



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

May 4, 2020 – 1:30 p.m.

[Virtual Meeting](#)

THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY

[Zoom Meeting Information](#)

- 1. CALL TO ORDER AND INTRODUCTIONS**
- 2. [APPROVAL OF MINUTES – March 2, 2020](#)**
- 3. REVIEW OF FORWARD PINELLAS AGENDA FOR MAY 13, 2020**

PUBLIC HEARINGS

Countywide Plan Map Amendment(s)

- A. [Case CW 20-08 – City of Clearwater](#)
- B. [Case CW 20-09 – City of Safety Harbor](#)

REGULAR AGENDA ITEMS

- C. [CPA Actions and Tier I Countywide Plan Map Amendments March and April 2020](#)

- 4. PLANNING TOPICS OF INTEREST**
 - A. [Countywide Rules Amendment - Residential Rural](#)
 - B. [Legislative Update](#)
- 5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA**
- 6. ADJOURNMENT**

NEXT PAC MEETING – MONDAY, JUNE 1, 2020

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 – May 4, 2020

2. Approval of Minutes – March 2, 2020



SUMMARY

The Summary Agenda Action Sheet for the March 2, 2020 PAC meeting is attached for committee review and approval.

ATTACHMENT(S): PAC Summary Agenda Action Sheet for the March 2, 2020 meeting

ACTION: PAC to approve the Summary Agenda Action Sheet from the March 2, 2020 meeting.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: MARCH 2, 2020

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND INTRODUCTIONS</u>	The meeting was called to order at 1:31 p.m.	
2. <u>MINUTES OF REGULAR PAC MEETING OF FEBRUARY 3, 2020</u>	Motion: Marie Dauphinais Second: Rick Perez	14-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR MARCH 11, 2020 MEETING PUBLIC HEARINGS</u> <u>Countywide Plan Map Amendment(s)</u> A. CW 20-05 – City of Tarpon Springs	Motion: Frances Leong Sharp Second: Jan Norsoph	14-0
B. CW 20-06 – Pinellas County	Motion: Rick Perez Second: Jan Norsoph	14-0
C. CW 20-07 – City of Largo	Motion: Jan Norsoph Second: Marie Dauphinais	14-0
<u>REGULAR AGENDA ITEMS</u> D. Map Adjustment – City of Clearwater	Motion: Jan Norsoph Second: Frances Leong Sharp	14-0
E. CPA Actions and Tier, I Countywide Plan Map Amendments January 2020	None required; informational item only	
4. <u>PLANNING TOPICS OF INTEREST</u> A. Census 2020 – Pinellas County Complete Count Committee	Tina Jablon, Forward Pinellas staff and volunteer member of the Pinellas County Complete Count Committee, provided an overview of key dates and information regarding the 2020 Census.	
B. Planning & Placemaking Grant Award Recommendations	Jared Austin outlined the two projects that submitted for grant funding from the cities of Pinellas Park and St. Petersburg. He then advised that the subcommittee's recommendation was to split the \$100,000 equally between the two requests and offered the rationale behind that decision. The PAC voted unanimously to support the subcommittee's recommendation to the Forward Pinellas Board for approval. Motion: Jan Norsoph Second: Britton Wilson	14-0

<p>C. Complete Streets Grant Award Recommendations</p>	<p>Chelsea Favero provided an overview of the four requests for concept planning funds and the three requests for construction funds. She then advised of the subcommittee's recommendations and rationale behind them. The PAC voted unanimously to support the recommendations of the subcommittee to the Forward Pinellas Board for approval.</p> <p>Motion: Marcie Stenmark Second: Jan Norsoph</p>	<p>14-0</p>
<p>D. ArcUrban Overview</p>	<p>Jared Austin provided a demonstration to the PAC of the newest online modeling tool, ArcUrban. He showed how the tool could be used to expand the capabilities of concept planning and visualization to improve community participation and feedback on projects. He asked the PAC members to contact him on any specific questions or areas of interest. The 3D buildout of Pinellas County will be completed by the summer allowing for select Pinellas County/Forward Pinellas staff to acquire licenses and begin utilizing the tool to assist local governments.</p>	
<p>E. Legislative Update</p>	<p>Linda Fisher advised that the legislative session would end on March 13th and updated the PAC on bills of interest that are making their way through the process. She detailed their current status and the response of Forward Pinellas to said bills.</p>	
<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 latest information concerning the Forward Pinellas SPOTlight Emphasis Areas.</p> <p>He advised that a meeting would be taking place on March 3, 2020 with the planning directors of the funding partner communities for the Gateway Master Plan to discuss the 29 recommended actions that resulted from the study. Additional meetings will follow to discuss implementation strategies.</p> <p>He reminded the PAC that FDOT has a Frontage Roads Safety Action Plan underway with a project advisory group for the US 19 corridor. That group will meet on March 24th. In the meantime, FDOT will be hosting a three-day workshop for the three cities along the corridor to include Pinellas Park, Largo and Clearwater. This will include a walking audit. He also alerted the PAC to resistance coming from certain business owners along the US 19 corridor north of Tampa Road concerning the planned underpass near Republic Drive. Forward Pinellas has requested that FDOT take another look at options that would still maintain the integrity of the project.</p> <p>Concerning beach access, it was announced that the Forward Pinellas Board has formed a</p>	

	subcommittee to address waterborne transportation options. The first meeting of that group is scheduled for March 24 th at PSTA from 10:30 to noon.	
6. <u>UPCOMING EVENTS</u>	The PAC members received and shared information regarding upcoming events of interest. It was mentioned that both the Forward Pinellas Bike Your City and Safe Streets Summit events are near capacity.	
7. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:29 p.m.	

Respectfully Submitted,

PAC Chairman

Date

Planners Advisory Committee – May 4, 2020

3A. Case CW 20-08 – City of Clearwater



SUMMARY

From: Public/Semi-Public
To: Office
Area: 0.729 acres m.o.l.
Location: 407 N. Belcher Road,

This proposed amendment is submitted by the City of Clearwater and seeks to amend property totaling approximately 0.729 acres from 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, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses) to Office (intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development).

The property is currently being used as a medical office. It is the owner's intention to lease the building for use as a financial office, an office type which is not permitted under the current land use classification. The property is surrounded by commercial uses, additional office buildings and detached dwellings. The City of Clearwater is committed to preserving land and buildings that are needed to attract target industries and accommodate higher-wage jobs, such as the ones provided by a financial office.

FINDINGS

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

- A. The Office 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	Jurisdictional Map
Map 3	Aerial Map
Map 4	Current Countywide Plan Map
Map 5	Proposed Countywide Plan Map
Map 6	Scenic Non-Commercial Corridor Map

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, May 4, 2020 at 1:30 p.m.
Forward Pinellas, May 13, 2020 at 1:00 p.m.
Countywide Planning Authority, Date To Be Determined

