



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

October 5, 2020 – 1:30 p.m.

Magnolia Room at Florida Botanical Gardens
12520 Ulmerton Road, Largo

THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY

1. CALL TO ORDER AND INTRODUCTIONS

2. [APPROVAL OF MINUTES – August 31, 2020](#)

3. REVIEW OF FORWARD PINELLAS AGENDA FOR OCTOBER 14, 2020

PUBLIC HEARINGS

Countywide Plan Map Amendment(s)

- A. [Case CW 20-16 – City of St. Petersburg](#)
- B. [Case CW 20-17 – City of Pinellas Park](#)
- C. [Case CW 20-18 – City of Largo](#) (Rick Perez to present)

REGULAR AGENDA ITEMS

- D. [CPA Actions and Tier I Countywide Plan Map Amendments September 2020](#)

4. PLANNING TOPICS OF INTEREST

- A. [Multimodal Accessibility Index Knowledge Exchange Series Update \(Action\)](#)
- B. [Countywide Housing Strategy and Summit](#)

5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA

- A. [Pinellas SPOTlight Emphasis Areas Update \(Information\)](#)
- B. [Cancellation of the December PAC Meeting \(Action\)](#)
- C. [Discussion of Transition from Virtual to In-Person PAC Meetings](#)

6. UPCOMING EVENTS

Oct 9 th	Forward Pinellas Waterborne Transportation Subcommittee Meeting 1 p.m.
Oct 16 th – 31 st	Virtual Bike Your City - Safety Harbor
Oct 9 th	Homes for Pinellas Virtual Summit Series Session 1: The Importance of Housing to a Healthy Community –11:30 a.m.
Oct 23 rd	Session 2: The Development Opportunity – 11:30 a.m.
Nov 6 th	Session 3: Local Government Innovation – 11:30 a.m.
Nov 20 th	Session 4: Corridor Planning Strategy – 11:30 a.m.
Dec 11 th	Session 5: Elements of the Countywide Housing Strategy – 11:30 a.m.
Nov 16-19 th	Gulf Coast Safe Streets Summit

7. ADJOURNMENT

NEXT PAC MEETING – MONDAY, NOVEMBER 2, 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 – October 5, 2020

2. Approval of Minutes – August 31, 2020



SUMMARY

The Summary Agenda Action Sheet for the August 31, 2020 PAC meeting is attached for committee review and approval.

ATTACHMENT(S): PAC Summary Agenda Action Sheet for the August 31, 2020 meeting

ACTION: PAC to approve the Summary Agenda Action Sheet from the August 31, 2020 meeting.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: AUGUST 31, 2020

ITEM	ACTION TAKEN	VOTE
<p>1. <u>CALL TO ORDER AND ROLL CALL</u></p>	<p>The meeting was called to order at 1:34 p.m. and roll call was taken of the members present. Those committee members in virtual attendance included: Kyle Brotherton, Derek Reeves, Corey Gray, Rick Perez, Pat McNeese, Jan Norsoph, Britton Wilson, Frances Leong-Sharp, Marcie Stenmark, Lauren Matzke, Brandon Henry, Derek Kilborn, Jamie Viveiros and Heather Sobush.</p> <p>Forward Pinellas staff included Rodney Chatman, Linda Fisher, Jared Austin, Christina Mendoza, Nousheen Rahman, Tina Jablon, and Whit Blanton.</p> <p>Note: Michele Parisano, City of Oldsmar, also attended, but did not cast any votes as she is not the official representative or alternate.</p>	
<p>2. <u>MINUTES OF REGULAR PAC MEETING OF JUNE 29, 2020</u></p>	<p>Motion: Jan Norsoph Second: Frances Leong-Sharp</p>	10-0
<p>3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR SEPTEMBER 9, 2020 MEETING PUBLIC HEARINGS</u> A. CW 20-13 – Pinellas County (Residential Rural)</p>	<p>Glenn Bailey, Zoning Manager, Pinellas County Housing and Community Development Department, provided an overview of the map amendment.</p> <p>Motion: Jan Norsoph Second: Britton Wilson</p> <p>Pat McNeese, City of Tarpon Springs, cast the dissenting vote.</p>	9-1
<p>B. CW 20-14 – Pinellas County (Downtown Palm Harbor)</p>	<p>Scott Swearngen, Long Range Planning Manager, Pinellas County Housing and Community Development Department, provided an overview of the Downtown Palm Harbor Master Plan update.</p> <p>Motion: Rick Perez Second: Jan Norsoph</p> <p>Jamie Viveiros was added to the meeting after identifying herself in Zoom.</p>	11-0
<p>C. CW 20-15 – City of Largo</p>	<p>Rick Perez, Planning Manager, City of Largo, provided an overview of the map amendment.</p> <p>Motion: Jan Norsoph Second: Pat McNeese</p>	11-0

<p><u>REGULAR AGENDA ITEMS</u> D. Map Adjustment – City of Safety Harbor</p>	<p>Motion: Jan Norsoph Second: Britton Wilson</p>	<p>11-0</p>
<p>E. CPA Actions and Tier I Countywide Plan Map Amendments</p>	<p>None required; informational item only</p>	
<p>4. <u>PLANNING TOPICS OF INTEREST</u> A. Legislative Update – HB 1339 Follow Up</p>	<p>Linda Fisher updated the PAC members on the new law resulting from HB 1339 allowing the governing body of a county or municipality to approve affordable housing development on any parcel designated for residential, commercial, or industrial use. This conflicts with the longstanding policy contained in the Countywide Plan prohibiting residential uses in the Employment and Industrial categories, which can no longer be enforced for affordable housing. Discussion ensued about potential implications to countywide and local land use planning. Further discussions and potential policy revisions will be forthcoming.</p>	
<p>B. Legislative Priorities for 2021</p>	<p>Linda Fisher reminded the PAC of the role of the Forward Pinellas Legislative Committee and invited input from members on potential planning priorities of interest to consider pursuing for the upcoming legislative session.</p>	
<p>C. Flexibility of Land Use Categories for Employment and Residential Uses</p>	<p>Nousheen Rahman reminded the PAC members of the options available to them regarding the placement of affordable housing in nonresidential land use categories other than Employment. In general, local governments were encouraged to take advantage of the flexibility in permitted uses offered by the Countywide Rules, with Forward Pinellas staff assisting as needed.</p>	
<p>D. Countywide Rules Amendment Update</p>	<p>Linda Fisher advised the members to discard any copies of the Countywide Rules dated prior to August 17, 2020 when the latest Rules Amendment was adopted. She advised the latest document is available on the Forward Pinellas website.</p>	
<p>5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. Pinellas SPOTlight Emphasis Areas Update (Information)</p>	<p>Rodney Chatman updated the PAC members on the latest information concerning the Forward Pinellas SPOTlight Emphasis Areas. He alerted the members that the Forward Pinellas Waterborne Transportation Subcommittee would hold its inaugural meeting on October 9th from 1-3pm. He indicated that resiliency performance measures are currently in development for the Gateway Area Master Plan and discussions are underway to determine which indicators will be most effective. He also advised that the Forward Pinellas Board would be holding a work session on the US 19 Corridor and Whit Blanton announced it would likely be held in January or February of 2021.</p>	
<p>6. <u>UPCOMING EVENTS</u></p>	<p>The PAC Chair highlighted upcoming events of interest and Rodney Chatman provided further details regarding each of the events.</p>	

7. ADJOURNMENT

The meeting was adjourned at 2:41 p.m.

Respectfully Submitted,

PAC Chairman

Date

DRAFT

SUMMARY

From: Public/Semi-Public and Residential Low Medium
To: Residential Medium and Residential Low Medium
Area: 4.37 acres m.o.l.
Location: 635 64th Street South

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

The amendment area is located on 64th Street South, abutting 7th Avenue South, and is currently used as a church. The purpose of the proposed amendment is to allow for multifamily residential development. As part of the City of St. Petersburg's ongoing StPete2050 visioning initiative, a market assessment was completed to assess projected population growth by land use type and identified an increasing demand for new development of residential units. Furthermore, a trending combination of decreasing attendance for churches and increasing demand for new residential units has resulted in requests for reducing church site boundaries, creating new infill opportunities for residential development. As such, large consolidated lots commonly associated with churches are helping the community address a growing need for more housing, hence the proposed amendment.

FINDINGS

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

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

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

LIST OF MAPS & ATTACHMENTS:

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

Attachment 1 Forward Pinellas Staff Analysis

[Attachment 2 Public Comments – St. Petersburg City Council Meeting](#)

Attachment 3 Coastal High Hazard Area Map (submitted by City)

MEETING DATES:

Planners Advisory Committee, October 5, 2020 at 1:30 p.m.

Forward Pinellas, October 14, 2020 at 1:00 p.m.

Countywide Planning Authority, November 17, 2020 at 9:30 a.m.

