



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

**August 30, 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**

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**1. CALL TO ORDER AND INTRODUCTIONS**

**2. REVIEW OF FORWARD PINELLAS AGENDA FOR September 8, 2021  
PUBLIC HEARING ITEMS**

- A. [Case CW 21-10 – Pinellas County](#)
- B. [Case CW 21-11 – Pinellas County](#)
- C. [Case CW 21-12 – Pinellas County](#)

**REGULAR AGENDA ITEMS**

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

**3. PLANNING TOPICS OF INTEREST**

- A. [Clearwater Ft. Harrison Complete Streets Project](#) (Lauren Matzke)
- B. [Property Rights Element for Comprehensive Plans](#) (Britton Wilson)
- C. [FEMA Flood Maps](#) (Lisa Foster)
- D. [Vested Rights Following Flood Map Changes](#) (Lauren Matzke)
- E. [State Density Bonus for Graywater Systems](#) (Alicia Parinello)
- F. [Forward Pinellas Legislative Workshop Update](#) (Linda Fisher)

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

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

**5. UPCOMING EVENTS**

Nov 2-4 <sup>th</sup>	<a href="#">Gulf Coast Safe Streets Summit</a>
Nov 5 <sup>th</sup>	<a href="#">Bike/Walk Tampa Bay Virtual Summit</a>

**6. ADJOURNMENT**

**NEXT PAC MEETING – MONDAY, OCTOBER 4, 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.*

**2A. Case CW 21-10 Pinellas County**

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**SUMMARY**

From: Residential Low Medium  
To: Residential High  
Area: 1.14 acres m.o.l.  
Location: 20<sup>th</sup> Terrace SW

This proposed amendment is submitted by Pinellas County to amend a property from Residential Low Medium (intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas) to Residential High (intended to depict those areas of the county that are now developed, or appropriate to be developed, in a high-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban and intensive qualities, transportation facilities, including transit, and natural resources of such areas).

The amendment area involves two parcels which are located on the western terminus of 20<sup>th</sup> Terrace SW, approximately 330 feet west of Seminole Blvd. It is adjacent to various residential uses, such as a mobile home park to its north and apartment complexes to its south and west. The subject property is currently vacant, and the applicant proposes to develop the site as a single-family attached residential subdivision. As this would require a higher density than is allowed at the current designation of Residential Low Medium, the applicant is requesting a proposed amendment to the Residential High category.

**FINDINGS**

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

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

Please see accompanying attachments and documents in explanation and support of these findings.

**LIST OF MAPS & ATTACHMENTS:**

Map 1 Location Map  
Map 2 Jurisdictional Map  
Map 3 Aerial Map

Map 4 Current Countywide Plan Map  
Map 5 Proposed Countywide Plan Map

Attachment 1 Forward Pinellas Staff Analysis

**MEETING DATES:**

Planners Advisory Committee, August 30, 2021 at 1:30 p.m.

Forward Pinellas, September 8, 2021 at 1:00 p.m.

Countywide Planning Authority, October 12, 2021 at 9:30 a.m.