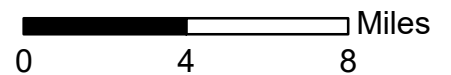


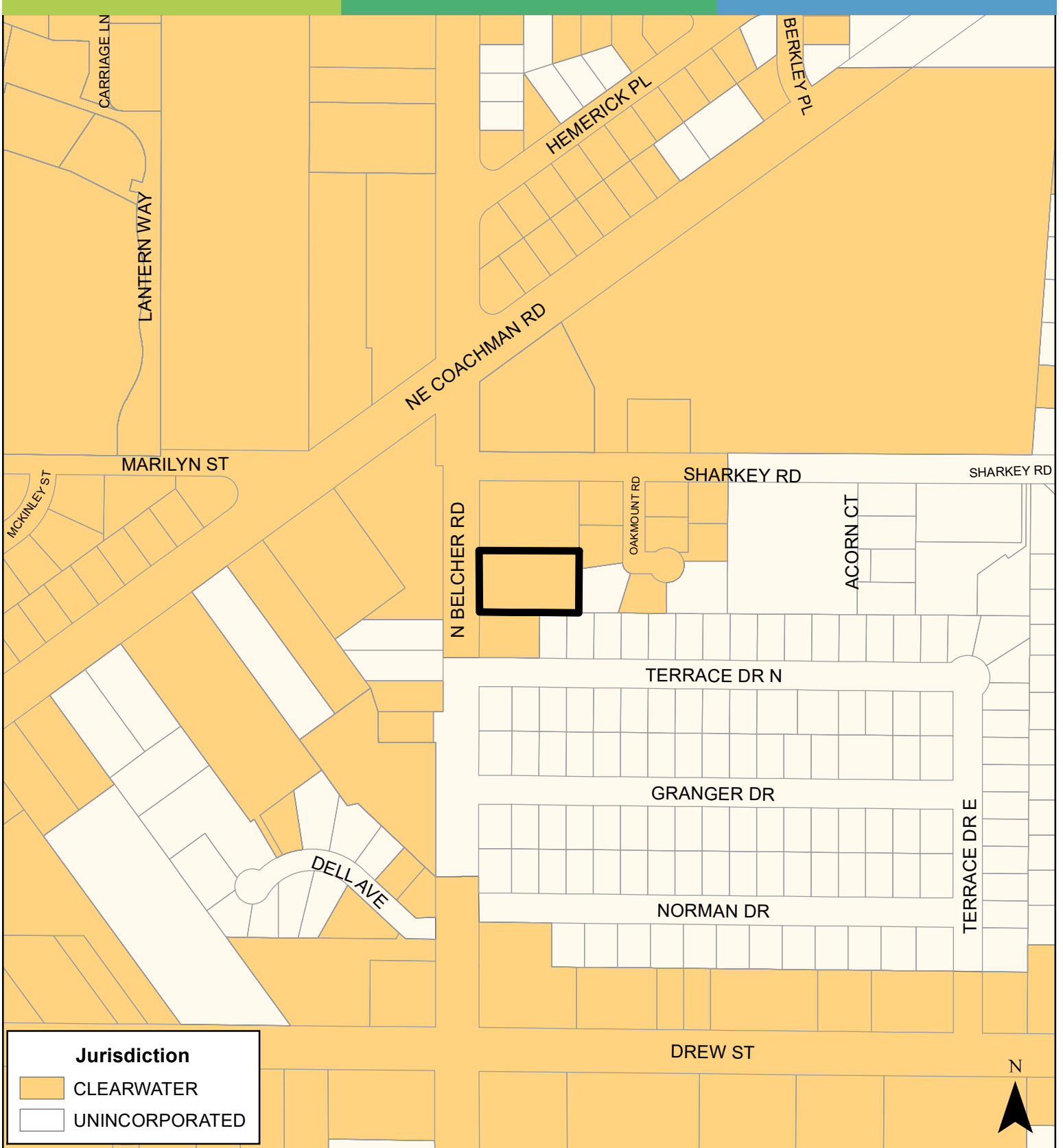
JURISDICTION: Clearwater

FROM: Public/Semi-Public

AREA: 0.729 Acres

TO: Office



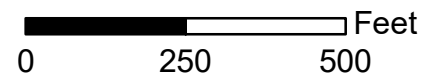


JURISDICTION: Clearwater

FROM: Public/Semi-Public

AREA: 0.729 Acres

TO: Office



Case CW20-08

Map 3: Aerial Map

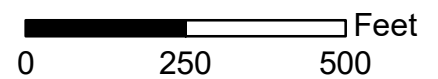


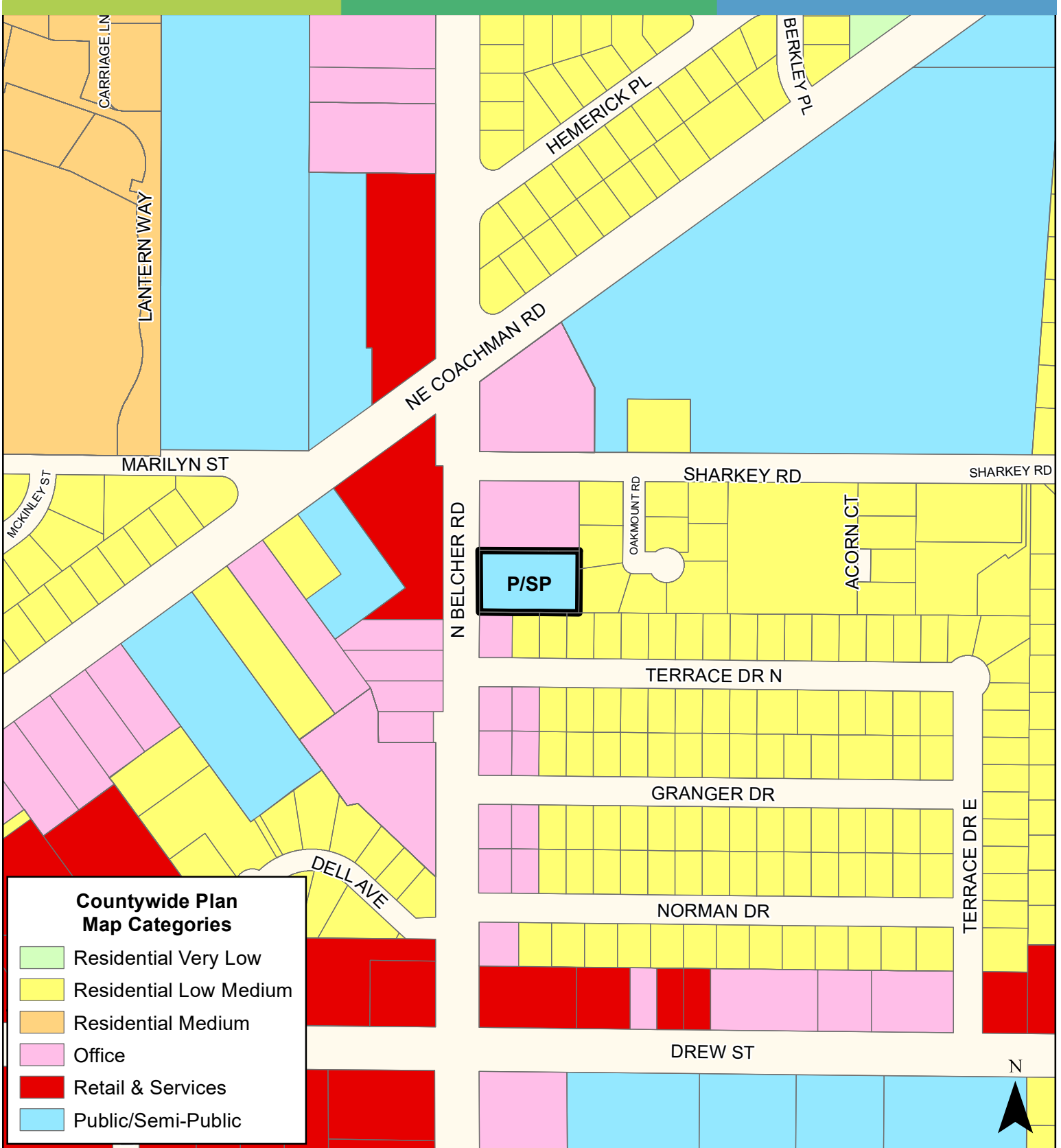
JURISDICTION: Clearwater

FROM: Public/Semi-Public

AREA: 0.729 Acres

TO: Office






Countywide Plan Map Categories

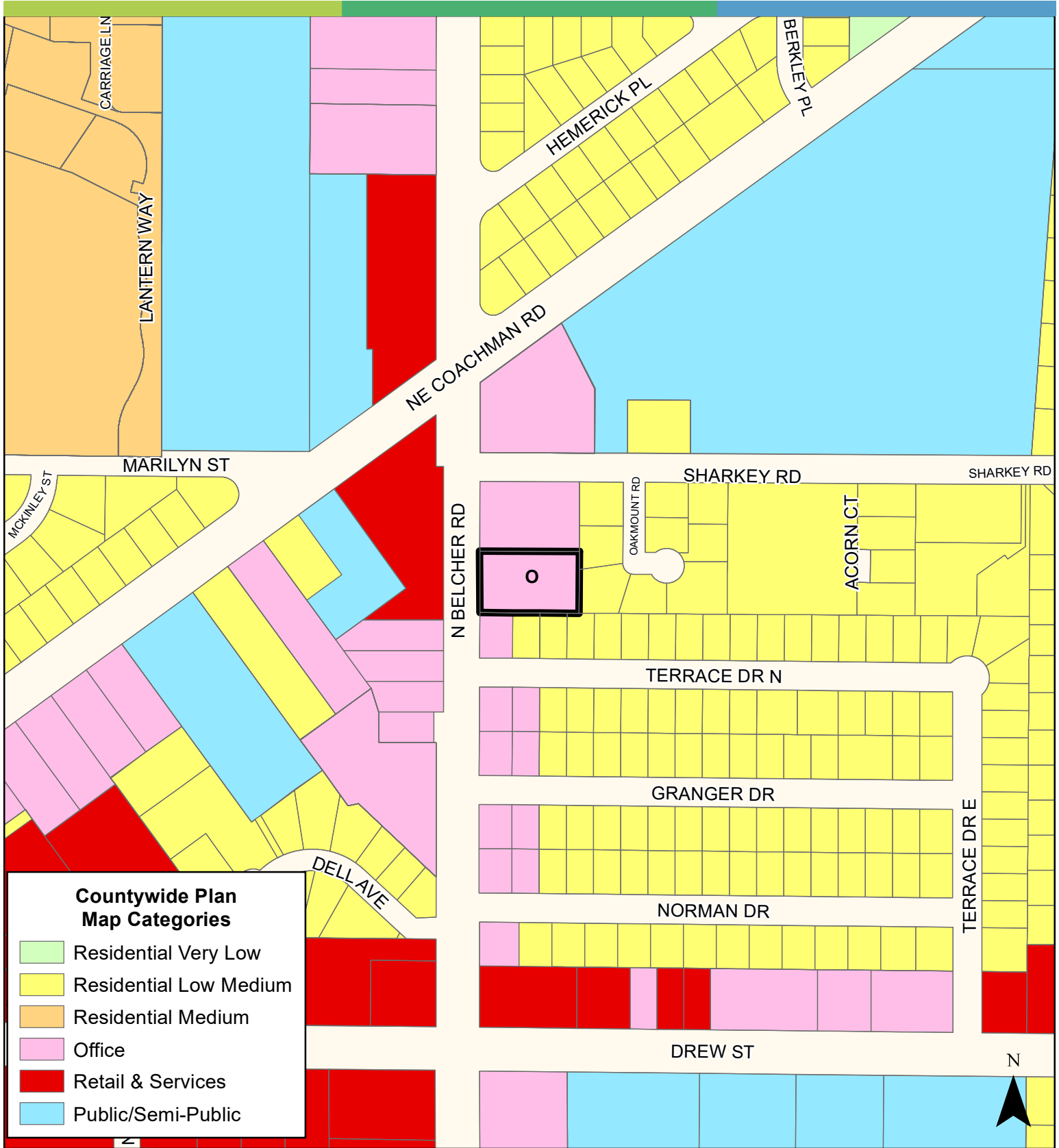
- Residential Very Low
- Residential Low Medium
- Residential Medium
- Office
- Retail & Services
- Public/Semi-Public

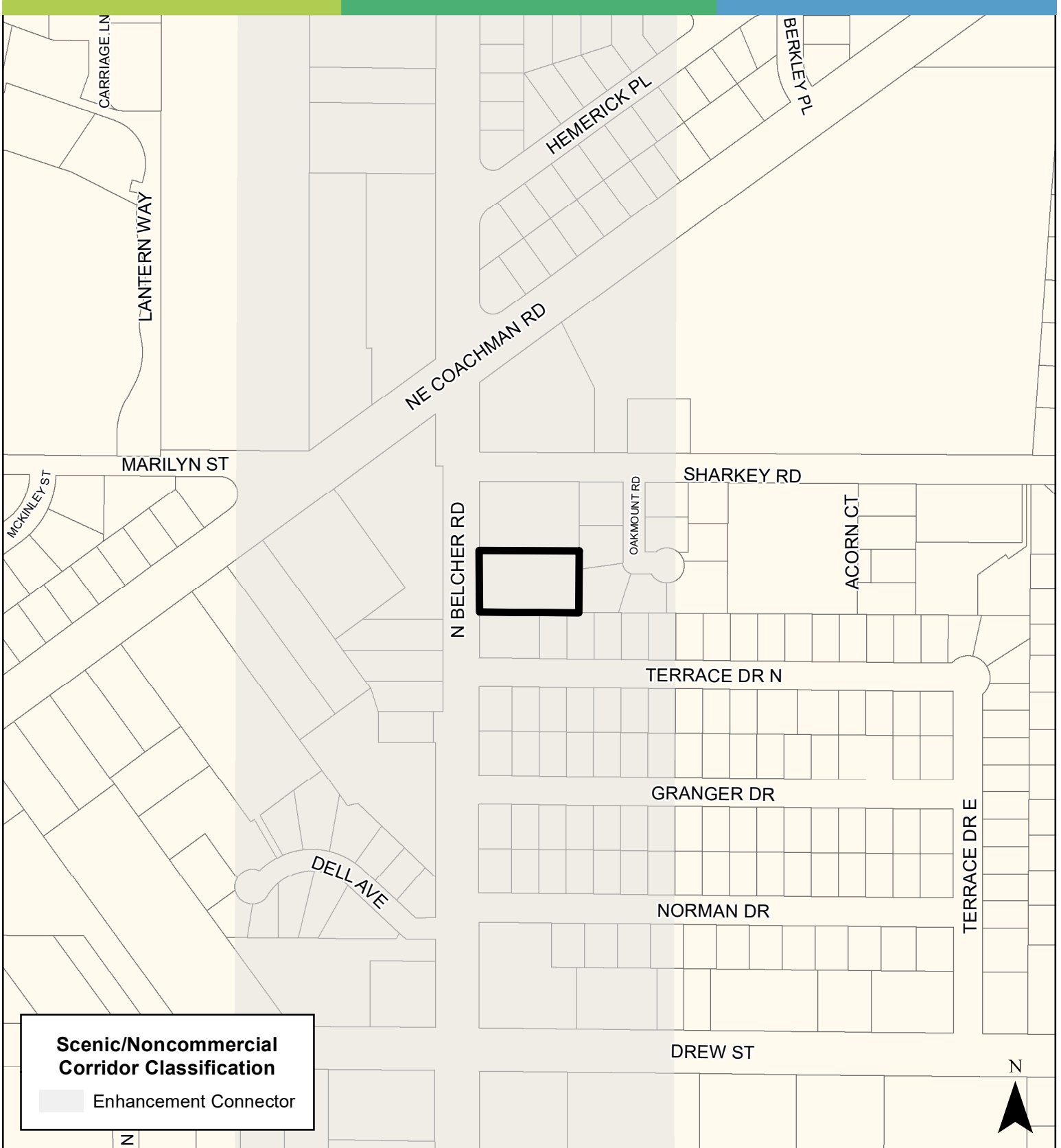
JURISDICTION: Clearwater **FROM:** Public/Semi-Public

AREA: 0.729 Acres **TO:** Office

0 250 500 Feet







**Scenic/Noncommercial
Corridor Classification**

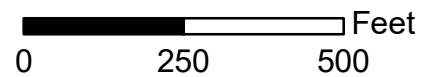
Enhancement Connector

JURISDICTION: Clearwater

FROM: Public/Semi-Public

AREA: 0.729 Acres

TO: Office



CW 20-08
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Clearwater and seeks to amend the designation of approximately 0.729 acres of property from Public/Semi-Public to Office.

The Countywide Rules state that the Office category is "...intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development."

The property is currently being used as a medical office. It is the owner's intention to lease the building for use as a financial office, an office type which is not permitted under the current land use classification. The property is surrounded by commercial uses, additional office buildings and detached residential dwellings. The City of Clearwater is committed to preserving land and buildings that are needed to attract target industries and accommodate higher-wage jobs, such as the ones provided by a financial office.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located near 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 Scenic Non-Commercial Corridor, with an Enhancement Connector classification. Per the Countywide Rules, the proposed amendment category is consistent with the SNCC classification.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within a 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 is adjacent to a public educational facility. The proposed amendment will not increase the number of school-age children within the area, thus, the amendment will not significantly impact the adjoining educational facility. The proposed amendment is adjacent to Unincorporated Pinellas County. Pinellas County staff reviewed the application and found no issues with the amendment.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies 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 – May 4, 2020

3B. Case CW 20-09 – City of Safety Harbor



SUMMARY

From: Residential Low Medium
To: Recreation/Open Space
Area: 1.05 acres m.o.l.
Location: 1550 Martin Luther King Jr. Street North

This proposed amendment is submitted by the City of Safety Harbor to amend a property totaling approximately 1.05 acres from Residential Low Medium (intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas) to Recreation/Open Space (intended to recognize recreation/open space uses that serve the community or region).

The subject property currently contains a single-family detached dwelling. It is surrounded by Recreation/Open Space land to the east and south, which represents the existing Folly Farms Nature Preserve. The amendment intends to maintain the site as a passive park setting and as an extension to the Folly Farms Nature Preserve. The Recreation/Open Space category recognizes conditions which contribute to the passive open space character of such uses, hence the proposed category.

FINDINGS

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

- A. The Recreation/Open Space 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 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, May 4, 2020 at 1:30 p.m.
Forward Pinellas, May 13, 2020 at 1:00 p.m.
Countywide Planning Authority, Date To Be Determined

