



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

June 1, 2021 – 1:30 p.m.

Magnolia Room at Florida Botanical Gardens
12520 Ulmerton Road, Largo

THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY

1. CALL TO ORDER AND INTRODUCTIONS

2. [APPROVAL OF MINUTES – May 3, 2021](#)

**3. REVIEW OF FORWARD PINELLAS AGENDA FOR June 9, 2021
REGULAR AGENDA ITEMS**

A. [CPA Actions and Tier I Countywide Plan Map Amendments](#)

4. PLANNING TOPICS OF INTEREST

A. [Advantage Pinellas Housing Compact](#) – Action (Linda Fisher/Evan Johnson)

B. [Legislative Update – HB 401](#) (Linda Fisher)

C. [Transfer of Development Rights and Density/Intensity Averaging](#) (Nousheen Rahman)

D. [Density/Intensity Pools](#) (Linda Fisher)

E. [Cancellation of August PAC Meeting](#) – Action

5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA

A. [Pinellas SPOTlight Emphasis Areas Update](#) (Information)

6. UPCOMING EVENTS

Aug 11 th	Forward Pinellas Legislative Workshop
Aug 27 th	Forward Pinellas Waterborne Transportation Committee – 11am – 1pm
Nov 2-4 th	Gulf Coast Safe Streets Summit
Nov 5 th	Bike/Walk Tampa Bay Virtual Summit

7. ADJOURNMENT

NEXT PAC MEETING – TUESDAY, JULY 6, 2021

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.

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2. Approval of Minutes – May 3, 2021

SUMMARY

The Summary Agenda Action Sheet for the May 3, 2021 PAC meeting is attached for committee review and approval.

ATTACHMENT(S): PAC Summary Agenda Action Sheet for the May 3, 2021 meeting

ACTION: PAC to approve the Summary Agenda Action Sheet from the May 3, 2021 meeting.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: MAY 3, 2021

ITEM	ACTION TAKEN	VOTE
<p>1. <u>CALL TO ORDER AND ROLL CALL</u></p>	<p>The PAC held its May 3, 2021 meeting in the Magnolia Room at the Florida Botanical Gardens; 12520 Ulmerton Road, Largo.</p> <p>The Chair, Britton Wilson, called the meeting to order at 1:34 p.m. and the members introduced themselves.</p> <p>Committee members in attendance included Britton Wilson, Kyle Brotherton, Derek Reeves, Allie Keen, Marcie Stenmark, Corey Gray, Alicia Parinello, Frances Leong-Sharp, Marshall Touchton, Heather Sobush, Tatiana Childress, Mark Ely, Wesley Wright (arrived at 1:39 p.m.).</p> <p>Forward Pinellas staff included Rodney Chatman, Linda Fisher, Nousheen Rahman, Austin Britt, and Tina Jablon.</p>	
<p>2. <u>MINUTES OF REGULAR PAC MEETING OF APRIL 5, 2021</u></p>	<p>Motion: Kyle Brotherton Second: Alicia Parinello</p> <p>(Note: Wesley Wright had not yet arrived at the meeting at the time of the vote)</p>	12-0
<p>3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR MAY 12, 2021 MEETING PUBLIC HEARING ITEMS</u> A. Case CW 20-16 – City of St. Petersburg</p>	<p>Derek Kilborn, Planning Manager, St. Petersburg, reminded the PAC members that the committee previously reviewed this land use case in October 2020 and voted to recommend approval at that time. He further stated that the Forward Pinellas Board was unable to hear the case in 2020 due to an appeal that was filed at the local level. He advised that the appeal process has concluded, and the final order has been issued by the Department of Economic Opportunity allowing the case to move forward unencumbered. The Forward Pinellas Board will now hear the case at its May meeting. Additionally, Mr. Kilborn offered to present to the PAC at a future meeting about the Division of Administrative Hearings (DOAH) process.</p>	
<p><u>REGULAR AGENDA ITEMS</u> B. Map Adjustment – City of Clearwater – Official Acceptance</p>	<p>Motion: Frances Leong-Sharp Second: Corey Gray</p>	13-0

