

PAC AGENDA – SUMMARY AGENDA ACTION SHEET

DATE: June 30, 2025

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND ROLL CALL</u>	<p>The PAC held its June 30, 2025, 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: Andrew Morris, Gil Martinez, Whitney Clark, Marshall Touchton, Cecilia Chen, Frances Leong-Sharp, Allie Keen, Tom Scofield, Danielle Stewart, Britton Wilson, Maryellen Edwards, Matt Jackson, and Wesley Wright.</p> <p>Forward Pinellas staff included: Rodney Chatman, Emma Wennick, Linda Fisher, Nicole Galasso, Nousheen Rahman and Tina Jablon.</p> <p>Others in attendance: Luis Garcia, Pinellas County</p>	
2. <u>APPROVAL OF MINUTES FROM THE MAY 27, 2025 PAC MEETING</u>	<p>Motion: Cecilia Chen Second: Matt Jackson</p>	13-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR JULY 9, 2025 MEETING PUBLIC HEARING ITEMS</u> A. <u>Countywide Plan Map Amendments</u> 1. Case CW 25-03 – St. Petersburg	<p>Motion: Matt Jackson Second: Marshall Touchton</p>	13-0
4. <u>PLANNING TOPICS OF INTEREST</u> A. Proposed Amendments to the Countywide Rules	<p>Linda Fisher reminded the PAC members that these proposed amendments to the Countywide Rules are largely in follow up to the approval of the Housing Regulatory Toolkit by the Forward Pinellas Board at its last meeting to address housing bonuses and to clarify existing definitions. Additionally, the amendment package contains changes to broaden mitigation options for the Multimodal Accessibility (MAX) Index, clarify use of the Target Employment Center category, and some minor housekeeping revisions based on feedback received since the last update in 2023.</p> <p>Ms. Fisher then provided an overview of the proposed amendments and outlined the next steps and timeline to final adoption.</p>	

B. <i>Forward Pinellas, Explained</i> StoryMap	<p>Nicole Galasso introduced the PAC to the StoryMap, titled <i>Forward Pinellas, Explained</i>, by explaining the rationale for its development and its intended purpose. She then provided a high-level overview of its content, demonstrating its interactive features. The PAC members offered comments of praise and suggestions for additional content. Ms. Galasso stated that a link to the StoryMap will be sent to PAC members when it is ready to be published for public distribution.</p>	
C. Multimodal Impact Fee Ordinance Update	<p>Distinguishing the content of this presentation from the Multimodal Impact Fee Ordinance Interlocal Agreement (ILA) status, Nicole Galasso reminded the PAC of the history of the existing ordinance and the basis for its update. She outlined the goals for the update and the two phases of the project by which those goals would be accomplished.</p> <p>Ms. Galasso then shared data and statistics that demonstrate the need for the update, specifically citing the comparisons between Pinellas County and other surrounding counties. She then highlighted the revenues that have been generated by each fee district and the types of projects that received funding from multimodal impact fee revenues at the county-level. The key take aways from the focus groups were discussed, along with the input from the development community. Lastly, Ms. Galasso provided information on the potential changes to the ordinance that could be forthcoming and outlined the next steps. There was some discussion about the timeline to completion, with Ms. Galasso stating it will likely be Fall of 2026 to get it over the finish line but Forward Pinellas will be closely coordinating with the local governments as Phase 2 of the update unfolds.</p> <p>Concerning the status of the execution of the Interlocal Agreement, a question was asked about the seven local governments that use Pinellas County for building development services. In response, Forward Pinellas staff explained that the County Attorney is currently reviewing those. Subsequently, Rodney Chatman alerted the PAC members of the August 5th date for taking the ILA to the Board of County Commissioners. Ms. Galasso encouraged cooperation in meeting the target</p>	

	date and offered Forward Pinellas staff in support.	
<p>5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u></p> <p>A. Upcoming Land Use Cases & Pre-Application Meetings</p>	<p>In response to call from the Chair, Allie Keen alerted Forward Pinellas staff to upcoming public hearings in Tarpon Springs regarding the expansion of a Special Area Plan boundary.</p> <p>Britton Wilson advised that there have been additional discussions with Katie Cole of Hill, Ward, Henderson regarding the redevelopment of the Baypoint Commerce Center and adoption of the TEC Overlay. Ms. Wilson inquired if Forward Pinellas staff felt another pre-application meeting was warranted. Rodney Chatman suggested it would be advisable to have another pre-application meeting.</p> <p>Ms. Wilson also inquired as to the status of the discussions with Pinellas County Emergency Management regarding mitigation strategies for developments in the Coastal High Hazard Area (CHHA). Rodney Chatman advised that Forward Pinellas staff is working to schedule another meeting with Emergency Management to continue that conversation.</p>	
<p>B. Interesting Topics from Your Planner's Notebook</p>	<p>Rodney Chatman advised the PAC members that the Florida Legislature continues to modify Live Local Act. He further stated that there are ongoing inquiries about the Live Local Dashboard created and maintained by Forward Pinellas staff. Mr. Chatman thanked the members for providing the necessary information needed to keep the Dashboard current and elaborated on its continued value. He then reminded the committee members to keep their points of contact up to date for emails related to the Dashboard.</p> <p>Mr. Chatman alerted the PAC about a Washington bill with planning elements. The bill would expand low-income housing tax credits in opportunity zones. Pinellas County has 16 designated opportunity zones. If the bill passes, redevelopment in those areas.</p> <p>Marshall Touchton inquired if these opportunity zones are designated based on Census data. Rodney Chatman advised that is correct.</p> <p>Andrew Morris inquired about the Live Local Act and ability to increase density in the CHHA.</p>	

	Linda Fisher clarified that there are not exceptions for the CHHA outside of what is in local government comprehensive plans and outlined in the Live Local Act itself.	
6. <u>INFORMATIONAL ITEMS</u> A. CPA Actions and Forward Pinellas Administrative Review Items	Rodney Chatman alerted the PAC members that the Board of County Commissioners, acting according to its Countywide Planning Authority, did not hold any public hearings in June. However, Forward Pinellas staff approved two Tier I Countywide Plan map amendments for Pinellas County and the City of Pinellas Park.	
B. Bureau of Economic and Business Research (BEBR) Coordination	<p>Linda Fisher reminded the PAC that it is the Bureau of Economic and Business Research (BEBR) which generates Florida's official population estimates and projections each year. Last year BEBR estimated Pinellas County's population at 971,218, indicating a loss of population in Pinellas County of about 3,500 people.</p> <p>Forward Pinellas and Pinellas County staff met with a representative from BEBR to discuss the data's accuracy. As a result, it was learned that local data can be submitted by July of each year to help refine those estimates.</p> <p>BEBR needs data from each local government on Certificates of Occupancy and demolition permits by the end of July.</p> <p>Ms. Fisher alerted the PAC members that she will be reaching out via email to solicit this information in an effort to have the projections updated. She noted that once BEBR finalizes its projections, they can no longer be challenged.</p>	
7. <u>UPCOMING EVENTS</u>	The Chair highlighted the upcoming events as outlined in the agenda.	
8. <u>ADJOURNMENT</u>	There being no further business, the meeting was adjourned at 2:52 p.m.	

Respectfully Submitted,

PAC Chair

Date