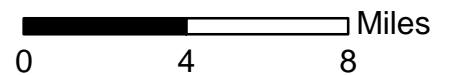


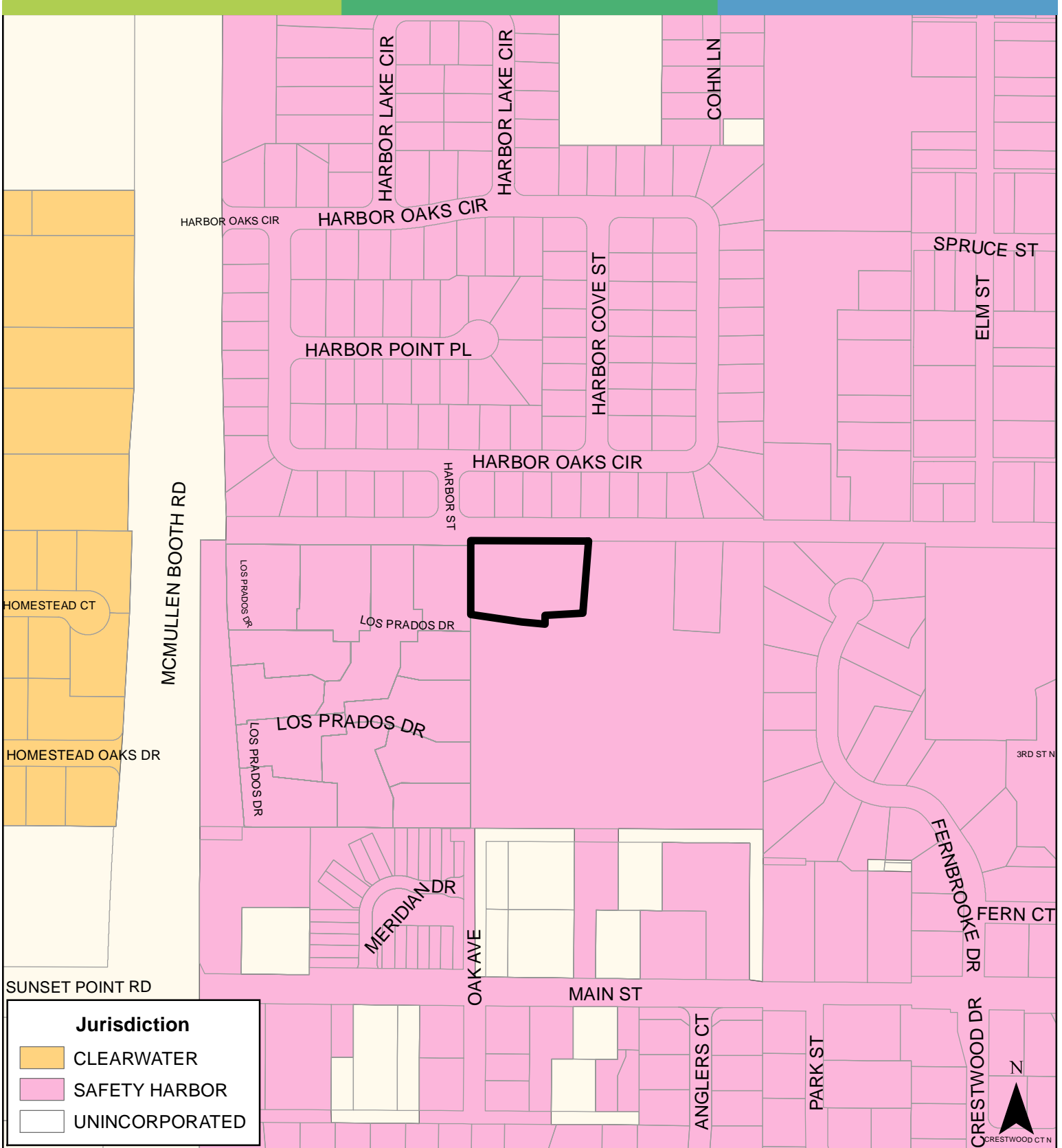
JURISDICTION: Safety Harbor


FROM: Residential Low Medium

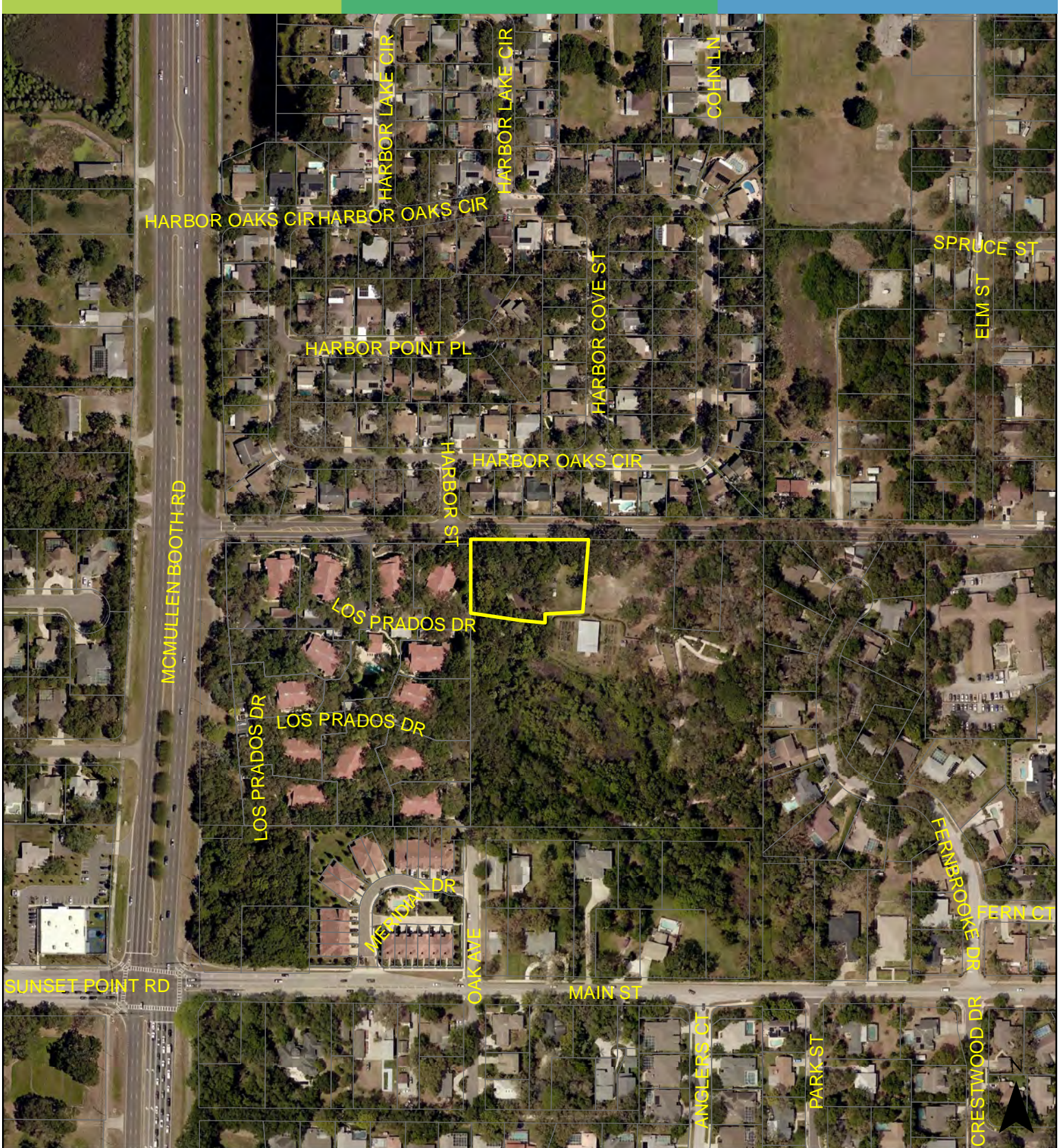
AREA: 1.05 Acres

TO: Recreation/Open Space





JURISDICTION: Safety Harbor	FROM: Residential Low Medium	 0 250 500 Feet
AREA: 1.05 Acres	TO: Recreation/Open Space	

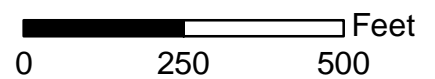


JURISDICTION: Safety Harbor

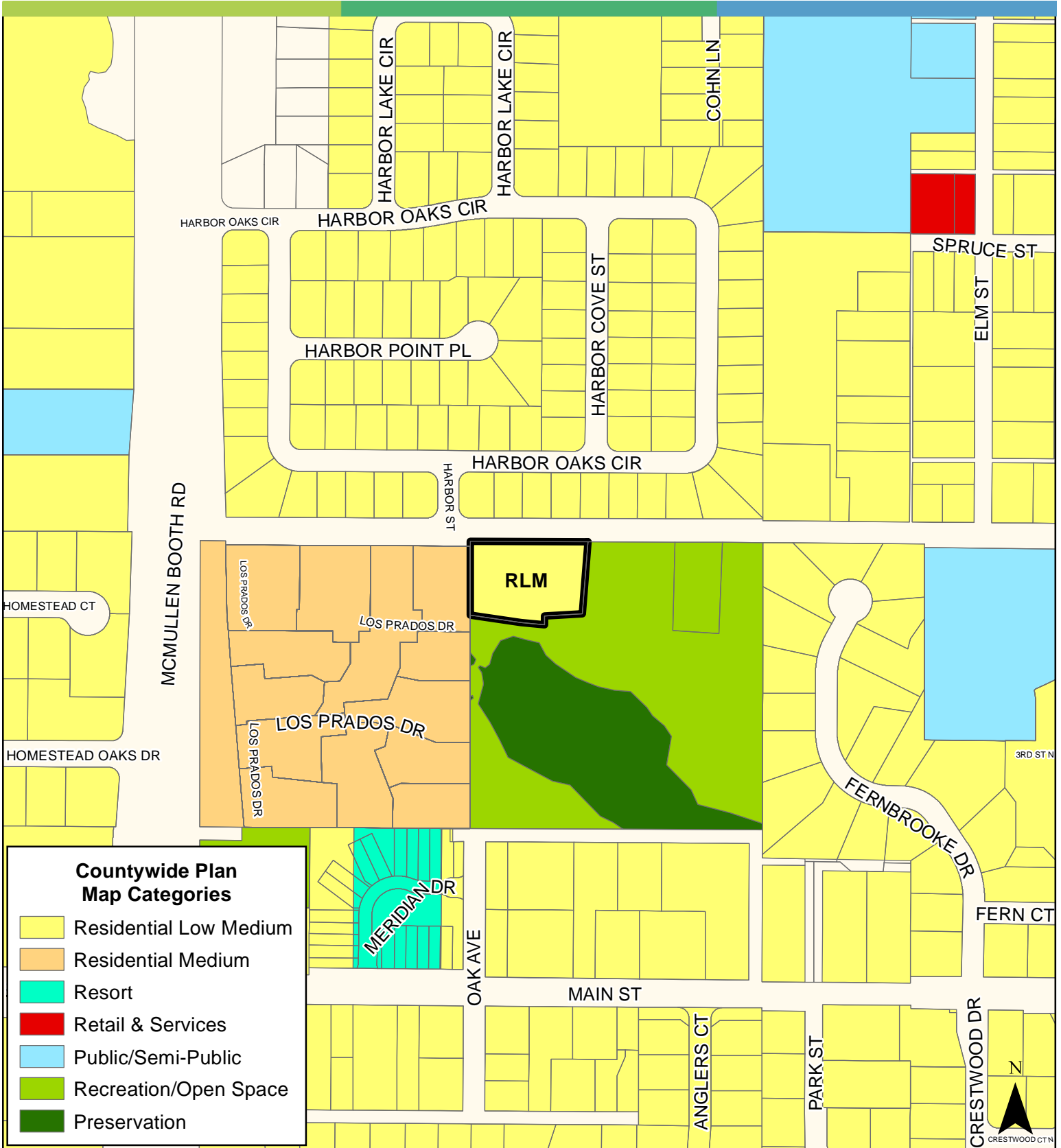
FROM: Residential Low Medium

AREA: 1.05 Acres

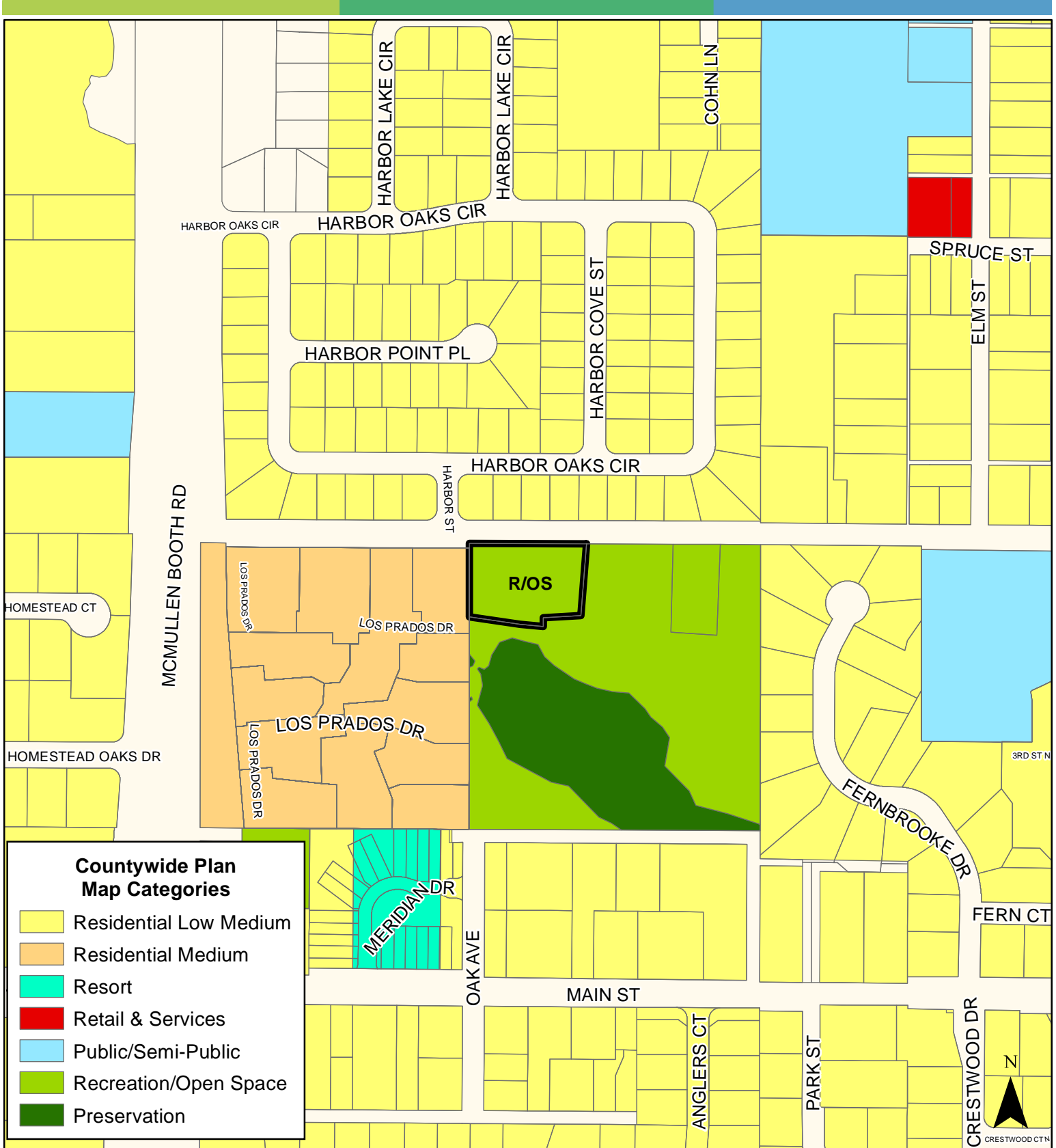
TO: Recreation/Open Space



Map 4: Current Countywide Plan Map



Map 5: Proposed Countywide Plan Map



JURISDICTION: Safety Harbor **FROM:** Residential Low Medium

AREA: 1.05 Acres **TO:** Recreation/Open Space

0 250 500 Feet

CW 20-09
Forward Pinellas Staff Analysis

RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Safety Harbor and seeks to amend the designation of approximately 1.05 acres of property from Residential Low Medium to Recreation/Open Space.

The Countywide Rules state that the Recreation/Open Space category is "...intended to recognize recreation/open space uses that serve the community or region."

The subject property currently contains a single-family detached dwelling. It is surrounded by Recreation/Open Space land to the east and south, which represents the existing Folly Farms Nature Preserve. The amendment intends to maintain the site as a passive park setting and as an extension to the Folly Farms Nature Preserve. The Recreation/Open Space category recognizes conditions which contribute to the passive open space character of such uses, hence the proposed category.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located near 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 not located within a SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within a 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 not adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the reduction of land designated as Industrial or Employment; therefore, those policies 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 – May 4, 2020

3C. 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 March and April 2020:

PUBLIC HEARINGS FROM MARCH 10, 2020

- Case CW 20-04, a Pinellas County case located at 4700 46th Avenue North. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Residential Low Medium to Residential Medium (vote: 6-0).

PUBLIC HEARINGS FROM APRIL 7, 2020

- Case CW 20-05, a City of Tarpon Springs case located at the Northwest corner of North Safford Avenue and East Live Oak Street. The Board of County Commissioners, in its role as the Countywide Planning Authority, **deferred** the amendment from Activity Center to Activity Center **to be heard at a later date**.
- Case CW 20-06, a Pinellas County case located at the East side of McMullen Booth, 900 feet North of Curlew Road. The Board of County Commissioners, in its role as the Countywide Planning Authority, **deferred** the amendment from Recreation/Open Space to Public/Semi-Public **to be heard on April 21, 2020**.
- Case CW 20-07, a City of Largo case located at Highland Avenue SE, approximately 400 feet south of East Bay Drive. The Board of County Commissioners, in its role as the Countywide Planning Authority, **deferred** the amendment from Recreation/Open Space to Employment **to be heard at a later date**.

PUBLIC HEARINGS FROM APRIL 21, 2020

- Case CW 20-06, a Pinellas County case located at the East side of McMullen Booth, 900 feet North of Curlew Road. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment from Recreation/Open Space to Public/Semi-Public. (vote: 6-1)

REGULAR AGENDA ITEMS FROM APRIL 7, 2020

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

Tier I Countywide Plan Map Amendments March and April 2020:

- FLUM 20-04, Pinellas County, satisfies the Tier I provisions of Section 6.1.2.1 of the Countywide Rules
- FLUM 20-05, City of Tarpon Springs, satisfies the Tier I provisions of Section 6.1.2.1 of the Countywide Rules

ATTACHMENT(S): None

ACTION: None required; informational item only

4A. Countywide Rules Amendment - Residential Rural

SUMMARY

On February 25, the Pinellas County Board of County Commissioners approved a resolution requesting that a Residential Rural category be added to the Countywide Rules. Residential Rural, with a maximum density of .5 units per acre, existed in the Countywide Plan prior to 2015, when it was consolidated into the Residential Very Low category. Pursuant to Section 7.8.5 of the Rules, amendment language restoring the category has been drafted and will be considered by the Forward Pinellas Board and Countywide Planning Authority (CPA).

If the Rules amendment is approved, the category can only be applied to parcels on the Countywide Plan Map if requested by the local government with jurisdiction. However, unincorporated parcels designated Residential Rural on the Countywide Plan Map would retain that designation upon annexation into a municipality.

The resolution also requests that subsequent to the Rules amendment, the Countywide Plan Map be amended to designate Residential Rural on parcels so designated on the future land use map for unincorporated Pinellas County. Because that request will trigger a Countywide Plan Map amendment where no local future land use map amendment is needed, language clarifying that process is also proposed.

In addition, minor amendments are proposed to:

- Update the purpose and traffic generation characteristics of the Residential Very Low category to recognize the distinction from Residential Rural;
- Add Residential Rural to applicable category references throughout the Rules;
- Update section numbers and references changed by the amendments; and
- Non-substantive housekeeping amendments to correct inconsistent wording and scribes' errors.

ATTACHMENT(S):

- Board of County Commissioners Resolution 20-9, February 25, 2020
- Draft Countywide Rules Resolution and Ordinance
- Draft Countywide Rules Amendment – Pages from Articles 2, 4, 5, and 6

ACTION: PAC to recommend to the board that it approve Resolution 20-03 and transmit the proposed ordinance and proposed Countywide Rules amendment to the CPA.

