

**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**

**DATE: January 5, 2026**

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>VOTE</b>
1. <u>CALL TO ORDER AND INTRODUCTIONS</u>	<p>The PAC held its January 5, 2026, meeting in the Palm Room at 333 Chestnut Street, Clearwater.</p> <p>The Chair, Andrew Morris, called the meeting to order at 1:33 p.m. and the members introduced themselves.</p> <p>Committee members in attendance included: Andrew Morris, Marcus Jones, Britton Wilson, Whitney Clark, Tom Scofield, Gil Martinez, Danielle Stewart, Tatiana Childress, Cecilia Chen, Frances Leong Sharp, Wesley Wright and Bobbie Shay Lee (late arrival at 2:00 p.m.).</p> <p>Forward Pinellas staff included: Rodney Chatman, Emma Wennick, Linda Fisher, Nicole Galasso, Kyle Simpson, Nousheen Rahman and Tina Jablon.</p> <p>Others in attendance included: Luis Garcia, Pinellas County and Bert Waterman III, an interested citizen.</p>	
2. <u>APPROVAL OF MINUTES FROM THE NOVEMBER 3, 2025 PAC MEETING</u>	Motion: Danielle Steward Second: Frances Leong Sharp	11-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR JANUARY 14, 2026 MEETING PUBLIC HEARING ITEMS</u> A. <u>Countywide Plan Map Amendments</u> 1. Case CW 26-01 – Pinellas County	Motion: Britton Wilson Second: Gil Martinez	11-0
2. Case CW 26-02 – Pinellas County	Motion: Britton Wilson Second: Frances Leong Sharp	11-0

4. PLANNING TOPICS OF INTEREST  
A. Advantage US19 Phase 1 Report

Kyle Simpson began this presentation by reminding the PAC members that in 2022 the Tampa Bay Area Regional Transit Authority (TBARTA) did a study that evaluated the US19 corridor to assess the feasibility of implementing express transit service from State Road 52 in Pasco County to the Gateway area in Pinellas County. He stated that Forward Pinellas kicked off the Advantage US 19 Investment Corridor Study last year to advance TBARTA's prior study and offered an overview of the study scope. The study is being conducted in two phases and Phase I, which evaluated the transit readiness of the proposed station areas and developed a land use-focused framework for future redevelopment within the station areas, is now nearly complete. Before moving into Phase II—which will require authorization by the Forward Pinellas Board—the Phase I report will be reviewed with the Forward Pinellas committees and project management team partners for feedback prior to being finalized. He advised that the final draft of the report will come back to the committees for a formal recommendation to the Forward Pinellas Board next month. Mr. Simpson then reviewed the key findings from the Phase I report with the PAC members, highlighting the 11 station areas which were selected based on a set of transit-oriented development (TOD) readiness criteria.

Mr. Simpson then turned the presentation over to Nicole Galasso who discussed the station area visioning goals and land use framework for Phase I of the study.

After explaining that TOD is not a “one size fits all” solution, but rather can accommodate a variety of uses and densities and intensities, Ms. Galasso emphasized that TOD is about the symbiotic relationship that exists between transit and development and how integrating development with transit stations can maximize benefits for both. Ms. Galasso then provided an overview of the TOD design principles that were used to develop mobility and land use recommendations. She further explained that the Phase I report contains overall recommendations to guide land

use/zoning changes and mobility improvements along the US 19 corridor, as well as “station area typology” recommendations to recognize a context-sensitive approach to the redevelopment opportunities across the 11 proposed station areas.

Ms. Galasso reviewed the key takeaways from the market analysis component of the study, noting that the market analysis showed the US 19 corridor is well-positioned to capture a share of the Tampa Bay region’s projected growth over the next 15 years. She then provided an overview of the station area typology recommendations and showed site specific redevelopment concepts, complete with 3D visualizations, for one station area in each of the three typologies.

Finally, Kyle Simpson outlined the next steps and requested any feedback from the members be provided by Wednesday, January 7<sup>th</sup> for inclusion in the final report, which will come back to the committee next month before going to the Forward Pinellas Board for final approval in February.

Questions were asked and answered.

Tatiana Childress asked how recommended land use and zoning changes, particularly the building and site design guidelines, would be implemented. She wondered if the adoption of these recommendations would be mandatory or voluntary for local governments along the corridor and whether the report would provide model code language to support implementation. Ms. Galasso responded, explaining that it would be voluntary and up to the discretion of each local government (Pinellas County, Pasco County, and the cities of Clearwater, Largo, St. Petersburg, Tarpon Springs, and New Port Richey) to implement the recommendations as they deem appropriate for their respective communities. Ms. Galasso noted that several of the local governments already have land use and zoning regulations in place that align with the typology recommendations, and therefore model code language was not included in the scope of this study. Rather,

