



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

January 3, 2023 – 1:30 p.m.

333 Chestnut Street
Clearwater
The Palm Room

THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY

- 1. CALL TO ORDER AND INTRODUCTIONS**
- 2. APPROVAL OF MINUTES – OCTOBER 31, 2022**
- 3. REVIEW OF FORWARD PINELLAS AGENDA FOR JANUARY 11, 2023**
PUBLIC HEARING ITEMS
 - A. Case CW 23-01 – City of St. Petersburg
REGULAR AGENDA ITEMS
 - B. CPA Actions and Forward Pinellas Administrative Review Items
- 4. PLANNING TOPICS OF INTEREST**
 - A. Complete Streets Grant Program (Kyle Simpson)
- 5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA**
 - A. Pinellas SPOTlight Emphasis Areas Update (Information)
 - B. Upcoming Land Use Cases & Pre-App Meetings (Discussion)
 - C. Reminder to Submit Amendments for Consistency Review (Discussion)
 - D. Reminder Next Meeting will be held at 310 Court Street (Information)
- 6. ADJOURNMENT**

NEXT PAC MEETING – MONDAY, JANUARY 30, 2023

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 – January 3, 2023

2. Approval of Minutes – October 31, 2022



SUMMARY

The Summary Agenda Action Sheet for the October 31, 2022, PAC meeting is attached for committee review and approval.

ATTACHMENT(S): PAC Summary Agenda Action Sheet for the October 31, 2022 meeting

ACTION: PAC to approve the Summary Agenda Action Sheet from the October 31, 2022 meeting.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: OCTOBER 31, 2022

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND ROLL CALL</u>	<p>The PAC held its October 31, 2022 meeting in the Palm Room at the Pinellas County Communications Building: 333 Chestnut Street, Clearwater.</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, Marcie Stenmark, Fred Metcalf, Derek Reeves, Pat McNeese, Marshall Touchton, Andrew Morris, Jensen Hackett, Kimberly Mejia, Frances Leong Sharp, Brandon Berry, Kyle Brotherton, Ryan Brinson.</p> <p>Others in attendance: Scott Swearengen (Pinellas County), Devan Deal (PSTA), Cecilia Chen (City of Safety Harbor), Tom Scofield (Pinellas County), Whitney Clark (Largo Intern).</p> <p>Forward Pinellas staff included: Rodney Chatman, Linda Fisher, Tina Jablon and Nousheen Rahman.</p>	
2. <u>APPROVAL OF MINUTES FROM THE SEPTEMBER 6, 2022 PAC MEETING</u>	<p>Motion: Kyle Brotherton Second: Kimberly Mejia</p>	13-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR NOVEMBER 9, 2022 MEETING PUBLIC HEARINGS</u> A. CW 22-21 – Pinellas County	<p>Motion: Marcie Stenmark Second: Brandon Berry</p>	13-0
B. CW 22-22 – City of Safety Harbor	<p>Motion: Marshall Touchton Second: Derek Reeves</p>	13-0
C. CW 22-23 – City of Clearwater	<p>Motion: Derek Reeves Second: Marshall Touchton</p>	13-0

<p>D. CPA Actions and Forward Pinellas Administrative Review Items</p>	<p>Rodney Chatman updated the PAC members on the actions taken by the CPA at its October 25, 2022 meeting stating that six land use cases were approved. He also advised that there was one map adjustment processed administratively for Pinellas County.</p>	
<p>E. Countywide Plan Map Annual Update</p>	<p>Linda Fisher reminded the PAC members that this action item is essentially a housekeeping matter that occurs at the end of each year. It allows for the annual transmittal of the final year-end Countywide Plan Map to the Clerk's office for the record. This is done through a resolution adopted by the Forward Pinellas Board and the committee is tasked with recommending that the board approve or deny the final map for transmittal.</p> <p>Motion: Marshall Touchton Second: Brandon Berry</p>	<p>13-0</p>
<p>4. <u>PLANNING TOPICS OF INTEREST</u> A. Urban Design Services Pilot Program Project Recommendations</p>	<p>Nousheen Rahman provided an overview of the Urban Design Services Pilot Program and its intended purpose. She advised that the program is being funded in collaboration with Pinellas County; with Forward Pinellas contributing \$75k and Pinellas County contributing \$25k in funding. Ms. Rahman explained that the program consists of three components identified as Task Work Orders and outlined each. She also provided an overview of the two projects that were already approved by the Forward Pinellas Board including one in the North Greenwood CRA for Clearwater and one for Pinellas County Housing & Community Development. It was mentioned that there is another project recommendation from the City of Oldsmar that will go to the board for approval in November.</p>	
<p>B. Target Employment & Industrial Land Study (TEILS) Update</p>	<p>Rodney Chatman provided an update on the Target Employment & Industrial Land Study. He reminded members of the rationale for the update to the prior study and outlined the approach that was utilized, citing the importance of understanding the economic impacts that result from land use decisions. Mr. Chatman then reviewed the key findings and draft policy recommendations which were driven by the market study, land suitability analysis, and stakeholder feedback. Policy recommendations include creating new tailored land use categories for each Target Employment Center (TEC). The new categories of TEC Local, TEC Suburban Industrial, TEC Suburban Office, and TEC Urban were outlined. Mr. Chatman advised the members of the timeline for next steps stating the Forward Pinellas Board would adopt the TEILS Report in</p>	

