

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: MARCH 1, 2021

ITEM	ACTION TAKEN	VOTE
<p>1. <u>CALL TO ORDER AND ROLL CALL</u></p>	<p>The PAC held its March 1, 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 1:30 p.m. and the members introduced themselves.</p> <p>Committee members in attendance included Britton Wilson, Kyle Brotherton, Derek Reeves, Corey Gray, Rick Perez (late arrival at 1:33 p.m.), Jan Norsoph, Frances Leong-Sharp, Marshall Touchton, Brandon Henry, Pat McNeese, Wesley Wright, Jensen Hackett, Heather Sobush and Tatiana Childress.</p> <p>Forward Pinellas staff included Rodney Chatman, Linda Fisher, Nousheen Rahman, Jared Austin, Sarah Caper, Christina Mendoza, Austin Britt, and Tina Jablon.</p> <p>Others in attendance were Derek Kilborn and Ann Vickstrom from the City of St. Petersburg, Brian Aungst, Jr., Eric Sullivan from Sports Facilities Companies, Todd Pressman, and Robert Pergolizzi from Gulf Coast Consulting.</p>	
<p>2. <u>MINUTES OF REGULAR PAC MEETING OF FEBRUARY 1, 2021</u></p>	<p>Motion: Jan Norsoph Second: Frances Leong-Sharp</p> <p>Note: Rick Perez had not arrived prior to this vote being taken</p>	13-0
<p>3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR MARCH 10, 2021 MEETING</u> <u>PUBLIC HEARINGS</u> A. CW 21-02 – City of Tarpon Springs</p>	<p>Motion: Kyle Brotherton Second: Derek Reeves</p>	14-0
<p>B. CW 21-05 – City of Clearwater</p>	<p>Motion: Jan Norsoph Second: Corey Gray</p>	14-0

C. CW 21-06 – City of St. Petersburg

Nousheen Rahman reviewed the proposed land use amendment with the PAC members and cited the rationale for staff's recommendation of denial. Specifically, that the proposed use is inconsistent with the characteristics of the Target Employment Center category and reduces the amount of Industrial/Employment designated land without meeting the balancing criteria. She highlighted two past cases where the board approved an amendment to another category but noted that no two cases are entirely similar and must be individually evaluated against the Rules and balancing criteria.

Derek Kilborn, City of St. Petersburg staff, gave a presentation on the proposed amendment from the City's perspective and answered a variety of questions from the PAC members about employment opportunities, impacts to local schools, specifics about the workforce housing component of the project, and the Development Agreement.

There was lengthy discussion surrounding the employment opportunities that could be created on the site compared to the proposed use. Some of the PAC members also focused the conversation around the proposed workforce housing units to be developed on the site. There is a Development Agreement in place to ensure 30% of the residential component will be dedicated to workforce housing.

It was noted that the current and proposed land use categories are relatively similar in terms of the allowed uses at the local level. Most would still be permitted, and a few would be added. It was also noted that workforce housing was a key balancing factor for the City of St. Petersburg staff recommending approval of the proposed amendment.

Robert Pergolizzi, Gulf Coast Consulting, and Eric Sullivan, Sports Facilities Companies, spoke in favor of the proposed amendment and answered some of the questions posed by the PAC. They outlined the employment opportunities that would result from the sports complex and gave specifics about the workforce housing that would be created.

Mr. Sullivan stated that his company was hired by the Pinellas County Board of County Commissioners and the Tourist Development Council, through a competitive bid process, to find a location for a facility of this kind. He asserted that this type of sports tourism facility would generate an estimated \$16M in direct local revenues.

Mr. Pergolizzi noted that two of the three neighborhood associations support the project. He also cited the Countywide Rules and advised that the definition of "target employment" states it "includes, but is not limited to" the suggested uses. He suggested that this is a very unique and specific type of use that would not have been called out precisely in the Rules.

Mr. Sullivan defined more specifically the activities that would happen at the site weekly as opposed to when special events are being held. He broke down the job creation numbers more precisely as follows: approximately 100 Full-Time Equivalents (FTEs) would be created over the long term, of that, 20-30% would be full time on-site year-round, the others would be a combination of part-time and/or seasonal employees.

Ultimately, Jan Norsoph moved approval, conditional on a guarantee that the workforce housing would be included in the project. The motion was seconded by Pat McNeese and carried unanimously (vote: 14-0).

Brian Aungst, Jr. stated he believes the developer would be agreeable to the condition for the workforce housing and asserted it is an integral part of the project as they are concerned.

