



**PLANNERS ADVISORY COMMITTEE
(PAC) MEETING AGENDA**

January 2, 2019 – 1:30
310 Court Street, 1st Floor Conf. Room
Clearwater, FL 33756

THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY

- 1. **CALL TO ORDER AND INTRODUCTIONS**
- 2. **APPROVAL OF MINUTES – November 5, 2018**
- 3. **REVIEW OF FORWARD PINELLAS AGENDA FOR January 9, 2019**

PUBLIC HEARINGS

Subthreshold Countywide Plan Map Amendment

None

Regular Countywide Plan Map Amendment

- A. CW 19-1 – Pinellas County

REGULAR AGENDA ITEMS

- B. CPA Actions and Tier I Countywide Plan Map Amendments November and December 2018

- 4. **PLANNING TOPICS OF INTEREST**

- A. Countywide Plan Map Category Standards
- B. Proposed Amendments to the Countywide Plan
- C. Forward Pinellas/PSTA Fact Finding Trip to Indianapolis

- 5. **OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA**

- A. Pinellas SPOTlight Emphasis Areas Update (Information)
- B. Election of Officers for 2019 (Action)

- 6. **UPCOMING EVENTS**

Jan 18 th 2019	Joint Work Session – Forward Pinellas, PSTA, BCC and Mayor’s Council on Transportation Funding Strategy and MPO Regional Coordination
May 7-9 th 2019	Transplex (Jacksonville)
Nov 12-14 th 2019	National Safe Routes to School Conference in Tampa

- 7. **ADJOURNMENT**

NEXT PAC MEETING – MONDAY, FEBRUARY 4, 2019

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact the Office of Human Rights, 400 South Fort Harrison Avenue, Suite 300, Clearwater, Florida 33756; [(727) 464-4062 (V/TDD)] at least seven days prior to the meeting.

Appeals: Certain public meetings result in actions taken by the public board, commission or agency that may be appealed; in such case persons are advised that, if they decide to appeal any decision made at a public meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Planners Advisory Committee – January 2, 2019

2. Approval of Minutes – November 5, 2018



SUMMARY

The Summary Agenda Action Sheet for the November 5, 2018 PAC meeting is attached for committee review and approval.

ATTACHMENT(S): PAC Summary Agenda Action Sheet for the November 5, 2018 meeting

ACTION: PAC to approve the Summary Agenda Action Sheet from the November 5, 2018 meeting

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: NOVEMBER 5, 2018

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND INTRODUCTIONS</u>	The meeting was called to order at 1:34 p.m. * A quorum was not reached	
2. <u>MINUTES OF REGULAR PAC MEETING OF OCTOBER 1, 2018</u>	The October meeting minutes were approved by consensus.	
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR NOVEMBER 14, 2018 MEETING PUBLIC HEARINGS</u> <u>Subthreshold Countywide Plan Map Amendments</u> A. CW 18- 25 – City of Clearwater	Motion: Marshall Touchton Second: Fred Metcalf	9-0
<u>Regular Countywide Plan Map Amendments</u> B. CW 18-22 – Pinellas County	Motion: Marshall Touchton Second: Lauren Matzke	9-0
<u>REGULAR AGENDA ITEMS</u> C. Map Adjustment – Pinellas County – Official Acceptance	Motion: Katina Lunan-Gordon Second: Lauren Matzke	9-0
D. Countywide Plan Map Annual Update – Official Acceptance	Motion: Lauren Matzke Second: Frances Leong Sharp	9-0
E. CPA Actions and Tier I Countywide Plan Map Amendments October 2018	None required; informational item only	
4. <u>PLANNING TOPICS OF INTEREST</u> A. Proposed Amendments to the Countywide Plan	Linda Fisher outlined the timeline for the adoption of the proposed amendments to the Countywide Rules. She then introduced proposed amendments relating to Activity Centers and Multimodal Corridors. Forward Pinellas is proposing to streamline the Activity Center category to a single classification with four subcategories. The density/intensity standards for the subcategories will be determined with input from the PAC. The current Transit-Oriented Land Use Vision Map, which provides locational criteria for Activity Centers and Multimodal Corridors, will also be replaced with a new Land Use Strategy Map. The PAC members requested clarification on some items including the role of the CSX corridor, the minimum size requirement for Activity Centers, and how maximum densities and intensities will be calculated. Forward Pinellas staff will incorporate the PAC feedback and follow up individually local governments to gather more detailed input.	

<p>5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u></p> <p>A. Pinellas SPOTlight Emphasis Areas Update</p>	<p>Rodney Chatman updated the PAC members on the SPOTlight Emphasis Areas. He reminded the members of the upcoming Gateway/Mid-County Area Master Plan community workshops and advised that the study was going well and progressing as planned. Forward Pinellas is working closely with FDOT on this project as it relates to the intermodal center. FDOT is also working on a retrofit analysis for the frontage roads and interchanges along the US 19 corridor in North County.</p>	
<p>B. 2019 PAC Membership Roster/Election of Officers for 2019</p>	<p>The PAC approved by consensus the PAC membership roster for 2019 with a minor correction requested by the City of Clearwater to remove Ella Crandall as an alternate.</p> <p>At the recommendation of Rodney Chatman, the PAC opted to defer the election of officers for 2019 until a quorum was present. The current chair agreed to remain in the position until that time.</p>	
<p>C. 2019 Meeting Schedule for PAC, Forward Pinellas and CPA</p>	<p>Tina Jablon alerted the PAC members to the meetings schedule for 2019 with deadlines for submission of land use amendments. The schedule will be approved by the Forward Pinellas Board at its November 14th meeting.</p>	
<p>6. <u>UPCOMING EVENTS</u></p>	<p>The PAC members received and shared information regarding upcoming events of interest. Rodney Chatman reminded the members that although the PAC meeting for December was cancelled, there is a joint meeting of the PAC and TCC on December 3rd for a session on Transit Oriented Development and a Forward Pinellas Open House.</p>	
<p>7. <u>ADJOURNMENT</u></p>	<p>The meeting was adjourned at 2:30 p.m.</p>	

Respectfully Submitted,

PAC Chairman

Date

Planners Advisory Committee – January 2, 2019

3A. Case CW 19-01 – Pinellas County



SUMMARY

From: Residential Low Medium
To: Public/Semi-Public
Area: 2.9 acres m.o.l.
Location: 2897 Belcher Road

This proposed amendment is submitted by unincorporated Pinellas County and seeks to amend a site totaling approximately 2.9 acres from Residential Low Medium (used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre) to Public/Semi-Public (intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features).

The subject property is part of a larger 9.59-acre parcel and is home to the Clearwater Community Church. The amendment area, which is the southern 2.9 acres of the larger 9.59-acre parcel, was purchased by the church at a later date, but is also for church use. If approved, this amendment will be consistent with Pinellas County's Comprehensive Plan.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The Public/Semi-Public category is appropriate for the proposed use of the property, and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

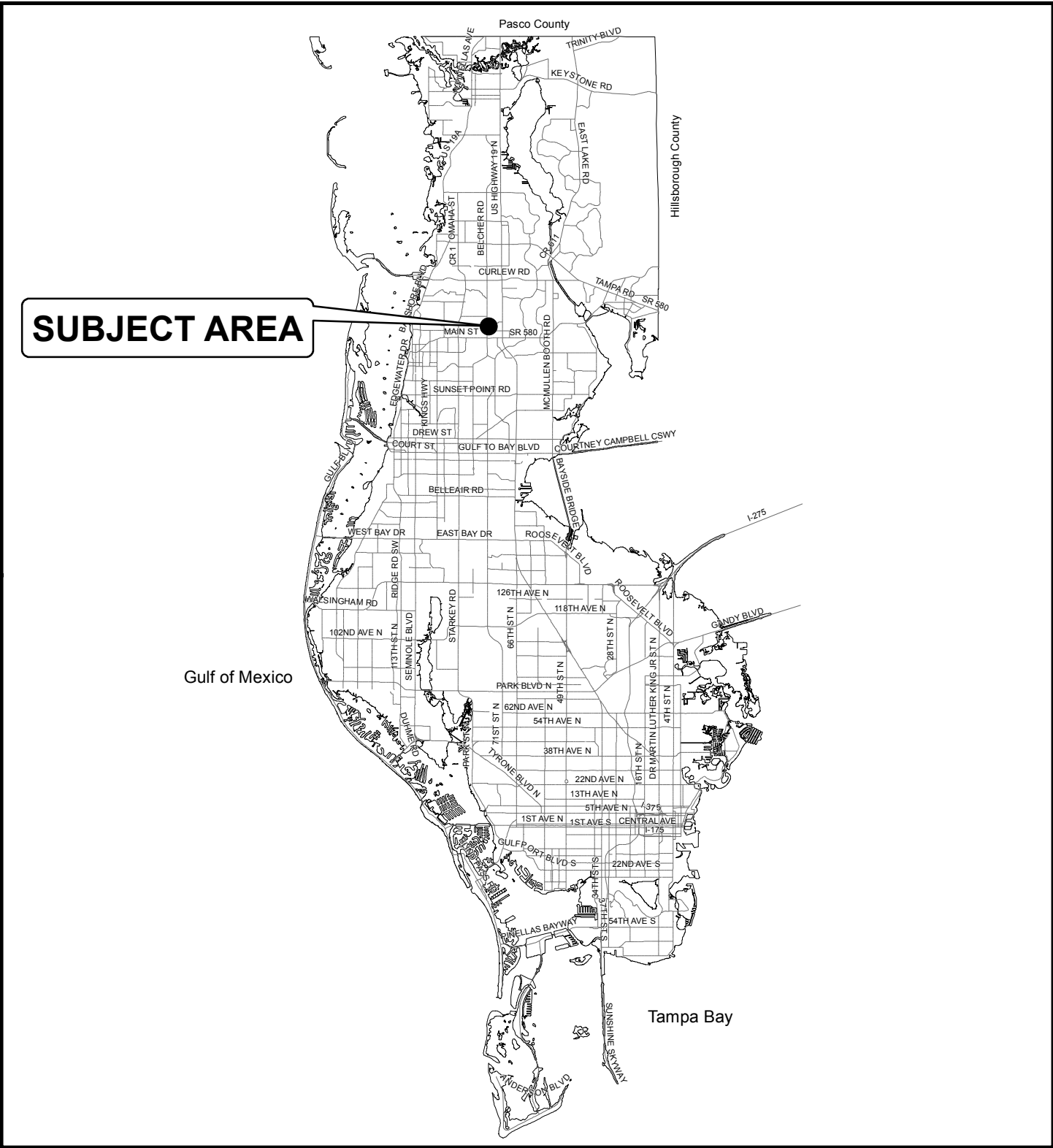
LIST OF MAPS & ATTACHMENTS:

Map 1 Location Map
Map 2 Current Countywide Plan Map & Jurisdictional Map
Map 3 Aerial Map
Map 4 Current Countywide Plan Map
Map 5 Proposed Countywide Plan Map

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, January 2, 2019 at 1:30 p.m.
Forward Pinellas, January 9, 2019 at 1:00 p.m.
Countywide Planning Authority, February 5, 2019 at 9:30 a.m.