	<p>November as the first step. Subsequently, Forward Pinellas staff will begin updates to the Countywide Plan with a goal of finalizing the update by May of 2023. Once the new Countywide Plan is adopted, local Comprehensive Plans can then be updated to incorporate TECs and TEC subcategories.</p>	
<p>5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u></p> <p>A. Pinellas SPOTlight Emphasis Areas Update (Information)</p>	<p>Rodney Chatman advised the committee members that there was no significant new information on the emphasis areas to offer at this time.</p>	
<p>B. Cancellation of the December PAC Meeting</p>	<p>Motion: Marshall Touchton Second: Kimberly Mejia</p>	13-0
<p>C. 2023 PAC Membership Roster/Election of Officers for 2023</p>	<p>The PAC members alerted Forward Pinellas staff to a few corrections needed to the roster for 2023. Subsequently, the PAC members approved the roster with the corrections.</p> <p>Motion: Marshall Touchton Second: Pat McNeese Vote: 13-0</p> <p>PAC Chair, Tatiana Childress, explained the need to appoint a Chair and Vice Chair for 2023 and called for volunteers. Upon hearing none, she nominated new PAC member Cecelia Chen from Safety Harbor to serve as Chair. However, it was explained by Marcie Stenmark of Safety Harbor that Ms. Chen would not be the representative attending the majority of meetings next year. At which point, Ms. Childress nominated Brandon Berry to serve as Chair, which was seconded by Marcie Stenmark and carried by a unanimous vote (13-0). Mr. Berry accepted the appointment as the PAC Chair for 2023.</p> <p>France Leong Sharp of Dunedin motioned for Kimberly Mejia to serve as the Vice Chair for 2023, which was seconded by Tatiana Childress and carried by unanimous vote (13-0) and Ms. Mejia accepted the appointment.</p>	
<p>D. Draft 2023 Meeting Schedules for PAC, Forward Pinellas and CPA</p>	<p>The DRAFT 2023 meeting schedules for PAC, Forward Pinellas and the Countywide Planning Authority (CPA) were included in the agenda packet for reference by the members. The Forward Pinellas Board will approve the schedule at its next meeting.</p>	

E. Upcoming Land Use Cases & Pre-App Meetings	Rodney Chatman inquired of the members if there were any upcoming land use cases that staff needed to be aware of. The members representing the cities of Tarpon Springs, Dunedin, and Largo all highlighted some upcoming projects and were encouraged by Mr. Chatman to schedule pre-app meetings to discuss further.	
6. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:32 p.m.	

Respectfully Submitted,

PAC Chair

Date

DRAFT

3A. Case CW 23-01 City of St. Petersburg

SUMMARY

From: Public/Semi-Public
To: Residential Low Medium
Area: 4.4 acres m.o.l.
Location: 2624, 2642, 2702, 2710, 2714, 2720 & 2730 Union St. and Lakewood Estates Section H, Block B, Lots 6-11 and Block C Lots 6-12 and Lots 20-26

This proposed amendment is submitted by the City of St. Petersburg to amend properties 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) to 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).