Case CW20-16

Map 1: Location Map

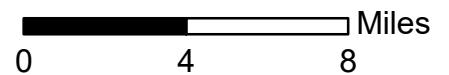


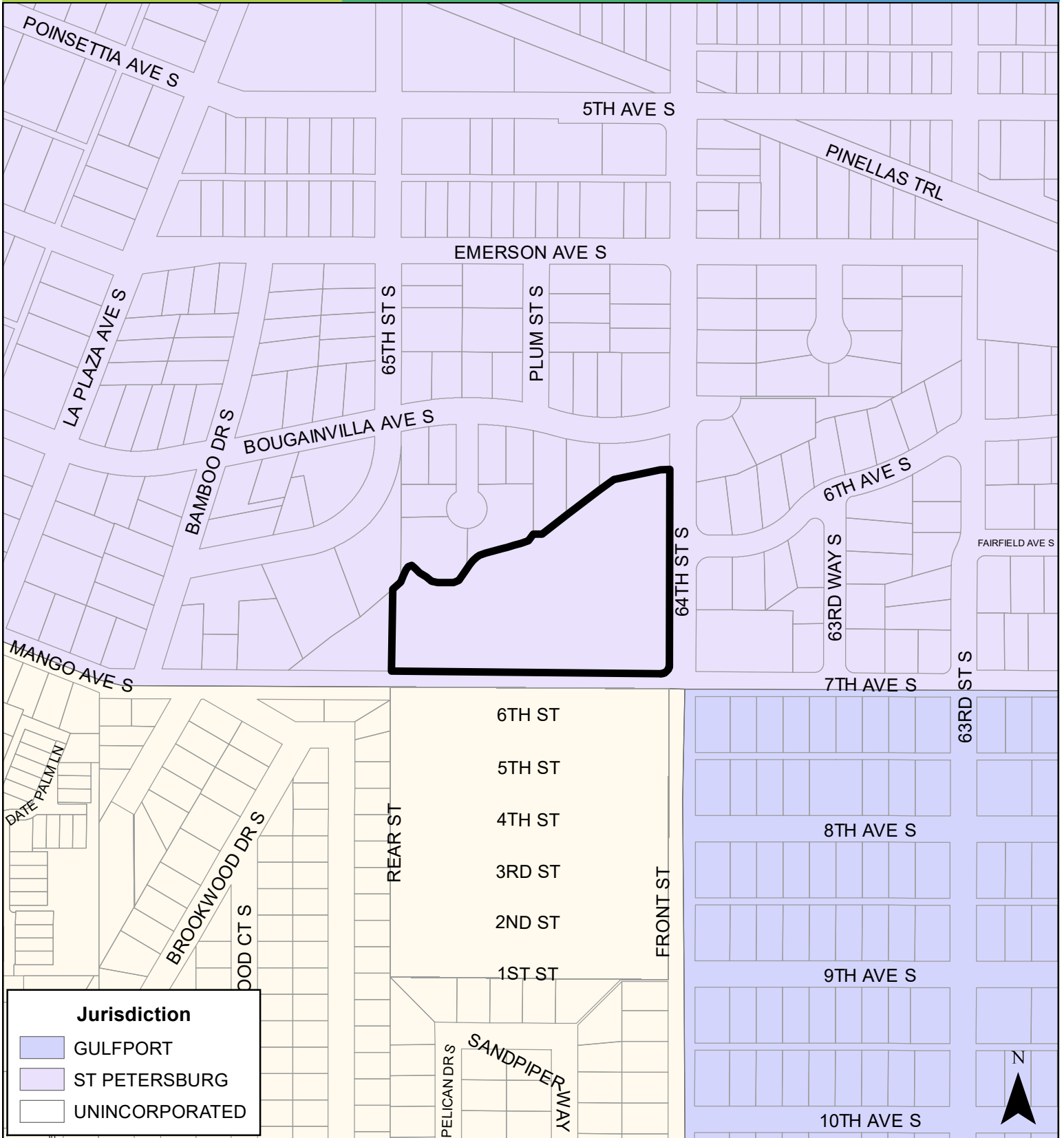
JURISDICTION: St. Petersburg

AREA: 4.37 Acres

FROM: Public/Semi-Public and Residential Low Medium

TO: Residential Medium and Residential Low Medium

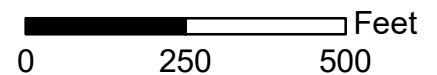




JURISDICTION: St. Petersburg

AREA: 4.37 Acres

FROM: Public/Semi-Public and Residential Low Medium
TO: Residential Medium and Residential Low Medium



Case CW20-16

Map 3: Aerial Map



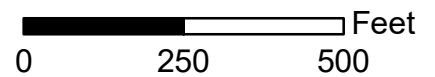
JURISDICTION: St. Petersburg

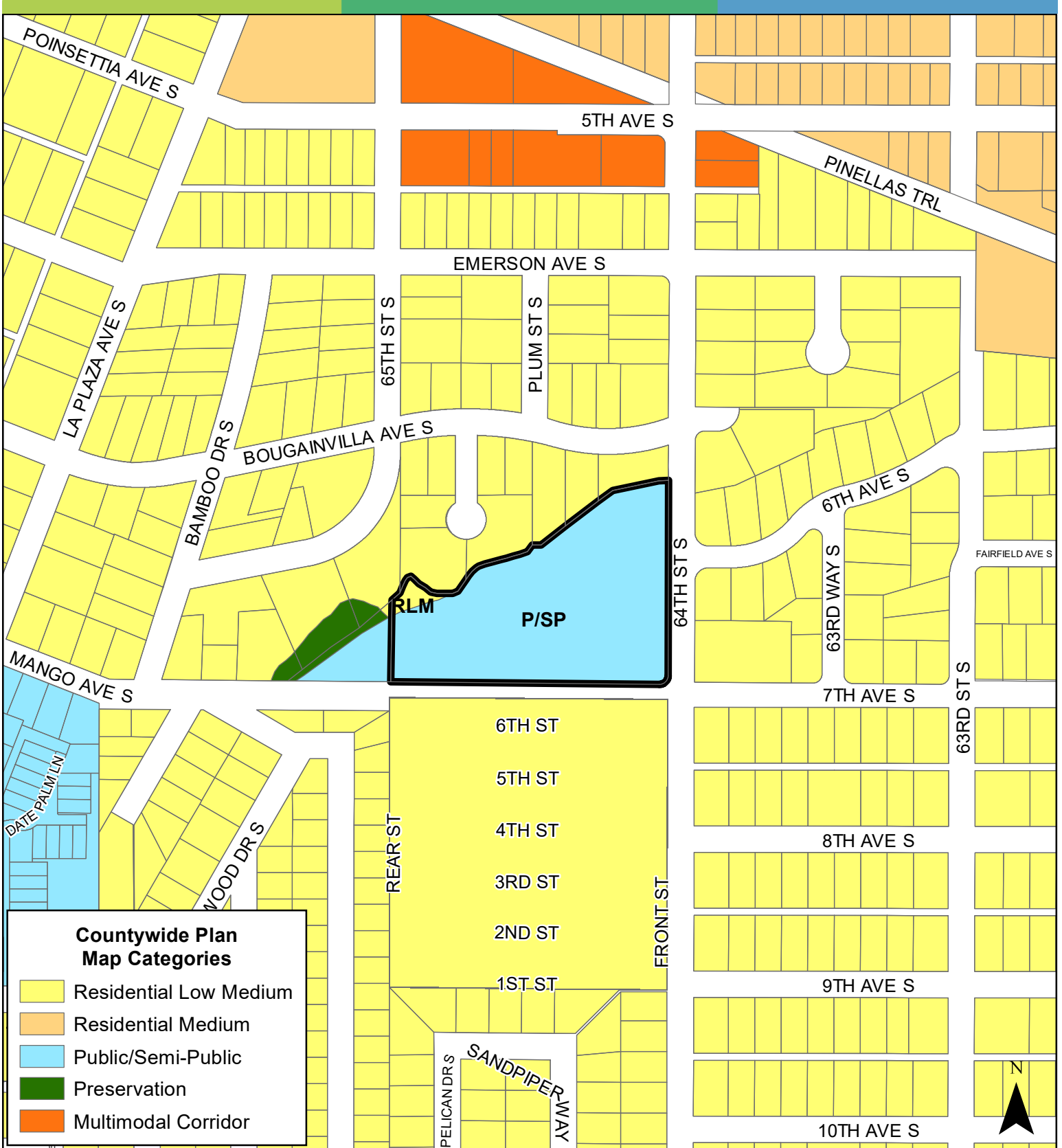
AREA: 4.37 Acres

FROM:

TO:

Public/Semi Public and
Residential Low Medium
Residential Medium and
Residential Low Medium

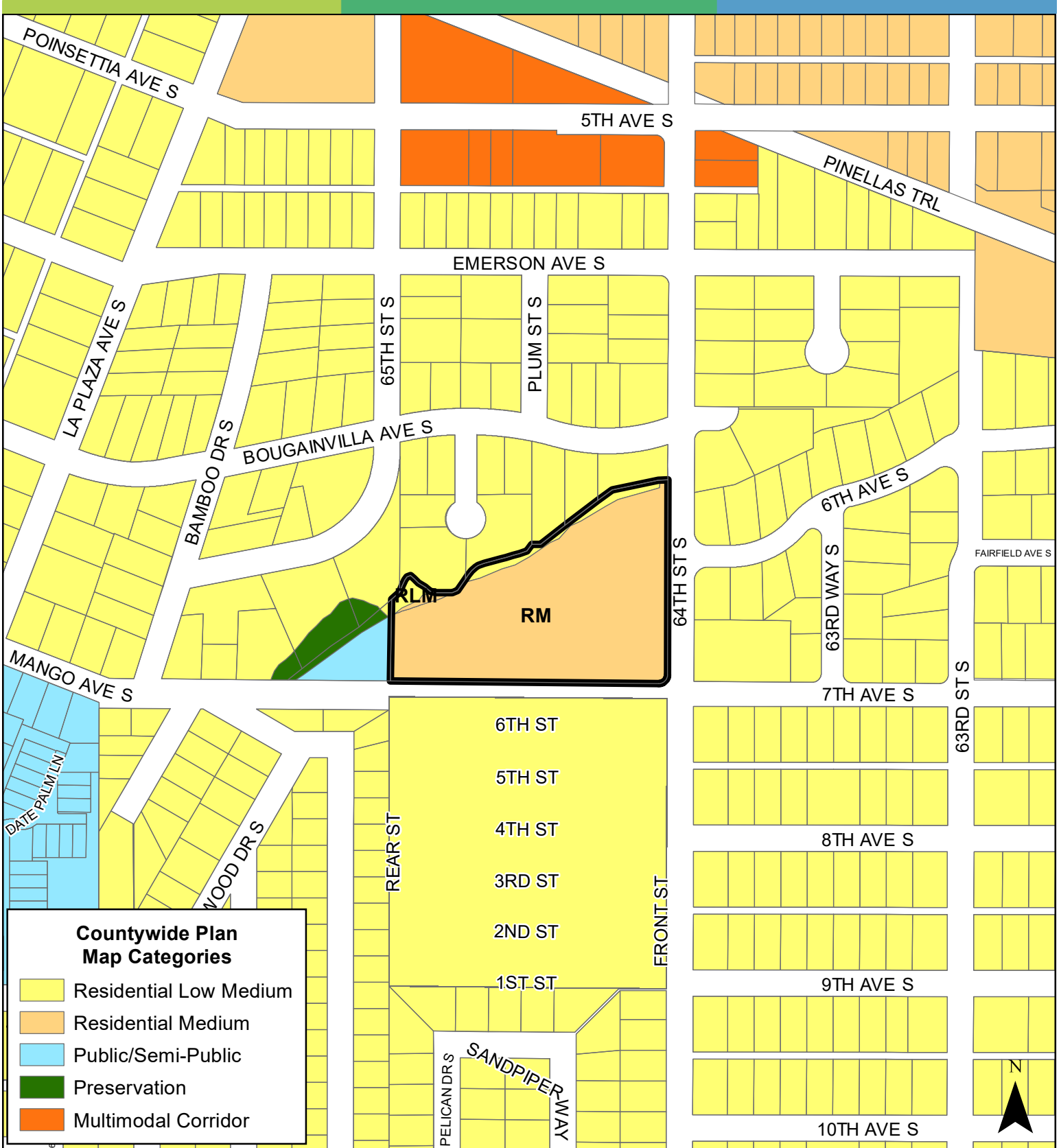




Countywide Plan Map Categories

- Residential Low Medium
- Residential Medium
- Public/Semi-Public
- Preservation
- Multimodal Corridor

JURISDICTION: St. Petersburg	FROM: Public/Semi-Public and Residential Low Medium	Feet
AREA: 4.37 Acres	TO: Residential Medium and Residential Low Medium	0 250 500




JURISDICTION: St. Petersburg	FROM: Public/Semi-Public and Residential Low Medium	
AREA: 4.37 Acres	TO: Residential Medium and Residential Low Medium	

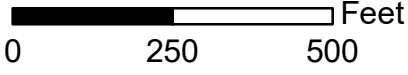
Case CW20-16

Map 6: Coastal High Hazard Area



 Coastal High Hazard Area



JURISDICTION: St. Petersburg	FROM: Public/Semi-Public and Residential Low Medium	
AREA: 4.37 Acres	TO: Residential Medium and Public/Semi-Public	

CW 20-16
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of St. Petersburg and seeks to amend the designation of approximately 4.37 acres of property from Public/Semi-Public and Residential Low Medium to Residential Medium and Residential Low Medium.

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

The amendment area is located on 64th Street South, abutting 7th Avenue South, and is currently used as a church. The purpose of the proposed development is to allow for multifamily residential development. As part of the City of St. Petersburg’s ongoing StPete2050 visioning initiative, a market assessment was completed to assess projected population growth by land use type and demand for new development of residential units. Furthermore, a trending combination of decreasing attendance for churches and increasing demand for new residential units has resulted in requests for reducing church site boundaries, creating new infill opportunities for residential development. As such, large consolidated lots commonly associated with churches are helping the community address a growing need for housing, hence the proposed amendment.

