



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

May 1, 2023 – 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 – April 3, 2023**
- 3. REVIEW OF FORWARD PINELLAS AGENDA FOR MAY 10, 2023**
PUBLIC HEARING ITEMS
 - A. Case CW 23-04 – Pinellas County
REGULAR AGENDA ITEMS
 - B. CPA Actions and Forward Pinellas Administrative Review Items
- 4. PLANNING TOPICS OF INTEREST**
 - A. Mapping Tool – Multimodal Accessibility Index (Kaitlyn Nieman)
 - B. Recap of Homes for Pinellas Summit (Linda Fisher)
 - C. Legislative Update (Linda Fisher)
- 5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA**
 - A. Pinellas SPOTlight Emphasis Areas Update (Information)
 - B. Cancellation of the June 2023 PAC Meeting (Action)
 - C. Upcoming Land Use Cases & Pre-App Meetings (Discussion)
- 6. ADJOURNMENT**

NEXT PAC MEETING – MONDAY, JULY 3, 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 – May 1, 2023

2. Approval of Minutes – April 3, 2023



SUMMARY

The Summary Agenda Action Sheet for the April 3, 2023, PAC meeting is attached for committee review and approval.

ATTACHMENT(S): PAC Summary Agenda Action Sheet for the April 3, 2023 meeting

ACTION: PAC to approve the Summary Agenda Action Sheet from the April 3, 2023 meeting.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: APRIL 3, 2023

| ITEM | ACTION TAKEN | VOTE |
|---|---|------|
| 1. <u>CALL TO ORDER AND ROLL CALL</u> | <p>The PAC held its April 3, 2023, meeting in the Palm Room at 333 Chestnut Street, Clearwater.</p> <p>The Chair, Brandon Berry, called the meeting to order at 1:30 p.m. and the members introduced themselves.</p> <p>Committee members in attendance included: Marcie Stenmark, Fred Metcalf, Derek Reeves, Andrew Morris, Kimberly Mejia, Frances Leong Sharp, Brandon Berry, Kyle Brotherton, Ryan Brinson, Wesley Wright, Allie Keen, Kathryn Younkin (late arrival), Marshall Touchton and Nicole Dufva.</p> <p>Others in attendance: Jayme Lopko, City of Clearwater and Kathy Gademer, City of Dunedin.</p> <p>Forward Pinellas staff included: Rodney Chatman, Linda Fisher, Tina Jablon, Kaitlyn Nieman (intern) and Jared Austin.</p> | |
| 2. <u>APPROVAL OF MINUTES FROM THE JANUARY 30, 2023 PAC MEETING</u> | <p>Motion: Marcie Stenmark Second: Frances Leong Sharp</p> | 12-0 |
| 3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR APRIL 12, 2023 MEETING</u> A. CPA Actions and Forward Pinellas Administrative Review Items | <p>Rodney Chatman advised the committee members that the Countywide Planning Authority approved two land use cases in February and March. Additionally, Forward Pinellas staff administratively approved two Tier I amendments and one map adjustment over the last two months.</p> | |
| 4. <u>PLANNING TOPICS OF INTEREST</u> A1. Proposed Countywide Rules Amendments – Target Employment and Industrial Land Study (TEILS) | <p>Jared Austin introduced this item by providing an overview of the Countywide Plan and its intended purpose. He then discussed the former and recent Target Employment and Industrial Land Studies. He outlined the existing policies and incentives and the proposed changes to policies and incentives. Proposed amendments will increase flexibility and create Target Employment Center (TEC) subcategories. Mr. Austin also outlined changes to the tiered amendment process for TECs.</p> <p>A TEILS Advisory Group comprised of staff of local government planners and economic development professional is being considered,</p> | |

