee (PAC), Forward Pinellas staff convened a subcommittee of PAC members who reviewed the project applications and developed a recommendation for funding. The subcommittee recommended splitting the award and granting \$50,000 to the City of Pinellas Park and \$50,000 to the City of St. Petersburg. These recommendations will be brought to the Forward Pinellas Board at its March 11, 2020 meeting for review and approval, with funding being available on a reimbursement basis once the grant agreement is executed by all parties.

Below is a link to copies of each grant application for the FY 2019 cycle.

<http://forwardpinellas.org/projects/planning-placemaking-grant-program/>

**ATTACHMENT(S):** Planning & Place-Making Grant Pilot Program Evaluation Subcommittee Summary

**ACTION:** PAC to recommend approval of Planning & Place-Making Grant Pilot Program funding as outlined above.

**Evaluation Committee Meeting Summary  
Planning & Place-Making (PPM) Grant Pilot Program - 2020**

**Date: February 21, 2020**

**Time: 11:30 a.m.**

**Location: Forward Pinellas Planning Conference Room**

**Subcommittee Members:**

Richard Perez, AICP, MPA, FRA-RP, Planning Manager, City of Largo

Marie Dauphinais, CEcD, AICP, CFM, Director, Planning & Redevelopment, City of Oldsmar

Marcie Stenmark, AICP, Community Development Director

Recorder: Jared Austin, Program Planner, Forward Pinellas

The purpose of this memorandum is to summarize the Evaluation Committee (Committee) meeting held on February 21, 2020 at 11:30 a.m. for the above referenced grant funding program. A total of two (2) grant applications were received in response to the Planning & Place-Making (PPM) Grant Pilot Program funding solicitation. The Notice of Funding Availability was released on October 15, 2019 and the pilot program was also discussed at various public meetings with the Forward Pinellas Board and the Planners Advisory Committee (PAC) during the spring and summer. A copy of each grant application and the program's evaluation criteria was provided to each member of the Committee in advance of the meeting. The evaluation criteria included a project screening section and a project evaluation section. The project screening section was used to document local government support and to acknowledge any other necessary funds that were dedicated to the project. The project evaluation section outlined the following criteria to assess the potential of each project to implement or advance the purpose and intent of the Planning & Urban Design Principles of the Countywide Plan:

- The relationship of the project area to existing Activity Centers and/or Multimodal Corridors as identified on the Transit-Oriented Land Use Vision Map.
- How well the proposal reflects the purpose, objectives, and best practices of the Planning & Urban Design Principles of the Countywide Plan.
- Relevance of the challenges the proposal is designed to address.
- Demonstration of an approach that will facilitate quality redevelopment or place-making in the project area.
- Consideration of efforts to improve resiliency and/or sustainability.
- The amount of matching local funds.

The local governments that submitted grant applications were as follows:

- City of Pinellas Park
- City of St. Petersburg

The Committee shared the results of their individual evaluations and used this information to develop a consensus recommendation for funding. The Committee's recommendation for funding will be considered at the March 2020 meetings of the PAC and Forward Pinellas Board.

**Evaluation Committee Comments:**

**City of Pinellas Park:** The City of Pinellas Park requested \$100,000 to develop the City Center District Master Plan and construction documents as a means to spur private sector investment and re-establish a central destination near the City's historic center. The application included a copy of a signed Resolution from the Pinellas Park Community Redevelopment Agency which documented local support and a funding commitment for the project. The project area is identified as a Major Center and is near two secondary corridors (Park Boulevard and 49<sup>th</sup> Street North) as identified on the Land Use Strategy Map. The project addresses the following Planning & Urban Design Principle Strategies: "Connectivity", "Public Realm Enhancements", and "Transition to Neighborhoods". The project seeks to address redevelopment challenges related to the City's of a lack of an identifiable, well-connected central destination for commerce, housing, and recreational activities. Other challenges for the area include: a disconnected street network; inadequate parking; fragmented ownership; a predominance of old buildings; numerous open drainage systems; few quality housing options; lack of access to recreation; high commercial vacancy rates; and a lack of identity and sense of place. This project did not include any efforts to improve environmental resiliency or sustainability. This project included \$350,000 in local funding that has been budgeted as match for the project.

The Committee then moved on to discuss other thoughts on the project application. The Committee felt that the overall alignment of the request to the grant program criteria was successfully met, and that the project had the clear intent of creating better places in Pinellas Park. There was a belief that there were a lot of good ideas in the application, especially in relation to its broader connection to the CRA plan, however, more specific details should have been provided in the application as to what the grant would fund specifically.