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

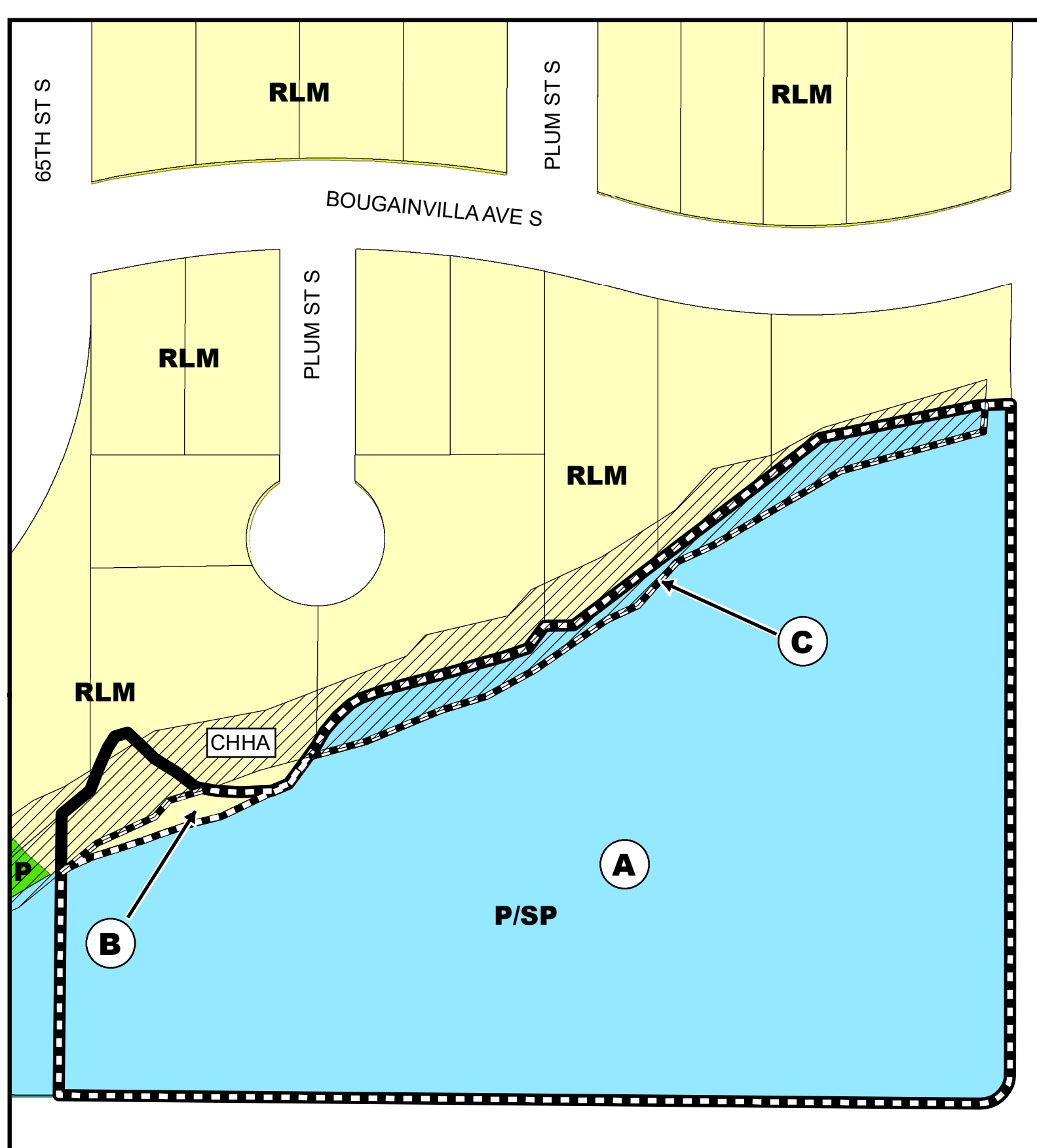
- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located near a roadway segment where the existing Level of Service is operating at a LOS “D” or better; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – Approximately 0.22 acres within the northern portion of the amendment area is located in the CHHA. This area follows the boundaries of Bear Creek which is a small water body that flows from Boca

Ciega Bay inland through the subject property and terminates just east of Bear Creek Park. This portion of the amendment area is proposed to be amended to Residential Low Medium, which is consistent with the existing properties adjacent to the amendment area also located in the CHHA. This category has a lower maximum residential density and this requested amendment will have no impact on the CHHA.

- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to a public educational facility; therefore, those policies are not applicable. The proposed amendment is adjacent to the unincorporated Pinellas County. County staff were contacted and found no issues with the amendment. The proposed amendment is also adjacent to the City of Gulfport. City staff were contacted and found no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies are not applicable.

Conclusion:

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



EXISTING COUNTYWIDE PLAN MAP

CITY FILE

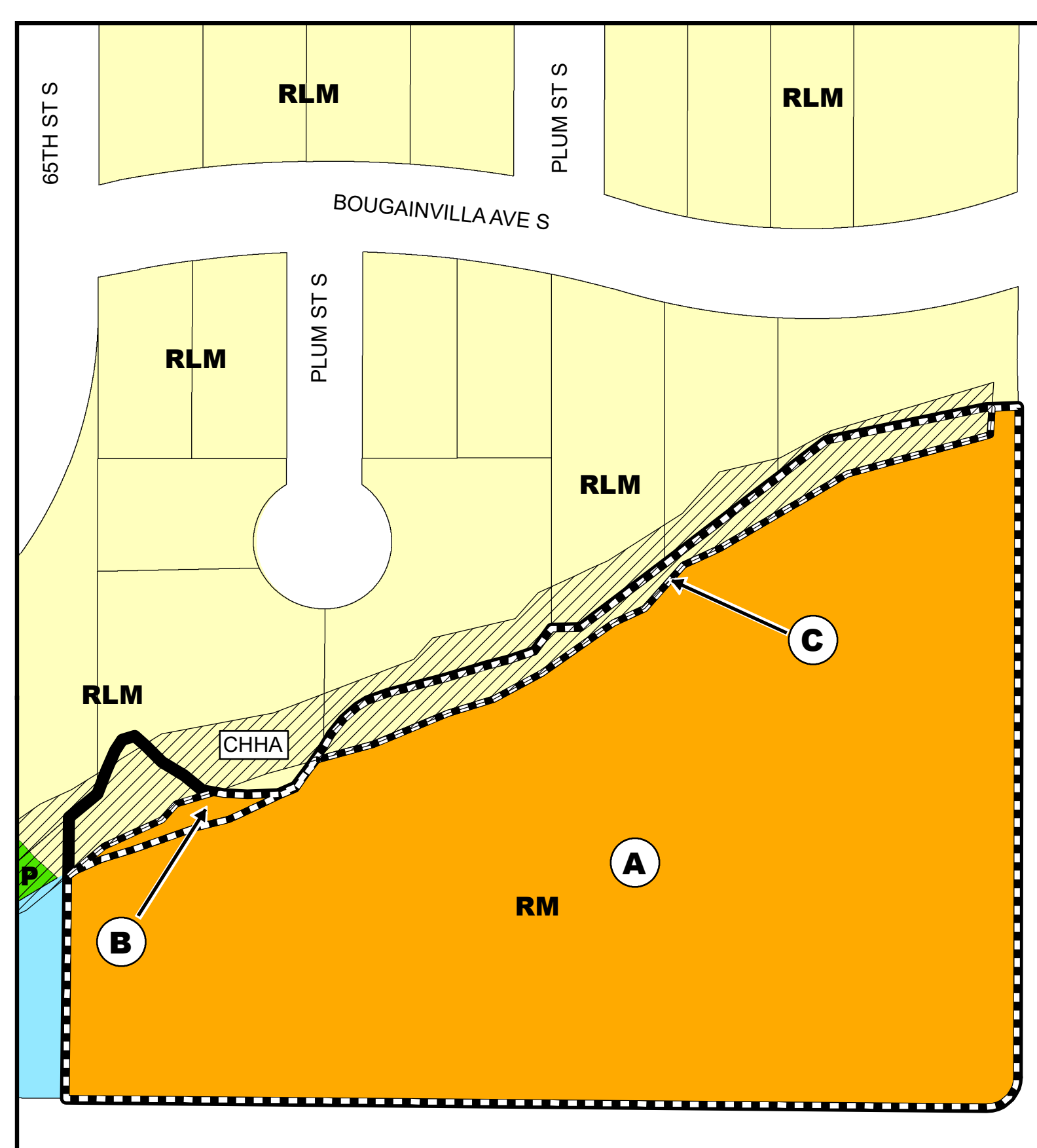
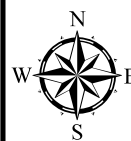
FLUM-58

1 inch = 83 feet

- (A)** From: P/SP (Public/Semi-Public) To: RM (Residential Medium)
- (B)** From: RLM (Residential Low Medium) To: RM (Residential Medium)
- (C)** From: P/SP (Public/Semi-Public) To: RLM (Residential Low Medium)



SUBJECT AREA



PROPOSED COUNTYWIDE PLAN MAP

CITY FILE

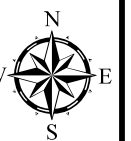
FLUM-58

1 inch = 83 feet

- (A)** From: P/SP (Public/Semi-Public) To: RM (Residential Medium)
- (B)** From: RLM (Residential Low Medium) To: RM (Residential Medium)
- (C)** From: P/SP (Public/Semi-Public) To: RLM (Residential Low Medium)



SUBJECT AREA



SUMMARY

From: Retail & Services
To: Employment
Area: 2.19 acres m.o.l.
Location: 12575 US Highway 19 North

This proposed amendment is submitted by the City of Pinellas Park to amend a property from Retail & Services (intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses) 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 subject property is located on US Highway 19 North, directly abutting 126th Avenue North, and is currently used as a contractor shop. The purpose of the proposed amendment is to allow outdoor storage on the property. While outdoor storage is an allowable use under the Countywide Retail & Services category, it is limited to an accessory use and 35 percent of lot coverage under the local zoning category. Therefore, the applicant is requesting an amendment to the local category, Industrial Limited, which allows outdoor storage as a primary use. The local Industrial Limited category corresponds to the Countywide Employment category, under which storage is also an allowable use, hence the proposed amendment.