Map 1 - Location

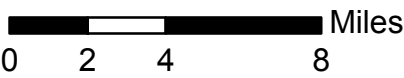
CASE #: CW19-01

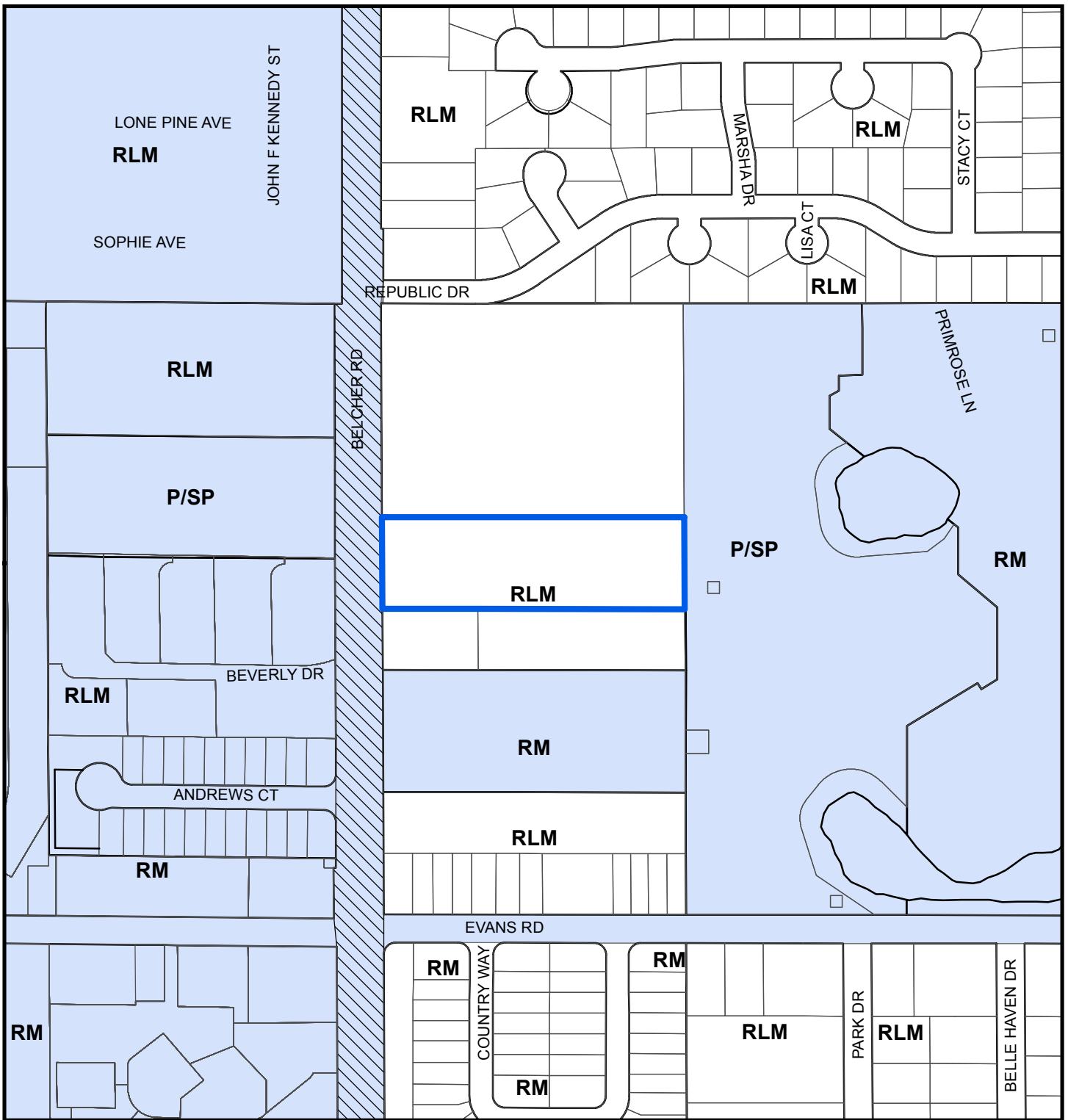
FROM: Residential Low Medium

AREA: 2.9 Acres

JURISDICTION: Pinellas County

TO: Public/Semi-Public





Map 2 - Current Countywide Plan Map & Jurisdictional Map

CASE #: CW19-01

FROM: Residential Low Medium

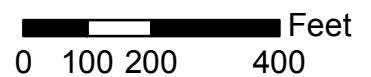
AREA: 2.9 Acres

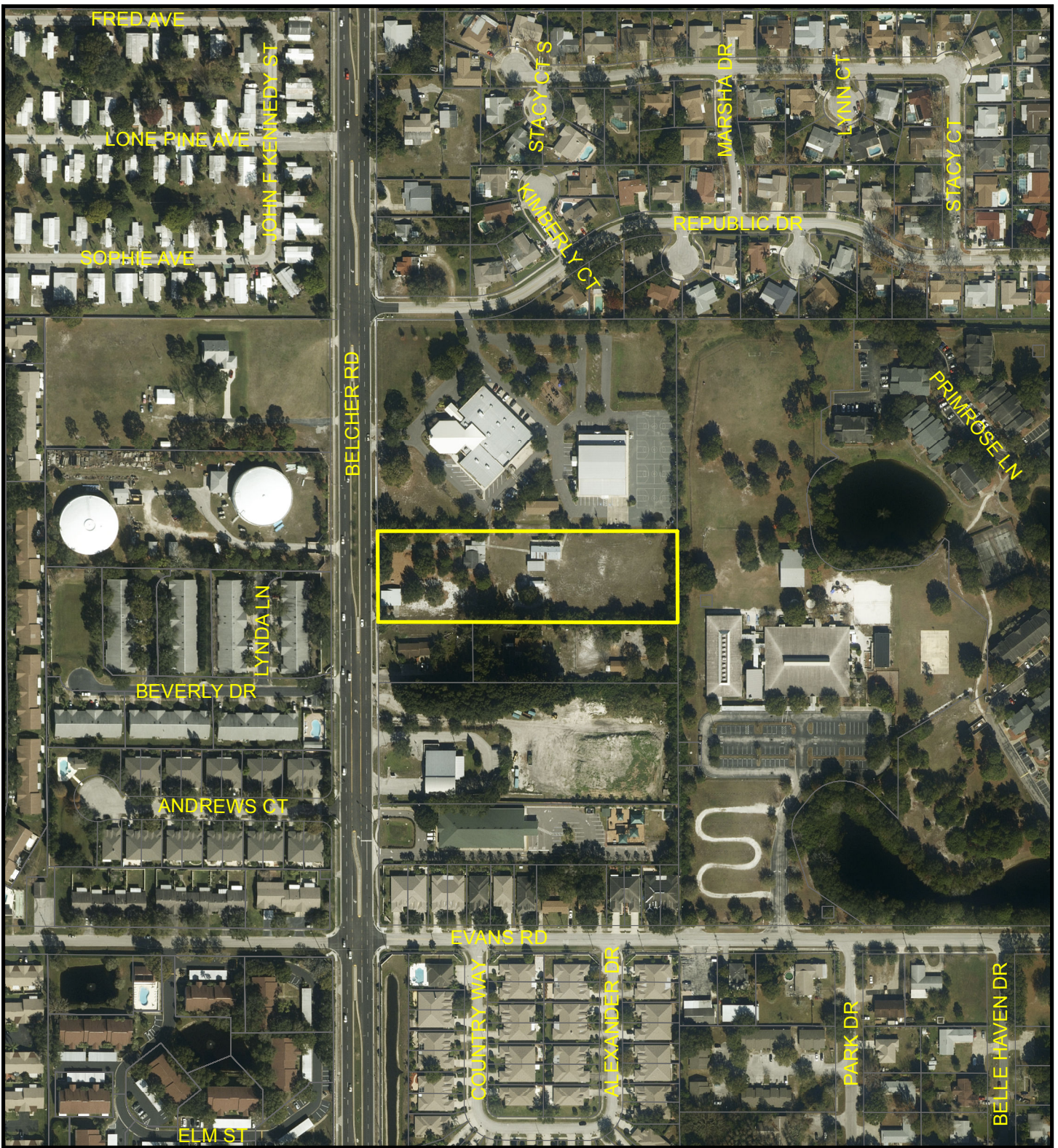
JURISDICTION: Pinellas County

TO: Public/Semi-Public

LEGEND:

- Dunedin
- Unincorporated





Map 3 - Aerial

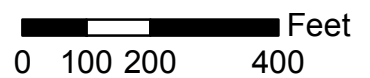
CASE #: CW19-01

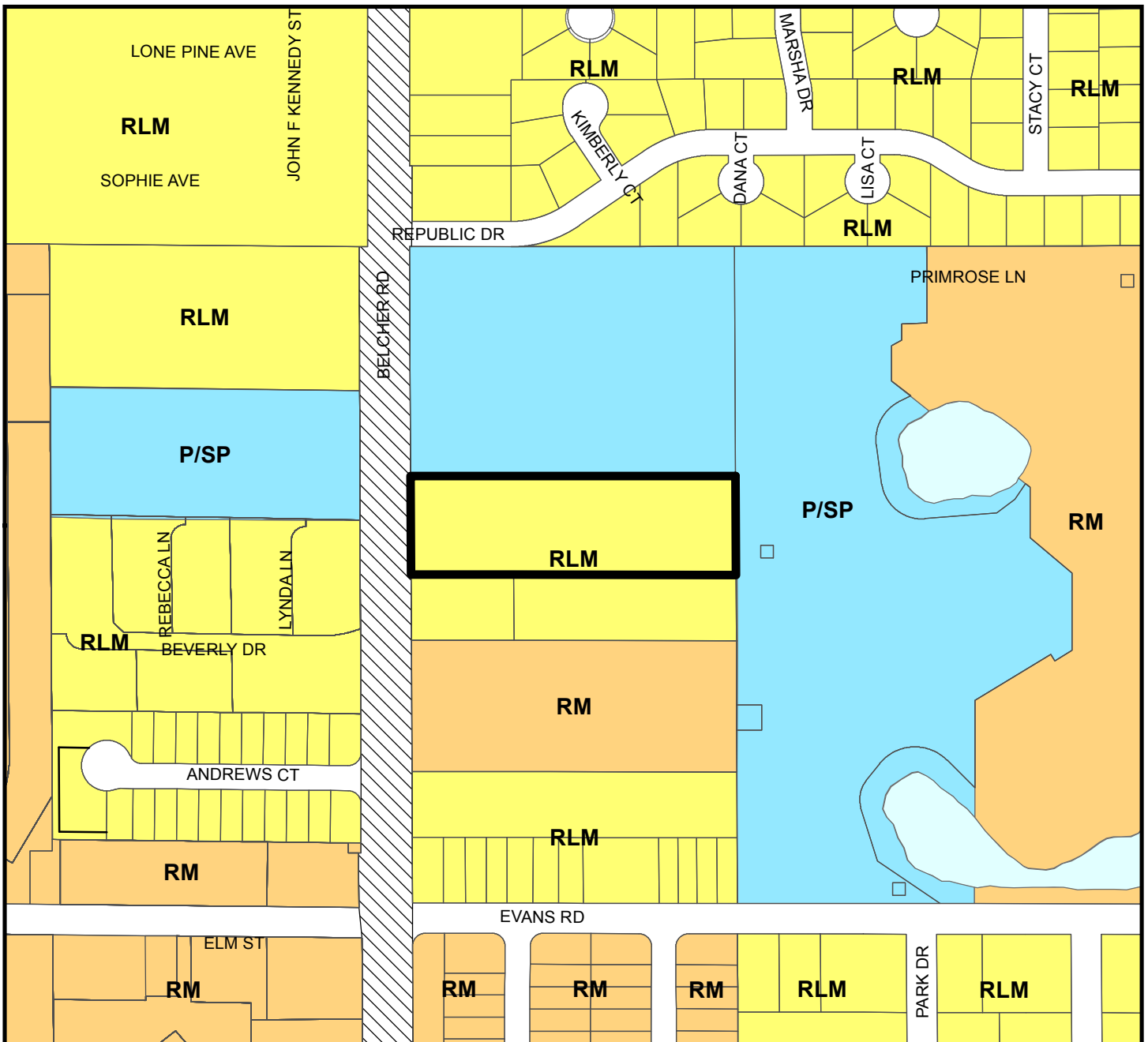
FROM: Residential Low Medium

AREA: 2.9 Acres

JURISDICTION: Pinellas County

TO: Public/Semi-Public





Countywide Plan Map Categories

- Residential Low Medium
- Public/Semi-Public
- Residential Medium
- Scenic/Noncommercial Corridor