<p>C. CPA Actions and Tier I Countywide Plan Map Amendments</p>	<p>Rodney Chatman updated the PAC members on the staff reviewed Tier I Map Amendments and recent actions taken by the CPA. No action required; informational item only.</p>	
<p>4. <u>PLANNING TOPICS OF INTEREST</u> A. Proposed Amendments to the Countywide Rules 1. Senior Housing Bonus 2. Map Adjustments</p>	<p>Nousheen Rahman reminded the PAC of the historical context that led to the development of the proposed Senior Housing Bonus. She reviewed the specifics of the additional bonus citing the fact that the Rules would not designate a maximum density/intensity. Local governments would still have the discretion to set those limits. However, the Rules would prohibit the bonuses in the Coastal High Hazard Area (CHHA). Additionally, local governments would not be required to adopt the Senior Housing Bonus at the local level.</p> <p>Linda Fisher, referring to a PowerPoint presentation, explained the rationale for the proposed amendment to the Countywide Rules regarding Map Adjustments. She advised that the amendment would clarify the purpose and intent, qualifying activities and submittal requirements for Map Adjustments. More specifically, she outlined the criteria and process that would allow for a staff level review (similar to a Tier I Plan Map Amendment) in certain circumstances.</p> <p>Lastly, Ms. Fisher cited some “housekeeping” amendments that would be included in the proposed Rule Amendment package as follows:</p> <ul style="list-style-type: none"> • Consolidation of scattered standards for submerged land • Clarification of the processes for continuances and withdrawals • Clarification regarding the number of days required between CPA public hearings • Addition of dog kennels, animal boarding facilities and veterinary clinics to Agricultural-Light <p>The PAC voted to recommend the Forward Pinellas Board authorize advertising for public hearing to consider the proposed amendments and recommended approval of the amendments as outlined.</p>	<p>13-0</p>

	<p>Motion: Alicia Parinello Second: Marshall Touchton</p>	
<p>B. Legislative Update</p>	<p>Linda Fisher advised the PAC that the Legislative Session concluded on Friday, April 30th.</p> <p>She reviewed the bills of concern that failed this session, but are likely to return next year. This included:</p> <ul style="list-style-type: none"> • HB 1113 – Pedestrian Crossings • HB 55 – Building Design Regulations <p>She also reviewed the many bills of significance that successfully passed this year and advised the group of potential impacts to Pinellas County. This included:</p> <ul style="list-style-type: none"> • HB 421 & HB 1101 – Relief from Burdens on Real Property Rights • HB 59 – Growth Management • HB 401 – Florida Building Code • HB 403 – Home-Based Businesses • HB 487 – Small-Scale Amendments • HB 35 – Legal Notices • SB 628 – Urban Agriculture • SB 896 – Solar Facilities • HB 337 – Impact Fees <p>Other bills that failed included:</p> <ul style="list-style-type: none"> • HB 219/SB 522 – Vacation Rentals • HB 1481/SB 1988 – Vacation Rentals • SB 62 – Abolishing regional planning councils • SB 1130 – Abolishing Tampa Bay Area Regional Transit Authority (TBARTA) <p>Ms. Fisher outlined the proactive approach being developed for next session by the Forward Pinellas Legislative Committee. This will include working closely with legislators, identifying failed bills that will likely return next session, and holding a workshop in the Fall with partners.</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 members that the Forward Pinellas Board adopted a new SPOTlight emphasis area at its last meeting entitled “Innovations for Target Employment and Jobs Access.” He provided an overview of potential projects to be undertaken. This includes updating the Target Employment and Industrial Lands Study and developing the first Investment Corridor plan.</p>	
<p>6. <u>UPCOMING EVENTS</u></p>	<p>The PAC Chair referred to the events cited in the agenda.</p>	
<p>7. <u>ADJOURNMENT</u></p>	<p>The meeting was adjourned at 2:07 p.m.</p>	

Respectfully Submitted,

PAC Chairman

Date

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3A. CPA Actions and Tier I Countywide Plan Map Amendments



SUMMARY

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

CPA Actions May 2021:

There were no items that went to the CPA in May.

