



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

**January 31, 2022 – 1:30 p.m.**

PSTA Board Room  
3201 Scherer Drive, St. Petersburg

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

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**1. CALL TO ORDER AND INTRODUCTIONS**

**2. [APPROVAL OF MINUTES – January 3, 2022](#)**

**3. REVIEW OF FORWARD PINELLAS AGENDA FOR February 9, 2022  
PUBLIC HEARING ITEMS**

A. [Case CW 22-03 – City of Tarpon Springs](#)

**REGULAR AGENDA ITEMS**

B. [CPA Actions and Forward Pinellas Administrative Review Items](#)

**4. PLANNING TOPICS OF INTEREST**

- A. [Development agreements](#) (Linda Fisher)
- B. [Legislative update](#) (Linda Fisher)
- C. [FEMA flood zone follow-up](#) (Linda Fisher)

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

- A. [Pinellas SPOTlight Emphasis Areas Update](#) (Information)
- B. PAC Meeting Location Update (Information)

**6. UPCOMING EVENTS**

Feb 1 <sup>st</sup>	<a href="#">Florida Housing Coalition Webinar - Increasing Affordable Housing Stock</a>
Feb 3 <sup>rd</sup>	<a href="#">Florida Housing Coalition Webinar - Creating a Resilient Housing Stock</a>
Feb 24 <sup>th</sup>	Waterborne Transportation Committee meeting – 1:00-3:00 p.m.
March 18 <sup>th</sup>	<a href="#">Bike Your City - Gulfport</a>

**7. ADJOURNMENT**

**NEXT PAC MEETING – MONDAY, FEBRUARY 28, 2022**

*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.*

**2. Approval of Minutes – January 3, 2022**

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**SUMMARY**

The Summary Agenda Action Sheet for the January 3, 2022 PAC meeting is attached for committee review and approval.

**ATTACHMENT(S):** PAC Summary Agenda Action Sheet for the January 3, 2022 meeting

**ACTION:** PAC to approve the Summary Agenda Action Sheet from the January 3, 2022 meeting.

**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**  
**DATE: JANUARY 3, 2022**

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND ROLL CALL</u>	<p>The PAC held its January 3, 2022 meeting in the Magnolia Room at the Florida Botanical Gardens: 12520 Ulmerton Road, Largo.</p> <p>The Chair, Tatiana Childress, called the meeting to order at 1:30 p.m. and the members introduced themselves.</p> <p>Committee members in attendance included Tatiana Childress, Jamie Viveiros, Britton Wilson, Corey Gray, Allie Keen, Marshall Touchton, Derek Reeves, Marcie Stenmark, Wesley Wright, Nicole Dufva, Kyle Brotherton, Alicia Parinello and Frances Leong-Sharp (late arrival 1:38)</p> <p>Others in attendance: Eric Bosman, Jared Schneider, Molly Cord, Felicia Donnelly, Kimberly Mejia.</p> <p>Forward Pinellas staff included Rodney Chatman, Nousheen Rahman, Linda Fisher, Jared Austin, Whit Blanton and Maria Kelly.</p>	
2. <u>APPROVAL OF MINUTES FROM THE NOVEMBER 1, 2021 PAC MEETINGS</u>	<p>Motion: Jamie Viveiros  Second: Marcie Stenmark</p>	12-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR JANUARY 12, 2022 MEETING</u> <u>PUBLIC HEARINGS</u> A. CW 22-01 – City of St. Petersburg	<p>Motion: Marshall Touchton  Second: Alicia Parinello</p> <p>The City of St. Petersburg – Britton Wilson provided an overview of the case to the PAC</p>	12-0
B. CW 22-02 – City of Dunedin	<p>Motion: Alicia Parinello  Second: Marcie Stenmark</p> <p>City of Dunedin – Nousheen Rahman provided an overview of the case to the PAC</p>	12-0

<p>C. CW 21-14 – City of Oldsmar</p>	<p>Motion: Alicia Parinello Second: Marshall Touchton</p> <p>City of Oldsmar – Tatiana Childress provided an overview of the case to the PAC</p> <p>(Frances Leong-Sharp arrived at 1:38 prior to the vote)</p>	<p>13-0</p>
<p>D. CPA Actions and Forward Pinellas Administrative Review Items</p>	<p>Rodney Chatman updated the PAC members on recent actions taken by the CPA and the staff reviewed Tier I Map Amendments. No action required; informational item only.</p>	
<p>4. <u>PLANNING TOPICS OF INTEREST</u> A. Multimodal Accessibility Index Knowledge Exchange Series Update</p>	<p>Jared Austin provided the PAC members with information on a new GIS-based methodology referred to as the Forward Pinellas Multimodal Accessibility Index or “MAX” Index. This approach considers various multimodal performance criteria beyond vehicular travel conditions and is more appropriate for an urban, redeveloping county. This new index is intended to replace the traditional roadway Level of Service (LOS) standard as the primary means of evaluating the transportation impacts of proposed Countywide Plan Map amendments. When a Countywide Plan Map amendment is submitted, the shapefiles are analyzed for adjacent LOS roadway standards and whether the criteria are met and if balancing criteria are needed to recommend approval of the proposed map amendment. This GIS-based program divides Pinellas County into quarter-mile grid cells and assigns points to each grid cell based on a number of multimodal factors. These points are totaled to get a value for that grid cell, which is then compared to the countywide average. The countywide average MAX Index score is currently a 9.0. Adjustments were made to the index based on input from the PAC/TCC subcommittee and recommendations from Renaissance Planning so that higher performing areas are no longer only concentrated around major roadway networks and scores are distributed more evenly throughout the county. Countywide Plan Map amendment submittals will be required to meet the Countywide average or better, and if the MAX score is not met, balancing criteria will be required. The next steps include drafting balancing criteria and reviewing this information with the local governments for comments. Staff will then bring this information to the PAC and TCC before going</p>	

