

PAC AGENDA – SUMMARY AGENDA ACTION SHEET**DATE: SEPTEMBER 2, 2025**

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND INTRODUCTIONS</u>	<p>The PAC held its September 2, 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: Matt Jackson, Andrew Morris, Lauren Matzke, Christina Porter, Devan Deal, Kathy Gademer, Britton Wilson, Whitney Clark, Mark Griffin, Marshall Touchton, Cecilia Chen, Tom Scofield, Gil Martinez, Danielle Stewart (late arrival) and Wesley Wright (late arrival).</p> <p>Forward Pinellas staff included: Rodney Chatman, Emma Wennick, Linda Fisher, Nicole Galasso, Ryan Hutton, Nousheen Rahman and Tina Jablon.</p> <p>Others in attendance: Scott Swearengen, Pinellas County; Luis Garcia, Pinellas County; and Hadjia Bluett, SPC Student</p>	
2. <u>APPROVAL OF MINUTES FROM THE JUNE 30, 2025 PAC MEETING</u>	Motion: Matt Jackson Second: Mark Griffen	13-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR SEPTEMBER 10, 2025 MEETING</u> <u>PUBLIC HEARING ITEMS</u> A. <u>Countywide Plan Map Amendments</u> 1. Case CW 25-04 – Treasure Island	Motion: Tom Scofield Second: Marshall Touchton	13-0
2. Case CW 25-05 – City of Largo	Motion: Mark Griffin Second: Devan Deal	14-0
3. Case CW 25-06 – Pinellas County	Motion: Mark Griffin Second: Matt Jackson	15-0
4. Case CW 25-07 – Pinellas County	Motion: Matt Jackson Second: Gil Martinez	15-0

B. Proposed Amendments to the Countywide Plan

Linda Fisher reminded the PAC members that she had previously reviewed proposed amendments to the Countywide Rules with the committee back in July. Since that time, the amendment package was previewed with the Forward Pinellas Board at its July meeting. She advised that no substantial edits have been made. However, she noted that instead of amending only the Countywide Rules, there are now proposed housekeeping updates to other parts of the Countywide Plan.

Ms. Fisher then reminded the members that there are three parts to the Countywide Plan to include the Countywide Strategies, the Countywide Rules and the Countywide Plan Map, along with an unadopted appendix.

Ms. Fisher stated there are now proposed amendments to the Countywide Strategies related to the Land Use Strategy Map to ensure the map includes recent adoptions in the City of Largo, Madeira Beach and the unincorporated County. Additionally, a minor amendment to the appendix is being proposed related to the methodology and scoring criteria for the MAX Index where the countywide average score is listed which will now be updated annually.

She then outlined the reasons for the amendments to include recognizing the Housing Regulatory Toolkit, refining the last round of amendments concerning the Multimodal Accessibility (MAX) Index and Target Employment Centers, and a few housekeeping updates.

Ms. Fisher offered a brief overview of the specifics of the proposed amendments. Most notably, she pointed out that the Forward Pinellas Board requested a clearer definition for Recreational Vehicles after a robust discussion at the last meeting.

Lastly, Ms. Fisher reviewed the next steps and timeline for the adoption of the proposed amendment package which requires a public hearing with the Forward Pinellas Board (September 10th) and two public hearings before the Countywide Planning Authority in

	<p>October/November, pending confirmation of the schedule.</p> <p>Motion: Matt Jackson Second: Lauren Matzke</p>	15-0
<p>4. <u>PLANNING TOPICS OF INTEREST</u></p> <p>A. <u>Senate Bill 180</u></p>	<p>Rodney Chatman provided a brief overview of Senate Bill 180, which was signed into law on June 26, 2025, and highlighted some of the broad language that may have long term effects on local planning. He advised that there may be some forthcoming legal challenges to the bill and/or amendments to it during the next legislative session. Mr. Chatman explained that this is why Forward Pinellas is soliciting input from the local governments regarding any negative or unintended consequences resulting from the bill.</p> <p>He thanked the committee members who previously responded to an email poll on this subject and opened the floor for open discussion. Mr. Chatman cited the work Forward Pinellas is doing in Indian Rocks Beach as an example of impacts to local level planning.</p> <p>Britton Wilson gave an example from the City of St. Petersburg where it has been determined that prohibiting drive-through operations on certain parcels may be deemed as “more restrictive or burdensome.” She expressed that there are many nuances that may be interpreted this way.</p> <p>Lauren Matzke advised that the City of Clearwater is using overlays to make needed regulatory changes while remaining in compliance with SB 180.</p>	
<p>B. <u>Multimodal Impact Fee Ordinance Update – Phase 2</u></p>	<p>Nicole Galasso reminded the PAC members about prior presentations on the Multimodal Impact Fee Ordinance update, specifically the effects of CS/HB 479 which required an interlocal agreement to be in place by October 1st. She advised that the agreement will go before the BCC for final approval at the September 18th BCC meeting.</p> <p>Ms. Galasso then outlined the recommendations that resulted from Phase I and the tasks originally scoped for Phase II of</p>	

