



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

November 5, 2018 – 1:30
310 Court Street, 1st Floor Conf. Room
Clearwater, FL 33756

THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY

1. **CALL TO ORDER AND INTRODUCTIONS**
2. **APPROVAL OF MINUTES – October 1, 2018**
3. **REVIEW OF FORWARD PINELLAS AGENDA FOR November 14, 2018**

PUBLIC HEARINGS

Subthreshold Countywide Plan Map Amendment

A. CW 18-25 – City of Clearwater

Regular Countywide Plan Map Amendment

B. CW 18-22 – Pinellas County

REGULAR AGENDA ITEMS

- C. Map Adjustment – Pinellas County – Official Acceptance
- D. Countywide Plan Map Annual Update – Official Acceptance
- E. CPA Actions and Tier I Countywide Plan Map Amendments October 2018

4. **PLANNING TOPICS OF INTEREST**

A. Proposed Amendments to the Countywide Plan

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

- A. Pinellas SPOTlight Emphasis Areas Update (Information)
- B. 2019 PAC Membership Roster/Election of Officers for 2019 (Action)
- C. 2019 Meeting Schedule for PAC, Forward Pinellas and CPA (Information)

6. **UPCOMING EVENTS**

Nov 8 th	Ybor City Historic Walking Tour + Networking
Nov 13 th	5:30-7:30 pm Gateway/Mid-County Area Master Plan Public Workshop – Pinellas Park
Nov 14 th	5:30-7:30 pm Gateway/Mid-County Area Master Plan Public Workshop – St. Petersburg
Nov 15 th	5:30-7:30 pm Gateway/Mid-County Area Master Plan Public Workshop - Largo
Nov 27-28 th	Florida Automated Vehicles Summit
Dec 3 rd	Transit Oriented Development Session and Forward Pinellas Open House
Dec 12-13 th	Focus on Community (Orlando)
Jan 18 th 2019	Joint Work Session – Forward Pinellas, PSTA, BCC and Mayor’s Council on Transportation Funding Strategy and MPO Regional Coordination
May 7-9 th 2019	Transplex (Jacksonville)
Nov 12-14 th 2019	National Safe Routes to School Conference in Tampa

7. **ADJOURNMENT**

NEXT PAC MEETING – WEDNESDAY, JANUARY 2, 2019

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

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

Planners Advisory Committee – November 5, 2018

2. Approval of Minutes – October 1, 2018



SUMMARY

The Summary Agenda Action Sheet for the October 1, 2018 PAC meeting is attached for committee review and approval.

ATTACHMENT(S): PAC Summary Agenda Action Sheet for the October 1, 2018 meeting

ACTION: PAC to approve the Summary Agenda Action Sheet from the October 1, 2018 meeting

**PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: OCTOBER 1, 2018**

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND INTRODUCTIONS</u>	The meeting was called to order at 1:32 p.m.	
2. <u>MINUTES OF REGULAR PAC MEETING OF SEPTEMBER 4, 2018</u>	Motion: Lauren Matzke Second: Jan Norsoph	11-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR OCTOBER 10, 2018 MEETING</u> <u>PUBLIC HEARINGS</u> <u>Regular Countywide Plan Map Amendments</u> A. CW 18-19 – City of St. Petersburg	No action was taken on this item. The applicant local government advised the case may be requested to be continued again.	
B. CW 18-21 – City of Clearwater	Motion: Jan Norsoph Second: Fred Metcalf	11-0
C. CW 18-22 – Pinellas County	No action was taken on this item. The applicant local government has requested that the case be continued.	
D. CW 18-23- City of St. Petersburg	Motion: Fred Metcalf Second: Marcie Stenmark	12-0
<u>Subthreshold Countywide Plan Map Amendments</u> E. CW 18-24 – City of Belleair Bluffs	Motion: Jan Norsoph Second: Lauren Matzke	12-0
<u>REGULAR AGENDA ITEMS</u> F. CPA Actions and Tier I Countywide Plan Map Amendments September 2018	None required; informational item only	
4. <u>PLANNING TOPICS OF INTEREST</u> A. Proposed Amendments to the Countywide Plan	Linda Fisher provided a broad overview of the upcoming amendments to the Countywide Plan. She advised the goal would be to have them adopted by sometime in Spring 2019. She solicited input from the PAC. The PAC members offered suggestions for consideration and engaged in some discussion.	
B. Updated Countywide Plan Map Amendment Submittal Form	Alicia Parinello alerted the PAC members that the form for submitting Countywide Plan Map amendments has been updated and the new version is currently available on the Forward Pinellas website.	
5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. Pinellas SPOTlight Emphasis Areas Update	Rodney Chatman updated the PAC members on the SPOTlight Emphasis Areas. He advised that discussions are ongoing with FDOT regarding improvements to US 19 in North County.	
B. Forward Pinellas Legislative Committee Update	Tina Jablon reminded the PAC members that the Forward Pinellas Legislative Committee has been reformed and resumed meeting. An email went out from Whit Blanton to local partners requesting information relating to legislative asks that may be brought back to the committee to improve collaboration and success.	

C. Planning & Place-Making Grant Pilot Program Update	Rodney Chatman updated the PAC members on the second year of the Planning & Place-Making Grant Pilot Program. He advised that this year \$100K in local funding is being made available. The same guidelines apply as in the previous year of the program. The pertinent dates were reviewed.	
D. Cancellation of December Meetings	Motion: Jan Norsoph Second: Marshall Touchton	12-0
E. December 3, 2018 1:30 p.m. Joint PAC and TCC Meeting	Rodney Chatman advised the PAC about an upcoming joint meeting to be held with the Technical Coordinating Committee. Whit Blanton elaborated on the specifics of the event to include information about the speaker from Lake Mary that will offer information about Transit Oriented Development that has been successful in that area since the start of SunRail.	
6. <u>UPCOMING EVENTS</u>	The PAC members received and shared information regarding upcoming events of interest.	
7. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:44 p.m.	

Respectfully Submitted,

PAC Chairman

Date

SUMMARY

From: Retail & Services
To: Residential Medium
Area: 0.3 acre m.o.l.
Location: 1434 & 1446 North Martin Luther King Jr. Avenue

This proposed amendment is submitted by the City of Clearwater and seeks to amend a site totaling approximately 0.3 acre from Retail & Services (used to depict areas 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) to Residential Medium (used to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner at a maximum density of 15 dwelling units per acre). This amendment qualifies as a Type A subthreshold amendment because it is less than five acres in size and meets the balancing criteria.

The subject property is vacant. The proposed use is for two detached, residential units. If approved, this amendment will be consistent with the City of Clearwater’s Comprehensive Plan.

FINDINGS

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

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

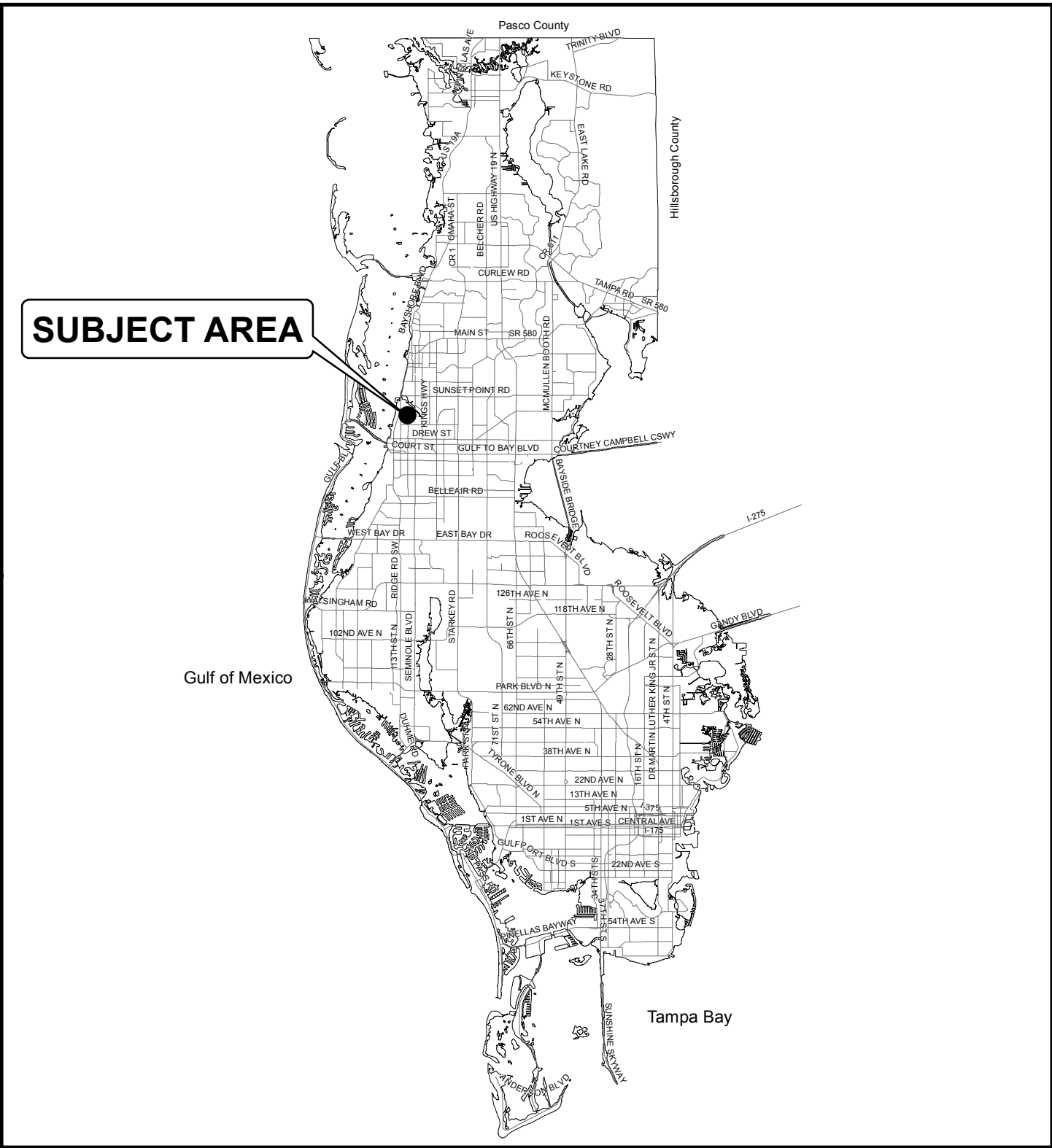
Please see accompanying attachments and documents in explanation and support of these findings.

LIST OF MAPS & ATTACHMENTS:

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

MEETING DATES:

- Planners Advisory Committee, November 5, 2018 at 1:30 p.m.
- Forward Pinellas, November 14, 2018 at 1:00 p.m.
- Countywide Planning Authority, December 11, 2018 at 6:00 p.m.



Map 1 - Location

CASE #: CW18-25

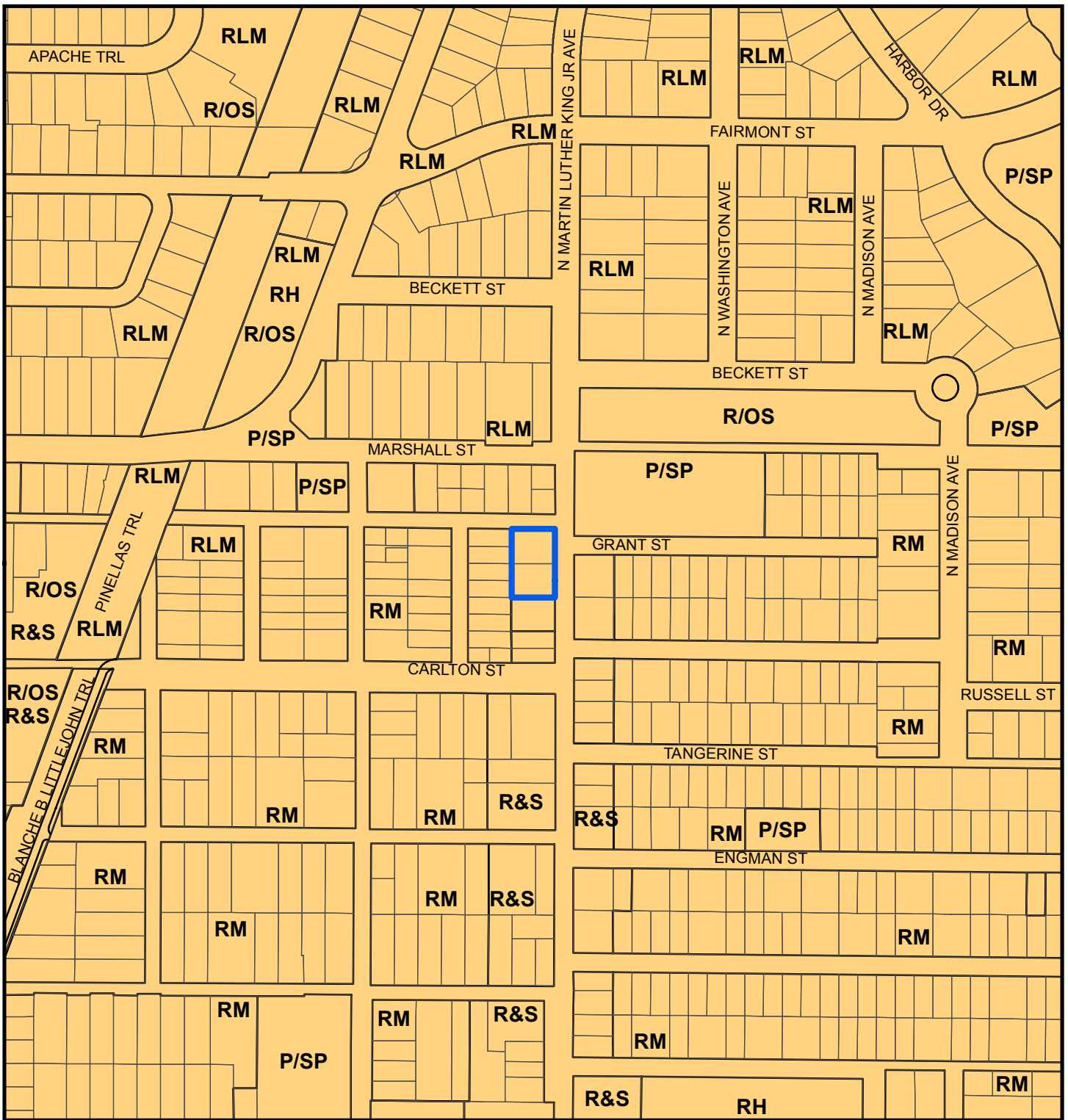
FROM: Retail & Services

AREA: 0.3 Acres

JURISDICTION: Clearwater

TO: Residential Medium





Map 2 - Current Countywide Plan Map & Jurisdictional Map

CASE #: CW18-25


FROM: Retail & Services

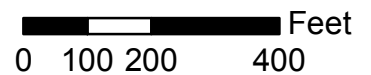
AREA: 0.3 Acres

JURISDICTION: Clearwater

TO: Residential Medium

LEGEND:

 Clearwater





Map 3 - Aerial

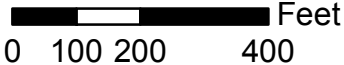
CASE #: CW18-25

FROM: Retail & Services

AREA: 0.3 Acres








JURISDICTION: Clearwater

TO: Residential Medium





Countywide Plan Map Categories

- | | |
|--|---|
|  Residential Low Medium |  Retail & Services |
|  Residential Medium |  Public/Semi-Public |
|  Residential High |  Recreation/Open Space |
|  Office | |