	to the Forward Pinellas Board. Questions were taken and appropriately answered.	
B. SunRunner Rising Development Study	<p>Eric Bosman with Kimley-Horn provided a presentation on the SunRunner Rising Development Study which received funding assistance through the Federal Transit Administration's (FTA), Transit-Oriented Development (TOD) Pilot Program, and in-kind funds provided by PSTA, Forward Pinellas and the City of St. Petersburg. The SunRunner is a bus rapid transit line which will serve as a high capacity mode of transit running on a rubber tire vehicle rather than rail. This development study has allowed PSTA to partner with Forward Pinellas, the City of St. Petersburg and the City of South Pasadena to look at the SunRunner corridor to understand the type of development and investments this "first of its kind in Pinellas County" investment of high-capacity transit can bring. Quality transit-oriented development requires a diversity of housing, retail and job options; active public spaces and street fronts; investments and policies that close the socioeconomic gap; more dense, mixed-use developments and pedestrian-oriented design. This study developed a series of different place types along the BRT corridor such as downtown, urban, village, and neighborhood areas that are in very different states of evolution. The path of the SunRunner will begin in the east part of the county from downtown St. Petersburg, run north/south from 1<sup>st</sup> Avenue N., returning on 1<sup>st</sup> Avenue S., out to Pasadena Avenue, through the City of South Pasadena, out to St. Pete Beach and back. Jared Schneider shared information about station locations and the TOD Vision Plan and the implementation of regulatory strategies by place type, infrastructure assessment and funding strategies. Mr. Bosman shared additional information on strategies for value capture mechanisms, incentives, and best practices. He shared examples in Kansas City, MO and Portland, OR. The next steps include the development of an estimated station area buildout based on the</p>	

	recommended policy changes; conduct value capture analysis; identify infrastructure improvements and plan acceptance by PSTA, Forward Pinellas, and the municipalities. Questions were taken and appropriately answered.	
5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u>  A. Pinellas SPOTlight Emphasis Areas Update (Information)	Rodney Chatman updated the PAC members on the latest activities related to the SPOTlight Emphasis Areas.	
B. Future Meeting Location	The PAC Chair announced that future meetings will be held in the 1 <sup>st</sup> floor conference room at 310 Court Street, in downtown Clearwater. With the increase in virus cases, staff will announce a new location should a change be made.  Next PAC Meeting is Monday January 31, 2022	
7. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:36 p.m.	

Respectfully Submitted,

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PAC Chair

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Date

### **3A. Case CW 22-03 Tarpon Springs**

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#### **SUMMARY**

From: Retail & Services and Residential Low Medium  
To: Retail & Services  
Area: 0.39 acres m.o.l.  
Location: 1954 South Pinellas Avenue

This proposed amendment is submitted by the City of Tarpon Springs 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) 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 Retail & Services.

The amendment area is located on the northwest corner of Highland Avenue and South Pinellas Avenue. The property was annexed into the City of Tarpon Springs and has remained under split land use designations from its previous jurisdiction in unincorporated Pinellas County. Currently, the property consists of a vacant building which was formerly a real estate office but is proposed to be used as a medical office. Surrounding uses include other low intensity commercial and office uses along South Pinellas Avenue, as well as residential uses to the west of the amendment area. It is the intent of the applicant to designate the property under one land use category, hence the proposed amendment to Retail & Services.

#### **FINDINGS**

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

- A. The Retail & Services 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

**MEETING DATES:**

Planners Advisory Committee, January 31, 2022 at 1:30 p.m.

Forward Pinellas, February 9, 2022 at 1:00 p.m.

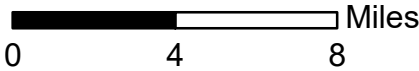
Countywide Planning Authority, March 8, 2022 at 9:30 a.m.