# Case CW21-10

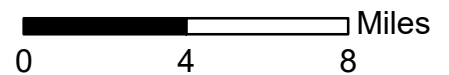
## Map 1: Location Map

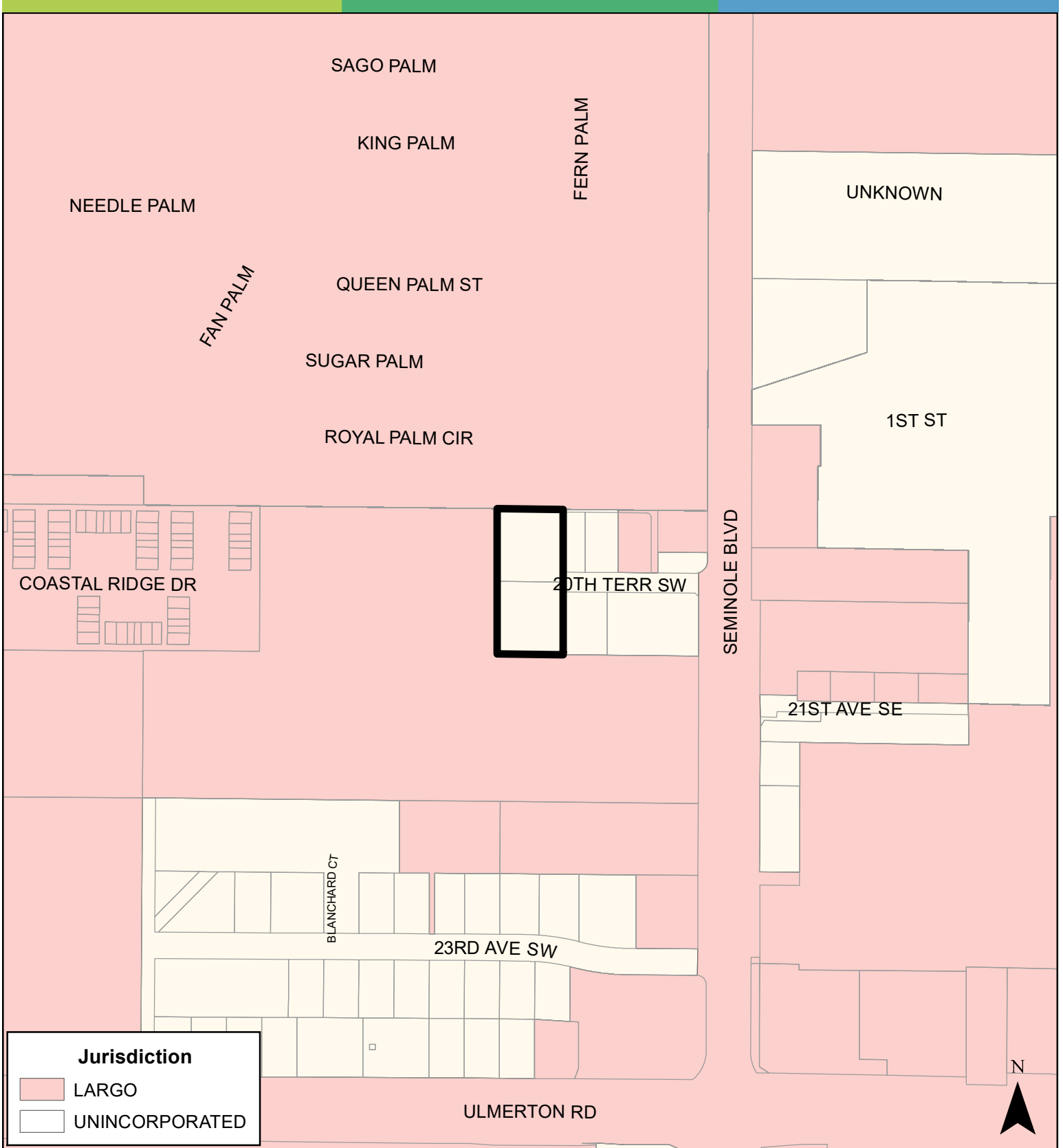


**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

**AREA:** 1.14 Acres

**TO:** Residential High

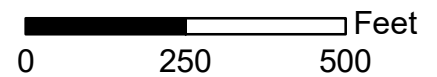




**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

**AREA:** 1.14 Acres

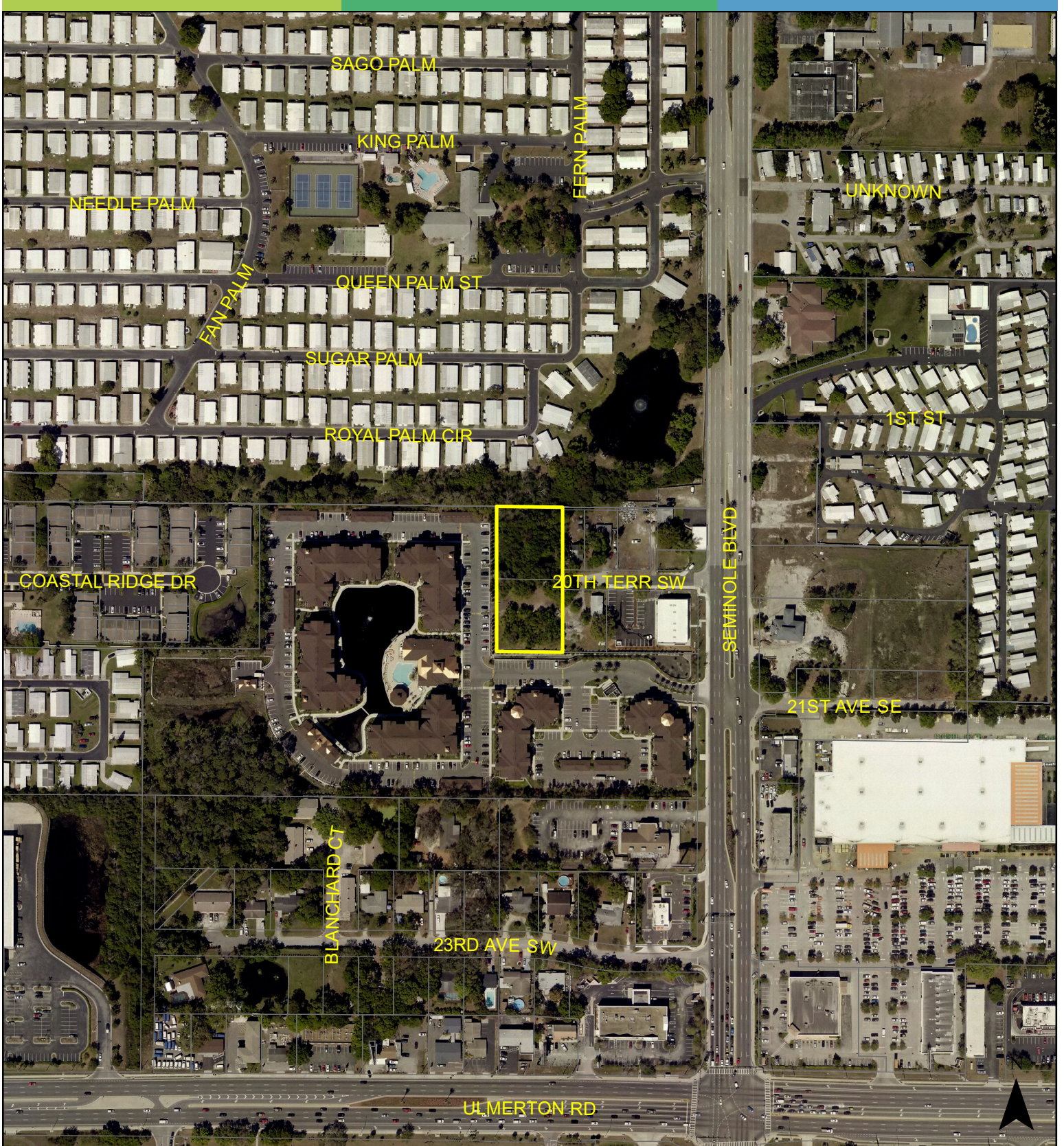
**TO:** Residential High





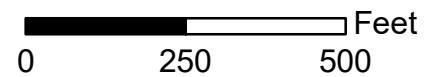
# Case CW21-10

## Map 3: Aerial Map

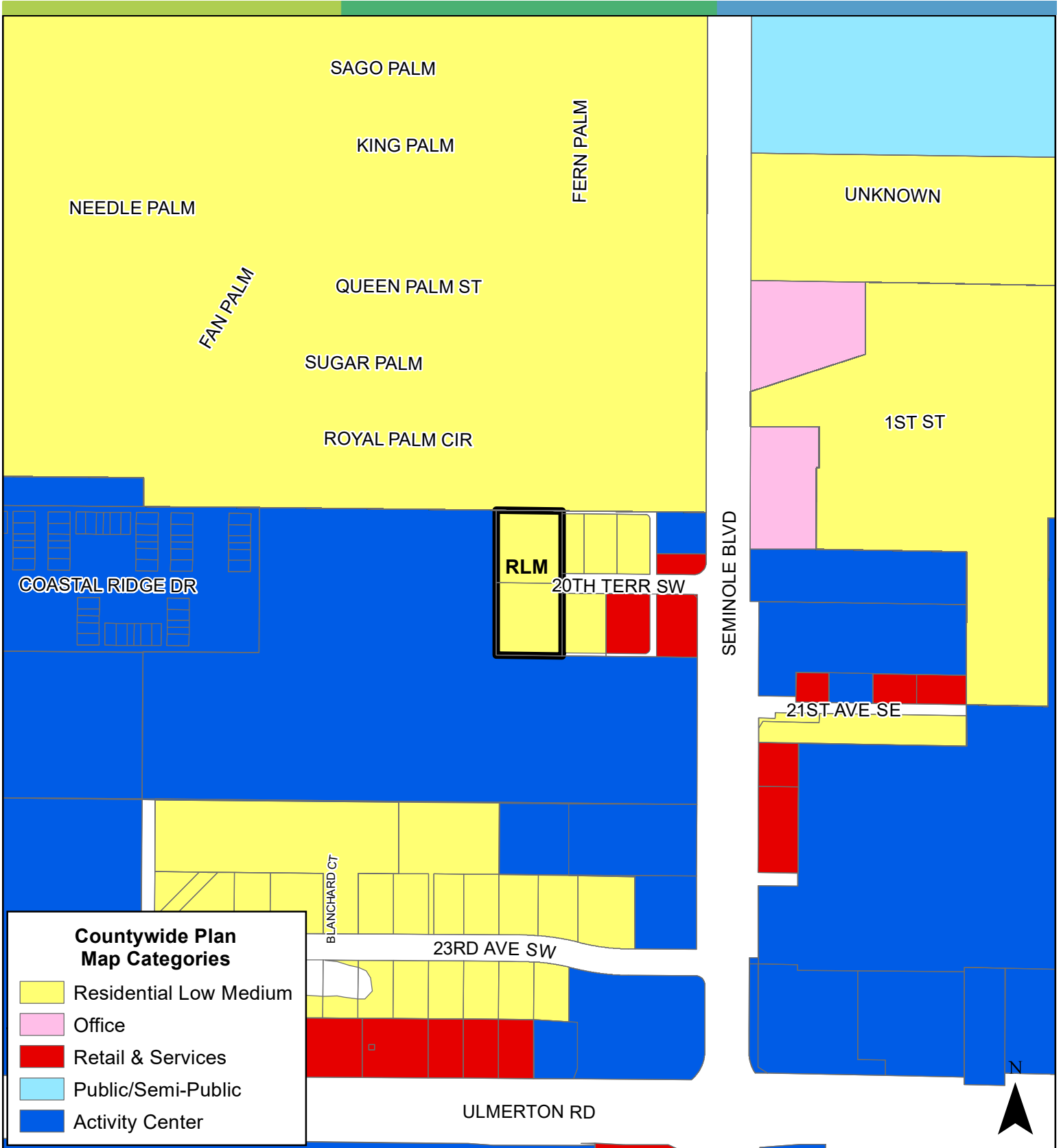


**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

**AREA:** 1.14 Acres **TO:** Residential High



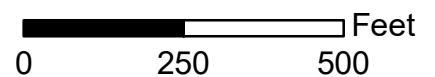


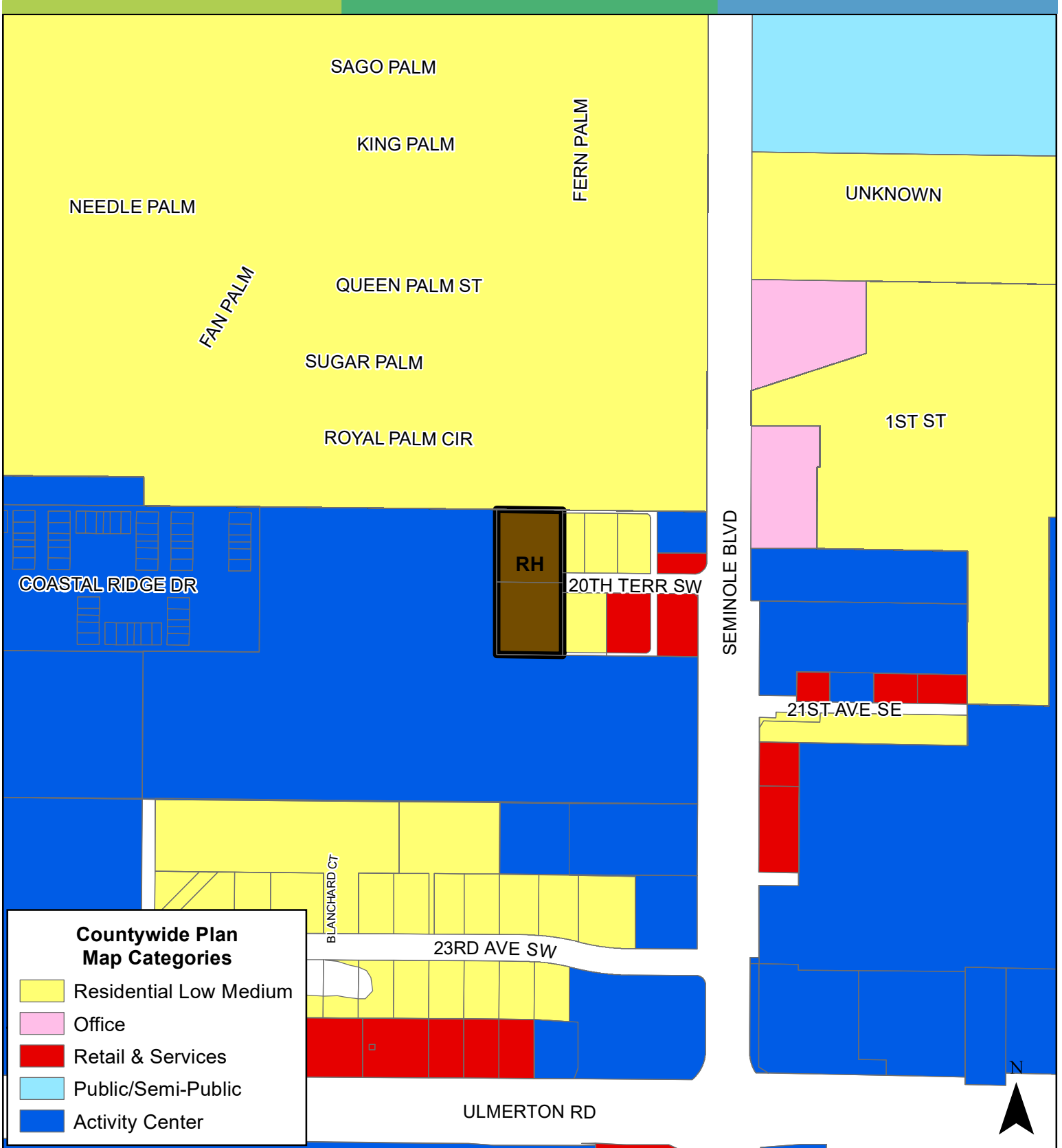


**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

**AREA:** 1.14 Acres

**TO:** Residential High

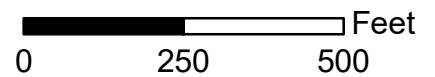




**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

**AREA:** 1.14 Acres

**TO:** Residential High



**CW 21-10**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by Pinellas County and seeks to amend the designation of approximately 1.14 acres of properties from Residential Low Medium to Residential High.

The Countywide Rules state that the Residential High category is “intended to depict those areas of the county that are now developed, or appropriate to be developed, in a high-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban and intensive qualities, transportation facilities, including transit, and natural resources of such areas.”

The amendment area involves two parcels which are located on the western terminus of 20<sup>th</sup> Terrace SW, approximately 330 feet west of Seminole Blvd. It is adjacent to various residential uses, such as a mobile home park to its north and apartment complexes to its south and west. The subject property is currently vacant, and the applicant proposes to develop the site as a single-family attached residential subdivision. As this would require a higher density than is allowed at the current designation of Residential Low Medium, the applicant is requesting a proposed amendment to the Residential High category.

The locational characteristics of the Residential High category are “generally appropriate to locations within or in proximity to urban activity centers; often in close, walkable, or bikeable proximity to high-intensity communities and supporting services; or in areas where use and development characteristics are high density residential in nature.” This particular amendment area is adjacent to the Largo Mall Activity Center to its west, and is thus compatible with the locational characteristics of the proposed category.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on roadway segment operating at LOS “D” or above; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located on a CHHA; therefore, those policies are not available.
- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve a designated development/redevelopment area; therefore, those policies are not applicable.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to a public educational facility; therefore, those policies are not applicable. The amendment area is adjacent to the City of Largo to its west and east. City staff have been contacted and found no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment does not involve Industrial land; therefore, those policies are not applicable.

**Conclusion:**

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

**2B. Case CW 21-11 Pinellas County**

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**SUMMARY**

From: Residential Low Medium  
To: Retail & Services  
Area: 0.69 acres m.o.l.  
Location: 8119 46<sup>th</sup> Ave. N.

This proposed amendment is submitted by Pinellas County to amend a property from Residential Low Medium (intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas) to Retail & Services (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 amendment area is located in the west Lealman area, and fronts the north side of 46<sup>th</sup> Avenue North and is approximately 0.15 miles east of Park Street. Currently, the subject property is occupied by a vacant single-family home that is in deteriorated condition. The applicant is proposing a pool contractor business on the property, which would include an office, warehouse and some screened outdoor storage. This use would not be consistent with the current Residential Low Medium Category, hence the proposed amendment to Retail & Services.

**FINDINGS**

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

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

Please see accompanying attachments and documents in explanation and support of these findings.

**LIST OF MAPS & ATTACHMENTS:**

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



## Attachment 1 Forward Pinellas Staff Analysis

### **MEETING DATES:**

Planners Advisory Committee, August 30, 2021 at 1:30 p.m.

Forward Pinellas, September 8, 2021 at 1:00 p.m.

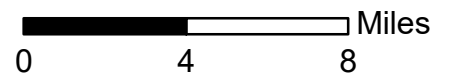
Countywide Planning Authority, October 12, 2021 at 9:30 a.m.