The amendment area consists of 2 separate tracts of land with 9 different parcels and ownerships. The 4.4-acre amendment area was previously part of a larger 7.5-acre parent parcel, formerly owned by the Diocese of St. Petersburg. In 2008, the Diocese sold 4.1 acres of this amendment area. The additional 0.3 acres of the amendment area was bought by Greater YMCA of St. Petersburg in 2014, but then sold in 2018, upon which it was converted into a single-family residence. The property currently consists of the aforementioned single-family residence but is otherwise primarily vacant. It is the intent of the applicant to allow for the development of single-family homes on the entirety of the amendment area. As the city's local future land use category of Institutional only allows for residential as an accessory use, a future land use amendment to the Residential Urban category is required, hence the proposed amendment to the corresponding Countywide Plan Map category of Residential Low Medium.

FINDINGS

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

- A. The Residential Low Medium 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

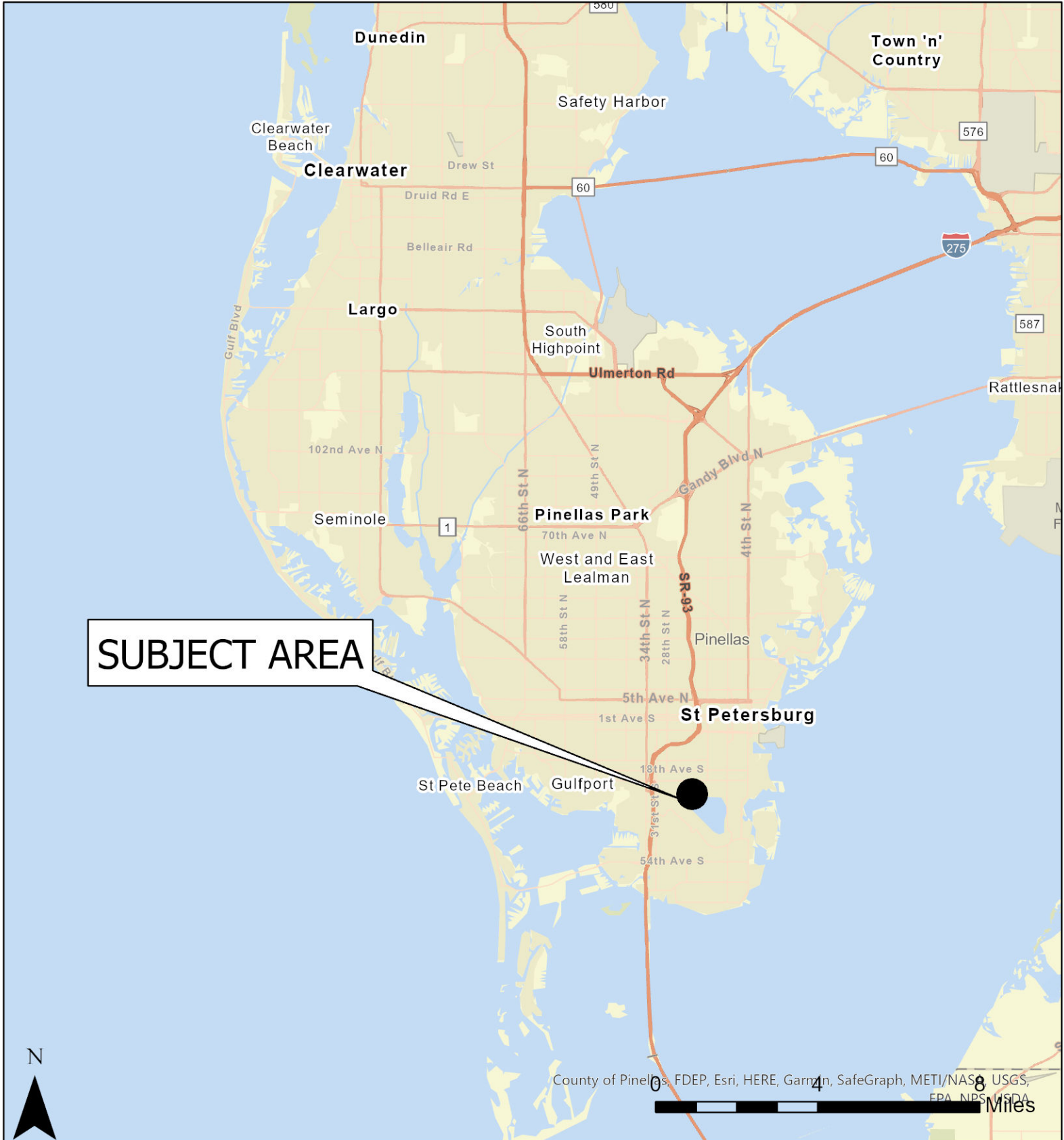
Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, January 3, 2023, at 1:30 p.m.
Forward Pinellas, January 11, 2023, at 1:00 p.m.
Countywide Planning Authority, February 14, 2023, at 9:30 a.m.