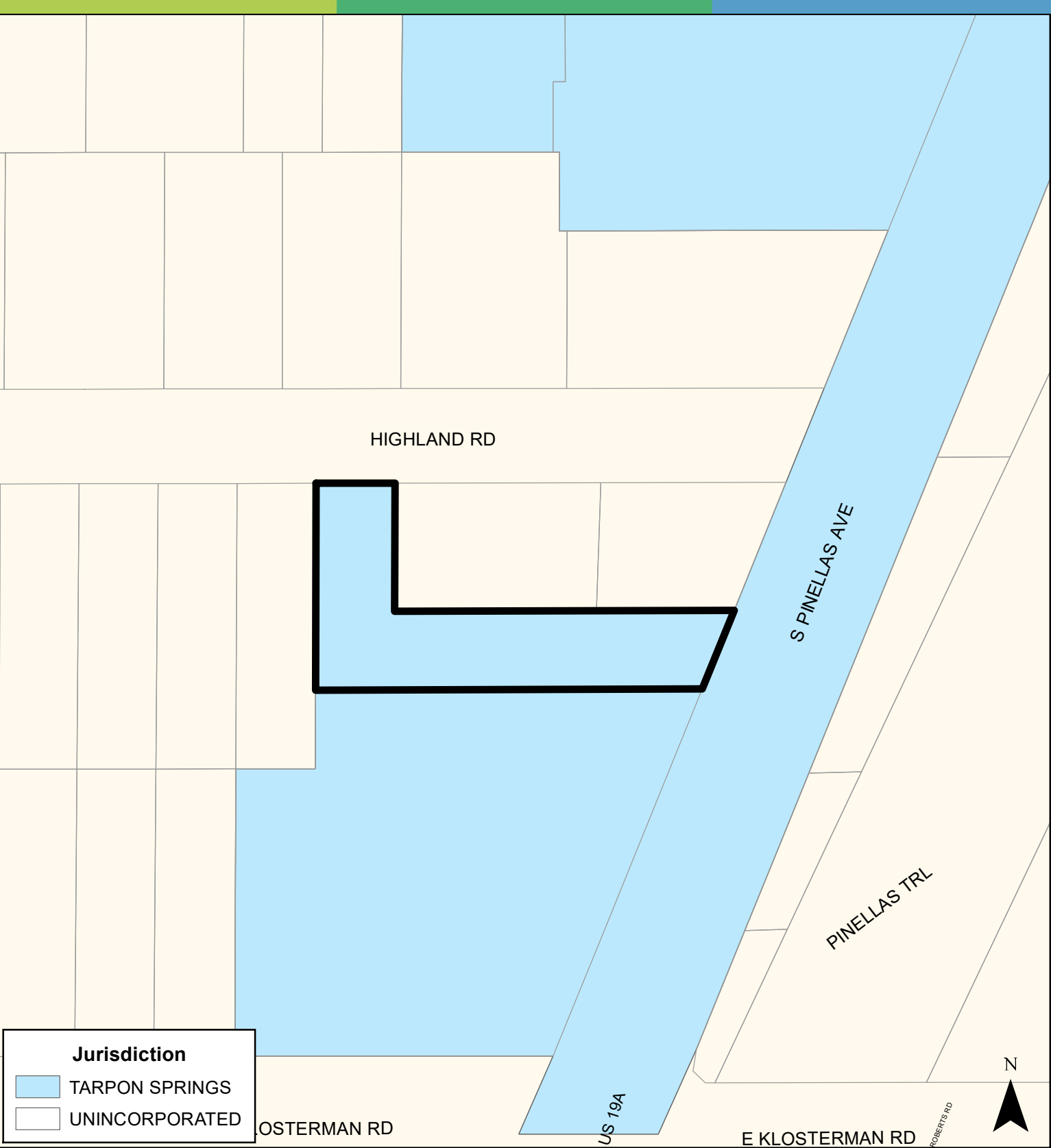
# Case CW22-03

## Map 1: Location Map



**JURISDICTION:** Tarpon Springs **FROM:** Retail & Services and Residential Low Medium  
**AREA:** 0.39 Acres **TO:** Retail & Services