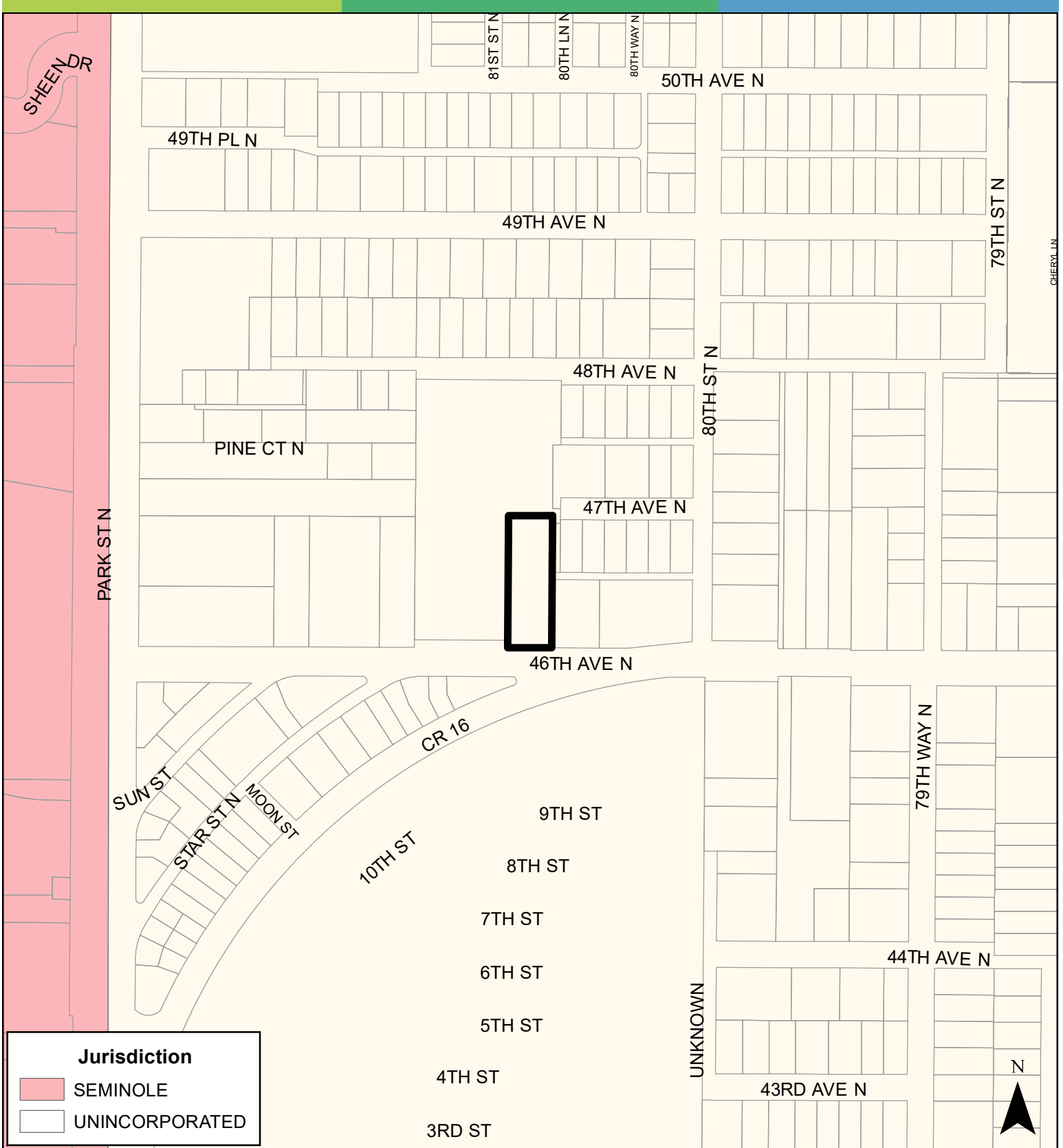


**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

**AREA:** 0.69 Acres

**TO:** Retail & Services

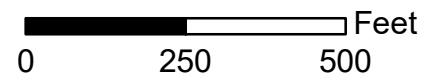




**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

**AREA:** 0.69 Acres

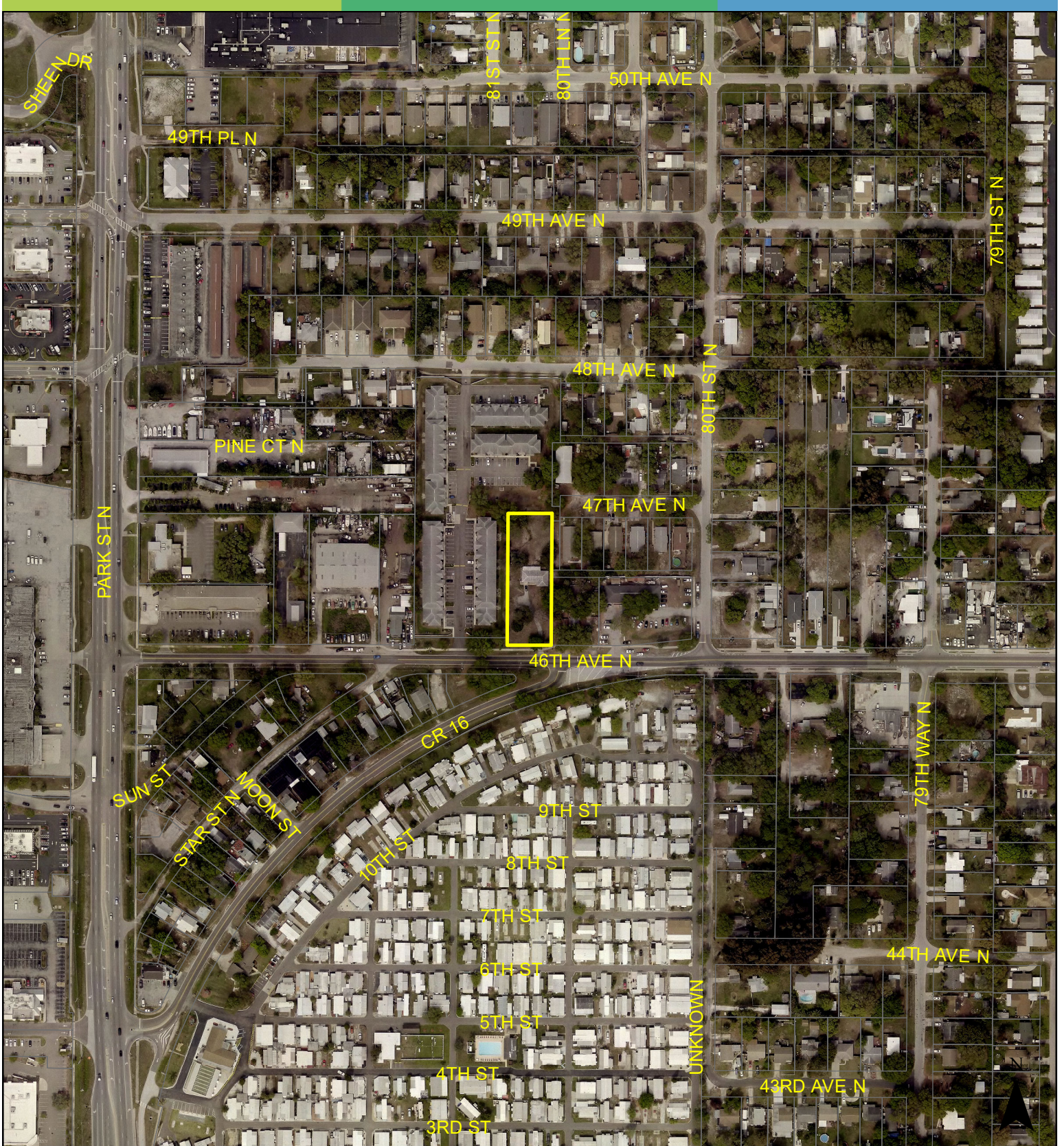
**TO:** Retail & Services





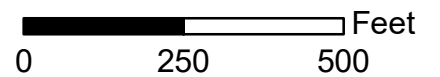
# Case CW21-11

## Map 3: Aerial Map

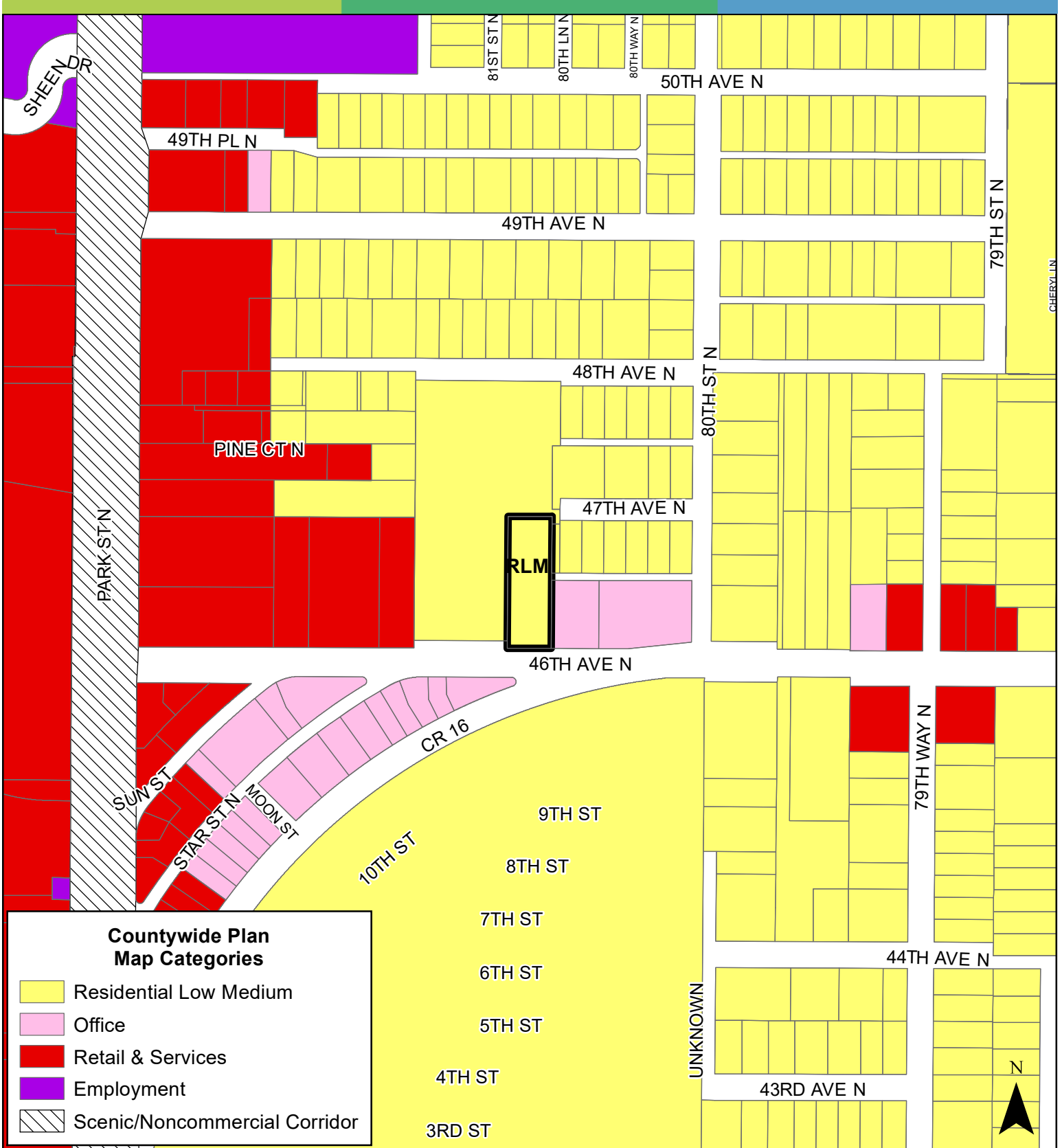


**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

**AREA:** 0.69 Acres **TO:** Retail & Services



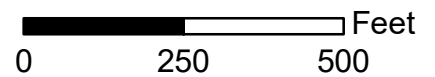


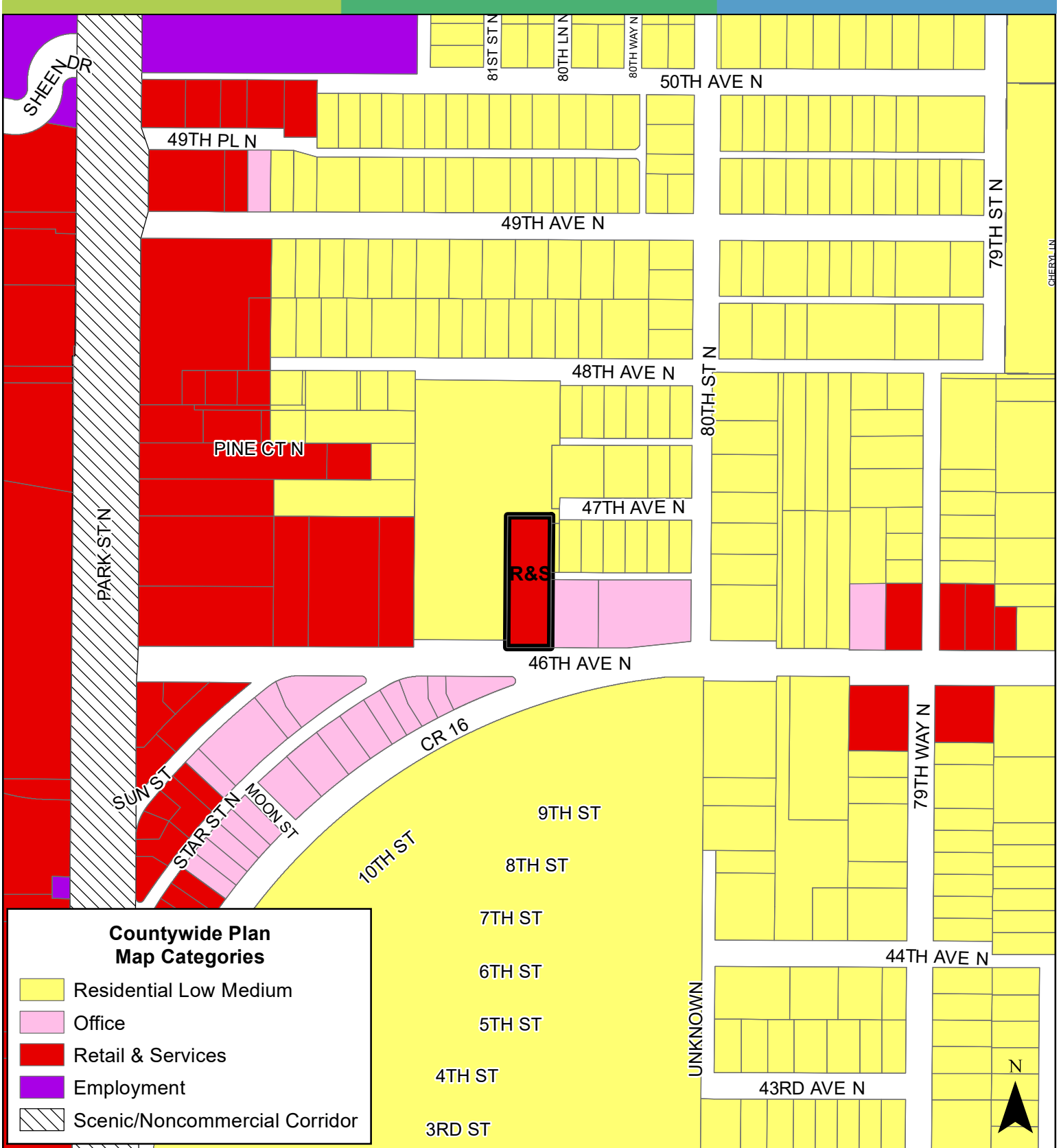


**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

**AREA:** 0.69 Acres

**TO:** Retail & Services

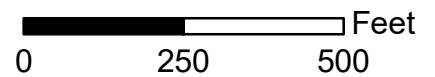




**JURISDICTION:** Pinellas County **FROM:** Residential Low Medium

**AREA:** 0.69 Acres

**TO:** Retail & Services



**CW 21-11**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by Pinellas County and seeks to amend the designation of approximately 0.69 acres of properties from Residential Low Medium to Retail & Services.

The Countywide Rules state that the Retail & Services category is “intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.”

The amendment area is located in the west Lealman area, and fronts the north side of 46<sup>th</sup> Avenue North and is approximately 0.15 miles east of Park Street. Currently, the subject property is occupied by a vacant single-family home that is in deteriorated condition. The applicant is proposing a pool contractor business on the property, which would include an office, warehouse and some screened outdoor storage. This use would not be consistent with the current Residential Low Medium Category, hence the proposed amendment to Retail & Services.

The locational characteristics for the Retail & Services category are “generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use.” The subject property is located in proximity to a predominantly commercial retail area along Park St N on its west, and is therefore compatible with the proposed category.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on roadway segment operating at LOS “D” or above; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located on a CHHA; therefore, those policies are not available.
- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve a designated development/redevelopment area; therefore, those policies are not applicable.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment are is not adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment does not involve Industrial land; therefore, those policies are not applicable.

**Conclusion:**

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



**2C. Case CW 21-12 Pinellas County**

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**SUMMARY**

From: Retail & Services  
To: Residential Low Medium  
Area: 0.65 acres m.o.l.  
Location: 1201 Gooden Crossing

This proposed amendment is submitted by Pinellas County to amend a property from Retail & Services (intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses) to Residential Low Medium (intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas).

The amendment area is located on the east corner of Gooden Crossing and is separated from the Fred Marquis Pinellas Trail by Railroad Ave. The subject property is currently vacant, but formerly housed commercial retail uses. It is the intent of the applicant to redevelop the site with three single-family residential lots. While residential is an allowable use under the Countywide Retail & Services category, it is not an allowable use under the corresponding local future land use category, hence the proposed amendment to Residential Low Medium.

**FINDINGS**

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

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

Please see accompanying attachments and documents in explanation and support of these findings.

**LIST OF MAPS & ATTACHMENTS:**

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

## Attachment 1 Forward Pinellas Staff Analysis

### **MEETING DATES:**

Planners Advisory Committee, August 30, 2021 at 1:30 p.m.

Forward Pinellas, September 8, 2021 at 1:00 p.m.

Countywide Planning Authority, October 12, 2021 at 9:30 a.m.