Case CW23-01

Map 1: Location Map



JURISDICTION: St. Petersburg

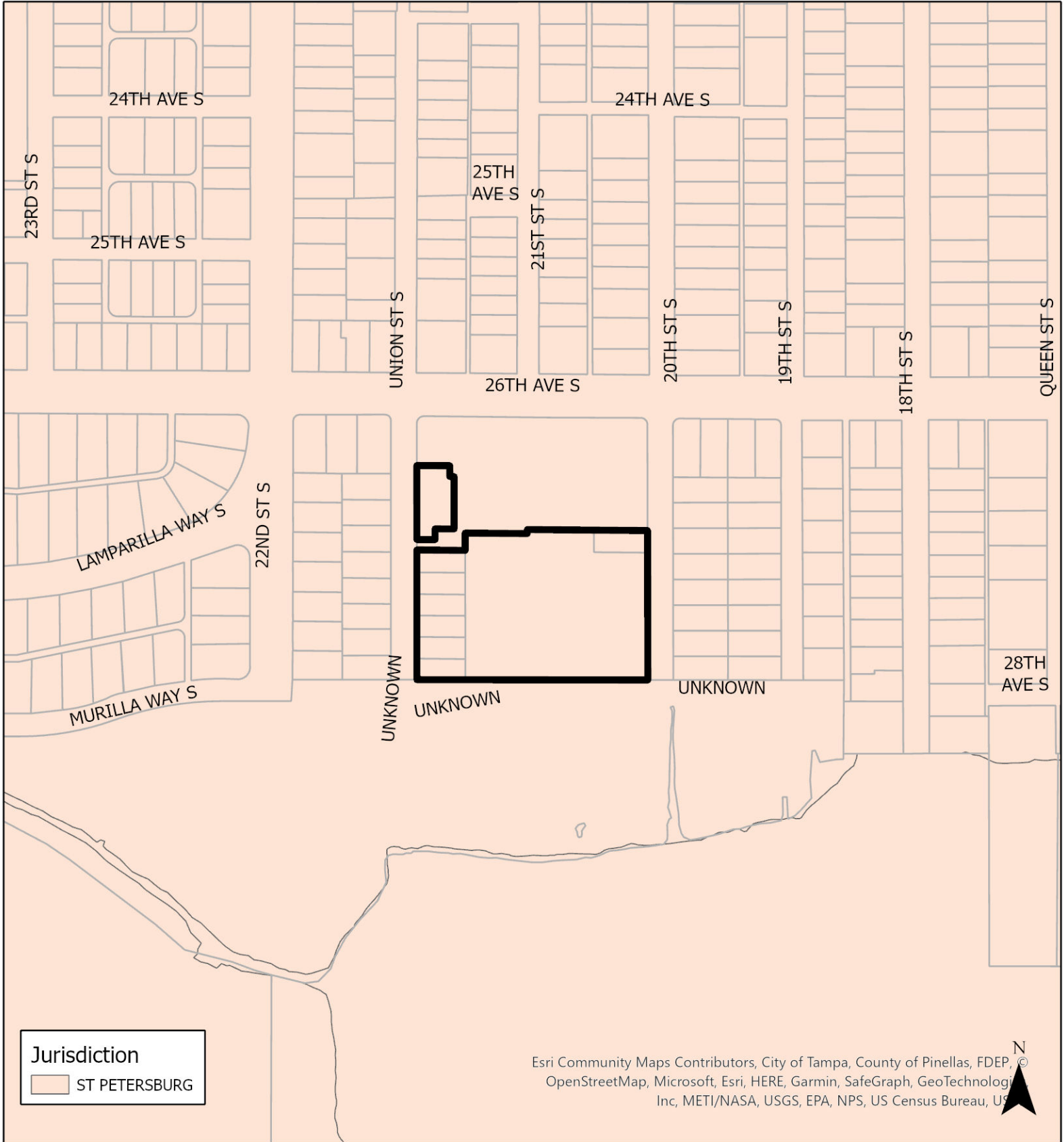
FROM: Public/Semi-Public

AREA: 4.4 acres

TO: Residential Low Medium

Case CW23-01

Map 2: Jurisdictional Map



JURISDICTION: St. Petersburg

FROM: Public/Semi-Public



AREA: 4.4 acres

TO: Residential Low Medium

Case CW23-01

Map 3: Aerial Map



