



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

January 2, 2024 – 1:30 p.m.
333 Chestnut Street
Clearwater
Palm Room

THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY

1. CALL TO ORDER AND INTRODUCTIONS

2. APPROVAL OF MINUTES – October 30, 2023

**3. REVIEW OF FORWARD PINELLAS AGENDA FOR JANUARY 10, 2024
PUBLIC HEARING ITEMS**

- A. Countywide Plan Map Amendments
 - 1. Case CW 24-01 – City of Clearwater
 - 2. Case CW 24-02 – Pinellas County
 - 3. Case CW 24-03 – City of St. Petersburg
- B. CPA Actions and Forward Pinellas Administrative Review Items

4. PLANNING TOPICS OF INTEREST

- A. Advantage Pinellas Housing Action Plan Update – Accessory Dwelling Units
- B. Live Local Dashboard Updates

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)

6. UPCOMING EVENTS

Feb 14th	Forward Pinellas Board Workshop – 10 a.m. - 12:30 p.m. – Palm Room
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7. ADJOURNMENT

NEXT PAC MEETING – MONDAY, FEBRUARY 5, 2024

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 2, 2024

2. Approval of Minutes – October 30, 2023



SUMMARY

The Summary Agenda Action Sheet for the October 30, 2023, PAC meeting is attached for committee review and approval.

ATTACHMENT(S): PAC Summary Agenda Action Sheet for the October 30, 2023 meeting

ACTION: PAC to approve the Summary Agenda Action Sheet from the October 30, 2023 meeting.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: OCTOBER 30, 2023

ITEM	ACTION TAKEN	VOTE
<p>1. <u>CALL TO ORDER AND ROLL CALL</u></p>	<p>The PAC held its October 30, 2023, meeting in the Palm Room at 333 Chestnut Street, Clearwater.</p> <p>The Vice Chair, Kimberly Mejia, called the meeting to order at 1:30 p.m. and the members introduced themselves.</p> <p>Committee members in attendance included: Andrew Morris, Tiffany Menard, Tom Scofield, Wesley Wright, Kyle Brotherton, Kimberly Mejia, Frances Leong Sharp, Matt Jackson, Britton Wilson, Fred Metcalf, Marcie Stenmark, and Kathryn Younkin.</p> <p>Others in attendance: Scott Swearengen and Smita Ambadi, Pinellas County staff.</p> <p>Forward Pinellas staff included: Rodney Chatman, Kyle Simpson, Linda Fisher, Emma Wennick, Tina Jablon, Jared Austin and Alexis Hall (intern).</p>	
<p>2. <u>APPROVAL OF MINUTES FROM THE OCTOBER 2, 2023 PAC MEETING</u></p>	<p>Motion: Matt Jackson Second: Tom Scofield</p>	<p>12-0</p>
<p>3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR NOVEMBER 8, 2023 MEETING</u> <u>PUBLIC HEARING ITEMS</u> A. <u>Countywide Plan Map Amendments</u> 1. Case DA 23-01 – St. Petersburg</p>	<p>Britton Wilson, City of St. Petersburg, outlined the changes to and the reasons for the amendment to the original Development Agreement that was previously included in the approval process for the property as part of Case CW 21-13 back in December of 2021.</p> <p>Subsequently, a motion and second were made to recommend approval of the case which carried by a unanimous vote.</p> <p>Motion: Kyle Brotherton Second: Marcie Stenmark</p>	<p>12-0</p>

<p><u>REGULAR AGENDA ITEMS</u> <u>B. Countywide Plan Map Annual Update – Official Acceptance</u></p>	<p>Linda Fisher reminded the committee of the annual process by which the official record copy of the Countywide Plan Map is updated and filed with the Clerk. After which, a motion and second were made to recommend official acceptance of the updated Countywide Plan Map for filing and carried by a unanimous vote.</p> <p>Motion: Marcie Stenmark Second: Tom Scofield</p>	<p>12-0</p>
<p><u>C. CPA Actions and Forward Pinellas Administrative Review Items</u></p>	<p>Rodney Chatman advised the committee members that two cases were approved at public hearings held before the Countywide Planning Authority (CPA) in October. One for the City of St. Petersburg and one for the City of Largo. He also advised the PAC that there were no map adjustments or Tier I amendments in October.</p>	
<p><u>4. PLANNING TOPICS OF INTEREST</u> <u>A. Complete Streets Grant Program Applications</u></p>	<p>Kyle Simpson reminded the PAC members of the purpose of the Complete Streets Grant Program and outlined the submittals that were received this year in response to the call for projects. He reviewed the next steps and timeline. Subsequently, Mr. Simpson called for two volunteers from the PAC membership to serve on the review committee. In response, Matt Jackson and Kyle Brotherton volunteered.</p>	
<p><u>B. Countywide Trends and Conditions Report</u></p>	<p>Linda Fisher introduced the Countywide Trends and Conditions Report to the PAC members stating it is developed annually as part of the metropolitan planning organization's (MPO's) planning process. She indicated it highlights key transportation and land use changes and indicators year to year, but cautioned that there is a two-year lag in data to keep in mind. Ms. Fisher reviewed the key takeaways from the latest report and highlighted the Forward Pinellas initiatives and programs that work to improve the statistics. For example, Safe Streets Pinellas, a Vision Zero effort that aims for zero fatalities on our roadways. She concluded by showing the many partners that work together toward these goals.</p>	
<p><u>C. SB 102 and SB 170 Requirements</u></p>	<p>Linda Fisher reminded the PAC members about two new laws that resulted from last year's legislative session.</p> <p>SB 102, also known as The Live Local Act, added additional requirements for local governments intended to incentivize private sector investment in affordable housing. Each local government must adopt a resolution with</p>	

	<p>an inventory of its surplus land. Ms. Fisher offered examples of the required inventories and resolutions associated with this bill.</p> <p>SB 170 on local ordinances makes it easier for citizens to challenge and recoup associated legal fees. The bill requires local governments to prepare a “business impact estimate” before enacting most ordinances and to post such online for public viewing. Ms. Fisher outlined what items are required to be included in and offered examples of “business impact estimates” along with some example guidance. Ms. Fisher encouraged the members to consult with their local level attorneys on interpretation of the law. She then thanked the PAC members for their willingness to share information with one another and for participating in the various polls that are sent out to provide a forum to do so.</p>	
<p>D. <u>Forward Pinellas Board Apportionment Plan</u></p>	<p>Rodney Chatman introduced the PAC to the Forward Pinellas Board Apportionment Plan by alerting them that this was likely the first time The Plan would affect this committee. He cited the reapportionment process is federally mandated for metropolitan planning organizations to coincide with the decennial census to determine the composition of the board and highlighted key statutes that govern the process. The last time this occurred was prior to the merger of the Pinellas Planning Council with the Pinellas County Metropolitan Planning Organization. Mr. Chatman then compared the current composition of the board to the proposed reapportioned board and reviewed key changes. He outlined the timeline for completing the process and advised that the interlocal agreement establishing the MPO would be updated and needs to be signed by all the local governments.</p>	
<p>5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> <u>A. Pinellas SPOTlight Emphasis Areas Update (Information)</u></p>	<p>There were no updates to offer the committee.</p>	

<p>B. <u>2024 PAC Membership Roster/Election of Officers</u></p>	<p>Upon call for volunteers to serve as the Chair and Vice Chair of the PAC for 2024, Andrew Morris volunteered to be the Vice Chair and Matt Jackson volunteered to serve as the Chair. The committee was reminded by Tina Jablon that they were also approving the membership roster for 2024 to be forwarded to the Forward Pinellas Board for approval as required by the bylaws. Subsequently, a motion and second was made which carried by a unanimous vote.</p> <p>Motion: Frances Leong Sharp Second: Marcie Stenmark</p>	<p>12-0</p>
<p>C. <u>DRAFT 2024 Meetings Schedule</u></p>	<p>Tina Jablon, referring to the meeting schedule in the agenda packet, reminded the committee members that the dates are not finalized until approved by the Forward Pinellas Board on November 8, 2023, but were provided for reference. Ms. Jablon pointed out that the typical meeting cycles would potentially be lengthier in June of next year due to the Board of County Commissioners Budget Work Sessions. Rodney Chatman alerted the members to the meeting location for all the 2024 Countywide Planning Authority meetings on the schedule being The Palm Room in the Pinellas County Communications Building at 333 Chestnut Street, Clearwater. The next meeting of the PAC will be in January 2024.</p>	
<p>7. <u>ADJOURNMENT</u></p>	<p>There being no further business, the meeting was adjourned at 2:18 p.m.</p>	

Respectfully Submitted,

PAC Chair

Date

3A1. Case CW 24-01 City of Clearwater

SUMMARY

From: Residential Low Medium
To: Public/Semi-Public
Area: 0.54 acres m.o.l.
Location: 210 Meadow Lark Lane
Jurisdiction: City of Clearwater

RECOMMENDATION

Pinellas Planning Council staff recommends that the proposed map amendment to Public/Semi-Public, be approved.

BACKGROUND

This proposed amendment is submitted by the City of Clearwater to amend a property from Residential Low Medium to Public/Semi-Public. The current 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 proposed Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features.

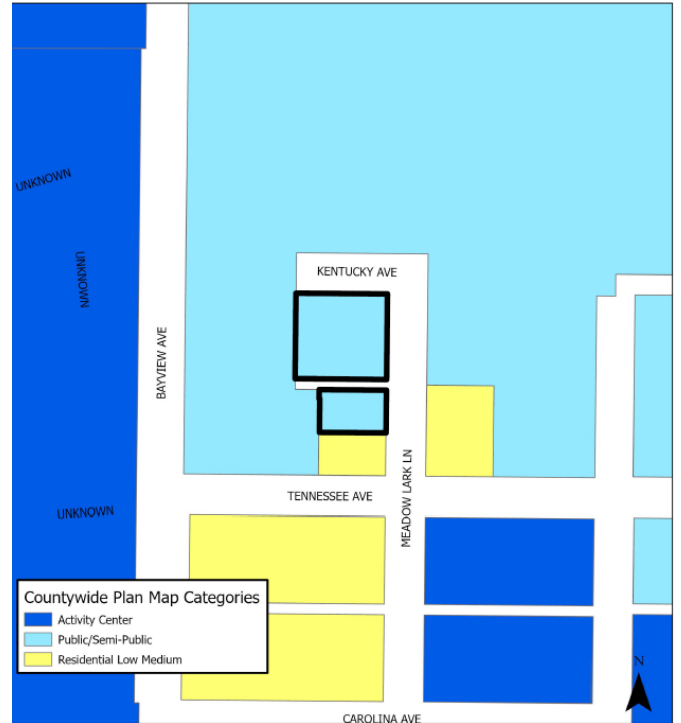
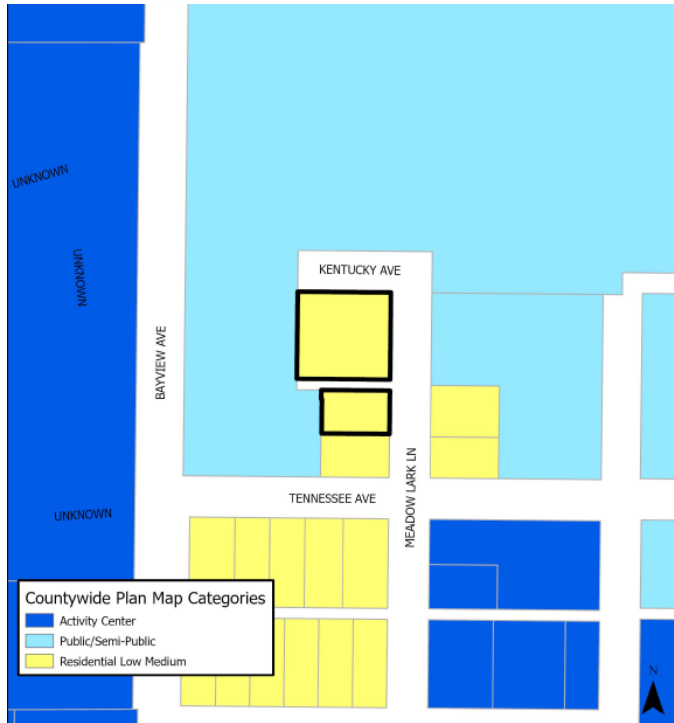
This case involves two parcels totaling 0.540-acres located on the west side of Meadow Lark Lane approximately 820 feet north of Gulf to Bay Boulevard. The properties are owned by First Baptist Church of Clearwater, Inc. are currently vacant. The applicant is requesting the proposed amendment to use the site as a softball field for Calvary Christian High School. The parcels are within Pinellas County's jurisdiction, and the applicant has submitted a Petition for Annexation (ANX2023-06007) into the City of Clearwater. This separate application is being processed concurrently with this map amendment. As Calvary Christian High School's athletic facilities have expanded over time, properties have been annexed and incorporated into the main parcel, future land use and zoning amendments have been approved to ensure the overall property would have a consistent institutional designation. An amendment to the Countywide Plan Map is therefore required to bring consistency between the City's Future Land Use Map and the Countywide Plan Map.

