



PLANNERS ADVISORY COMMITTEE
Meeting Summary
March 30, 2026

The Planners Advisory Committee held its March 30, 2026 meeting in person in the Palm Room at the Pinellas County Communications Building located at 333 Chestnut Street, Clearwater.

The Chair, Andrew Morris, called the meeting to order at 1:30 p.m. and the members introduced themselves for the record.

Committee Members in Attendance Included:

Andrew Morris, Britton Wilson, Danielle Stewart, Cecilia Chen, Frances Leong Sharp, Wesley Wright, Gil Martinez (late arrival), Whitney Clark, Marshall Touchton, Christina Porter, Tom Scofield, Marcie Stenmark, Tatiana Childress, Maryellen Edwards, and Jacob Labutka (late arrival).

Forward Pinellas Staff in Attendance Included:

Rodney Chatman, Emma Wennick, Linda Fisher, Nicole Galasso, Nousheen Rahman, Whit Blanton, Kyle Simpson, and Tina Jablon.

Others in Attendance Included:

Luis Garcia, Pinellas County; Derek Kilborn, City of St. Petersburg; Thea French.

2. Approval of Minutes from the March 2, 2026 PAC Meeting [Vote: 14 - 0]

Motion: Marshall Touchton

Second: Frances Leong Sharp

3. REVIEW OF FORWARD PINELLAS AGENDA FOR APRIL 8, 2026
PUBLIC HEARING ITEMS

3A1. Case CW 26-05 – City of Largo [Vote: 15 - 0]

A presentation was given by Jared Austin, City staff, and questions were asked and answered. Motion by Britton Wilson and a second by Tatiana Childress to recommend approval.

3A2. Case CW 26-06 – City of Largo [Vote: 15 - 0]

A presentation was given by Whitney Clark, City staff, and questions were asked and answered. Motion by Frances Leong Sharp and a second by Marcie Stenmark to recommend approval.

4. PLANNING TOPICS OF INTEREST

4A. Advantage US 19 [Vote: 15 - 0]

Kyle Simpson, Forward Pinellas staff, reminded the PAC members of the purpose and scope of the Advantage US 19 study, which began in April 2025 and was intended to build off a prior study conducted by the Tampa Bay Area Regional Transit Authority (TBARTA) in 2022 to assess the feasibility of implementing express transit service in Pinellas and Pasco Counties. The new study would develop transit operating and implementation plans for express bus service along US 19.

Mr. Simpson advised that Phase 1 of the study has been completed and referred to the final report included in the agenda packet. He stated that the 15 station areas initially identified by the 2022 TBARTA study were narrowed down to 11 potential station areas based on the Transit-Oriented Development (TOD) Readiness evaluation completed in Phase 1. This was followed by an overview of the station selection process and the TOD Readiness criteria used to evaluate potential station locations.

Nicole Galasso, Forward Pinellas staff, then covered the land use elements of the study. She referred to the market analysis and TOD best practices that were used to inform the framework and visioning goals for Phase 1, which included:

1. Establishing transit-supportive land use and design framework for each station.
2. Assessing development capacity.
3. Providing high level transit-supportive recommendations.
4. Visualize, at a high level, the potential implementation outcomes.

Ms. Galasso highlighted the key takeaways from the market analysis, mobility recommendations and land use recommendations, providing a station area example for each. She then summarized the recommended best practices to support transit-oriented development throughout the corridor and presented visualizations for one station area in each of the three typologies to demonstrate how redevelopment could be configured to support a future express bus service and ridership while remaining context-sensitive to the US 19 corridor.

A final summary of Phase 1 was provided along with next steps and what to expect in Phase 2 of the project.

Mr. Simpson and Ms. Galasso then answered questions from committee members, which centered around considerations for the Transit Operating and Implementation Plan to be developed in Phase 2 of the Advantage US 19 project. Chair Andrew Morris noted that both walkability and attracting non-commuter riders for a future express bus service will be a challenge and recommended looking at examples of other successful express bus service operations across Florida. Mr. Morris and committee member Tatiana Childress also expressed a desire to have the St. Pete-Clearwater Airport and the intersection of US 19 and Tampa Road considered in Phase 2 of the study to further improve regional travel choices. Mr. Simpson and Ms. Galasso responded by stating

that Phase 2 of the study, if authorized by the Forward Pinellas Board, will include coordination with PSTA and GoPasco to evaluate opportunities for route variations to make additional stops, as well as how an express bus service on US 19 could effectively integrate with existing local bus service to provide east-west connections.