Map 4 - Current Countywide Plan Map

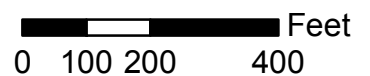
CASE #: CW18-25

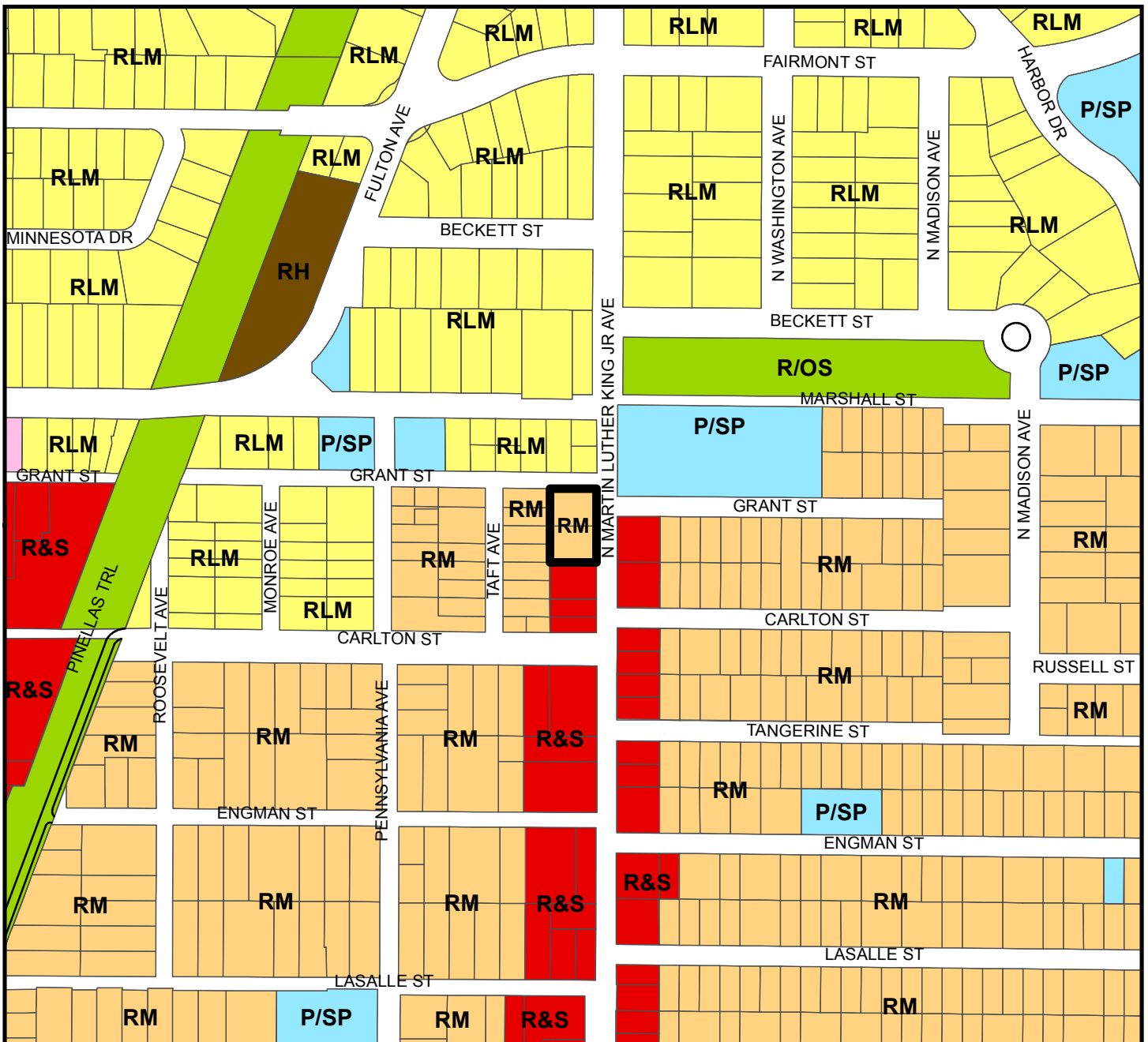
FROM: Retail & Services

AREA: 0.3 Acres








JURISDICTION: Clearwater

TO: Residential Medium





Countywide Plan Map Categories

- | | | |
|--|--|--|
|  Residential Low Medium |  Residential High |  Retail & Services |
|  Residential Medium |  Office |  Public/Semi-Public |
| | |  Recreation/Open Space |

Map 5 - Proposed Countywide Plan Map

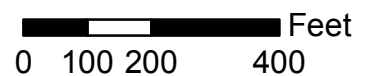
CASE #: CW18-25

FROM: Retail & Services

AREA: 0.3 Acres

JURISDICTION: Clearwater

TO: Residential Medium



Planners Advisory Committee – November 5, 2018

3B. Case CW 18-22 – Pinellas County



SUMMARY

From: Office
To: Retail & Services
Area: 0.67 acre m.o.l.
Location: 1003 Virginia Avenue, Palm Harbor

This proposed amendment is submitted by unincorporated Pinellas County and seeks to amend a site totaling approximately 0.67 acre from Office (used to depict 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) to Retail & Services (used to depict areas 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).

The current use of the subject property is a single family home. The proposed use is for a compound pharmacy. If approved, this amendment will be consistent with Pinellas County's Comprehensive Plan.

FINDINGS

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

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

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

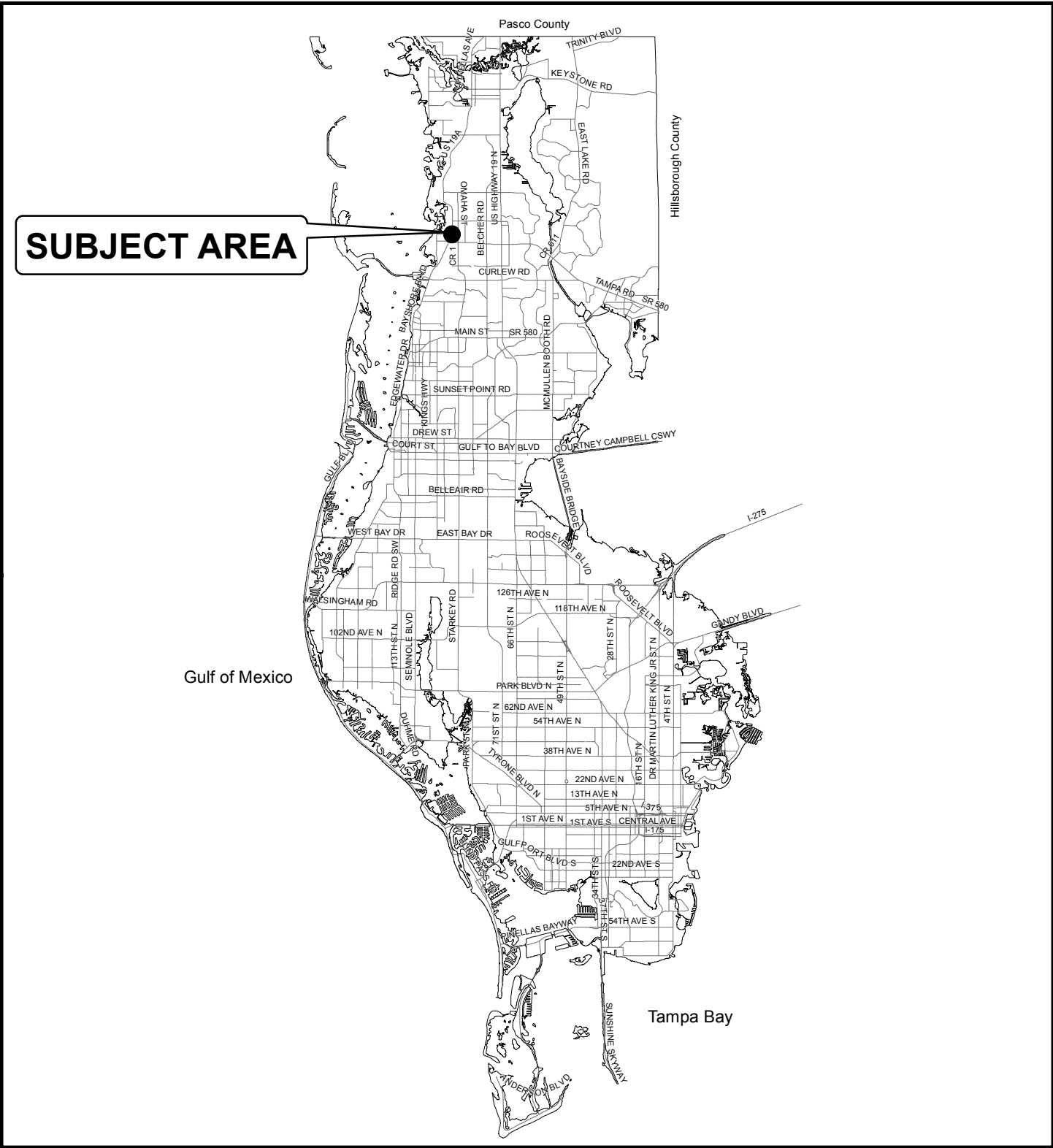
LIST OF MAPS & ATTACHMENTS:

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

Attachment 1 Forward Pinellas Staff Analysis

MEETING DATES:

Planners Advisory Committee, November 5, 2018 at 1:30 p.m.
Forward Pinellas, November 14, 2018 at 1:00 p.m.
Countywide Planning Authority, December 11, 2018 at 6:00 p.m.



Map 1 - Location

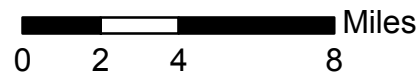
CASE #: CW18-22

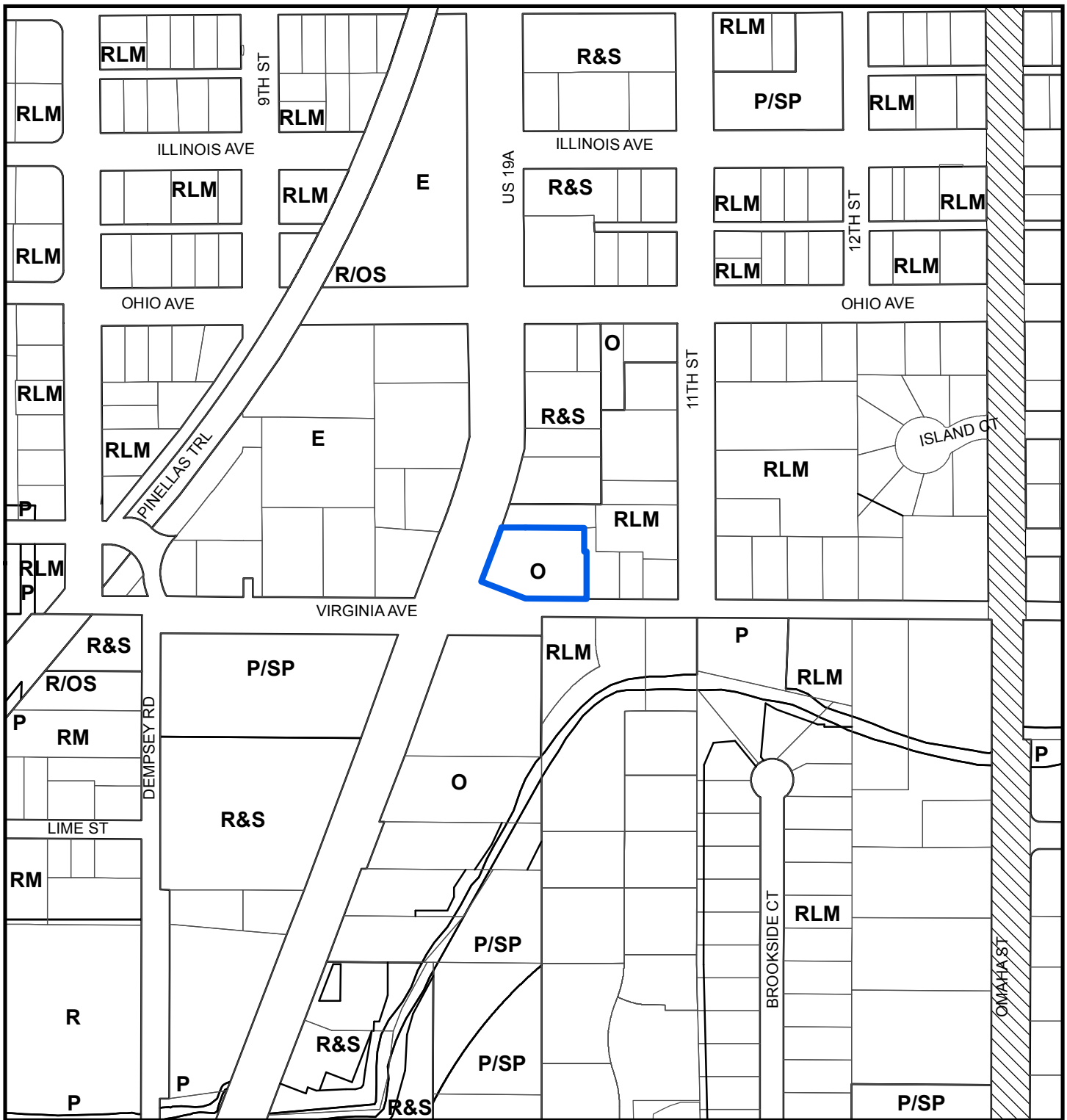
FROM: Office

AREA: 0.67 Acres

JURISDICTION: Pinellas County

TO: Retail & Services





Map 2 - Current Countywide Plan Map & Jurisdictional Map

CASE #: CW18-22


FROM: Office

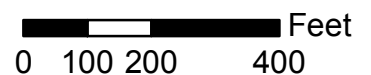
AREA: 0.67 Acres

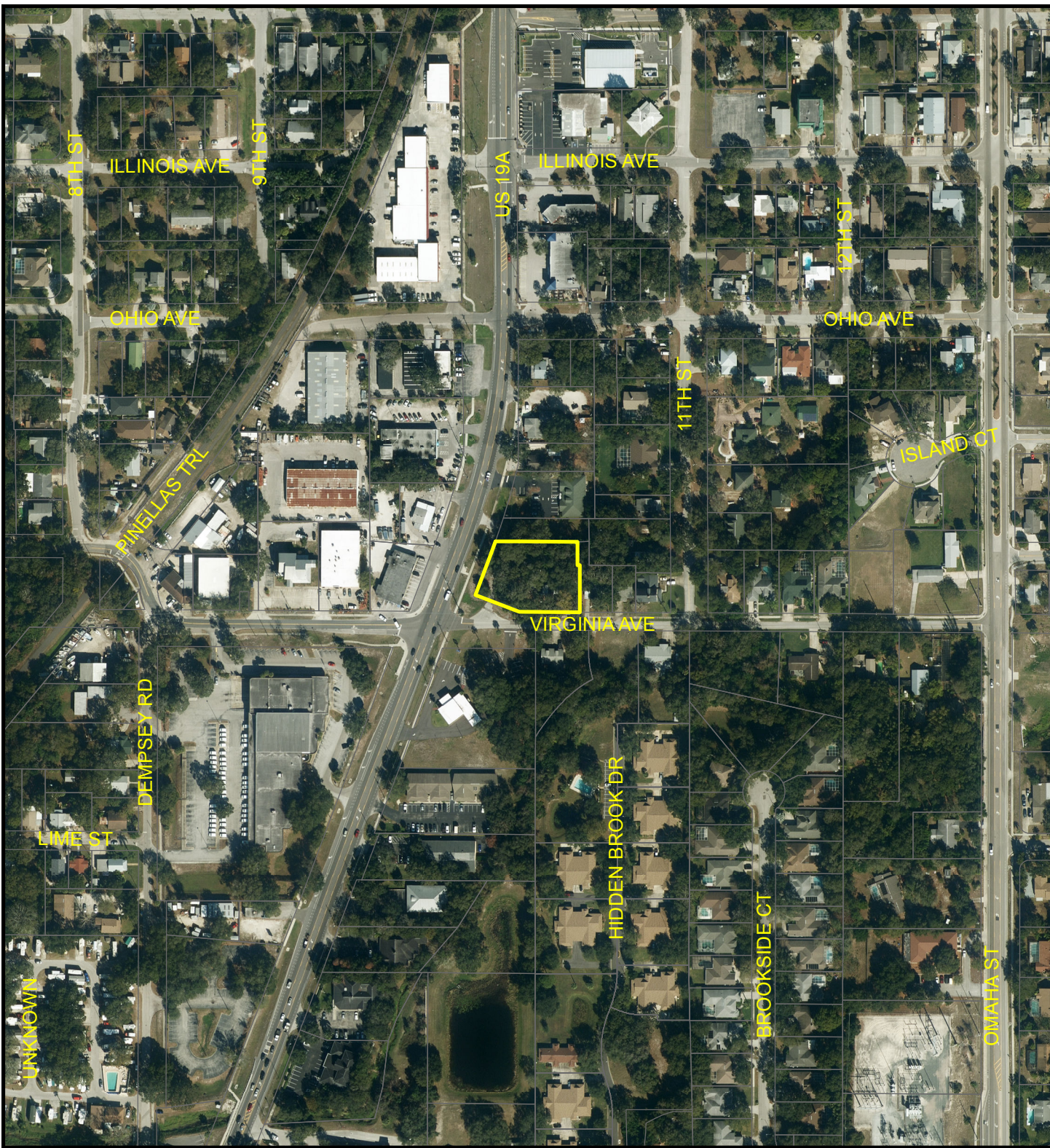
JURISDICTION: Pinellas County

TO: Retail & Services

LEGEND:

 Unincorporated





Map 3 - Aerial

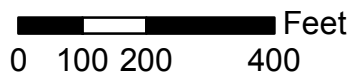
CASE #: CW18-22

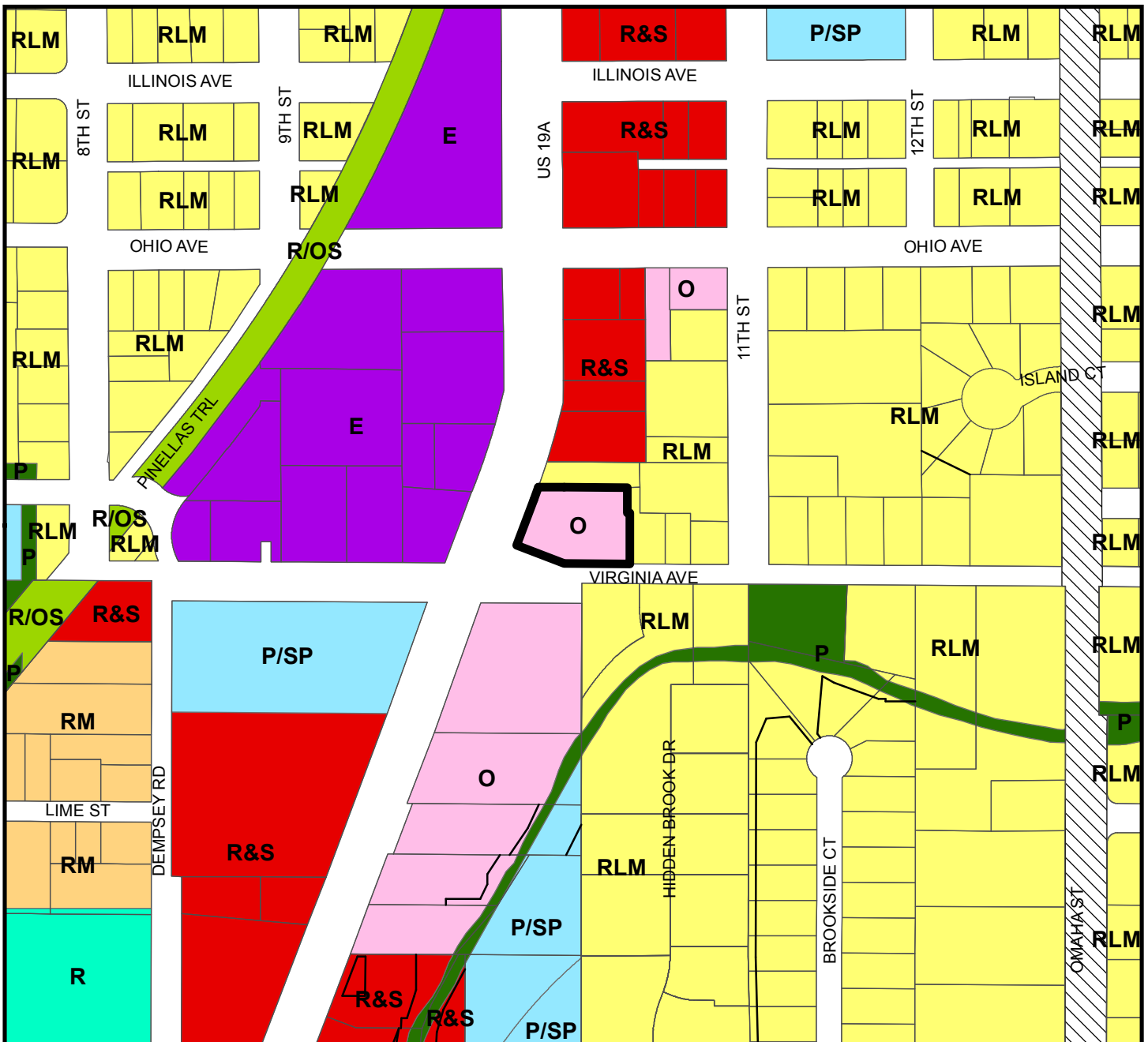
FROM: Office

AREA: 0.67 Acres

JURISDICTION: Pinellas County

TO: Retail & Services





Countywide Plan Map Categories

- | | | |
|------------------------|-------------------|-------------------------------|
| Residential Low Medium | Resort | Public/Semi-Public |
| Residential Medium | Retail & Services | Recreation/Open Space |
| Office | Employment | Preservation |
| | | Scenic/Noncommercial Corridor |

Map 4 - Current Countywide Plan Map

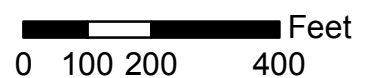
CASE #: CW18-22

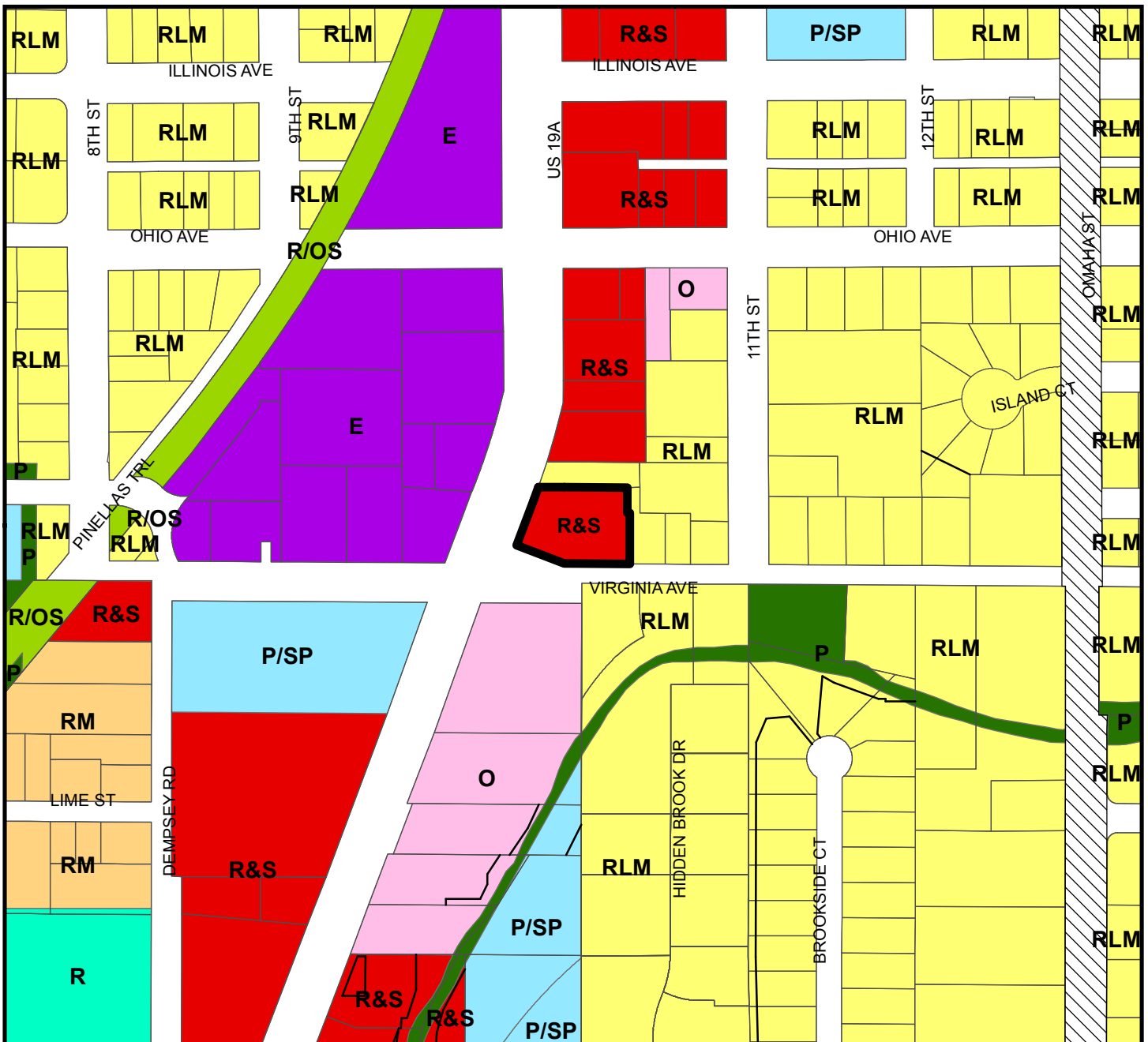
FROM: Office

AREA: 0.67 Acres

JURISDICTION: Pinellas County

TO: Retail & Services





Countywide Plan Map Categories

- | | | |
|------------------------|-------------------|-------------------------------|
| Residential Low Medium | Resort | Public/Semi-Public |
| Residential Medium | Retail & Services | Recreation/Open Space |
| Office | Employment | Preservation |
| | | Scenic/Noncommercial Corridor |

Map 5 - Proposed Countywide Plan Map

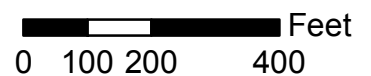
CASE #: CW18-22

FROM: Office

AREA: 0.67 Acres

JURISDICTION: Pinellas County

TO: Retail & Services



CW 18-22 Forward Pinellas Staff Analysis

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – This proposed amendment is submitted by unincorporated Pinellas County and seeks to amend a site totaling approximately 0.67 acre from Office to Retail & Services.

The current use of the subject property is a single family home. The proposed use is a compounding pharmacy. A compounding pharmacy is a facility that creates personalized medicines through the preparation, mixing, assembling, altering, packaging, and labeling of a drug, drug-delivery device, or device in accordance with a licensed pharmacist's prescription, - to serve patients whose needs cannot be met by mass-produced medications.

The Countywide Rules state that the Retail & Services category is "...used to depict areas 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."

The requested amendment is consistent with the purpose and locational characteristics for the Retail & Services category. The purpose of the Retail & Services category is to provide opportunities to establish uses that meet the shopping and personal service needs of the community and this request is consistent with that objective. The locational characteristics of the requested category references proximity to intensive commercial uses and major transportation facilities. The subject property fronts Alternate US 19 and is adjacent to a mixture of commercial and office uses to the north and south, as well as across Alternate US 19 to the west. The subject property is adjacent to a single family home to the east. The Alternate US 19 corridor in this area contains a variety of nonresidential uses with more intensive uses on the west side of the corridor. The corresponding zoning map amendment by Pinellas County includes a conditional overlay that would limit the utilization of this property to a compounding pharmacy. If approved, this amendment will be consistent with Pinellas County's Comprehensive Plan.

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

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The segment of Alternate US 19 from Tampa Road to Alderman Road is operating at an LOS of "F", which is adjacent to the amendment area.

The intensity difference between the current Office and proposed Retail & Services categories is an increase of .05 in floor area ratio. The resulting increase in the maximum building area for a property of this size is 1,459 square feet. Although this amendment would result in a slight increase in floor area ratio along a deficient roadway, the corridor provides several alternative mobility options including two transit routes, bicycle lanes, a connected network of sidewalks, and the Pinellas Trail. Furthermore, a corridor study is underway by the Florida Department of Transportation, with support from Forward Pinellas, to address near-term multimodal transportation needs through context sensitive solutions, and to develop a long-term corridor vision that defines the goals and objectives and policy requirements to establish a more walkable, bicycle-friendly, urban environment. The study's recommended corridor

improvements may include additional bicycle lanes, lighting improvements, lengthened turn lanes, and/or innovative intersection concepts like roundabouts. Lastly, the above referenced conditional overlay will limit the utilization of the property to a compounding pharmacy which will prevent other uses that are consistent with the Retail & Services category but would generate a higher rate of vehicular trips.

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

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, therefore those standards are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within CHHA, therefore those standards 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 a public educational facility or jurisdiction, therefore those standards are not applicable.
- 7) **Reservation of Industrial Land** – The proposed amendment area does not involve the Employment, Industrial, or Target Employment Center categories, therefore those standards are not applicable.

Conclusion:

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

3C. Map Adjustment – Pinellas County

SUMMARY

The Countywide Rules include a procedure allowing local governments within Pinellas County to submit for Countywide Plan Map boundary adjustments that are minor in nature and include only the following categories: Preservation and Recreation/Open Space.

These categories are often generalized on the Countywide Plan Map and, after site plan review at the local level or other action such as completion of a wetland jurisdictional determination, a more specific area can be delineated. To qualify for this process, the Countywide Rules require submission of one of the following: a letter of determination with accompanying legal description, a wetland jurisdictional survey, or final site plan.

More specifically, as per subsection 7.3.8.5 of the Countywide Rules, adjustments can be:

- Related to and consistent with a jurisdictional boundary determination under state agency rules which is consistent with such rules; or
- Related to and consistent with the purpose and characteristics of the particular plan category being adjusted and, absent a determination by the Executive Director to the contrary, based upon a finding by the local government with jurisdiction or its designee that such adjustment is diminimus in extent and effect.