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| | <p>and if created will guide the implementation process and tackle any issues that may arise.</p> <p>Following the TEILS discussion, Mr. Austin updated the committee on proposed amendments to the Relevant Countywide Considerations. He outlined a shift away from Roadway Level of Service (LOS) to the implementation of the Multimodal Accessibility Index (MAX Index) as a means of accessing roadway performance. He explained the rationale for the change by outlining several drawbacks to LOS. He further explained how the MAX Index will work in more detail.</p> | |
| <p>A2. Other Proposed Amendments</p> | <p>Linda Fisher outlined the other proposed amendments to the Countywide Rules to include the following items:</p> <p>Transfers of Density/Intensity which includes Density/Intensity Averaging, Transferable Development Rights and Density/Intensity Pools. The proposed amendments would create the new umbrella term of “Transfers of Density/Intensity” to include all of the aforementioned terms. This would reorganize and clarify the current Rules to consolidate duplicative provisions and formalize staff interpretations. The amendments would be more permissive containing few substantive changes and creating no new restrictions.</p> <p>Multi-jurisdictional Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs) proposed amendments would streamline the process for unincorporated parcels in ACs, MMCs and PRDs.</p> <p>Coastal High Hazard Area (CHHA) proposed amendments to this section are intended to address amendments in the ACs, MMCs and PRDs that are also in a CHHA to allow for greater resiliency efforts.</p> <p>Housekeeping proposed amendments regarding legal advertisement requirements, standardizing administrative review deadlines and reports to the Countywide Planning Authority, codifying the purpose of sub-maps, clarifying the amendment process for development agreement changes, and codifying interpretations of definitions will also be included in this amendment package.</p> | |

B. Legislative Update

Linda Fisher began by reminding the members of the start and end dates for this year's legislative session. She stated that less than half the typical amount of bills were filed this year for an unknown reason. She then reviewed the bills of interest that staff have been following include:

SB 102 on Housing which has already been signed into law and will become effective on July 1, 2023. This bill states that if at least 40% of the units on a development project are affordable, the local government of jurisdiction must allow density up to the maximum permitted standard within the jurisdiction; must allow height up to the tallest permitted building height within one mile (or three stories if greater); may not require a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for height and density; and must administratively approve the project.

HB 439 and SB 1604 on Land Use Regulation which states that comprehensive plans must use official State of Florida population projections unless another source is higher, are no longer required to address most urban sprawl provisions, and can approve "privately-initiated" amendments regardless of Evaluation and Appraisal Review (EAR) status. The bills further state that land development regulations must establish minimum lot sizes consistent with maximum densities, must establish an administrative approval process for infill and may not use level-of-service standards as a basis for the denial of a development order or permit.

SB 170 and HB 151 on Local Ordinances which would require local government to prepare a "business impact estimate" before enacting most ordinances with exemptions for comprehensive plan amendments and land development regulations, suspend enforcement of a legally challenged ordinance until the matter is resolved, and pay successful plaintiffs up to \$50,000 for attorney fees and costs.

SB 882 and HB 885 on Infrastructure Surtax which amends statute for local option surtax (IE: Penny for Pinellas) which are currently limited to funding capital expenditures for infrastructure, but would expand to include infrastructure maintenance and operational costs.

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| | <p>Regional Transportation Planning bills to dissolve the Tampa Bay Area Regional Transit Authority (HB 155 and SB 198), directing the Florida Department of Transportation to explore the dissolution of the Hillsborough Area Regional Transit Authority (HB 1397 and SB 1532); and expected forthcoming language directing the exploration of a merger between the metropolitan planning organizations in Pinellas, Pasco and Hillsborough Counties (SB 64 and/or HB 425).</p> <p>Other preemption bills that would prohibit local governments from requiring local referendums to amend land development regulations (HB 41 and SB 586) and requiring that nonconforming structures in the Coastal High Hazard Area (CHHA) must be allowed to be demolished and rebuilt to current zoning standards (HB 1317 and SB 1346).</p> <p>SB 740 on County Realignment would create a “Statewide Blue Ribbon Task Force on County Realignment” within the Department of Economic Opportunity to “review whether changing county boundaries to address population shifts would help local governments provide more efficient local services and more effective public administration.”</p> <p>Ms. Fisher offered the latest status of each of the bills outlined.</p> | |
| <p>C. Pinellas Planning Council Potential FY 24 Work Plan Activities</p> | <p>Rodney Chatman described for the committee members benefit, the fiscal relationship that exists between the Pinellas Planning Council and the Pinellas County Metropolitan Planning Organization, the two legal entities that make up Forward Pinellas. He subsequently outlined the budget development strategy used by the agency in developing its annual budget. He outlined FY 23 current projects and FY 24 potential future projects based on the budget.</p> | |
| <p>D. Planning Support Services Procurement Update</p> | <p>Rodney Chatman updated the PAC members on the status of the Planning Support Services procurement that is currently underway. He reminded the members of the areas and sub-areas of expertise that were required of the submitting firm teams. He highlighted the list of firm teams that submitted proposals and outlined the next steps, reminding the committee members that other local governments would be permitted to piggyback on the contracts once executed.</p> | |