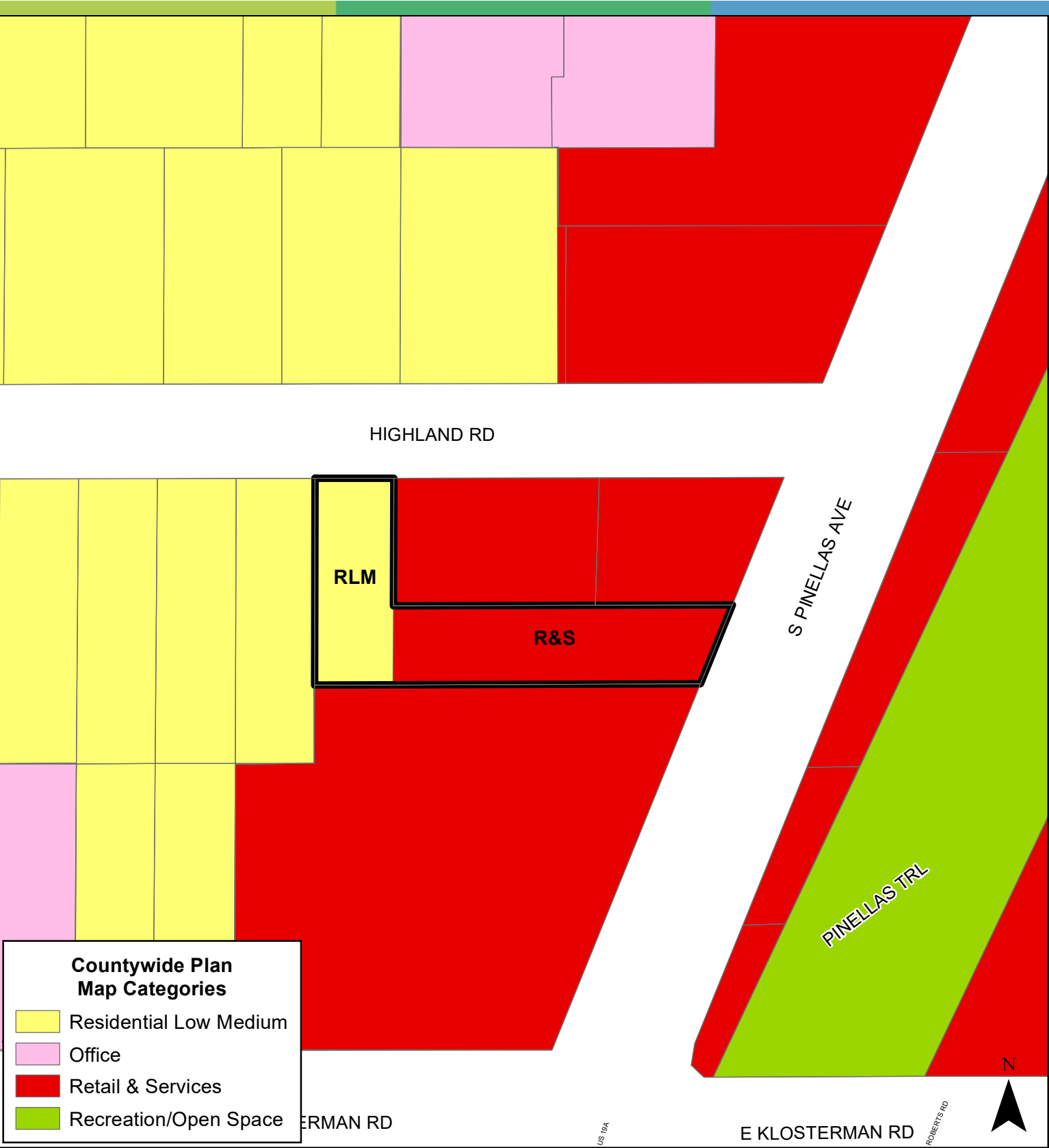


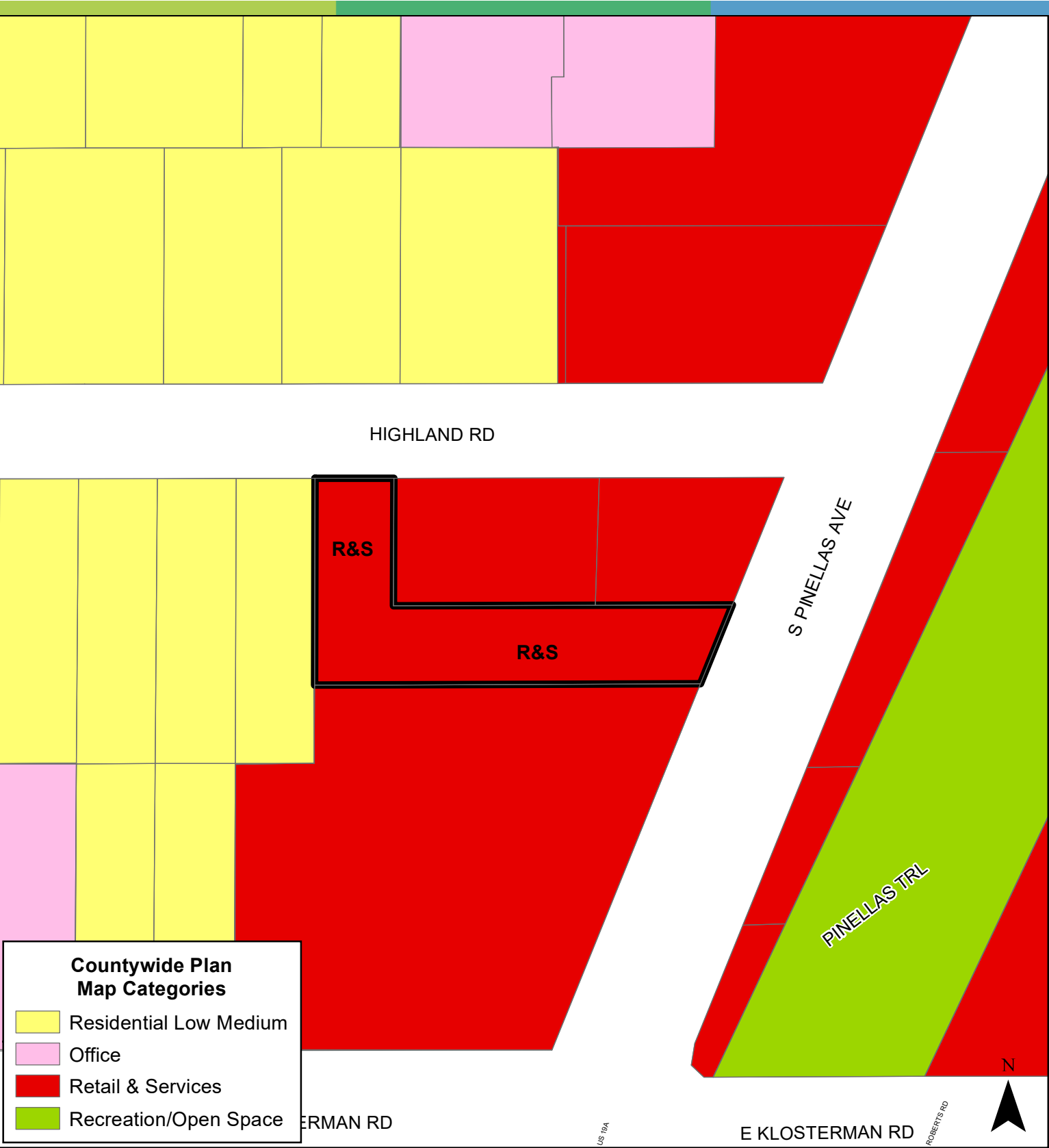


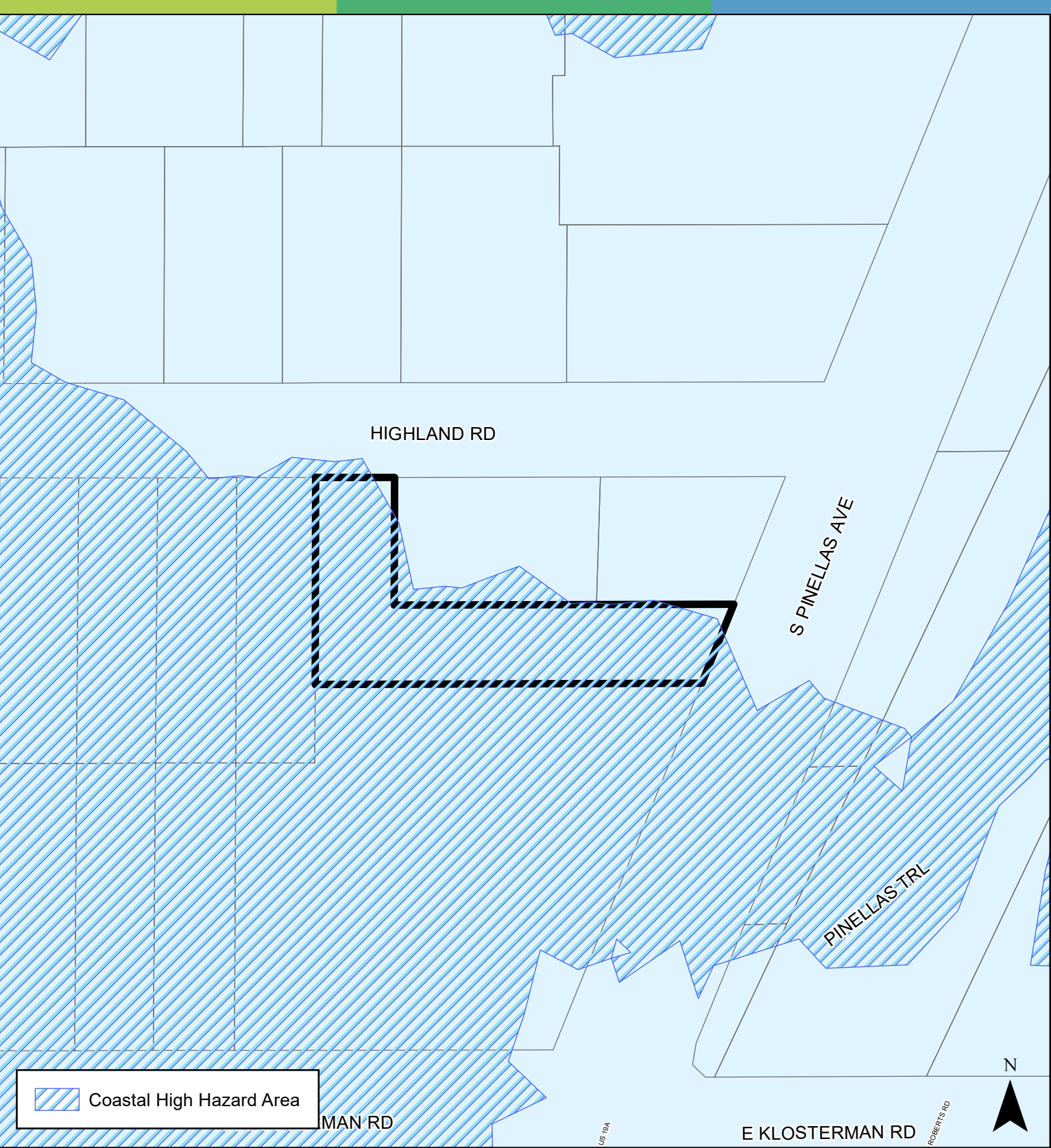


**JURISDICTION:** Tarpon Springs **FROM:** Retail & Services and Residential Low Medium  
**AREA:** 0.39 Acres **TO:** Retail & Services

0 60 120 Feet





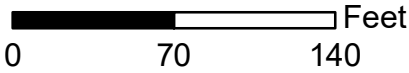


JURISDICTION: Tarpon Springs

FROM: Retail & Services and Residential Low Medium

AREA: 0.39 Acres

TO: Retail & Services



**CW 22-03**  
**Forward Pinellas Staff Analysis**  
**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Tarpon Springs and seeks to amend the designation of approximately 0.39 acres of property from Retail & Services and Residential Low Medium to Retail & Services.