	<p>the report provides high-level best practices and emphasizes building on previous planning efforts and making incremental changes as the transit service develops and market conditions evolve.</p>	
<p>B. <u>Local Government Grant Applications</u></p>	<p>Kyle Simpson reminded the PAC members about the Local Government Grant program offered by Forward Pinellas. Now in its tenth year, that was formerly known as the Complete Streets Grant Program but was expanding to include more types of projects. He stated that this year up to \$150,000 for concept planning projects and up to \$3 million for construction projects is available. After a call for projects with a submittal deadline of October 30, 2025, Forward Pinellas is in receipt of four applications for concept planning funds and two applications for construction funds.</p> <p>Mr. Simpson highlighted each of the submittals as follows:</p> <p><b>Planning Applications:</b></p> <ul style="list-style-type: none"> <li>• Treasure Island is seeking \$150,000 for a transportation study within their Activity Center categories</li> <li>• Pinellas County is seeking \$150,000 for a context-appropriate transportation corridor study along Douglas Ave (in partnership with Clearwater)</li> <li>• Kenneth City is seeking \$150,000 for a citywide context-appropriate multimodal study</li> <li>• Dunedin is seeking \$100,000 - \$150,000 to further evaluate solutions for the congested portion of the Trail through their downtown</li> </ul>	

	<p><b>Construction Applications:</b></p> <ul style="list-style-type: none"> <li>• Clearwater is seeking \$300,000,000 for multimodal improvements along Ft. Harrison Avenue</li> <li>• St. Petersburg is seeking \$3,000,000 for signal technology investments along a couple of their High Injury Network Corridors, namely MLK and 18th Ave. S.</li> </ul> <p>Mr. Simpson then provided a brief overview of the application review process and scoring criteria. After which, he asked for volunteers to serve on the selection review subcommittee that will be comprised of Forward Pinellas staff and members of the PAC and Technical Advisory Committee (TCC) from local governments that did NOT submit an application. He stated the commitment is minimal and the subcommittee will only meet once.</p> <p>Upon call for volunteers, Danielle Stewart, Cecilia Chen and Gil Martinez offered to be on the selection review committee.</p>	
<p>C. <u>Overview of the Pinellas Planning Council Work Plan</u></p>	<p>Rodney Chatman reminded the PAC members about the budget process for the Pinellas Planning Council (PPC) and how the Metropolitan Planning Organization (MPO) develops a Unified Planning Work Program (UPWP) to account for how its funding will be spent over a two-year period. Similarly, the PPC develops a work plan to identify projects, programs, plans and activities it will prioritize each budget year.</p> <p>He then summarized the PPC's core regulatory responsibilities that are ongoing followed by an overview of special projects planned for FY 2025-2026 that will focus on implementation, innovation, and local government support.</p> <p>Lastly, Mr. Chatman asked for any feedback on the proposed special projects for the upcoming fiscal year and encouraged the members to reach out with any ideas or needs that Forward Pinellas can potentially assist with.</p>	

<p>D. <u>Legislative Update</u></p>	<p>Linda Fisher opened by announcing that this year Nousheen Rahman of the Forward Pinellas staff would also be following the Florida State Legislative Session and offering updates. She then provided the dates for the 2026 session which runs from January 13 to March 13 and advised that more than 1,000 bills have been filed, and committees have been meeting since October. Ms. Fisher then offered a brief introduction to some of the bills of interest that have been filed this year and will be followed by Forward Pinellas staff. This included several unsuccessful preemption bills from last year dealing with topics such as accessory dwelling units, infill development, and residential compatibility. Additionally, Ms. Fisher informed the PAC members that two bills have been filed to modify last year's SB 180 to be less onerous, including one from the original bill's sponsor. Finally, Ms. Fisher outlined the several proposed bills related to the reduction or elimination of property taxes.</p>	
<p>5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u></p> <p>A. <u>Upcoming Land Use Cases &amp; Pre-App Meetings</u></p>	<p>Upon call by the chair, there were no responses from any of the members to be heard.</p>	
<p>B. <u>Interesting Topics from Your Planner's Notebook</u></p>	<p>Rodney Chatman took this opportunity to reiterate what Linda Fisher had previously mentioned in her legislative update concerning the proposed property tax bills and urged the PAC members to look into the potential impacts to each of their local governments prior to the item going on the ballot in November to the voters. He advised that Forward Pinellas is already analyzing data to assess potential impacts to the agency.</p>	

<p>6. <u>INFORMATIONAL ITEMS</u></p> <p>A. <u>CPA Actions and Forward Pinellas Administrative Review Items</u></p>	<p>Rodney Chatman advised the PAC members that the Board of County Commissioners, acting in its role as the Countywide Planning Authority, approved two land use cases on December 16<sup>th</sup> following public hearings. One for the City of Clearwater and one for the City of Dunedin. Additionally, at the same meeting a resolution was adopted approving the annual update to Countywide Plan Map for 2025 and receiving it for filing.</p> <p>Forward Pinellas staff administratively approved four Tier I Countywide Plan Map amendments in November and December: all for the City of Pinellas Park.</p>	
<p>B. <u>Court Street Road Closure</u></p>	<p>The PAC members were alerted to a road closure on Court Street that could impact the February meeting of the committee. Members were advised to allow extra travel time during that period.</p>	
<p>C. <u>March Planners Advisory Committee Meeting to Include an Orientation</u></p>	<p>Rodney Chatman encouraged the PAC members, especially any new members, to be in attendance for the March meeting where an orientation will be included as part of the agenda.</p>	
<p>7. <u>UPCOMING EVENTS</u></p>	<p>The Chair highlighted the upcoming events of interest.</p>	
<p>8. <u>ADJOURNMENT</u></p>	<p>There being no further business, the meeting was adjourned at 2:55 p.m.</p>	

Respectfully Submitted,

\_\_\_\_\_  
PAC Chair

\_\_\_\_\_  
Date