Map 4 - Current Countywide Plan Map

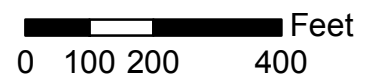
CASE #: CW19-01

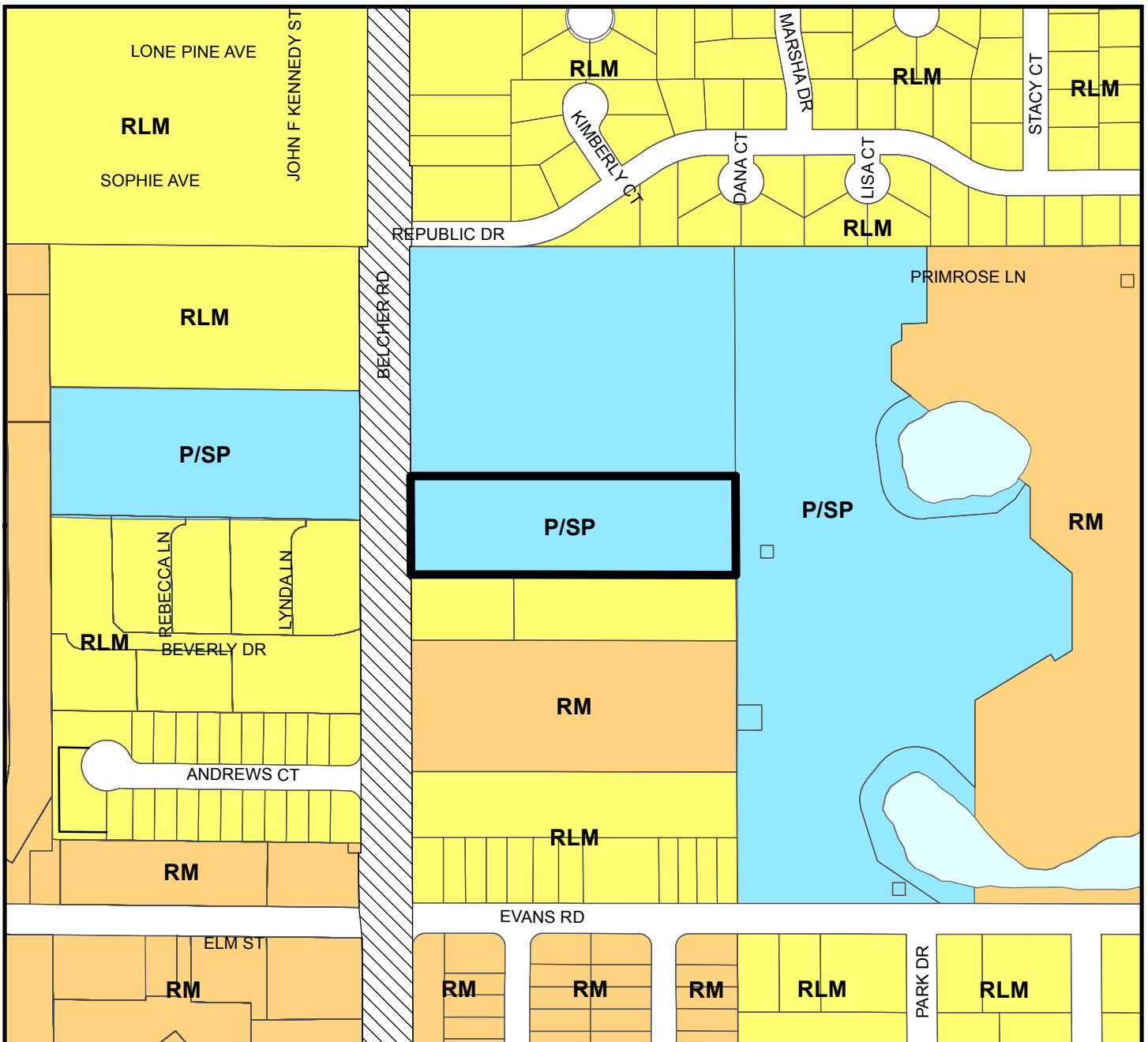
FROM: Residential Low Medium

AREA: 2.9 Acres

JURISDICTION: Pinellas County

TO: Public/Semi-Public





Countywide Plan Map Categories

- Residential Low Medium
- Residential Medium
- Public/Semi-Public
- Scenic/Noncommercial Corridor

Map 5 - Proposed Countywide Plan Map

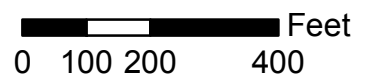
CASE #: CW19-01

FROM: Residential Low Medium

AREA: 2.9 Acres

JURISDICTION: Pinellas County

TO: Public/Semi-Public



CW 19-01 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by unincorporated Pinellas County and seeks to amend a site totaling approximately 2.9 acres from Residential Low Medium to Public/Semi-Public.

The subject property is part of a larger 9.59-acre parcel and is home to the Clearwater Community Church. The amendment area, which is the southern 2.9 acres of the larger 9.59-acre parcel, was purchased by the church at a later date, but is also for church use. If approved, this amendment will be consistent with Pinellas County's Comprehensive Plan. The Countywide Rules state that the Public/Semi-Public category is "...intended to recognize institutional and transportation/utility uses that serve the community or region."

The requested amendment is consistent with the purpose and locational characteristics for the Public/Semi-Public category. The purpose of the Public/Semi-Public category is to provide institutional and transportation/utility uses serving the community and this request is consistent with that objective. If approved, this amendment will be consistent with Pinellas County's Comprehensive Plan.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment where the existing Level of Service is operating at a LOS "D" or better, therefore those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located on a "residential sub-classification" of Scenic/Noncommercial Corridors. The Public/Semi-Public category is consistent with the residential sub-classification of SNCCs, according to Table 4 of Section 6.5.4.1.4 of the Countywide Rules.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within CHHA, therefore those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is adjacent to the City of Dunedin. City staff reviewed the application and found no issues with the amendment. The City of Dunedin will have opportunity to comment at the PAC Meeting on January 2, 2019, if needed. The amendment area is not adjacent to a public educational facility, therefore those standards are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the Employment, Industrial, or Target Employment Center categories, therefore those standards are not applicable.

Conclusion:

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

Planners Advisory Committee – January 2, 2019

3B. CPA Actions and Tier I Countywide Plan Map Amendments



SUMMARY

This information is presented in order to better, and more systematically, apprise the Forward Pinellas Board of final action(s) by the Board of County Commissioners, in their role as the Countywide Planning Authority (CPA) on matters that have been previously considered. This summary also includes the Tier I Countywide Plan Map Amendments that have been administratively reviewed by Forward Pinellas staff.

CPA Actions December 2018:

PUBLIC HEARINGS

Subthreshold Plan Map Amendments:

- Case CW 18-24, a City of Belleair Bluffs case located at 2726 Bayway Avenue. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Low Medium to Retail & Services (vote 7-0).
- Case CW 18-25, a City of Clearwater case located at 1434 & 1446 North Martin Luther King Jr. Avenue. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Retail & Services to Residential Medium (vote 7-0).

Regular Plan Map Amendments:

- Case CW 18-19, a City of St. Petersburg case located at 5908 4th Street North. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Medium to Multimodal Corridor (vote 7-0).
- Case CW 18-21, a City of Clearwater case located at 3474 Aspen Trail, 3490 Lake Shore Lane and 3492 Lake Shore Lane. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Public/Semi-Public and Preservation to Residential Low Medium (vote 7-0).
- Case CW 18-23, a City of St. Petersburg case generally bounded by 5th Avenue South to the north, 10th Street South to the west, Booker Creek and Roser Park Drive South to the south, and following the Coastal High Hazard boundary line to the east. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment to the Activity Center category at this location, amending the local land use categories, uses, intensities and other development standards and regulations for the subject area, known as the Innovation District, to better integrate supportive uses and create a more cohesive district that reflects the theme of technological and economic innovation (vote 7-0).
- Case CW 18-22, a Pinellas County case located at 1003 Virginia Avenue, Palm Harbor. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Office to Retail & Services (vote 7-0).

REGULAR AGENDA ITEMS

- Countywide Plan Map Adjustment – Pinellas County – Official Acceptance, The board officially accepted the map adjustment (vote 7-0).

- Countywide Plan Map Annual Update 2018 – Official Acceptance. The board officially accepted the annual update of the Countywide Plan Map for filing (vote 7-0).

Tier I Countywide Plan Map Amendments November and December 2018:

There were no Tier I Amendments to report.

ATTACHMENT(S): None

ACTION: None required; informational item only

4A. Countywide Plan Map Category Standards

SUMMARY

This is an informational item to remind the PAC membership of additional land use options your communities may have under the Countywide Rules. Local government comprehensive plans and land development regulations are required to be consistent with the Countywide Plan Map category standards in the Rules, but may choose to be more restrictive in terms of densities, intensities and uses. Accordingly, some local governments have elected to reduce density/intensity standards or prohibit certain land uses in categories where they would be permitted by the Rules.

In some cases, this requires local governments to initiate Countywide Plan Map amendments that would not otherwise be required under the countywide process. For example, a local plan may prohibit residential use in the Commercial General category, even though it is permitted in the corresponding countywide Retail & Services category. In order for a property designated Commercial General to be redeveloped with residential uses, it would require a local future land use amendment to a residential category, triggering a corresponding Countywide Plan Map amendment to a residential category that would not otherwise be needed.

Forward Pinellas respects and supports the prerogatives of local governments in choosing to be more restrictive than the Countywide Rules. However, we are also aware that some communities may not be aware of all the options that are available to them. A summary table of Countywide Plan Map categories, density/intensity standards and allowable uses is attached, and our staff is available to provide further information or assistance if needed.