FINDINGS

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

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

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

LIST OF MAPS & ATTACHMENTS:

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

Map 5 Proposed Countywide Plan Map
Map 6 Coastal High Hazard Area Map

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

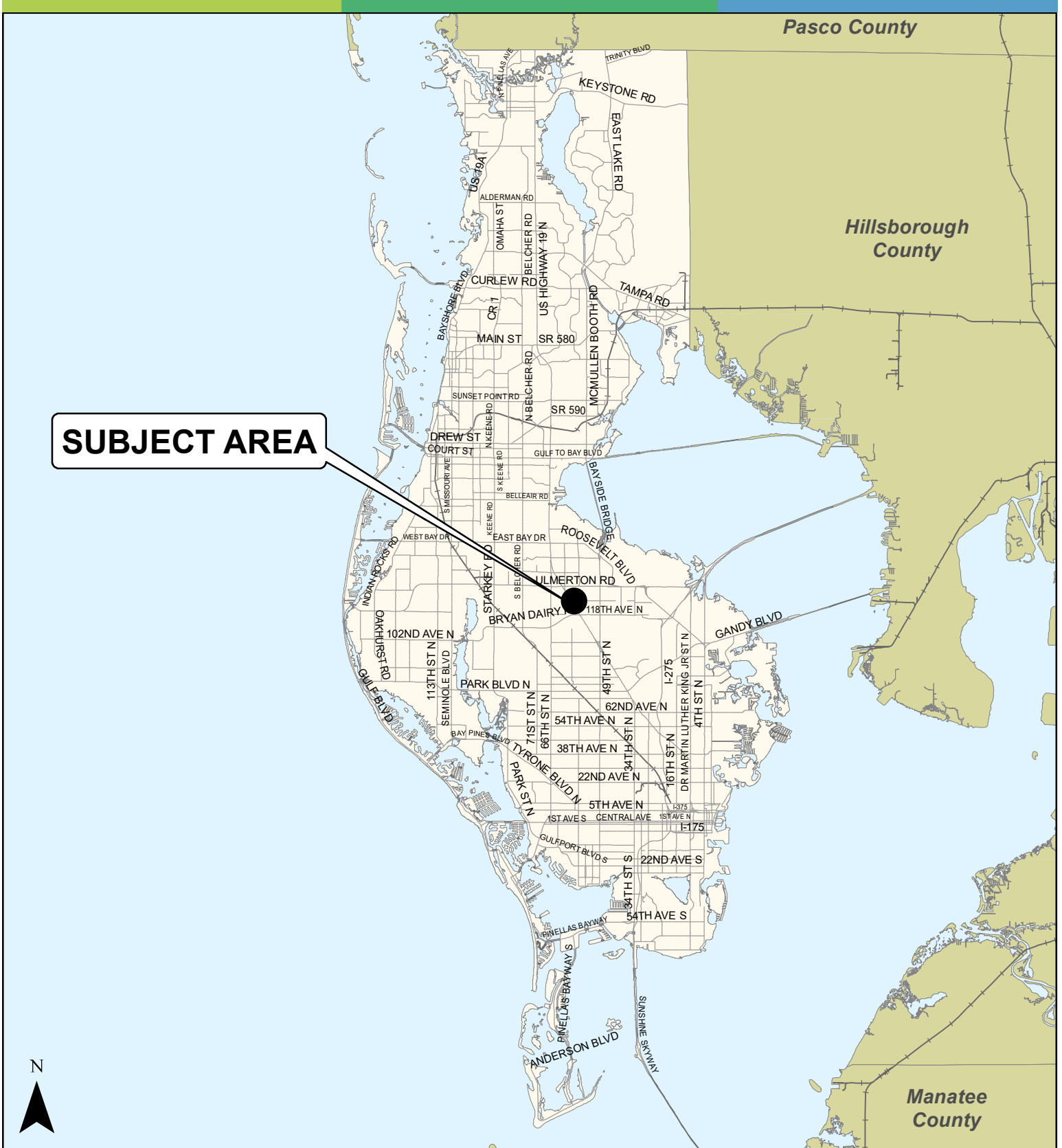
Planners Advisory Committee, October 5, 2020 at 1:30 p.m.

Forward Pinellas, October 14, 2020 at 1:00 p.m.

Countywide Planning Authority, November 17, 2020 at 9:30 a.m.

Case CW20-17

Map 1: Location Map

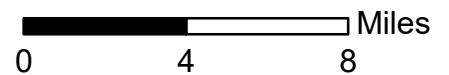


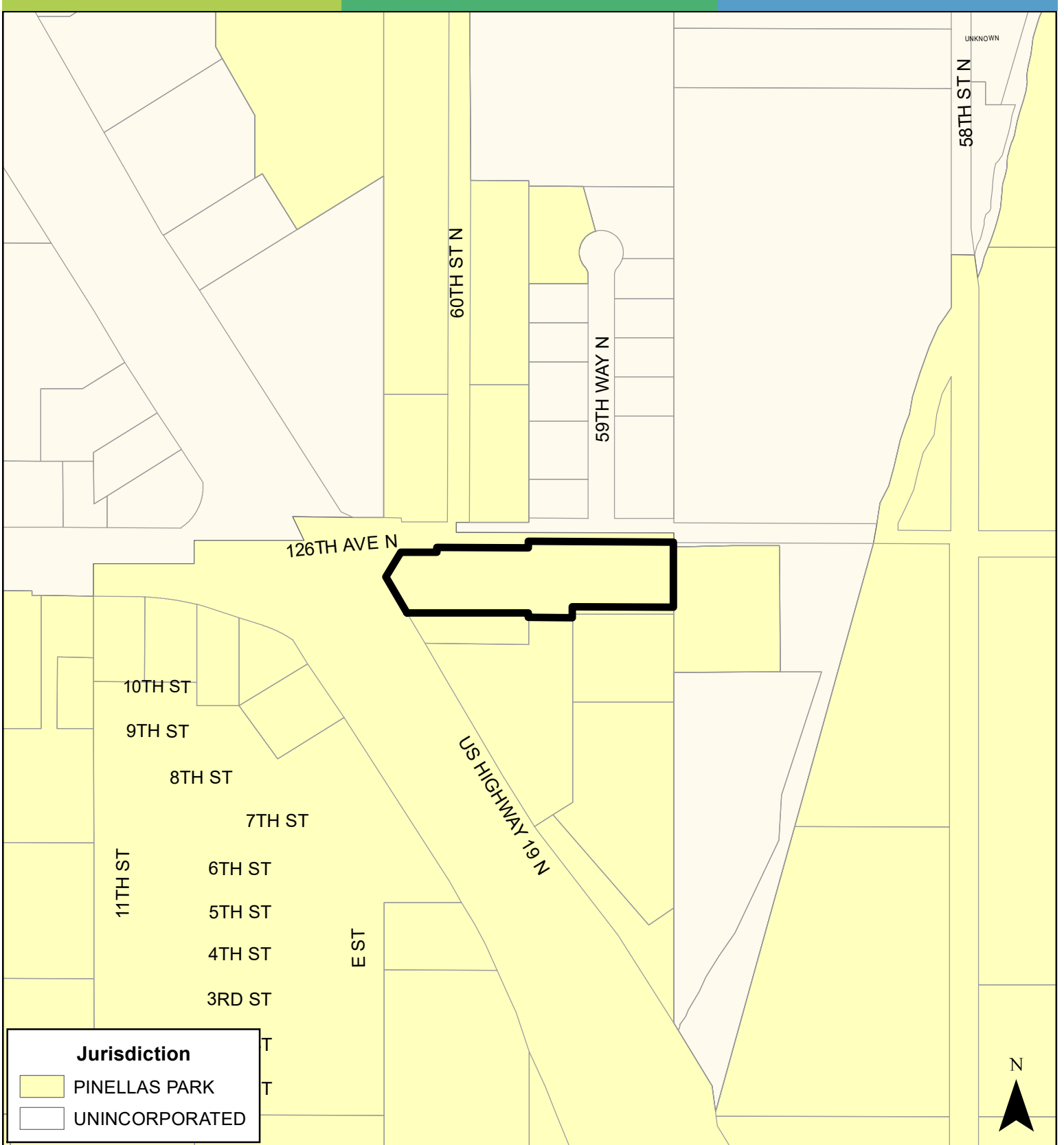
JURISDICTION: Pinellas Park

FROM: Retail & Services

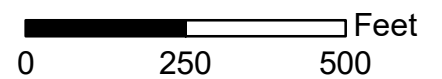
AREA: 2.19 Acres

TO: Employment





JURISDICTION: Pinellas Park **FROM:** Retail & Services
AREA: 2.19 Acres **TO:** Employment

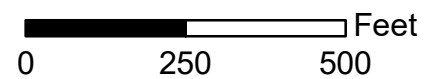


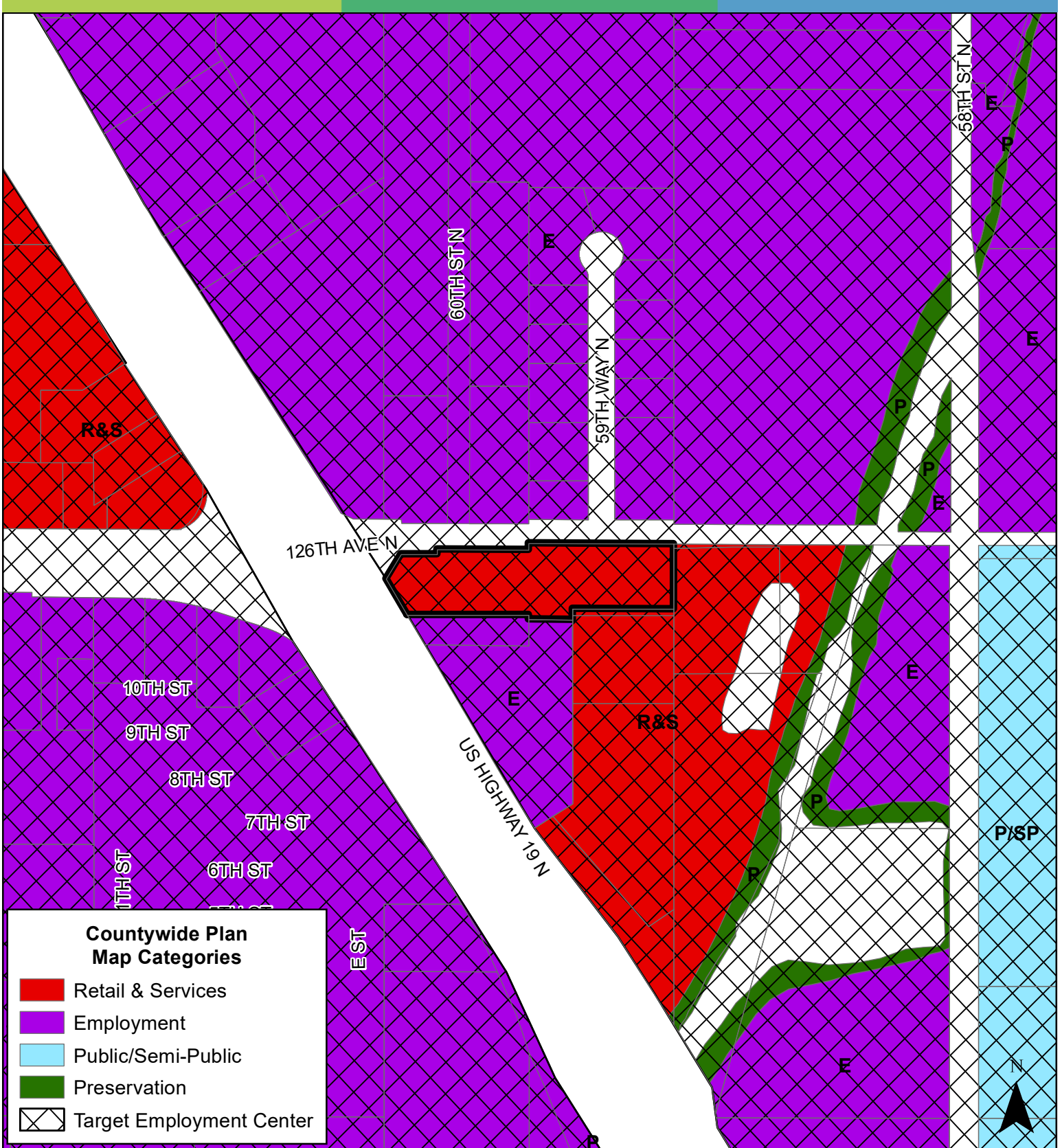
Case CW20-17

Map 3: Aerial Map



JURISDICTION: Pinellas Park **FROM:** Retail & Services
AREA: 2.19 Acres **TO:** Employment