**City of St. Petersburg:** The City of St. Petersburg requested \$100,000 to fund the development of two Demonstration and Pilot Project Policy Guides. The first guide would include processes and standards specific to the City of St. Petersburg, that are streamlined and clear and that align with City Engineering Design Standards and Code requirements. The second guide would contain typical processes and best-practices, specific to the local context, for implementing demonstration projects in other communities around Pinellas County. The application included a signed letter from Mayor Rick Kriseman which documented local support for the project. The proposed project has city and countywide application and is therefore not specifically linked to any designated Activity Center or Multimodal Corridor. The project addresses the following Planning & Urban Design Principle Strategies: "Public Realm Enhancements" and "Transitions to Neighborhoods". This project did not include any efforts to improve environmental resiliency or sustainability. This project did not include any local matching funds.

The Committee then moved on to discuss other thoughts on the project application. The Committee felt that although the project did not necessarily meet all the criteria, it was a creative and innovative project

that is needed to allow citizens to efficiently navigate local bureaucracies. On the other hand, the Committee felt that only the local policy guide was needed, considering how different the communities across Pinellas County and the broader region are so different from one another. It was agreed that a project like this completed by and for St. Petersburg, would provide enough detail and guidance for other communities across Pinellas County to implement similar processes and procedures. The Committee also believed that this type of project would facilitate more demonstration projects and place-based economic activity and community engagement resulting in more planning projects across the City. Lastly, the Committee expressed concerns about the lack of matching funds especially considering the need for this type of guide in the City of St. Petersburg.

#### **Evaluation Committee Recommendation:**

The Committee felt that both projects were good and met many or all the criteria required for a successful PPM project. Regarding Pinellas Park, the Committee felt that the application was very strong. The focus on an area within an Activity Center that also ties into a broader set of redevelopment and place-making proposals, such as the Pinellas Park CRA plan, complete streets projects/grants, etc., was an effective approach and made the application a very strong one. However, the committee also felt that while many proposals for the Center City District project sounded great, they were unsure of how the \$100,000 would be used.

For the City of St. Petersburg, the Committee felt that the concept of this project was a good one in that it would allow the community to be more “hands on” with pilot projects that could be tested before official implementation and/or construction throughout the community. In addition, the Committee felt that a project like this could serve as a means for other locals to adopt similar measures by using St. Petersburg as a guide, rather than a template. The Committee did feel, however, that the criteria for the PPM grant was not fully met by a project like this and that a greater local match could have been proposed. Finally, the committee did not feel that a countywide or regional policy document for a proposal such as this was necessary, and that consideration should be given to implement a pilot project policy guide for the City of St. Petersburg only and that others could look to adapt this for their own communities. It was also strongly encouraged that future outcomes of this project be reported to the PAC so that other communities can learn from the project’s successes, challenges, implementation strategy etc.

At the end of these deliberations, the Committee recommended that the City of Pinellas Park receive \$50,000 to prepare a master plan and construction documents for the City Center District and the City of St. Petersburg receive \$50,000 to develop one Demonstration and Pilot Project Policy Guide that includes processes and standards that align with City Engineering Design and Code standards.

#### **Adjourn Meeting**

The meeting adjourned at 12:01 p.m.

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**SUMMARY**

The Forward Pinellas Complete Streets Grant Program provides federal funding to local governments for the development of concept plans and construction projects aimed at making roadways safer and more accessible for all users. Up to \$100,000 is awarded for concept plans and up to \$1 million is awarded for construction plans on an annual basis. The program was launched in 2016. The latest round of applications were received in December 2019. They are listed below.

**Concept Planning Applications:**

- City of Largo requests \$100,000 for 4th Avenue NW from the Pinellas Trail to Missouri Avenue
- City of Pinellas Park requests \$100,000 for 78th Avenue North from 60th Street. to US 19
- City of St Pete Beach requests \$70,000 for Boca Ciega Drive and Gulf Winds Drive
- City of St. Petersburg requests \$100,000 for 6th Street from Roser Park to Mirror Lake

**Construction Applications:**

- City of Dunedin requests \$1,000,000 for Skinner Boulevard
- City of Largo requests \$1,000,000 for 1st Avenue NE from Missouri Avenue to 4th Street NE
- City of St. Petersburg requests \$1,000,000 for 28th Street from Gandy Boulevard to Roosevelt Boulevard

Complete streets grant applications can be found here:

<http://forwardpinellas.org/projects/completestreets/>

A subcommittee of Technical Coordinating Committee members, Planners Advisory Committee members and Forward Pinellas staff met earlier this month to review the applications and recommend projects to be advanced for funding. A summary of that meeting is included with this item. The subcommittee recommended that the City of Pinellas Park application receive the \$100,000 grant to complete a concept plan for 78th Avenue. The subcommittee also recommended that the City of Dunedin receive the \$1,000,000 grant for the construction of complete streets treatments along Skinner Boulevard.

