

**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**

**DATE: December 30, 2024**

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>VOTE</b>
1. <u>CALL TO ORDER AND ROLL CALL</u>	<p>The PAC held its December 30, 2024, meeting in the Palm Room at 333 Chestnut Street, Clearwater.</p> <p>The Chair, Andrew Morris, called the meeting to order at 1:30 p.m. and the members introduced themselves.</p> <p>Committee members in attendance included: Matt Jackson, Andrew Morris, Jayme Lopko, Tom Scofield, Christina Porter, Derek Reeves, Cecilia Chen, and Frances Leong Sharp (arrived at 1:35).</p> <p>Others in attendance: Scott Swearengen and Lizzy St. Pierre.</p> <p>Forward Pinellas staff included: Rodney Chatman, Emma Wennick, Linda Fisher, Nousheen Rahman, and Maria Kelly.</p>	
2. <u>APPROVAL OF MINUTES FROM THE November 4, 2024 PAC MEETING</u>	No vote was taken on this item due to lack of quorum.	
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR NOVEMBER 13, 2024 MEETING</u> <u>PUBLIC HEARING ITEMS</u> A. <u>Countywide Plan Map Amendments</u> 1. Case CW 25-01 – Pinellas County	<p>Motion: Derek Reeves Second: Matt Jackson</p> <p>* Note: There was not a quorum present.</p>	6-0
B. <u>CPA Actions and Forward Pinellas Administrative Review Items</u>	Rodney Chatman advised the PAC members that the CPA held public hearings on November 19, 2024 and December 17, 2024 and approved three amendments to the Countywide Plan Map. He advised that Forward Pinellas staff processed one Tier I map amendment. There were no map adjustments to report.	

4. PLANNING TOPICS OF INTEREST

A. Live Local Act Guidance

Linda Fisher shared a presentation on Live Local Act Guidance from the Florida Housing Coalition and the University of Florida. Senate Bill 102 passed in 2023 and was amended in 2024 creating several land use and zoning preemptions for certain developments that provide affordable housing. Organized statewide guidance has become available through several non-governmental sources.

The University of Florida’s Levin College of Law provides the Environmental and Community Development Clinic each year, which is a collaboration between students and faculty providing education and technical assistance to governments and non-governmental organizations. This year they selected the Live Local Act. The group created a model policy document for reviewing Live Local projects in your community with language that can be adopted in municipal codes. Ms. Fisher went on to define the guidance provided by this document.

The first group of recommendations address the fact that the Live Local Act statue does not define a lot of terms or spell out requirements and advises that municipalities spell out requirements in their land development codes. Same for parking standards.

Ms. Fisher suggests the county as a whole come up with a set of definitions at the countywide level, so everyone is using the same language. The model document is still in draft form and the University is looking for input from local governments, with a January 17<sup>th</sup> deadline.

Another source available is the Florida Housing Coalition, a statewide nonprofit addressing all aspects of affordable housing, including offering training and technical assistance for local governments as well as legal guidance on the Live Local Act.

Cecila Chen, Community Planner with the City of Safety Harbor reached out to the Florida Housing Coalition seeking assistance on a site and development proposal and has created an ordinance, Live Local Land Development Code Amendment, based on their findings.

<p>B. <u>Bureau of Economic and Business Research (BEBR) Population Estimates</u></p>	<p>Linda Fisher shared a presentation on the Bureau of Economic and Business Research (BEBR) Population Estimates. BEBR provides the official population estimates and projections used by the State of Florida, updated every year. In late August, BEBR sent out a preliminary 2024 population estimate to each local government, as well as a countywide estimate that represented a population loss of about 3,500 residents from 2023, which affects our share of state revenue.</p> <p>Forward Pinellas and Pinellas County Planning staff met with BEBR to determine why BEBR believes our population declined. More housing units were built, but some were still unoccupied, some units were held for vacation rentals, and there was a decrease in household size. While other research findings are consistent with the decrease in household size, more information is needed from Pinellas County municipalities.</p> <p>If your jurisdiction is willing to participate, BEBR is looking for copies of certificates of occupancy and demolition permits by mid-July of each year. Forward Pinellas would like to assist in gathering this information for submittal to help keep our state revenues where it should be. A follow up PAC Poll will be sent out for jurisdiction feedback.</p>	
<p>C. <u>Multimodal Impact Fee Ordinance Update</u></p>	<p>Rodney Chatman shared an update on the Multimodal Impact Fee Ordinance. The ordinance is in place to establish a process where the development community is a partner helping the local government meet the capital needs associated with growth and redevelopment. Fees are paid by any person who seeks a Certificate of Occupancy for land development or seeks to change a use by applying for a local business tax receipt, land use permit or municipal equivalent thereof which will generate additional traffic. The ordinance must be updated every 2 years.</p> <p>This Ordinance is countywide, and a unique structure in the State of Florida. Mr. Chatman reviewed the study goals, scope overview – stakeholder outreach and project schedule to bring consistent interpretation and application across the jurisdictions. The Florida Legislature passed HB479 which gives additional guidance</p>	

	<p>on how impact fees would be administered statewide.</p> <p>The work has been broken into two phases. The 1<sup>st</sup> phase is assessing the overall framework of the existing ordinance and includes various forms of stakeholder involvement. The 2<sup>nd</sup> phase involves the technical analysis which will result in an amended ordinance as well as a template of an interlocal agreement. The interlocal agreements will ensure there is no double charging by the County and the cities and must be adopted by October 1, 2025.</p>	
<p>5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u></p> <p>A. <u>Pinellas SPOTlight Emphasis Areas Update (Information)</u></p>	Rodney Chatman advised the PAC members there were no updates to the SPOTlight Emphasis areas, however moving into the new year there will be updates on U.S.19 and Enhancing Beach Community Access.	
B. <u>Upcoming Land Use Cases &amp; Pre-App Meetings</u>	Upon call by the Chair for any items to discuss, none were heard.	
C. <u>Interesting Topics from Your Planner's Notebook</u>	There were no additional topics discussed.	
6. <u>Upcoming Events</u>	The Chair highlighted the upcoming events as outlined in the agenda.	
7. <u>ADJOURNMENT</u>	There being no further business, the meeting was adjourned at 2:25 p.m.	

Respectfully Submitted,

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PAC Chair

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Date