ATTACHMENT: Countywide Plan Map Category Standards

ACTION: None required; discussion item only

Countywide Plan Map Category Standards

Countywide Plan Map Category	Corresponding Local Future Land Use Category Examples	Residential Units Per Acre	Residential Equivalent Beds Per Acre	Recreational Vehicles	Temporary Lodging Beds Per Acre	Nonresidential Floor Area Ratio	Nonresidential Impervious Surface Ratio	Uses Not Subject to Area Limitations		Uses Subject to Limitations			
										One Acre Maximum	Three Acre Maximum	Five Acre Maximum	25% of Primary Structure
Residential Very Low	Residential Rural Residential Estate	1 UPA	3 beds per acre	--	--	0.30 FAR	0.60 ISR	Residential Residential Equivalent Accessory Dwelling Unit ¹ Public Educational Facility	Recreation/Open Space Community Garden Agricultural		Ancillary Nonresidential Transportation/Utility	Institutional (except Public Educational Facilities)	
Residential Low Medium	Residential Suburban Residential Low Residential Urban Residential Low Medium	10 UPA	30 beds per acre	--	--	0.50 FAR	0.75 FAR	Residential Residential Equivalent Accessory Dwelling Unit ¹ Public Educational Facility	Recreation/Open Space Community Garden Agricultural	Office Personal Service/Office Support Retail Commercial	Ancillary Nonresidential Transportation/Utility	Institutional (except Public Educational Facilities)	
Residential Medium	Residential Medium Planned Redevelopment - Residential	15 UPA	45 beds per acre	--	--	0.50 FAR	0.75 FAR	Residential Residential Equivalent Accessory Dwelling Unit ¹	Public Educational Facility Recreation/Open Space Community Garden		Ancillary Nonresidential Office Personal Service/Office Support Retail Commercial Transportation/Utility	Institutional (except Public Educational Facilities)	
Residential High	Residential High	30 UPA	90 beds per acre	--	--	0.60 UPA	0.85 UPA	Residential Residential Equivalent Accessory Dwelling Unit ¹	Public Educational Facility Recreation/Open Space Community Garden		Ancillary Nonresidential Office Personal Service/Office Support Retail Commercial Transportation/Utility	Institutional (except Public Educational Facilities)	
Office	Residential/Office Limited Residential/Office General	15 UPA	45 beds per acre	--	--	0.50 FAR	0.75 FAR	Office Residential Equivalent Research/Development-Light	Public Educational Facility Recreation/Open Space Community Garden		Ancillary Nonresidential Personal Service/Office Support Transportation/Utility Manufacturing-Light	Residential Institutional (except Public Educational Facilities)	
Resort	Resort Facilities Overlay Resort Facilities Medium Resort Facilities High Commercial Recreation	30 UPA	90 beds per acre	30 UPA	50 UPA or per Section 5.2.1.3 of the Countywide Rules	1.2 FAR	0.95 ISR	Residential Residential Equivalent Temporary Lodging Recreational Vehicle Parks Office Personal Service/Office Support	Retail Commercial Convention Center Commercial/Business Service Commercial Recreation Recreation/Open Space Community Garden		Ancillary Non-Residential Transportation/Utility	Institutional	
Retail & Services	Residential/Office/Retail Commercial Neighborhood Commercial Limited Commercial General	24 UPA	72 beds per acre	24 UPA	40 UPA or per Section 5.2.1.3 of the Countywide Rules	0.55 FAR	0.90 ISR	Office Personal Service/Office Support Retail Commercial Commercial/Business Service Commercial Recreation Residential Residential Equivalent	Recreational Vehicle Park Temporary Lodging Research/Development- Light Storage/Warehouse-Light Manufacturing-Light Recreation/Open Space Community Garden		Manufacturing-Medium	Institutional Transportation/Utility Agricultural	
Employment	Industrial Limited	--	--	--	50 UPA or per Section 5.2.1.3 of the Countywide Rules	0.65 FAR, or 1.3 FAR when located in a Target Employment Center	0.85 ISR	Office Research/Development-Light Research/Development-Heavy Storage/Warehouse-Light	Storage/Warehouse-Heavy Manufacturing-Light Manufacturing-Medium Incinerator Facility		Retail Commercial Personal Service/Office Support Transfer/Recycling	Temporary Lodging Commercial/Business Service Commercial Recreation Institutional Transportation/Utility Agricultural	
Industrial	Industrial General	--	--	--	--	0.75 FAR, or 1.5 FAR when located in a Target Employment Center	0.95 ISR	Research/Development-Light Research/Development-Heavy Storage/Warehouse-Light Storage/Warehouse-Heavy Manufacturing-Light Manufacturing-Medium Manufacturing-Heavy	Agricultural Processing Vehicular Salvage Transfer/Recycling Solid Waste/Refuse Disposal Electric Power Generation Plant Incinerator Facility Commercial Recreation			Institutional Transportation/Utility Agricultural	Office Retail Commercial Personal Service/Office Support Commercial/Business Service
Public/Semi-Public	Institutional Transportation/Utility (includes Overlay) Resource Management Overlay	12.5 UPA	37.5 beds per acre	--	--	0.65 FAR (institutional) 0.70 FAR (trans./utility) 1.0 FAR (hospital)	.85 (institutional) .90 (trans./utility)	Institutional Transportation/Utility Residential Residential Equivalent Storage/Warehouse-Light	Storage/Warehouse-Heavy Recreation/Open Space Community Garden Ancillary Nonresidential				
Recreation/Open Space	Recreation/Open Space	--	--	--	--	0.25 FRA	0.60 ISR	Recreation/Open Space Community Garden	Electric substations ²			Transportation/Utility (excluding electric substations)	
Preservation	Preservation	--	--	--	--	0.10 FAR (preservation) 0.25 FAR (water supply)	0.20 FAR (preservation) 0.50 FAR (water supply)	Preservation Environmental Education/Research Wellfield Protection Groundwater Monitoring and Recharge	Resource-Based Recreation Replacement/Repair of Water Infrastructure Site Alterations ³ Water Supply Infrastructure/Facilities ³				
Target Employment Center	No corresponding category	Per underlying Countywide Plan Map category						Per underlying Countywide Plan Map category					
Activity Center	Activity Center Community Redevelopment District Central Business District Transit Oriented Development Planned Redevelopment - Commercial Residential Very High Planned Redevelopment - Mixed Use	Varies by location and local plan/code provisions, per Section 2.3.3.14 of the Countywide Rules						Per local government plan/code provisions					
Multimodal Corridor		Varies by location and local plan/code provisions, per Section 2.3.3.15 of the Countywide Rules											
Scenic/Noncommercial Corridor	Scenic/Noncommercial Corridor	Per underlying Countywide Plan Map category						Certain uses excluded in certain categories per Section 6.5.4.1.4 of the Countywide Rules					

UPA = Units Per Acre
FAR = Floor Area Ratio
ISR = Impervious Surface Ratio

1 Per Section 163.31771, F.S.
2 Per Section 163.3208, F.S.
3 Per local management plan

4B. Proposed Amendments to the Countywide Plan

SUMMARY

At the November PAC meeting, Forward Pinellas staff introduced proposed changes to the Activity Center (AC) and Multimodal Corridor (MMC) categories of the Countywide Plan Map, along with a revised amendment process governing these categories. This month, we will continue reviewing the proposed amendments, including updates made following the November discussion.

The discussion will include:

- Proposed density/intensity standards for a revised set of AC subcategories and preliminary reclassification of existing Special Centers.
- Revisions to the proposed areawide density/intensity approach, based on PAC input at the November meeting.
- Highlighting proposed changes to the AC/MMC amendment process that were not discussed in detail last month, including:
 - Requiring adoption of local future land use map (FLUM) categories that govern AC/MMC densities and intensities for the Countywide Plan Map amendment process. More detailed zoning or character districts can be adopted and amended at the local government level without triggering a Countywide Plan Map amendment provided they are consistent with the FLUM. (See attached examples.)
 - Applying the Tier III process to an amendment permitting auto-oriented or warehouse uses in the AC or MMC category.

Following the January PAC discussion, Forward Pinellas staff will initiate meetings with local government staff to discuss the amendments in greater detail and solicit your input.

ATTACHMENT(S):

- Revised draft amendment to Section 2.3.3.14, Countywide Rules, governing Activity Centers
- Draft amendment to Section 5.2.1.2, Countywide Rules, governing Density/Intensity Averaging
- Revised draft amendment to Division 6.2, Countywide Rules, governing Countywide Plan Map amendments to Activity Centers and Multimodal Corridors
- Proposed Reclassification of Existing Special Centers
- Examples of Special Centers using Future Land Use Categories to govern density/intensity standards

ACTION: None required; discussion item only

Key:

- Additions and ~~deletions~~ previously reviewed by PAC
- New additions and ~~deletions~~

2.3.3.14 Category/Symbol – Activity Center (AC).

Purpose – The purpose of this category is to recognize those areas of the county within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations. In particular, it is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use. ~~Activity Centers are intended to encompass areas developed in a radial pattern within walking distance (¼ to ½ mile) of a central point or hub served by transit.~~

[Note: Section B text relocated below.]

Use Characteristics – Those uses appropriate to and consistent with this subcategory include:

- Permitted Uses – As determined by the local government’s implementing regulations adopted pursuant to Section 6.2.3.2. Amendments to permitted uses shall be pursuant to and per the Planning and Urban Design Principles described in Section 6.5.4.6 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4.
- Locational Characteristics – ~~The Transit Oriented Land Use Vision Map (Vision Map) and Table 2a identify locations eligible to be designated as Activity Center utilizing the Major Center subcategory under the Tier II amendment process. These eligible locations include: at the intersection of two Primary Corridors; at the intersection of a Primary and Secondary Corridor; or at the intersection of a Primary Corridor and a Regional Corridor that is also identified by the Pinellas Suncoast Transit Authority as a Regional Express transit stop. The Land Use Strategy Map and Table 2 below identify locations appropriate to be designated as Activity Center utilizing one of four subcategories. Additional locations may be deemed appropriate pursuant to the Countywide Plan Map amendment process for Activity Centers and Multimodal Corridors provided in of Division 6.2.~~
- Scenic/Noncommercial Corridor (SNCC) – Amendments ~~to adopting~~ the Activity Center category within SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications. Where an existing Activity Center overlaps a designated SNCC, the local regulatory provisions governing the Activity Center adopted pursuant to Section 6.2.3.2 shall take precedence.

~~Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to a Countywide Plan Map amendment for this subcategory shall be 369 trips per day per acre.~~

Density/Intensity Standards – ~~Shall include~~ Maximum permitted density-intensity standards for each Activity Center subcategory are listed in Table 1 below, and shall be subject to the following:

- Residential Use and Temporary Lodging Use – Local governments can choose to use either the common standard of units per acre (UPA) in determining how many dwelling units or

temporary lodging units are allowed on a parcel, or floor area ratio (FAR) can be used as the measure instead, regardless of the number of ~~dwelling~~ units included.

- Mixed-Use – For mixed-use projects, either an all-inclusive FAR or a proportionate share of UPA and FAR can be used. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.
- When Located in a Target Employment Center – A 100% intensity bonus may be applied to the applicable nonresidential intensity standard for Manufacturing, Office, and Research/Development.
- Density/Intensity Averaging – Maximum density and/or intensity standards may be calculated on an average areawide basis pursuant to Section 5.2.1.2.
- ~~Maximum Permitted Density-Intensity Standards:
75 UPA or 2.5 FAR or a proportionate share of each~~

Planning Criteria – ~~The designation of Activity Center utilizing the Major Center subcategory will require the following:~~

- ~~1. Completion of a pre-application conference with PPC Staff~~
- ~~2. Delineation of a parcel specific boundary for the proposed Activity Center~~
- ~~3. Proposed densities/intensities~~
- ~~4. Proposed use types and mix~~
- ~~5. Satisfaction of the Planning and Urban Design Principles purpose and objectives and consideration of best practices, as described in Section 6.5.4.6 and Land Use Goal 16.0 of the Countywide Plan Strategies~~

Other Standards – Shall include the following:

- Planning Criteria – The designation of the Activity Center category is subject to the Countywide Plan Map amendment requirements for Activity Centers and Multimodal Corridors provided in ~~of~~ Division 6.2.
- Minimum Size – A Major Center shall be approximately 200 acres or larger in size. As listed in Table 1 below.