The Countywide Rules state that the Retail & Services Category is “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.”

The locational characteristics of the Retail & Services category are “generally appropriate to locations in and adjacent to activity centers, where surrounding land uses support and are compatible with intensive commercial use.” The amendment area is located in proximity to the Sponge Docks and CRA Special Area Plan, in an area which is comprised of low-intensity commercial and office uses which provides an orderly transition to the adjacent low-density residential neighborhoods to the west. Therefore, the proposed amendment is consistent with the locational characteristics of the proposed category.

The amendment area is located on the northwest corner of Highland Avenue and South Pinellas Avenue. The property was annexed into the City of Tarpon Springs and has remained under split land use designations from its previous jurisdiction in unincorporated Pinellas County. Currently, the property consists of a vacant building which was formerly a real estate office but is proposed to be used as a medical office. Surrounding uses include other low intensity commercial and office uses along South Pinellas Avenue, as well as residential uses to the west of the amendment area. It is the intent of the applicant to designate the property under one land use category, hence the proposed amendment to Retail & Services.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment with a designation of LOS “D” or above; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment is area is not located on an SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – Approximately 98 percent of the amendment area is located in the CHHA. However, the proposed amendment is located on South Pinellas Avenue, which is a designated evacuation route. The amendment area is also on a site of existing and planned infrastructure and an existing disturbed area, as the

general use of the building on the property will remain similar as an office use. While the proposed change in land use designation to Retail & Services will increase the maximum allowable density/intensity of this property, the corresponding proposed local future land use category, Commercial Neighborhood, allows less density than its current designation of Commercial General. Therefore, the proposed amendment is reducing density and intensity due to the corresponding local future land use category. While designating the entirety of the amendment area to the Retail & Services category does allow for a higher residential density at the countywide level, if the site were to be redeveloped in the future, due to the size, configuration and location of the site, intense residential development is unlikely.

- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve a designated development/redevelopment area; therefore, those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to a public education facility. The amendment area is adjacent to unincorporated Pinellas County to its south; however, Pinellas County is aware of the annexation of this property and the proposed future land use designation.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrial designated land; therefore, those policies are not applicable.

**Conclusion:**

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

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**SUMMARY**

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 and Map Adjustments that have been administratively reviewed by Forward Pinellas staff.

**CPA Actions January 2022:**

There were no items considered by the CPA in the month of January. The next meeting of the CPA will be on February 8, 2022.

**Tier I Countywide Plan Map Amendments January 2022:**

There were no Tier I amendments to report for the month of January.

**Map Adjustments January 2022:**

There were no map adjustments to report for the month of January.

**ATTACHMENT(S):** None

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

**4A. Development Agreements**

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**SUMMARY**

As Pinellas County has moved away from greenfield development to an entirely redevelopment environment, we've seen an increase in the use of local development agreements to limit the density, intensity, and permitted use impacts of land use amendments. The Countywide Rules have an optional provision that allows Countywide Plan Map amendments to be conditioned on development agreements that have been executed at the local level. If such a development agreement is later changed or rescinded, the amendment may need to be reheard by the Forward Pinellas Board and CPA. While this type of condition has been used in past years, we have not done so recently.

Development agreements can be used with any amendment, but they're required for any developments using the alternative, higher temporary lodging densities allowed by Section 5.2.1.3 of the Rules. We are also considering including development agreements in the balancing criteria for the proposed Multimodal Accessibility (MAX) Index discussed at the January PAC meeting.

We would like to have a discussion about your thoughts on development agreements and how they're used in the development process:

- How often do you use development agreements?
- At what point in the development process are they typically executed?
- Does your jurisdiction rely on draft agreements when making land use decisions? What happens if the agreement changes or falls through?
- We would like to update the Rules provisions for development agreements to better reflect current practice and support your local planning efforts. What changes would you find beneficial?

**ATTACHMENT(S):** Countywide Rules Section 6.1.5 – Applications Containing Development Agreements

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

## **SEC. 6.1.5 APPLICATIONS CONTAINING DEVELOPMENT AGREEMENTS.**

**6.1.5.1 Submission of a Development Agreement.** A development agreement is not required to be submitted as part of an application for Countywide Plan Map amendment, however a development agreement may be submitted in support of a Countywide Plan Map amendment. Such submission shall be entirely at the discretion of the local government jurisdiction.