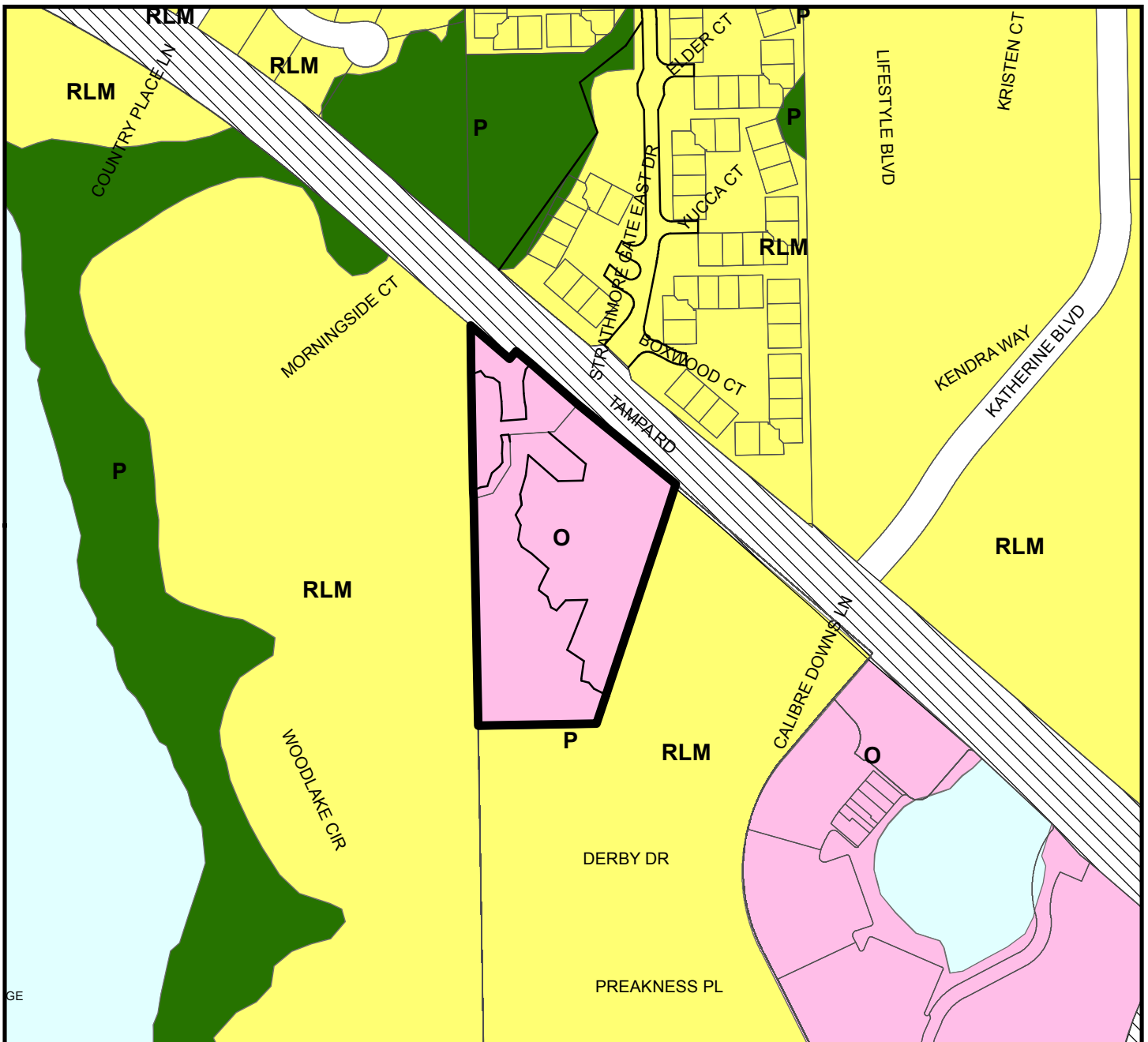
PINELLAS COUNTY

This request involves approximately five acres of property located at 3720 and 3730 Tampa Road, with 2.3 of the five acres changing from Office to Preservation. The adjustment of the boundary lines between the Preservation and Office categories are based on a wetland determination and recorded conservation easements.

LIST OF MAPS & ATTCHMENTS:

Map 1 Current Countywide Plan Map
Map 2 Proposed Countywide Plan Map

Attachment 1 Recorded Conservation Easements



Countywide Plan Map Categories

- Residential Low Medium
- Preservation
- Office
- Scenic/Noncommercial Corridor

Map 1 - Current Countywide Plan Map

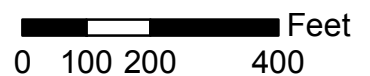
CASE #: CWP-MA18-05

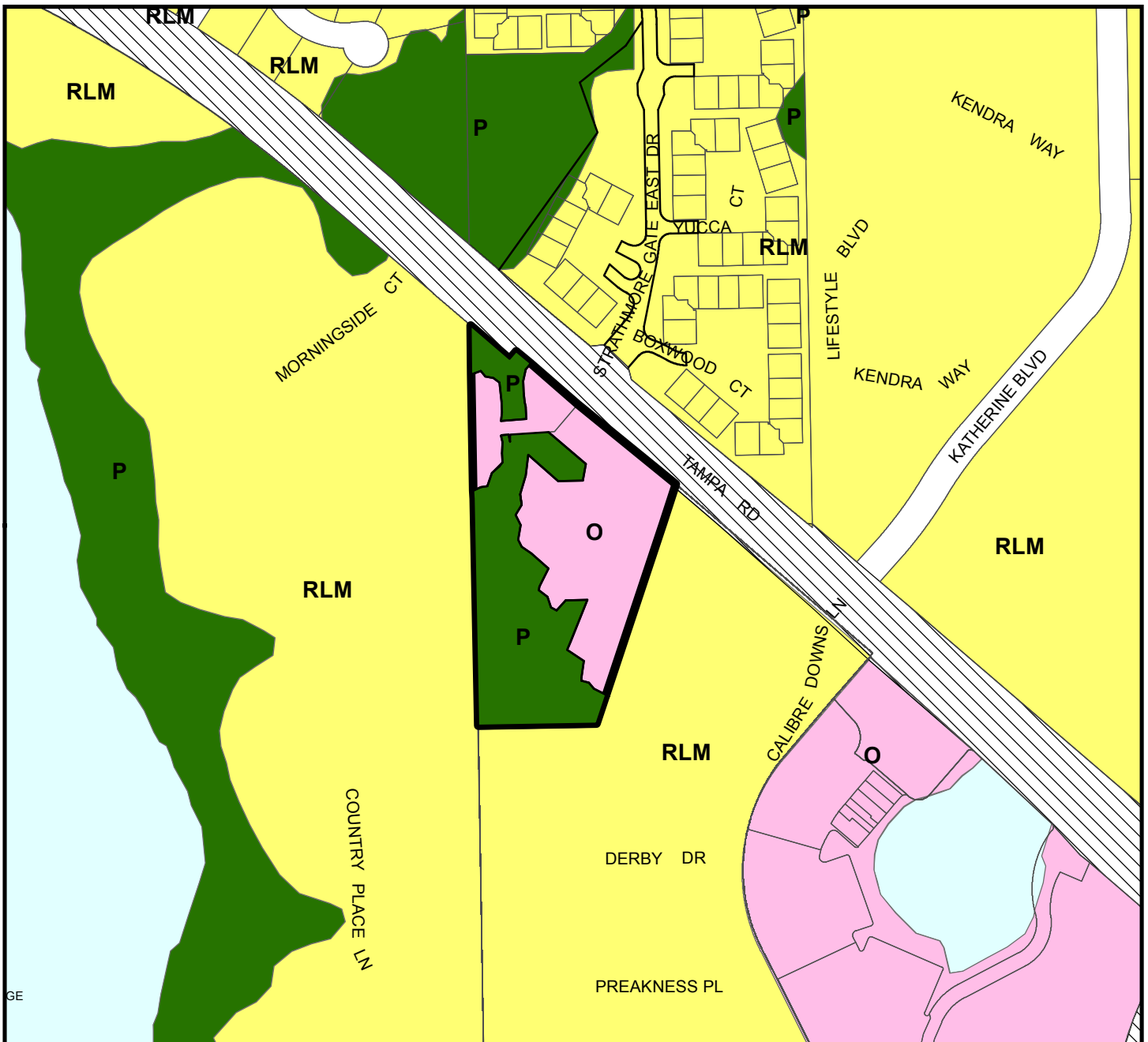
FROM: Office

AREA: 5 Acres





JURISDICTION: Pinellas County

TO: Office & Preservation





Countywide Plan Map Categories

- | | | | |
|---|-------------------------------|--|--------------|
|  | Scenic/Noncommercial Corridor |  | Office |
|  | Residential Low Medium |  | Preservation |

Map 2 - Proposed Countywide Plan Map

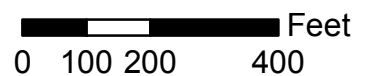
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FROM: Office

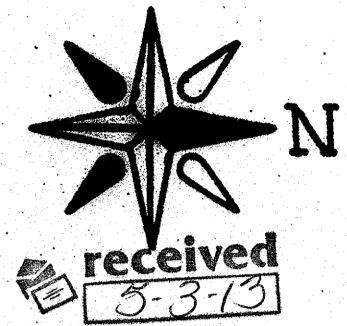
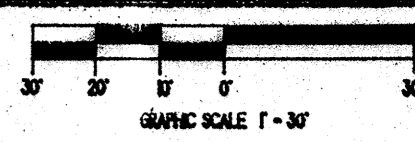
AREA: 5 Acres

JURISDICTION: Pinellas County

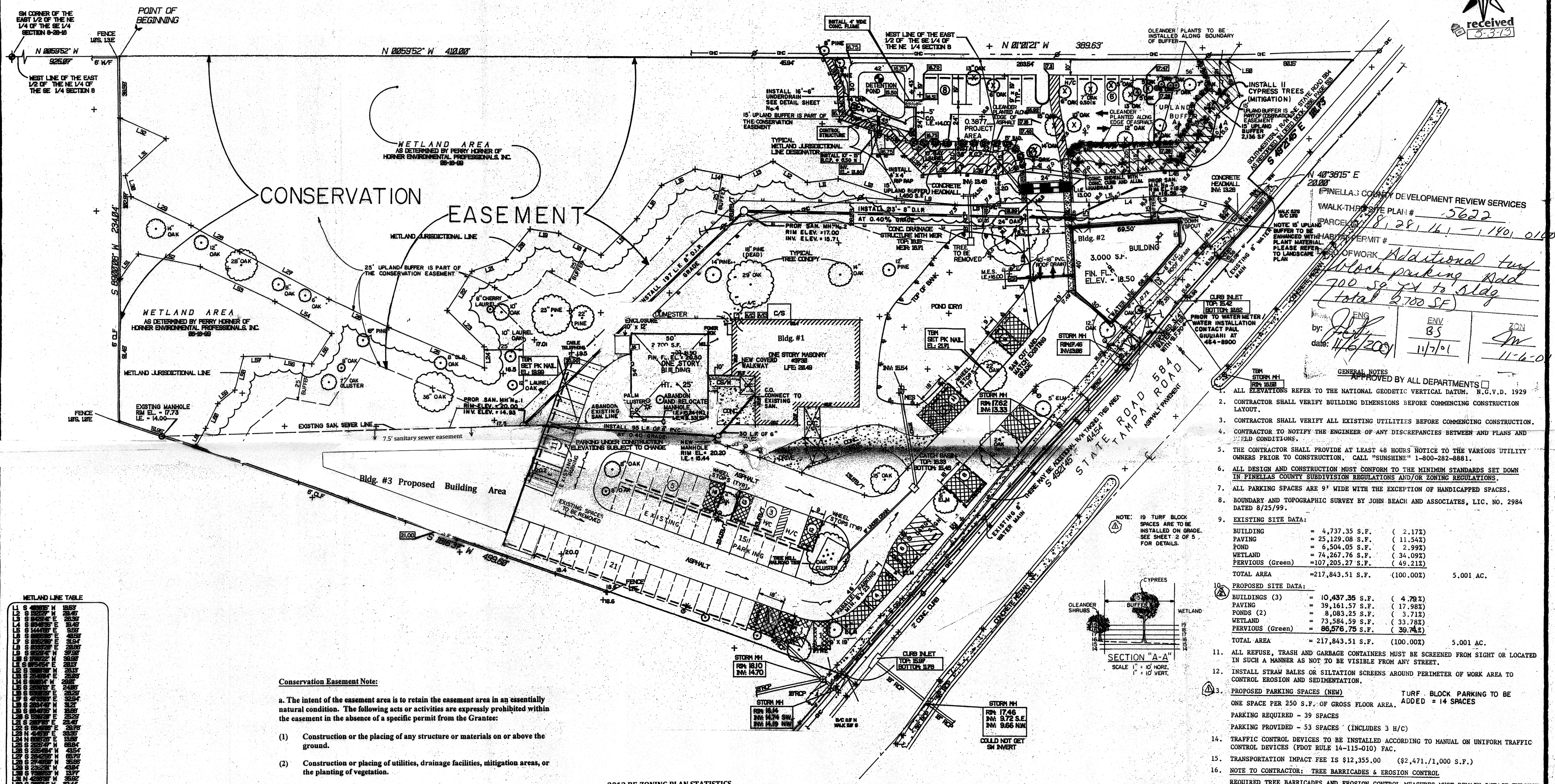
TO: Office & Preservation



L-4-2-13



NOTE: PRIOR TO THE INSTALLATION OF THE ELEVEN (11) CYPRESS TREES FOR MITIGATION, CONTACT WILLIAM SOVA (TEL. 464-3888), PINELLAS COUNTY D.R.S. TO DETERMINE PLACEMENT OF TREES.



PINELLAS COUNTY DEVELOPMENT REVIEW SERVICES
PARCEL # 181281161-11401 010
WALK-THROUGH PERMIT #
Additional turf block parking Add 700 sq ft to bldg (total 2,700 SF)
date: 11/6/2009

- APPROVED BY ALL DEPARTMENTS
1. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM, N.G.V.D. 1929
2. CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS BEFORE COMMENCING CONSTRUCTION LAYOUT.
3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION.
4. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN AND PLANS AND FIELD CONDITIONS.
5. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY OWNERS PRIOR TO CONSTRUCTION. CALL "SUNSHINE" 1-800-282-8881.
6. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN PINELLAS COUNTY SUBDIVISION REGULATIONS AND/OR ZONING REGULATIONS.
7. ALL PARKING SPACES ARE 9' WIDE WITH THE EXCEPTION OF HANDICAPPED SPACES.
8. BOUNDARY AND TOPOGRAPHIC SURVEY BY JOHN BEACH AND ASSOCIATES, LLC. NO. 2984 DATED 8/25/99.
9. EXISTING SITE DATA:
BUILDING = 4,737.35 S.F. (2.17%)
PAVING = 25,129.08 S.F. (11.54%)
POND = 6,504.05 S.F. (2.99%)
WETLAND = 74,267.76 S.F. (34.09%)
PERVIOUS (Green) = 107,205.27 S.F. (49.21%)
TOTAL AREA = 217,843.51 S.F. (100.00%) 5.001 AC.
10. PROPOSED SITE DATA:
BUILDINGS (3) = 10,437.35 S.F. (4.78%)
PAVING = 39,161.57 S.F. (17.98%)
POND (2) = 8,083.25 S.F. (3.71%)
WETLAND = 73,584.59 S.F. (33.78%)
PERVIOUS (Green) = 86,576.75 S.F. (39.74%)
TOTAL AREA = 217,843.51 S.F. (100.00%) 5.001 AC.
11. ALL REFUSE, TRASH AND GARBAGE CONTAINERS MUST BE SCREENED FROM SIGHT OR LOCATED IN SUCH A MANNER AS NOT TO BE VISIBLE FROM ANY STREET.
12. INSTALL STRAW BALES OR SILTATION SCREENS AROUND PERIMETER OF WORK AREA TO CONTROL EROSION AND SEDIMENTATION.
13. PROPOSED PARKING SPACES (NEW) TURF BLOCK PARKING TO BE ADDED = 14 SPACES
ONE SPACE PER 250 S.F. OF GROSS FLOOR AREA.
PARKING REQUIRED - 39 SPACES
PARKING PROVIDED - 53 SPACES (INCLUDES 3 H/C)
14. TRAFFIC CONTROL DEVICES TO BE INSTALLED ACCORDING TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (PDOT RULE 14-115-010) FAC.
15. TRANSPORTATION IMPACT FEE IS \$12,355.00 (\$2,471./1,000 S.F.)
16. NOTE TO CONTRACTOR: TREE BARRICADES & EROSION CONTROL
REQUIRED TREE BARRICADES AND EROSION CONTROL MEASURES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR PERMIT REVOCATION AS PROVIDED BY CHAPTER 166 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE.
17. "ALL DISTURBED AREAS IN F.D.O.T. RIGHT-OF-WAY WILL BE SODED".
18. F.A.R. = 0.044 10-15-01 PER COUNTY

WETLAND LINE TABLE with columns for stationing, northings, and westings.