The current Residential Low Medium category contains maximum acreage thresholds for certain uses. Any use that exceeds the acreage threshold is required to undergo an amendment to a category where the use does not have an acreage maximum. Institutional

uses in the Residential Low Medium category are permitted up to five acres. Although the subject parcels are under five acres, since the larger church parcel is just over 41 acres, this provision would apply, requiring an amendment to the Public/Semi-Public category.

Current Countywide Plan Map

Proposed Countywide Plan Map



FINDINGS

Staff submits the following findings in support of the preliminary recommendation:

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

Please see accompanying attachments 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:

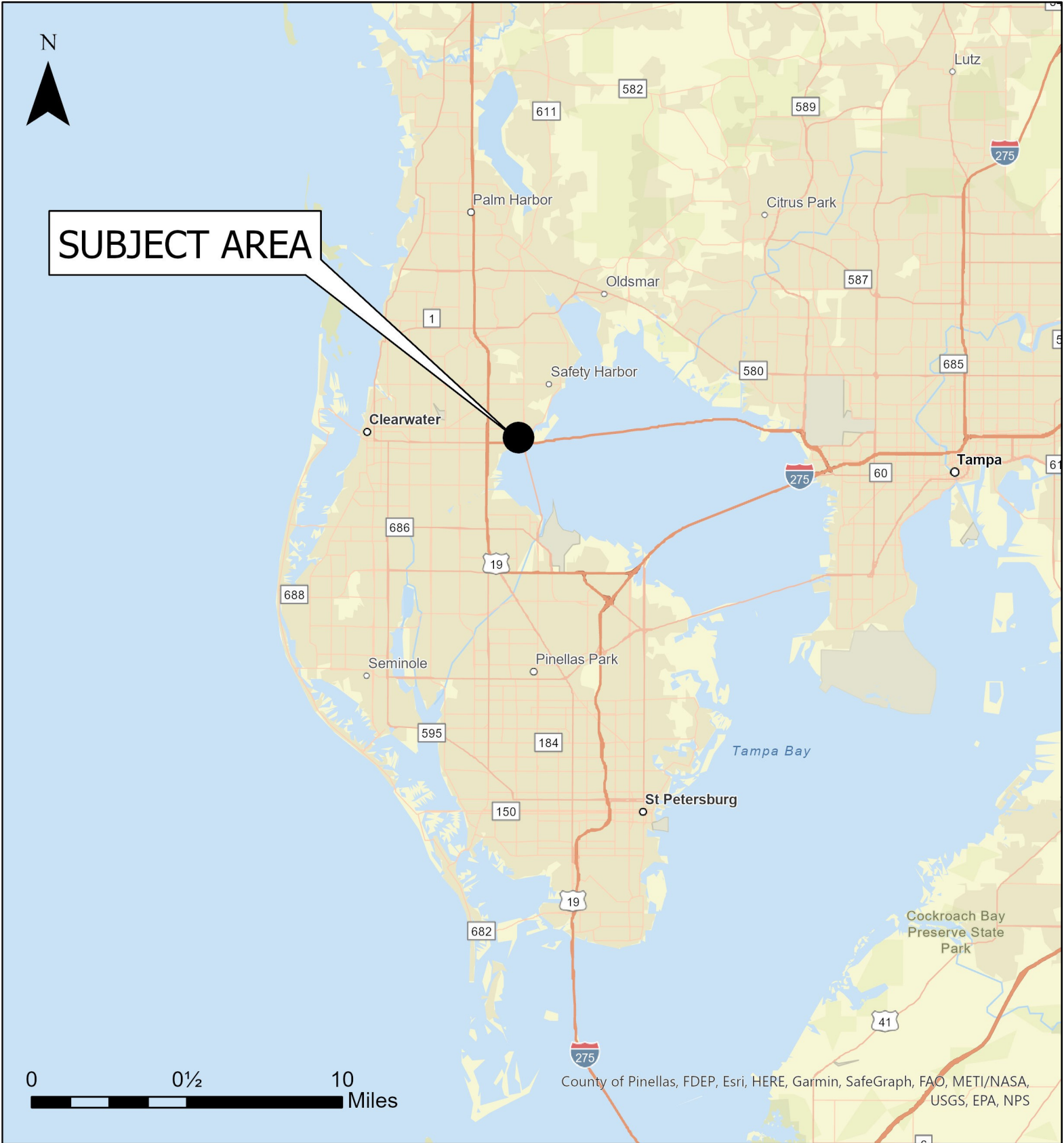
Planners Advisory Committee, January 2, 2024, at 1:30 p.m.

Forward Pinellas, January 10, 2024, at 1:00 p.m.

Countywide Planning Authority, February 20, 2024, at 9:30 a.m.

Case CW24-01

Map 1: Location Map



JURISDICTION: Clearwater

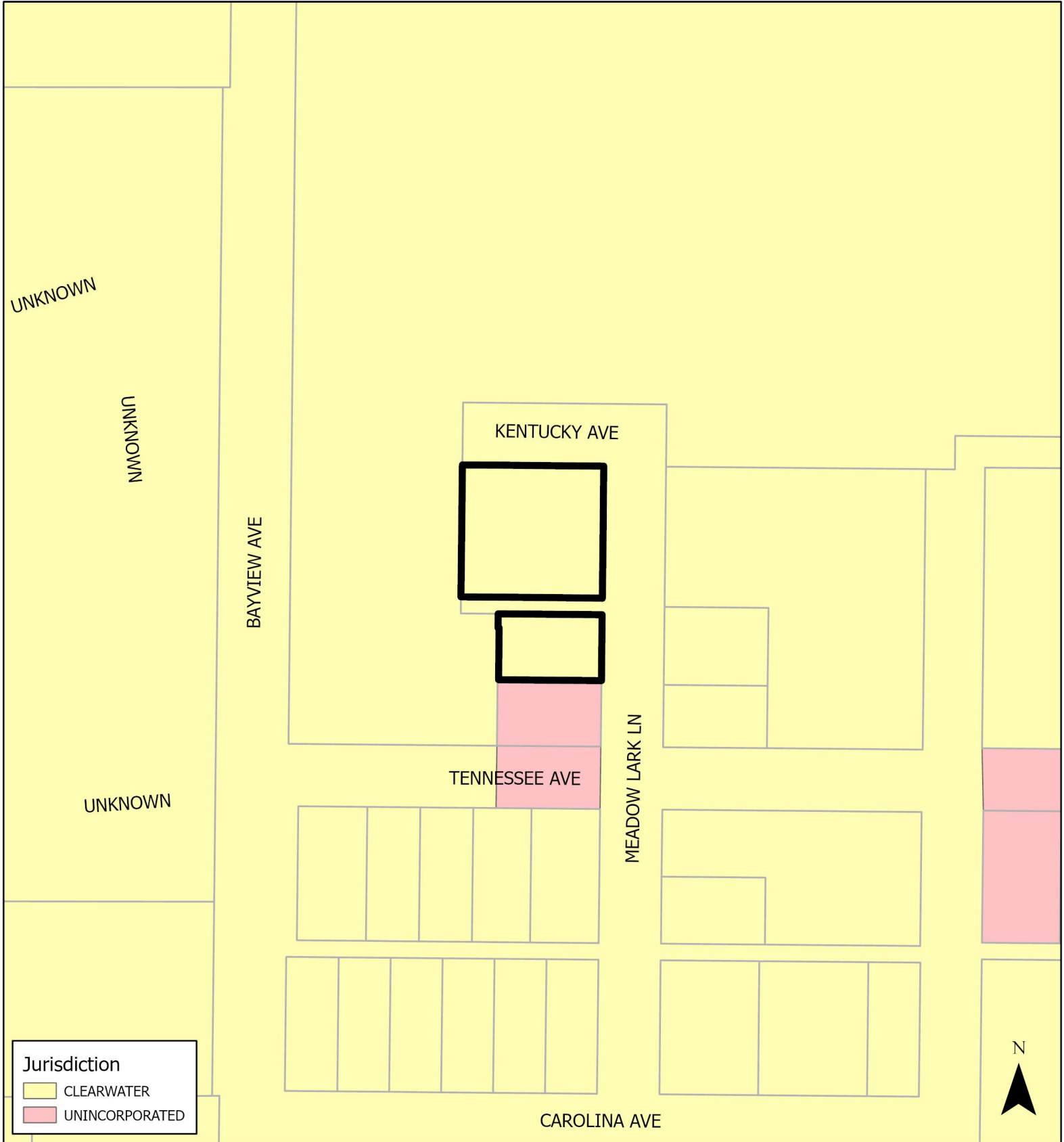
FROM: Residential Low Medium

AREA: 0.54 acres m.o.l.