Local governments shall enter into, amend, and revoke a development agreement per the requirements pertaining to development agreements found in Sections 163.3220 - 163.3243, Florida Statutes.

Prior to submission of the Countywide Plan Map amendment for consideration by the Council, any development agreement submitted for consideration as part of an application for Countywide Plan Map amendment shall, at a minimum, be approved by the local jurisdiction after public hearing by the legislative body and be executed by the applicant property owner and other private party(ies) to the agreement.

The amendments to the Rules, as contained in Article 6, Section 6.1.6, subsections 6.1.6.1 through 6.1.6.3, shall not apply retroactively to any development agreement submitted and made a condition of a plan amendment approved by the PPC and CPA prior to the effective date of this provision (Ordinance No. 08-81, December 24, 2008),

**6.1.5.2 Consideration of Development Agreement by PPC and CPA.** The Council and CPA shall consider a development agreement, submitted by a local government jurisdiction in support of a Plan Map amendment request, in accordance with the consistency criteria and Relevant Countywide Considerations of the Countywide Plan Rules.

After all necessary approvals are obtained by the local jurisdiction and the development agreement is fully executed, a true and correct copy of the fully executed development agreement shall be submitted to the Council, to be filed with the corresponding Countywide Plan Map amendment ordinance.

**6.1.5.3 Change to Development Agreement Subsequent to Countywide Plan Map Approval.** The local government with jurisdiction will make the determination as to whether any change to an approved development agreement constitutes an amendment or revocation of the development agreement and will make any such amendment or revocation in accordance with Sections 163.3220 – 163.3243, Florida Statutes.

A development agreement submitted and made a condition of a Countywide Plan Map amendment that is approved by the CPA, which development agreement is subsequently amended or revoked by a local government pursuant to the requirements in Sections 163.3220 – 163.3243, Florida Statutes, shall be resubmitted to the PPC and CPA.

The PPC shall recommend, and the CPA shall determine, based on the significance of the amendment or revocation in relation to the consistency criteria and the Relevant Countywide Considerations of the Countywide Rules pertaining to the Plan Map amendment, whether the amendment or revocation of the development agreement requires the Plan Map amendment to which it corresponded to be reconsidered.

If the CPA determines that the amendment or revocation of the development agreement requires the Countywide Plan Map amendment to be reconsidered, the local government jurisdiction will be so notified and may request the Plan Map amendment be reheard, void and amend its local plan consistent with the Countywide Plan Map as it existed prior to the subject Plan Map amendment, resubmit an application for Plan Map amendment, with or without a revised development agreement, or such other action as will result in consistency between the local and Countywide Plan Maps.

A resubmitted Plan Map amendment will be processed as any other application for amendment.

#### **SEC. 6.1.6 OFFICIAL RECORD.**

Upon approval of a Countywide Plan Map amendment by the CPA, an official record copy of said ordinance will be maintained in the office of the Clerk of the Board. The office of the PPC shall maintain a record copy of all Countywide Plan Map amendments and, upon transmittal of the ordinance amending the Countywide Plan Map by the Clerk of the Board, shall cause such amendment to be properly recorded on the official Countywide Plan Map.

<b>DIV. 6.2</b>	<b>COUNTYWIDE PLAN MAP AMENDMENTS / ACTIVITY CENTERS, MULTIMODAL CORRIDORS AND PLANNED REDEVELOPMENT DISTRICTS.</b>
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#### **SEC. 6.2.1 NEW ADOPTIONS.**

**6.2.1.1 Adoption of New Activity Centers and Multimodal Corridors.** An amendment adopting the Activity Center (AC) plan category that is not contiguous to, and subject to the same plan/code provisions as, an existing AC designation results in the creation of a new Activity Center. An amendment adopting the Multimodal Corridor (MMC) plan category in a location that is not contiguous to, and subject to the same plan/code provisions as, an existing MMC designation results in the creation of a new Multimodal Corridor.

Each new Activity Center or Multimodal Corridor shall be classified with a subcategory based on the locational criteria of Sections 2.3.3.15-16, or as otherwise approved through the Countywide Plan Map amendment process. The subcategory shall be depicted on the Land Use Strategy Map.

Such amendments are subject to the tiered amendment review process set forth in Section 6.1.2, as determined by the eligibility criteria shown in Table 7.

## **4B. Legislative Update**

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### **SUMMARY**

The 2022 State Legislative Session began on January 11, with more than 3,500 bills filed. We are tracking a number of bills with relevance to local and regional planning efforts, as we do each year. We have significant concerns with a number of this year's bills, which are outlined below.

All of these bills have been reviewed with the Forward Pinellas Legislative Committee, whose members are working with staff to provide input to legislative sponsors, committee members, and members of the Pinellas County legislative delegation.

#### **Industrial Land**

[SB 962](#) (Bradley) and [HB 981](#) (Payne) propose to build upon and significantly expand a recent preemption on regulation of industrial land. HB 1339, signed into law on June 9, 2020, allows a local government to approve an affordable housing development on any parcel designated for residential, commercial, or industrial use, notwithstanding any other law, local ordinance, or regulation to the contrary. The new law departs from a longstanding countywide policy in Pinellas County to reserve industrial land to attract and retain high-wage jobs.