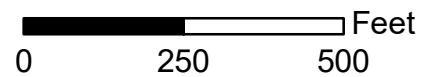


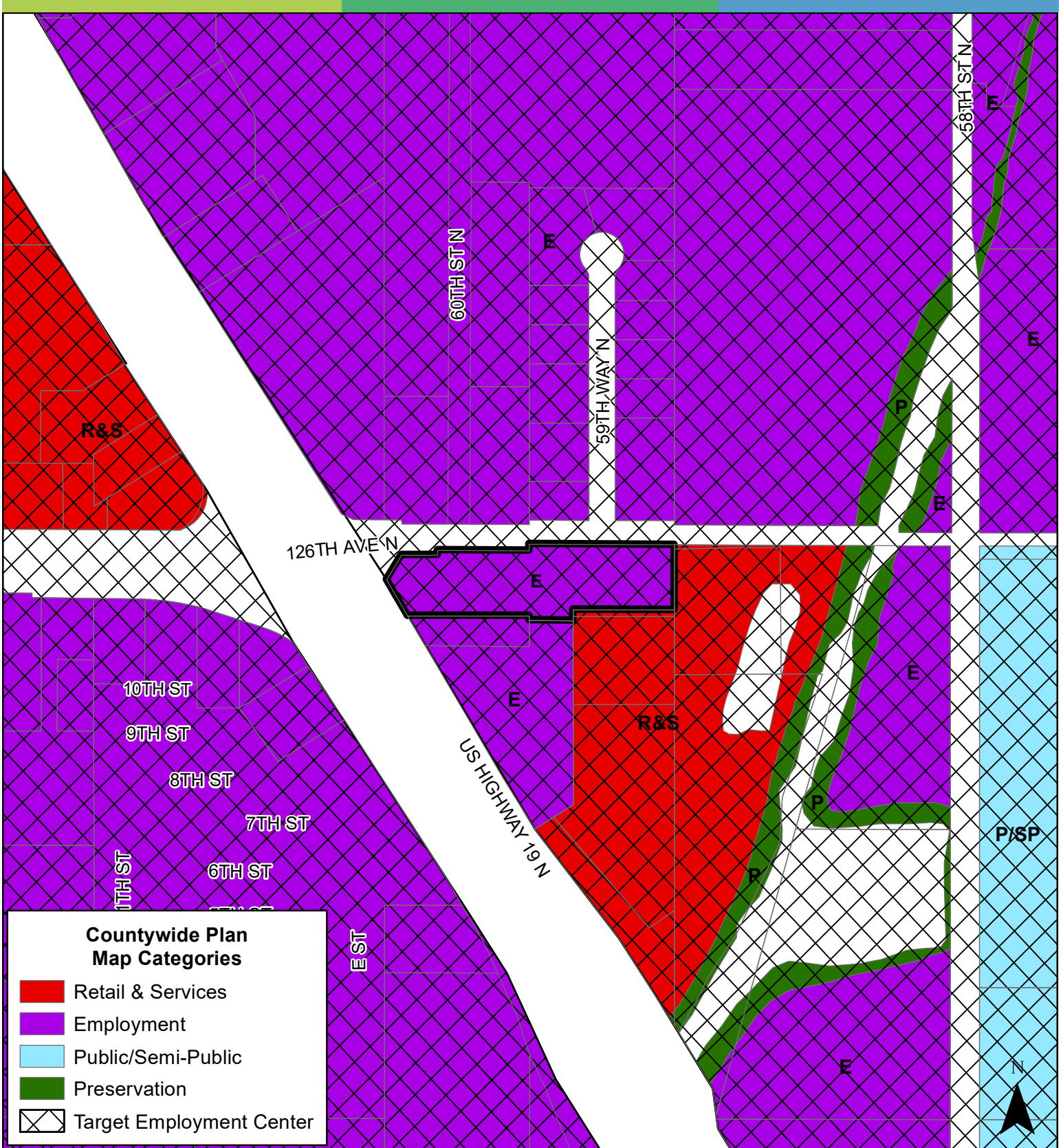
JURISDICTION: Pinellas Park

FROM: Retail & Services

AREA: 2.19 Acres

TO: Employment



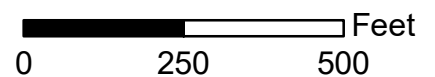


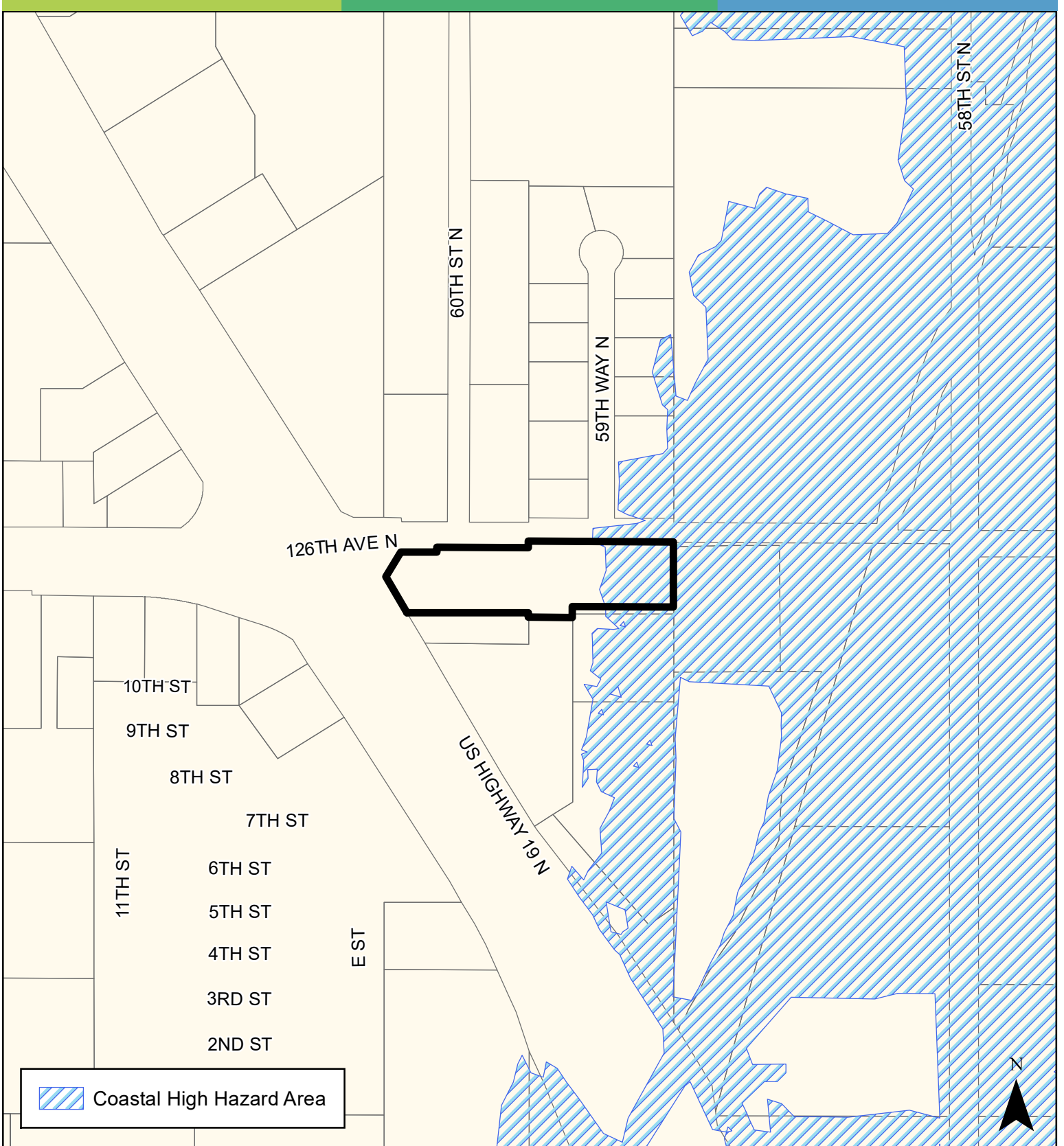
JURISDICTION: Pinellas Park

FROM: Retail & Services

AREA: 2.19 Acres

TO: Employment



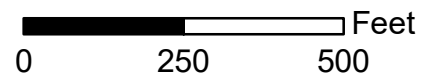


JURISDICTION: Pinellas Park

FROM: Retail & Services

AREA: 2.19 Acres

TO: Employment



CW 20-17
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Pinellas Park and seeks to amend the designation of approximately 2.19 acres of property from Retail & Services 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 subject property is located on US Highway 19 North, directly abutting 126th Avenue North, and is currently used as a contractor shop. The purpose of the proposed amendment is to allow outdoor storage on the property, in tandem to the contractor shop. While outdoor storage is an allowable use under the Countywide Retail & Services category, it is limited to an accessory use and 35 percent of lot coverage under the local zoning category. Therefore, the applicant is requesting an amendment to the local category, Industrial Limited, which allows outdoor storage as a primary use. The local Industrial Limited category corresponds to the Countywide Employment category, under which storage is also an allowable use, hence the proposed amendment.

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 US Highway 19 North, which is operating at an LOS “F”. However, the proposed amendment category generates less average daily trips to and from the property than the current category.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – Approximately 0.54 acres of the eastern portion of the subject property is located on the CHHA. However, the proposed amendment will not increase the existing floor area ratio (FAR) or impervious service ratio (ISR) of the subject property, thereby resulting in no impact to the CHHA.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to a public educational facility; therefore, those policies are not applicable. The proposed amendment is adjacent to unincorporated Pinellas County. County staff were contacted and had no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment is located in the Target Employment Center. However, it does not involve the reduction of land designated as Industrial or Employment; therefore, the amendment is consistent with this Countywide Consideration.

Conclusion:

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

SUMMARY

From: Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium, Residential Low Medium, Recreation/Open Space, Preservation
 To: Activity Center and Multimodal Corridor
 Area: 736.2 acres m.o.l.
 Location: Largo Tri-City Activity Center

This proposed amendment is submitted by the City of Largo to amend properties from the categories listed in the table below, to Activity Center (intended to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular, it is the intent of this category 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) and Multimodal Corridor (intended to recognize those corridors of critical importance to the movement of people and goods throughout the county, and that are served by a combination of automobile, bus, bicycle, rail, and/or pedestrian transportation. This category is characterized by mixed-use development, supported by and designed to facilitate transit, and is particularly appropriate for creating transit connections between Activity Centers).

Category	Definition
Retail & Services	Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses
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
Office	Intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development
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
Residential Medium	Intended to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas
Residential Low Medium	Intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas
Recreation/Open Space	Intended to recognize recreation/open space uses that serve the community or region
Preservation	Intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area

The amendment area is comprised of properties located along US Highway 19, between Belleair Road and 105th Avenue North, and along East Bay Drive and Roosevelt Boulevard, between Lions Club Road and 49th Street North. The City of Largo is proposing to adopt the Largo Tri-City Special Area Plan (SAP) in order to promote redevelopment, infill and revitalization through the implementation of mixed-use strategies, multimodal transportation and other community improvements. The Plan identifies land use and multimodal transportation projects and initiatives to better connect residents to housing, employment and community amenities.