Map Delineation – Shall be as follows:

- Map Delineation – Amendments to Activity Center utilizing the Major Center one of the four subcategories will be designated as the Activity Center category on the Countywide Plan Map and identified as Major Centers on the Vision Map. with the applicable subcategory on the Land Use Strategy Map. Where a more permissive subcategory is depicted on the Land Use Strategy Map than indicated by the locational characteristics of Table 2, the Land Use Strategy Map shall prevail.

Subcategories – The Activity Center plan category includes ~~five~~four subcategories, enumerated in Tables 1 and 2 below. ~~Where two or more subcategories overlap, the subcategory with the most permissive density and intensity standards shall take precedence.~~

Table 1
Standards Applicable to Activity Center Subcategories

<u>Activity Center Subcategory</u>	<u>Minimum Size (Acres)</u>	<u>Maximum Areawide Density/Intensity Standard¹</u>		
		<u>Residential Density^{4,3}</u>	<u>Temporary Lodging Density^{4,2}</u>	<u>Nonresidential or Mixed-Use Intensity^{2,3}</u>
<u>Urban Center</u>	<u>500</u>	<u>200</u>	<u>330</u>	<u>8.0</u>
<u>Major Center</u>	<u>200</u>	<u>150</u>	<u>250</u>	<u>5.0</u>
<u>Community Center</u>	<u>100</u>	<u>90</u>	<u>150</u>	<u>3.0</u>
<u>Neighborhood Center</u>	<u>50</u>	<u>60</u>	<u>100</u>	<u>2.0</u>

¹ Maximum density/intensity may be calculated on an average areawide basis pursuant to Section 5.2.1.2.

² For residential or temporary lodging units, either the applicable UPA or the nonresidential FAR standard may be used.

^{2,3} For mixed-use projects, either an all-inclusive FAR standard or a proportionate share of residential density and nonresidential intensity may be used.

Table 2
Intersections Providing Appropriate Locations for Activity Center Subcategories

	<u>Premium Transit Route</u>	<u>Core Bus Route</u>	<u>Frequent Local Bus Routes</u>	<u>Local Bus Routes</u>	<u>Other Arterial Roadway</u>	<u>Other Collector Roadway</u>
<u>Premium Transit Route</u>	<u>Urban Center</u>	<u>Urban Center</u>	<u>Major Center</u>	<u>Major Center</u>	<u>Community Center</u>	<u>Neighborhood Center</u>
<u>Core Bus Route</u>	<u>Urban Center</u>	<u>Major Center</u>	<u>Major Center</u>	<u>Community Center</u>	<u>Community Center</u>	<u>Neighborhood Center</u>
<u>Frequent Local Bus Routes</u>	<u>Major Center</u>	<u>Major Center</u>	<u>Community Center</u>	<u>Community Center</u>	<u>Community Center</u>	<u>Neighborhood Center</u>
<u>Local Bus Routes</u>	<u>Major Center</u>	<u>Community Center</u>	<u>Community Center</u>	<u>Neighborhood Center</u>	<u>Neighborhood Center</u>	<u>Neighborhood Center</u>
<u>Other Arterial Roadway</u>	<u>Community Center</u>	<u>Community Center</u>	<u>Community Center</u>	<u>Neighborhood Center</u>	<u>Neighborhood Center</u>	<u>Neighborhood Center</u>
<u>Other Collector Roadway</u>	<u>Neighborhood Center</u>	<u>Neighborhood Center</u>	<u>Neighborhood Center</u>	<u>Neighborhood Center</u>	<u>Neighborhood Center</u>	<u>Neighborhood Center</u>

Notes:

1. Intersections are as depicted on the Land Use Strategy Map. In locations where three or more corridor types intersect, the two corridor types with the most permissive density and intensity standards shall take precedence.
2. Local governments may choose to use more restrictive subcategories; for example, at an intersection deemed appropriate for a Major Center, a Community Center or Neighborhood Center is also considered appropriate.
3. Additional locations appropriate for an Activity Center subcategory may be approved through the Countywide Plan Map amendment process and shall be depicted on the Land Use Strategy Map. Where a more permissive subcategory is depicted on the Land Use Strategy Map, it shall supersede Table 2.

A. Transit Station Centers

Use Characteristics — Shall include the following:

- ~~Permitted Uses~~ — Those uses allowed in transit station centers must be set forth in the local government’s transit station plan. It is the intent of this category that uses allowed in transit station centers be transit supportive, and not primarily automobile oriented.
- ~~Locational Characteristics~~ — Locations eligible to be designated as Activity Center utilizing the Transit Station Center subcategory under the Tier II amendment process have been identified on the Transit-Oriented Land Use Vision Map (Vision Map) and are based on the adoption of the Locally Preferred Alternative in the Metropolitan Planning Organization’s Long Range Transportation Plan. Final locations may be refined based on the completion of applicable environmental impact studies associated with the federal and local transit planning processes.
- ~~Scenic/Noncommercial Corridor (SNCC)~~ — Amendments to the Activity Center category within SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications.

Density/Intensity Standards — Shall include the following:

- ~~Local governments can choose to use either the common standard of units per acre (UPA) in determining how many dwellings are allowed on a parcel, or floor area ratio (FAR) can be used as the measure instead, regardless of the number of dwelling units included. For mixed-use projects, either an all-inclusive FAR or a proportionate share of UPA and FAR can be used.~~
- ~~Density and intensity standards for the four transit station center subclassifications are enumerated below:~~

Table 1
STANDARDS APPLICABLE TO TRANSIT STATION CENTER SUBCLASSIFICATIONS

Transit Station Area Center Sub-Classification	Maximum Permitted Density-Intensity Standards:
Type I	200 UPA or 7.0 FAR or proportionate share of each
Type II	150 UPA or 5.0 FAR or proportionate share of each
Type III	90 UPA or 3.0 FAR or proportionate share of each
Type IV	60 UPA or 2.0 FAR or proportionate share of each

Other Standards — Shall include the following:

- ~~Transit Station Plan — As set forth in Section 6.5.4.4, the utilization of the provisions of this category shall require 1) a transit station plan, which includes the establishment of transit station center subclassification(s) and any changes to the boundaries of this category; and 2) amendment of the Countywide Plan Map to reflect such subclassification(s) and boundary changes.~~
- ~~Size — Transit station centers shall generally encompass areas extending a half-mile from the center of each transit station. Larger or smaller areas may be permitted if justified in an applicable transit station plan.~~

Map Delineation — Shall be as follows:

- ~~Amendments to Activity Center utilizing the Transit Station Center subcategory will be designated as the Activity Center category on the Countywide Plan Map and identified as Transit Station Centers on the Vision Map.~~

B. Major Center

[Section B text relocated above.]

C. Community Center

Use Characteristics — Those uses appropriate to and consistent with this subcategory include:

- ~~Permitted Uses — As determined by the local government’s implementing regulations and per the Planning and Urban Design Principles described in Section 6.5.4.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.~~

~~Locational Characteristics — The Transit-Oriented Land Use Vision Map (Vision Map) and Table 2a identify locations eligible to be designated as Activity Center utilizing the Community Center subcategory under the Tier II amendment process. These eligible locations include: at the intersection of two Secondary Corridors; at the intersection of a Secondary Corridor and a Supporting Corridor; at the intersection of a Secondary Corridor and a Regional Corridor that is also identified by the Pinellas Suncoast Transit Authority as a Regional Express transit stop; at the intersection of a Secondary Corridor and any other arterial roadway identified through the roadway classification system of the Metropolitan Planning Organization; and at the intersections identified as Tier II eligible locations for Major Centers in Section 2.3.3.14.B.~~

- ~~Scenic/Noncommercial Corridor (SNCC) — Amendments to the Activity Center category within SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications.~~

- ~~Traffic Generation Characteristics~~—The standard for the purpose of calculating typical traffic impacts relative to a Countywide Plan Map amendment for this subcategory shall be 202 trips per day per acre.

Density/Intensity Standards— Shall include the following:

- ~~Local governments can choose to use either the common standard of units per acre (UPA) in determining how many dwellings are allowed on a parcel, or floor area ratio (FAR) can be used as the measure instead, regardless of the number of dwelling units included. For mixed-use projects, either an all-inclusive FAR or a proportionate share of UPA and FAR can be used.~~
- ~~Maximum Permitted Density Intensity Standards:~~
50 UPA or 1.5 FAR or a proportionate share of each

Planning Criteria— The designation of Activity Center utilizing the Community Center subcategory will require the following:

1. ~~Completion of a pre-application conference with PPC Staff~~
2. ~~Delineation of a parcel specific boundary for the proposed Activity Center~~
3. ~~Proposed densities/intensities~~
4. ~~Proposed use types and mix~~
5. ~~Satisfaction of the Planning and Urban Design Principles purpose and objectives and consideration of best practices, as described in Section 6.5.4.6 and Land Use Goal 16.0 of the Countywide Plan Strategies~~

Other Standards— Shall include the following:

- ~~Minimum Size~~— A Community Center shall be approximately 100 acres or larger in size.

Map Delineation— Shall be as follows:

- ~~Map Delineation~~— Amendments to Activity Center utilizing the Community Center subcategory will be designated as the Activity Center category on the Countywide Plan Map and identified as Community Centers on the Vision Map.

D. Neighborhood Center

Use Characteristics— Those uses appropriate to and consistent with this subcategory include:

- ~~Permitted Uses~~— As determined by the local government’s implementing regulations and per the Planning and Urban Design Principles described in Section 6.5.4.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.

~~Locational Characteristics~~— The Transit-Oriented Land Use Vision Map (Vision Map) and Table 2a identify locations eligible to be designated as Activity Center utilizing the Neighborhood Centers subcategory under the Tier II amendment process. These eligible locations include: at the

~~intersection of two Supporting Corridors; or at the intersection of a Regional Corridor with a Supporting Corridor or any other arterial or collector roadway, which is also identified by the Pinellas Suncoast Transit Authority as a Regional Express transit stop; at the intersection of any arterial or collector roadway with any other arterial or collector roadway as identified through the roadway classification system of the Metropolitan Planning Organization; at the intersections identified as Tier II eligible locations for Major Centers in Section 2.3.3.14.B; and at the intersections identified as Tier II eligible locations for Community Centers in Section 2.3.3.14.C.~~

- ~~• Scenic/Noncommercial Corridor (SNCC) — Amendments to the Activity Center category within SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications.~~
- Traffic Generation Characteristics — The standard for the purpose of calculating typical traffic impacts relative to a Countywide Plan Map amendment for this subcategory shall be 81 trips per day per acre.

