

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

AGENDA ITEM: IV E.

MEETING DATE: May 20, 2009

SUBJECT:

Survey of Cities Re: Council Assistance – Follow-Up

RECOMMENDATION:

Council Receive, Discuss as Appropriate, and Provide Staff Direction

I. BACKGROUND

To help the Council prepare its latest annual and five-year work program, all of the member jurisdictions were surveyed regarding their anticipated need for local assistance services in the next one to two years. Two copies of each survey, one for elected officials and one for staff, were distributed to each of the twenty-five local governments. Respondents were asked to indicate their interest in various types of direct local assistance, in which PPC staff would work individually with communities pursuant to an interlocal agreement, as well as more general, countywide studies or efforts that could be used by all jurisdictions.

II. FINDINGS

Seventeen communities responded: four returned responses from elected officials only, ten sent responses from staff only, two submitted responses from both, and one submitted a single, unsigned survey.

A majority of respondents, comprising fourteen of the seventeen communities, expressed interest in potentially receiving local assistance services within the specified one- to two-year timeframe. Two others stated unequivocally that no assistance was needed at this time. The remaining respondent indicated that no need for assistance was anticipated for the short term, but listed a few services that would be of potential interest to the community if circumstances should change. The items listed by this community have been included in the tally of responses below.

PINELLAS PLANNING COUNCIL ACTION:

COUNTYWIDE PLANNING AUTHORITY ACTION:

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As shown in Attachment 1, for direct local assistance, the most frequently selected local assistance tasks were 1) assistance with neighborhood, corridor, special area, master, or other redevelopment plans (seven responses); 2) comprehensive plan and/or land development regulation updates to incorporate special area plans or other local plans (seven responses); and 3) grant applications (seven responses).

For countywide studies or efforts, the most frequently selected items were 1) model comprehensive plan amendments to help local governments meet new state requirements for energy efficiency and reduction of greenhouse gases (twelve responses); 2) model ordinances to help local governments create special area plans, implement hotel density options, and take advantage of other flexible redevelopment strategies (seven responses); and 3) assessment of significant changes to state growth management law (seven responses).

Overall, the survey results:

- Highlight the growing importance of special area plans as redevelopment planning tools, and the role that the PPC can play in helping communities create these plans and integrate them with other plans and codes.
- Reinforce the value of the PPC's ongoing effort to track, analyze, and help local government implement changes to state growth management laws.
- Demonstrate that demand for direct assistance with technical tasks such as grantwriting remains high.

III. CONCLUSION

In relationship to the work program and budget allocations, the priorities suggested to the Council appear to be as follows:

- 1) Allocate sufficient staff time to address one or more of the following tasks applicable to, and providing a resource for, member local governments:
 - a. Model special area plan guide;
 - b. Model ordinances to help local governments implement redevelopment strategies enabled by the Countywide Plan and Rules; and
 - c. Model comprehensive plan amendment language to meet new state growth management requirements (to be prioritized by due date and DCA direction).

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- 2) Follow-up with individual local jurisdictions who have expressed interest in direct local assistance projects, to ascertain their level of intent to pursue these projects in the short term, and determine the best way to provide:
 - a. Routine ongoing technical assistance;
 - b. Mapping services; and
 - c. Special contract projects, either for services provided by PPC staff, or for consultant selection and contract coordination.

Staff is requesting input and direction from the Council regarding the approach outlined above.

Tally of 2009 Local Government Survey Responses

	Respondents Who Chose <u>This Item</u>
<u>Direct Local Assistance</u>	
• Assistance with neighborhood, corridor, special area, master, or other redevelopment plans	7
• Comprehensive plans/land development regulation (LDR) updates to incorporate special area plans or other local plans	7
• Grant applications	7
• Comprehensive plans/LDR updates to maintain consistency with the Countywide Plan Rules	6
• Map creation (e.g., future land use, zoning, floodplain)	6
• Comprehensive plans/LDR updates to meet state growth management laws (e.g., annual capital improvements program update)	5
• Consultant selection and contract coordination	5
• Floodplain management plans (used in conjunction with federal Community Rating System)	5
• Land use data and analysis (e.g., existing and future land use acreages)	5
• Parking studies	5
• Site plan reviews	5
• Comprehensive plans/LDR updates to better facilitate redevelopment	4
• Comprehensive plans/LDR updates to maintain consistency between LDRs and comprehensive plans	4
• Opinion surveys	4
• Special exception/conditional use permit reviews	4
• Rezoning applications	3
• Variance applications	3
• Annexation feasibility studies	1
<u>Countywide Efforts</u>	
• Model comprehensive plan amendments to help local governments meet new state requirements for energy efficiency and reduction of greenhouse gasses	12
• Model ordinances to help local governments create special area plans, implement hotel density options, and take advantage of other flexible redevelopment strategies	7
• Assessment of significant changes to state growth management laws	7
• Evaluation of land use changes needed to support planned countywide and regional transit systems	5
• Study of regulatory issues pertaining to wireless facilities	5
• Identification of locations that would most benefit from the use of planned redevelopment categories and/or special area plans	4
• Study of regulatory issues pertaining to adult uses	1
• Study of regulatory issues pertaining to religious institutions (pursuant to the federal Religious Land Use and Institutionalized Persons Act, or RLUIPA)	1

Additional Types of Local Assistance (Write-In)

- Setting special assessments, etc., to recapture local tourism revenues to assist with city infrastructure maintenance and expansion.
- Research and special studies particularly on community redevelopment and housing.
- The PPC sponsored workshop (Fall 2006) on EAR-based amendments was very helpful – other workshops, perhaps on special area plans, new states requirements, would be helpful.
- Landscape architecture assistance for Downtown Area (Madeira Way) and assistance with the conversion of 5.1-acre soft-ball complex to a Park or Recreation facility, including a community center and community pool.
- Enabling legislation of form-based codes.
- Options for activity center development (Countryside Mall area)

Other Actions (Write-In)

- Amending the Special Act to add a separate PPC representative for the City of Seminole.

General Comments (Write-In)

- The defined code of the PPC is spelled out in the Special Legislation and should not be deviated from.
- Belleair Beach is a small strictly residential community. We have one motel and two timeshares. The services currently offered by the PPC are more than adequate to meet the city's needs.