Tier I Countywide Plan Map Amendments May 2021:

- FLUM 21-03, Pinellas County, satisfies the Tier I provisions of Section 6.1.2.1 of the Countywide Rules

ATTACHMENT(S): None

ACTION: None required; informational item only.

4A. Advantage Pinellas Housing Compact

SUMMARY

As previously discussed with PAC, Pinellas County and Forward Pinellas are partnering to build a countywide strategy to address the critical shortage of affordable housing in the county. Working with the 25 local governments, the strategy will build upon existing county and local efforts to create affordable housing units through direct investment, public-private partnerships, more diverse market-rate development, and other tools. The strategy will be implemented as part of the Advantage Pinellas plan to link housing, jobs and transportation on a countywide basis.

In 2020, we held a successful five-part virtual summit called Homes for Pinellas, which brought together community leaders, developers, subject matter experts, and the public to discuss the challenges, opportunities and best practices for creating housing that is affordable to everyone. A key conclusion of the summit was the need for a countywide housing compact that all local governments will be encouraged to sign, agreeing to work together as a county to develop goals and implement strategies to create greater housing affordability.

Planning and community development staff from five communities with independent housing authorities (Largo, Pinellas Park, Clearwater, St. Petersburg, and unincorporated Pinellas County) served on a Tactical Team to develop the Advantage Pinellas Housing Compact and champion its adoption by their communities. The ultimate goal will be for all local governments in the county to adopt the compact.

ATTACHMENT(S):

- Draft Advantage Pinellas Housing Compact Dated May 19, 2021
- [Information on the Homes for Pinellas Virtual Summit](#)

ACTION: PAC to recommend that the board adopt the Advantage Pinellas Housing Compact.

Advantage Pinellas Housing Compact

DRAFT May 19, 2021

This Compact is made and entered into this ___ day of ___, 2021, by and between the municipalities within Pinellas County, the Pinellas County Board of County Commissioners, and Forward Pinellas (“the Partners”).

WHEREAS, Pinellas County is a vibrant community of nearly one million residents and 25 local governments, with a uniquely diverse array of communities and lifestyle options, and a robust local economy; and

WHEREAS, the continued quality of life and economic health of our community depends on residents being able to afford safe, quality housing with multi-modal transportation to jobs and educational opportunities; and

WHEREAS, residents living in stable, affordable housing are better able to participate in the workforce, obtain an education, meet daily needs, and remain healthy; and

WHEREAS, employers are better able to attract and retain a stable workforce when residents can find quality affordable housing close to their workplaces, avoiding burdensome commutes; and

WHEREAS, housing costs in Pinellas County are rising significantly faster than household incomes; and

WHEREAS, nearly one in five households in Pinellas County is cost-burdened, spending more than 30 percent of its income on housing; and

WHEREAS, lower-income, minority, and elderly residents are disproportionately likely to live in cost-burdened households; and

WHEREAS, local governments play a critical role in fostering social equity through housing and development policies and strategies; and

WHEREAS, Pinellas County will need an increase of nearly 1,000 affordable housing units per year this decade to keep pace with population growth; and

WHEREAS, addressing the need for affordable housing will require a coordinated strategy of housing construction, rehabilitation, mitigation, preservation, and household assistance; and

WHEREAS, affordable housing production depends on a combination of public, private, nonprofit, and citizen partners; and

WHEREAS, there are 25 local governments in Pinellas County, each with its own affordable housing needs, resources, and policies; and