# Case CW21-12

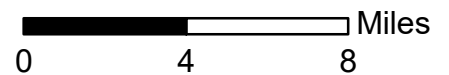
## Map 1: Location Map

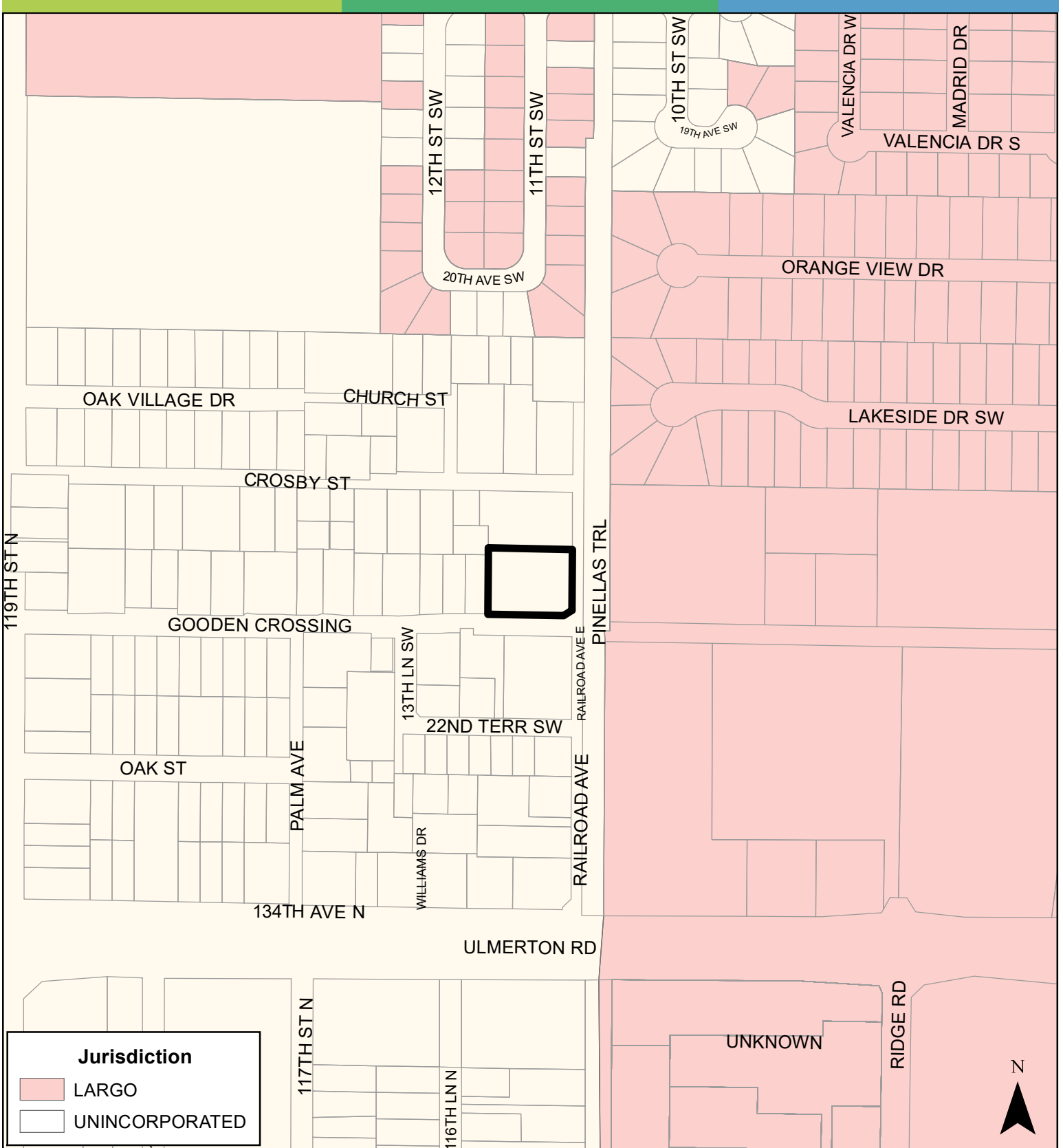


**JURISDICTION:** Pinellas County **FROM:** Retail & Services

**AREA:** 0.65 Acres

**TO:** Residential Low Medium

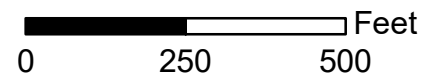




**JURISDICTION:** Pinellas County **FROM:** Retail & Services

**AREA:** 0.65 Acres

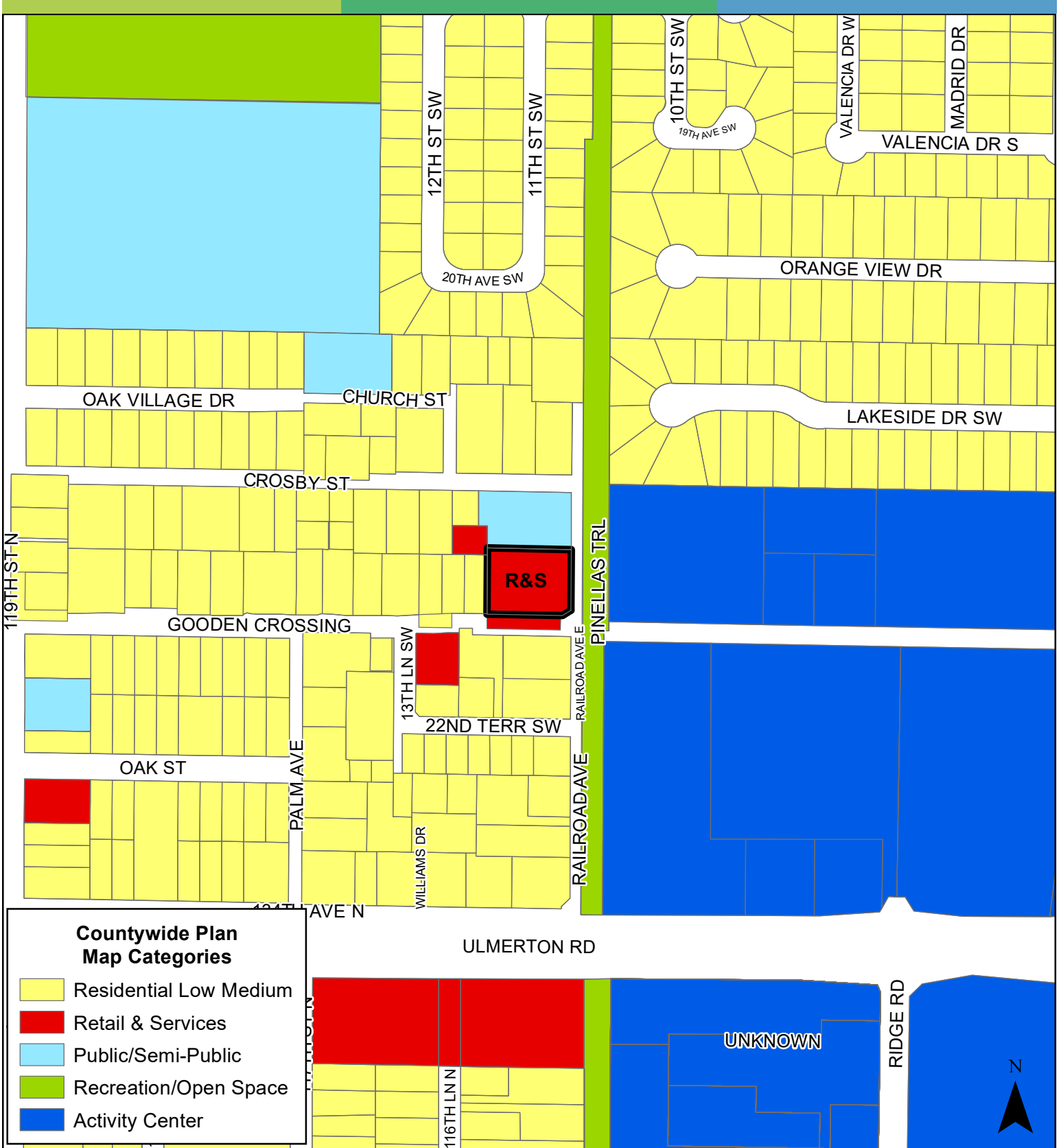
**TO:** Residential Low Medium







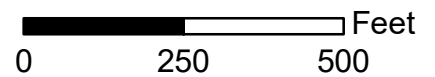


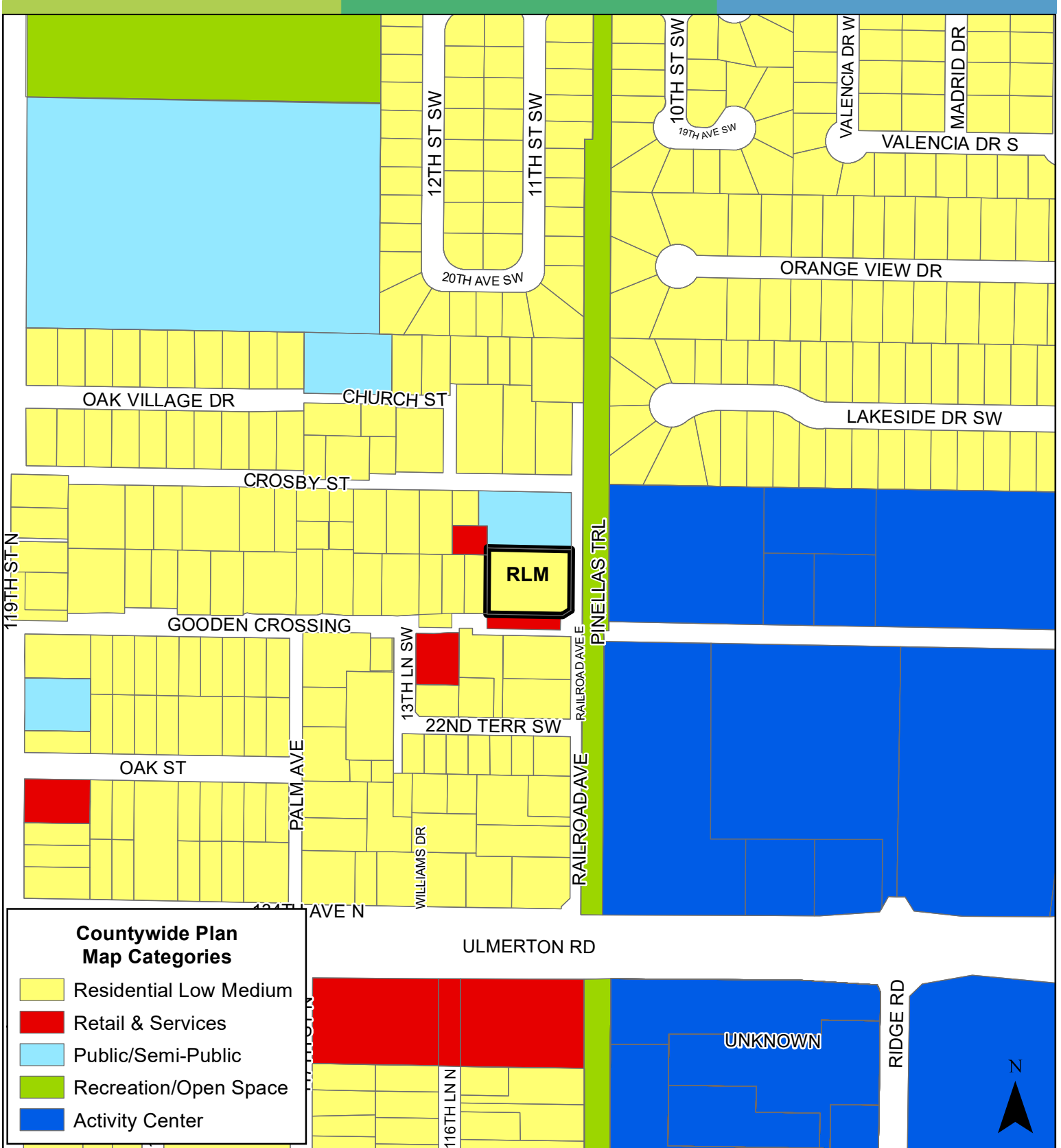


**JURISDICTION:** Pinellas County **FROM:** Retail & Services

**AREA:** 0.65 Acres

**TO:** Residential Low Medium





**CW 21-12**  
**Forward Pinellas Staff Analysis**

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by Pinellas County and seeks to amend the designation of approximately 0.65 acres of property from Retail & Services to Residential Low Medium.

The Countywide Rules state that the Residential Low Medium 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 amendment area is located on the east corner of Gooden Crossing and is separated from the Fred Marquis Pinellas Trail by Railroad Ave. The subject property is currently vacant, but formerly housed commercial retail uses. It is the intent of the applicant to redevelop the site with three single-family residential lots. While residential is an allowable use under the Countywide Retail & Services category, it is not an allowable use under the corresponding local future land use category, hence the proposed amendment to Residential Low Medium.

The locational characteristics for the Residential Low Medium category are “generally appropriate to locations ranging from rural areas distant from urban activity centers to suburban areas near or in proximity to suburban activity centers; in close, walkable or bikeable proximity to low-density neighborhood servicing uses and low to mid-intensity and density mixed-use areas.” This subject property is located directly adjacent to a primarily residential neighborhood with other single-family homes. Furthermore, it is in proximity to the Largo Mall Activity Center. Therefore, this proposed amendment is consistent with the locational characteristics of the Residential Low Medium category.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on roadway segment operating at LOS “D” or above; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located on a CHHA; therefore, those policies are not available.



- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve a designated development/redevelopment area; therefore, those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment does not involve Industrial land; therefore, those policies are not applicable.

**Conclusion:**

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

**Planners Advisory Committee – August 30, 2021**  
**2D. CPA Actions and Tier I Countywide Plan Map  
Amendments**

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**SUMMARY**

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

**CPA Actions July 2021:**

The Board of County Commissioners, acting according to its Countywide Planning Authority, held the first of two public hearings to consider amendments to the Countywide Rules on July 13, 2021. A second public hearing will be held on August 24, 2021 before finalizing the amendments.

**Tier I Countywide Plan Map Amendments July 2021:**

- FLUM 21-04, City of Tarpon Springs, satisfies the Tier I provisions of Section 6.1.2.1 of the Countywide Rules

**ATTACHMENT(S):** None

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

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**SUMMARY**

Partially funded through a grant provided by Forward Pinellas, the City of Clearwater developed a Complete Streets Concept Plan for the Fort Harrison Avenue corridor from Belleair Road to the south to Myrtle Avenue/Alt. 19 to the north. The project connects three major destinations, Morton Plant Hospital Campus, Downtown and the future Imagine Clearwater waterfront redevelopment, and the North Marina Area. The city's primary goal was to develop a Complete Streets Concept Plan that would enhance safety, mobility, and accessibility while also considering the land use contexts and character surrounding the corridor.

City staff will provide a presentation on the development of the Concept Plan and the final recommendations for the corridor.