**ATTACHMENT(S):** Complete streets subcommittee notes

**ACTION:** PAC to recommend approval of the Complete Streets Grant Program awards as outlined above.

## **Complete Streets Subcommittee Review Meeting Summary**

**Date: February 5, 2020**

**Time: 10:00 a.m.**

**Location: Forward Pinellas Planning Conference Room**

### **Subcommittee Members;**

**Marie Dauphinais, CECD, AICP, CFM, Director, Oldsmar Planning and Redevelopment**

**Jamie Viveiros, Planner, Gulfport Community Development**

**Jared Austin, Forward Pinellas Program Planner**

**Christina Mendoza, AICP, Forward Pinellas Principal Planner**

**Angela Ryan, Forward Pinellas Principal Planner**

**Recorder: Chelsea Favero, AICP, Forward Pinellas Planning Manager**

The purpose of this memorandum is to summarize the subcommittee meeting held on February 5, 2020 at 10:00 a.m. for the Forward Pinellas Complete Streets grant program. A total of seven (7) grant applications were received in response to the Complete Streets Call for Projects. This call for projects was issued on October 1, 2019 and distributed to all members of the Technical Coordinating Committee and Planners Advisory Committee, advertised on the Forward Pinellas website and blog, distributed via agency social media accounts and was discussed at various public meetings with the board and other local government officials. A copy of each grant application received was posted to the Forward Pinellas website and provided to each subcommittee member in advance of the meeting.

The grant program is divided into two separate programs with \$100,000 available for concept planning applications and \$1 million available for construction projects. Two applications were submitted for each program.

With the understanding that complete streets are contextually sensitive and may include varying elements due to a variety of factors, the application criteria for both programs was developed to be intentionally broad. Applicants were asked to provide data points in their applications in an attempt to help committee members quantify some of the redevelopment potential and low income and minority populations served by the proposed projects. This allows for each project to be evaluated based on its ability to serve as a catalyst for transformational land use change, and not just on its ability to provide a variety of specific accommodations for various modes.

The concept planning application included two required items for an application to be eligible.

- The application must include a letter or resolution from the applicant's elected board, documenting community support for the project.
- The application must demonstrate how the project will be a catalyst for transformative change.

Each applicant was asked to provide a variety of information about the project, including an evaluation of existing conditions, how the project would improve conditions for multiple modes, the presence of any underserved communities and how the jurisdiction planned to move the concept plan forward for construction/implementation in the future. The most significant requirement for these applications was that each demonstrate how the project would help to transform the surrounding area, including the percentages of each land use category along the project corridor, percentages of vacant land and descriptions of how the parcels along the corridor are underdeveloped and underutilized and how they would benefit from the treatments.

For the construction applications, the following requirements applied:

1. The application must include a letter or resolution from the applicant's elected board, documenting community support for the project.
2. Project must provide/improve accommodations for multiple modes of travel.
3. Application must demonstrate how the project will be a catalyst for transformative change.
4. Application is Local Agency Program (LAP) certified or provides documentation of an agreement with a LAP certified agency to complete construction. If the applicant is not currently LAP certified, the applicant must agree to make continued progress towards receiving that certification, or to develop an agreement with a LAP certified agency, immediately following notice of award from this program. The agency must have LAP certification in place at least one year prior to receipt of construction funding.
5. Documentation that 100% of right-of-way has been acquired, or that an agreement is in place with applicable property owners to utilize their property for a portion of the project.

Construction applicants were also asked to provide similar information in their applications for concept planning projects, including an assessment of existing conditions, a description of the proposed improvements, a detailed cost estimate and the identification of any underserved communities along the corridor. The most significant requirement for these applications was that each demonstrate how the project would help to transform the surrounding area, including the percentages of each land use category along the project corridor, percentages of vacant land and descriptions of how the parcels along the corridor are underdeveloped and underutilized and how they would benefit from the treatments.

#### **EVALUATION COMMITTEE COMMENTS – CONCEPT PLANNING PROJECTS:**

The City of Largo requested \$100,000 to develop a Complete Streets Concept Plan for 4<sup>th</sup> Ave NW from the Pinellas Trail to Missouri Rd. The corridor would provide a linkage between Largo High and the Trail and includes a currently-unofficial crossing of railroad tracks owned by CSX. The area does include minority and low-income populations and includes safety concerns, particularly where the corridor truncates at Missouri Ave. The City views this project as a high priority in terms of establishing the 'Community Streets' network envisioned in their Comprehensive Plan.

The subcommittee noted that this area has some definite safety challenges that would be improved by this project. Particularly regarding getting the school aged population to and from Largo High School in a safe manner. The presence of low income and minority populations that would benefit from the project were also noted. Overall, the committee recognized the serious safety challenges that could be improved with this project. It was noted that there were few recognizable trip attractors along the

corridor, with the exception of Largo High and that the ability for this project to have an impact on the land uses surrounding the corridor was not evident. While connections to the Pinellas Trail and the high school were noted as being of importance to the surrounding neighborhood, the lack of the ability to leverage these transportation funding dollars to spur redevelopment was not compelling. The challenges that may also be present with crossing the railroad corridor were noted by the subcommittee as being a possible barrier to implementation of the project.