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| E. Updated PAO Parcel Split and Parcel Combination Forms | Rodney Chatman alerted the PAC members that the Pinellas County Property Appraiser’s Office has updated its online forms for requesting a parcel split or parcel combination. He provided links to the forms for reference. | |
| <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 updated the committee on the recent activities related to the SPOTlight Emphasis Areas as follows:</p> <p>Enhancing Beach Community Access – The Waterborne Transportation Committee met on March 12th and reviewed the cost assumptions associated with the Clearwater Ferry Restart Plan and was provided an update on the other activities that staff has completed to date. After a lot of discussion, the committee committed to future meetings where consensus can be reached that implement an approach modeled after the Jolley Trolley where PSTA issues an RFP and awards a contract to the selected operator.</p> <p>Vision for US 19 – We are working on a socioeconomic analysis of the US 19 corridor in southern Pasco and northern Pinellas. The goal is to identify data points that demonstrate a growing market for future enhanced transit service and infrastructure along this segment of US 19. This information will be part of a broader discussion with residents and the business community that we plan to hold in the summer or fall of this year.</p> <p>Innovations in Target Employment and Jobs Access – We will be providing a presentation on the TEILS Update at the May 18th Board of County Commissioners Work Session in partnership with Pinellas County Economic Development.</p> | |
| B. Upcoming Land Use Cases & Pre-App Meetings | Upon call by the chair for any land use cases or pre-app meetings to make Forward Pinellas staff aware of, the cities of St. Pete Beach and Largo indicated they would be scheduling meetings with Forward Pinellas soon. | |
| 6. <u>ADJOURNMENT</u> | There being no further business, the meeting was adjourned at 2:45 p.m. | |

Respectfully Submitted,

PAC Chair

Date

3A. Case CW 23-04 Pinellas County

SUMMARY

From: Recreation/Open Space
To: Public/Semi-Public
Area: 0.116 acres m.o.l.
Location: West side of Ridgemoor Dr., approximately 300 feet north of Ridgemoor Blvd.
Jurisdiction: Pinellas County

PRELIMINARY STAFF RECOMMENDATION

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

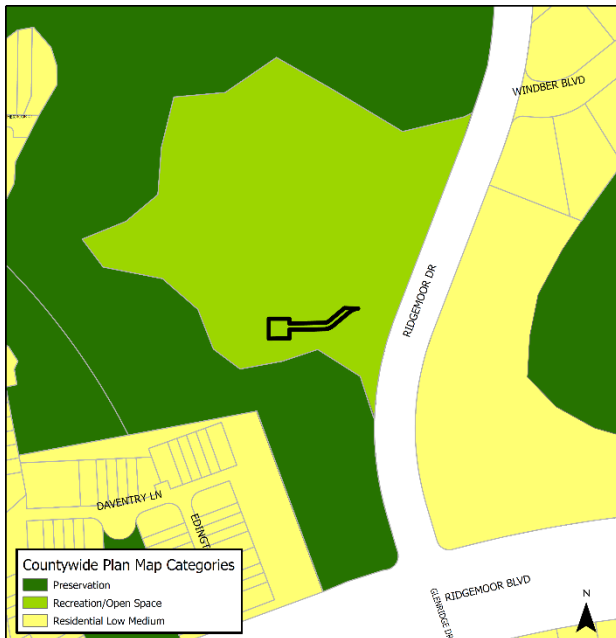
BACKGROUND

This proposed amendment is submitted by the Pinellas County to amend a portion of a property from Recreation/Open Space to Public/Semi-Public. The current Recreation/Open Space category is intended to recognize areas appropriate for public and private open spaces and recreational facilities that serve the community or region. 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.

The applicant is seeking a Countywide Plan Map amendment of a small, 0.116-acre portion of a neighborhood park serving the Ridgemoor community. The applicant desires to construct a telecommunications tower near the south end of the 6.5-acre park parcel, at the request of the Ridgemoor community.

A telecommunications tower is considered a transportation/utility use, which the Countywide Rules permit in the Recreation/Open Space category up to a threshold of five contiguous acres. However, the corresponding Pinellas County future land use category of the same name does not permit transportation/utility uses. Therefore, the proposed use of the property requires a local future land use map amendment to Transportation/Utility, triggering a corresponding Countywide Plan Map amendment to Public/Semi-Public.