**ATTACHMENT(S):** None

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

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**SUMMARY**

Section 163.3177(6)(i)2, F.S. now requires local governments to adopt and include the property rights element in any Comprehensive Plan amendment initiated after July 1, 2021. This date of initiation is considered as the date the amendment is first considered at a public hearing.

Per Florida State Statutes, a local government can choose to adopt its own property rights element, or use the language provided by the State. The following rights will need to be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Forward Pinellas staff can assist in providing examples of local government Comprehensive Plans which have already adopted this element.

**ATTACHMENT(S):** None

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

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## **SUMMARY**

On August 24, 2021 the Federal Emergency Management Agency (FEMA) implemented an updated version of its Flood Insurance Rate Maps (FIRM), with changes that will have potentially significant effects on Pinellas County. The maps use a new regional modelling approach that incorporates 2007 LIDAR data and an analysis of tropical storms/hurricanes through 2012. Relative to the current FIRM maps, they show a decrease in base flood elevation (BFE) in some areas of the county, including along much of the barrier islands. Because local land development regulations are tied to FEMA flood zones and BFE, if current regulations are left unchanged, the FIRM update will result in lower building elevations and less stringent building requirements being applied to new development. That, in turn, may increase costs for coverage by the National Flood Insurance Program, which is also undergoing changes to its assessment procedures.

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

Lisa Foster, Pinellas County Floodplain Administrator, will give a presentation summarizing the changes and the County's recommended approach for local governments. We also encourage you to participate in the County's online survey about how your community is responding to these changes: <https://www.surveymonkey.com/r/V6JNFRL>

**ATTACHMENT(S):** None

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

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## **SUMMARY**

In follow-up to the agenda item concerning the FEMA flood map update, we would like to have a PAC discussion about local regulatory implications of those changes. Lauren Matzke, Assistant Director of Planning & Development from Clearwater, will describe issues that the City is facing and ask the PAC membership to describe how their local communities are addressing them.

Discussion questions:

1. Do you measure allowable building height from base flood elevation (BFE)?
2. Where building standards are changing with BFE, how do you determine vested rights for pending developments? Is it based on the issuance of a development order, building permit, or some other stage of the overall development process?
3. Do you have specific code language that addresses vested rights?
4. If BFE is increasing in your community, or a BFE is being established in an area that did not previously have one, are you requiring pending developments to be redesigned to meet any newly applicable FEMA requirements?
5. If BFE is going down, and allowable height is tied to BFE, this may result in a planned building that is taller than the maximum height allowed by code. How do you address that situation?
6. Do you have any language in your code, and/or do you include a statement in your development orders, that addresses what applies in the event of code changes that occur after the development order has been issued?
7. Are you granted authority to make such determinations administratively?

**ATTACHMENT(S):** None

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

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**SUMMARY**

During the 2020 State Legislative Session, a new law was passed that requires local governments to provide a density or intensity bonus for a development for which a graywater recycling system is installed. “Graywater” is defined as residential wastewater other than what is carried off by toilets, urinals, and kitchen drains.