RESOLUTION NO. 20-9

RESOLUTION REAFFIRMING THE INTENT OF THE EAST LAKE OVERLAY AND SPECIFIC POLICIES OF THE PINELLAS COUNTY COMPREHENSIVE PLAN RESTRICTING DENSITY TO .5 UNITS PER ACRE IN THE NORTH PORTION OF PLANNING SECTOR TWO; REQUESTING THAT THE PINELLAS PLANNING COUNCIL AMEND THE COUNTYWIDE PLAN RULES TO ESTABLISH A RESIDENTIAL RURAL LAND USE MAP CATEGORY LIMITING DENSITY TO .5 UNITS PER ACRE; AND REQUESTING THAT UPON COMPLETION OF THE AMENDMENT TO THE COUNTYWIDE PLAN RULES THAT THE COUNTYWIDE PLAN MAP FOR THE AREA IDENTIFIED IN ATTACHEMNT "A" BE AMENDED FROM 1 UNIT PER ACRE TO .5 UNITS PER ACRE

WHEREAS, the Goals, Objectives and Policies of the Pinellas County Comprehensive Plan provide specific guidance for future development in the unincorporated County; and

WHEREAS, Objective 1.8 states that Pinellas County shall continue to implement future land use policies which restrict the proliferation of urban sprawl at a density which is not compatible with support facilities; and

WHEREAS, Policy 1.8.1 states that the County shall continue to utilize a maximum density of .5 units per gross acre in the norther portion of Planning Sector 2 as a mechanism to contain urban sprawl and protect the County's wellfields; and

WHEREAS, in 2012, Pinellas County adopted ordinance No. 12-13 establishing the East Lake Tarpon Community overlay with associated objectives and policies that define the characteristics of the area and further the community's vision for the future;

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 25th day of February 2020, that the Pinellas County Board of County Commissioners seeks to further protect the East Lake Tarpon community through additional density limitations incorporated into the Pinellas Countywide Plan Rules and subsequent map amendment to the Countywide Plan Map as follows:

- 1) The Pinellas County Board of County Commissioners hereby requests that the Pinellas Planning Council add an additional land use map category of “Residential Rural”, limiting density to .5 units per acre, to the Countywide Plan Rules
- 2) Upon completion of amendments specified in 1) above that the Pinellas Planning Council amend the Countywide Land Use Map from Residential Very Low (1 unit per acre) to Residential Rural (.5 units per acre) for the parcels identified as Residential Rural in Attachment A.

Commissioner Eggers offered the foregoing resolution and moved its adoption, which was seconded by Commissioner Welch upon the roll call the vote was:

Ayes: Gerard, Eggers, Justice, Long, Peters, Seel, and Welch



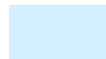
Nays: None

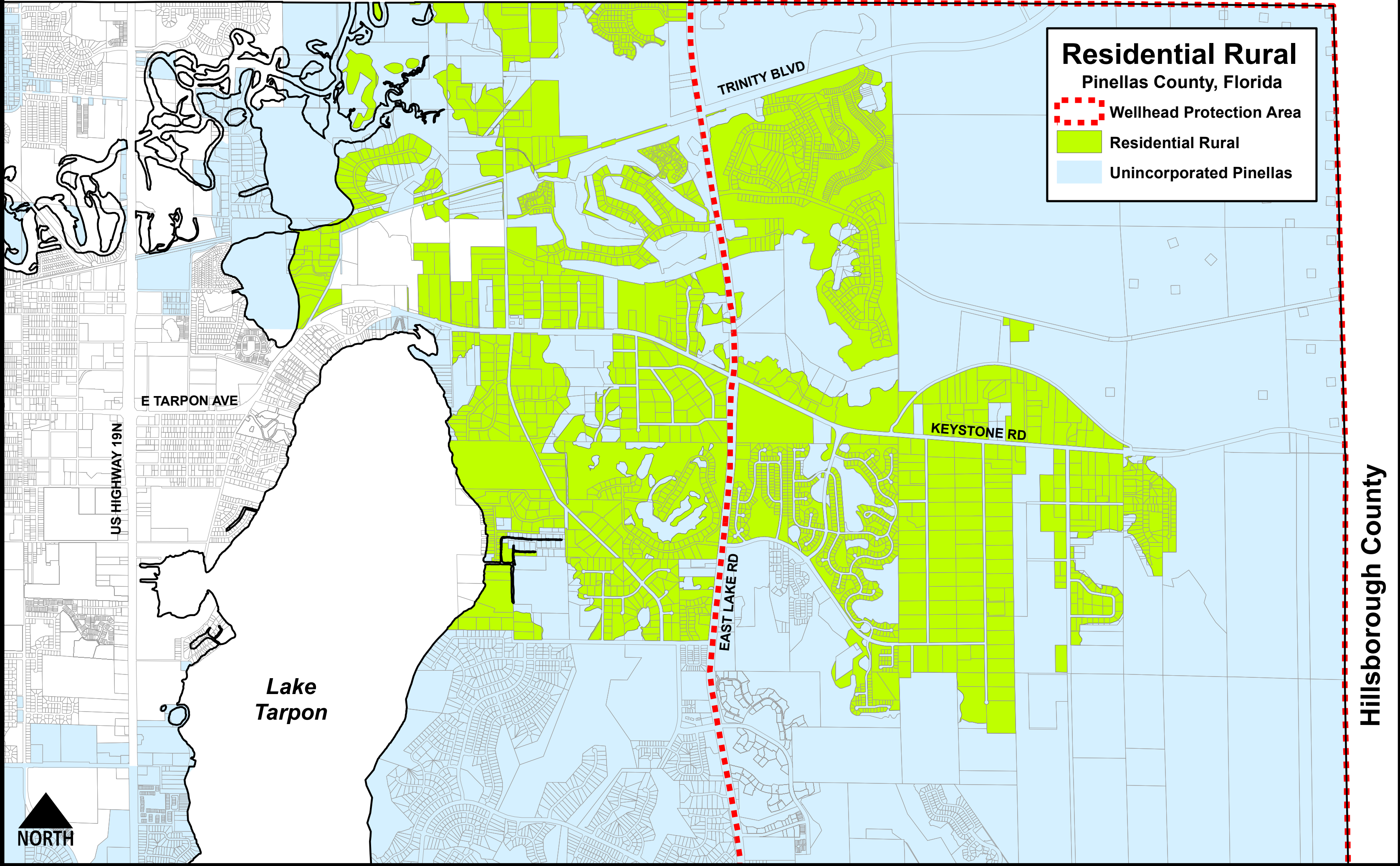
Absent and not voting: None

APPROVED AS TO FORM

By: *Don J. Selouby*
 Office of the County Attorney

Residential Rural
Pinellas County, Florida

-  Wellhead Protection Area
-  Residential Rural
-  Unincorporated Pinellas



E TARPON AVE

US HIGHWAY 19N

Lake Tarpon

TRINITY BLVD

KEYSTONE RD

EAST LAKE RD

Hillsborough County



NORTH

RESOLUTION NO. 20-03

A RESOLUTION OF FORWARD PINELLAS, IN ITS ROLE AS THE PINELLAS PLANNING COUNCIL, RECOMMENDING APPROVAL OF THE AMENDMENT OF THE COUNTYWIDE RULES; ADDING THE RESIDENTIAL RURAL CATEGORY; CLARIFYING THE PROCESS FOR AMENDING THE COUNTYWIDE PLAN MAP WHEN NO LOCAL FLUM AMENDMENT IS NEEDED; UPDATING SECTION NUMBERS, REFERENCES AND TERMINOLOGY FOR INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners, acting pursuant to its countywide planning authority, has repealed the former Countywide Comprehensive Plan and replaced it by adoption of Ordinance No. 15-30 on August 7, 2015, which has been subsequently amended; and

WHEREAS, as part of Ordinance 15-30, the Board adopted the Countywide Plan Strategies, Countywide Plan Map, and the Countywide Rules, which collectively comprise the Countywide Plan; and

WHEREAS, the Pinellas Planning Council, pursuant to Section 6(7)(b), Chapter 2012-245, Laws of Florida, is authorized to develop rules, standards, policies, and objectives that will implement the Countywide Plan; and

WHEREAS, the Pinellas Planning Council pursuant to Section 10(3)(a), Chapter 2012-245, Laws of Florida, is authorized to initiate amendment to a rule or strategy of the Countywide Plan, as determined necessary by the Council to establish effective countywide planning; and

WHEREAS, in 2015, the Pinellas Planning Council amended the Countywide Rules to eliminate multiple Countywide Plan Map categories, including the Residential Rural category; and

WHEREAS, the Board of County Commissioners, in its role as the local government for unincorporated Pinellas County, has requested that the Residential Rural category be readopted to protect the character of rural low-density unincorporated areas; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, has determined that readopting the Residential Rural category is necessary and appropriate; and

WHEREAS, the Countywide Rules set forth a process for local government requests to amend the Countywide Plan Map; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, recommends revisions to the Countywide Plan Map amendment process as set forth in Exhibit A to allow the Residential Rural category to be designated on the Countywide Plan Map when no local Future Land Use Map (FLUM) amendment is needed; and

WHEREAS, the requisite procedures concerning notice and public hearing for amendment of the Countywide Rules have been met.

NOW, THEREFORE, BE IT RESOLVED by Forward Pinellas, in its role as the Pinellas Planning Council, that:

SECTION 1. Forward Pinellas hereby recommends approval of the amended Countywide Rules attached hereto as Exhibit "A".

SECTION 2. Forward Pinellas hereby transmits a copy of this Resolution, including Exhibit "A," to the Pinellas County Board of County Commissioners, acting pursuant to its countywide planning authority, for consideration and action.

SECTION 3. Forward Pinellas hereby recommends said amendments to the Countywide Rules, as set forth in Exhibit "A", be approved by the Pinellas County Board of County Commissioners, acting pursuant to its countywide planning authority.

This Resolution offered and adopted at the May 13, 2020 meeting of Forward Pinellas as hereinafter set forth:

_____ offered the foregoing Resolution

which was seconded by _____ and the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

ATTEST:

Whit Blanton, Executive Director
Forward Pinellas

Commissioner Dave Eggers, Chairman
Forward Pinellas

APPROVED AS TO FORM

By: Chelsea Wazdy
Office of the County Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COUNTYWIDE RULES; ADDING THE RESIDENTIAL RURAL CATEGORY; CLARIFYING THE PROCESS FOR AMENDING THE COUNTYWIDE PLAN MAP WHEN NO LOCAL FLUM AMENDMENT IS NEEDED; UPDATING SECTION NUMBERS, REFERENCES AND TERMINOLOGY FOR INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners, acting pursuant to its countywide planning authority, has repealed the former Countywide Comprehensive Plan and replaced it by adoption of Ordinance No. 15-30 on August 7, 2015, which has been subsequently amended; and

WHEREAS, as part of Ordinance 15-30, the Board adopted the Countywide Plan Strategies, Countywide Plan Map, and the Countywide Rules, which collectively comprise the Countywide Plan; and

WHEREAS, the Pinellas Planning Council is operating under the fictitious name of Forward Pinellas; and

WHEREAS, the Pinellas Planning Council, pursuant to Section 6(7)(b), Chapter 2012-245, Laws of Florida, is authorized to develop rules, standards, policies, and objectives that will implement the Countywide Plan; and

WHEREAS, the Pinellas Planning Council pursuant to Section 10(3)(a), Chapter 2012-245, Laws of Florida, is authorized to initiate amendment to a rule or strategy of the Countywide Plan, as determined necessary by the Council to establish effective countywide planning; and

WHEREAS, the Countywide Plan provides for the coordination of land use and transportation planning; and

WHEREAS, in 2015, the Pinellas Planning Council amended the Countywide Rules to eliminate multiple Countywide Plan Map categories, including the Residential Rural category; and

WHEREAS, the Board of County Commissioners, in its role as the local government for unincorporated Pinellas County, has requested that the Residential

Rural category be readopted into the Countywide Rules to protect the character of rural low-density unincorporated areas; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, has determined that readopting the Residential Rural category is necessary and appropriate; and

WHEREAS, the Countywide Rules set forth a process for local government requests to amend the Countywide Plan Map; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, recommends revisions to the Countywide Plan Map amendment process as set forth in Exhibit A to allow the Residential Rural category to be designated on the Countywide Plan Map when no local Future Land Use Map amendment is needed; and

WHEREAS, the requisite procedures concerning notice and public hearing for amendment of the Countywide Rules have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

SECTION 1. The portions of Article 2, Countywide Plan Map Categories; Article 4, Plan Criteria and Standards; Article 5; Optional Provisions; and Article 6, Countywide Plan Map Amendment; are hereby amended as set forth in Exhibit "A". All other portions of the Countywide Rules not included in this ordinance are preserved and remain as previously set forth.

SECTION 2. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, sentence, clause, phrase, or provision of this ordinance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

SECTION 3. Filing of Ordinance; Effective Date. Pursuant to Section 125.66, Florida Statutes, a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This Ordinance shall become effective upon filing with the Department of State.

DIV. 2.3 COUNTYWIDE PLAN MAP CATEGORIES.

SEC. 2.3.1 APPLICABILITY.

The categories and standards contained in this article shall be applied as set forth in these Countywide Rules. Specific reference to the standards contained in this article and the criteria by which they shall be applied are found in Article 4 and Article 5 of these Countywide Rules.

SEC. 2.3.2 LEGEND.

2.3.2.1 The Countywide Plan Map and the Countywide Rules provide for the categories and symbols applicable to the Countywide Plan Map and Countywide Rules as set forth below:

<u>Plan Categories</u>	<u>Plan Symbols</u>
<u>Residential Rural</u>	<u>RR</u>
Residential Very Low	RVL
Residential Low Medium	RLM
Residential Medium	RM
Residential High	RH
Office	O
Resort	R
Retail & Services	R&S
Employment	E
Industrial	I
Public/Semi-Public	P/SP
Recreation/Open Space	R/OS
Preservation	P
Target Employment Center	TEC
Activity Center	AC
Multimodal Corridor	MMC
Planned Redevelopment District	PRD
Scenic/Noncommercial Corridor	SNCC

SEC. 2.3.3 COUNTYWIDE PLAN MAP CATEGORIES.

The Countywide Plan Map categories, symbols and the purpose, use characteristics, locational characteristics, traffic generation characteristics, density/intensity standards and other standards shall be as set forth for each of the following categories.

Within the framework provided by these standards, local governments shall have the authority to determine appropriate density and intensity standards for parcels within their jurisdictions. Local plans and regulations may be more restrictive, in accordance with the local government consistency provisions of Article 3, and should be consulted for authorized uses and applicable standards.

2.3.3.1. Category/Symbol – Residential Rural (RR).

Purpose – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a rural, very low density residential manner; and to recognize such areas as primarily well-suited for residential and agricultural uses that are consistent with the rural, exurban, nonintensive qualities and natural resources of such areas.

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

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold as specified below, alone or when added together, exceeding the applicable total acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
 - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.
 - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations distant from urban activity centers; in areas where use and development characteristics are rural in nature; and in areas where environmental features are linked to the protection of natural resources such as aquifer recharge and groundwater resource areas.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Residential Rural in 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 an amendment for this category shall be 5 trips per day per acre.

Density/Intensity Standards – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed .5 dwelling unit per acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at .5 dwelling unit per acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.

- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.

2.3.3.24 Category/Symbol – Residential Very Low (RVL).

Purpose – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a ~~rural or~~ large lot, very low density residential manner; and to recognize such areas as primarily well-suited for estate residential uses that are consistent with the ~~rural, exurban, and~~ suburban, nonintensive qualities and natural resources of such areas.

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

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a ~~map~~ [Countywide Plan Map](#) amendment to another land use category that permits the use(s) [where the acreage maximum does not apply](#):
 - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.
 - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations distant from urban activity centers; in areas where use and development characteristics are rural or estate residential in nature; and ranging from areas where environmental features are linked to the protection of natural resources such as aquifer recharge or groundwater resource areas to areas serving as a transition between more rural and more suburban residential areas.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Residential Very Low in 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 an amendment for this category shall be ~~68~~ [68](#) trips per day per acre.