The City of Pinellas Park requested \$100,000 to develop a Complete Streets Concept Plan for 78<sup>th</sup> Ave from 60<sup>th</sup> St to 49<sup>th</sup> St. The corridor links two activity centers, the City Center District and the Performing Arts District and is also wholly located with the City's Community Redevelopment Area. The area also links and includes concentrations of low-income and minority populations.

The subcommittee highlighted that this project addresses both transportation and land use and is tied to a community redevelopment plan that has already been developed. The connection provided between mixed use activity centers was noted as being a strong positive to this application and the solutions proposed by the application seemed reasonable and implementable. The subcommittee noted that a vision has already been laid out for what the City wants to see in the area, and it was apparent that the City has invested significantly in planning for the area and is now seeking funding to start moving that planning work forward with this project. It was also noted that the application paid close attention to the needs of the population being served by the project, with the inclusion of a proposed equestrian trail in the corridor. Implementation of the project was noted to have a significant safety benefit by reducing lanes and increasing bicycle and pedestrian components and providing an alternative to Park Blvd, especially given the demographics in the area.

The City of St. Pete Beach requested \$70,000 to develop a Complete Streets Concept Plan for Boca Ciega and Gulf Winds Drive. The goal of the project is to make it easier and safer for residents and visitors to take transit, walk or bike to their destinations. The corridor connects various residential communities directly to the City's two main commercial corridors and provides an alternative, and more comfortable and safer route, than the parallel Gulf Blvd. The corridor currently has sidewalks along one side but no designated bicycle facilities.

The subcommittee noted that the concept of having a safer and more comfortable alternative corridor, while also increasing walkability is a highlight of this project. Focusing on increasing access to transit and for tourism is a plus and this would increase access to destinations and improve connectivity. The subcommittee pointed out that this area already has good walkability and considerable connections in the area, so while this project would provide an improvement, it wasn't viewed as a drastic increase from the baseline in this area. The potential for redevelopment in the area was noted by members, but it was also mentioned that this project would not likely have a significant impact on that potential. The area within the subject area is also not within a CRA and does not have significant populations of low income or minority residents, what could benefit from the project.

The City of St. Petersburg requested \$100,000 to develop a Complete Streets Concept Plan for the 6<sup>th</sup> Street Bikeway from Roser Park to Mirror Lake. The project intends to repurpose the corridor to improve infrastructure for nonmotorized users along the roadway and provide a connection between the Pinellas Trail and the proposed 6<sup>th</sup> Ave bikeway.



The subcommittee highlighted how the project would serve low-income and minority populations, improve safety and was located in a CRA. The connections that this project would make to existing and planned bicycle facilities and transit was also noted as a bonus of the project. The application did identify a high number of undeveloped parcels surrounding the project corridor, but subcommittee members noted that the connection between having this project and how it would have a positive benefit on the redevelopment potential of these parcels was not evident. How this project would serve the surrounding low-income and minority populations was also not clear to subcommittee members through the application materials. Overall the subcommittee recognized that this project would be a positive improvement for the community and for safety but were not convinced of the ability of this transportation investment to serve as a catalyst for land use changes along the corridor.

#### **Evaluation Subcommittee Recommendation:**

The Evaluation subcommittee was happy with quality of the applications received and that there was strong interest in the program as it enters its fourth year for funding. Given the intent of the program to fund projects that demonstrate a strong potential to serve as a catalyst for economic transformation upon implementation, the subcommittee recommends funding the application from the **City of Pinellas Park**. The subcommittee viewed the potential for land use transformation at the activity centers that are linked by this corridor as being the strongest of the four applications received. The significant amount of planning work conducted by the City in this area was also viewed as helping to further strengthen the case for funding this application, as the City seems prepared to implement changes that will help make this investment a success.

#### **EVALUATION COMMITTEE COMMENTS - CONSTRUCTION PROJECTS:**

The City of Dunedin requested \$1 million for Skinner Boulevard from U.S. Alternate 19 to Bass Boulevard. The corridor is fronted by a variety of different land uses, is completely within the City's Community Redevelopment District and includes a crossing of the Pinellas Trail. The application documented the need for pedestrian friendly facilities, safety enhancements, bicycle facilities, parking facilities, transit facilities, street lighting, roundabouts and other improvements. The development of a concept plan for the corridor was completed in 2019 with the assistance of a Forward Pinellas Complete Streets grant. With the economic success of downtown Dunedin just to the south of this corridor, the City has seen new activity centers emerge along this roadway as downtown redevelopment activity expands to the north.

The subcommittee discussed the existing development surrounding the corridor and noted that it is in an emerging and redeveloping district that could benefit from the additional bicycle and pedestrian traffic that could come from an improvement like the one proposed. It was noted that with the low income and aging populations in the area and the high volume crossing of the Pinellas Trail along the corridor, the project improvements to slow speeds and improve multimodal accommodations would be a benefit to a lot of different users. It was also highlighted that the treatments proposed would create a more 'quality' area, with landscaping, green infrastructure, lighting and other improvements that would benefit businesses, residents and visitors. There was some concern about the safety of the bicycle lane location in the concept plan included in the application, but subcommittee members were hopeful the City would improve that design as the project advances.