Density/Intensity Standards — Shall include the following:

- ~~• Local governments can choose to use either the common standard of units per acre (UPA) in determining how many dwellings are allowed on a parcel, or floor area ratio (FAR) can be used as the measure instead, regardless of the number of dwelling units included. For mixed-use projects, either an all-inclusive FAR or a proportionate share of UPA and FAR can be used.~~
- Maximum Permitted Density Intensity Standards:
15 UPA or 0.75 FAR or a proportionate share of each

Planning Criteria — Amendments to Activity Center utilizing the Neighborhood Center subcategory will require the following:

- ~~1. Completion of a pre-application conference with PPC Staff~~
- ~~2. Delineation of a parcel specific boundary for the proposed Activity Center~~
- ~~3. Proposed densities/intensities~~
- ~~4. Proposed use types and mix~~
- ~~5. Satisfaction of the Planning and Urban Design Principles purpose and objectives and consideration of best practices, as described in Section 6.5.4.6 and Land Use Goal 16.0 of the Countywide Plan Strategies~~

Other Standards — Shall include the following:

- Minimum Size — A Neighborhood Center shall be approximately 25 acres or larger in size.

Map Delineation — Shall be as follows:

- ~~• Amendments to Activity Center utilizing the Neighborhood Center subcategory will be designated as the Activity Center category on the Countywide Plan Map and identified as Neighborhood Centers on the Vision Map.~~

E. Special Center

Use Characteristics — Those uses appropriate to and consistent with this subcategory include:

- ~~Permitted Uses — As determined by the applicable special area plan adopted prior to August 7, 2015, or as subsequently amended pursuant to Section 6.5.4.3.~~
- ~~Locational Characteristics — Special Center locations shall be as set forth in the applicable special area plan adopted prior to August 7, 2015, or as subsequently amended pursuant to Section 6.5.4.3.~~
- ~~Scenic/Noncommercial Corridor (SNCC) — Amendments to the Activity Center category within SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications.~~
- ~~Traffic Generation Characteristics — The standard for the purpose of calculating typical traffic impacts relative to a Countywide Plan Map amendment for this subcategory shall be based upon the proposed density/intensity of land use proposed.~~

Density/Intensity Standards — Shall include the following:

- ~~The densities and intensities shall be as set forth for each classification of use and location in the applicable special area plan adopted prior to August 7, 2015, or as subsequently amended pursuant to Section 6.5.4.3.~~

Other Standards — Shall include the following:

- ~~Amendments to Special Centers are subject to the provisions of Section 6.5.4.3.~~

Map Delineation — Shall be as follows:

- ~~Instances of Activity Center utilizing the Special Center subcategory are delineated as the Activity Center category on the Countywide Plan Map and identified as Special Centers on the Transit Oriented Land Use Vision Map, with boundaries based on a previously approved special area plan.~~

5.2.1.2 Density/Intensity Averaging.

5.2.1.2.1 Density/intensity averaging shall be permitted as provided for in the applicable local government comprehensive plan, ~~or special area plans adopted prior to August 7, 2015,~~ the local plan and/or land development code provisions that establish the basis for and are filed of record in support of the Activity Center (AC) or Multimodal Corridors (MMC) plan category, and in accordance with all applicable provisions of these Rules.

5.2.1.2.2 Density/intensity averaging may occur from any Countywide Plan Map category to any other Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, except as follows:

- A. There shall be no density/intensity averaging to the Preservation or Recreation/Open Space Plan categories.
- B. There shall be no density/intensity averaging to or from the AC or MMC category to another category. However, density/intensity averaging is permitted within an individual Activity Center or Multimodal Corridor pursuant to Section 5.2.1.2.4. , ~~except as may be provided for in a special area plan adopted prior to August 7, 2015, local plan and/or code provisions that establish the basis for and are filed of record in support of the AC or MMC plan category.~~
- C. There shall be no density/intensity averaging from or to submerged land or from outside the coastal high hazard area into the coastal high hazard area.

5.2.1.2.3 Density/intensity averaging in categories other than AC or MMC may occur only in accordance with the following:

- A. Aggregation within contiguous property(ies) in the same Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, based on the maximum density/intensity allowed in that category.
- B. Aggregation within contiguous property(ies) in different Countywide Plan Map categories, or the local future land use plan designations where they may be more restrictive, based on the maximum density/intensity allowed in the combination of applicable categories, provided that the subject area (i.e., the combined area of all sending and receiving parcels) does not exceed a maximum area of five acres.
- C. Such aggregation of density/intensity as provided for in either A. or B. above shall require the property(ies) to be subject to a local government site plan or comparable approval process and a written record of the density/intensity averaging recorded in the public record with the Clerk of the Circuit Court for Pinellas County, and a record copy of same filed with the Pinellas Planning Council.

5.2.1.2.4 Density/intensity averaging is permitted within an individual Activity Center or Multimodal Corridor, provided that the maximum density or intensity standard for the

applicable subcategory classification is not exceeded on an average areawide basis for the Activity Center or Multimodal Corridor category as a whole. Adoption and subsequent amendment of density/intensity standards is subject to the provisions of Division 6.2.

5.2.1.2.45

Density/intensity averaging as otherwise governed by these Countywide Rules shall be allowed to include any development rights available to, but previously unused by, existing developed property that is being added to or redeveloped using the density/intensity averaging provisions of these Rules.

DIV. 6.2 COUNTYWIDE PLAN MAP AMENDMENTS / ACTIVITY CENTERS AND MULTIMODAL CORRIDORS.

SEC. 6.2.1 NEW ACTIVITY CENTERS AND MULTIMODAL CORRIDORS.

An amendment adopting the Activity Center (AC) plan category in a location that is not adjacent to an existing AC designation, or adopting the Multimodal Corridor (MMC) plan category in a location that is not adjacent to an existing MMC designation, results in the creation of a new Activity Center or Multimodal Corridor respectively.

Each new Activity Center or Multimodal Corridor shall be classified with a subcategory based on the locational criteria of Sections 2.3.3.14-15, or as otherwise approved through the Countywide Plan Map amendment process. The subcategory shall be depicted on the Land Use Strategy Map.

Such amendments are subject to the tiered amendment review process outlined in Section 6.2.3, as determined by the following eligibility criteria:

Table 7
Amendments Creating New Activity Centers or Multimodal Corridors

<u>Amendment Type</u>	<u>Eligibility Criteria</u>
<u>Tier II</u>	<p><u>Adoption of the AC or MMC category with implementing plan/code provisions that include:</u></p> <ul style="list-style-type: none"> • <u>Amendment resulting in average areawide dDensity/intensity standards at or below the maximum for the applicable AC or MMC subcategory based on the locational criteria of Sections 2.3.3.14-15; and</u> • <u>Amendment resulting in pPermitted uses consistent with the provisions of Section 6.2.4.</u>
<u>Tier III</u>	<p><u>Adoption of the AC or MMC category with implementing plan/code provisions that include:</u></p> <ul style="list-style-type: none"> • <u>Amendment resulting in average areawide dDensity/intensity standards above the maximum for the applicable AC or MMC subcategory based on the locational criteria of Sections 2.3.3.14-15; or</u> • <u>Amendment allowing pPermitted uses inconsistent with the provisions of Section 6.2.4.</u>

SEC. 6.2.2 EXISTING ACTIVITY CENTERS AND MULTIMODAL CORRIDORS.

6.2.2.1 An Activity Center or Multimodal Corridor utilizing the Special Center or Special Corridor subcategory prior to DATE shall, on DATE, be reclassified with a subcategory pursuant to

Sections 2.3.3.14-15, which shall be depicted on the Land Use Strategy Map. Such subcategory reclassification shall occur in coordination with the local government with jurisdiction, shall be sufficient to accommodate the locally-adopted maximum density and intensity standards governing the Activity Center or Multimodal Corridor as of DATE, and shall not result in any nonconforming standard. Subsequent amendments to this subcategory classification shall be subject to the provisions of Section 6.2.3.

6.2.2.2 An amendment to the local future land use map or plan/code provisions governing an existing Activity Center or Multimodal Corridor requires a Countywide Plan Map amendment only if it results in a change to the permitted uses, maximum density/intensity standards, or boundaries of the Activity Center or Multimodal Corridor. Such amendments are subject to the tiered amendment review process outlined in Section 6.1.2, as determined by the following eligibility criteria:

Table 8
Amendments to Existing Activity Centers or Multimodal Corridors

<u>Amendment Type</u>	<u>Eligibility Criteria</u>
<u>Tier I</u>	<p><u>Amendment to implementing plan/code provisions which:</u></p> <ul style="list-style-type: none"> • Amendment that d <u>Does not cause the average areawide density/intensity to exceed that of the applicable AC or MMC subcategory depicted on the Land Use Strategy Map; and</u> • Amendment resulting in <u>Allows only permitted uses consistent with the provisions of Section 6.2.4.</u>
<u>Tier II</u>	<ul style="list-style-type: none"> • <u>Amendment to reclassify the AC or MMC to a subcategory meeting the locational criteria of the Land Use Strategy Map; or</u> • <u>Amendment to the boundaries of the AC or MMC category on the Countywide Plan Map.</u>
<u>Tier III</u>	<ul style="list-style-type: none"> • <u>Amendment to reclassify the AC or MMC to a subcategory exceeding the locational criteria of the Land Use Strategy Map; or</u> • <u>Amendment to implementing plan/code provisions allowing permitted uses inconsistent with the provisions of Section 6.2.4; or</u> • <u>In excess of five Tier II amendments within five years</u>

6.2.2.3 Local map or plan/code amendments governing an existing Activity Center or Multimodal Corridor other than those outlined in Section 6.2.2.2 shall not require a Countywide Plan Map amendment, but shall be submitted to the PPC for receipt and acceptance.

6.5.4.3 ~~**Amendments to Special Centers and Special Corridors.**~~

6.5.4.3.1 ~~The Special Centers and Special Corridors plan subcategories of the Activity Center and Multimodal Corridor plan categories are eligible to be amended per the Tiered Review~~

~~Process outlined in Section 6.1.2, and as outlined below in Sections 6.5.4.3.2 through 6.5.4.3.4.~~

~~**6.5.4.3.2** — An amendment to a Special Center or Special Corridor, including any locally adopted character district or subcategory within, that does not change the boundaries, permitted uses, or density/intensity standards applicable to the Special Center or Special Corridor shall be classified as a Tier I map amendment.~~

~~**6.5.4.3.3** — An amendment to a Special Center or Special Corridor, including any locally adopted character district or subcategory within, that changes the boundaries, permitted uses, or any other substantive integral component of the plan applicable to the Special Center or Special Corridor shall be classified as a Tier II map amendment, except for amendments to density or intensity standards which are governed by the provisions of Section 6.5.4.3.4.~~

~~**6.5.4.3.4** — An amendment that changes the density and/or intensity standards applicable to a Special Center or Special Corridor, including any locally adopted character district or subcategory within, which does not cause the density and/or intensity standards to exceed those of the corresponding Activity Center or Multimodal Corridor subcategory consistent with the locational characteristics provisions of Section 2.3.3.14 and Section 2.3.3.15, shall be classified as a Tier II map amendment.~~

~~An amendment that changes the density and/or intensity standards applicable to a Special Center or Special Corridor, including any locally adopted character district or subcategory within, which causes the density and/or intensity standards to exceed those of the corresponding Activity Center or Multimodal Corridor subcategory consistent with the locational characteristics provisions of Section 2.3.3.14 and Section 2.3.3.15, shall be classified as a Tier III map amendment.~~

SEC. 6.2.3 ACTIVITY CENTER / MULTIMODAL CORRIDOR AMENDMENT REQUIREMENTS.