Senate Bill 64, signed into law on June 29, 2021, creates Section 403.892, Florida Statutes, which requires a local government to provide a 25% density or intensity bonus if at least 75% of a development will have a graywater system installed, or a 35% bonus if 100% of the development will have such a system. The bonus must be in addition to any bonus provided by a county, municipality, or special district ordinance that was in effect on July 1, 2021.

Alicia Parinello, Planning Division Manager from the City of Largo, will talk about the City’s research into the new law.

**ATTACHMENT(S):** [Chapter 2021-168, Laws of Florida \(link\)](#)

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

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**SUMMARY**

On August 11, 2021, the Forward Pinellas Board hosted a workshop entitled *Finding Common Ground: A Conversation with State Legislators*, designed to build relationships between the leadership of our Pinellas communities and members of the Pinellas County Legislative Delegation, with the goal of leading to a more collaborative legislative process in the future.

The program included a moderated conversation focused on four key topics: How do we keep our streets safe, fund our transportation system, make housing more affordable, and adapt to a changing climate?

The event was well-attended and included approximately 50 people, including more than 30 elected officials, state legislators, and directors of countywide and regional agencies who took part in the moderated discussion. As a result of this conversation, a number of legislators have pledged to work more closely with Pinellas local governments during the 2022 legislative session. A summary of the workshop is attached.

**ATTACHMENT(S):** Legislative Workshop Summary (Draft)

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



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

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**Attendees:** Attached

On August 11, 2021, the Forward Pinellas Board hosted a conversation between the leadership of our Pinellas communities and members of the Pinellas County Legislative Delegation, in order to speak with one voice on issues that are critical to the future of our communities, and find common ground between local needs and state priorities. The workshop was held from 10:30 a.m. to 12:00 p.m. in the Margarete Heye Great Room at Ruth Eckerd Hall.

Councilmember Brandi Gabbard from the City of St. Petersburg, who serves as Chair of the Forward Pinellas Legislative Committee, and Whit Blanton, Forward Pinellas Executive Director, introduced and moderated the workshop. The program included an introductory presentation followed by a moderated conversation among the participants, focused on four key topics: How do we keep our streets safe, fund our transportation system, make housing more affordable, and adapt to a changing climate?

### Introduction

Councilmember Gabbard welcomed the participants and introduced the members of the Pinellas County Legislative Delegation in attendance.

### Presentation

Mr. Blanton gave a brief presentation describing the role of Forward Pinellas in coordinating land use and transportation on a countywide basis. As a mature, coastal, urban county with 25 local governments, Pinellas is unique among Florida counties. Key goals of the Forward Pinellas work program include:

- Coordinating between the Countywide Plan, which governs land use in Pinellas County, and Advantage Pinellas, our longrange transportation plan
- Guiding growth and redevelopment to the right places, with a focus on investment in major land use/transportation corridors
- Creating affordable homes for a range of incomes, which are connected to jobs and educational opportunities through reliable transportation
- Using technology, education and design solutions to eliminate transportation-related deaths and serious injuries
- Mitigating and reinforcing the resilience of infrastructure and development in vulnerable areas

- Speaking with one voice to create strong regional connections throughout Tampa Bay

Following the presentation, Councilmember Gabbard and Mr. Blanton led a moderated conversation, posing a discussion question for each of the topic areas listed below.

### **Safe Streets Pinellas: A Vision to Zero**

*Pinellas County is infamous for its transportation-related deaths, but we've helped reduce them through proven safety measures. How do we ensure that we can continue using these measures, while exploring best practices that have been successful elsewhere?*

Major discussion points:

- A current legislative effort that would spur the removal of many Rectangular Rapid Flashing Beacons (RRFBs) statewide is well-intentioned, but would have the unintended result of decreasing pedestrian safety and could ultimately cause more deaths and serious injuries on our roadways
- It's important to listen to the unique perspective of community transportation planners and local leaders, and understand that not all communities need the same solutions
- State and federal grant funding currently requires a data-driven approach, preventing us from proactively implementing roadway safety measures before someone is killed or seriously injured at a location
- The Florida Department of Transportation (FDOT) has increased the resources it focuses on transportation safety
- FDOT named Forward Pinellas its 2020 Planning Organization of the Year in recognition of its leadership role on safety and other transportation initiatives

### **Finding Flexible Funding: Investing in Transportation**

*Most statewide transportation funding goes toward highway capacity, which is not a good fit with the developed nature of Pinellas County. What are your thoughts on providing more tools to our county to develop the transportation system it needs?*

Major discussion points:

- There is a significant mismatch between the requirements of transportation funding sources and our needs in Pinellas County
- Most state and federal transportation dollars are set aside for highway building and roadway capacity expansion
- Pinellas County has few opportunities to expand the roadway network, but needs funding to increase multimodal transportation options, particularly transit
- State legislators do not want Pinellas to lose out on transportation funding and are willing to support our request for greater flexibility
- While state transportation dollars cannot be used to permanently fund transit operations, it may be possible to fund them temporarily if a project is of sufficient regional importance

- There are some transportation bottlenecks within Pinellas County, including moving traffic from east to west, and from the mainland to the beaches
- Recent legislation allows the Tampa Hillsborough Expressway Authority (THEA) to implement projects in Pinellas County, an important resource that should be explored further
- We will focus on these issues as part of the Advantage Pinellas longrange transportation plan for 2050

### **Connecting Our Community: Linking Housing, Jobs & Transportation**

*As a developed coastal county, we have unique challenges in guiding growth and redevelopment. How can we protect the rights of individual property owners while equally recognizing the rights of their neighbors?*

Major discussion points:

- Property owners have rights, but so do neighbors, particularly as redevelopment moves into areas that have not seen change for many years
- Needed public investments in underserved areas must be balanced with the potential for market-driven displacement of current residents
- It's critical to have all partners at the table, including renters, to foster equity
- Creating housing affordability requires more than just publicly-funded housing projects, and will require a combination of strategies for the public and private sector
- Forward Pinellas and Pinellas County have launched the Advantage Pinellas Housing Compact, through which all local governments will be asked to pledge to work together to find solutions to the housing affordability crisis
- Countywide, we will need an estimated 1,000 new, affordable units per year for the next decade in order to keep up with population growth
- As currently administered, the state's Sadowski Housing Trust Fund does not provide enough funding to address the statewide need for affordable housing
- The Legislature and/or local governments could potentially explore alternatives to the current housing funding model, such as:
  - o Converting the Sadowski Fund to a block grant program for counties
  - o Creation of a more robust voucher program for greater housing choice and flexibility
  - o Offering more regulatory incentives for developers to include affordable units in market rate housing
  - o Evaluating the Florida Building Code for unnecessary requirements that make housing more expensive
  - o Facilitating employer-created housing for workers

### **Changing the Tide: Creating a Resilient Future**

*The Legislature took strong steps to address resilience in 2021. How can we give local governments more tools to build on this momentum and make our communities more resilient?*

## Major discussion points:

- In a bipartisan effort, the Legislature created the Resilient Florida Trust Fund and established a state Chief Resilience Officer in 2021
- Any community with a resiliency plan is encouraged to file it with the Florida Department of Environmental Protection by September 1, 2021, in order to be eligible for Resilient Florida Grant funding
- The Legislature also created a tax incentive to encourage property owners to elevate buildings in flood-prone areas
- The beach communities in Pinellas are each approaching resilience in their own way, but all are taking the challenges seriously
- Pinellas County has recently conducted a sea level rise vulnerability study demonstrating the need for investment to protect critical infrastructure
- The Tampa Bay Regional Planning Council has created the Tampa Bay Regional Resiliency Coalition, to which 31 local governments and 90 private sector partners have signed on
- Reevaluating how we use energy, such as transitioning to electric vehicles, will be a key part of increasing resilience in Pinellas County

## Public comment

Following the moderated conversation, two citizens provided public comment:

- David Ballard Geddis, Jr., expressed concern about the legality of the Pinellas County reclaimed water system
- Becky Alfonso, Executive Director of the Florida Bicycle Association, expressed appreciation for the workshop participants and their proactive coordination on legislative priorities

## Closing Remarks

Mr. Blanton thanked the workshop participants, and emphasized that this conversation is only a starting point.

Major Joanne “Cookie” Kennedy of Indian Rocks Beach, who serves on the Forward Pinellas Legislative Committee, recognized the other Forward Pinellas Board members. She thanked the workshop participants for their time and effort, and expressed hope that the work begun today will be expanded in the upcoming legislative session.

**Planners Advisory Committee – August 30, 2021**

**4A. Pinellas SPOTlight Emphasis Areas Update**

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**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.