WHEREAS, the citizens of Pinellas County have made a significant commitment to meeting the community's need for affordable housing by approving the government infrastructure sales surtax in 2019 (Penny for Pinellas IV); and

WHEREAS, the Board of County Commissioners has allocated a projected \$80 Million of Penny for Pinellas revenue over the next ten years to preserve and develop affordable housing; and

WHEREAS, Pinellas County has shown a significant commitment to providing affordable housing through its dedicated Community Housing Trust Fund and Land Trust Program; and

WHEREAS, there are significant countywide resources dedicated to planning for the coordination of land use, transportation, and economic development; and

WHEREAS, local governments in Pinellas County are collaborating on the economic, environmental, and societal vitality and resiliency of their respective communities, in order to support a thriving local economy and create opportunities to attract new businesses and economic investments; and

WHEREAS, an integrated, cooperative, countywide approach is needed to align and maximize these resources and truly meet the need for housing affordability.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODIES OF THE COMPACT PARTNERS THAT:

SECTION 1. The Partners agree to work toward a planning strategy that prioritizes locating affordable housing, jobs, educational opportunities, and workforce development resources along corridors (within ½ mile) planned for high-quality transit service as identified in the Advantage Pinellas Plan.

SECTION 2. The Partners agree to work toward coordinating the development of affordable housing with planning for healthy communities, including access to parks and recreational resources, pedestrian/bicycle facilities, healthy food sources, and medical care providers.

SECTION 3. The Partners agree to work toward addressing racial, social, economic, and geographic inequality in the provision of affordable housing in Pinellas County.

SECTION 4. The Partners agree to work toward planning for greater resiliency, by reducing impacts to current and future housing stock through diverse and localized adaptation and building strategies designed to reduce risks from flooding, major storms, and other natural hazards.

SECTION 5. The Partners agree to work toward the provision of safe, quality housing that is accessible to residents of diverse ages, abilities, and provides both rental and ownership opportunities.

SECTION 6. The Partners agree to work with affordable housing developers, community groups, citizens, and other stakeholders related to the implementation of this Compact.

SECTION 7. The Partners agree to work toward creating an affordable housing action plan to serve as a common, coordinated framework for addressing affordable housing needs, while respecting the autonomy of each local jurisdiction.

SECTION 8. As a component of the action plan, the Partners agree to work toward developing specific goals to meet housing needs and shared terminology and definitions addressing affordable housing.

SECTION 9. The Partners agree to work toward creating a joint communications and outreach program, including developing a website to serve as an information portal for residents, local businesses, developers, non-profit community organizations, and other stakeholders.

SECTION 10. The Partners agree to work toward developing a centralized data repository and performance metrics to identify needs and measure progress toward the action plan.

SECTION 11. The Partners agree to develop a usable regulatory toolkit for local governments, including:

- A menu of regulatory incentives to encourage affordable housing construction, improvements, adaptation, redevelopment and preservation;
- Regulatory strategies for encouraging market-rate housing that is diverse and affordable to a broader range of incomes, including nontraditional options such as accessory dwelling units, “missing middle” housing, tiny homes, and mixed-use buildings; and

- Design standards that promote sustainability and energy efficiency, encourage healthy environments and lifestyles and make it possible to travel safely and conveniently using walking, biking, and transit.

SECTION 12. The Partners agree to this Compact as an expression of their intent and commitment to work together on a countywide level to address the critical need for affordable housing in Pinellas County, but acknowledge that the governing body of each Partner retains authority over local decision-making including, but not limited to, financial and staff resources and land use regulations.

SECTION 13. This Compact shall take effect upon full and proper execution and remain in place for 10 years and until all Partners agree to terminate. Any Partner may individually terminate its participation in the Compact upon 30 days' written notice to all remaining Partners. The termination by one Partner shall not affect the commitment of the Compact's remaining Partners.