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:

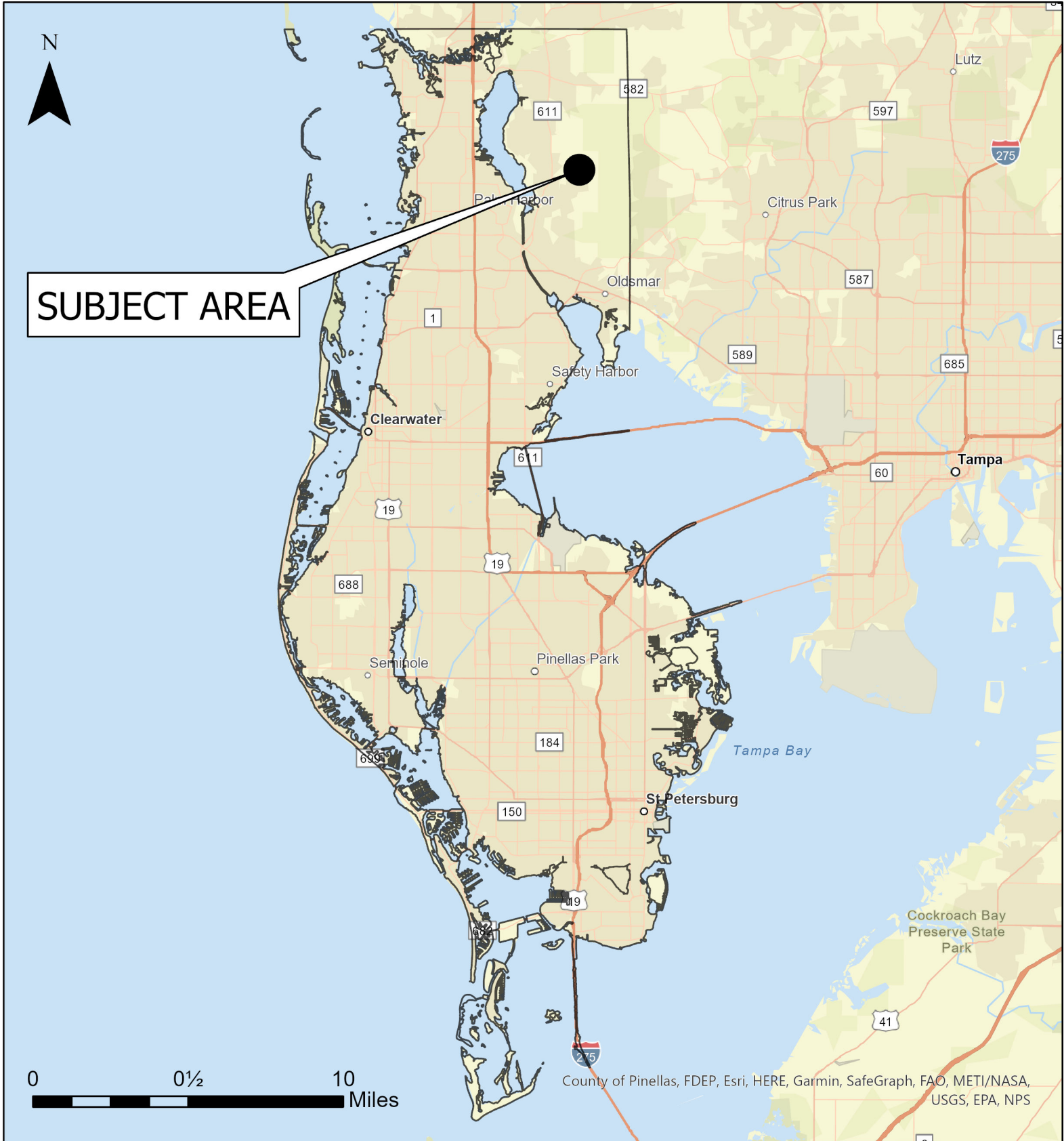
- Map 1 Location Map
- Map 2 Jurisdictional Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map

MEETING DATES:

- Planners Advisory Committee, May 1, 2023, at 1:30 p.m.
- Forward Pinellas, May 10, 2023, at 1:00 p.m.
- Countywide Planning Authority, June 13, 2023, at 9:30 a.m.