Density/Intensity Standards – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 1 unit per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 1 UPA.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.

2.3.3.32 Category/Symbol – Residential Low Medium (RLM).

Purpose – This category is intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.

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

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a ~~map~~ [Countywide Plan Map](#) amendment to another land use category that permits the use(s) [where the acreage maximum does not apply](#):
 - Uses Subject to One Acre Maximum – Office; Personal Service/Office Support; Retail Commercial.
 - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.
 - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations ranging from rural areas distant from urban activity centers, to suburban areas near or in proximity to urban activity centers; in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Residential Low Medium in SNCCs are governed by Section 6.5.4.1.4, which restricts the category and its permitted uses to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 67 trips per day per acre.

2.3.3.43 Category/Symbol – Residential Medium (RM).

Purpose – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas.

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

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a ~~map~~ [Countywide Plan Map](#) amendment to another land use category that permits the use(s) [where the acreage maximum does not apply](#):
 - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility.
 - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations within or in proximity to urban activity centers; in areas where use and development characteristics are medium-density residential in nature; and in areas serving as a transition between less urban and more urban residential and mixed-use areas. These areas are generally served by and accessed from minor and collector roadways, which connect to arterial roadways and/or highways. The higher densities are typically in proximity to, and may have direct access from, the arterial and highway network.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Residential Medium in SNCCs are governed by Section 6.5.4.1.4, which restricts the category and its permitted uses to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 96 trips per day per acre.

Density/Intensity Standards – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 15 units per acre (UPA).

2.3.3.54 Category/Symbol – Residential High (RH).

Purpose – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a high-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban and intensive qualities, transportation facilities, including transit, and natural resources of such areas.

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

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a ~~map~~ [Countywide Plan Map](#) amendment to another land use category that permits the use(s) [where the acreage maximum does not apply](#):
 - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility.
 - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations within or in proximity to urban activity centers; often in close, walkable, or bikeable proximity to high-intensity communities and supporting services; or in areas where use and development characteristics are high density residential in nature. These areas are typically in proximity to and may have direct access from the arterial and highway network and are served by transit in a manner that provides an alternative to individual automobile use.

Amendments designating the Residential High category on the Countywide Plan Map are most appropriate within ½ mile of Multimodal Corridors or Future Transit Corridors depicted on the Land Use Strategy Map, and shall be discouraged in other locations.

- Scenic/Noncommercial Corridor (SNCC) – Amendments to Residential High in 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 an amendment for this category shall be 162 trips per day per acre.

Density/Intensity Standards – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 30 units per acre (UPA).

2.3.3.65 Category/Symbol – Office (O).

Purpose – This plan category is intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development.

Use Characteristics - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Personal Service/Office Support; Residential Equivalent; Research/Development-Light; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a ~~map~~ [Countywide Plan Map](#) amendment to another land use category that permits the use(s) [where the acreage maximum does not apply](#):
 - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility; Manufacturing-Light.
 - Uses Subject to Five Acre Maximum – Residential; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive nonresidential use to low density residential or public/semi-public use; and in areas where the size and scale of office and residential use is appropriate to free standing office, medium density residential or a combination thereof. These areas are typically in proximity to and served by the arterial, collector, and highway network, as well as Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Office in 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 an amendment for this category shall be 89 trips per day per acre. When located in a Target Employment Center, the standard shall be 101 trips per day per acre.

Density/Intensity Standards – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 15 units per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 UPA.

2.3.3.76 Category/Symbol – Resort (R).

Purpose – This plan category is intended to depict areas developed, or appropriate to be developed, in high-density residential and resort use; and to recognize such areas as well-suited for the combination of residential and temporary lodging use consistent with their location, surrounding uses, transportation facilities, and natural resources of such areas.

Use Characteristics - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Temporary Lodging; Recreational Vehicle Parks; Office; Personal Service/Office Support; Retail Commercial; Convention Center; Commercial/Business Service; Commercial Recreation; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a ~~map~~ [Countywide Plan Map](#) amendment to another land use category that permits the use(s) [where the acreage maximum does not apply](#):
 - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.
 - Uses Subject to Five Acre Maximum – Institutional
- Locational Characteristics – This category is generally appropriate to locations characterized by, and appropriate for, a highly intensive mix of residential and temporary lodging uses; in locations where unique recreational assets warrant the combination of permanent and temporary accommodations in proximity to and served by the arterial and highway network, as well as Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Resort in SNCCs are governed by Section 6.5.4.1.4, which restricts the category to the enhancement connector SNCC classification.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 279 trips per day per acre.

Density/Intensity Standards – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 30 units per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 30 UPA.
- Recreational Vehicle Use – Shall not exceed 30 UPA.

2.3.3.87 Category/Symbol – Retail & Services (R&S).

Purpose – This plan category is intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.

Use Characteristics - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse/Distribution-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a ~~map~~ Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
 - Uses Subject to Three Acre Maximum – Manufacturing-Medium.
 - Uses Subject to Five Acre Maximum – Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential.
- Locational Characteristics – This category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Retail & Services in SNCCs are governed by Section 6.5.4.1.4, which restricts the category and its permitted uses to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 433 trips per day per acre; which impacts may take into account the proximity and availability of transit service.

Density/Intensity Standards – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 24 units per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 24 UPA.

2.3.3.98. Category/Symbol – Employment (E).

Purpose – This plan category is intended to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts.

Use Characteristics - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse/[Distribution](#)-Light; Storage/Warehouse/[Distribution](#)-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the respective acreage threshold specified below, alone or when added together within any distinct, separately delineated area designated Employment, exceeding the acreage maximum shall require a ~~map~~ [Countywide Plan Map](#) amendment to another category that permits the use(s) where the acreage maximum does not apply:
 - Uses Subject to Three Acre Maximum – Retail Commercial; Personal Service/Office Support; Transfer/Recycling.
 - Uses Subject to Five Acre Maximum – Temporary Lodging; Commercial/Business Service; Commercial Recreation; Institutional; Transportation/Utility; Community Garden; Agricultural-Light; Agricultural.
- Locational Characteristics – This category is generally appropriate to locations with sufficient size to support target employment and other industrial uses, as well as integrated industrial/mixed-use projects, with provision for internal service access and other necessary site improvements in locations suitable for light industrial use with minimal adverse impact on adjoining uses; served by the collector, arterial, and highway network; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Employment in SNCCs are governed by Section 6.5.4.1.4, which restricts the category to the enhancement connector SNCC classification.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 206 trips per day per acre; which impacts may take into account the proximity and availability of transit in a designated Multimodal Corridor or Future Transit Corridor. When located in a Target Employment Center, the standard shall be 236 trips per day per acre.

2.3.3.109 Category/Symbol – Industrial (I).

Purpose – This plan category is intended to depict areas developed, or appropriate to be developed, in a general industrial manner; and so as to encourage the reservation and use of areas for industrial use in a manner consistent with surrounding use, transportation facilities, other necessary infrastructure, and natural resources.

Use Characteristics - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds or Other Limitations – Research/Development-Light; Research/Development-Heavy; Storage/Warehouse/[Distribution](#)-Light; Storage/Warehouse/[Distribution](#)-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.
- Permitted Uses Subject to Acreage Thresholds – Institutional, Transportation/Utility, Community Garden, Agricultural-Light, and Agricultural uses are subject to a five-acre maximum. Any contiguous use or combination of uses subject to this acreage threshold, alone or when added together, exceeding the acreage maximum shall require a ~~map~~ [Countywide Plan Map](#) amendment to another land use category that permits the use(s) [where the acreage maximum does not apply](#).
- Permitted Uses Subject to Other Limitations – Office; Retail Commercial; Personal Service/Office Support; Commercial/Business Service are allowed only as accessory to the uses listed under “Permitted Uses Not Subject to Acreage Thresholds or Other Limitations” above; must be located within the structure to which they are accessory; and may not exceed 25% of the floor area of the permitted use to which they are accessory.
- Locational Characteristics – This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access and adequate buffering of adverse noise, odor, or emissions; with minimal adverse impact on adjoining uses; and served by the arterial and highway network.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Industrial in SNCCs are governed by Section 6.5.4.1.4, which restricts the category to the enhancement connector SNCC classification.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 216 trips per day per acre. When located in a Target Employment Center, the standard shall be 246 trips per day per acre.

Density/Intensity Standards – Shall include the following:

- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .75, nor an impervious surface ratio (ISR) of .95.
- When located in a Target Employment Center – Shall not exceed an FAR of 1.5 for Manufacturing, Office, and Research/Development uses.

2.3.3.110

Category/Symbol – Public/Semi-Public (P/SP).

Purpose – This plan category is 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, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.

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

- Permitted Uses Not Subject to Acreage Thresholds – Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/[Distribution](#)-Light; Storage/Warehouse/[Distribution](#)-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.
- Locational Characteristics – This category is generally appropriate to those locations where institutional uses (such as educational, health, public safety, civic, religious and like uses) and transportation/utility uses (such as air and sea transport terminals, utility installations, major transmission lines, refuse disposal, and public works facilities) are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Public/Semi-Public in 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 an amendment for this category shall be 192 trips per day per acre for institutional uses, 114 trips per day per acre for educational uses, 173 trips per day per acre for medical uses, 104 trips per day per acre for religious/civic facilities, 835 trips per day per acre for municipal/public facilities, 67 trips per day per acre for other institutional uses, 15 trips per day per acre for transportation uses, 16 trips per day per acre for municipal/public utilities uses, and 79 trips per day per acre for other transportation/utility uses.

Density/Intensity Standards – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 12.5 units per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 UPA.

2.3.3.1~~2~~4

Category/Symbol – Recreation/Open Space (R/OS).

Purpose – This plan category is intended to recognize recreation/open space uses that serve the community or region.

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

- Permitted Uses Not Subject to Acreage Thresholds – Recreation/Open Space; Community Garden; Agricultural-Light; Electric substations in compliance with Section 163.3208, F.S.
- Permitted Uses Subject to Acreage Thresholds – Transportation/Utility uses (excluding electric substations) are subject to a five-acre maximum. Any contiguous use or combination of uses subject to this acreage threshold, alone or when added together, exceeding the acreage maximum, shall require a ~~map~~ [Countywide Plan Map](#) amendment to another land use category that permits the use(s) [where the acreage maximum does not apply](#).
- Locational Characteristics – This category is generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the county; and in recognition of the natural and man-made conditions which contribute to the active and passive open space character and recreation use of such locations.
- Scenic/Noncommercial Corridor (SNCC) – Per the provisions of Section 6.5.4.1.4, this category is permitted in all SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 3 trips per day per acre.

Density/Intensity Standards – Shall include the following:

- No use shall exceed a floor area ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60.
- Transfer of development rights shall be allowed consistent with Section 5.2.1.1.

Other Standards – Shall include the following:

- An appropriate buffer, as determined by the local jurisdiction, shall be provided between any electric substation and any other adjoining use.

Purpose – This plan category is intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.

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

- Permitted Uses Not Subject to Acreage Thresholds – Preservation; Environmental Education/Research; Wellfield Protection, and Groundwater Monitoring and Recharge; Resource-Based Recreation; Replacement/Repair of Water Infrastructure; Site Alterations as Permitted by a Management Plan Approved by a Local Government
- Uses subject to requirements per the local government management plan: Wellfield Development; Water Supply Infrastructure and Facilities
- Locational Characteristics – This category is generally appropriate to those natural resource features it is designed to recognize wherever they may appear and at a size significant to the feature being depicted in relationship to its surroundings. In recognition of the natural conditions which they are intended to preserve, these features will frequently occur in a random and irregular pattern interposed among the other categories. This category is also generally appropriate to those properties that are the assets of a regional, county or municipal utility, held and operated for the provision, operation and delivery of a public water supply system consistent with the natural resource features of the property, pursuant to a management plan approved by the local government.
- Scenic/Noncommercial Corridor (SNCC) – Per the provisions of Section 6.5.4.1.4, this category is permitted in all SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 0.3 trips per day per acre.

Density/Intensity Standards – Shall include the following:

- Nonresidential Use:
 - Shall not exceed a floor area ratio (FAR) of .10, nor an impervious surface ratio (ISR) of .20.
 - No public water supply use shall exceed an FAR of .25 nor an ISR of .50.
- Where an entire parcel of property is located seaward of the Coastal Construction Control Line and no transfer of development rights has occurred, the property shall be permitted a minimum beneficial use subject to the various provisions of these Countywide Rules and the Countywide Plan Map, but private property shall not be taken without due process of law and

2.3.3.143 Category/Symbol – Target Employment Center (TEC).

Purpose – It is the purpose of this category to depict, utilizing an overlay, those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance,

Use Characteristics

- Permitted Uses – See applicable underlying categories.
- Locational Characteristics – This category is generally appropriate to those areas based on their size, concentration of, and potential for, target employment opportunities, i.e., those employers and industries paying above-average wages and producing goods and services for sale and consumption that import revenue to the community.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Target Employment Center in 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 an amendment for this category shall be: 1) for the Office, Employment, and Industrial categories, the traffic generation rate (trips per day per acre) of the underlying category, multiplied by 114% to account for the higher intensity allowed for Manufacturing, Office, and Research/Development uses when using this overlay; and 2) for all other categories, the traffic generation rate of the underlying category.

Density/Intensity Standards – Shall include the following:

- Densities and intensities will be guided per the underlying plan categories, plus a 100% intensity bonus for Manufacturing, Office, and Research/Development uses.

Other Standards – Shall include the following:

- Minimum Size – These locations shall be a minimum of ten acres in size.

2.3.3.154 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 designed at a size and scale that allows for internal circulation by pedestrians, bicyclists, and transit users, and typically encompass areas developed in a radial pattern within walking distance ($\frac{1}{4}$ to $\frac{1}{2}$ mile) of a central point or hub served by transit.

Use Characteristics – Those uses appropriate to and consistent with this category 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 Planning and Urban Design Principles described in Section 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 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 Division 6.2.
- Scenic/Noncommercial Corridor (SNCC) – Amendments adopting or modifying 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 each Activity Center subcategory are listed in Table 1 below.

Density/Intensity Standards – 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 – 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. Vacation Rentals pursuant to the provisions of Section 509.242(1)(c), Florida Statutes are subject to the residential density/intensity standard.

Purpose – This plan category is intended to recognize those corridors of critical importance to the movement of people and goods throughout the county, and that are served by a combination of automobile, bus, bicycle, rail, and/or pedestrian transportation. This category is characterized by mixed-use development, supported by and designed to facilitate transit, and is particularly appropriate for creating transit connections between Activity Centers.

Use Characteristics – Those uses appropriate to and consistent with this category 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 the Planning and Urban Design Principles described in Section 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 Land Use Strategy Map and Table 4 below identify locations appropriate to be designated as Multimodal Corridor 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 Division 6.2.
- Scenic/Noncommercial Corridor (SNCC) – Amendments adopting the Multimodal Corridor category within SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications. Where an existing Multimodal Corridor designated on the Countywide Plan Map overlaps a designated SNCC, the local regulatory provisions governing the Multimodal Corridor 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 each Multimodal Corridor subcategory is listed in Table 3 below.

Density/Intensity Standards – Maximum permitted density-intensity standards for each Multimodal Corridor subcategory are listed in Table 3 below, and shall be subject to the following:

- Residential Use – 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. Vacation Rentals pursuant to the provisions of Section 509.242(1)(c), Florida Statutes are subject to the residential density/intensity standard.
- Temporary Lodging Use – Local governments can choose to use either the temporary lodging UPA standard in determining how many temporary lodging units are allowed on a parcel, or FAR can be used as the measure instead, regardless of the number of units included. In the alternative, upon adoption of provisions for compliance with Section 5.2.1.3, the density and intensity standards set forth in Table 6 may be used.