The City of Largo requested \$1 million for the construction of a complete street project on 1<sup>st</sup> Ave NE from Missouri Ave to 4<sup>th</sup> St. NE. The intent of this project is to connect a variety of City facilities and spur

redevelopment in the area by reconstructing the roadway and enhancing it with landscaping, lighting and stormwater and wastewater improvements. Adjacent to a low-income community, this corridor connects to Largo High School and Largo Central Park while being a part of one phase of a larger local east-west corridor parallel to and north of West Bay Dr.

The subcommittee highlighted the ability of this project to provide a safer alternative corridor for users to avoid East Bay/West Bay Dr in the area and would improve safety for high school students traversing the corridor to access Largo High. The ability of the project to drive change to the surrounding land uses was discussed by the subcommittee. With the institutional uses bordering the northern portion of the corridor and the southern parcels appearing to be already developed with existing and utilized uses, the subcommittee didn't see the ability of this investment to result in transformative change. It was noted that the community would see benefits from a safety, aesthetic and maintenance perspective from this project, but the linkage to land use redevelopment was not evident to the subcommittee via the application materials provided.

The City of St. Petersburg requested \$1 million for the construction of a complete street along 28<sup>th</sup> St from Gandy Blvd to Roosevelt Blvd. The project would include the development of a share use trail, associated minor structures and amenities along the east side of the corridor, where currently limited sidewalks and no bicycle facilities exist. The project would link the robust transit service in the Gandy and Roosevelt corridors to the major employers located within the Gateway area.

The subcommittee noted that this project would provide a needed multimodal facility in the area, especially given the safety challenges and the lack of connectivity and alternative/parallel routes for non-motorized transportation in the area. It was also noted that this is located within a low-income area and would definitely benefit from improved lighting. The subcommittee discussed the linkage with land use in the project application and highlighted that the ability of his project to transform the surrounding land uses was not evident. While it was recognized as a needed safety improvement for the area, the subcommittee felt that the land use linkage was not clear.

#### **Evaluation Subcommittee Recommendation:**

As with the concept planning projects, the subcommittee was pleased with the quality of these applications. Given the intent of the program to fund projects that demonstrate a strong potential to serve as a catalyst for economic transformation upon implementation, the subcommittee recommends funding the application from the **City of Dunedin**. The subcommittee found that the application and supporting documentation from Dunedin made the strongest case for the potential transportation investment to have a positive impact on the land uses surrounding the project corridor and provide a benefit for all users. The subcommittee also requested that approval of the application come with a request that the City consider the placement and design of the bicycle lane as the project advances into design and construction.

**March 2, 2020**

## **4D. ArcUrban Overview**



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### **SUMMARY**

Forward Pinellas has been working closely with the Pinellas County eGIS team to get access to ESRI's newest online modeling tool ArcUrban. ArcUrban will allow us to expand our capabilities regarding concept planning and visualization both for our agency and our many local partners. ArcUrban allows the user to visualize zoning regulations in an interactive web browser, visualize and track new developments, report and model a variety of planning indicators housed within ESRI's living atlas, and get community feedback on proposed projects in real time.

The eGIS team plans to have an entire 3D buildout of Pinellas County by this summer and will begin issuing software licenses to select Pinellas County staff shortly thereafter. Once this occurs Forward Pinellas will begin integrating ArcUrban into various internal and external work plan activities.

Below are links to a few blogs that provide an overview of how Honolulu, San Francisco, and Boston are using ArcUrban.

- <https://www.esri.com/about/newsroom/blog/honolulu-planners-visualize-urban-development-patterns/>
- <https://www.esri.com/about/newsroom/publications/wherenext/space-premium-san-francisco-gets-creative/>
- <https://www.esri.com/about/newsroom/blog/3d-gis-boston-digital-twin/>

**ATTACHMENT(S):** None

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

**4E. Legislative Update**

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**SUMMARY**

The 2020 Legislative Session began on January 14, with more than 3,400 bills filed. We are tracking a number of bills with relevance to local and regional planning efforts, as listed below. A link to the 2020 session web page maintained by the Florida Chapter of the American Planning Association (APA Florida) is provided at the end of this memo, and policy position letters from Forward Pinellas to sponsors of bills of concern are attached. Bills of interest this session include:

**Preemption of Local Building Design Requirements**

[House Bill \(HB\) 0459](#), filed by Representative Overdorf, and [Senate Bill \(SB\) 0954](#), filed by Senator Perry, prohibit local governments from imposing design requirements on one- or two-story residential buildings, including the appearance of exterior cladding, roofs, porches, architectural ornamentation, windows, entry doors, garage doors, and interior room layout. The only exceptions to the preemption are for specified types of historic properties, or where design elements are needed to meet National Flood Insurance Program requirements. The preemption does not apply to regulation of building height, bulk, orientation, location and buffering. The most recent version of the House bill also provides an exception for properties in Community Redevelopment Areas. Effective date for both bills: July 1, 2020.