Case CW23-04

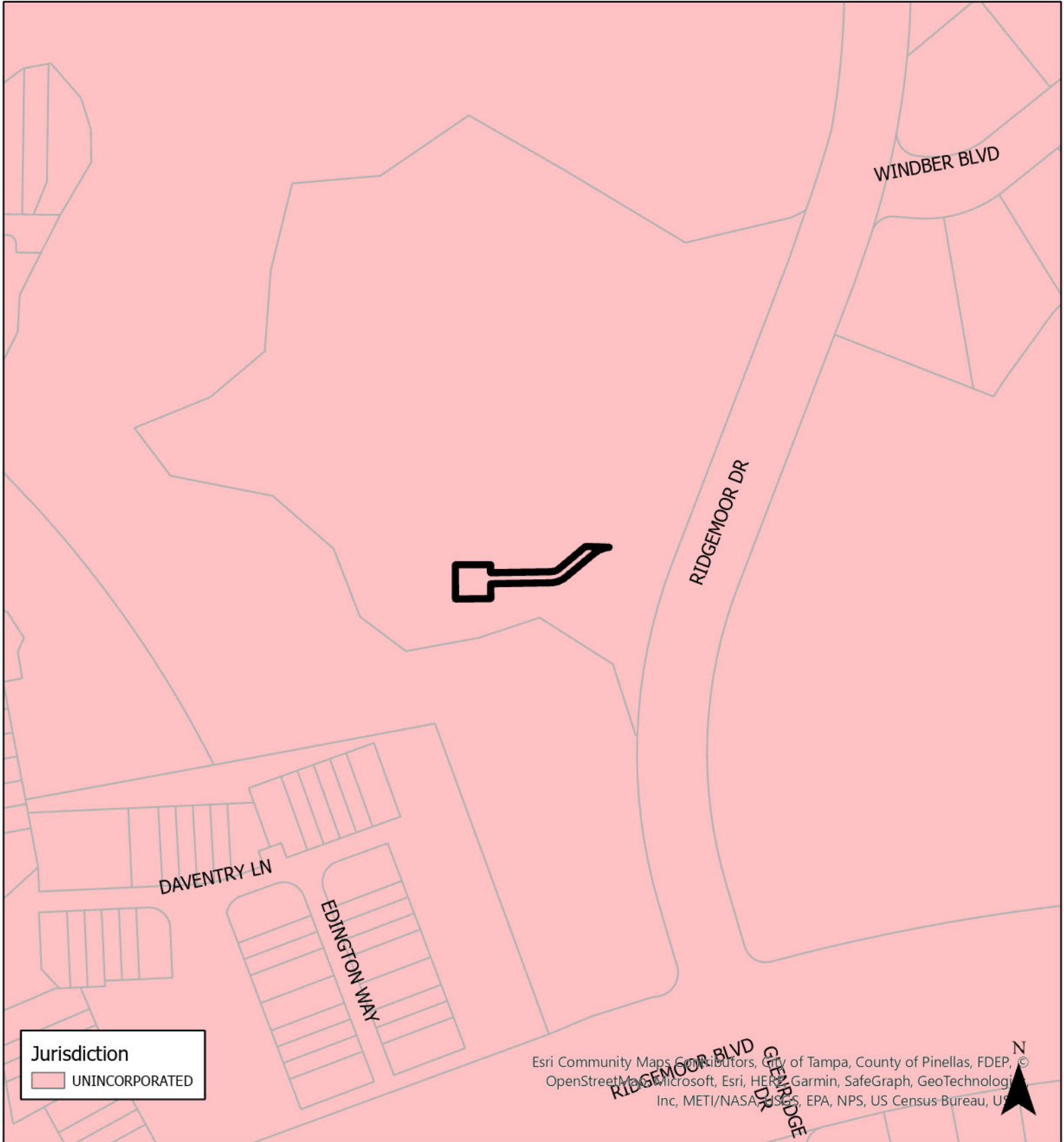
Map 1: Location Map



JURISDICTION: Pinellas County **FROM: Recreation/Open Space**
AREA: 0.116 acres m.o.l. **TO: Public/Semi-Public**