TO: Public/Semi-Public

Case CW24-01

Map 2: Jurisdictional Map

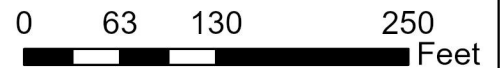


JURISDICTION: Clearwater

FROM: Residential Low Medium

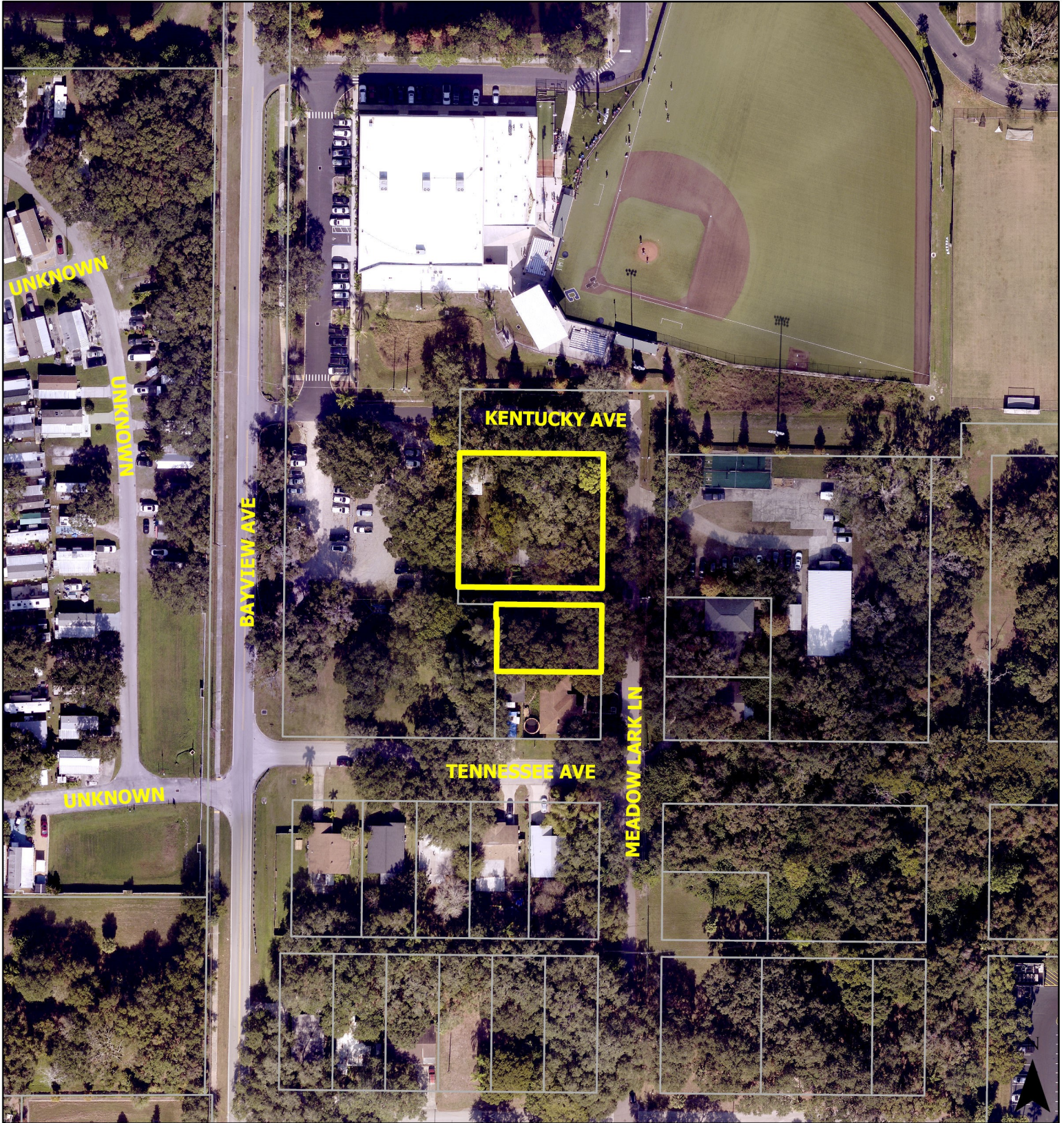
AREA: 0.54 acres m.o.l.

TO: Public/Semi-Public



Case CW24-01

Map 3: Aerial Map

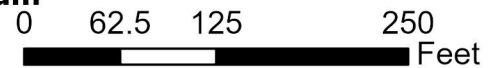


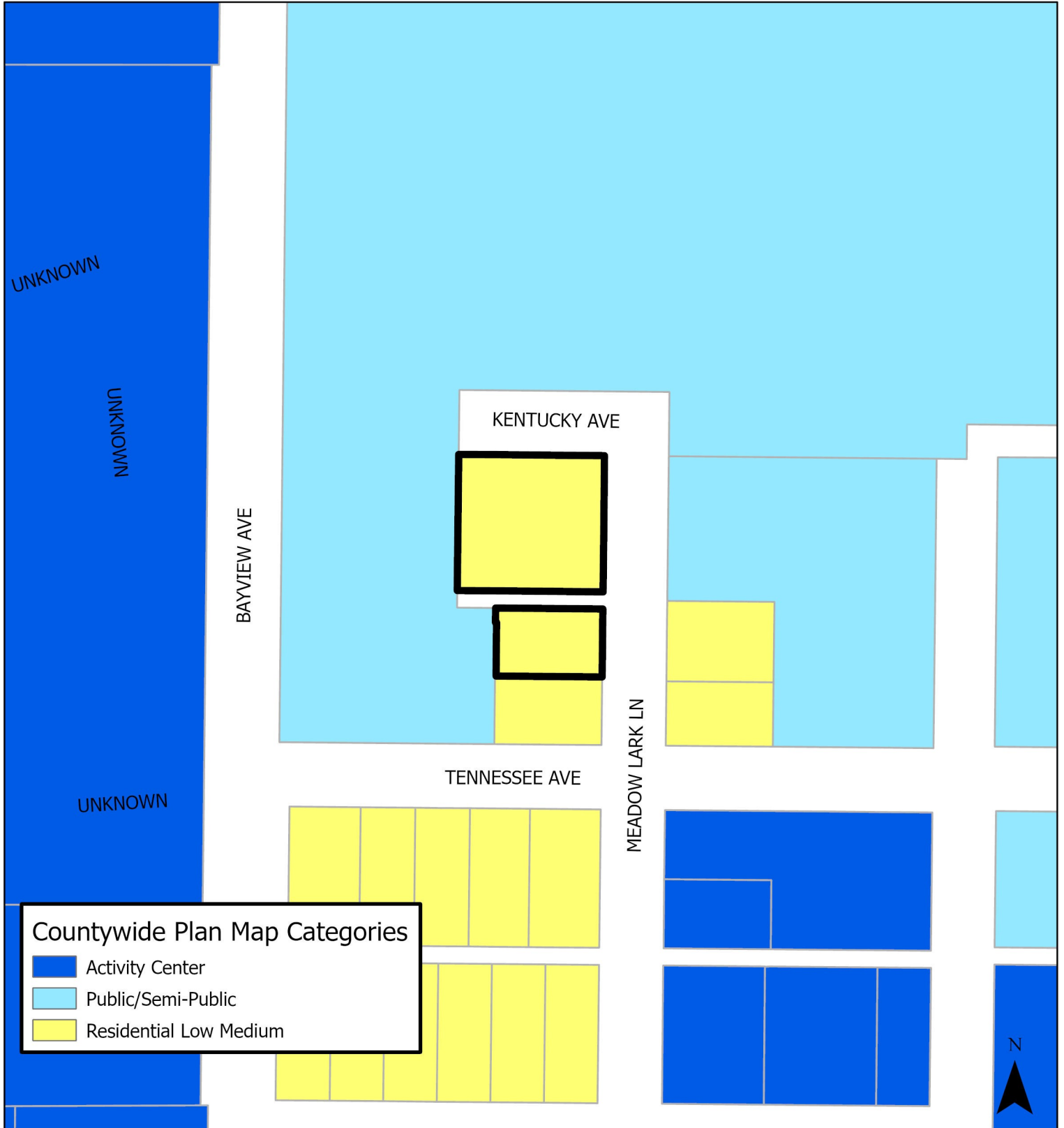
JURISDICTION: Clearwater

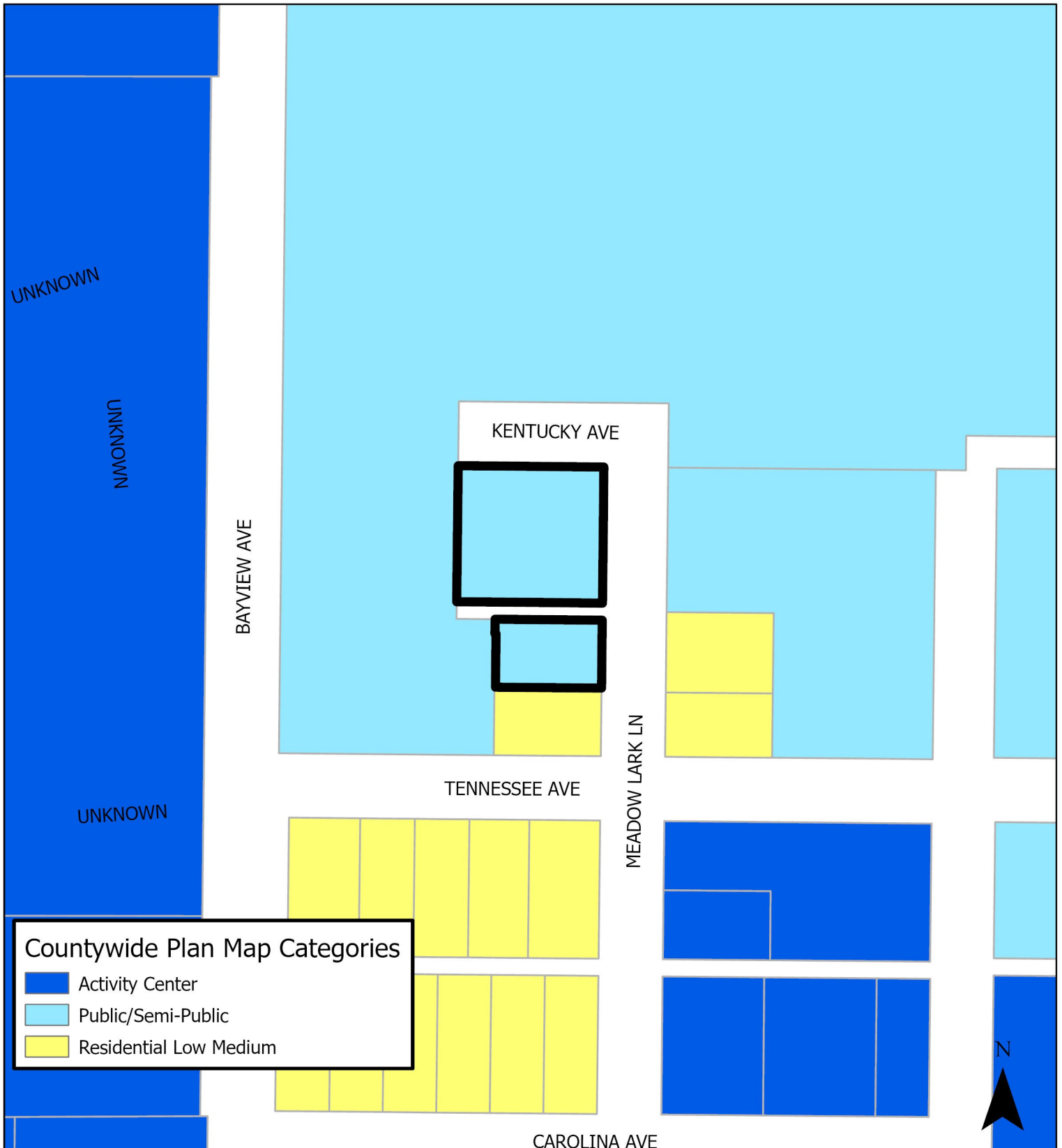
AREA: 0.54 acres m.o.l.

FROM: Residential Low Medium

TO: Public/Semi-Public







Countywide Plan Map Categories

- Activity Center
- Public/Semi-Public
- Residential Low Medium

JURISDICTION: Clearwater

AREA: 0.54 acres

FROM: Residential Low Medium

TO: Public/Semi-Public



FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.: Case CW 24-01

STAFF: Emma Wennick, Program Planner

APPLICANT: City of Clearwater

PROPERTY SIZE: 0.540 acres m.o.l.

CURRENT COUNTYWIDE PLAN MAP CATEGORY: Residential Low Medium

PROPOSED COUNTYWIDE PLAN MAP CATEGORY: Public/Semi-Public

CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY: City of Clearwater– Residential Urban

PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY: City of Clearwater – Institutional

LOCATION / PARCEL ID: 210 Meadow Lark Lane / 16-29-16-05292-004-0050, 16-29-16-05292-004-0070

BACKGROUND SUMMARY:

The applicant is requesting an amendment to the Countywide Plan Map from Residential Low Medium to Public/Semi-Public to allow development that is in character with the Future Land Use Map designations in the area without acreage threshold limitations.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Residential Low Medium to Public/Semi-Public.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

To be updated after the Planners Advisory Committee meeting.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Clearwater City Council held a public hearing on the local future land use map amendment on October 18, 2023. Councilmembers approved first reading of the ordinance with a 4-0 vote. Mayor Brian Aungst, Sr. recused himself from the vote due to a conflict of interest.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Vacant
Site Features:	This case involves two parcels totaling 0.540-acres located on the west side of Meadow Lark Lane approximately 820 feet north of Gulf to Bay Boulevard. The properties are owned by First Baptist Church of Clearwater, Inc. and larger area is the location of Calvary Christian High School.