[Signature Blocks to Follow]

4B. Legislative Update – HB 401

SUMMARY

The 2021 Legislative Session ended on April 30, with 275 bills passing both chambers. A preliminary summary of bills known to have passed and failed was presented to PAC on June 3. However, as often happens in the final days and hours of a session, some bills that failed were subsequently found to have been inserted into other successful bills. This year, that unfortunately includes House Bill (HB) 55, which proposed to preempt local building design regulations for some residential uses. While HB 55 was unsuccessful, its language was inserted into HB 401, a bill addressing the Florida Building Code, which passed.

If signed into law, HB 401 will amend Section 163.3202, Florida Statutes (F.S.) to prohibit local zoning and development regulations relating to building design elements for single-family houses and duplexes, including the appearance of roofs, porches, windows, entry doors, garage doors, architectural style, and requirements for interior rooms. The preemption does not apply to height, bulk, orientation, setbacks, or buffering. Exceptions to the preemption apply to designated historic properties, Community Redevelopment Areas, master planned communities, regulations needed to meet requirements of the National Flood Insurance Program or to protect coastal wildlife, and local governments with architectural or design review boards.

HB 401 also fulfills its original purpose of allowing citizens to petition the Florida Building Commission to review local land development regulations that address topics covered in the Florida Building Code. Section 553.73, F.S., allows local governments to adopt regulations that are more restrictive than the Florida Building Code—such regulations are known as a “technical amendment” to the code—but must meet certain requirements for public input and technical review. If a citizen feels that these requirements have not been met and that they are substantially affected by the new regulations, they can file a petition with the Florida Building Code and request a nonbinding advisory opinion on whether the regulations comply with applicable statutes.

The bill has not yet been presented to the governor. If it becomes law, the effective date will be July 1, 2021.

ATTACHMENT(S): [House Bill 401](#)

ACTION: None required; informational item only.

4C. Transfer of Development Rights and Density/Intensity Averaging in the Countywide Rules

SUMMARY

Recently, Forward Pinellas has received multiple interpretation requests from our various local governments regarding the provisions and prohibitions of Transfer of Development Rights (TDRs) and Density/Intensity Averaging in the Countywide Rules. These are governed by Sections 5.2.1.1 and 5.2.1.2 in the Countywide Rules.

These sections will be included in the forthcoming amendments to the Countywide Rules to further clarify their provisions and prohibits. Before they are proposed for such, staff would like to review each of these sections to address the questions we have received regarding these topics, and to also consider further amendments that may be necessary as we discuss the needs and interests of the local governments in this committee.

At this time, this item is informational, and we welcome an open discussion on each local governments' questions on TDRs and Density/Intensity Averaging.

ATTACHMENT(S): None

ACTION: None required; Informational item only.

4D. Density/Intensity Pools

SUMMARY

During our review of Rules provisions for transferrable development rights and density/intensity averaging, as well as discussions with local government staff, the issue of density/intensity pools has been raised. Some local governments use this technique within defined planning areas to reallocate unused density or intensity into a “pool” of development entitlements that can be redistributed as bonuses to incentivize desired higher-density and -intensity redevelopment.

Density/intensity pools are typically used in Activity Centers established through the special area plan process prior to 2015. The current Rules do not contain an explicit provision allowing density/intensity pools. Forward Pinellas staff would like to discuss this planning tool with the PAC membership to determine if there is interest in creating a provision for it in the Rules.

ATTACHMENT(S): None

ACTION: As deemed appropriate following PAC discussion.

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4E. Cancellation of the August PAC Meeting



SUMMARY

Historically the Forward Pinellas Board cancels its August meeting. This item was on the consent agenda at the May Forward Pinellas meeting and was approved. Likewise, the Planners Advisory Committee has also traditionally cancelled its August meeting. Therefore, Forward Pinellas staff recommends that the PAC take action to cancel its August 2, 2021 meeting.

ATTACHMENT(S): None

ACTION: PAC to cancel the August 2021 meeting.

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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.