Additionally, this plan complements the work of Forward Pinellas and other partners to implement the Gateway/Mid-County Master Plan for the strategic area of US Highway 19 and East Bay Drive/Roosevelt Boulevard as one of the recognized centers of the multijurisdictional area. This proposed amendment will activate the last of three major Activity Centers and portions of two Multimodal Corridors as part of the progression of the SAP.

The City has also submitted documentation which addresses how the proposed Activity Centers and Multimodal Corridor will address the Planning and Urban Design Principles, required by the Countywide Rules and Countywide Plan Strategies. For example, the SAP meets the Connectivity principle by highlighting an objective to develop an interconnected multimodal transportation network, which includes but is not limited to, regional transit connections, intersection improvements and safe travel connections. Furthermore, the SAP addresses the Public Realm Enhancements principle by encouraging incentives for public art and elements that create a sense of place.

FINDINGS

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

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

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

LIST OF MAPS & ATTACHMENTS:

Map 1	Location Map
Map 2	Jurisdictional Map
Map 3	Aerial Map
Map 4	Current Countywide Plan Map
Map 5	Proposed Countywide Plan Map
Map 6	Coastal High Hazard Area Map
Map 7	Largo Tri-City SAP Amendment Area Map

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, October 5, 2020 at 1:30 p.m.

Forward Pinellas, October 14, 2020 at 1:00 p.m.

Countywide Planning Authority, November 17, 2020 at 9:30 a.m.

Case CW20-18

Map 1: Location Map



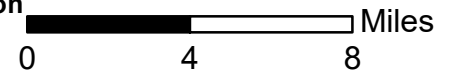
SUBJECT AREA

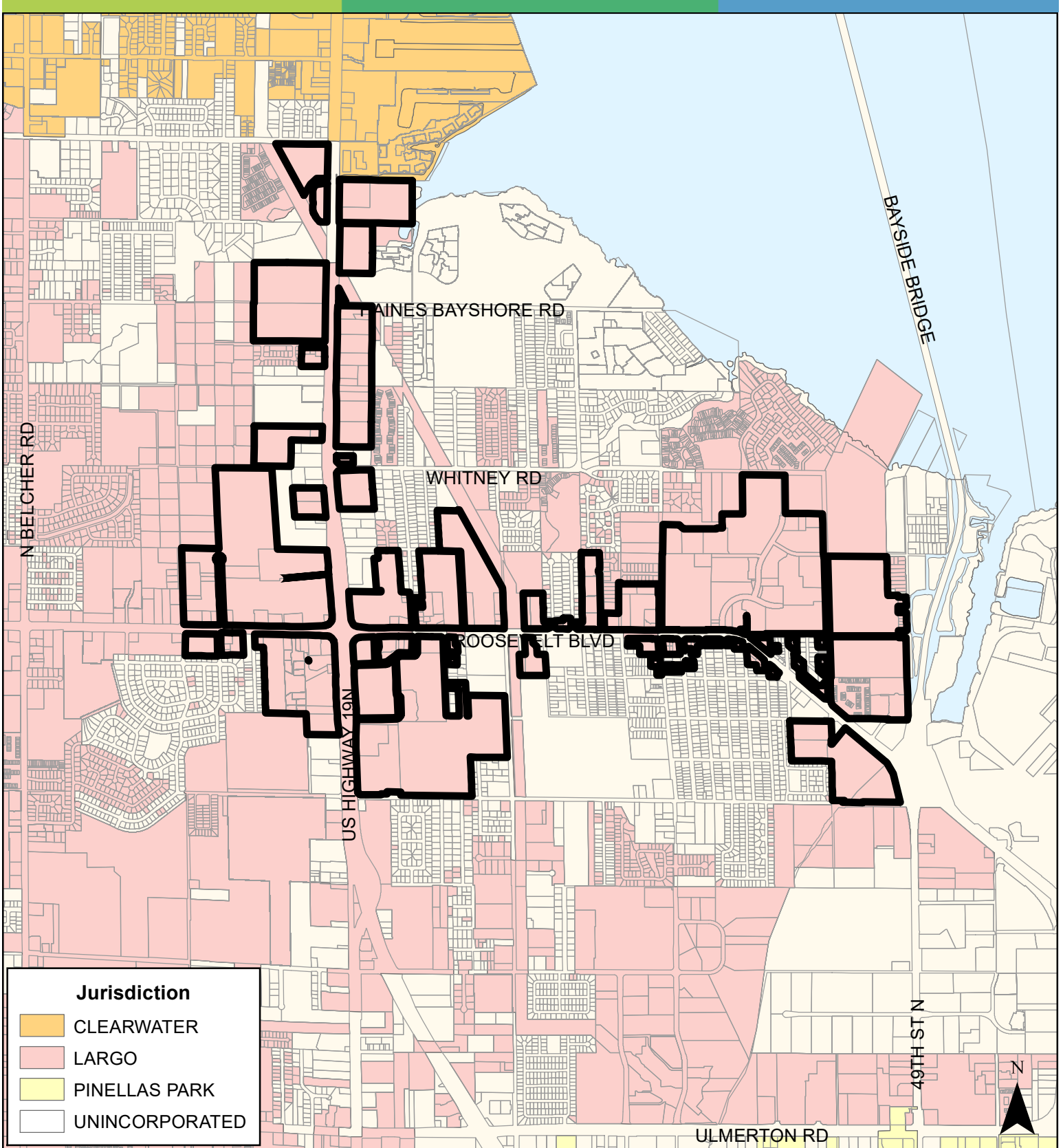
JURISDICTION: Largo





AREA: 736.2 Acres

FROM: Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium, Residential Low Medium, Recreation/Open Space and Preservation

TO: Multimodal Corridor and Activity Center





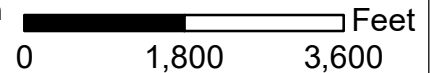
Jurisdiction	
	CLEARWATER
	LARGO
	PINELLAS PARK
	UNINCORPORATED

JURISDICTION: LARGO

AREA: 736.2 Acres

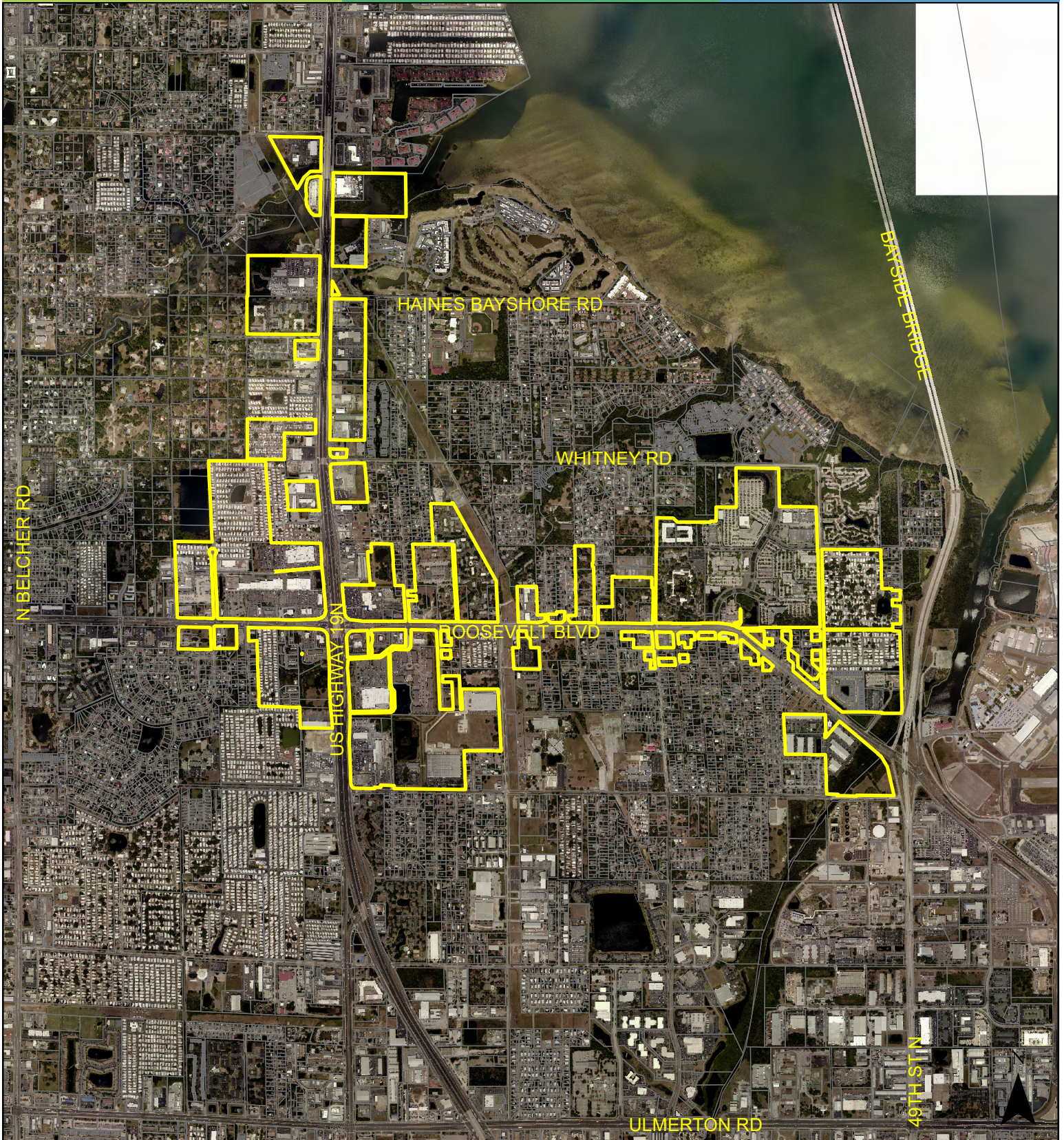
FROM: Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium, Residential Low Medium, Recreation/Open Space and Preservation