D. CW 21-07 – Pinellas County	Motion: Derek Reeves Second: Frances Leong-Sharp	14-0
<u>REGULAR AGENDA ITEMS</u> E. CPA Actions and Tier I Countywide Plan Map Amendments	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.	
4. <u>PLANNING TOPICS OF INTEREST</u> A. Safe Streets Pinellas Action Plan	Sarah Caper, Forward Pinellas staff, provided some historical context leading to the development of the Safe Streets Pinellas Action Plan, the Vision Zero effort for Forward Pinellas. She highlighted key information from the Action Plan and early implementation steps. A motion was made by Rick Perez to recommend that the Forward Pinellas Board commit to zero deaths and serious injuries by 2045 and support the Safe Streets Pinellas Action Plan. The motion was seconded by Jan Norsoph and carried unanimously.	14-0
B. Residential Equivalent Use Standards	<p>Nousheen Rahman advised the PAC members that Forward Pinellas has received a privately initiated request to amend the Countywide Rules regarding the Residential Equivalent Use Standards to increase the number of permitted beds per dwelling unit from three to five. At the direction of the Forward Pinellas Board, staff is considering the request and seeking input from the PAC in doing so. A summary of the Residential Equivalency Standards of neighboring/comparable counties was provided. The PAC members were then asked to complete and submit a survey that sought to determine the need for such an amendment and if the local government planners would amend their regulations if an amendment to the Rules was approved. This item will continue to be evaluated by Forward Pinellas staff and brought back to the PAC for further consideration prior to any action of the Forward Pinellas Board.</p> <p>Todd Pressman addressed the PAC citing that the Residential Equivalency Use Standards of all the neighboring counties are less restrictive than those in Pinellas County. He asked for a date certain for this item to be brought back to the committee but was advised by the chair that agendas</p>	

	are set at the discretion of Forward Pinellas.	
C. Multi-jurisdictional Review of Gateway Projects	<p>Christina Mendoza provided some historical context on the development of the Gateway Area Master Plan and gave an overview of the general plan recommendations. She advised that the project is now in the implementation phase and an MOU between the involved local jurisdictions is in place. She highlighted that one identified gap in the implementation process is proposed projects that fall into multiple jurisdictions and gave an example of such a project. Forward Pinellas staff solicited input from the PAC members on the best way to expeditiously move such projects forward so as not to impede implementation of the Plan and suggested the formation of an informal subcommittee of the PAC. The subcommittee would be tasked to take up this topic and potential coordination of these projects. The representatives from Largo, Pinellas Park, St. Petersburg, and Pinellas County all indicated agreement to form a subcommittee for this purpose. Rick Perez, City of Largo, stressed the importance of developing specific guidelines, processes, and conflict resolution protocols. Derek Reeves, City of Pinellas Park suggested including PSTA in the subcommittee as well. Jan Norsoph made a motion to create a subcommittee of the PAC with representatives from the member jurisdictions. The motion was seconded by Marshall Touchton and carried unanimously.</p> <p>Note: Pat McNeese had departed the meeting prior to the vote for this item.</p>	13-0

<p>D. Legislative Update</p>	<p>Linda Fisher alerted the PAC members that the Florida Legislative Session begins on March 2nd and many bills are already making their way through committees. She highlighted a few bills of concern with potential impacts to Pinellas County. Some of the proposed bills could prohibit local building design regulations, prohibit the use of Rectangular Rapid Flashing Beacon (RRFBs), preempt local regulation of vacation rentals, abolish regional planning councils, abolish the Tampa Bay Area Regional Transit Authority (TBARTA) and allow solar facilities on agricultural lands. Forward Pinellas anticipates writing letters of opposition regarding some of the proposed legislation and continues to monitor the progress of the bills. Legislative updates will be ongoing throughout the session and reported regularly to the PAC members each month.</p>	
<p>5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. Pinellas SPOTlight Emphasis Areas Update (Information)</p>	<p>Rodney Chatman advised that there were no updates to be given on the SPOTlight Emphasis Areas.</p>	
<p>6. <u>UPCOMING EVENTS</u></p>	<p>PAC members received an informational flyer about Bike Your City 2021 and other upcoming events were highlighted by the chair.</p>	
<p>7. <u>ADJOURNMENT</u></p>	<p>The meeting was adjourned at 3:28 p.m.</p>	

Respectfully Submitted,

PAC Chairman

Date