2.3.3.176 Category/Symbol – Planned Redevelopment District (PRD).

Purpose – It is the purpose of this category to depict those areas of the county that are developed with a mix of residential and nonresidential uses, within neighborhoods or distinct areas that are interrelated and complementary, with densities/intensities and urban design that promote walking, biking and transit use. This category is intended for areas that are more dense/intense than typical for the surrounding community but less dense/intense than Activity Centers or Multimodal Corridors, with supportive planning that facilitates infill and redevelopment and may allow for a variety of densities and building styles.

Use Characteristics – Those uses appropriate to and consistent with this category 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 the Planning and Urban Design Principles described in Section 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 – This category is generally appropriate to locations in close, walkable, or bikeable proximity to Activity Centers and Multimodal Corridors, and may serve as a buffer between those categories and surrounding uses; or in other areas where use and development characteristics include higher densities and intensities than the surrounding community. These areas are typically in proximity to and may have direct access from the arterial and highway network and are served by transit in a manner that provides an alternative to individual automobile use.
- Scenic/Noncommercial Corridor (SNCC) – Amendments adopting or modifying the Planned Redevelopment District category within SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications. Where an existing Planned Redevelopment District overlaps a designated SNCC, the local regulatory provisions governing the Planned Redevelopment District adopted pursuant to Section 6.2.1.2 shall take precedence.

Density/Intensity Standards – Shall include 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 regardless of the number of units included, subject to the following:
 - Residential use shall not exceed 45 UPA or 2.0 FAR; and
 - Temporary lodging use shall not exceed 75 UPA or 2.0 FAR. In the alternative, upon adoption of provisions for compliance with Section 5.2.1.3, the density and intensity standards set forth in Table 6 may be used.

Vacation Rentals pursuant to the provisions of Section 509.242(1)(c), Florida Statutes are subject to the residential density/intensity standard.

- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at ~~135~~45 UPA.
- Nonresidential Use – Shall not exceed an FAR of 2.0.
- 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.

Other Standards – Shall include the following:

- Amendment Process – Adoption or amendment of the Planned Redevelopment District category is subject to the tiered review process provided in Division 6.2.
- Size Criteria – The minimum size of a Planned Redevelopment District shall be ten acres in size, except as follows:
 - If it is located adjacent to, and functions in concert with, an existing Planned Redevelopment District; or
 - If geographic constraints of the jurisdiction prevent the minimum size from being achieved.

2.3.3.187 Category/Symbol – Scenic/Noncommercial Corridor (as noted on the Countywide Plan Map).

Purpose – See Section 6.5.4.1, subsections 6.5.4.1.1 and 6.5.4.1.2.

Use Characteristics

- Permitted Uses – See applicable underlying categories and Section 6.5.41, Table 10.
- Locational Characteristics – Corridors shall be as set forth herein and depicted on the Countywide Plan Map and accompanying *Countywide Plan Map, Submap No. 1* entitled *Countywide Scenic/Noncommercial Corridor Map*, including:

“Primary” Corridors:

- Keystone Road from US 19 to Hillsborough County Line
- Alderman Road from US Alternate 19 to Fish Hatchery Road
- Tampa Road from US Alternate 19 to East Lake Woodlands Parkway
- Curlew Road from US Alternate 19 to McMullen-Booth Road
- CR-1/Keene Road from Alderman Road to East Bay Drive
- Belcher Road from Klosterman Road to 38th Avenue North
- McMullen-Booth Road/East Lake Road from Pasco County Line to SR-60
- 102nd Avenue North/Bryan Dairy Road from Oakhurst Road to Belcher Road
- Pinellas County Bayway from Gulf Boulevard to U.S. 19/I-275
- 113th Street/Ridge Road from West Bay Drive to Madeira Beach Causeway
- Park Street from Park Boulevard to Central Avenue
- Tyrone Boulevard from 113th Street North to Park Street

“Unique” Corridors:

- Edgewater Drive from Scotland Street (Dunedin) to Sunset Point Road
- Bayshore Drive from Main Street (Safety Harbor) to SR-60
- Courtney Campbell Parkway (Causeway) from McMullen-Booth Road/Bayside Bridge (49th Street Bridge) to Hillsborough County Line
- Dunedin Causeway from Honeymoon Island Park to east approach
- Memorial Causeway and its approaches
- Bayside Bridge (49th Street Bridge) and its approaches
- Gandy Bridge approach to Hillsborough County Line
- Howard Frankland Bridge (I-275) approach to Hillsborough County Line
- Belleair Causeway and its approaches
- Park Boulevard Bridge and its approaches
- Treasure Island Causeway and its approaches
- Pinellas Bayway (SR-679) from Fort DeSoto Park to Pinellas County Bayway (SR-682)
- Sunshine Skyway Bridge (I-275) approach to Hillsborough County line

**Table 5
Summary Category Matrix**

CATEGORY/SYMBOL	UPA MAX.	FAR MAX.	ISR MAX.	TRAFFIC GENERATION RATE (ADT/ACRE)
Residential Rural (RR)	0.5	.30	.60	5
Residential Very Low (RVL)	1.0	.30	.60	68
Residential Low Medium (RLM)	10	.50	.75	67
Residential Medium (RM)	15.0	.50	.75	96
Residential High (RH)	30.0	.60	.85	162
Office (O)	15.0	.50	.75	89
		1.0 (specified uses in TEC)		101 (in TEC)
Resort (R)	30.0	1.2	.95	279
Retail & Services (R&S)	24.0	.55	.90	433
		1.1 (specified uses in TEC)		
Employment (E)	N/A	.65	.85	206
		1.3 (specified uses in TEC)		236 (in TEC)
Industrial (I)	N/A	.75	.95	216
		1.5 (specified uses in TEC)		246 (in TEC)
Public/Semi-Public (P/SP)	12.5	.65 (institutional) .70 (trans./utility) 1.0 (hospital)	.85 (institutional) .90 (trans./utility)	192 (institutional) 114 (educational) 173 (medical) 104 (religious/civic) 835 (municipal/public) 67 (other institutional) 15 (transportation) 16 (municipal/public utility) 79 (other transportation/utility)
Recreation/Open Space (R/OS)	N/A	.25	.60	3
Preservation (P)	N/A	.10 (preservation) .25 (water supply)	.20 (preservation) .50 (water supply)	0.3
Target Employment Center (TEC)	See Otherwise Applicable Category and Multiplier Factor			
Activity Center (AC)				
Urban Center	200	8.0	N/A	724
Major Center	150	5.0	N/A	542
Community Center	90	3.0	N/A	325
Neighborhood Center	60	2.0	N/A	216
Multimodal Corridor (MMC)				
Premium Transit Corridor	60	4.0	N/A	600
Primary Corridor	55	3.5	N/A	533
Secondary Corridor	50	3.0	N/A	467
Supporting Corridor	45	2.5	N/A	400
Planned Redevelopment District (PRD)	45	2.0	N/A	364
Scenic/Noncommercial Corridor (SNCC)	See Otherwise Applicable Category			

Key to abbreviations:

UPA: dwelling units per acre
FAR: floor area ratio

ISR: impervious surface ratio
ADT: average daily trips

TEC: Target Employment Center

SEC. 4.2.2 PLAN CATEGORIES.

4.2.2.1 Categories. The Countywide Rules hereby establish the following Countywide Plan Map categories:

- Residential Rural
- Residential Very Low
- Residential Low Medium
- Residential Medium
- Residential High
- Office
- Resort
- Retail & Services
- Employment
- Industrial
- Public/Semi-Public
- Recreation/Open Space
- Preservation
- Target Employment Center
- Activity Center
- Multimodal Corridor
- Planned Redevelopment District
- Scenic/Noncommercial Corridor

Each jurisdiction within Pinellas County must include a table or matrix in the future land use element of its comprehensive plan that shows each local future land use category corresponding to one of these Countywide Plan Map categories.

4.2.2.2 Continuum. A local future land use category that reflects a countywide category of equal or lesser density/intensity shall be considered consistent.

4.2.2.2.1 A local future land use plan designation of Preservation shall be considered less dense/intense than all other Countywide Plan Map designations.

4.2.2.2.2 A local future land use plan designation of Recreation/Open Space shall be considered less dense/intense than all other Countywide Plan Map designations except Preservation.

SEC. 4.2.3 DENSITY/INTENSITY AND SPECIAL USE STANDARDS.

4.2.3.1 Provision for Comparison. Each local future land use category shall either:

- Identify specifically the density/intensity standard which shall be applicable to said category, consistent with the applicable standard as set forth in the Countywide Plan Map and these Countywide Rules; or

3. Design considerations in Section 5.2.1.3.2, the mobility management provisions in Section 5.2.1.3.3 and the restrictions on temporary lodging use in Section 5.2.1.3.4 set forth following.
- D. A Development Agreement prepared pursuant to this Section shall be approved by the local government governing body, recorded with the Clerk of the Circuit Court pursuant to Section 163.3239, F.S., a copy filed with the Property Appraiser’s Office, and a copy submitted to the PPC and CPA for receipt and filing within fourteen days after recording. The development limitations set forth in the Development Agreement shall be memorialized in a deed restriction, which shall be recorded in the Official Records of Pinellas County prior to the issuance of a building permit for the temporary lodging use.
 - E. The alternative densities and intensities set forth in Table 6 are maximums, except as provided for in F. below. A local government may choose to utilize a density and intensity standard equal to or less than the alternative density and intensity standard, when adopted in their comprehensive plan and land development regulations, based on the maximums set forth in Table 6.
 - F. Intensity standards governing floor area ratio (FAR) and impervious surface ratio (ISR) may be varied by the local government with jurisdiction pursuant to the provisions of Division 7.4 of these Rules. The FARs in Table 6 apply to the temporary lodging use, residential dwelling uses integrated in the same structure with the temporary lodging use, associated parking structures, and uses accessory to temporary lodging uses (e.g., meeting space, restaurants, spas, clubs, etc.).
 - G. For development that includes a combination of temporary lodging and residential dwelling use, each use shall be allowed in proportion to the size of the property and the permitted density and intensity of the respective use.

Table 6
Alternative Temporary Lodging Density and Intensity Standards

Plan Category	Temporary Lodging On Property That Is:	Maximum Density/Intensity Standards		
		Units/Acre	FAR	ISR
R, AC, MMC, PRD	Less Than One Acre	75	2.2	0.95
	Between One Acre And Three Acres	100	3.0	0.95
	Greater Than Three Acres	125	4.0	0.95
R&S	No Property Size Limitations	60	1.2	0.90
E	Subject To 5-Acre Property Size Limitation Per Section 2.3.3.98	75	1.5	0.85

SEC. 6.1.1 **APPLICATION.**

Local governments may initiate Countywide Plan Map amendments only as provided for in this Article in accordance with Section 10(3) of Chapter 2012-245, Laws of Florida, as amended, and the particular procedures established in these Countywide Rules. No amendment to the Countywide Plan Map shall be considered by the PPC until the local government applying for such amendment has established jurisdiction.

Applications for amendment of the Countywide Plan Map shall be preceded by, and based upon, a local ordinance considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use map amendment; subject to any requisite determination of compliance by the State Land Planning Agency pursuant to Chapter 163, Part II, Florida Statutes, adoption of an ordinance effectuating a consistent amendment of the Countywide Plan Map by the Countywide Planning Authority pursuant to Chapter 2012-245, Laws of Florida, and final action by the local governing body.

SEC. 6.1.2 **TIERED REVIEW PROCESS.**

Local future land use map amendments [and other requests to amend the Countywide Plan Map](#) shall be evaluated according to the following process, consistent with Chapter 2012-245, Laws of Florida, as amended, to determine if an amendment to the Countywide Plan Map is required, and if so, to determine the applicable review standards. The PPC Executive Director will make a determination whether the local future land use map amendment is subject to review under the Tier I, II or III process. Boundary interpretations addressed by Section 7.3.8 shall not be subject to the tiered review process.

6.1.2.1 **Tier I.** A local future land use map amendment is classified as Tier I if the current and proposed land use categories fall within the same corresponding designation on the Countywide Plan Map as established pursuant to Section 4.2.2.1, with the exception of the Activity Center, Multimodal Corridor and Planned Redevelopment District categories, which are classified subject to the review provisions of Division 6.2.

Upon determination that an amendment is subject to the Tier I process, an administrative review notice will be forwarded to the local government within ten business days, and to the Pinellas Planning Council at their next scheduled meeting, with a finding that the amendment is subject to a Tier I review and did not require a Tier II or III amendment. As a Tier I amendment will not alter the Countywide Plan Map, a public hearing to amend the Countywide Plan Map is not required.

The PPC shall recommend, and the CPA shall determine, based on the significance of the amendment or revocation in relation to the consistency criteria and the Relevant Countywide Considerations of the Countywide Rules pertaining to the Plan Map amendment, whether the amendment or revocation of the development agreement requires the Plan Map amendment to which it corresponded to be reconsidered.

If the CPA determines that the amendment or revocation of the development agreement requires the Countywide Plan Map amendment to be reconsidered, the local government jurisdiction will be so notified and may request the Plan Map amendment be reheard, void and amend its local plan consistent with the Countywide Plan Map as it existed prior to the subject Plan Map amendment, resubmit an application for Plan Map amendment, with or without a revised development agreement, or such other action as will result in consistency between the local and Countywide Plan Maps.

A resubmitted Plan Map amendment will be processed as any other application for amendment.

SEC. 6.1.6 OFFICIAL RECORD.

Upon approval of a Countywide Plan Map amendment by the CPA, an official record copy of said ordinance will be maintained in the office of the Clerk of the Board. The office of the PPC shall maintain a record copy of all Countywide Plan Map amendments and, upon transmittal of the ordinance amending the Countywide Plan Map by the Clerk of the Board, shall cause such amendment to be properly recorded on the official Countywide Plan Map.

DIV. 6.2	COUNTYWIDE PLAN MAP AMENDMENTS / ACTIVITY CENTERS, MULTIMODAL CORRIDORS AND PLANNED REDEVELOPMENT DISTRICTS.
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SEC. 6.2.1 NEW ADOPTIONS.

6.2.1.1 Adoption of New Activity Centers and Multimodal Corridors. An amendment adopting the Activity Center (AC) plan category that is not contiguous to, and subject to the same plan/code provisions as, an existing AC designation results in the creation of a new Activity Center. An amendment adopting the Multimodal Corridor (MMC) plan category in a location that is not contiguous to, and subject to the same plan/code provisions as, an existing MMC designation results in the creation of a new Multimodal Corridor.

Each new Activity Center or Multimodal Corridor shall be classified with a subcategory based on the locational criteria of Sections 2.3.3.14-15-16, 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 set forth in Section 6.1.2, as determined by the eligibility criteria shown in Table 7.

Tier I amendments that increase densities and/or intensities in the Coastal High Hazard Area shall require local adoption of standards consistent with Section 4.2.7.1 A-H in order to be found consistent.

6.1.2.2 **Tier II.** A local future land use map amendment is classified as a Tier II amendment if the current and proposed land use categories do not fall within the same corresponding designation on the Countywide Plan Map as established pursuant to Section 4.2.2.1, with the exception of amendments to the Activity Center, Multimodal Corridor and Planned Redevelopment District categories, which are classified subject to the review provisions of Division 6.2. A public hearing to amend the Countywide Plan Map shall be required.