6.2.3.1 Requirements for Tier I Amendments.

In addition to the applicable submittal requirements of Section 6.1.3.2, if density/intensity averaging is being used pursuant to Section 5.2.1.2.4, Tier I amendments to the Activity Center or Multimodal Corridor plan category must provide a calculation of the average areawide density/intensity that could potentially be achieved based on the proposed land use designations, and documentation that it is consistent with the applicable subcategory based on the Land Use Strategy Map.

~~**6.1.4.3 — Amendments to Activity Center or Multimodal Corridor**~~

6.2.3.2 Requirements for Tier II and Tier III Amendments.

In addition to the submittal requirements of Section 6.1.3.2, Tier II and Tier III amendments the Activity Center (AC) or Multimodal Corridor (MMC) plan categories must

submit and address the items set forth below as part of the application, review, and approval process:

- A. **Pre-Application Meeting** – At least one pre-application coordinating conference with PPC staff will be required. The purpose of this meeting will be to discuss the review and approval process and to review the applicant’s proposed implementation plan to ensure that the strategies are met. After the conclusion of the meeting, PPC staff will provide meeting notes documenting topics covered, concerns/issues addressed, and any action steps agreed to with the applicant.
- B. **Boundary Map** – A parcel specific map of proposed boundaries of the proposed AC or MMC plan category, ~~shall be provided.~~ The boundary map shall include the acreage of the area, a list of affected parcels, and if technically feasible, a GIS shapefile of the boundary.
- C. ~~**Existing and Proposed Current Land Use Designations** – For each proposed AC or MMC designation, identification~~ A map of local future land use map designations that are currently within the proposed boundaries of the AC or MMC, their acreages, and their associated permitted uses and maximum densities/intensities, shall be provided. Proposed densities/intensities shall be shown within the boundary. If there is local differentiation in land uses within the designated AC or MMC, these proposed land uses must be identified and shown
- D. **Proposed Land Use Designations** – A map of proposed future land use map designations within the proposed boundaries of the AC or MMC, their acreages, and their associated permitted uses and maximum density/intensity standards. While more detailed character districts or zoning categories may be provided as supportive documentation, these shall not be used as the sole regulating mechanism for such standards.
- E. **Density/Intensity.** Current and proposed densities/intensities shall be shown within the boundary. If density/intensity averaging is being used pursuant to Section 5.2.1.2.4, provide a calculation of the average areawide density/intensity that could potentially be achieved based on the proposed land use designations, and documentation that it is consistent with the proposed subcategory.
- F. **Planning and Urban Design Principles** – For amendments affecting more than 10 acres, provide documentation of how the Planning and Urban Design Principles will be addressed, pursuant to Section 6.2.6 and Countywide Planning Strategies Land Use Goal 16.0, together with the purpose, objectives, and professionally established best practices contained therein. ~~For each proposed AC or MMC designation, the applicant will be required to provide substantive documentation that the objectives and strategies associated with the Planning and Urban Design Principles described in Section 6.5.4.6 and Land Use Goal 16.0 of the Countywide Plan Strategies have been examined by the applicant local government and determined to be applicable or not, and how they will be addressed using the implementation tools. At a minimum, this~~

~~documentation will include narrative descriptions of how each of the Planning and Urban Design Principles will be addressed. Graphic illustrations of the implementation tools are strongly encouraged.~~

G. **Transportation Impact Analysis** – As applicable pursuant to Section 6.2.5.

E.H. **Implementation Tools** – For each proposed AC or MMC designation, the applicant will enumerate any existing/proposed comprehensive plan policies and regulatory tools (e.g., current zoning designations, special zoning designations, design overlays, and/or other regulatory tools) that will be used to implement the urban design strategies. In addition, the applicant will be required to submit a proposed adoption schedule for any new policies and/or regulations that will be required for such implementation.

F.I. **Subsequent Review of Implementation Tools** – Upon adoption of the provisions identified by the implementation tools (described in subsection E.H. above) by the local government, the implementation ordinances will be submitted and reviewed under the Tier I amendment process, in fulfillment of and for compliance with the Countywide Plan amendment to which they correspond.

~~6.1.4.4 **Amendments to Activity Center or Multimodal Corridor**~~

6.2.3.3 **Additional Requirements for Tier III Applications.**

In addition to the submittal requirements of Section 6.1.3.2, and the requirements of Section 6.2.3.2, An additional Justification Narrative will be required in addition to the submission requirement for Tier II applications. This narrative will include applicants must include a Justification Narrative as to why the proposed amendment creating a new Activity Center or Multimodal Corridor or reclassifying an existing subcategory should be considered for inclusion on the Vision Map, a necessary precursor for designating Activity Center or Multimodal Corridor category on the Countywide Plan Map.

The narrative must document the changes in conditions or other factors that warrant the proposed amendment, the Activity Center or Multimodal Corridor designation. Such changed conditions or other factors justifying the change which could potentially include, but are not limited to, the following:

A. **Improved transit facilities and service to the proposed Activity Center or Multimodal Corridor** – Improvements may include investment by PSTA in premium services that were not planned for during the development most recent amendment of the Transit-Oriented Land Use Strategy Vision Map, or a commitment by the applicant government to invest in multimodal infrastructure in the near term (5 to 15 years) that will quicken the evolution of the area into one that is transit-ready. These types of improvements will be coordinated closely with PSTA to ensure that they are consistent with the required standards for future premium transit.

- B. **Increases in population and/or employment densities not projected in adopted planning documents (MPO Long Range Transportation Plan, local comprehensive plans, etc.)** – These new increases in population and/or employment would need to be documented in an Economic Development Study that compares the new projections of population and/or employment to the projections contained in the MPO’s LRTP and the local comprehensive plans. The economic benefit from the increases in population and of employment would be quantified as well as the ability of the area to attract and absorb the increased population and/or employment over other similar developing areas.

- C. **Local government funding study for public infrastructure within the proposed Activity Center or Multimodal Corridor** – The funding study will include a detailed analysis of multimodal infrastructure needs within the study area, including the improvements identified in A. above and associated funding strategies to develop a financing plan that funds infrastructure projects within specific timeframes. The results of the Economic Development Study from B., if conducted, will be incorporated into the Funding Study.

- D. **Other unique conditions that would allow for consideration** – As an example, these conditions could include unique agreements or development partnerships that would create a significant opportunity for a more diverse development mix resulting in higher taxable values per acre and a more attractive mixed-use multimodal environment. The emphasis should be on getting both local government and development commitments needed to build unfunded multimodal projects build in the short- to mid-term within the subject area.

~~6.5.4.6 Criteria Applicable to Activity Center and Multimodal Corridor Categories.~~

~~6.5.4.6.1 Planning and Urban Design Principles Evaluation.~~

SEC. 6.2.4 USE PROVISIONS FOR ACTIVITY CENTERS AND MULTIMODAL CORRIDORS

The Activity Center and Multimodal Corridor categories are designed to create areas of intensive residential density, nonresidential intensity, and mixed uses in conjunction with urban design that allows and encourages multimodal transportation, including pedestrian/bicycle circulation and transit use. Amendments allowing uses inconsistent with this purpose shall be classified as Tier III amendments.

Such inconsistent uses include:

- Automobile-oriented uses such as drive-through facilities, “big-box” retail uses, gas stations, vehicle repair shops, vehicle sales, and car washes.
- Large buildings with low levels of activity, such as self storage and other warehouse uses.

The above uses are provided as descriptive examples and shall not be construed as an exhaustive list.

SEC. 6.2.5 TRANSPORTATION IMPACT ANALYSIS FOR ACTIVITY CENTERS AND MULTIMODAL CORRIDORS

For amendments involving the AC and MMC categories, ~~instead of consideration of the roadway level of service,~~ the amendment shall include the following transportation impact analysis.

- A. Calculate the average daily trips for the current land use category(ies) of the proposed AC or MMC category based on the acreage and traffic generation characteristics for each applicable category described in Section 2.3.3.
- B. Calculate the average daily trips for the proposed AC or MMC category based on the acreage and traffic generation characteristics for each applicable category described in Section 2.3.3, multiplied by 50%.
- C. If the proposed average daily trips calculated in (B) is smaller than the current average daily trips calculated in (A), then only the requirements of Section 6.1.4.3 must be met and no additional transportation assessment is required. If the proposed average daily trips is a larger number than the current average daily trips, then an additional transportation assessment will be required. This assessment will include the following steps:
 1. Safety – Documentation of safety issues and concerns within the proposed AC or MMC category boundary will be required. This documentation will at a minimum include a review and analysis of automobile and bike/pedestrian crashes over the last five years, and a summary of any plans or programs that are being implemented to address safety issues.
 2. Roadway Level of Service – Documentation of existing level of services on roadways within and intersecting with the proposed AC or MMC category boundary.
 3. Net Trips Impact on Level of Service – Completion of a level of service analysis documenting the projected level of service and potential impacts resulting from the difference in trips between the existing land use category(ies) and the AC or MMC designation.
 4. Multimodal Facilities and Services – Documentation of existing multimodal facilities and services within and adjacent to the proposed boundary for the AC or MMC category. This includes sidewalks, crosswalks, trails, bike treatments or facilities, bus stops and associated amenities, bus terminals/transfer centers, and bus route services. Other amenities may include, but are not limited to streetscape, landscaping and buffering

improvements. The documentation will also identify any gaps in sidewalk, bike lane, or trail networks and areas where bus stop pads are not connected to sidewalks within the AC or MMC.

5. Planned Improvements – Documentation of planned/programmed multimodal improvements that will serve the purpose of reducing automobile congestion. Documentation shall include estimated reduction in automobile congestion, as well as the funding source and timing of planned/programmed multimodal improvements.
- D. Local governments are strongly encouraged to coordinate fulfillment of the transportation assessment requirement, if applicable, with the provisions of the Pinellas County Mobility Plan, as implemented by the countywide Multimodal Impact Fee ordinance.

SEC. 6.2.6 PLANNING AND URBAN DESIGN PRINCIPLES.

For all Tier II and Tier III amendments to the Activity Center or Multimodal Corridor category, the applicant must provide an ~~must be accompanied by an applicant local government~~ evaluation of Countywide Planning Strategies Land Use Goal 16.0, Planning and Urban Design Principles, together with the purpose, objectives, and professionally established best practices contained therein.

The local government evaluation shall include: 1) documentation that for each Planning and Urban Design Principle, the local government can satisfy the purpose and objectives utilizing associated and necessary implementation initiatives (i.e., comprehensive plan policies, design guidelines, land development code amendments, etc.); and 2) documentation that each best practice was examined and determined to be applicable or not, and if not, demonstration that the purpose and objectives are being achieved through alternative means. At a minimum, this documentation will include narrative descriptions of how each of the Planning and Urban Design Principles will be addressed. Graphic illustrations of the implementation tools are strongly encouraged.

These review criteria addressing Planning and Urban Design Principles are in addition to and supplement the review criteria in Section 6.5.3, the Relevant Countywide Considerations.