TO: Multimodal Corridor and Activity Center



Case CW20-18

Map 3: Aerial Map

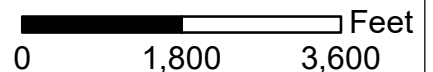


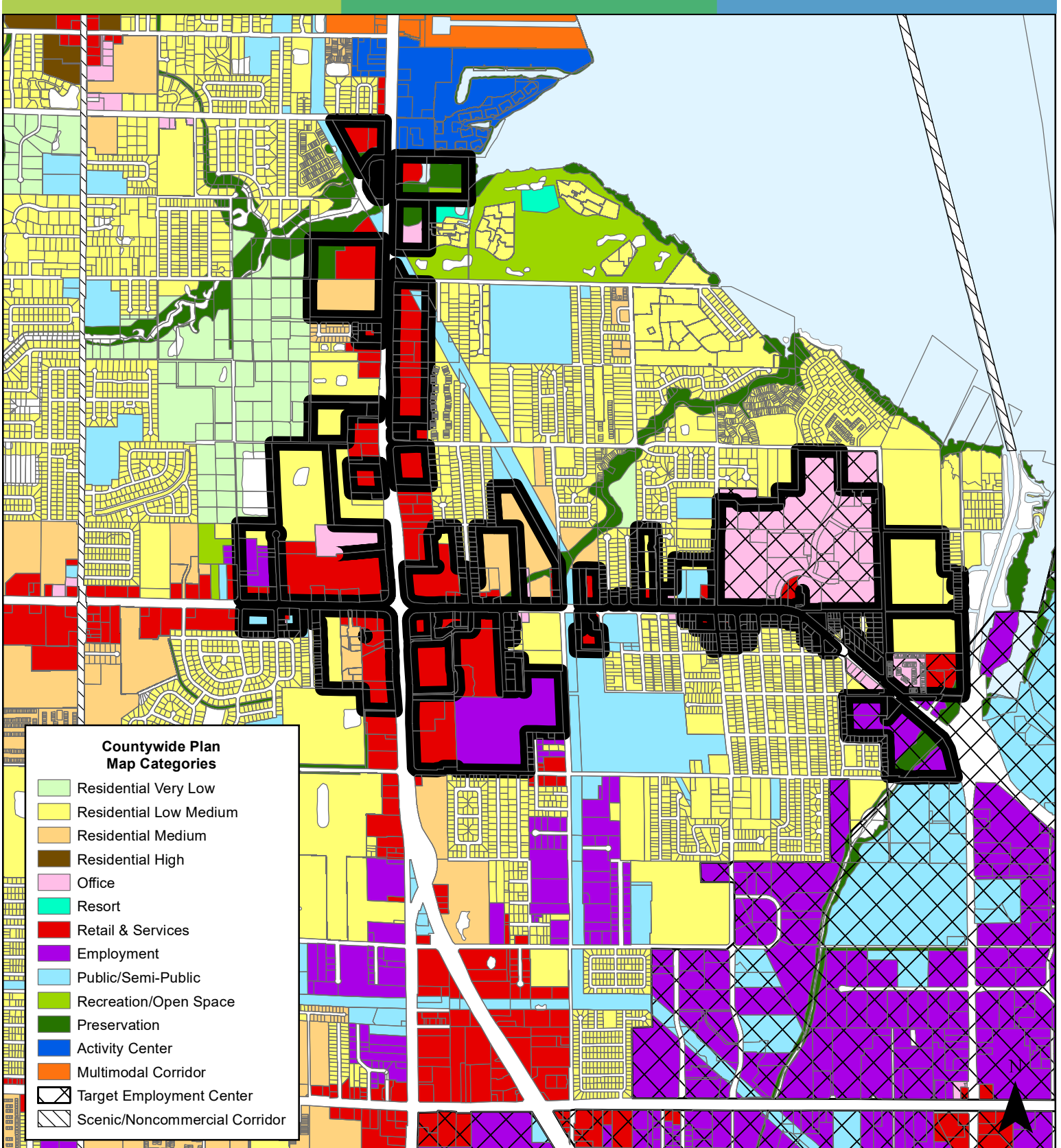
JURISDICTION: Largo

AREA: 736.2 Acres

FROM: Retail & Services, Employment, Office, Public/Semi-Public,
Residential Medium, Residential Low Medium,
Recreation/Open Space and Preservation

TO: Multimodal Corridor and Activity Center



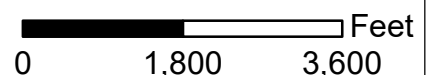


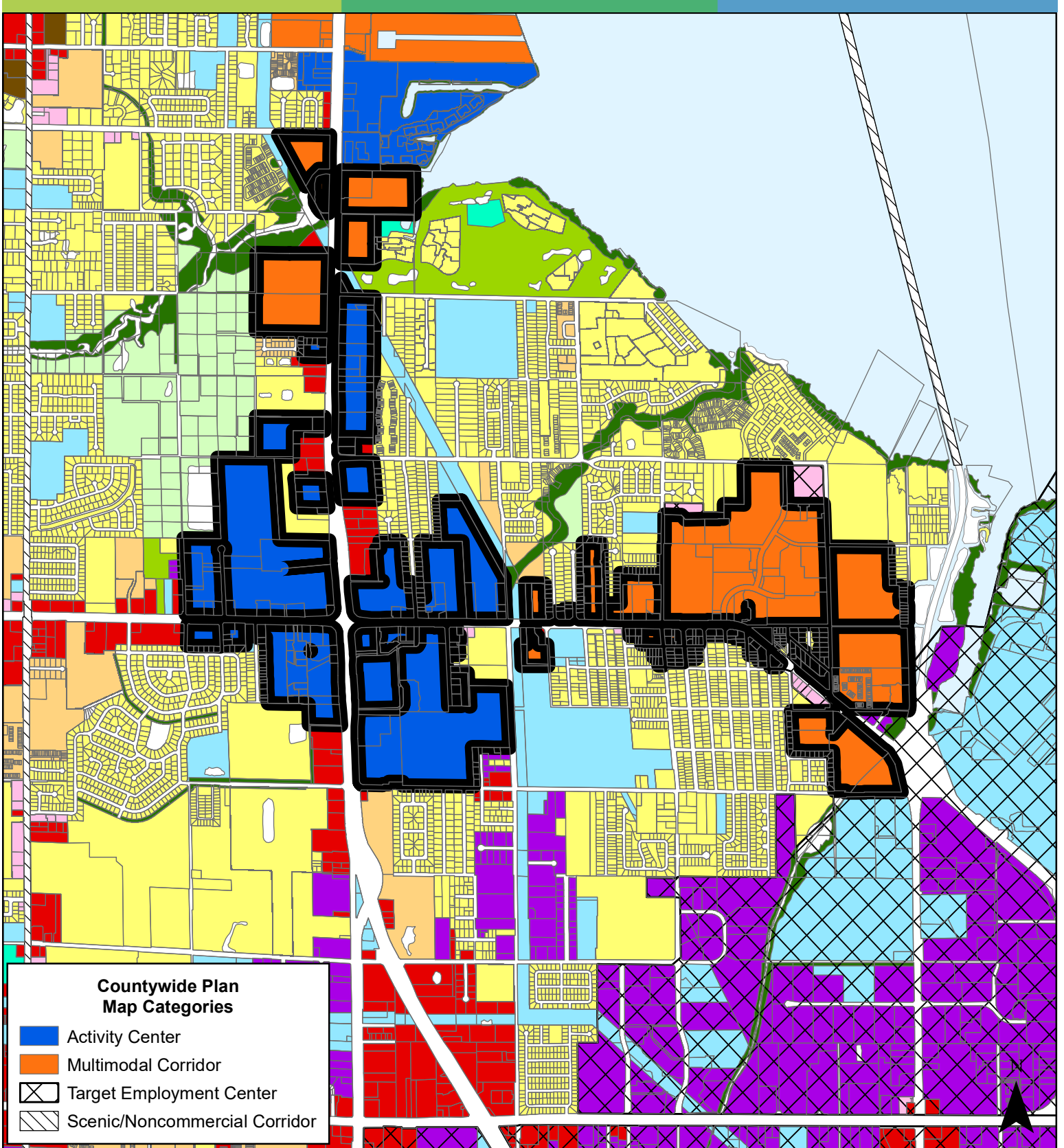
JURISDICTION: Largo

AREA: 736.2 Acres

FROM: Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium, Residential Low Medium, Recreation/Open Space and Preservation

TO: Multimodal Corridor and Activity Center



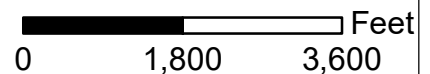


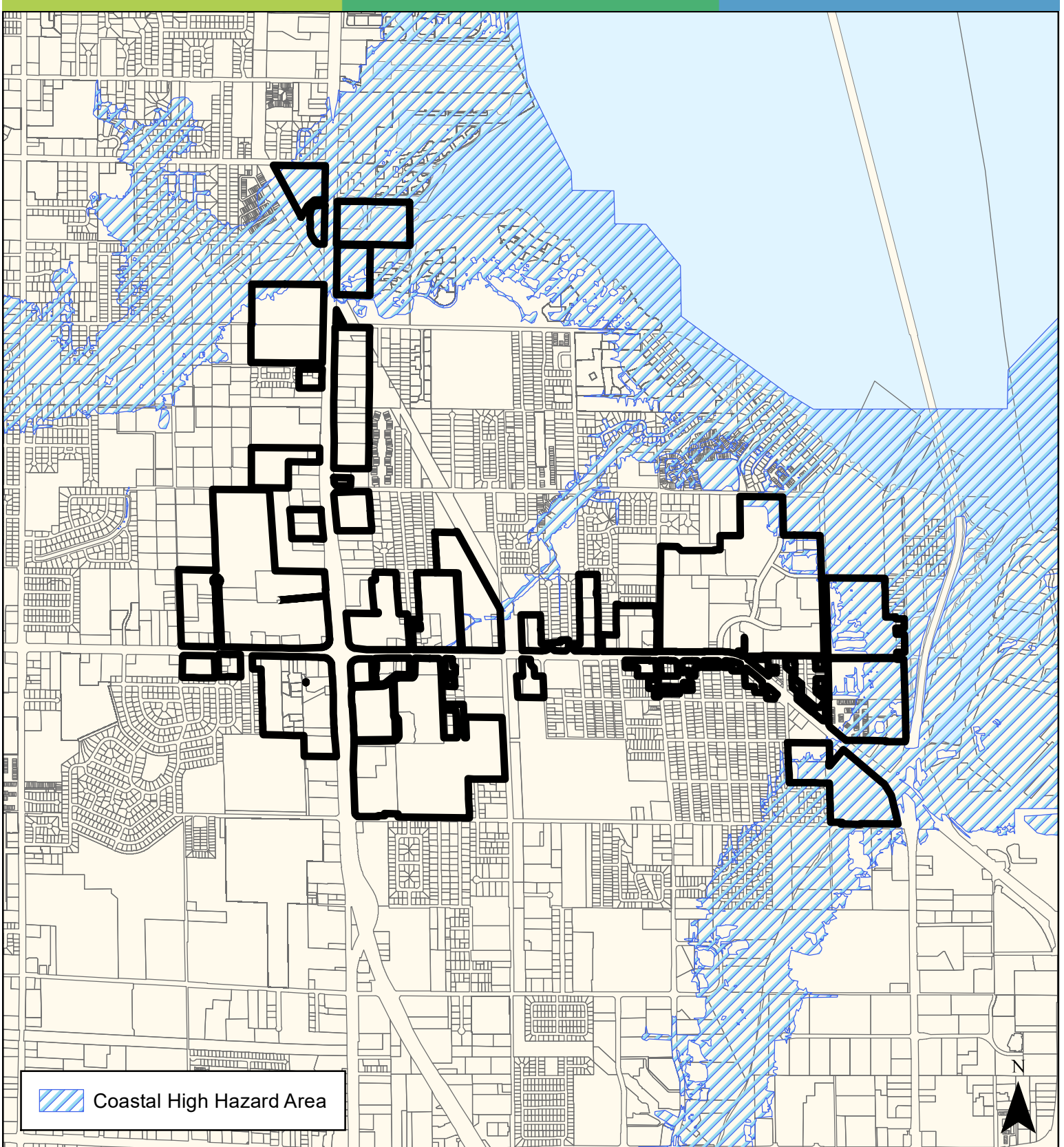
JURISDICTION: Largo

AREA: 736.2 Acres

FROM: Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium, Residential Low Medium, Recreation/Open Space and Preservation