[A request to amend the Countywide Plan Map without a corresponding amendment to a local future land use map may be initiated consistent with Section 4.2.1.1 or to implement a Rule amendment pursuant to Section 7.8.5, and shall be classified as a Tier II amendment. Such amendment may be initiated only by the local government with jurisdiction, pursuant to a formal resolution adopted by its governing body requesting and setting forth the specifics of the amendment.](#)

6.1.2.3 **Tier III.** A local future land use map amendment to the Activity Center or Multimodal Corridor category is classified as Tier III subject to the review provisions of Division 6.2. A public hearing to amend the Countywide Plan Map shall be required.

SEC. 6.1.3 **PROCEDURES.**

Countywide Plan Map amendments shall be considered according to the following process, consistent with Chapter 2012-245, Laws of Florida, as amended, and as provided for in each Division in this Article.

6.1.3.1 **Initiation.** Only the governing body may initiate an amendment to the Countywide Plan Map for a particular parcel of property over which it has jurisdiction. An amendment of the Countywide Plan Map shall be transmitted to the PPC subsequent to the initial action by the governing body authorizing the transmittal of and concurrence with the local ordinance, and prior to finalizing adoption of the local ordinance, except where Section 163.3187(2), Florida Statutes, provides for a small-scale map amendment, which may be submitted subsequent to final adoption.

6.1.3.2 **Submission of Application.** Before an application of a Countywide Plan Map amendment shall be heard by the PPC, a written application shall be submitted in a form established by the PPC, not later than twenty-eight days prior to the PPC meeting at which it is eligible to be considered.

At submittal, a Countywide Plan Map amendment request must include:

- A completed Countywide Plan Map amendment application form;

As part of the adoption process, the highest allowable density and/or intensity standard applicable to the Activity Center or Multimodal Corridor shall be filed of record and used in determining the applicable tier for subsequent amendments as set forth in Section 6.2.2.1. If residential, temporary lodging, nonresidential and/or mixed uses are differentiated with separate standards by the implementing plan/code provisions, these standards shall be recorded separately.

**Table 7
Amendments Creating New Activity Centers or Multimodal Corridors**

Amendment Type	Eligibility Criteria
Tier II	Adoption of the AC or MMC category with implementing plan/code provisions that: <ul style="list-style-type: none"> • Include density/intensity standards at or below the maximum for the applicable AC or MMC subcategory based on the locational criteria of Sections 2.3.3.14-15-16; and • Do not permit uses enumerated in Section 6.2.4.1; and • Do not eliminate permitted uses enumerated in Section 6.2.4.2.
Tier III	Adoption of the AC or MMC category with implementing plan/code provisions that: <ul style="list-style-type: none"> • Include density/intensity standards above the maximum for the applicable AC or MMC subcategory based on the locational criteria of Sections 2.3.3.14-15-16; or • Permit uses enumerated in Section 6.2.4.1; or • Eliminate permitted uses enumerated in Section 6.2.4.2.

6.2.1.2 Adoption of New Planned Redevelopment Districts. An amendment adopting the Planned Redevelopment District (PRD) plan category in a location that is not contiguous to, and subject to the same plan/code provisions as, an existing PRD designation results in the creation of a new Planned Redevelopment District. Such amendments are subject to the Tier II amendment review process set forth in Section 6.1.2.2.

SEC. 6.2.2 SUBSEQUENT AMENDMENTS.

6.2.2.1 Amendment of Existing Activity Centers or Multimodal Corridors. An amendment to the local future land use map or plan/code provisions governing an existing Activity Center or Multimodal Corridor that results in a change to the permitted uses, density/intensity standards, or category boundaries on the Countywide Plan Map are subject to the tiered amendment review process set forth in Section 6.1.2, as determined by the eligibility criteria shown in Table 8.

Table 8
Amendments to Existing Activity Centers and Multimodal Corridors

Amendment Type	Eligibility Criteria
Tier I	<p>Amendment does not exceed the highest allowable density or intensity standard filed of record; and</p> <p>Amendment does not alter the boundaries of the AC or MMC category on the Countywide Plan Map; and</p> <p>Amendment does not add permitted uses enumerated in Section 6.2.4.1 nor eliminate permitted uses enumerated in Section 6.2.4.2; and</p> <p>Amendment does not eliminate local future land use map categories enumerated in Section 6.5.4.4; and</p> <p>Planning and Urban Design Principles have previously been addressed and filed of record under the Tier II or Tier III process.</p>
Tier II	<p>Amendment proposes one or more of the following:</p> <ul style="list-style-type: none"> • Increases the highest allowable density or intensity standard consistent with the locational criteria of the Land Use Strategy Map as specified in Section 2.3.3.14-15-16; or • Alters the boundaries of the AC/MMC category on the Countywide Plan Map; or • Eliminates permitted uses enumerated in Section 6.2.4.2; or • Eliminates local future land use map categories enumerated in Section 6.5.4.4; or • Planning and Urban Design Principles have not previously been addressed and filed of record under the Tier II or Tier III process. <p>and</p> <p>Amendment does not add permitted uses enumerated in Section 6.2.4.1.</p>
Tier III	<p>Amendment increases the highest allowable density or intensity standard exceeding the locational criteria of the Land Use Strategy Map as specified in Section 2.3.3.14-15-16; or</p> <p>Amendment adds permitted uses enumerated in Section 6.2.4.1.</p>

6.2.2.2

Amendment of Existing Planned Redevelopment Districts. An amendment to the local future land use map or plan/code provisions governing an existing Planned Redevelopment District that results in a change to the permitted uses, density/intensity standards, or category boundaries are subject to the tiered amendment review process set forth in Section 6.1.2, as determined by the eligibility criteria shown in Table 9.

**Table 9
Amendments to Existing Planned Redevelopment Districts**

Amendment Type	Eligibility Criteria
Tier I	<p>Amendment does not alter the boundaries of the PRD category on the Countywide Plan Map; and</p> <p>Amendment does not add permitted uses enumerated in Section 6.2.4.1 nor eliminate permitted uses enumerated in Section 6.2.4.2; and</p> <p>Amendment does not eliminate local future land use map categories enumerated in Section 6.5.4.4; and</p> <p>Planning and Urban Design Principles have previously been addressed and filed of record under the Tier II or Tier III process.</p>
Tier II	<p>Amendment proposes one or more of the following:</p> <ul style="list-style-type: none"> • Alters the boundaries of the PRD category on the Countywide Plan Map; or • Adds permitted uses enumerated in Section 6.2.4.1; or • Eliminates permitted uses enumerated in Section 6.2.4.2; or • Eliminates local future land use map categories enumerated in Section 6.5.4.4; or • Planning and Urban Design Principles have not previously been addressed and filed of record under the Tier II or Tier III process.

A local map or plan/code amendment governing an existing Activity Center, Multimodal Corridor or Planned Redevelopment District that does not change the permitted uses, density/intensity standards, or category boundaries on the Countywide Plan Map is classified as Tier I.

6.2.2.3

Reclassification of Special Centers and Special Corridors. An Activity Center or Multimodal Corridor utilizing the Special Center or Special Corridor subcategory prior to October 24, 2019 shall, on October 24, 2019, be reclassified with a subcategory pursuant to Sections 2.3.3.~~14-15-16~~, 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 October 24, 2019, and shall not result in any nonconforming standard. Subsequent amendments to this subcategory classification shall be subject to the amendment process for existing Activity Centers and Multimodal Corridors outlined in the remainder of this section.

The highest allowable density and/or intensity standard filed of record for each reclassified Activity Center or Multimodal Corridor shall be used in determining the applicable tier for subsequent amendments as set forth in Section 6.2.2.1. If residential, temporary lodging, nonresidential and/or mixed uses are differentiated with separate standards by the implementing plan/code provisions, these standards shall be considered separately.

SEC. 6.2.3 SUBMITTAL REQUIREMENTS.

6.2.3.1 Additional Requirements for Tier I, II, and III Amendments.

In addition to the general submittal requirements of Section 6.1.3.2, Tier I, II and III amendments to the Activity Center (AC), Multimodal Corridor (MMC), or Planned Redevelopment District (PRD) plan categories must include and address the items set forth below as part of the application, review, and approval process:

- A. **Boundary Map** – A parcel specific map or map series of sufficient detail to delineate the boundaries of the AC, MMC or PRD category. If technically feasible, a GIS shapefile of the boundary shall be provided, otherwise a list parcels to be amended shall be included with the submittal.
- B. **Current Land Use Designations** – A list of local future land use map designations that are currently within the proposed boundaries of the AC, MMC or PRD category, their acreages, and their associated permitted uses and maximum densities/intensities.
- C. **Proposed Land Use Designations** – A list of proposed future land use map designations, character districts, zoning districts or subdistricts within the proposed boundaries of the AC, MMC or PRD category, their acreages, and their associated permitted uses and maximum density/intensity standards.

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.

- D. **Size (AC Only).** If the acreage of the proposed AC category exceeds the size criteria for the applicable subcategory pursuant to Section 2.3.3.14~~15~~, demonstrate that the amendment area is organized into one or more subareas meeting the criteria.

- Storage/Warehouse/Distribution-Light and -Heavy;
- Commercial/Business Service Use; and
- Automobile-Oriented Retail Commercial Use.

An amendment adding one or more of these enumerated uses as a permitted use within an Activity Center or Multimodal Corridor, or within a character district, zoning district or subdistrict thereof, shall be classified as a Tier III amendment.

The enumerated uses may be permitted in the Planned Redevelopment District category in accordance with the Planning and Urban Design Principles. An amendment allowing one or more of these uses as a permitted use within a Planned Redevelopment District, or within a character district, zoning district or subdistrict thereof, shall be classified as a Tier II amendment.

6.2.4.2

An amendment eliminating any of the following uses as a permitted use from an Activity Center, Multimodal Corridor, or Planned Redevelopment District, or from a character district, zoning district or subdistrict thereof, shall be classified as a Tier II amendment and reviewed against the provisions of Section 6.5.4.4:

- Manufacturing-Light, -Medium or -Heavy;
- Office; or
- Research/Development-Light or -Heavy.

SEC. 6.2.5 TRANSPORTATION IMPACT ANALYSIS.

An amendment adopting or amending the AC, MMC or PRD category and affecting 10 acres or more shall include the following transportation impact analysis:

- A. Calculate the average daily trips for the current land use category(ies) of the proposed AC, MMC or PRD 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, MMC or PRD 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 ~~6.2.36.1.4.3~~ [6.2.36.1.4.3](#) 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:

- C. To encourage land uses along these corridors which contribute to an integrated, well planned and visually pleasing development pattern, while discouraging the proliferation of commercial, office, industrial, or intense residential development beyond areas specifically designated for such uses on the Countywide Plan Map.
- D. To assist in maintaining the traffic operation of roadways within these corridors through land use type and density/intensity controls, and by conformance to access management regulations, by selective transit route location, and by the development of integrated and safe pedestrian and bicycle access systems.
- E. To encourage design standards identified within the Pinellas County Countywide Scenic/Noncommercial Corridor Master Plan, through the adoption of local ordinances and regulations consistent with those standards set forth within the Master Plan.

Amendments to certain Countywide Plan Map categories shall be subject to locational and use limitations as specified in Section 6.5.4.1.4, Table 10.

It is the intent of this provision to discourage the proliferation of nonresidential use and to monitor any increase in the density/intensity on a SNCC. Proposed map amendments allowing higher density and/or intensity on a parcel identified as within ~~an Existing or Planned~~ a Future Transit Corridor on the Land Use Strategy Map, and also within a Scenic/Noncommercial Corridor as indicated on the Scenic/Noncommercial Corridor Map, will be discouraged unless located within either a mixed-use node or an enhancement connector on the Scenic/Noncommercial Corridor Map.

6.5.4.1.3 Delineation of Scenic/Noncommercial Corridors shall be as follows:

- A. Corridors shall be as set forth herein and as depicted on the Countywide Plan Map and Submap No. 1 entitled Countywide *Scenic/Noncommercial Corridor Map*, including:

“Primary” Scenic/Noncommercial Corridors:

- Keystone Road from US 19 to Hillsborough County Line
- Alderman Road from US Alternate 19 to Fish Hatchery Road
- Tampa Road from US Alternate 19 to East Lake Woodlands Parkway
- Curlew Road from US Alternate 19 to McMullen-Booth Road
- CR-1/Keene Road from Alderman Road to East Bay Drive
- Belcher Road from Klosterman Road to 38th Avenue North
- McMullen-Booth Road/East Lake Road from Pasco County Line to SR-60
- 102nd Avenue North/Bryan Dairy Road from Oakhurst Road to Belcher Road
- Pinellas County Bayway from Gulf Boulevard to U.S. 19/I-275
- 113th Street/Ridge Road from West Bay Drive to Madeira Beach Causeway
- Park Street from Park Boulevard to Central Avenue
- Tyrone Boulevard from 113th Street North to Park Street

Table 10
Countywide Plan Map/SNCC Classification Consistency¹

Countywide Plan Map Designation	Rural/Open Space	Residential	Mixed Use	Unique Scenic View	Enhancement Connector
Residential Rural (RR)	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>
Residential Very Low (RVL)	C	C	C		C
Residential Low Medium (RLM)		R ²	C		C
Residential Medium (RM)		R ²	C		C
Residential High (RH)			C		C
Office (O)			C		C
Resort (R)			C		C
Retail & Services (R&S)			R ³		C
Employment (E)			R ³		C
Industrial (I)					C
Public/Semi-Public (P/SP)		C	C		C
Recreation/Open Space (R/OS)	C	C	C	C	C
Preservation (P)	C	C	C	C	C
Target Employment Center (TEC)			C		C
Activity Center (AC)			C		C
Multimodal Corridor (MMC)			C		C
Planned Redevelopment District (PRD)			C		C

Notes:

¹ A “C” indicates that an amendment to the Countywide Plan Map category is potentially consistent, subject to all other applicable criteria, with the corresponding SNCC Classification. An “R” indicates that the amendment to the Countywide Plan Map category is potentially consistent subject to specified use restrictions. The absence of either a “C” or an “R” indicates that the Countywide Plan Map category is not considered compatible with the SNCC Classification, unless a specific finding to the contrary is made in accordance with Sec. 6.5.4.1.3 B. Category and/or use restrictions apply only to new Countywide Plan Map amendments after August 7, 2015 and are not retroactive.

² Office, personal service/office support, and retail commercial uses are restricted to the mixed use and enhancement connector SNCC classifications.

³ Manufacturing-Medium and Incinerator Facility uses are restricted to the enhancement connector SNCC classification.

3. With respect to the Public/Semi-Public, Recreation/Open Space, and Preservation Countywide Plan Map categories, the extent to which the local government request provides for Public/Semi-Public, Recreation/Open Space, and Preservation categories consistent with the character, intensity, and scale of the uses permitted within these respective categories in relation to the existing delineation of Countywide Plan Map categories, adjoining existing use, the need for and service area of the public/semi-public, recreation/open space, and preservation use, and the purpose and intent of the Scenic/Noncommercial Corridor Plan Element, as applied through these Countywide Rules and the otherwise applicable amendment process.