Conservation Easement Note:
a. The intent of the easement area is to retain the easement area in an essentially natural condition. The following acts or activities are expressly prohibited within the easement in the absence of a specific permit from the Grantee:
(1) Construction or the placing of any structure or materials on or above the ground.
(2) Construction or placing of utilities, drainage facilities, mitigation areas, or the planting of vegetation.
(3) The placement of any material such as trash or waste which is inconsistent with the intent of the conservation easement.
(4) Placement, removal or destruction of trees, shrubs or other vegetation, including mowing, pesticide and herbicide uses.
(5) Excavation or other removal of material.
(6) Uses except for the purposes that permit the area defined by the easement to remain in an essentially natural condition.
(7) Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
b. The following rights are conveyed to the Grantee by this easement:
(1) To enter upon the Property at reasonable times to enforce the rights herein granted upon prior notice to the Grantor, its heirs, successors or assigns at the time of such entry.

2013 RE-ZONING PLAN STATISTICS
1) Building Square Footage:
Existing building square footage:
Building #1: 7,429 SF
Building #2: 2,817 SF
Building #1 Landing: 1,148 SF
Total Existing SF: 11,394 SF
Total square footage now proposed, for building #3 (new): 3,296 SF
Total proposed square footage of site with this 2013 re-zoning plan: 14,690 SF
2) Parking:
One parking space per 250 SF of gross floor area required.
Parking Required: 59
Parking provided: up to 75 (3 Handicapped)

LEGEND
Turf Block
Existing Grade
Proposed Grade
Direction of Flow
Tree to be Removed
Soil Test
S.H.W. EL. = 54.0
Ground EL. = 16.40
Silt Screen Per F.D.O.T. Index No. 102

REVISIONS (CONTINUED)
PROJECT TITLE: LA MIRAGE BUILDING ADDITION
PREPARED FOR: BILL VOELLER, VOELLER CONSTRUCTION INC.
DATE: 8-04-00

Professional Engineer stamps for Alex J. Panik, P.E., License No. 39296, State of Florida.

SITE PLAN

129

9

LA MIRAGE OFFICE COMPLEX

BEING A TRACT OF LAND LYING WITHIN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

DESCRIPTION:

A Tract of land lying within the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of and the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 28 South, Range 16 East, Pinellas County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 8; thence N00°59'52"W, along the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 8, for 925.07 feet to the Point Of Beginning; thence continue along said West line, N00°59'52"W, for 410.00 feet; thence N01°01'21"W, for 389.63 feet to the Southwesterly right-of-way line of State Road 584 as recorded in Deed Book 1286, Page 513 of the Public Records of Pinellas County, Florida; thence S49°21'45"E, along said right-of-way line for 101.71 feet; thence N40°38'15"E, for 20.00 feet; thence leaving said right-of-way line dedicated in said Deed Book, but continuing along said right-of-way line S49°21'45"E, for 414.54 feet; thence leaving said right-of-way line S18°16'37"W, for 499.60 feet; thence S89°00'08"W, for 234.04 feet to the Point Of Beginning.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A Tract of land lying within the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of and the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 28 South, Range 16 East, Pinellas County, Florida, and being more particularly described as follows:

Commence at the East 1/4 corner of said Section 8, thence N89°44'28"W, along the East-West center line of said Section 8, 188.90 feet to a point of intersection with the Southerly right-of-way line of Tampa Road (formerly State Road 584) as dedicated per Deed Book 1286, Page 513 of the Public Records of Pinellas County Florida; thence N49°21'45"W, along said right-of-way line, 108.53 feet to the Point Of Beginning; thence leaving said right-of-way line S18°16'37"W, for 499.60 feet; thence S89°00'08"W, for 234.04 feet to the Southwest corner of the subject property, said corner lying N00°59'52"W, along the West line of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 8, 925.07 feet from the Southwest corner of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 8; thence N00°59'52"W, along said West line, 410.00 feet; thence N01°01'21"W, for 389.63 feet to the Southwesterly right-of-way line of said Tampa Road; thence S49°21'45"E, along said right-of-way line for 101.71 feet; thence N40°38'15"E, for 20.00 feet; thence S49°21'45"E, along said right-of-way line, 414.54 feet to the Point Of Beginning.

CONSERVATION EASEMENT NOTE:

WITH THE INTENT OF RETAINING THE AREAS SHOWN HEREON AS CONSERVATION EASEMENTS IN AN ESSENTIALLY NATURAL CONDITION, AND PURSUANT TO CHAPTER 704.06, FLORIDA STATUTES, 1990, THE FOLLOWING ACTS AND ACTIVITIES ARE EXPRESSLY PROHIBITED WITHIN THE AREAS DESIGNATED HEREON AS CONSERVATION EASEMENTS IN THE ABSENCE OF A SPECIFIC PERMIT FROM PINELLAS COUNTY, FLORIDA.

- A. CONSTRUCTION OR THE PLACING OF ANY STRUCTURE OR MATERIALS ON OR ABOVE THE GROUND.
- B. CONSTRUCTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, MITIGATION AREAS, OR THE PLANTING OF VEGETATION.
- C. THE PLACEMENT OF ANY MATERIAL SUCH AS TRASH OR WASTE WHICH IS INCONSISTENT WITH THE INTENT OF THE CONSERVATION EASEMENT.
- D. PLACEMENT, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, INCLUDING MOWING, PESTICIDE AND HERBICIDE USES.
- E. EXCAVATION OR OTHER REMOVAL OF MATERIAL.
- F. USES EXCEPT FOR THE PURPOSES THAT PERMIT THE AREA DEFINED BY THE EASEMENT TO REMAIN IN AN ESSENTIALLY NATURAL CONDITION.
- G. ANY ACTIVITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION OR FISH AND WILDLIFE HABITAT PRESERVATION.

THE FOLLOWING RIGHTS ARE CONVEYED TO PINELLAS COUNTY BY THIS EASEMENT: TO ENTER UPON THE PROPERTY AT REASONABLE TIMES TO ENFORCE THE RIGHTS HEREIN GRANTED UPON PRIOR NOTICE TO THE PROPERTY OWNER AT THE TIME OF SUCH ENTRY.

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION

THE UNDERSIGNED CERTIFIES THAT, LA MIRAGE BEAUTY SALON, A FLORIDA CORPORATION, AS THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN, AND THAT BESIDES THEIR INTEREST THEREIN THERE ARE NO OUTSTANDING INTERESTS IN SAID PROPERTY WHICH IS HEREBY PLATTED AS, LA MIRAGE OFFICE COMPLEX, AND HEREBY DEDICATES TO THE PUBLIC ALL EASEMENTS AND PUBLIC PLACES SHOWN FOR THE SPECIFIC LIMITED PURPOSE OF INSTALLING, OPERATING AND MAINTAINING THE FACILITIES THEREIN AND FOR OTHER PURPOSES INCIDENTAL THERETO. THE CONSERVATION EASEMENT IS DEDICATED TO PINELLAS COUNTY.

AND THE FOLLOWING ITEMS:

THE CONSERVATION EASEMENT IS DEDICATED TO PINELLAS COUNTY.

THAT THE OWNERS OF LOTS 1 AND 2 HAVE EQUAL USE OF AND EQUAL SHARE IN THE COST MAINTENANCE OF THE INGRESS AND EGRESS EASEMENT LOCATED AT THE COMMON ENTRANCE INTO THE LA MIRAGE OFFICE COMPLEX.

HEREBY DEDICATES THE SIDEWALK EASEMENT AS RECORDED IN O.R. BOOK 6500, PAGE 1802 AND THE DRAINAGE AND SIDEWALK EASEMENT AS RECORDED IN O.R. BOOK 8568, PAGE 1978, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

THE COMMON USE FOR DRAINAGE INTO THE COMMON DRAINAGE EASEMENT AS SHOWN ON THE PLAT, AND EQUAL SHARE OF THE COST OF MAINTENANCE FOR THE DRAINAGE FACILITY.

LA MIRAGE BEAUTY SALON, INC., A FLORIDA CORPORATION

BY: Daniel J. Boudreau Daniel J. Boudreau
DANIEL J. BOUDREAU, PRESIDENT PRINT NAME OF OWNER

BY: Olga Boudreau Olga Boudreau
OLGA BOUDREAU, VICE PRESIDENT PRINT NAME OF OWNER

SIGNATURE OF WITNESS #1 Jaimie Vance Jaimie Vance
TYPE OR PRINT NAME OF WITNESS #1

SIGNATURE OF WITNESS #2 Barbara Hansen Barbara Hansen
TYPE OR PRINT NAME OF WITNESS #2

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF February 2004 BY Daniel J. Boudreau and Olga Boudreau HE IS PERSONALLY KNOWN

TO ME OR HAS PRODUCED Florida Dr. Lic. AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH.

Barbara J. Brownell
SIGNATURE OF NOTARY NOTARY NAME PRINTED

NOTARY PUBLIC STATE OF _____ NOTARY SEAL NO. _____

NOTARY SEAL OR STAMP:

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION:

STATE OF FLORIDA
COUNTY OF PINELLAS

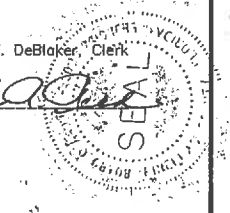
It is hereby certified that this plat has been officially approved by the Board of County Commissioners of the County of Pinellas, Florida, this 27 day of April, 2004.

APPROVED:

Attest: Karleen F. DeBlaker, Clerk

James F. Fabela
Chairman, Board of County Commissioners

By: Luella R. West
Deputy Clerk



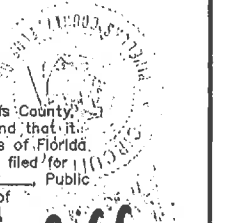
CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA
COUNTY OF PINELLAS

I, Karleen F. DeBlaker, Clerk of the Circuit Court of Pinellas County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida, pertaining to maps and plats and that this plat has been filed for record in Plat Book 129, Page(s) 9 & 10, Public Records of Pinellas County, Florida, this 17th day of December, 2004 2:51 AM.

Karleen F. DeBlaker, Clerk
Pinellas County, Florida

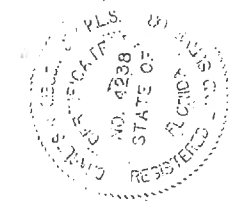
By: Kim M. Westerfield
Deputy Clerk
Kim M. Westerfield



REVIEWED FOR CONFORMITY TO TO CHAPTER 177, PART 1, FLORIDA STATUTES

Charles N. Gibson Jr.
Charles N. Gibson Jr., P.L.S., Chief Land Surveyor
Florida Professional Surveyor
Registration Number 4238
Pinellas County Public Works
Division of Survey and Mapping

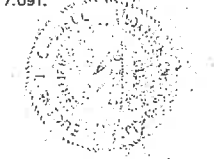
3/29/04
Date



SURVEYOR CERTIFICATE:

I, Eugene T. Caudell, the undersigned Registered Land Surveyor, Certificate No. 4821 hereby certify that on the 17th day of FEBRUARY, 2004, this plat was prepared under my direction and supervision, and that permanent reference monuments have been placed as indicated hereon and that it complies with Chapter 177 of the Florida Statutes and 61G17-6. I certify that this Plat meets all material and composition as per Florida Statute 177.091.

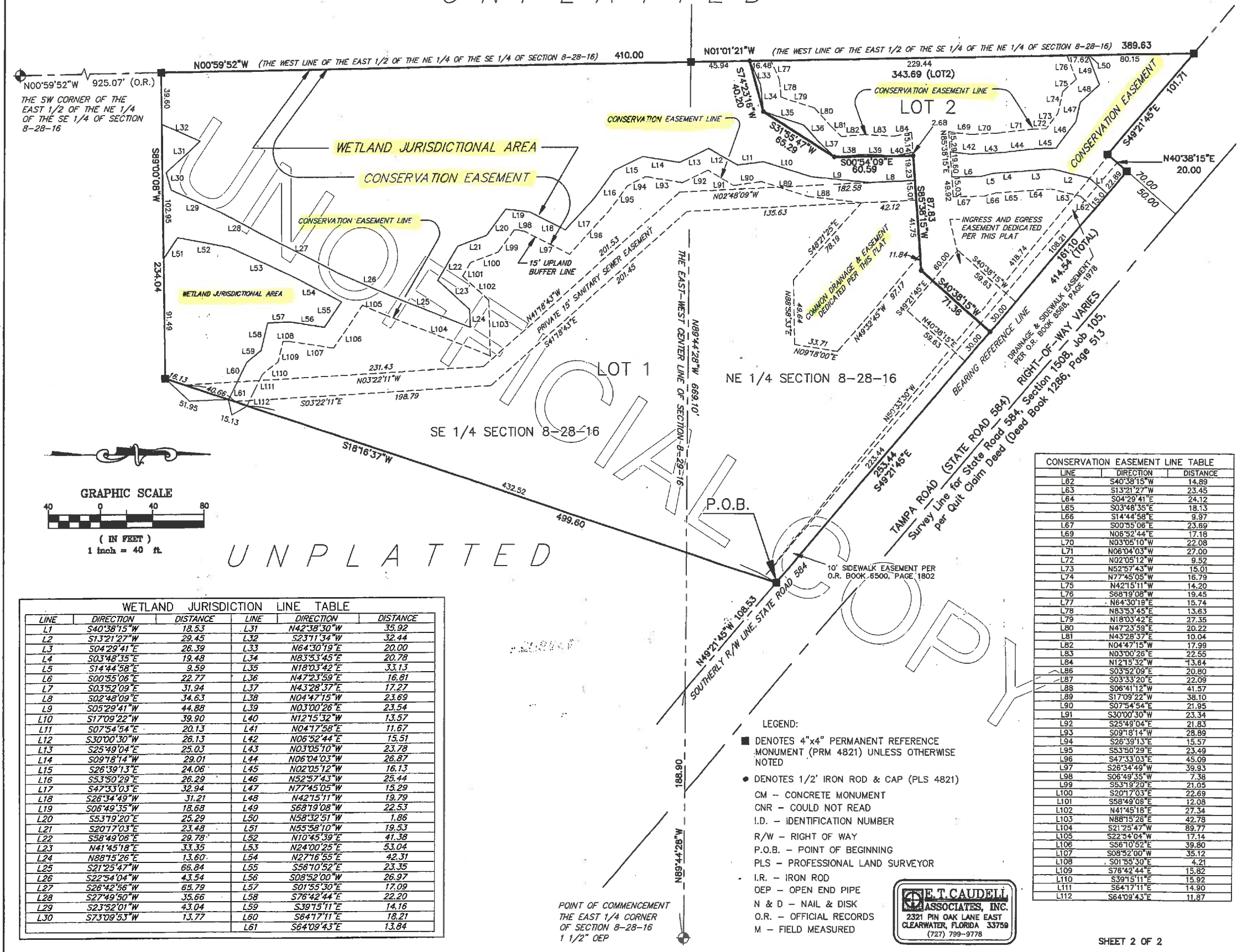
Eugene T. Caudell
Eugene T. Caudell, P.L.S. No. 4821
E.T. Caudell Associates, Inc. LB No. 6492