TO: Multimodal Corridor and Activity Center

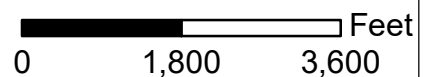




JURISDICTION: Largo

AREA: 736.2 Acres

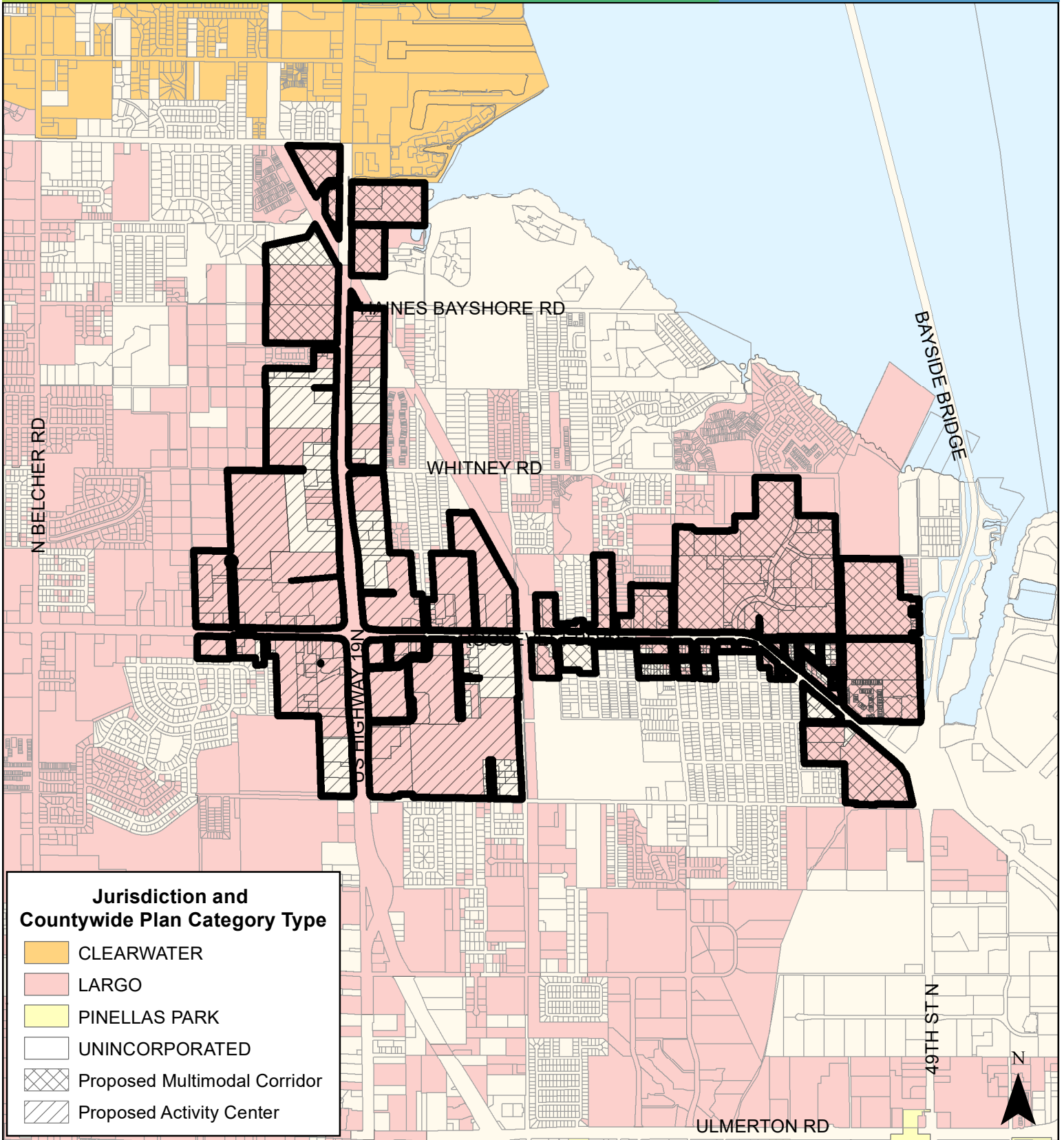
FROM: Retail & Services, Employment, Office, Public/Semi-Public,
Residential Medium, Residential Low Medium,
Recreation/Open Space and Preservation
TO: Multimodal Corridor and Activity Center

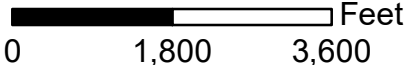


Case CW20-18

Map 7: Largo Tri-City Special Area

Plan Amendment Area



JURISDICTION: Largo and Pinellas County	FROM: Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium, Residential Low Medium, Recreation/Open Space and Preservation	
AREA: 881 Acres	TO: Multimodal Corridor and Activity Center	

CW 20-18
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 736.2 acres of properties from Retail & Services, Employment, Office, Public/Semi-Public, Residential Medium, Residential Low Medium, Recreation/Open Space and Preservation to Activity Center and Multimodal Corridor.

The Countywide Rules state that the Activity Center category is “intended to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular, it is the intent of this category 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” and the Multimodal Corridor Category is “intended to recognize those corridors of critical importance to the movement of people and goods throughout the county, and that are served by a combination of automobile, bus, bicycle, rail, and/or pedestrian transportation. This category is characterized by mixed-use development, supported by and designed to facilitate transit, and is particularly appropriate for creating transit connections between Activity Centers.”

The amendment area is comprised of properties located along US Highway 19, between Belleair Road and 105th Avenue North, and along East Bay Drive and Roosevelt Boulevard, between Lions Club Road and 49th Street North. The City of Largo is proposing to adopt the Largo Tri-City Special Area Plan (SAP) in order to promote redevelopment, infill and revitalization through the implementation of mixed-use strategies, multimodal transportation and other community improvements. The Plan identifies land use and multimodal transportation projects and initiatives to better connect residents to housing, employment and community amenities.

Additionally, this plan complements the work of Forward Pinellas and local government partners to implement the Gateway/Mid-County Master Plan for the strategic area of US Highway 19 and East Bay Drive/Roosevelt Boulevard as one of the recognized centers of the multijurisdictional area. This proposed amendment will activate the last of three major Activity Centers and portions of two Multimodal Corridors as part of the progression of the SAP.

The City has also submitted documentation which addresses how the proposed Activity Centers and Multimodal Corridor will address the Planning and Urban Design Principles, required by the Countywide Rules and Countywide Plan Strategies. For example, the SAP meets the Connectivity principle by highlighting an

objective to develop and interconnected multimodal transportation network, which includes but is not limited to, regional transit connections, intersection improvements and safe travel connections. Furthermore, the SAP addresses the Public Realm Enhancements principle by encouraging incentives for public art and elements that create a sense of place.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – Portions of the amendment area are located on US Highway 19, which is operating at an LOS “F”. However, the SAP establishes goals that seek to address and/or expand mobility options including, but not limited to, implementation of premium bus service along US Highway 19 and East Bay Drive/Roosevelt Boulevard, US Highway 19 corridor safety improvements and strategies, increased frequency and expansion of bus services, and bicycle and pedestrian facilities improvements.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – Portions of the amendment area to the east and north are on the CHHA. However, many of these properties are existing single-family residential homes, which are unlikely to develop to more intense uses, hence limiting the impact to the CHHA. Furthermore, residential densities and non-residential intensities of properties within the CHHA shall be prohibited from increasing, pursuant to the City’s Comprehensive Plan.
- 5) **Designated Development/Redevelopment Areas** – The amendment area involves the expansion of the Activity Center and Multimodal Corridor categories. The amendment conforms to the purpose, locational characteristics, and other requirements of the proposed category and addresses the relevant Planning and Urban Design Principles; therefore, the amendment can be deemed consistent with this Relevant Countywide Consideration.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not adjacent to a public educational facility; therefore, those policies are not applicable. The proposed amendment is adjacent to unincorporated Pinellas County. However, the amendment area is part of the Largo Tri-City Special Area Plan, which involves parcels in unincorporated Pinellas County. The City of Largo and unincorporated Pinellas County staff have coordinated in these efforts with Pinellas County targeting the submission of a complementary map amendment in November 2020.
- 7) **Reservation of Industrial Land** – The proposed amendment involves the conversion of Industrial or Employment lands to Activity Center and Multimodal Corridor. However, the city will be retaining their current local Future Land Use Map

categories and permitted uses, and adding overlays at the local level which increase the densities and intensities of the amendment area, excluding the CHHA. Therefore, the proposed amendment will reserve the current Employment and Industrial capacity of the relevant parcels in the amendment area.

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 – October 5, 2020

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



SUMMARY

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

CPA Actions September 2020:

There were no items that went before the CPA in September.

Tier I Countywide Plan Map Amendments September 2020:

- FLUM 20-09, St. Pete Beach, satisfies the Tier I provisions of Section 6.1.2.1 of the Countywide Rules
- FLUM 20-10, City of Pinellas Park, satisfies the Tier I provisions of Section 6.1.2.1 of the Countywide Rules
- FLUM 20-11, City of Pinellas Park, satisfies the Tier I provisions of Section 6.1.2.1 of the Countywide Rules

ATTACHMENT(S): None

ACTION: None required; informational item only

SUMMARY

In its role as the Pinellas Planning Council (PPC), Forward Pinellas evaluates proposed amendments to the Countywide Plan on a monthly basis. One of the key criteria for the approval of these proposed amendments is that they meet a transportation standard outlined by the Countywide Rules. This standard focuses on the potential impacts of proposed future land use category changes on the level of service (LOS) of adjacent roadways. In addition, most local governments consider the existing roadway LOS when planning for new transportation investments. Due to the limitations of using a roadway performance measure that is focused on automobile travel, Forward Pinellas has begun to develop a new GIS-based methodology that takes into consideration multimodal performance criteria. This is intended to replace the traditional roadway LOS standards as the primary means of evaluating transportation impacts of proposed Countywide Plan Map amendments.

Forward Pinellas will be forming a joint PAC and TCC subcommittee to develop the methodology that will ultimately replace roadway LOS over the coming months. After the methodology is developed, Forward Pinellas will include this as a Knowledge Exchange Series topic and share the results of this effort with local government partners.

ATTACHMENT(S): None

ACTION: PAC to select members to participate on the subcommittee.

SUMMARY

As discussed with PAC in October 2019, Pinellas County and Forward Pinellas are partnering to build a countywide strategy to address the critical shortage of affordable housing in the county. Working with the 25 local governments, the strategy will build upon existing county and local efforts to create affordable housing units through direct investment, public-private partnerships, and other tools.

As the first step in developing a countywide strategy, we are bringing together community leaders and subject matter experts for a virtual summit, consisting of five webinars beginning Oct. 9, 2020. Key topics will include:

- The current state of countywide housing supply and demand
- Assessing the challenges and opportunities for providing affordable homes
- Best practices and innovative financing solutions used by developers and local governments from around the state and country
- Coordinated planning for homes, employment and transportation
- Local government coordination to improve the affordability and diversity of housing options
- Opportunities to partner and collaborate.

The summit is free to attend and open to the public. We are particularly seeking participation from elected officials, policymakers and municipal staff; and well as members of the business and nonprofit communities, and other community leaders.

For more information and to register for the summit sessions, please go to <https://www.homesforpinellas.org/summit>.

ATTACHMENT(S): None

ACTION: None required; informational item only.

Planners Advisory Committee – October 5, 2020

5A. Pinellas SPOTlight Emphasis Areas Update



SUMMARY

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

ATTACHMENT(S): None

ACTION: None required; informational item only.

Planners Advisory Committee – October 5, 2020

5B. Cancellation of the December PAC Meeting



SUMMARY

At its last meeting, the Forward Pinellas Board approved the cancellation of its December meeting. Historically, when the Forward Pinellas Board cancels its monthly meeting, the PAC likewise cancels its meeting for that month. Therefore, Forward Pinellas staff recommends that the PAC cancel its December 2020 meeting.

ATTACHMENT(S): None

ACTION: PAC to cancel the December 2020 meeting.