Case CW23-04

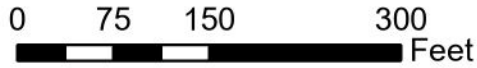
Map 2: Jurisdictional Map



Jurisdiction
UNINCORPORATED

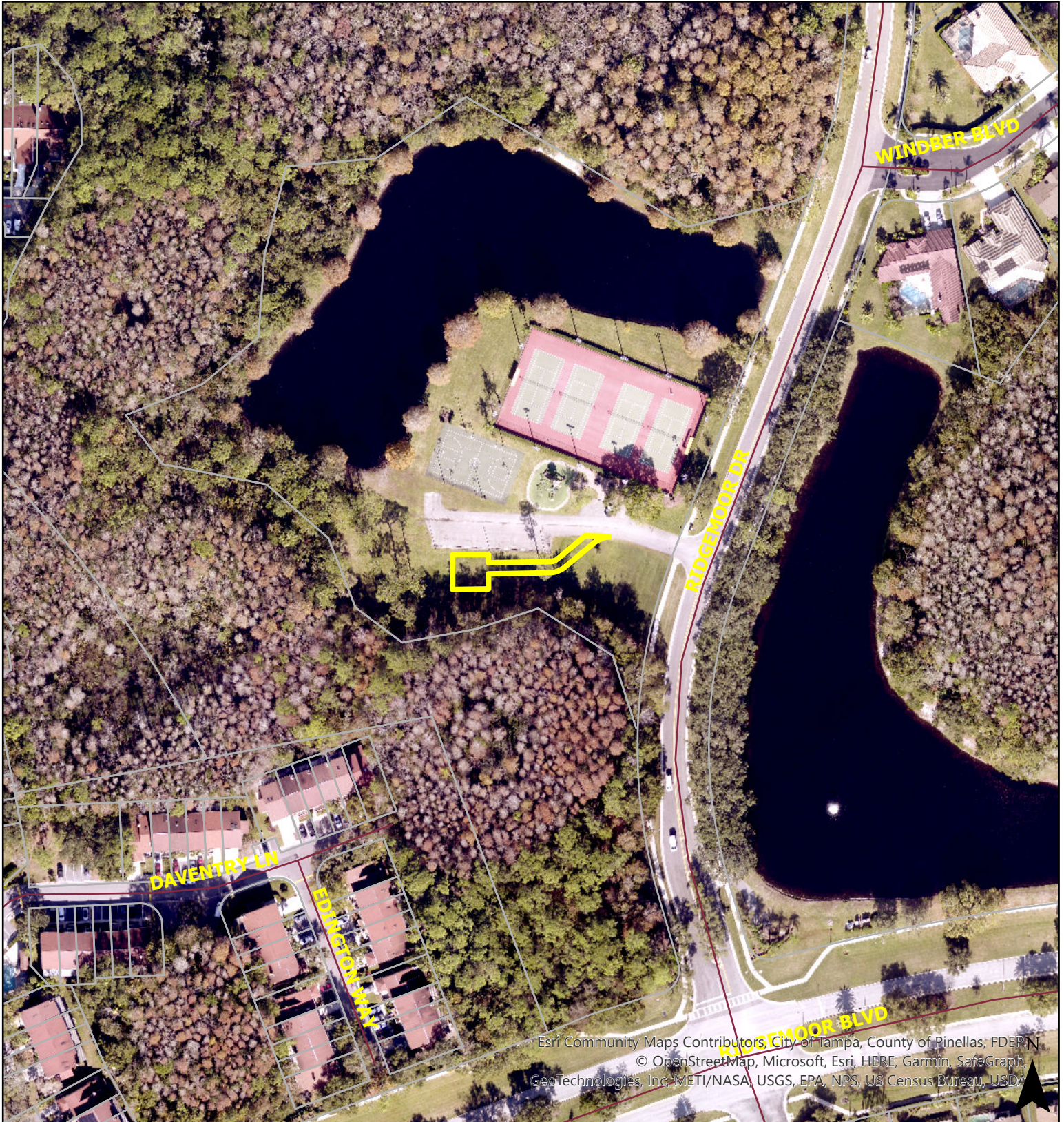
Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, © OpenStreetMap contributors, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnology, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, US

JURISDICTION: Pinellas County FROM: Recreation/Open Space
AREA: 0.116 acres m.o.l. TO: Public/Semi-Public



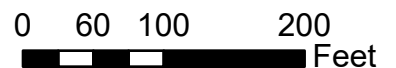
Case CW23-04

Map 3: Aerial Map



Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEPR, Inc.
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JURISDICTION: Pinellas County **FROM: Recreation/Open Space**
AREA: 0.116 acres m.o.l. **TO: Public/Semi-Public**