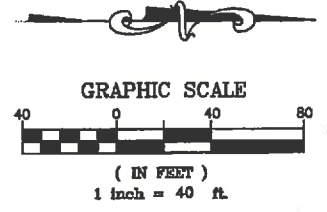
LA MIRAGE OFFICE COMPLEX

BEING A TRACT OF LAND LYING WITHIN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

UNPLATTED



N00°59'52"W 925.07' (O.R.)
THE SW CORNER OF THE
EAST 1/2 OF THE NE 1/4
OF THE SE 1/4 OF SECTION
8-28-16



LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S40°38'15"W	18.53	L31	N42°38'30"W	35.92
L2	S13°21'27"W	29.45	L32	S23°11'34"W	32.44
L3	S04°29'41"E	26.39	L33	N64°30'19"E	20.00
L4	S03°48'35"E	19.48	L34	N83°53'45"E	20.78
L5	S14°44'58"E	9.59	L35	N18°03'42"E	33.13
L6	S00°55'06"E	22.77	L36	N47°23'59"E	16.81
L7	S03°52'09"E	31.94	L37	N43°28'37"E	17.27
L8	S02°48'09"E	34.63	L38	N04°47'15"W	23.69
L9	S05°29'41"W	44.88	L39	N03°00'26"E	23.54
L10	S17°09'22"W	39.90	L40	N12°15'32"W	13.57
L11	S07°54'54"E	20.13	L41	N04°17'58"E	11.67
L12	S30°00'30"W	26.13	L42	N06°52'44"E	15.51
L13	S25°49'04"E	25.03	L43	N03°05'10"W	23.78
L14	S09°18'14"W	29.01	L44	N06°04'03"W	26.87
L15	S26°39'13"E	24.06	L45	N02°05'12"W	16.13
L16	S53°50'28"E	26.29	L46	N52°57'43"W	25.44
L17	S47°33'03"E	32.94	L47	N77°45'05"W	15.29
L18	S26°34'49"W	31.21	L48	N42°15'11"W	19.79
L19	S06°49'35"W	18.68	L49	S68°19'08"W	22.53
L20	S53°19'20"E	25.29	L50	N58°32'51"W	1.86
L21	S20°17'03"E	23.48	L51	N55°58'10"W	19.53
L22	S58°49'06"E	29.78	L52	N10°45'39"E	41.38
L23	N41°45'18"E	33.35	L53	N24°00'25"E	53.04
L24	N88°15'26"E	13.60	L54	N27°16'55"E	42.31
L25	S21°25'47"W	66.84	L55	S56°10'52"E	23.35
L26	S22°54'04"W	43.54	L56	S08°52'00"W	26.97
L27	S26°42'56"W	63.79	L57	S01°55'30"E	17.09
L28	S27°49'50"W	35.66	L58	S76°42'44"E	22.20
L29	S23°52'01"W	43.04	L59	S39°15'11"E	14.16
L30	S73°09'53"W	13.77	L60	S64°17'11"E	18.21
			L61	S64°09'43"E	13.84

LINE	DIRECTION	DISTANCE
L62	S40°38'15"W	14.89
L63	S13°21'27"W	23.45
L64	S04°29'41"E	24.12
L65	S03°48'35"E	18.13
L66	S14°44'58"E	9.97
L67	S00°55'06"E	23.89
L68	S03°52'09"E	17.18
L69	S02°48'09"E	22.08
L70	S05°29'41"W	27.00
L71	S17°09'22"W	9.52
L72	S07°54'54"E	15.01
L73	S30°00'30"W	16.79
L74	S25°49'04"E	14.20
L75	S09°18'14"W	19.45
L76	S06°49'35"W	15.74
L77	S53°19'20"E	13.63
L78	S47°33'03"E	27.35
L79	S26°34'49"W	20.22
L80	S06°49'35"W	10.04
L81	S53°19'20"E	17.99
L82	S20°17'03"E	22.55
L83	S58°49'06"E	73.84
L84	N41°45'18"E	20.80
L85	N88°15'26"E	22.09
L86	S21°25'47"W	41.57
L87	S22°54'04"W	38.10
L88	S26°42'56"W	21.95
L89	S27°49'50"W	23.34
L90	S23°52'01"W	21.83
L91	S73°09'53"W	28.89
L92	N00°59'52"W	15.57
L93	N00°59'52"W	23.49
L94	N00°59'52"W	45.09
L95	N00°59'52"W	39.93
L96	N00°59'52"W	39.93
L97	N00°59'52"W	7.38
L98	N00°59'52"W	21.05
L99	N00°59'52"W	22.69
L100	N00°59'52"W	12.08
L101	N00°59'52"W	27.34
L102	N00°59'52"W	42.78
L103	N00°59'52"W	89.77
L104	N00°59'52"W	17.14
L105	N00°59'52"W	39.80
L106	N00°59'52"W	35.12
L107	N00°59'52"W	4.21
L108	N00°59'52"W	15.82
L109	N00°59'52"W	15.92
L110	N00°59'52"W	14.80
L111	N00°59'52"W	11.87
L112	N00°59'52"W	

- LEGEND:
- DENOTES 4"x4" PERMANENT REFERENCE MONUMENT (PRM 4821) UNLESS OTHERWISE NOTED
 - DENOTES 1/2" IRON ROD & CAP (PLS 4821)
 - CM - CONCRETE MONUMENT
 - CNR - COULD NOT READ
 - I.D. - IDENTIFICATION NUMBER
 - R/W - RIGHT OF WAY
 - P.O.B. - POINT OF BEGINNING
 - PLS - PROFESSIONAL LAND SURVEYOR
 - I.R. - IRON ROD
 - OEP - OPEN END PIPE
 - N & D - NAIL & DISK
 - O.R. - OFFICIAL RECORDS
 - M - FIELD MEASURED

E.T. CAUDELL ASSOCIATES, INC.
2321 PIN OAK LANE EAST
CLEARWATER, FLORIDA 33759
(727) 799-9778

3D. Countywide Plan Map Annual Update

SUMMARY

While the Countywide Plan Map is updated throughout the year to reflect adopted amendments, the Countywide Rules provide for an annual update and filing of the map at the end of each fiscal year as an official record. For this year, the map has been updated to include all the amendments that have been approved through the August 7, 2018 Countywide Planning Authority meeting, the last month of the fiscal year in which an amendment was adopted.

ATTACHMENT(S):

- Draft copy of Forward Pinellas Resolution No. 18-5
- Link: [Countywide Plan Map and Submap No. 1: Scenic/Noncommercial Corridor Map](#)

ACTION: The PAC is required to make a recommendation to Forward Pinellas, in its role as the Pinellas Planning Council, to approve or deny Resolution No. 18-5, recommending acceptance of the updated Countywide Plan Map for filing as the official record copy.

FORWARD PINELLAS RESOLUTION NO. 18- 5

A RESOLUTION RECOMMENDING TO THE PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS, IN ITS CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, THAT THE AMENDED COUNTYWIDE PLAN MAP BE ACCEPTED AND FILED WITH THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS AS THE OFFICIAL COUNTYWIDE PLAN MAP.

WHEREAS, the Countywide Plan Map was duly adopted by Pinellas County Ordinance No. 15-30 on August 4, 2015, with an effective date of August 7, 2015; and

WHEREAS, the Countywide Plan Map has been amended by ordinances approved by the Countywide Planning Authority through August 7, 2018; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, is authorized to update and print said map for acceptance and filing by the Pinellas County Board of County Commissioners in its role as the Countywide Planning Authority, consistent with Section 2.2.2 of the Countywide Rules; and

WHEREAS, said Countywide Plan Map has been prepared in accordance with that authorization and is available for acceptance and filing.

NOW, THEREFORE, BE IT RESOLVED by Forward Pinellas that:

Section 1. The attached map entitled “Countywide Plan Map, Pinellas County, Florida,” effective August 7, 2015, and amended through August 7, 2018, is a true and correct copy, and includes the following:

- a) A color composite Countywide Plan Map amended through August 7, 2018, referred to as Exhibit A;
- b) A color composite Submap No. 1: Scenic/Noncommercial Corridor Map amended through August 7, 2018, referred to as Exhibit B.

Section 2. Forward Pinellas hereby recommends that the Pinellas County Board of County Commissioners, in its role as the Countywide Planning Authority, accept the attached map as the official Countywide Plan Map and file said map with the Clerk of the Board of County Commissioners.

Section 3. A copy of this Resolution is to be forwarded to the Pinellas County Board of County Commissioners, acting in its capacity as the Countywide Planning Authority.

This Resolution offered and adopted at the November 14, 2018 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

Vice Mayor Caudell, Chair
Forward Pinellas

APPROVED AS TO FORM
OFFICE OF THE COUNTY ATTORNEY

BY:_____

Pasco County

Countywide Plan Map Pinellas County, Florida

Plan Map Categories

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

Other Identified Areas

- Submerged Land
- Right-of-Way

Hillsborough County

Tampa Bay

Gulf of Mexico



The Countywide Plan Map is prepared and maintained by Forward Pinellas (the Pinellas Planning Council) in accord with the Countywide Plan, and any interpretation of the Plan Map shall be in accord with said Plan. All rights to this map and the information on which it is based are reserved by Forward Pinellas.



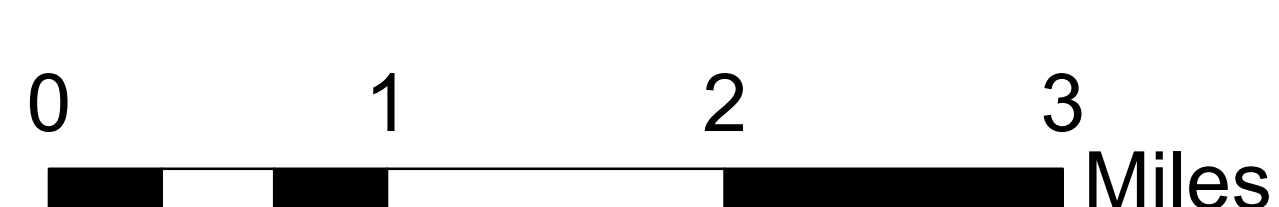
Prepared by:
Forward Pinellas, in its role as
the Pinellas Planning Council,
and
the Board of County Commissioners
Acting Pursuant to its
Countywide Planning Authority
Pursuant to Chapter 2012-245,
Laws of Florida, As Amended.
Adopted August 7, 2015
by Ordinance No. 15-30
Amended through August 7, 2018

Scenic/Noncommercial Corridor Type

- Rural/Open Space
- Residential
- Mixed Use
- Unique/Scenic View
- Enhancement Connector

Scenic/Noncommercial Corridor Map

Countywide Plan Map Submap No. 1
Pinellas County, Florida

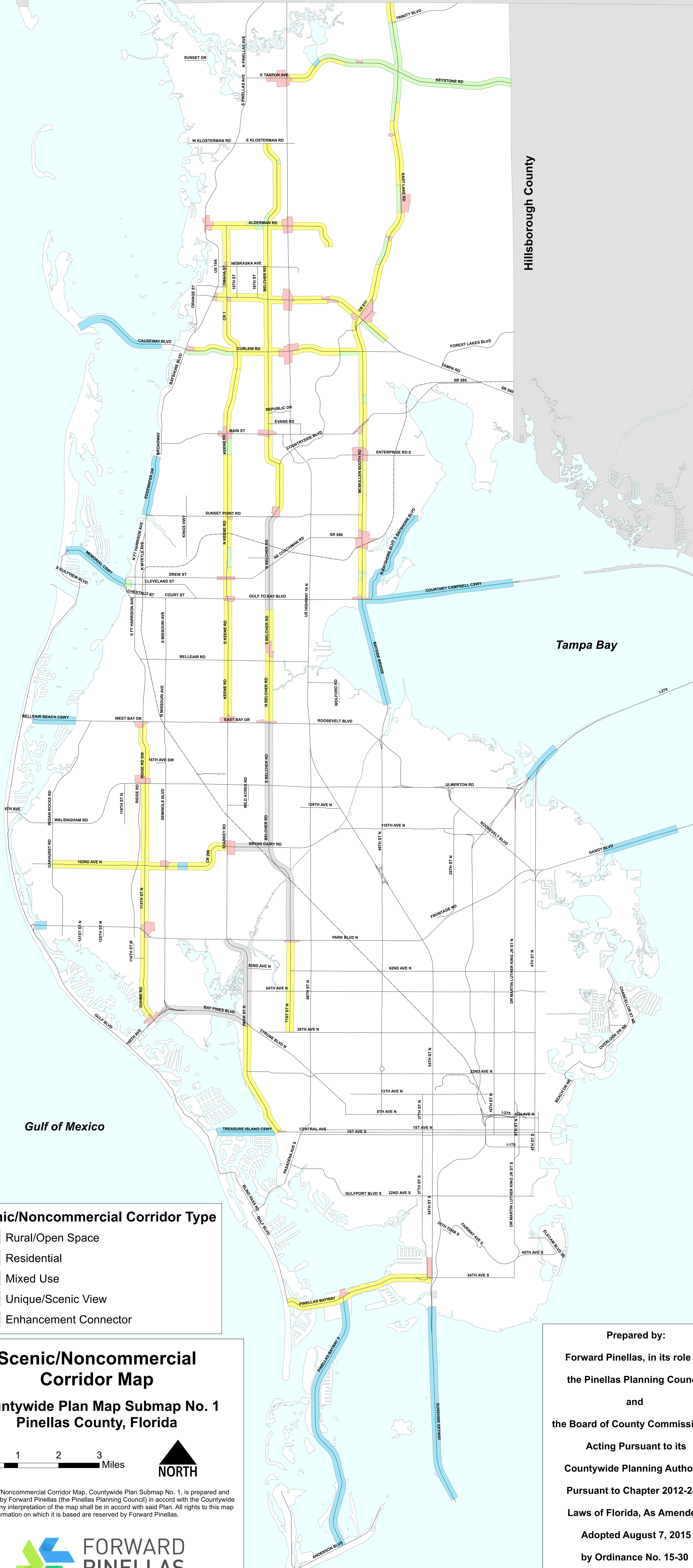


The Scenic/Noncommercial Corridor Map, Countywide Plan Submap No. 1, is prepared and maintained by Forward Pinellas (the Pinellas Planning Council) in accord with the Countywide Plan, and any interpretation of the map shall be in accord with said Plan. All rights to this map and the information on which it is based are reserved by Forward Pinellas.



Prepared by:

Forward Pinellas, in its role as
the Pinellas Planning Council,
and
the Board of County Commissioners
Acting Pursuant to its
Countywide Planning Authority
Pursuant to Chapter 2012-245,
Laws of Florida, As Amended.
Adopted August 7, 2015
by Ordinance No. 15-30
Amended through August 7, 2018



Planners Advisory Committee – November 5, 2018

3E. 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 October 2018:

PUBLIC HEARINGS

Two cases (CW 18-19 – City of St. Petersburg and CW 18-21 – City of Clearwater) were continued to the November 20, 2018 CPA meeting.

Regular Plan Map Amendments:

- Case CW 18-20, a City of Clearwater case located at 1000 Court Street. The Board of County Commissioners, in its role as the Countywide Planning Authority, **approved** the amendment to the Activity Center category at this location, amending the *Clearwater Downtown Redevelopment Plan* governing the Activity Center to change the local land use designation of the parcel from Commercial General to Central Business District (vote 7-0).

REGULAR AGENDA ITEMS

- 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 October 2018:

There were no Tier I Amendments to report.