Forward Pinellas has written a letter to Representative Overdorf opposing these bills. HB 0459 has passed all three of its committees and is headed for a vote of the full House. However, SB 0954 has not been heard by any committees.

**Property Rights**

- [HB 0519](#), filed by Representative Grant, and [SB 1766](#), filed by Senator Lee, require that when a local government settles a property rights claims under the Bert Harris Act, owners of all “similarly situated residential properties” shall be presumed entitled to equivalent settlements. The House bill also allows a property owner to file a challenge under the Land Use and Environmental Dispute Resolution Act if a request for a comprehensive plan amendment is denied. Effective date for both bills: July 1, 2020.

Forward Pinellas has written a letter to Representative Grant opposing the House bill. HB 519 has passed all three of its committees and is headed for a vote of the full House. SB 1766 has passed two of three committees.

**Crosswalks**

- [SB 1000](#), filed by Senator Perry, and the original [HB 1371](#), filed by Representative Fine, require pedestrian crossings using yellow rectangular rapid flashing beacons (RRFBs) to be replaced with signals displaying solid red lights when activated, or to be removed altogether within four years. The current version of the House bill has been revised to allow yellow RRFBs only on roads that have no more than two lanes and for which the speed limit is 35 miles per hour or less. Effective date for both bills: July 1, 2020.

Because the communities of Pinellas County have invested heavily in RRFBs and have seen improvements in pedestrian/bicycle safety where they have been installed, this proposed legislation would have a significant negative financial and public safety impact. As discussed last month, Forward Pinellas has written a letter to Representative Fine opposing these bills. SB 1000 has passed two of its three committees, and HB 1371 has passed all three and is headed for a vote of the full House.

### Clean Waterways Act

- [HB 712](#), the “Clean Waterways Act” filed by Senator Mayfield, includes recommendations issued by the Governor’s Blue-Green Algae Task Force in late 2019. Among other topics, the omnibus bill directs the Department of Environmental Protection to draft new rules for wastewater, stormwater, septic systems, agriculture, and biosolids. The bill tightens limitations on pollutant discharges, raises fees, and requires local governments to draft new management plans to limit nutrient flows into water basins, such as through stormwater infiltration into sanitary sewer systems. New limits are also placed on consumptive use permits for potable water, particularly for the bottled water industry. The bill also prohibits local governments from recognizing legal rights for any part of the natural environment. Effective date: July 1, 2020, except as otherwise provided.

The new requirements may qualify as an unfunded mandate, requiring a two-thirds vote of both the House and Senate, and may require additional legislation and/or appropriations to implement. While the bill is considered a bipartisan effort, it has been controversial among environmental groups for not being stringent enough, and among private-sector interests who may be financially impacted by the proposed potable water and wastewater limitations. The bill has passed all three of its committees and is headed for a vote of the full House.

- A large number of other bills address topics overlapping with this omnibus bill. Those that are moving through the committee process include [HB 1091](#), [HB 1199](#), [HB 1343](#), [SB 1382](#), and [SB 1450](#).

### Affordable and Manufactured Housing

A number of bills this session address the provision of affordable housing and/or the regulation of manufactured housing:

- [SB 0998](#), filed by the Community Affairs Committee, and [HB 1339](#), filed by Representative Yarborough, allow a county to approve an affordable housing development on any parcel zoned for residential, commercial, or industrial use. The bills also provide that a mobile home park damaged or destroyed in a natural disaster may be rebuilt on the same site with the previously built density. Both bills also provide for local governments to allow accessory dwelling units (ADUs) in any area zoned for single-family residential use without a finding, as currently required by statute, that there is shortage of affordable rental units within the jurisdiction. However, the Senate bill goes further and *requires* that local governments allow ADUs in these areas. Effective date for both bills: July 1, 2020. Each bill has passed two of its three committees.
- [SB 0818](#), filed by the Innovation, Industry, and Technology Committee, exclusively addresses manufactured housing, and includes the same rebuilding provision as SB 0998 and HB 1339. Effective Date: Upon becoming law. The bill has passed one committee.
- [SB 0856](#), filed by Senator Pizzo, and [HB 1459](#), filed by Representative Silvers, authorize counties, municipalities, and special districts to reduce taxes and waive impact fees for specified entities

that provide affordable housing. Effective date for both bills: July 1, 2020. The Senate bill has passed one committee and the House bill has not been heard by any.

- [SB 0306](#), filed by Senator Mayfield, and [HB 0381](#), filed by Representatives Silvers and Killebrew, prohibits the Legislature from transferring State housing trust fund revenues to other portions of the State budget. Effective date for both bills: July 1, 2020. The Senate bill has passed one committee and the House bill has not been heard by any.