Where a local government has made commitments to complete certain plans, programs, and initiatives to prove adherence to the Planning and Urban Design Principles, the commitments identified by the local government must be undertaken within five years of the approval of the plan amendment application. The local government shall request an extension of time if the commitments will not be implemented within the five year period. Such request for time extension shall be submitted to the PPC board who shall act on the local government request for time extension. A local government that does not meet its commitments for implementation within five years and does not obtain an extension will

be found inconsistent with the Countywide Plan pursuant to Article 3 of these Countywide Rules.

~~SEC. 6.1.3 THE TRANSIT ORIENTED LAND USE VISION MAP (VISION MAP).~~

SEC. 6.2.7 THE LAND USE STRATEGY MAP.

6.2.7.1 Locational Criteria. The ~~Vision~~ Land Use Strategy Map, located in the Countywide Plan Strategies as Figure 1, is an adopted policy document that provides guidance regarding proposed amendments to the Countywide Plan Map, by identifying. ~~The Vision Map identifies~~ those areas in the County most able to accommodate higher densities and intensities in coordination with transit service, other multimodal transportation, and other redevelopment factors.

Together with the eligible locations provided in Table 2 of these Countywide Rules, the Land Use Strategy Map, designates appropriate locations. The Vision Map identifies Activity Centers and Multimodal Corridors by their subcategories. for Activity Center subcategories (including Transit Station Urban Centers, Major Centers, Community Centers, and Neighborhood Centers) and, and Special Centers. Multimodal Corridor subcategories (including Primary Corridors, Secondary Corridors, Regional Corridors and Supporting Local Corridors).

Additional appropriate locations may be approved through the Countywide Plan Map amendment process, and once approved, shall be depicted on the Land Use Strategy Map. Where a more permissive subcategory is depicted on the Land Use Strategy Map, it shall supersede Table 2.

~~6.1.4.5 Amendments to Vision Map.~~ Amendments designating an Activity Center (AC) or Multimodal Corridor (MMC) plan category on the Countywide Plan Map in a location where it is not graphically depicted on the Transit Oriented Land Use Vision Map (Vision Map) together with its applicable subcategory will trigger an amendment to the Vision Map pursuant to the requirements of Section 7.8.3. ~~The amendment to the Vision Map will be processed concurrently with the Countywide Plan Map amendment.~~

6.2.7.2 Amendments to the Land Use Strategy Map. Countywide Plan Map amendments creating a new Activity Center or Multimodal Corridor, or reclassifying an applicable subcategory, will trigger an amendment to the Land Use Strategy Map pursuant to the requirements of Section 7.8.3. The amendment to the Land Use Strategy Map will be processed concurrently with the Countywide Plan Map amendment.

The Land Use Strategy Map will also be amended as necessary following relevant changes to Pinellas Suncoast Transit Authority provision of service, as determined appropriate. The PPC Executive Director may initiate an amendment of the Land Use Strategy Map for this purpose pursuant to the provisions of Section 7.8.3.

Proposed Reclassification of Existing Special Centers

Based on a combination of current allowable density/intensity standards, location, and size, a preliminary classification of existing Special Centers into the proposed new Activity Center subcategories is provided below.

Subcategory	Local Government	Activity Center
Urban	Clearwater	Downtown Redevelopment Plan
	St. Petersburg	Intown Redevelopment Plan
Major	Largo	West Bay Drive Community Redevelopment District
	St. Pete Beach	Community Redevelopment Plan
	St. Petersburg	Central Avenue Revitalization Plan
	St. Petersburg	Central Avenue Tomorrow Special Area Plan
	St. Petersburg	Gateway Activity Center
	St. Petersburg	Port of St. Petersburg Master Plan
	St. Petersburg	Tyrone Activity Center
Community	Clearwater	Beach by Design
	Dunedin	Guideways to Downtown's Future
	Gulfport	49th Street Redevelopment Plan
	Gulfport	Waterfront Area Redevelopment Plan
	Largo	Clearwater-Largo Road Community Redevelopment Plan
	Largo	Largo Mall Activity Center Special Area Plan
	Madeira Beach	Town Center Special Area Plan
	Oldsmar	Town Center Redevelopment Plan
	Pinellas Park	Community Redevelopment Plan
	Pinellas Park	Gateway Activity Center
	Safety Harbor	Downtown Master Plan
	South Pasadena	Corridor Redevelopment Plan
	St. Petersburg	Bayboro Harbor Redevelopment Plan
	St. Petersburg	Central Plaza Activity Center
	St. Petersburg	Skyway Marina District
	Tarpon Springs	Sponge Docks and CRA Special Area Plan
	Treasure Island	Downtown Special Area Plan
Neighborhood	Dunedin	375 Patricia Avenue
	Pinellas County	Downtown Historic Palm Harbor Master Plan
	St. Pete Beach	Eighth Avenue Commercial District
	Tarpon Springs	Meres Crossings Special Area Plan

5. PLAN COMPOSITION

a. Permitted uses and any differentiation by locations:

PERMITTED USE BY FUTURE LAND USE AND ZONING DISTRICTS							
ALLOWABLE USES							
ZONING DISTRICT	SF	ACC. UNIT	MF	OFFICE	NEIGHB. SCALE RETAIL	COMMERCIAL	MIXED-USE
PLANNED REDEVELOPMENT, RESIDENTIAL							
R	Y	Y	N	N	N	N	N
NT-1	Y	Y	N	N	N	N	N
NT-2	Y	Y	N	N	N	N	N
PLANNED REDEVELOPMENT, MIXED-USE							
MU	Y	Y	Y	Y	Y	Y	Y
NT-4	Y	Y	N	Y	Y	N	Y
CCS-1	Y	Y	Y	Y	Y	Y	Y
CRT-1	Y	Y	Y	Y	Y	N	Y
CCT-1	Y	Y	Y	Y	Y	Y	Y
PLANNED REDEVELOPMENT, COMMERCIAL							
C	G	G	Y	Y	N	Y	Y
CCS-2	G	G	Y	Y	N	Y	Y
RC-1	G	G	Y	Y	N	Y	Y
RC-2	G	G	Y	Y	N	Y	Y

(The Comprehensive Plan and the land development regulations can be found on the City of St. Petersburg web site, specifically on the Development Services Department home page.)

b. Density/intensity standards for permitted uses;

DENSITY AND INTENSITY BY FUTURE LAND USE AND ZONING DISTRICTS					
ZONING DISTRICT	ALLOWABLE DENSITY	ALLOWABLE INTENSITY	TDRs	WORKFORCE HOUSING BONUS	
PLANNED REDEVELOPMENT, RESIDENTIAL					
R	15 upa	0.5			
NT-1	15 upa	0.5			
NT-2	15 upa	0.5			
PLANNED REDEVELOPMENT, MIXED-USE					
MU	24 upa	1.25		6 upa	0.2
NT-4	15 upa	.85	NA	NA	NA
CCS-1	15 upa	.55	9 upa	6upa	0.2
CRT-1	24 upa	1.0	NA	6 upa	0.2
CCT-1	24 upa	1.0	NA	6 upa	0.2
PLANNED REDEVELOPMENT, COMMERCIAL					
C	55 upa	1.25		10 upa	0.25
CCS-2	40 upa	.75	NA	6 upa	0.2
CCS-2 Within an Activity Center	80 upa	1.5	NA	10 upa	0.5
RC-1	30 upa	.75	NA	10 upa	0.25
RC-1 Within an Activity Center	60 upa	1.5	NA	15 upa	0.5
RC-2	55 upa	1.0	NA	10 upa	0.25
RC-2 Within an Activity Center	100 upa	2.0	NA	15 upa	0.5

(The Comprehensive Plan and the land development regulations can be found on the City of St. Petersburg web site, specifically on the Development Services Department home page.)

Future Land Use

Dunedin's Community Redevelopment Area is shown on the City's Future Land Use Map (FLUM) prepared and adopted pursuant to Chapter 163 Florida Statutes under three separate future land use designations:

- **Community Redevelopment District (CRD)**
- **Residential Low (RL)**
- **Recreation/Open Space (R/OS)**

The following provides density and intensity standards for the three Future Land Use Map (FLUM) categories in the CRA area:

Community Redevelopment District

- Max. of 30 Residential dwelling units per acre
- Max. of 50 Motel, Hotel and Condo-Hotel units per acre
- Max. floor area for single Motel, Hotel or Condo-Hotel unit is 600 square feet
- For a Condo-Hotel, the min. floor area is 300 square feet
- Min. floor area for Multifamily Residential dwelling unit is 600 square feet for one bedroom units and 700 square feet for two bedroom units

Residential Low (RL)

- 2.6 - 5.0 Units Per Acre
- .40 Max. FAR Non-Residential Use (NRU)
- .65 Max. ISR Non-Residential Use (NRU)

Recreation/Open Space (R/OS)

- No Residential Permitted
- .25 FAR

- .60 ISR

Note: Density and intensity standards are consistent with standards of the Future Land Use categories contained in the Countywide Rules. The underlying zoning districts applicable to properties within the CRA shall be utilized in determining the densities and intensities provided that all other applicable code requirements are met, including compatibility criteria.

The City has adopted specific objectives and policies in the Future Land Use Element of the **Dunedin 2025 Comprehensive Plan** addressing development and redevelopment activities within the designated CRA area. More particularly these include:

- Objective G. Policy 5: Intensity standards and other standards will be implemented through the land development regulations and shall be consistent with the *Countywide Rules Concerning the Administration of the Countywide Future Land Use Plan, As Amended*, adopted by Pinellas County Ordinance No. 92-4 on March 15, 1992. The City of Dunedin hereby incorporates by reference Section 2.3.3 of the *Countywide Future Land Use Plan, As Amended*, relating to density and intensity standards of the Land Use Plan Categories. These standards are also included in the City of Dunedin *Uniform Development Code*, Chapter 134. Where there is any conflict, the more restrictive of the standards will prevail.
- Objective K, Policy 1: Mixed use developments and redevelopments will be favored in the downtown Community Redevelopment District in order to

SUMMARY

Members of the Forward Pinellas and Pinellas Suncoast Transit Authority (PSTA) Boards traveled to Indianapolis from November 7-9, 2018 to learn from a peer community about investments in transit, multimodal transportation planning, and cultural assets. The trip involved field visits to observe projects that have been implemented and are planned, discussions with officials and senior staff of the MPO, transit agency, local governments and the business community. Information about their plans, funding strategies, outcomes and lessons learned were shared. The trip also allowed the members to learn about and experience downtown redevelopment and the Indianapolis Cultural Trail.

Forward Pinellas staff have created a short video to capture some of the lessons learned, as well as drafted a blog highlighting key takeaways of the peer exchange trip.

ATTACHMENT(S): (The blog link will be shared at meeting)

ACTION: None required; informational item only

Planners Advisory Committee – January 2, 2019

5A. Pinellas SPOTlight Emphasis Areas Update



SUMMARY

Forward Pinellas staff will provide a brief update on the status of the activities related to the three SPOTlight Emphasis Areas.

ATTACHMENT(S): None

ACTION: None required; informational item only

Planners Advisory Committee – January 2, 2019

5B. Election of Officers for 2019



SUMMARY

Annually, the PAC membership selects a Chair and Vice Chair for the upcoming year. At its November meeting, the PAC deferred this item in order to take action with a full quorum present.

ATTACHMENT(S): 2019 PAC Membership Roster

ACTION: PAC to select a new Chair and Vice Chair for 2019