the project. She pointed out, however, that SB 180 is also affecting the ability to move forward on Phase II in its entirety and that the timing of the start and completion of the update will also be affected. She then offered an overview of the items that were specifically restricted by SB 180, those that are in a grey area, and those that are likely safe to update in the ordinance.

Ms. Galasso highlighted the next steps for the project. Specifically, she explained that State law mandates that the technical fee study must be adopted within 12 months of its initiation if the fees will increase. However, SB 180 prohibits local governments from proposing or adopting “more restrictive or burdensome” land development regulations before October 1, 2027. Given this, the County Attorney’s Office has advised the technical fee study should not be initiated at this time. Forward Pinellas will prioritize the work that can be done and solicited input from the PAC members about their local government priorities. Ms. Galasso noted that Forward Pinellas staff directed the consultant for the ordinance update, Benesch, to redistribute the task and fee for Phase II into a Phase 2A and 2B, with Phase 2A encompassing updates that can be made now without running afoul of SB 180 and Phase 2B encompassing the technical fee study and fee schedule updates that will be put on hold. There are no changes to the overall project budget at this time.

5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA

A. Upcoming Land Use Cases & Pre-App Meetings

In answer to a call by the Chair for any upcoming land use cases that may need a pre-app meeting, Tom Scofield cited two from Pinellas County.

1. Twin Cities Mobile Home Park site is seeking an increase in density
2. Removal of a parcel from the Lealman Form-Based Code District

Mr. Chatman advised a pre-app meeting would definitely be needed for these and encouraged Mr. Scofield to schedule them with Forward Pinellas staff.

Marshall Touchton inquired if the land use amendment in the Twin Cities Mobile Home Park would see and increase over 25 dwelling units and asked that the school board be notified. Mr. Scofield replied that it would exceed that threshold.

B. Interesting Topics from Your Planner's Notebook

Rodney Chatman introduced Forward Pinellas' new Transportation Planner, Ryan Hutton and outlined the responsibilities he would be assuming for the agency.

Mr. Chatman reminded the PAC members of the Local Government Grant Program offered by Forward Pinellas and encouraged them to reach out to Chelsea Favero prior to the deadline.

Mr. Chatman highlighted the new Forward Pinellas website along with an explanation about why the change was needed. He stated the site is a bit different, but has a fresh, clean look and further ensures compliance with the Americans with Disabilities Act.

Regarding the Live Local Act and the Forward Pinellas dashboard, Mr. Chatman thanked those committee members who continue to send updates to Forward Pinellas staff as new projects come online. The dashboard has proven to be a valuable educational tool. To date it shows that 3,300 total housing units are in the development pipeline, and 1,500 of those units meet the applicable affordability requirements. As affordable housing is an ongoing priority, Mr. Chatman encouraged

	PAC members to continue to communicate new projects to Emma Wennick, Forward Pinellas staff.	
6. <u>INFORMATIONAL ITEMS</u> A. <u>CPA Actions and Forward Pinellas Administrative Review Items</u>	<p>Rodney Chatman alerted the PAC members that the Countywide Planning Authority (CPA) met in August and approved one land use case from the City of St. Petersburg.</p> <p>Britton Wilson inquired about formal presentations at the CPA and Forward Pinellas Board meetings. She noted that the CPA rarely, if ever, requests a formal presentation and asked if Forward Pinellas still requires them.</p> <p>Mr. Chatman advised that in an effort to streamline the Forward Pinellas Board meetings following the expansion of the board to 19 members a new resolution was adopted to allow the formal presentations to be optional and at only at the request of the board.</p> <p>Britton Wilson and Lauren Matzke inquired if the local government applicants still needed to be in attendance at the meetings. Mr. Chatman stated that is still the best practice in the event specific questions come up that are better answered by local government staff.</p>	
7. <u>UPCOMING EVENTS</u>	The Chair highlighted the upcoming events of interest which included the Forward Pinellas Board Work Session on September 8 th and the Florida American Planning Association Conference in Daytona Beach September 16-19 th .	
8. <u>ADJOURNMENT</u>	There being no further business, the meeting was adjourned at 2:49 p.m.	

Respectfully Submitted,

PAC Chair

Date