### Vacation Rentals

- [HB 1011](#), filed by Representative Fischer, and [SB 1128](#), filed by Senator Diaz, amends the statute pertaining to vacation rentals. It retains the right of local governments to regulate the duration and frequency of vacation rentals if they adopted such regulations before July 1, 2011, with new language allowing those regulations to be amended to be less restrictive without invalidating their grandfathered status. However, a prohibition against requiring inspection or licensing is added for all local governments. Legislative intent language from the original bills establishing that vacation rentals play a “significant, unique, and critical role” in the state’s tourism industry, and that property owners have constitutionally protected rights to use their residential properties for this purpose, has been removed from the most recent versions. Effective date for both bills: Upon becoming law (except where otherwise provided by SB 1128). HB 1011 has passed all three of its committees and is headed for a vote of the full House. SB 1128 has passed two committees.

### Home-Based Businesses

- [HB 0537](#), filed by Representative Donalds, and [SB 778](#), filed by Senator Perry, allow residential property owners to operate businesses from their homes, provided that the business does not create a substantial increase in traffic, noise, or solid waste/recycling; does not employ more than two unrelated non-resident employees; and does not create a visible use that is inconsistent with residential zoning. Licensure and regulation of home-based businesses are preempted to the state, and local governments may not enact or enforce any regulation of them. Effective date for both bills: July 1, 2020. The House Bill has passed two committees, and the Senate bill has not been heard by any.

### Local Taxation

- [HJR 0477](#), a joint resolution filed by Representative Rommel, proposes a constitutional amendment to prohibit a municipality, county, school board, or special district from imposing or raising a local tax or fee except by a supermajority vote on a separate ordinance or resolution. There is no Senate companion. The resolution calls for the amendment to be placed on the ballot for either the next general election or an earlier special election, with no effective date specified. It has not been heard by any committees.

### Professional & Occupational Regulation

Several bills this session seek to broadly preempt professional and occupational licensing and regulation to the state. While these bills do not propose to affect land use planning in their current form, in past years, similar legislation has occasionally included provisions that would have preempted regulation of commercial buildings. Therefore, we will continue to monitor such legislation each year.

- [HB 0003](#), filed by the Business and Professions Subcommittee, and [SB 1336](#), filed by Senator Perry, preempt licensing of occupations to state and prohibit local governments from imposing or modifying specified licensing requirements. Effective date for both bills: July 1, 2020. HB 0003 has passed a floor vote of the House and is awaiting a vote by the Senate. SB 1336 has passed one committee.
- [HB 0707](#), filed by Representative Renner, and [SB 1124](#), filed by Senator Diaz, provide for the Legislature to systematically review and potentially repeal occupational regulatory programs. Any occupations addressed by such repeal could no longer be regulated by a local government. Effective date for both bills: Upon becoming law (except where otherwise provided by SB 1124). HB 0707 has passed a floor vote of the House and is awaiting a vote by the Senate. SB 1124 has passed one committee.
- [HB 1155](#), filed by Representative Hage, and [SB 1164](#), filed by Senator Perry, impose conditions that must be addressed before the Legislature authorizes regulation of previously unregulated occupations. Considerations include the cost burden to the regulated businesses and the competitiveness of the State economy. Effective date for both bills: July 1, 2020. HB 1155 has passed a floor vote of the House and is awaiting a vote by the Senate. SB 1164 has not been heard by any committees.

**ATTACHMENT(S):**

- [APA Legislative Website \(link\)](#)
- Forward Pinellas Letter Opposing HB 459 and SB 954
- Forward Pinellas Letter Opposing HB 519

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



February 14, 2020

Representative Tobin Rogers “Toby” Overdorf  
1401 The Capitol  
402 South Monroe Street  
Tallahassee, FL 32399-1300

**RE: HB 459 and SB 954 – An Act Relating to Building Design**

Dear Representative Overdorf:

Forward Pinellas—the planning council and metropolitan planning organization for Pinellas County—has reviewed House Bill 459, entitled “An act relating to building design,” and the associated Senate Bill 954. On behalf of our 24 municipalities and the unincorporated county, we would like to express our strong opposition to these bills, which undermine local governments’ ability to determine the character of their own communities.

We object to the assertion that local governments should not be allowed to regulate building design for most one- and two-story residential structures for the following reasons:

- Building design is essential to community character. Particularly for mature communities such as those in Pinellas County, where neighborhoods are already established and new development is primarily in the form of infill and redevelopment, design standards ensure that new residential structures fit in aesthetically and functionally, without disrupting quality of life for existing residents.
- Building design is essential to the walkability of neighborhoods. The location and design of garages can affect the safety of pedestrians on the sidewalk. The presence of front porches draws residents outdoors and directs more attention toward the street, which can increase public safety. The design of building frontages, such as the presence and visibility of windows and doors, can mean the difference between an inviting streetscape that encourages walking, and an imposing one that discourages it. The same factors that affect walkability also affect other non-automobile modes of transportation, such as biking and transit use.
- Rather than detracting from housing affordability, building design is essential to addressing it. In an increasingly common approach to addressing the housing affordability crisis, a number of communities in Pinellas County allow and encourage the construction of small multifamily buildings that are compatible in scale and design with single-family neighborhoods. These buildings provide more dwelling units on less land without disrupting existing neighborhoods, placing housing affordability within reach of more families.