This year's bills would significantly expand HB 1339 by adding mixed-use residential development projects as allowable uses, requiring only an unspecified portion of the residential units to be affordable. As proposed, this legislation would allow essentially market-rate developments to locate on industrial land, increasing competition for this scarce supply of land and significantly driving up land costs, to the detriment of both employment and the affordable housing that HB 1339 was intended to incentivize.

#### **Local Governance**

Two pieces of proposed legislation would present significant challenges to local governments' ability to pass and implement ordinances. Rather than preempt local regulation on a specific topic, the bills intercede in the process of local governance itself.

[SB 280](#) (Hutson) and [HB 403](#) (Morales) propose to require each local government to prepare a business impact statement before the adoption of a proposed ordinance. The statement must justify the public purpose of the ordinance, and estimate its economic impact, the number of businesses that may be affected, the extent to which new businesses are likely to be deterred from forming in the jurisdiction, and the extent to which existing businesses will be made less competitive. If applicable, the scientific basis for the proposed ordinance must be included. The local government must suspend enforcement of the ordinance if a challenge is filed.

[SB 620](#) (Hutson) and [HB 569](#) (McClure) propose to allow businesses to claim damages from a local government enacting a law that will cause a reduction of at least 15 percent of the business' revenue or profit. The claimant must have engaged in a lawful business in Florida for at least three years, must provide copies of business records that substantiate the claim, and attempt to reach a settlement with the local government before taking legal action.

#### Residential Infill

[HB 739](#) (Borrero) and [SB 1248](#) (Gruters) propose to require each local government to adopt residential infill development standards, which may relax some regulations and expedite approval, but are not intended to increase densities above the surrounding development pattern. A local government may not deny a request for designation as a residential infill development if the applicant has complied with the general intent of the regulations.

The bills also propose to tighten up the process that local governments need to follow when reviewing applications for development permits or orders. Currently, a local government has 30 days to review an application, but can request additional information after that date to address deficiencies. The bill proposes that after the 30 days have elapsed, local governments may only review the new information, not re-review the original submittal.

#### Affordable Housing

[SB 1170](#) (Brandes) proposes to shift responsibility for administering the State Housing Initiatives Partnership (SHIP) Program from the state to individual counties. Funds that currently flow from the state to the cities would now come from counties to the cities, which would create additional administrative tasks for Pinellas County staff and decrease funding predictability for affected cities St. Petersburg, Clearwater and Largo. Both County and St. Petersburg staff have expressed concerns with the bill as currently drafted.

Forward Pinellas staff will continue to track all these bills, and others of potential interest to our local government partners, throughout the session.

**ATTACHMENT(S):** None

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

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## **SUMMARY**

At the August 2021 PAC meeting, Lisa Foster, Pinellas County Floodplain Administrator, gave a presentation outlining changes to the Federal Emergency Management Agency (FEMA) rate maps, and recommended a local regulatory approach to those changes.

On August 24, 2021, FEMA implemented an updated version of its Flood Insurance Rate Maps (FIRM), using a new regional modelling approach that incorporated 2007 LIDAR data and an analysis of tropical storms/hurricanes through 2012. Relative to the current FIRM maps, they show a decrease in base flood elevation (BFE) in some areas of the county, including along much of the barrier islands. Because local land development regulations are tied to FEMA flood zones and BFE, local government adoption of the FIRM update results in lower building elevations and less stringent building requirements being applied to new development. That, in turn, may increase costs for coverage by the National Flood Insurance Program, which is also undergoing changes to its assessment procedures.

But Pinellas County conducted its own countywide vulnerability analysis using a more localized modelling approach, 2017 LIDAR data, and an analysis of storms through 2018, and in many areas showed an increase in BFE rather than the decrease shown by the FIRM. The County model also aligns better with observed flooding patterns. Local governments have the option to update their floodplain management ordinances to reflect the County vulnerability data where it shows a higher BFE than the FEMA maps.

We are following up to inquire how many local governments chose to adopt the County maps in lieu of the FIRM. We also encourage you to participate in the County's online survey about your local response. Please note that this is a new survey, and we ask you to take it even if you completed the prior survey in August: [bit.ly/PCFloodDataSurvey2022](https://bit.ly/PCFloodDataSurvey2022).

**ATTACHMENT(S):** None

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

**SUMMARY**

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

**ATTACHMENT(S):** None

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

## **Planners Advisory Committee - January 31, 2022**



### **6. Upcoming Events**

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The following upcoming events may be of interest to the PAC members:

#### **UPCOMING EVENTS**

Feb 1 <sup>st</sup>	<a href="#">Florida Housing Coalition Webinar - Increasing Affordable Housing Stock</a>
Feb 3 <sup>rd</sup>	<a href="#">Florida Housing Coalition Webinar - Creating a Resilient Housing Stock</a>
Feb 24 <sup>th</sup>	Waterborne Transportation Committee meeting – 1:00-3:00 p.m.
March 18 <sup>th</sup>	<a href="#">Bike Your City - Gulfport</a>

**ATTACHMENT(S):** None

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