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The parcels are within Pinellas County’s jurisdiction, and the applicant has submitted a Petition for Annexation (ANX2023-06007) that is being processed concurrently with this case.
2. The proposed amendment area is abutting to the main Calvary Baptist Church parcel and campus, which consists of a church, high school, athletic facilities, parking, and additional institutional uses supporting the main church.
3. The church has continued to purchase residential properties in the areas adjacent to and in vicinity of its 41.016-acre main parcel which includes Calvary Baptist Church, Calvary Christian High School, athletic facilities, and other institutional uses that support the church.
4. The subject parcels are currently vacant as the prior existing structures were demolished in mid-2023, according to demolition permits filed with Pinellas County.

RELEVANT COUNTYWIDE CONSIDERATIONS:

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	<p>Current Countywide Plan Map Category: Residential Low Medium</p>	<p>Proposed Countywide Plan Map Category: Public/Semi-Public</p>
<p>Purpose:</p>	<p>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.</p>	<p>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.</p>
<p>Permitted Uses:</p>	<p>Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.</p> <p>Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum</p> <p>Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum.</p> <p>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) are subject to a five-acre maximum.</p>	<p>Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.</p>

Max. Density:	10 units per acre	12.5 units per acre
Max. Floor Area Ratio (FAR):	0.50	Institutional uses shall not exceed 0.65 (except for hospital uses which shall not exceed an FAR of 1.0 within any single jurisdiction) / Transportation/utility uses shall not exceed an FAR of 0.70
Max. Impervious Surface Ratio (ISR):	0.75	Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.

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

The locational characteristics of the Public/Semi-Public category are “generally appropriate to those locations where institutional uses (such as educational, health, public safety, civic, religious and like uses) and transportation/utility uses (such as air and sea transport terminals, utility installations, major transmission lines, refuse disposal, and public works facilities) are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.”

Calvary Baptist Church sits on a 41.016-acre main parcel at the southwest corner of Drew Street and McMullen Booth Road. The property also includes Calvary Christian High School, athletic facilities, and other institutional uses that support the church. The surrounding area is a mix of residential, recreational, employment, and commercial uses for the local community. The church has acquired numerous properties in the general vicinity over many years which have been annexed and incorporated into the main parcel. Future land use and zoning amendments have also been approved to ensure the overall property would have a consistent institutional designation. The subject parcels border the church’s main parcel to the north and west. Additionally, the church owns the properties to the east of the subject parcels which includes batting cages and storage serving as accessory uses to the school, as well as a residential property. The applicant has indicated that the properties will be used for a softball field, but no site plans have been submitted at this time. The requested amendment to the Public/Semi-Public

category is consistent with the surrounding parcels and would allow for continuity with the church's main parcel which would allow for uniform redevelopment in the future.

Furthermore, the Residential Low Medium category contains maximum acreage thresholds for certain uses. Any use that exceeds the acreage threshold is required to undergo an amendment to a category where the use does not have an acreage maximum. Institutional uses in the Residential Low Medium category are permitted up to five acres. Although the subject parcels are under five acres, since the larger church parcel is just over 41 acres, this provision would apply, requiring an amendment to the Public/Semi-Public category.

- 2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 7.5; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

Staff Analysis: MAX scores are assigned to individual quarter-mile grid cells, which Forward Pinellas defines as a reasonable walkable travel shed. The MAX score is based on factors such as bicycle facilities, premium transit services, walkability, roadway LOS, scooter/bike-share locations, transit access, and programmed transportation projects. The MAX score for the parcels associated with the proposed amendment is 13, which exceeds the Countywide Average MAX score of 7.5.

- 2. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

Staff Analysis: The amendment area is not located on a Scenic/Noncommercial Corridor.

- 3. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

Staff Analysis: The amendment area is not located within the Coastal High Hazard Area.

- 4. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

Staff Analysis: The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

- 5. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

Staff Analysis: The parcels are within Pinellas County's jurisdiction, and the applicant has submitted a Petition for Annexation (ANX2023-06007) that is being processed concurrently with this case.

- 6. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

Staff Analysis: The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

PUBLIC CORRESPONDENCE

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

CONCLUSION

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.

3A2. Case CW 24-02 Pinellas County

SUMMARY

From: Residential Low Medium
To: Retail & Services
Area: 0.19 acres m.o.l.
Location: 4685 Park Street
Jurisdiction: Pinellas County

RECOMMENDATION

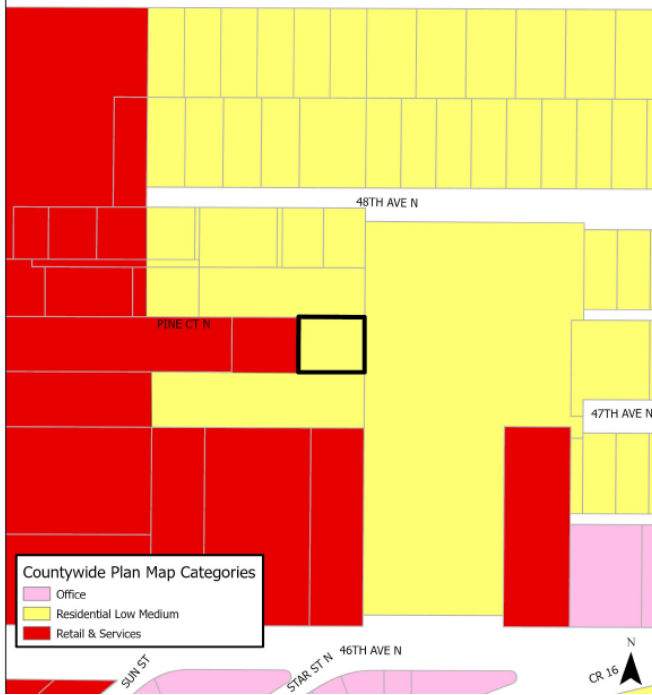
Pinellas Planning Council staff recommends that the proposed map amendment to Public/Semi-Public, be approved.

BACKGROUND

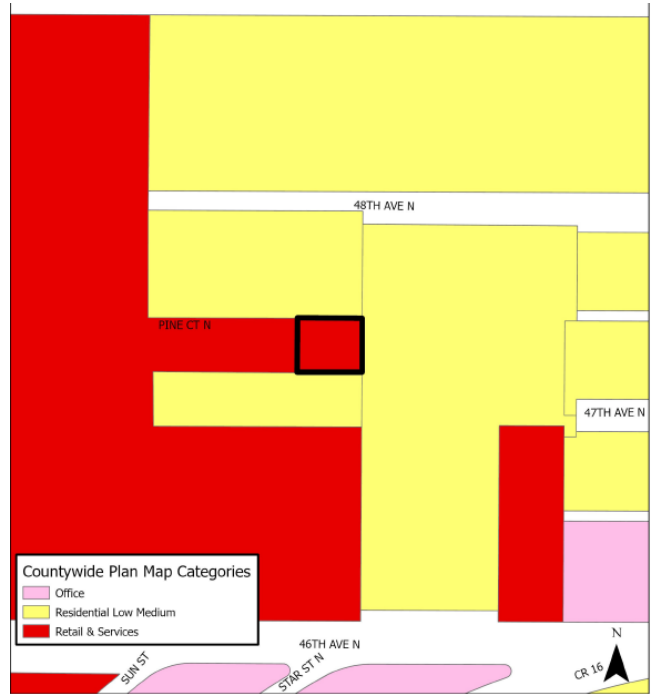
This proposed amendment is submitted by the Pinellas County to amend a property from Residential Low Medium to Retail & Services. The current Residential Low Medium category is intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense 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 proposed 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 applicant is seeking a Countywide Plan Map amendment of an approximately 0.19-acre portion of a larger 1.58-acre parcel located at 4685 Park Street North in west Lealman. The site is currently vacant and was historically used as a towing yard. The applicant wishes to utilize the property for a recreational vehicle and boat storage use. The requested amendment to Retail & Services would permit a wide range of nonresidential and residential uses intended for areas that support and are compatible with intense commercial uses. The proposed land use change would establish one classification for the entire nonresidential use parent parcel.

Current Countywide Plan Map



Proposed Countywide Plan Map



FINDINGS

Staff submits the following findings in support of the preliminary recommendation:

- A. The Retail & Services 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 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

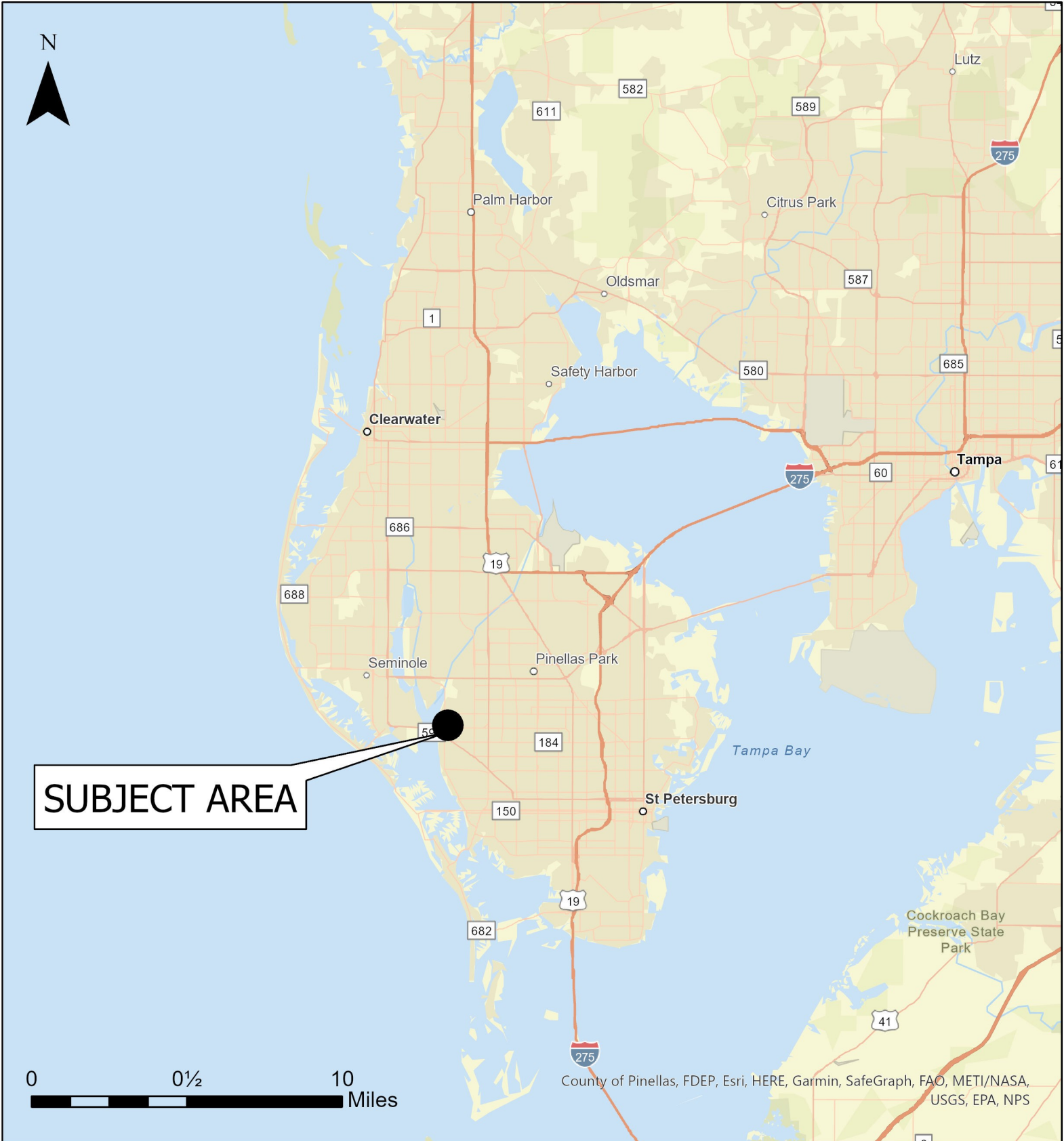
Forward Pinellas Staff Analysis

MEETING DATES:

- Planners Advisory Committee, January 2, 2024, at 1:30 p.m.
- Forward Pinellas, January 10, 2024, at 1:00 p.m.
- Countywide Planning Authority, February 20, 2024, at 9:30 a.m.