Case CW23-04

Map 4: Current Countywide Plan Map



FORWARD
PINELLAS



Countywide Plan Map Categories

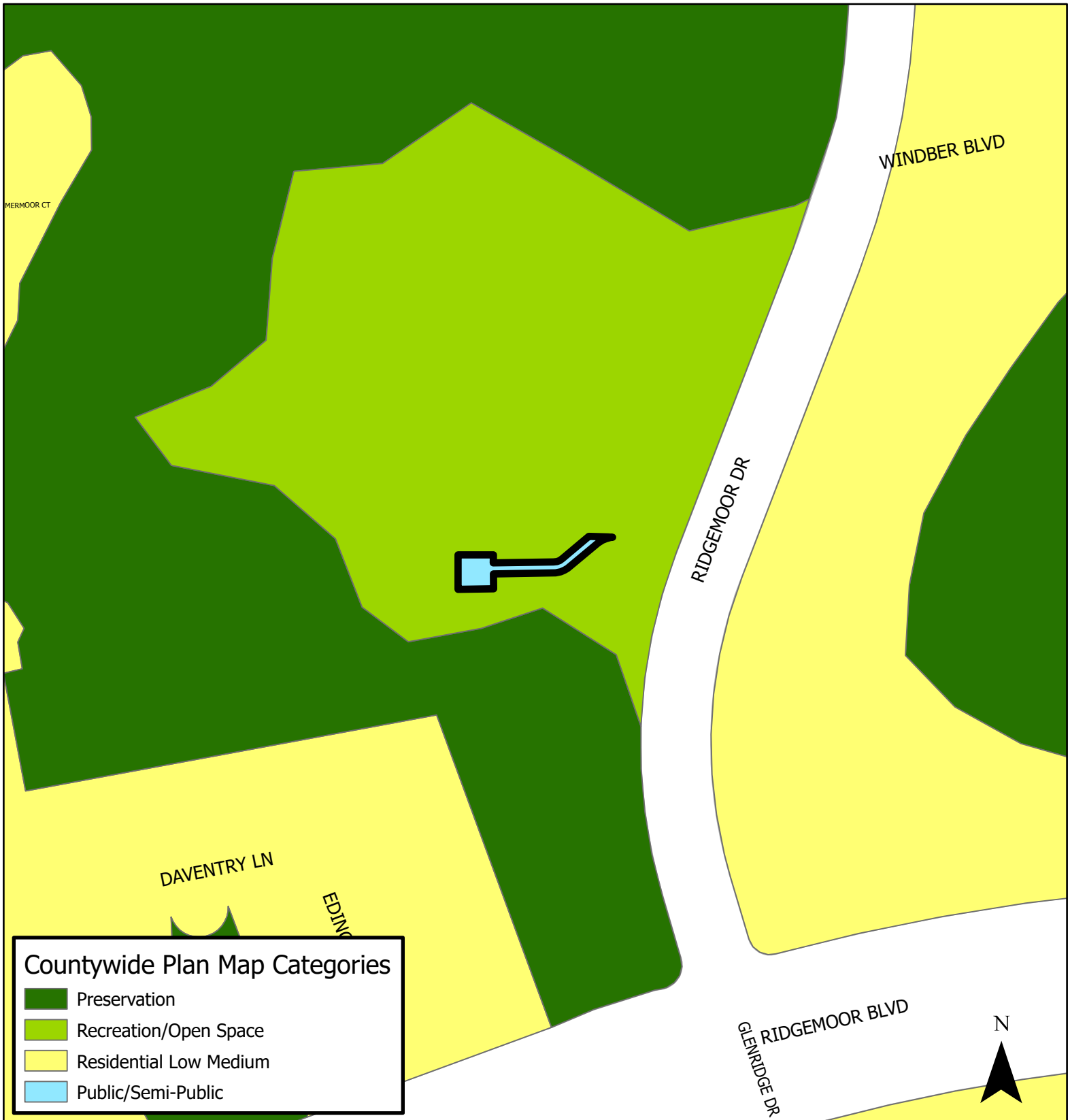
- Preservation
- Recreation/Open Space
- Residential Low Medium

JURISDICTION: Pinellas County FROM: Recreation/Open Space

AREA: 0.116 acres m.o.l.

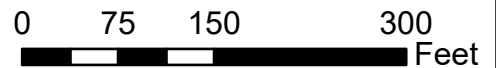
TO: Public/Semi-Public





JURISDICTION: Pinellas County **FROM:** Recreation/Open Space

AREA: 0.116 acres m.o.l. **TO:** Public/Semi-Public



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 April 2023:

There were no items that went to the CPA in the month of April.