JURISDICTION: St. Petersburg

FROM: Public/Semi-Public

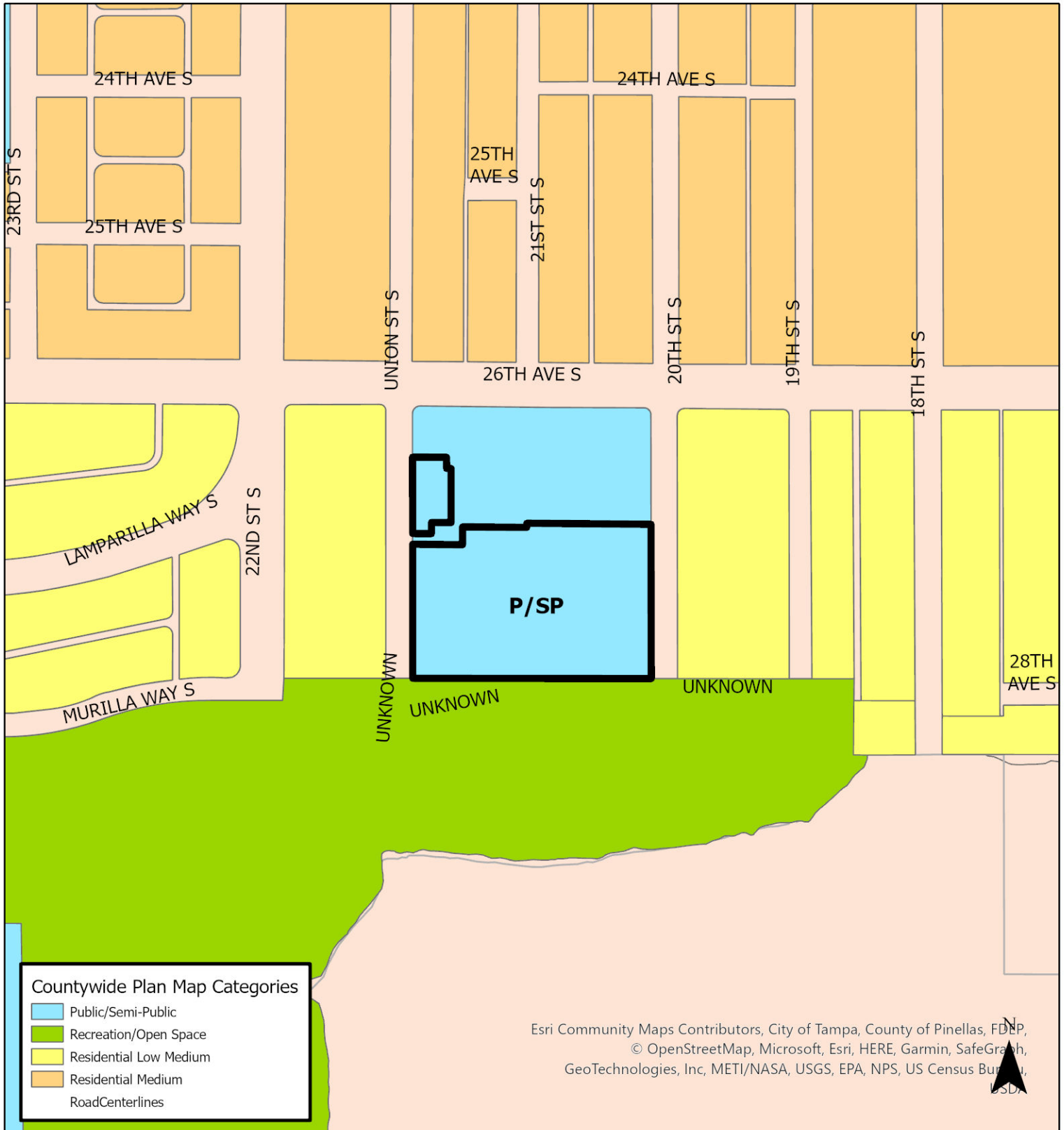


AREA: 4.4 acres

TO: Residential Low Medium

Case CW23-01

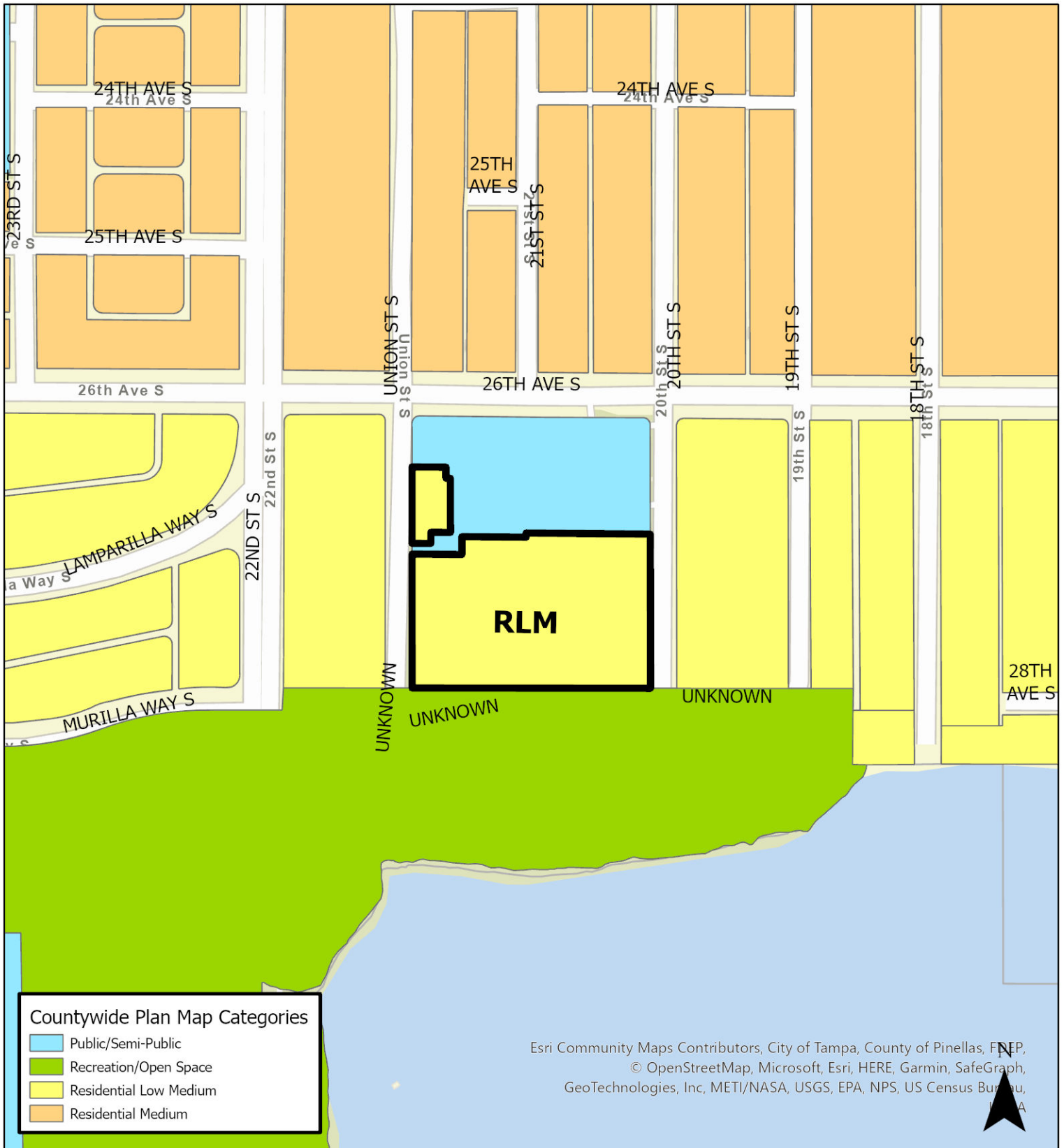
Map 4: Current Countywide Plan Map



JURISDICTION: St. Petersburg **FROM: Public/Semi-Public** 0 100 300 500
AREA: 4.4 acres **TO: Residential Low Medium** Feet

Case CW23-01

Map 5: Proposed Countywide Plan Map



JURISDICTION: St. Petersburg

FROM: Public/Semi-Public

0 115 230 460 Feet

AREA: 4.4 acres

TO: Residential Low Medium

CW 23-01
Forward Pinellas Staff Analysis
RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of St. Petersburg to amend approximately 4.4 acres of property from Public/Semi-Public to Residential Low Medium.