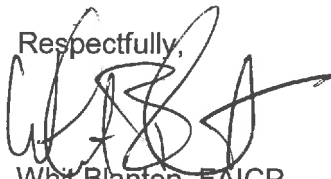


- Residential building design affects more than just neighborhoods. Two-story residential structures are commonly found in traditional downtowns and town centers, and for many small communities, may actually comprise the bulk of these areas. The ability of local governments to determine the character of the civic and economic centers of their communities, therefore, depends on their ability to regulate the design of these structures.

Forward Pinellas is committed to advocating for our member local governments and ensuring their ability to create safe, healthy, equitable communities that respect local character. While well-intended, this proposed legislation advocates for a one-size-fits-all legislative approach that is at odds with the established principles of sound land use planning. I urge you to consider the negative consequences, both direct and indirect, of these bills.

Please contact me at 727-464-8712 if you would like clarification on the Forward Pinellas policy position.

Respectfully,

A handwritten signature in black ink, appearing to read 'Whit Blanton', written over the word 'Respectfully,'.

Whit Blanton, FAICP  
Executive Director

cc: Pinellas County Legislative Delegation  
Forward Pinellas Board

## FORWARD PINELLAS

P: (727) 464.8250

F: (727) 464.8212

forwardpinellas.org

310 Court Street  
Clearwater, FL 33756



February 14, 2020

Representative James "J.W." Grant  
417 House Office Building  
402 South Monroe Street  
Tallahassee, FL 32399-1300

### **RE: HB 519 – Private Property Rights Protection**

Dear Representative Grant:

Forward Pinellas—the planning council and metropolitan planning organization for Pinellas County—has reviewed House Bill 519, entitled "Private Property Rights Protection." On behalf of our 24 municipalities and the unincorporated county, we would like to express our strong opposition to this proposed legislation, which would expose local communities to unpredictable and potentially extreme financial liability, and undermine their ability to practice reasonable land use regulation.

The bill would amend provisions of the Bert J. Harris, Jr., Private Property Rights Protection Act and Land Use and Environmental Dispute Resolution Act to make property owner challenges to local government land use regulation easier and increase the amount of damages that may be claimed. While well-intentioned, these amendments would tip the balance of fairness away from local governments by:

- Creating a presumption that if one property owner settles a claim under the Bert J. Harris Act, then owners of "similarly situated residential parcels" are entitled to equivalent settlements. No definition is provided for "similarly situated" parcels, exposing local governments to virtually open-ended legal liability with no sound basis.
- Removing the award of attorney fees and reasonable costs if the local government is the prevailing party in a Bert J. Harris action, while expanding the same type of compensation if the property owner is the prevailing party. By removing the financial risk and increasing the potential compensation for claimants, this provision would incentivize frivolous challenges to land use regulation.
- Imposing administratively burdensome notice requirements on local governments, and in some cases, allowing a property owner to sue the local government without even going through the normal process of submitting an application for development.

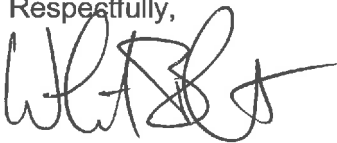
- Allowing a property owner to file a challenge under the Land Use and Environmental Dispute Resolution Act if a request for a comprehensive plan amendment is denied. Comprehensive plans are the bedrock of communities' land use planning, and established law grants broad legislative discretion to local governments in considering whether to approve or deny requests for amendments. Treating the denial of a request for a comprehensive plan amendment as a "dispute" conflicts with this established law and undermines the integrity of the comprehensive planning process.

These are only the most problematic provisions of House Bill 519. The vast majority of the proposed changes would negatively affect local governments from a policy-making, regulatory, administrative, financial, and litigation perspective.

Forward Pinellas is committed to advocating for our member local governments and ensuring their ability to create safe, healthy, equitable communities that respect local character. While well-intended, this proposed legislation would materially harm the ability of our communities to conduct sound land use planning. I urge you to consider the negative consequences, both direct and indirect, of this bill.

Please contact me at 727-464-8712 if you would like clarification on the Forward Pinellas policy position.

Respectfully,

A handwritten signature in black ink, appearing to read 'Whit Blanton', with a long horizontal flourish extending to the right.

Whit Blanton, FAICP  
Executive Director

cc: Pinellas County Legislative Delegation  
Forward Pinellas Board

**Planners Advisory Committee – March 2, 2020**

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



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**SUMMARY**

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

**ATTACHMENT(S):** None

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