4. Activity Center and Multimodal Corridor Countywide Plan Map Categories that are required to address the relevant Planning and Urban Design Principles, described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, shall be evaluated for how the local government request minimizes any increase in density/intensity on a Scenic/ Noncommercial Corridor.
- C. The extent to which the local government request has taken into account the Scenic/Noncommercial Corridor Plan Element, including the goals, objectives, and policies articulated within the Plan Element, as is relevant to the particular amendment under consideration. Consistent with its advisory nature, the Scenic/Noncommercial Corridor Plan Element shall not serve as a basis for denial of an amendment.
 - D. The extent to which the local government request has taken into account the current MPO Long Range Transportation Plan, and any enhanced access management standards, as is relevant to the particular roadway under consideration. Particular consideration shall be given to the established policies of the governmental entity having construction and maintenance responsibility over the subject facility.

6.5.4.2 Public Educational Facility Siting.

6.5.4.2.1 It is the intent and purpose of this section to provide for and encourage compliance with Section 1013.33, Florida Statutes (F.S.), regarding coordination of educational facilities planning with local governing bodies, in a uniform and consistent manner.

6.5.4.2.2 These Countywide Rules provide for an exception for Public Educational Facilities to the otherwise applicable acreage threshold limitation for Institutional uses in the [Residential Rural](#), Residential Very Low, Residential Low Medium, Residential Medium, Residential High, and Office categories.

6.5.4.2.3 In furtherance of the objectives of Section 1013.33, F.S., a Public Schools Interlocal Agreement has been developed for utilization by the Pinellas County School Board and local governments. This Interlocal Agreement provides for an alternative process as authorized under Section 1013.33, F.S., and locational review criteria that foster a uniform approach to public school siting throughout Pinellas County.

6.5.4.4 Conversion Criteria for Employment-Related Categories and Uses.

Having identified the importance of reserving industrial land in Pinellas County, the Pinellas Planning Council (PPC) and the Countywide Planning Authority (CPA) shall utilize the following criteria to evaluate:

- A. A Countywide Plan Map amendment that converts land now designated Employment, Industrial, or Target Employment Center to some other Countywide Plan Map category; or

4B. Legislative Update

SUMMARY

The 2020 Legislative Session ended on March 19. With more than 3,400 bills and resolutions filed, 275 passed, including some with relevance to local and regional planning efforts that we tracked throughout the session. A link to the 2020 session web page maintained by the Florida Chapter of the American Planning Association (APA Florida) is provided at the end of this memo.

Bills That Passed

- [Senate Bill \(SB\) 410](#), filed by Senator Perry, is a growth management bill that evolved significantly during the session. Among other provisions, the final bill requires each local government to adopt a Property Rights Element into its comprehensive plan by the earlier of its next proposed plan amendment or July 1, 2023. PAC members from Seminole and St. Petersburg have communicated with the Department of Economic Opportunity about how this requirement is being interpreted, and gained helpful information that is included in the attached correspondence.

The bill also prohibits most counties from adopting land use restrictions that would apply to a municipality unless the municipality adopts the same restriction. Exempted from the prohibition is any county with more than 750,000 residents as of January 1, 2020, which has in place as of that date charter provisions governing land use or development countywide, a category which includes Pinellas County.

In addition, the bill prohibits a municipality from annexing property from another municipality without consent from the latter; directs State technical assistance funding to counties where Multi-use Corridors of Regional Economic Significance (M-CORES) interchanges are planned to be located; sets timelines for permit applications in public rights-of-way; and allows amendment or cancellation of a development agreement by only some parcel owners if the entitlements of other owners subject to the original agreement are not affected. Effective date: July 1, 2020. The bill has not yet been presented to the Governor.

- [House Bill \(HB\) 1339](#), filed by Representative Yarborough, explicitly allows linkage fees for affordable housing, and allows a local government to approve an affordable housing development on any parcel zoned for residential, commercial, or industrial use. The bill also provides that a mobile home park damaged or destroyed in a natural disaster may be rebuilt on the same site with the previously built density, and provides for local governments to allow accessory dwelling units (ADUs) in any area zoned for single-family residential use without a finding, as currently required by statute, that there is shortage of affordable rental units within the jurisdiction. Effective date: July 1, 2020. The bill has not yet been presented to the Governor
- [HB 712](#), the “Clean Waterways Act” filed by Senator Mayfield, implements recommendations issued by the Governor’s Blue-Green Algae Task Force in late 2019. Among other topics, the omnibus bill directs the Department of Environmental Protection to draft new rules for wastewater, stormwater, septic systems, agriculture, and biosolids. The bill tightens limitations on pollutant discharges, raises fees, and requires local governments to draft new management plans to limit nutrient flows into water basins, such as through stormwater infiltration into sanitary sewer systems, and also prohibits local governments from recognizing legal rights for any part of the natural environment. Effective date: July 1, 2020, except as otherwise provided. The bill has not yet been presented to the Governor.

Bills That Failed

- [HB 0459](#), filed by Representative Overdorf, and [SB 0954](#), filed by Senator Perry, would have prohibited local governments from imposing design requirements on one- or two-story residential buildings under most circumstances. Forward Pinellas wrote a letter to Representative Overdorf opposing these bills. While HB 0459 passed all its committees, neither bill made it to a floor vote of its respective chamber.
- [HB 0519](#), filed by Representative Grant, and [SB 1766](#), filed by Senator Lee, would have required that when a local government settles a property rights claims under the Bert Harris Act, owners of all “similarly situated residential properties” would be presumed entitled to equivalent settlements. The House bill also would have allowed a property owner to file a challenge under the Land Use and Environmental Dispute Resolution Act if a request for a comprehensive plan amendment was denied. Forward Pinellas wrote a letter to Representative Grant opposing the House bill. Both bills died in committee.
- [SB 1000](#), filed by Senator Perry, and [HB 1371](#), filed by Representative Fine, would have required most pedestrian crossings using yellow rectangular rapid flashing beacons (RRFBs) to be replaced with signals displaying solid red lights when activated, or to be removed altogether within four years. Because the communities of Pinellas County have invested heavily in RRFBs and have seen improvements in pedestrian/bicycle safety where they have been installed, this proposed legislation would have had a significant negative financial and public safety impact. Forward Pinellas wrote a letter to Representative Fine opposing these bills. Both bills died in committee.
- [HB 1011](#), filed by Representative Fischer, and [SB 1128](#), filed by Senator Diaz, would have amended the statute pertaining to vacation rentals, retaining the right of local governments to regulate the duration and frequency of vacation rentals if they adopted such regulations before July 1, 2011, and added new language allowing those regulations to be amended to be less restrictive without invalidating their grandfathered status. However, a prohibition against requiring inspection or licensing would have been added for all local governments. While HB 1011 passed all its committees, neither bill made it to a floor vote of its respective chamber.
- [HB 0537](#), filed by Representative Donalds, and [SB 778](#), filed by Senator Perry, would have allowed residential property owners to operate businesses from their homes, provided that the business did not create a substantial increase in traffic, noise, or solid waste/recycling; did not employ more than two unrelated non-resident employees; and did not create a visible use inconsistent with residential zoning. Licensure and regulation of home-based businesses would have been preempted to the state. Both bills died in committee.
- [HJR 0477](#), a joint resolution filed by Representative Rommel, proposed a constitutional amendment to prohibit a municipality, county, school board, or special district from imposing or raising a local tax or fee except by a supermajority vote on a separate ordinance or resolution. There was no Senate companion. The bill died without being heard by any committees.

ATTACHMENT(S):

- [APA Legislative Website \(link\)](#)
- Property Rights Element language from SB 410
- PAC member correspondence with Department of Economic Opportunity

ACTION: None required; informational item only

Property Rights Element Language from SB 410

Section 4. Paragraph (i) is added to subsection (6) of 97 section 163.3177, Florida Statutes, to read:

163.3177 Required and optional elements of comprehensive plan; studies and surveys.—

(6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:

(i)1. In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. A local government may adopt its own property rights element or use the following statement of rights:

The following rights shall be considered in local decisionmaking:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

2. Each local government must adopt a property rights element in its comprehensive plan by the earlier of its next proposed plan amendment or July 1, 2023. If a local government adopts its own property rights element, the element may not conflict with the statement of rights provided in subparagraph 1.

Fisher, Linda A

From: Ely, Mark <MEly@myseminole.com>
Sent: Tuesday, March 24, 2020 2:35 PM
To: Fisher, Linda A
Subject: Property Rights Element question to the DEO - 24 Mar 20

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FYI

From: Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>
Sent: Tuesday, March 24, 2020 2:24 PM
To: Norsoph, Jan <jnorsoph@myseminole.com>
Cc: Ely, Mark <MEly@myseminole.com>
Subject: RE: [EXTERNAL] - Property Rights Element

Jan,

Yes, large scale map changes require a proposed transmittal hearing as well as an adoption hearing pursuant to Section 163.3184, Florida Statutes. The only land use change that would not require a proposed plan amendment would be small scale amendments adopted pursuant to Section 163.3187, Florida Statutes. I hope this information is helpful with your question.

Thanks

D. Ray Eubanks
Plan Review and Processing Administrator
Florida Department of Economic Opportunity
Bureau of Community Planning and Growth
107 East Madison Street MSC 160
Tallahassee, FL 32399-4120
850-717-8483
Ray.Eubanks@deo.myflorida.com



From: Norsoph, Jan <jnorsoph@myseminole.com>
Sent: Monday, March 23, 2020 11:15 AM
To: Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>
Cc: Ely, Mark <MEly@myseminole.com>
Subject: [EXTERNAL] - Property Rights Element

Good Morning Ray,

The newly adopted SB 410 related to Chapter 163.3177 amendment requires a local government to adopt a property rights element by the earlier of its next proposed amendment or July 1, 2023. My question is, is a future land use map amendment considered a “proposed plan amendment”?

Florida has very broad public records laws. Most written communications to or from local officials regarding city business are public records and are available to the public and media upon request. Your e-mail communication may, therefore, be subject to public disclosure. Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released to a public records request, do not send electronic mail to this entity.

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Fisher, Linda A

From: Britton N. Wilson <Britton.Wilson@stpete.org>
Sent: Wednesday, April 8, 2020 11:08 AM
To: Jablon, Tina; Fisher, Linda A; Kelly, Maria
Subject: RE: Property Rights Element question to the DEO - 24 Mar 20

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Good morning,

I wanted to share some additional clarification I received from Ray at DEO regarding this potential new statutory requirement.

His interpretation is below in blue bold, which reads to me that a jurisdiction may adopt their own property rights element that doesn't conflict with the statement of rights, **or** just adopt the statement of rights within the Future Land Use Element through the expedited review process.

Adopting the statement of rights as a GOP in the Future Land Use Element appears fairly straight forward to me, and is likely the route we will take.

The City of St. Pete is currently processing the CHHA text amendments, which have not been transmitted yet, so we will be looking at processing the SB410 requirements once things get rolling again and will keep you updated on how it proceeds.

Here is where it reads that a local govt may adopt an element OR the statements (which I found vague as to whether or not it needed to be a standalone element):

Page 4 of 9

(i)1. In accordance with the legislative intent expressed
104 in ss. 163.3161(10) and 187.101(3) that governmental entities
105 respect judicially acknowledged and constitutionally protected
106 private property rights, each local government shall include in
107 its comprehensive plan a property rights element to ensure that
108 private property rights are considered in local decision making.
109 A local government may adopt its own property rights element **or**
110 use the following statement of rights:

Let me know of any thoughts you have on this.

Thanks!

Britton

From: Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>
Sent: Wednesday, April 8, 2020 8:21 AM
To: Britton N. Wilson <Britton.Wilson@stpete.org>
Subject: RE: [EXTERNAL] - Private Property Rights clarification

Britton,

I have attempted to address your questions in BOLD below. If you have any other questions please let me know.

Thanks

D. Ray Eubanks
Plan Review and Processing Administrator
Florida Department of Economic Opportunity
Bureau of Community Planning and Growth
107 East Madison Street MSC 160
Tallahassee, FL 32399-4120
850-717-8483

Ray.Eubanks@deo.myflorida.com



From: Britton N. Wilson <Britton.Wilson@stpete.org>
Sent: Tuesday, April 07, 2020 1:07 PM
To: Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>
Subject: [EXTERNAL] - Private Property Rights clarification

Hi Ray,

The City of St. Petersburg plans to transmit a text amendment as soon as we can hold a public hearing.

Must we first submit a private property rights text amendment per SB410?

If SB410 is signed into law, each local government must either adopt a private property rights element or adopt the statement of rights. This amendment would be completed using the Expedited State Review amendment process. If the amendment becomes law (July 1, 2020), the local government would need to adopt the amendment prior to submitting any other proposed amendment pursuant to the legislation.

Also, the required statement of property rights is rather brief to be considered an element on its own. Would adding a property rights GOP to the land use element work?

If the local government decides to adopt the statement of rights, it would appear that this amendment could be placed in the Future Land Use Element. This of course, would be a decision that the local government would need to make in administering their comprehensive plan.

Let me know your thoughts on how your office expects this directive to be implemented.

Thank you so much!

From: Jablon, Tina <TMJablon@co.pinellas.fl.us>
Sent: Tuesday, March 24, 2020 3:44 PM
Cc: Fisher, Linda A <lfisher@co.pinellas.fl.us>; Kelly, Maria <Mkelly@co.pinellas.fl.us>
Subject: FW: Property Rights Element question to the DEO - 24 Mar 20

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PAC members,

SB 410, passed by the Legislature during the 2020 session but not yet presented to the Governor, requires each local government to adopt a new property rights element in its comprehensive plan, by the earlier of its next proposed plan amendment or July 1, 2023. The requirements for adopting the element don't appear to be too onerous, with boilerplate text for adoption provided in the statute. However, for most local governments it will need to be adopted outside the normal window of your EAR-based amendment cycle.

City of Seminole staff asked DEO for clarification on what type of comprehensive plan amendment triggers the requirement. Per the email conversation below, it would be triggered not only by a text amendment to your plan, but also a large-scale map amendment.

Again, the bill has not yet been signed into law, but so far we've heard no indication that the Governor will decline to do so. We'll keep you posted as we hear more. Based on last year's experience, it may take a number of months before all bills passed during this session are processed. Information on the bill can be found at <http://www.flsenate.gov/Session/Bill/2020/410>.

Thank you to Mark and Jan from Seminole for passing this on!



Linda Fisher, AICP

Principal Planner

Direct: 727-464-8220

Main: 727-464-8250



[forwardpinellas.org]forwardpinellas.org

Forward Pinellas serves as the planning council and metropolitan planning organization for Pinellas County.

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From: Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>

Sent: Tuesday, March 24, 2020 2:24 PM

To: Norsoph, Jan <jnorsoph@myseminole.com>

Cc: Ely, Mark <MEly@myseminole.com>

Subject: RE: [EXTERNAL] - Property Rights Element

Jan,

Yes, large scale map changes require a proposed transmittal hearing as well as an adoption hearing pursuant to Section 163.3184, Florida Statutes. The only land use change that would not require a proposed plan amendment would be small scale amendments adopted pursuant to Section 163.3187, Florida Statutes. I hope this information is helpful with your question.

Thanks

D. Ray Eubanks
Plan Review and Processing Administrator
Florida Department of Economic Opportunity
Bureau of Community Planning and Growth
107 East Madison Street MSC 160
Tallahassee, FL 32399-4120
850-717-8483
Ray.Eubanks@deo.myflorida.com



From: Norsoph, Jan <jnorsoph@myseminole.com>

Sent: Monday, March 23, 2020 11:15 AM

To: Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>

Cc: Ely, Mark <MEly@myseminole.com>

Subject: [EXTERNAL] - Property Rights Element

Good Morning Ray,

The newly adopted SB 410 related to Chapter 163.3177 amendment requires a local government to adopt a property rights element by the earlier of its next proposed amendment or July 1, 2023. My question is, is a future land use map amendment considered a “proposed plan amendment”?

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