The Countywide Rules state that 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 locational characteristics of Residential Low Medium category are “generally appropriate to locations ranging from rural areas distant from urban activity centers, to suburban areas near or in proximity to urban activity centers” where “use and development characteristics are residential in nature.” The amendment area is located near St. Petersburg’s Urban Activity Center (Intown Redevelopment Plan) and a Major Activity Center (Skyway Marina District). Furthermore, the immediate area surrounding the subject properties are residential in nature. As such, the proposed amendment is appropriate for the locational characteristics of the Residential Low Medium category.

The amendment area consists of 2 separate tracts of land with 9 different parcels and ownerships. The 4.4-acre amendment area were previously part of a larger 7.5-acre parent parcel, formerly owned by the Diocese of St. Petersburg. In 2008, the Diocese sold 4.1 acres of this amendment area. The additional 0.3 acres of the amendment area was bought by Greater YMCA of St. Petersburg in 2014, but then sold in 2018, upon which it was converted into a single-family residence. The property currently consists of the aforementioned single-family residence but is otherwise primarily vacant. It is the intent of the applicant to allow for the development of single-family homes on the entirety of the amendment area. As the city’s local future land use category of Institutional only allows for residential as an accessory use, a future land use amendment to the Residential Urban category is required, hence the proposed amendment to the corresponding Countywide Plan Map category of Residential Low Medium.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment of 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 an SNCC; therefore, those policies are not applicable.

- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in the CHHA; therefore, those policies are not applicable.
- 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 located adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrial 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.

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 December 2022:

The Board of County Commissioners, acting according to its Countywide Planning Authority, held public hearings on December 13, 2022, to consider the following amendments to the Countywide Plan Map and Countywide Rules:

- CW 22-21, a Pinellas County case located at 10055 Seminole Blvd., was **approved** for an amendment from Office and Preservation to Employment and Preservation. (vote: 6-0)
- CW 22-22, a City of Safety case located at 3404 and 3406 Enterprise Rd., was **approved** for an amendment from Residential Very Low to Residential Low Medium. (vote: 6-0)
- CW 22-23, a City of Clearwater case located at 110 N. McMullen Booth Road, was **approved** for an amendment from Residential Low Medium to Public/Semi-Public. (vote: 6-0)

The Board of County Commissioners, acting according to its Countywide Planning Authority, also approved the Annual Update of the Countywide Plan Map for 2022. (vote: 7-0)

Tier I Countywide Plan Map Amendments November and December 2022:

There were no Tier I Countywide Plan Map amendments in November or December.

Map Adjustments November and December 2022:

- MA 22-03, City of Clearwater, located at 2750 Sunset Point Road, satisfies the Map Adjustment provisions of Section 7.3.8.5 of the Countywide Rules.

ATTACHMENT(S): None

ACTION: None required; informational item only.

SUMMARY

Forward Pinellas provides funding to its local government partners through a variety of competitive grant programs. Now in its 7th year, the Complete Streets Grant Program provides annual allocations of up to \$100,000 for concept planning projects and up to \$1 million for construction projects. Forward Pinellas released a Call for Projects in the summer of 2022 and the submittal deadline for the grant program was November 2022.

Forward Pinellas received three applications for concept planning funding and one application for construction funding. The applications received are:

- City of Largo request for \$75,000 for the Clearwater-Largo Road Multimodal Safety Improvements Project.
- City of Pinellas Park request for \$60,000 for the 60th Street North Complete Street Concept Plan Project.
- City of St. Petersburg request for \$100,000 for the Southern Skyway Marina District Complete Streets Concept Project.
- City of St. Petersburg request for \$460,755.17 to construct the 1st Avenue South Bikeway Improvements Project.

The applications for the projects listed above will be posted to the Forward Pinellas website. A subcommittee will be established with Forward Pinellas staff and agency stakeholders to review the applications and develop recommendations for funding. Following review and ranking of the applications by the subcommittee, recommended awards will be brought to the board for approval in early 2023. Forward Pinellas staff will provide an overview of the applications received and answer any committee member questions. Staff will also be seeking non-applicant representatives to serve on the subcommittee to review the applications.

ATTACHMENT(S): None

ACTION: None required; informational item only.

Planners Advisory Committee – January 3, 2023

5A. Pinellas SPOTlight Emphasis Areas Update



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.