Case CW24-02

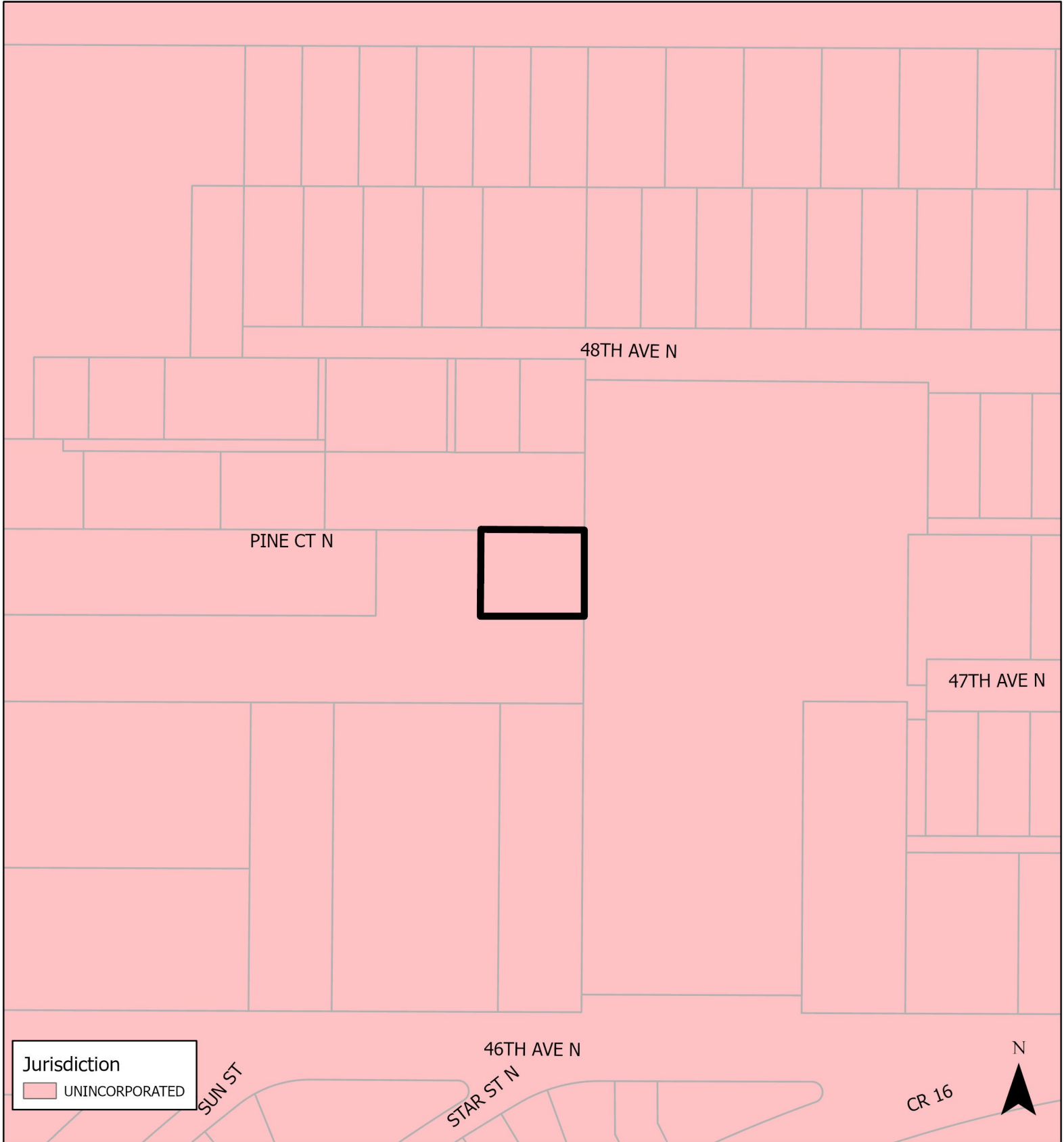
Map 1: Location Map



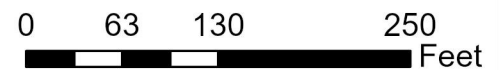
JURISDICTION: Pinellas County **FROM: Residential Low Medium**
AREA: 0.19 acres m.o.l. **TO: Retail & Services**

Case CW24-02

Map 2: Jurisdictional Map



JURISDICTION: Pinellas County **FROM:** Residential Low Medium
AREA: 0.19 acres m.o.l. **TO:** Retail & Services



Case CW24-02

Map 3: Aerial Map

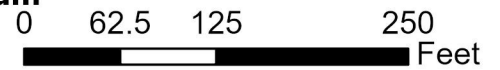


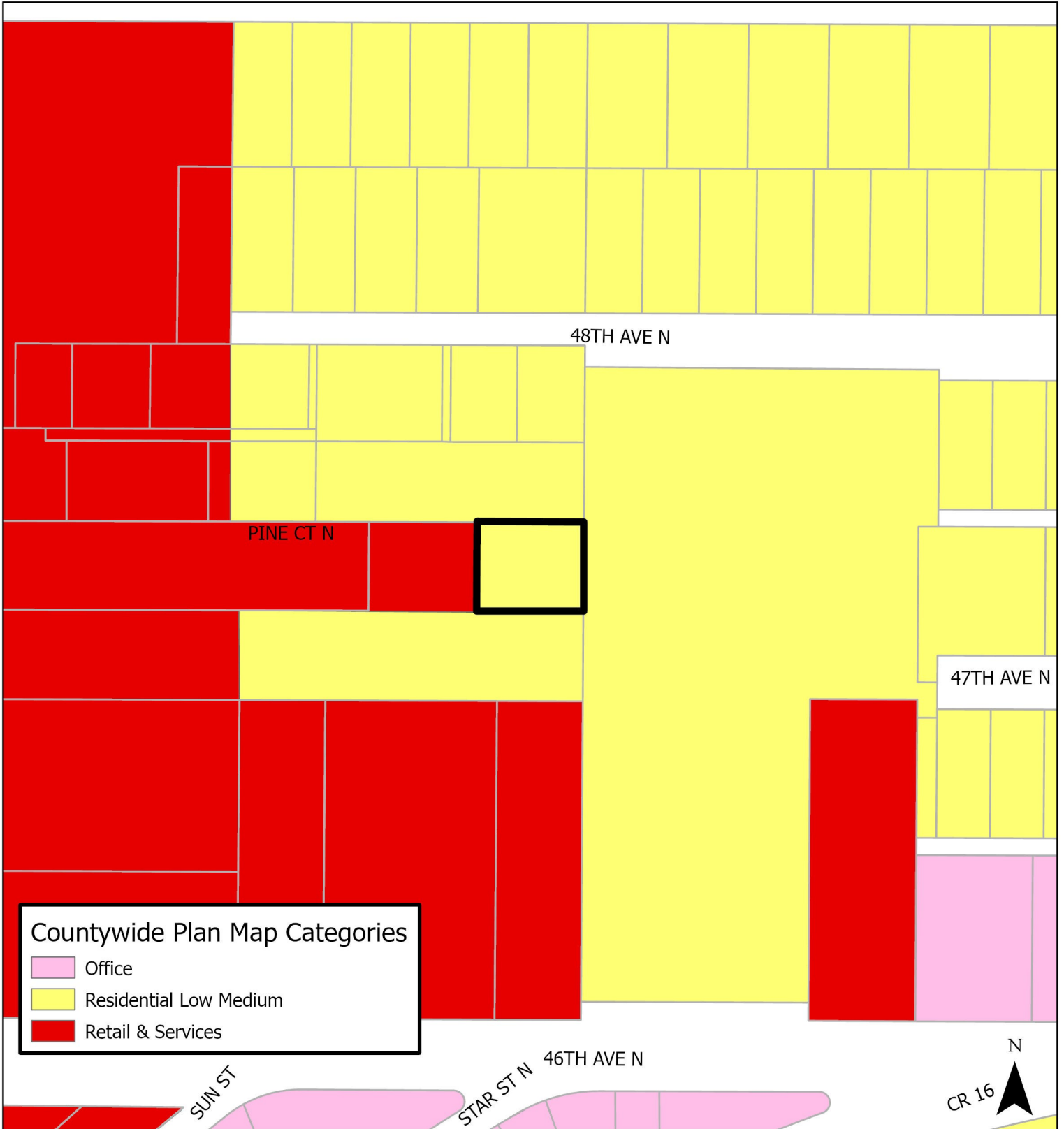
JURISDICTION: Pinellas County

FROM: Residential Low Medium

AREA: 0.19 acres m.o.l.