ATTACHMENT(S): None

ACTION: None required; informational item only

SUMMARY

In follow-up to the discussion at the October 1st PAC meeting, Forward Pinellas staff will present proposed changes to the Activity Center (AC) and Multimodal Corridor (MMC) categories of the Countywide Plan Map, along with a revised amendment process governing these categories. This will be an introduction for PAC discussion, to be followed by outreach to individual local governments to gather more detailed input.

The proposed changes include:

- Revising the AC/MMC subcategories and their associated density/intensity standards to better reflect existing and desired development patterns.
- Removing the Special Center/Corridor and Transit Station Center designations, and integrating all ACs under a single set of subcategories and review procedures, while ensuring that no nonconformities are created.
- Revising criteria for the tiered amendment process to better reflect intended regulatory incentives/disincentives.
- Revising the Transit Oriented Land Use Vision Map to:
 - Retitle it as the Land Use Strategy Map to better reflect its purpose;
 - Create a clearer distinction between adopted MMCs and corridors used for locational criteria; and
 - Revise locational corridors based on the updated Pinellas Suncoast Transit Authority *Community Bus Plan*.
- Overall reorganizing the AC/MMC category descriptions and amendment process sections of the Rules to limit redundancy and improve ease of use.

ATTACHMENT(S):

- Draft Countywide Rules Articles 2 and 6 – Clean Version
- Draft Countywide Rules Articles 2 and 6 – Strikethrough/Underline Version
- Draft Land Use Strategy Map and Table

ACTION: None required; discussion item only.

DRAFT
Clean Version

ARTICLE 2

COUNTYWIDE PLAN MAP AND CATEGORIES

2.3.3.14 Category/Symbol – Activity Center (AC).

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

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 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 of Division 6.2.
- Scenic/Noncommercial Corridor (SNCC) – Amendments adopting the Activity Center category within SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications. Where an existing Activity Center overlaps a designated SNCC, the local regulatory provisions governing the Activity Center adopted pursuant to Section 6.2.3.2 shall take precedence.

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 and Temporary Lodging Use – Local governments can choose to use either the common standard of units per acre (UPA) in determining how many dwelling units or temporary lodging units are allowed on a parcel, or floor area ratio (FAR) can be used as the measure instead, regardless of the number of units included.
- Mixed-Use – For mixed-use projects, either an all-inclusive FAR or a proportionate share of UPA and FAR can be used. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.
- When located in a Target Employment Center – A 100% intensity bonus may be applied to the applicable nonresidential intensity standard for Manufacturing, Office, and Research/Development.

Other Standards – Shall include the following:

- Planning Criteria – The designation of the Activity Center category is subject to the Countywide Plan Map amendment requirements of Division 6.2.
- Minimum Size – As listed in Table 1 below.
- Map Delineation – Amendments to Activity Center utilizing one of the four subcategories will be designated as the Activity Center category on the Countywide Plan Map and identified with the applicable subcategory on the Land Use Strategy Map. Where a more permissive subcategory is depicted on the Land Use Strategy Map than indicated by the locational characteristics of Table 2, the Land Use Strategy Map shall prevail.

Subcategories – The Activity Center plan category includes four subcategories, enumerated in Tables 1 and 2 below.

**Table 1
Standards Applicable to Activity Center Subcategories**

Activity Center Subcategory	Minimum Size (Acres)	Maximum Areawide Standard		
		Residential Density ¹	Temporary Lodging Density ¹	Nonresidential or Mixed-Use Intensity ²
Urban Center	500	TBD	TBD	TBD
Major Center	200	TBD	TBD	TBD
Community Center	100	TBD	TBD	TBD
Neighborhood Center	50	TBD	TBD	TBD

¹ For residential or temporary lodging units, either the applicable UPA or the nonresidential FAR standard may be used.

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

**Table 2
Intersections Providing Appropriate Locations for Activity Center Subcategories**

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

Notes:

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

2.3.3.15 Category/Symbol – Multimodal Corridor (MMC).

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 of 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.

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 and Temporary Lodging Use – Local governments can choose to use either the common standard of units per acre (UPA) in determining how many dwelling units or temporary lodging units are allowed on a parcel, or floor area ratio (FAR) can be used as the measure instead, regardless of the number of units included.
- Mixed-Use – For mixed-use projects, either an all-inclusive FAR or a proportionate share of UPA and FAR can be used. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.
- When located in a Target Employment Center – A 100% intensity bonus may be applied to the applicable nonresidential intensity standard for Manufacturing, Office, and Research/Development.

Other Standards – Shall include the following:

- Planning Criteria – The designation of the Multimodal Corridor category is subject to the Countywide Plan Map amendment requirements of Division 6.2.
- Maximum Size – There is no maximum length for a designated Multimodal Corridor, though the width generally should not exceed ¼ mile from the parcel boundary adjacent to the corridor.
- Map Delineation – Amendments to Multimodal Corridor utilizing one of the four subcategories will be designated as the Multimodal Corridor category on the Countywide Plan Map, and identified with the applicable subcategory on the Land Use Strategy Map. Where a more permissive subcategory is depicted on the Land Use Strategy Map than indicated by the locational characteristics of Table 4, the Land Use Strategy Map shall prevail.

Subcategories – The Multimodal Corridor plan category includes four subcategories, enumerated in Table 3 below.

Table 3
Standards Applicable to Multimodal Corridor Subcategories

Multimodal Corridor Subcategory	Maximum Areawide Standard		
	Residential Density ¹	Temporary Lodging Density ¹	Nonresidential or Mixed-Use Intensity ²
Premium Transit Corridor	TBD	TBD	TBD
Primary Corridor	TBD	TBD	TBD
Secondary Corridor	TBD	TBD	TBD
Supporting Corridor	TBD	TBD	TBD

¹ For residential or temporary lodging units, either the applicable UPA or the nonresidential FAR standard may be used.

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

Table 4
Appropriate Locations for Multimodal Corridor Subcategories

Existing & Planned Transit	Appropriate Multimodal Corridor Subcategory
Premium Transit Route	Premium Transit Corridor
Core Bus Route	Primary Corridor
Frequent Local Bus Route	Secondary Corridor
Local Bus Route	Supporting Corridor

Notes:

- Existing & Planned Transit routes are as depicted on the Land Use Strategy Map. In locations where two or more transit routes overlap, the Multimodal Corridor subcategory with the most permissive density and intensity standards shall take precedence.
- Local governments may choose to use more restrictive subcategories; for example, in a location deemed appropriate for a Primary Corridor, a Secondary Corridor or Supporting Corridor is also considered appropriate.
- Additional locations appropriate for a Multimodal Corridor subcategory may be approved through the Countywide Plan Map amendment process and shall be depicted on the Land Use Strategy Map. Where a more permissive subcategory is depicted on the Land Use Strategy Map, it shall supersede Table 4.

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ARTICLE 6

COUNTYWIDE PLAN MAP AMENDMENT

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

SEC. 6.2.1 NEW ACTIVITY CENTERS AND MULTIMODAL CORRIDORS.

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

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

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

Amendments Creating New Activity Centers or Multimodal Corridors	
Amendment Type	Eligibility Criteria
Tier II	<ul style="list-style-type: none"> • Amendment resulting in average areawide 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; and • Amendment resulting in permitted uses consistent with the provisions of Section 6.2.4.
Tier III	<ul style="list-style-type: none"> • Amendment resulting in average areawide 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; or • Amendment allowing permitted uses inconsistent with the provisions of Section 6.2.4.

SEC. 6.2.2 EXISTING ACTIVITY CENTERS AND MULTIMODAL CORRIDORS.

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

6.2.2.2

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

Amendments to Existing Activity Centers or Multimodal Corridors	
Amendment Type	Eligibility Criteria
Tier I	<ul style="list-style-type: none"> • Amendment that does not cause the average areawide density/intensity to exceed that of the applicable AC or MMC subcategory depicted on the Land Use Strategy Map; and • Amendment resulting in permitted uses consistent with the provisions of Section 6.2.4.
Tier II	<ul style="list-style-type: none"> • Amendment to reclassify the AC or MMC to a subcategory meeting the locational criteria of the Land Use Strategy Map; or • Amendment to the boundaries of the AC or MMC category on the Countywide Plan Map.
Tier III	<ul style="list-style-type: none"> • Amendment to reclassify the AC or MMC to a subcategory exceeding the locational criteria of the Land Use Strategy Map; or • Amendment to allow permitted uses inconsistent with the provisions of Section 6.2.4; or • In excess of five Tier II amendments within five years

6.2.2.3

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

SEC. 6.2.3 ACTIVITY CENTER / MULTIMODAL CORRIDOR AMENDMENT REQUIREMENTS.

6.2.3.1 Requirements for Tier I Amendments.

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

6.2.3.2 Requirements for Tier II and Tier III Amendments.

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

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

- A. **Pre-Application Meeting** – At least one pre-application coordinating conference with PPC staff will be required. The purpose of this meeting will be to discuss the review and approval process and to review the applicant’s proposed implementation plan to ensure that the strategies are met. After the conclusion of the meeting, PPC staff will provide meeting notes documenting topics covered, concerns/issues addressed, and any action steps agreed to with the applicant.
- B. **Boundary Map** – A parcel specific map of proposed boundaries of the proposed AC or MMC plan category. The boundary map shall include the acreage of the area, a list of affected parcels, and if technically feasible, a GIS shapefile of the boundary.
- C. **Current Land Use Designations** – A map of local future land use map designations that are currently within the proposed boundaries of the AC or MMC, their acreages, and their associated permitted uses and maximum densities/intensities.
- D. **Proposed Land Use Designations** – A map of proposed future land use map designations within the proposed boundaries of the AC or MMC, their acreages, and their associated permitted uses and maximum density/intensity standards. While more detailed character districts or zoning categories may be provided as supportive documentation, these shall not be used as the sole regulating mechanism for such standards.
- E. **Average Areawide Density/Intensity.** A calculation of the average areawide density/intensity that could potentially be achieved based on the proposed land use designations, and documentation that it is consistent with the proposed subcategory.
- F. **Planning and Urban Design Principles** – Documentation of how the Planning and Urban Design Principles will be addressed, pursuant to Section 6.2.6.
- G. **Transportation Impact Analysis** – As applicable pursuant to Section 6.2.5.
- H. **Implementation Tools** – For each proposed AC or MMC designation, the applicant will enumerate any existing/proposed comprehensive plan policies and regulatory tools (e.g., current zoning designations, special zoning designations, design overlays, and/or other regulatory tools) that will be used to implement the urban design strategies. In addition, the applicant will be required to submit a proposed adoption schedule for any new policies and/or regulations that will be required for such implementation.

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

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

In addition to the submittal requirements of Section 6.1.3.2, and the requirements of Section 6.2.3.2, applicants must include a Justification Narrative as to why the proposed amendment creating a new Activity Center or Multimodal Corridor or reclassifying an existing subcategory should be considered.

The narrative must document the changes in conditions or other factors that warrant the proposed amendment, which could potentially include but are not limited to the following:

- A. **Improved transit facilities and service to the proposed Activity Center or Multimodal Corridor** – Improvements may include investment by PSTA in premium services that were not planned for during the most recent amendment of the Land Use Strategy Map, or a commitment by the applicant government to invest in multimodal infrastructure in the near term (5 to 15 years) that will quicken the evolution of the area into one that is transit-ready. These types of improvements will be coordinated closely with PSTA to ensure that they are consistent with the required standards for future premium transit.
- B. **Increases in population and/or employment densities not projected in adopted planning documents (MPO Long Range Transportation Plan, local comprehensive plans, etc.)** – These new increases in population and/or employment would need to be documented in an Economic Development Study that compares the new projections of population and/or employment to the projections contained in the MPO's LRTP and the local comprehensive plans. The economic benefit from the increases in population and of employment would be quantified as well as the ability of the area to attract and absorb the increased population and/or employment over other similar developing areas.
- C. **Local government funding study for public infrastructure within the proposed Activity Center or Multimodal Corridor** – The funding study will include a detailed analysis of multimodal infrastructure needs within the study area, including the improvements identified in A. above and associated funding strategies to develop a financing plan that funds infrastructure projects within specific timeframes. The results of the Economic Development Study from B., if conducted, will be incorporated into the Funding Study.

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

SEC. 6.2.4 USE PROVISIONS FOR ACTIVITY CENTERS AND MULTIMODAL CORRIDORS

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

Such inconsistent uses include:

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

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

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

For amendments involving the AC and MMC categories, the amendment shall include the following transportation impact analysis.

- A. Calculate the average daily trips for the current land use category(ies) of the proposed AC or MMC category based on the acreage and traffic generation characteristics for each applicable category described in Section 2.3.3.
- B. Calculate the average daily trips for the proposed AC or MMC category based on the acreage and traffic generation characteristics for each applicable category described in Section 2.3.3, multiplied by 50%.
- C. If the proposed average daily trips calculated in (B) is smaller than the current average daily trips calculated in (A), then only the requirements of Section 6.1.4.3 must be met and no additional transportation assessment is required. If the proposed average daily trips is a larger number than the current average daily trips, then an additional transportation assessment will be required. This assessment will include the following steps:

1. Safety – Documentation of safety issues and concerns within the proposed AC or MMC category boundary will be required. This documentation will at a minimum include a review and analysis of automobile and bike/pedestrian crashes over the last five years, and a summary of any plans or programs that are being implemented to address safety issues.
 2. Roadway Level of Service – Documentation of existing level of services on roadways within and intersecting with the proposed AC or MMC category boundary.
 3. Net Trips Impact on Level of Service – Completion of a level of service analysis documenting the projected level of service and potential impacts resulting from the difference in trips between the existing land use category(ies) and the AC or MMC designation.
 4. Multimodal Facilities and Services – Documentation of existing multimodal facilities and services within and adjacent to the proposed boundary for the AC or MMC category. This includes sidewalks, crosswalks, trails, bike treatments or facilities, bus stops and associated amenities, bus terminals/transfer centers, and bus route services. Other amenities may include, but are not limited to streetscape, landscaping and buffering improvements. The documentation will also identify any gaps in sidewalk, bike lane, or trail networks and areas where bus stop pads are not connected to sidewalks within the AC or MMC.
 5. Planned Improvements – Documentation of planned/programmed multimodal improvements that will serve the purpose of reducing automobile congestion. Documentation shall include estimated reduction in automobile congestion, as well as the funding source and timing of planned/programmed multimodal improvements.
- D. Local governments are strongly encouraged to coordinate fulfillment of the transportation assessment requirement, if applicable, with the provisions of the Pinellas County Mobility Plan, as implemented by the countywide Multimodal Impact Fee ordinance.

SEC. 6.2.6 PLANNING AND URBAN DESIGN PRINCIPLES.

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

The local government evaluation shall include: 1) documentation that for each Planning and Urban Design Principle, the local government can satisfy the purpose and objectives

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

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

Where a local government has made commitments to complete certain plans, programs, and initiatives to prove adherence to the Planning and Urban Design Principles, the commitments identified by the local government must be undertaken within five years of the approval of the plan amendment application. The local government shall request an extension of time if the commitments will not be implemented within the five year period. Such request for time extension shall be submitted to the PPC board who shall act on the local government request for time extension. A local government that does not meet its commitments for implementation within five years and does not obtain an extension will be found inconsistent with the Countywide Plan pursuant to Article 3 of these Countywide Rules.

SEC. 6.2.7 THE LAND USE STRATEGY MAP.

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

Together with the eligible locations provided in Table 2 of these Countywide Rules, the Land Use Strategy Map, designates appropriate locations for Activity Center subcategories (including Urban Centers, Major Centers, Community Centers, and Neighborhood Centers) and Multimodal Corridor subcategories (including Primary Corridors, Secondary Corridors, Regional Corridors and Supporting Local Corridors). Additional appropriate locations may be approved through the Countywide Plan Map amendment process, and once approved, shall be depicted on the Land Use Strategy Map. Where a more permissive subcategory is depicted on the Land Use Strategy Map, it shall supersede Table 2.