Tier I Countywide Plan Map Amendments April 2023:

There were no Tier I amendments processed in the month of April.

Map Adjustments April 2023:

- MA 23-02, Pinellas County, located at 198 Alt 19, 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

In its role as the Pinellas Planning Council, Forward Pinellas is responsible for evaluating proposed amendments to the Countywide Plan Map against criteria outlined in the Countywide Rules. One of these criteria pertains to the Level of Service (LOS) of the roadway adjacent to the proposed amendment site. The primary issue with this is that LOS is linked to roadway expansion and, as Pinellas County is largely redeveloping and limited in its ability to expand roadways, the ability to improve LOS is limited. As a solution, Forward Pinellas has developed the Multimodal Accessibility (MAX) Index. The MAX Index still includes LOS but also accounts for several other forms of transportation.

The MAX Index assigns a multimodal accessibility score, or MAX score, to individual quarter-mile grid cells. This score is calculated as a total of the points awarded for each of the various forms of transportation existing within a grid cell. If implemented, proposed amendments to the Countywide Plan Map will need to maintain a MAX score equal to or better than the current Countywide Average MAX score, which will be updated annually. If that score is not met, balancing criteria will be required, as it is with traditional LOS, in order for the proposed amendment to be recommended for approval.

Forward Pinellas staff will be presenting on a local tool intended for cities and municipalities to easily view how proposed amendment areas perform compared to the countywide average as a whole.

ATTACHMENT(S): None

ACTION: None required; informational item only.

4B. Recap of Homes for Pinellas Summit

SUMMARY

In 2020, Pinellas County and Forward Pinellas held the first Homes for Pinellas virtual summit series. Last year, many local governments joined Pinellas County and Forward Pinellas in signing the Advantage Pinellas Housing Compact, a commitment to work together toward a future where more friends, neighbors and essential workers can afford to call Pinellas home.

On April 28, the 2023 Homes for Pinellas Summit will introduce the Housing Action Plan that will implement the compact. In addition to local government elected officials and staff, the event will bring together local agencies, businesses, developers, nonprofits and other community partners to learn about housing solutions and share information.

Event registration is currently full, but the event will be livestreamed and recorded for viewing on YouTube at www.youtube.com/PinellasCountyMeetings. Forward Pinellas staff will provide a recap of the event at the May PAC meeting.

ATTACHMENT(S): [The Advantage Pinellas Housing Action Plan \(link\)](#).

ACTION: None required; informational item only.

4C. Legislative Update

SUMMARY

The 2023 State Legislative Session ends on May 5. As presented at the April meeting, we are tracking a number of bills with implications for local and regional planning efforts, and will present an update on their status at the meeting. In particular, local governments should take note of a concerning amendment made to House Bill (HB) 439, described below.

HB 439 – Land Use and Development Regulations

An [amendment](#) to the bill adopted on April 19 creates yet another local preemption pertaining to affordable housing:

- It allows any development with 25% affordable housing that has been approved for a rezoning or future land use amendment to expand onto adjacent property, regardless of the land use designation of that property.
- Density and height of the expanded portion may not be restricted below that of the initial development.
- Affordability only needs to be demonstrated “at the time of initial sale or lease.” This provision is of considerable concern, since developments could be resold quickly to eliminate the affordability requirement.
- The bill language contains a mix of “may” and “shall,” so it’s unclear whether it is intended to create a broad allowance like HB 1339 and SB 962, be prescriptive like SB 102, or some combination for different provisions.
- The provisions are self-executing and do not require enabling regulations by the local government.

The bill has passed all three of its committees and is awaiting scheduling for a House floor vote. Effective date: July 1, 2023.

ATTACHMENT(S): None.

ACTION: None required; informational item only.

Planners Advisory Committee – May 1, 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.

Planners Advisory Committee – May 1, 2023

5B. Cancellation of the June PAC Meeting



SUMMARY

At its April 2023 meeting, the Forward Pinellas Board approved the cancellation of its June 2023 meeting due to conflicts with the Board of County Commissioners meeting schedule. Historically, when the Forward Pinellas Board cancels its monthly meeting, the PAC likewise cancels its meeting for that month. Therefore, Forward Pinellas staff recommends that the PAC cancel its June 2023 meeting.

ATTACHMENT(S): None

ACTION: PAC to cancel the June 2023 meeting.