TO: Retail & Services



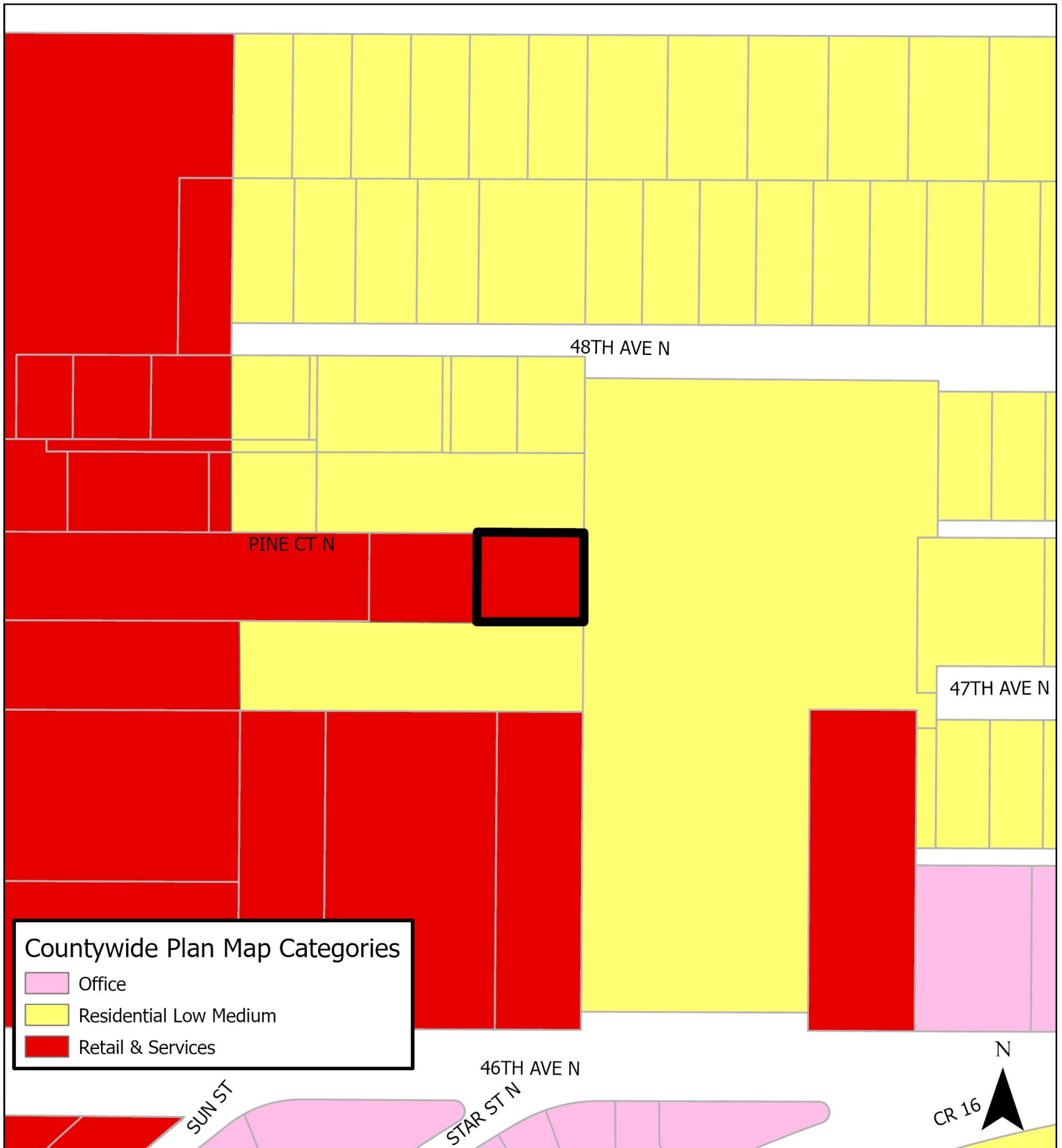


JURISDICTION: Pinellas County FROM: Residential Low Medium

AREA: 0.19 acres m.o.l

TO: Retail & Services



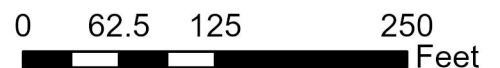


JURISDICTION: Pinellas County

FROM: Residential Low Medium

AREA: 0.19 acres

TO: Retail & Services



FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.: Case CW 24-02

STAFF: Emma Wennick, Program Planner

APPLICANT: Pinellas County

PROPERTY SIZE: 0.19 acres

CURRENT COUNTYWIDE PLAN MAP CATEGORY: Residential Low Medium

PROPOSED COUNTYWIDE PLAN MAP CATEGORY: Retail & Services

CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY: Pinellas County – Residential Urban

PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY: Pinellas County – Commercial General

LOCATION / PARCEL ID: 4685 Park Street / portion of Parcel # 01-31-15-00000-130-3200

BACKGROUND SUMMARY:

The applicant is requesting an amendment to the Countywide Plan Map from Residential Low Medium to Retail & Services to allow development for RV and boat storage use.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Residential Low Medium to Retail & Services.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

To be updated after the Planners Advisory Committee meeting.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The Pinellas County Board of County Commissioners held a public hearing on the local future land use map amendment on October 31, 2023. The Board approved first reading of the ordinance by a vote of 7-0 and there were no public comments.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Vacant
Site Features:	The amendment area is an approximately 0.19-acre portion of a larger 1.58-acre parcel located at 4685 Park Street North in west Lealman.

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The site is currently vacant and was historically used as a towing yard. The applicant wishes to utilize the property for a recreational vehicle and boat storage use.
2. The parent parcel to the subject property shares split future land use map classifications and the request would consolidate the entire parcel under one future land use map designation.
3. The subject property is surrounded by a broad range of uses.

RELEVANT COUNTYWIDE CONSIDERATIONS:

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	Current Countywide Plan Map Category: Residential Low Medium	Proposed Countywide Plan Map Category: Retail & Services
Purpose:	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.	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.
Permitted Uses:	Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.	Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park;

	<p>Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum</p> <p>Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum.</p> <p>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) are subject to a five-acre maximum.</p>	<p>Temporary Lodging; Research/Development- Light; Storage/Warehouse/Distribution- Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural- Light.</p> <p>Manufacturing-Medium is subject to a three-acre maximum.</p> <p>Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential are subject to a five-acre maximum.</p>
Max. Density:	10 units per acre	24 units per acre
Max. Floor Area Ratio (FAR):	0.50	0.55
Max. Impervious Surface Ratio (ISR):	0.75	0.90

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.

Staff Analysis: 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 ranging from rural areas distant from urban activity centers, to suburban areas near or in proximity to urban activity centers; in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network.”

The applicant is seeking a Countywide Plan Map amendment of an approximately 0.19-acre portion of a larger 1.58-acre parcel located at 4685 Park Street North in west

Lealman. The site is currently vacant and was historically used as a towing yard. The applicant wishes to utilize the property for a recreational vehicle and boat storage use. The requested amendment to Retail & Services would permit a wide range of nonresidential and residential uses intended for areas that support and are compatible with intense commercial uses. The proposed land use change would establish one classification for the entire parcel and facilitate the intended future use.

- 2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 7.5; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

Staff Analysis: MAX scores are assigned to individual quarter-mile grid cells, which Forward Pinellas defines as a reasonable walkable travel shed. The MAX score is based on factors such as bicycle facilities, premium transit services, walkability, roadway LOS, scooter/bike-share locations, transit access, and programmed transportation projects. The MAX score for the parcels associated with the proposed amendment is 16.25, which exceeds the Countywide Average MAX score of 7.5.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

Staff Analysis: The subject property is located on Park Street, a designated Scenic/Noncommercial Corridor. This segment of the roadway is further subclassified as an Enhancement Connector at this location. However, Section 6.5.4.1.3.C. of the Countywide Rules state that the Scenic/Noncommercial Corridor use restrictions extend up to 500 feet from the right-of-way line. In this particular instance, the subject property's western boundary is 527 feet from the Park Street right-of-way line.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

Staff Analysis: The amendment area is not located within the Coastal High Hazard Area.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

Staff Analysis: The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.

Staff Analysis: The amendment area is not located adjacent to an adjoining jurisdiction and if approved, the amendment would not significantly impact a public educational facility.

7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.

Staff Analysis: The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

PUBLIC CORRESPONDENCE

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

CONCLUSION

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.

3A3. Case CW 24-03 City of St. Petersburg

SUMMARY

From: Office (O)
To: Multimodal Corridor (MMC)
Area: 0.41 acres
Location: 200 66th St N
Jurisdiction: City of St. Petersburg

RECOMMENDATION

Pinellas Planning Council staff recommends that the proposed map amendment to Multimodal Corridor, be approved.

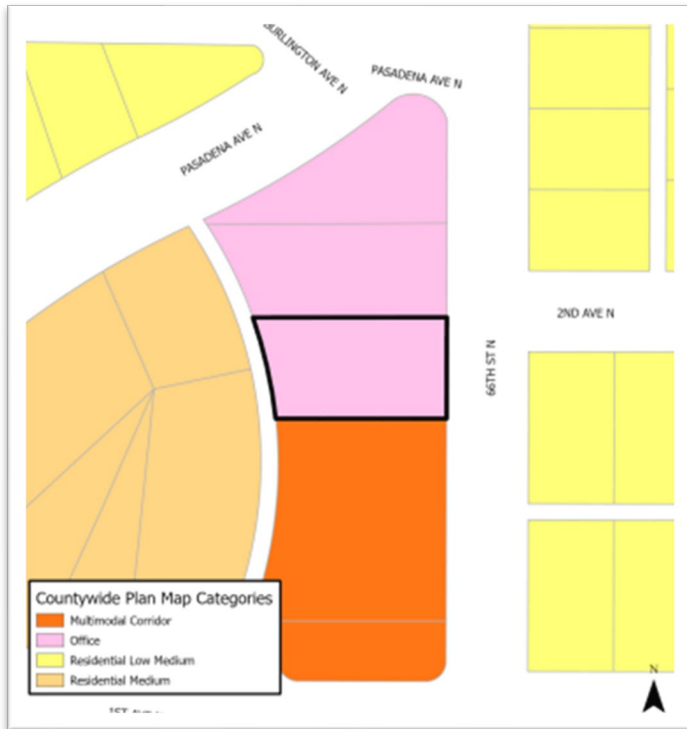
BACKGROUND

This proposed amendment is submitted by the City of St. Petersburg to amend the designation of 0.41 acres of property from Office to Multimodal Corridor. The current Office category is 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. The proposed 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.

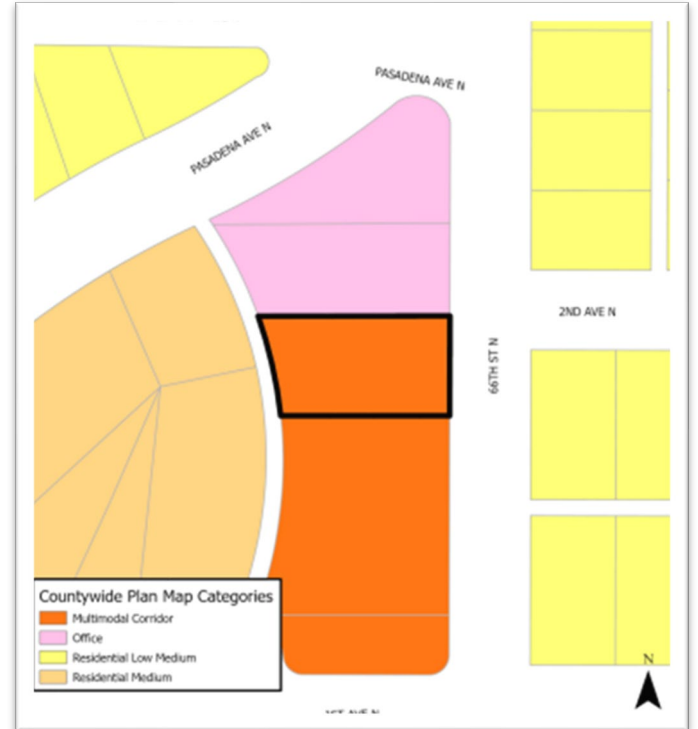
The current use of the property is as a single-family home that was built in 1950. The purpose of the proposed amendment is to allow for the redevelopment of the property to support up to nine townhomes with the potential for retail or other permitted mixed uses.

The intended use is consistent with the permitted uses and locational characteristics of the proposed Multimodal Corridor category. The subject property is also located to the north of property whose Countywide Plan Map designation was amended to Multimodal Corridor in 2023. Furthermore, the Multimodal Corridor category supports residential uses of higher density, such as this proposed amendment.

Current Countywide Plan Map



Proposed Countywide Plan Map



FINDINGS

Staff submits the following findings in support of the preliminary recommendation:

- A. The Multimodal Corridor 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 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:

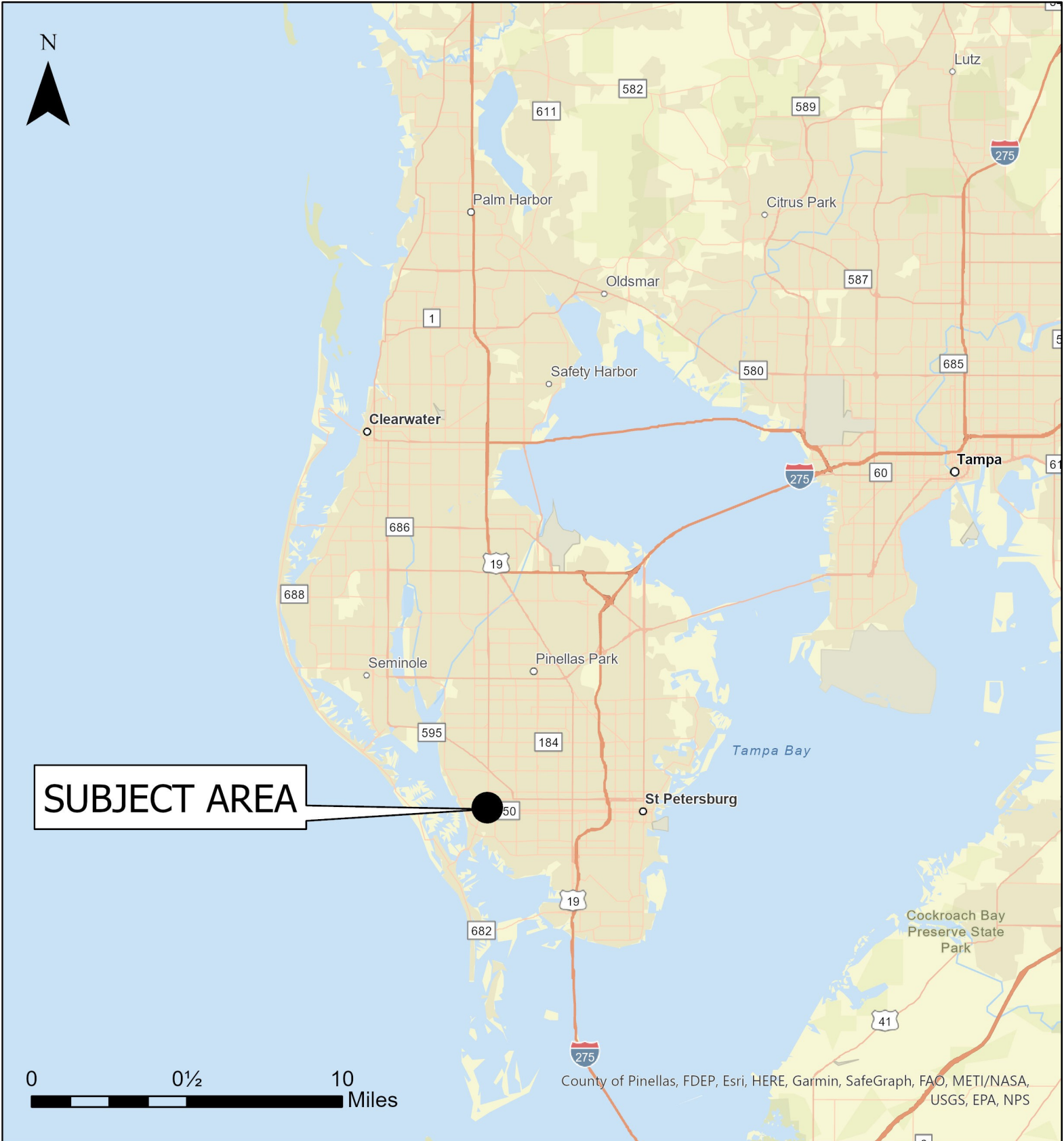
Planners Advisory Committee, January 2, 2024, at 1:30 p.m.

Forward Pinellas, January 10, 2024, at 1:00 p.m.

Countywide Planning Authority, February 20, 2024, at 9:30 a.m.

Case CW24-03

Map 1: Location Map



JURISDICTION: St. Petersburg

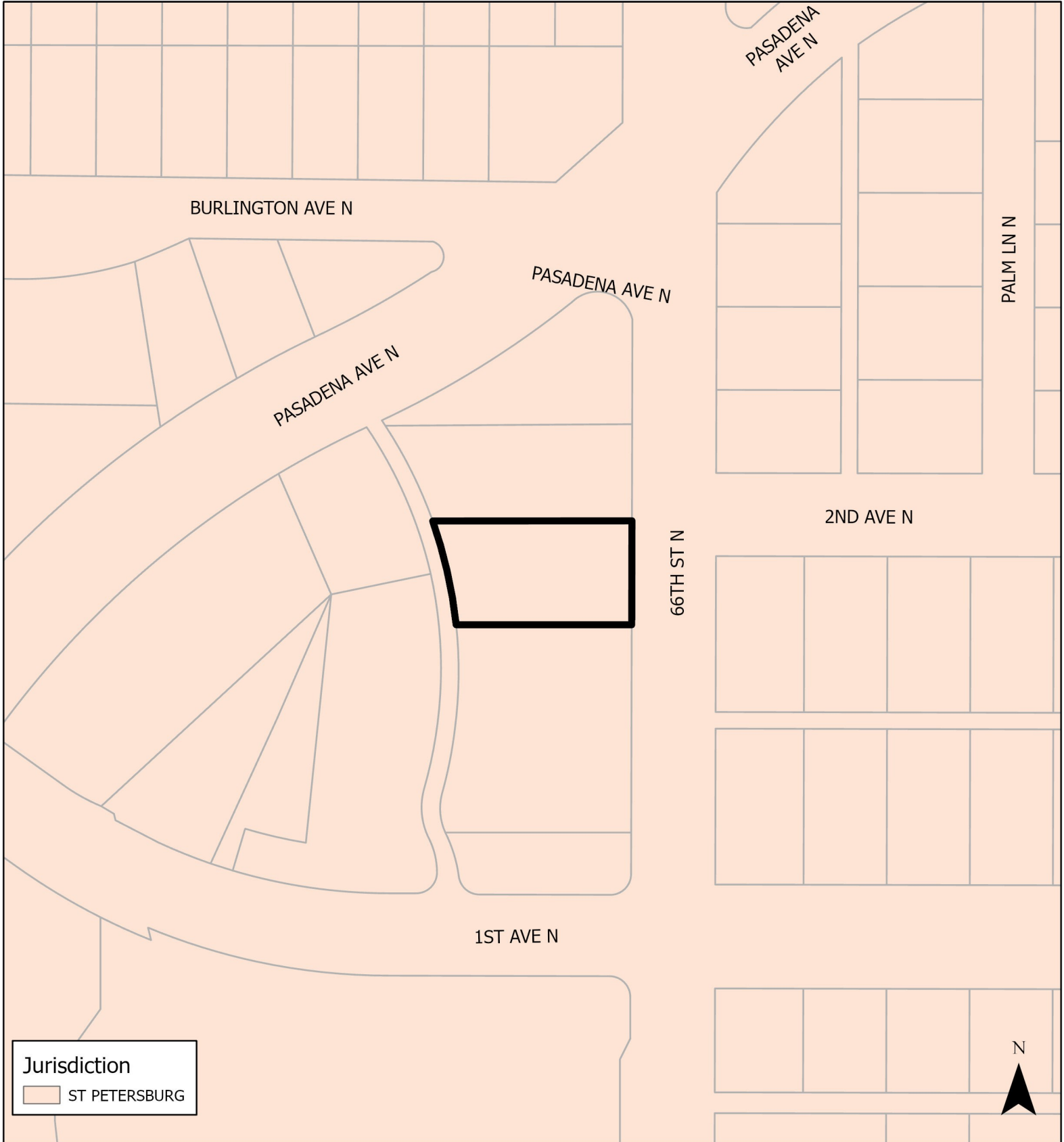
FROM: Office

AREA: 0.41 acres m.o.l.

TO: Multimodal Corridor

Case CW24-03

Map 2: Jurisdictional Map

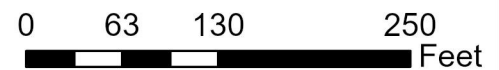


JURISDICTION: St. Petersburg

FROM: Office

AREA: 0.41 acres m.o.l.

TO: Multimodal Corridor



Case CW24-03

Map 3: Aerial Map

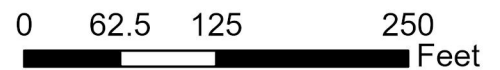


JURISDICTION: St. Petersburg

FROM: Office

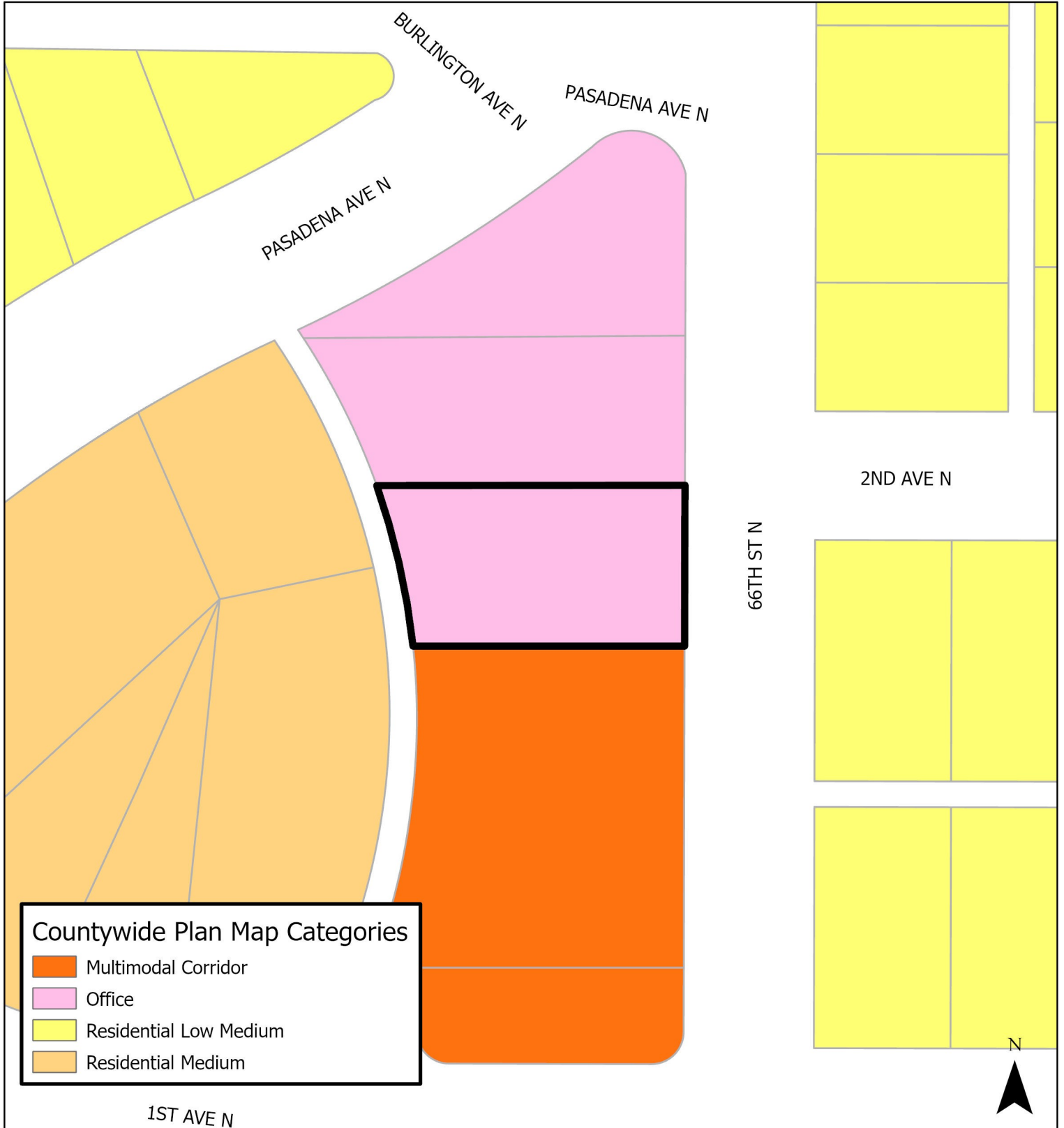
AREA: 0.41 acres m.o.l.