Motion by Marcie Stenmark with a second by Tom Scofield to recommend approval of the Phase 1 report and authorization of the scope of services and fee schedule for Phase 2.

4B. St. Petersburg Advanced Air Mobility Plan

The PAC received a presentation by Whit Blanton, Forward Pinellas Executive Director, who participated in the task force that was created to develop the Advanced Air Mobility (AAM) Plan. Mr. Blanton outlined the mission of the task force advising that the State of Florida is fully embracing AAM. He outlined the composition of the committee members stating it was the right mix of experts. After which, Mr. Blanton provided an overview of what has, is and will be happening related to AAM. He offered an overview of the recommendations developed by the task force and answered questions from the PAC on the topic.

4C. Economic & Quantitative Analysis Tools

Nousheen Rahman, Forward Pinellas staff, previewed some recently developed tools that can be used to support data-driven decision making in the land development regulation process to better ensure the regulations are transparent and grounded in market realities. Specifically, she provided an overview of the Financial Feasibility Analysis Toolkit, which can test the feasibility of proposed regulations against market realities, and the Land Value Quotient Analysis, which can be used to calculate the potential land value impacts of a potential development relative to the surrounding land and tax base. Ms. Rahman cited examples from Indian Rocks Beach that were used as part of work being done by Forward Pinellas staff concerning potential mixed-use projects in the City.

4D. Legislative Wrap Up

Linda Fisher, Forward Pinellas staff, reminded the PAC members that the legislative session ended on March 13th. She advised that approximately 2,000 bills were filed and of those, about 240 were passed. However, no budget was approved. There will be a Special Session in April to address the budget, along with proposed property tax elimination and redistricting.

Ms. Fisher then offered an overview of the bills that passed to include:

HB 399: Land Use and Development Regulations

HB 1389: Live Local Act Expansion

HB 927: Private Providers of Planning Services

SB 1434: Infill Redevelopment

SB 484: Data Centers

Nousheen Rahman, Forward Pinellas staff, followed up on bills that failed during this session but are likely to come back in future session for further consideration and refinement. These bills included:

SB 48: Accessory Dwelling Units
SB 840: Modifying Last Year's SB 180
HB 1183/SB 1342: Transit-Oriented Development Act
SB 948/HB 1143: Florida Starter Homes Act
Property Tax Elimination Bills

Ms. Rahman outlined some future dates to bring back additional information after the Special Session and for workshops to be held with the PAC and Forward Pinellas Board in advance of next year's session to develop a set of legislative priorities. This would also involve The Southern Group, Forward Pinellas' new lobbyist.

4A. Special Act Review Committee

Rodney Chatman alerted the PAC about a new subcommittee of the Forward Pinellas Board that was formed at the last board meeting to review the Special Act. He outlined intent, purpose and goals of the subcommittee; and advised that the composition of the subcommittee consisted of representation from two County Commissioners, the City of St. Petersburg, the Town of Belleair, and the City of South Pasadena.

5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA

5A. Upcoming Land Use Cases & Pre-App Meetings

Rodney Chatman reminded the members of the purpose for this standing item each month and stated there were a few pre-app meetings on the schedule for the coming week. He praised the PAC members for continuing to schedule these valuable meetings in advance of submitting land use cases.

5B. Interesting Topics from Your Planner's Notebook

Rodney Chatman advised the PAC members that Forward Pinellas staff have been asked to evaluate how to best classify and regulate data centers. He explained that the PAC would be hosting a workshop to discuss this further and offer input.

6. INFORMATIONAL ITEMS

6A. CPA Actions and Forward Pinellas Administrative Review Items

Rodney Chatman advised the PAC members that there was a public hearing held by the Countywide Planning Authority on March 24th and one case was unanimously approved for the City of Largo. There were no Tier I amendments or map adjustments processed during the noted time period.

6B. SPOTlight Emphasis Areas Update

Rodney Chatman advised the PAC members that there were no updates to offer at this time.

7. UPCOMING EVENTS

The Chair highlighted the upcoming events of interest as noted in the agenda.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 3:50 p.m.

Chair

Date