TO: Multimodal Corridor



Case CW24-03

Map 4: Current Countywide Plan Map

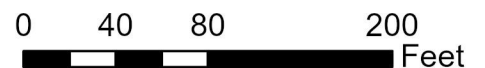


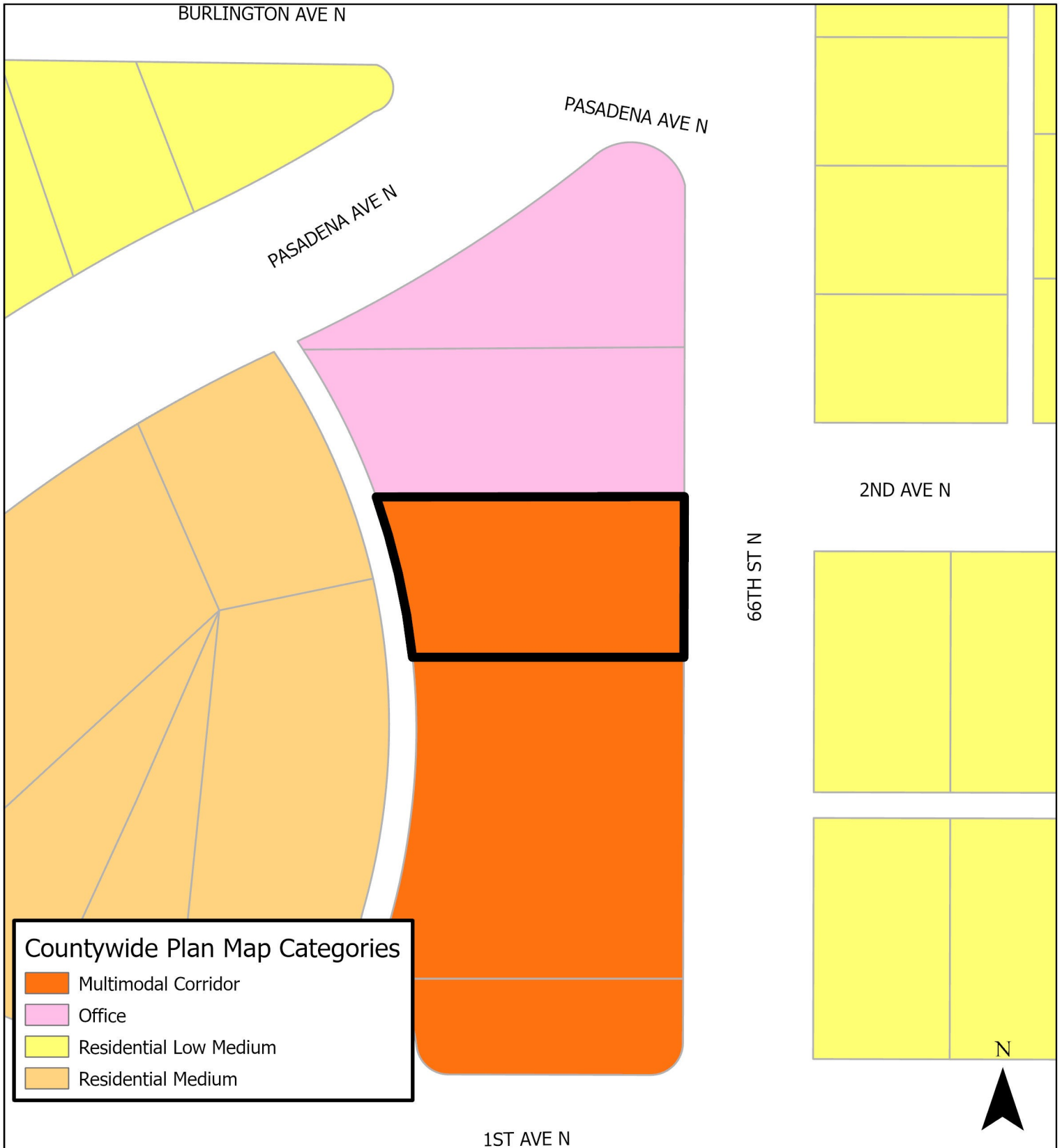
JURISDICTION: St. Petersburg

FROM: Office

AREA: 0.41 acres m.o.l

TO: Multimodal Corridor



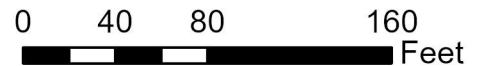


JURISDICTION: St. Petersburg

FROM: Office

AREA: 0.41 acres m.o.l.

TO: Multimodal Corridor



FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.: Case CW 24-03

STAFF: Emma Wennick, Program Planner

APPLICANT: City of St. Petersburg

PROPERTY SIZE: 0.41 acres

**CURRENT COUNTYWIDE
PLAN MAP CATEGORY:** Office

**PROPOSED COUNTYWIDE
PLAN MAP CATEGORY:** Multimodal Corridor

**CURRENT LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:
(R/OG)** City of St. Petersburg – Residential / Office General

**PROPOSED LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** City of St. Petersburg – Planned Redevelopment – Mixed
Use

LOCATION / PARCEL ID: 200 66th St. N / 19-31-16-67500-084-0100

BACKGROUND SUMMARY:

The proposed amendment is submitted by the City of St. Petersburg and seeks to amend the designation of approximately 0.41 acres of property from Office to Multimodal Corridor.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Residential Office to Multimodal Corridor.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

To be updated after the Planners Advisory Committee meeting.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The City of St. Petersburg City Council held a public hearing on the local future land use map amendment on December 7, 2023. The Board approved the first reading of Ordinance 788-Z and public comments opposing the request were heard.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Single Family
Site Features:	The site is three (3) platted lots north of the intersection of two Future Major Streets and the Central Avenue Corridor Activity Center (AC) overlay on the Future Land Use Map.

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The subject 0.41-acre site address is 200 66th Street North, which is located within a larger triangular shaped land area surrounded by three roadways (66th Street North, Pasadena Avenue North and 1st Avenue North) that are designated as Future Major Streets (e.g., freeway/expressway, arterial or collector) by the City of St. Petersburg’s Comprehensive Plan.
2. The requested amendments will also further recommendations of the SunRunner Rising Development Study, as the subject site is located within a short walk from the existing 66th Street bus rapid transit station area.
3. The intended use is consistent with the permitted uses and locational characteristics of the proposed Multimodal Corridor category.

RELEVANT COUNTYWIDE CONSIDERATIONS:

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	Current Countywide Plan Map Category: Office (O)	Proposed Countywide Plan Map Category: Multimodal Corridor (MMC)
Purpose:	Intended 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.	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.
Permitted Uses:	Office; Personal Service/Office Support; Residential Equivalent; Research/Development-Light; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light. Ancillary Nonresidential; Transportation/Utility; Manufacturing-Light are subject to a three-acre maximum. Residential; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2). are subject to a five-acre maximum.	Permitted Uses – As determined by the local government’s implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to the Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4.
Max. Density:	15 units per acre	60 units per acre
Max. Floor Area Ratio (FAR):	0.50	4.0

Max. Impervious Surface Ratio (ISR):	0.75	N/A
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Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.

Staff Analysis: The Countywide Rules state that the Multimodal Corridor (MMC) 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 subject property is a 0.41-acre site, with an existing single-family home that was built in 1950. The site is 3 platted lots north of the intersection of two Future Major Streets and the Central Avenue Corridor Activity Center (AC) overlay as designated on the Future Land Use Map. The contracted purchaser of the property has requested the proposed amendment to allow for the redevelopment of the property to construct up nine townhomes with the potential for retail or other permitted mixed uses.

The Countywide Rules permits the width of a designated Multimodal Corridor to extend up to ½ mile from the parcel boundary adjacent to the corridor on either side. The length shall not be less than ½ mile, although longer lengths are encouraged. The intended use is consistent with the permitted uses and locational characteristics of the proposed MMC category. The subject property is located to the north of property that is also designated Multimodal Corridor.

Furthermore, the subject property is located within the SunRunner Bus Rapid Transit’s 66th Street station area. The previously referenced development study considered this area to have “medium-readiness” for transit-oriented development with good walkability and a high level of connectivity to local destinations. The redevelopment vision for this “village” station area is “a commercial center that draws from multiple surrounding neighborhoods while providing multi-family housing to support population growth.”

2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 7.5; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting

fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).

Staff Analysis: MAX scores are assigned to individual quarter-mile grid cells, which Forward Pinellas defines as a reasonable walkable travel shed. The MAX score is based on factors such as bicycle facilities, premium transit services, walkability, roadway LOS, scooter/bike-share locations, transit access, and programmed transportation projects. The subject property is in a grid cell with a MAX score of 22. The countywide average MAX score is 7.5.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

Staff Analysis: The amendment area is not located on a Scenic/Noncommercial Corridor.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

Staff Analysis: The amendment area is not located on a CHHA; therefore, those policies are not applicable.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

Staff Analysis: The amendment area involves the expansion of the Multimodal Corridor category. 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. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

Staff Analysis: The proposed amendment is not adjacent to a public educational facility or adjoining jurisdiction; therefore, those policies are not applicable.

- 7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

Staff Analysis: The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies are not applicable.

PUBLIC CORRESPONDENCE

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

CONCLUSION

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of 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 November and December 2023:

The Board of County Commissioners, acting according to its Countywide Planning Authority, held public hearings on October 17, 2023, to consider the following amendments to the Countywide Plan Map:

- CW 23-10, a Pinellas County case generally bounded by 68th Ave. N. to the north, 45th St. N. to the west, 44th Ave. N. to the south, and 24th St. N. to the east, was **approved** for an amendment from Residential Low Medium, Residential Medium, Office, Public/Semi-Public, Retail & Services, Employment, and Target Employment Center to Multimodal Corridor and Target Employment Center. (vote: 7-0)
- DA 23-0, a City of St. Petersburg case located at the northwest corner of Gandy Boulevard and I-275, was **approved** for an amendment from Activity Center to Activity Center to allow for the amendment of the Development Agreement that was included when the original case was approved back in December of 2021. (vote: 7-0)

Tier I Countywide Plan Map Amendments November and December 2023:

- FLUM 23-08, Pinellas County, satisfies the Tier I provisions of Section 6.1.2.1 of the Countywide Rules

Map Adjustments October 2023:

There were no map adjustments processed in November or December.

ATTACHMENT(S): None

ACTION: None required; informational item only.

**4A. Advantage Pinellas Housing Action Plan Update –
Accessory Dwelling Units**

SUMMARY

Beginning in November 2023, Forward Pinellas staff committed to giving the board bimonthly updates about implementation of the Advantage Pinellas Housing Action Plan. The updates will include progress reports on implementation projects, reports from our partner communities, input from stakeholders in the community, and informational briefings on specific housing topics.

The board members identified topics of interest for future briefings, including:

- Planning for accessory dwelling units (ADUs)
- Avoiding ADU conversion to vacation rentals
- Special housing needs of seniors
- Preserving affordable units that are terming out of their mandated affordability period
- Regular statistics on the affordable housing stock we have, what we need, and what's under construction

The first of these informational briefings will focus on ADUs. Staff will first present the briefing to PAC at its January meeting, and request input on your local experiences and challenges, and any additional information you feel would be helpful to add to the presentation.

ATTACHMENT(S): None

ACTION: None required; informational item only.

4B. “Live Local Act” Affordable Housing Dashboard

SUMMARY

Senate Bill 102, also known as the Live Local Act, was signed into law on March 29. Among other provisions designed to encourage the creation of affordable housing, this law preempts some local zoning regulation for residential and mixed-use developments on industrial or commercial land if at least 40% of the units are affordable for at least 30 years. The preemptions include:

- Density may not be restricted below the maximum permitted standard within the jurisdiction.
- Building heights may not be restricted below the tallest permitted building height within one mile, or three stories, whichever is greater.
- The local government may not require a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for height and density.
- The development must be administratively approved if requirements for multifamily developments other than height or density are satisfied.

Unlike previous similar legislation, the provisions of the Live Local Act are not optional for the local government. The law took effect on July 1, 2023.

Forward Pinellas has been developing a “Live Local” dashboard to track development activity related to HB 1339, SB 962, and the Live Local Act. This effort has been underway since the passage of the legislation. Since it was initially unveiled to the Planners Advisory Committee back in September, Forward Pinellas has met with municipalities across the county to gather feedback on the tool’s application and practical use. These meetings have concluded, and the tool has been adjusted to reflect the feedback. The tool is set to go live in early 2024 and will be updated monthly.

Moving forward, each point-of-contact provided to Forward Pinellas will be contacted monthly for data related to any Live Local, HB 1339, or SB 962 related projects that have been submitted for review. If such a project has been received, Forward Pinellas will provide a data form to be completed with the requested information and returned to Forward Pinellas.

This data will be utilized and reflected in our online “Live Local” dashboard and will be utilized to track and easily compare Live Local projects countywide, as well as review project statistics in a clear and simplified way.

ATTACHMENT(S): None

ACTION: None required; informational item only.

Planners Advisory Committee – January 2, 2024

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.