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

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

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Key:
~~Deletions~~
Additions

ARTICLE 2

COUNTYWIDE PLAN MAP AND CATEGORIES

2.3.3.14 Category/Symbol – Activity Center (AC).

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

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

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

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

- Residential Use and Temporary Lodging Use – Local governments can choose to use either the common standard of units per acre (UPA) in determining how many dwelling units or temporary lodging units are allowed on a parcel, or floor area ratio (FAR) can be used as the measure instead, regardless of the number of ~~dwelling~~ units included.

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

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

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

Other Standards – Shall include the following:

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

~~**Map Delineation** – Shall be as follows:~~

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

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

Table 1
Standards Applicable to Activity Center Subcategories

Activity Center Subcategory	Minimum Size (Acres)	Maximum Areawide Standard		
		Residential Density ¹	Temporary Lodging Density ¹	Nonresidential or Mixed-Use Intensity ²
Urban Center	500	TBD	TBD	TBD
Major Center	200	TBD	TBD	TBD
Community Center	100	TBD	TBD	TBD
Neighborhood Center	50	TBD	TBD	TBD

¹ [For residential or temporary lodging units, either the applicable UPA or the nonresidential FAR standard may be used.](#)

² [For mixed-use projects, either an all-inclusive FAR standard or a proportionate share of residential density and nonresidential intensity may be used.](#)

Table 2
Intersections Providing Appropriate Locations for Activity Center Subcategories

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

Notes:

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

A. Transit Station Centers

Use Characteristics — Shall include the following:

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

Density/Intensity Standards — Shall include the following:

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

Table 1
STANDARDS APPLICABLE TO TRANSIT STATION CENTER SUBCLASSIFICATIONS

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

Other Standards — Shall include the following:

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

Map Delineation — Shall be as follows:

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

B. Major Center

[\[Section B text relocated above.\]](#)

C. Community Center

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

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

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

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

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

Density/Intensity Standards— Shall include the following:

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

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

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

Other Standards— Shall include the following:

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

Map Delineation— Shall be as follows:

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

D. Neighborhood Center

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

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

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

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

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

Density/Intensity Standards — Shall include the following:

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

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

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

Other Standards — Shall include the following:

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

Map Delineation — Shall be as follows:

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

E. Special Center

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

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

Density/Intensity Standards — Shall include the following:

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

Other Standards — Shall include the following:

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

Map Delineation — Shall be as follows:

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

2.3.3.15 Category/Symbol – Multimodal Corridor (MMC).

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. ~~multiple modes of transport, including automobile, bus, bicycle, rail, and/or pedestrian.~~ This category is ~~intended to include those transportation corridors connecting Activity Centers,~~ characterized by mixed-use development, ~~and in particular,~~ supported by and designed to facilitate transit, and is particularly appropriate for creating transit connections between Activity Centers.

~~The Multimodal Corridor plan category includes five subcategories, enumerated below. Where two or more subcategories overlap, the subcategory with the most permissive density and intensity standards shall take precedence.~~

A. Primary Corridor

Use Characteristics – Those uses appropriate to and consistent with this ~~sub~~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 and per the Planning and Urban Design Principles described in Section ~~6.5.4.6~~ 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies, and the use provisions of Section 6.2.4.
- Locational Characteristics – ~~Locations appropriate to be designated as Multimodal Corridor utilizing the Primary Corridor subcategory under the Tier II amendment process are identified on the PPC Transit-Oriented Land Use Vision Map (Vision Map), and correspond to the Pinellas Suncoast Transit Authority’s Core Bus Network.~~ 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 of Division 6.2.
- Scenic/Noncommercial Corridor (SNCC) – Amendments ~~to 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 this subcategory shall be based upon 433 trips per day per acre.~~

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: ~~Shall be as follows:~~

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

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

- [Mixed-Use](#) – For mixed-use projects, either an all-inclusive FAR or a proportionate share of UPA and FAR can be used. [In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.](#)
- [When located in a Target Employment Center – A 100% intensity bonus may be applied to the applicable nonresidential intensity standard for Manufacturing, Office, and Research/Development.](#)
- ~~Maximum Permitted Density Intensity Standards:
40 UPA or 1.5 FAR or a proportionate share of each.~~

~~**Planning Criteria** – The designation of Multimodal Corridor utilizing the Primary Corridor subcategory will require the following:~~

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

Other Standards – Shall include the following:

- [Planning Criteria](#) – [The designation of the Multimodal Corridor category is subject to the Countywide Plan Map amendment requirements of Division 6.2.](#)
- **Maximum Size** – There is no maximum length for a designated Multimodal Corridor, ~~utilizing the Primary Corridor subcategory,~~ though the width generally should not exceed ¼ mile from the ~~centerline of~~ [parcel boundary adjacent to](#) the corridor.

~~**Map Delineation** – Shall be as follows:~~

- [Map Delineation](#) – Amendments to Multimodal Corridor utilizing ~~the Primary Corridor~~ [one of the four subcategories will be designated as the Multimodal Corridor](#) ~~are delineated as the Activity Center~~ category on the Countywide Plan Map, and identified ~~as Primary Corridors with the applicable subcategory~~ on the ~~Transit-Oriented~~ Land Use ~~Vision~~ Strategy Map. [Where a more permissive subcategory is depicted on the Land Use Strategy Map than indicated by the locational characteristics of Table 4, the Land Use Strategy Map shall prevail.](#)

[Subcategories](#) – [The Multimodal Corridor plan category includes four subcategories, enumerated in Table 3 below.](#)

Table 3
Standards Applicable to Multimodal Corridor Subcategories

Multimodal Corridor Subcategory	Maximum Areawide Standard		
	Residential Density ¹	Temporary Lodging Density ¹	Nonresidential or Mixed-Use Intensity ²
Premium Transit Corridor	TBD	TBD	TBD
Primary Corridor	TBD	TBD	TBD
Secondary Corridor	TBD	TBD	TBD
Supporting Corridor	TBD	TBD	TBD

¹ [For residential or temporary lodging units, either the applicable UPA or the nonresidential FAR standard may be used.](#)

² [For mixed-use projects, either an all-inclusive FAR standard or a proportionate share of residential density and nonresidential intensity may be used.](#)

Table 4
Appropriate Locations for Multimodal Corridor Subcategories

Existing & Planned Transit	Appropriate Multimodal Corridor Subcategory
Premium Transit Route	Premium Transit Corridor
Core Bus Route	Primary Corridor
Frequent Local Bus Route	Secondary Corridor
Local Bus Route	Supporting Corridor

Notes:

1. Existing & Planned Transit routes are as depicted on the Land Use Strategy Map. In locations where two or more transit routes overlap, the Multimodal Corridor subcategory with the most permissive density and intensity standards shall take precedence.
2. Local governments may choose to use more restrictive subcategories; for example, in a location deemed appropriate for a Primary Corridor, a Secondary Corridor or Supporting Corridor is also considered appropriate.
3. Additional locations appropriate for a Multimodal Corridor subcategory may be approved through the Countywide Plan Map amendment process and shall be depicted on the Land Use Strategy Map. Where a more permissive subcategory is depicted on the Land Use Strategy Map, it shall supersede Table 4.

B. Secondary Corridor

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

- ~~● **Permitted Uses**—As determined by the local government’s implementing regulations and per the Planning and Urban Design Principles described in Section 6.5.4.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.~~
- ~~● **Locational Characteristics**—Locations appropriate to be designated as Multimodal Corridor utilizing the Secondary Corridor subcategory are identified on the Transit-Oriented Land Use Vision Map (Vision Map), and correspond to the Pinellas Suncoast Transit Authority’s Frequent Local bus routes.~~

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

- ~~Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to a Countywide Plan Map amendment for this subcategory shall be based upon 260 trips per day per acre.~~

Density/Intensity Standards – Shall include the following:

- ~~Local governments can choose to use either the common standard of units per acre (UPA) in determining how many dwellings are allowed on a parcel, or floor area ratio (FAR) can be used as the measure instead, regardless of the number of dwelling units included. For mixed-use projects, either an all-inclusive FAR or a proportionate share of UPA and FAR can be used.~~
- ~~Maximum Permitted Density – Intensity Standards: 30 UPA or 1.0 FAR or a proportionate share of each.~~

Planning Criteria – The designation of Multimodal Corridor utilizing the Secondary Corridor subcategory will require the following:

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

Other Standards – Shall include the following:

- ~~Maximum Size – There is no maximum length for a designated Multimodal Corridor utilizing the Secondary Corridor subcategory, though the width generally should not exceed ¼ mile from the centerline of the corridor.~~

Map Delineation – Shall be as follows:

- ~~Amendments to Multimodal Corridor utilizing the Secondary Corridor subcategory will be delineated as the Multimodal Corridor category on the Countywide Plan Map and identified as Secondary Corridors on the Vision Map.~~

C. Supporting Corridor

Use Characteristics – Shall include the following:

- ~~Permitted Uses – See applicable underlying categories.~~

- ~~Locational Characteristics~~ — ~~Supporting Corridors are identified on the Transit Oriented Land Use Vision Map (Vision Map) and correspond to the Pinellas Suncoast Transit Authority's Supporting Local corridors and trolley routes providing daily service. Supporting Corridors are not mapped on the Countywide Plan Map, but as depicted on the Vision Map, serve as a locational criterion enabling adoption of the Residential Medium category as specified in Section 2.3.3.3, and the Activity Center category as specified in Section 2.3.3.14.~~
- ~~Scenic/Noncommercial Corridor (SNCC)~~ — ~~Amendments within SNCCs are governed by Section 6.5.4.1.4, which restricts certain categories to specified SNCC classifications. Pursuant to these provisions, the locational criteria provisions of Supporting Corridors (i.e., enabling adoption of the Residential Medium and Activity Center categories) are restricted to the mixed-use node and enhancement connector SNCC classifications.~~

~~**Density/Intensity Standards**~~ — See applicable underlying categories.

~~**Map Delineation**~~ — Shall be as follows:

- ~~The Supporting Corridor subcategory is not mapped on the Countywide Plan Map. Supporting Corridors are identified on the Vision Map.~~

~~**D. Regional Corridor**~~

~~**Use Characteristics**~~ — Shall include the following:

- ~~Permitted Uses~~ — See applicable underlying categories.
- ~~Locational Characteristics~~ — ~~Regional Corridors are identified on the Transit Oriented Land Use Vision Map (Vision Map) and correspond to the Pinellas Suncoast Transit Authority's Regional Express routes and the CSX railway line. Regional Corridors are not mapped on the Countywide Plan Map, but as depicted on the Vision Map, serve as a locational criterion for adoption of the Activity Center category as specified in Section 2.3.3.14.~~
- ~~Scenic/Noncommercial Corridor (SNCC)~~ — ~~Amendments within SNCCs are governed by Section 6.5.4.1.4, which restricts certain categories to specified SNCC classifications. Pursuant to these provisions, the locational criteria provisions of Regional Corridors (i.e., enabling adoption of the Activity Center category) are restricted to the mixed use node and enhancement connector SNCC classifications.~~

~~**Density/Intensity Standards**~~ — See applicable underlying categories.

~~**Map Delineation**~~ — Shall be as follows:

- ~~The Regional Corridor subcategory is not mapped on the Countywide Plan Map. Regional Corridors are identified on the Vision Map.~~

E. Special Corridor

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

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

Density/Intensity Standards — Shall include the following:

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

Other Standards — Shall include the following:

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

Map Delineation — Shall be as follows:

~~Special Corridors are delineated as the Multimodal Corridor category on the Countywide Plan Map, and identified as Special Corridors on the Transit Oriented Land Use Vision Map, with boundaries based on a previously approved special area plan~~

DRAFT
Strikethrough/Underline Version

Key:
~~Deletions~~
Additions

ARTICLE 6

COUNTYWIDE PLAN MAP AMENDMENT

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

SEC. 6.2.1 NEW ACTIVITY CENTERS AND MULTIMODAL CORRIDORS.

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

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

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

<u>Amendments Creating New Activity Centers or Multimodal Corridors</u>	
<u>Amendment Type</u>	<u>Eligibility Criteria</u>
<u>Tier II</u>	<ul style="list-style-type: none"><u>Amendment resulting in average areawide 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; and</u><u>Amendment resulting in permitted uses consistent with the provisions of Section 6.2.4.</u>
<u>Tier III</u>	<ul style="list-style-type: none"><u>Amendment resulting in average areawide 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; or</u><u>Amendment allowing permitted uses inconsistent with the provisions of Section 6.2.4.</u>

SEC. 6.2.2 EXISTING ACTIVITY CENTERS AND MULTIMODAL CORRIDORS.

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

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

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

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

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

~~6.5.4.3.1~~ The Special Centers and Special Corridors plan subcategories of the Activity Center and Multimodal Corridor plan categories are eligible to be amended per the Tiered Review Process outlined in Section 6.1.2, and as outlined below in Sections 6.5.4.3.2 through 6.5.4.3.4.

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

~~6.5.4.3.3~~ An amendment to a Special Center or Special Corridor, including any locally adopted character district or subcategory within, that changes the boundaries, permitted uses, or any other substantive integral component of the plan applicable to the Special Center or

~~Special Corridor shall be classified as a Tier II map amendment, except for amendments to density or intensity standards which are governed by the provisions of Section 6.5.4.3.4.~~

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

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

SEC. 6.2.3 ACTIVITY CENTER / MULTIMODAL CORRIDOR AMENDMENT REQUIREMENTS.

6.2.3.1 Requirements for Tier I Amendments.

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

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

6.2.3.2 Requirements for Tier II and Tier III Amendments.

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

- A. **Pre-Application Meeting** – At least one pre-application coordinating conference with PPC staff will be required. The purpose of this meeting will be to discuss the review and approval process and to review the applicant's proposed implementation plan to ensure that the strategies are met. After the conclusion of the meeting, PPC staff will provide meeting notes documenting topics covered, concerns/issues addressed, and any action steps agreed to with the applicant.

- B. **Boundary Map** – A parcel specific map of proposed boundaries of the proposed AC or MMC plan category. ~~shall be provided.~~ The boundary map shall include the acreage of the area, a list of affected parcels, and if technically feasible, a GIS shapefile of the boundary.
- C. ~~Existing and Proposed~~ **Current Land Use Designations** – ~~For each proposed AC or MMC designation, identification~~ A map of local future land use map designations that are currently within the proposed boundaries of the AC or MMC, their acreages, and their associated permitted uses and maximum densities/intensities. shall be provided. Proposed densities/intensities shall be shown within the boundary. If there is local differentiation in land uses within the designated AC or MMC, these proposed land uses must be identified and shown
- D. **Proposed Land Use Designations** – A map of proposed future land use map designations within the proposed boundaries of the AC or MMC, their acreages, and their associated permitted uses and maximum density/intensity standards. While more detailed character districts or zoning categories may be provided as supportive documentation, these shall not be used as the sole regulating mechanism for such standards.
- E. **Average Areawide Density/Intensity.** 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.F.~~ **Planning and Urban Design Principles** – Documentation of how the Planning and Urban Design Principles will be addressed, pursuant to Section 6.2.6. For each proposed AC or MMC designation, the applicant will be required to provide substantive documentation that the objectives and strategies associated with the Planning and Urban Design Principles described in Section 6.5.4.6 and Land Use Goal 16.0 of the Countywide Plan Strategies have been examined by the applicant local government and determined to be applicable or not, and how they will be addressed using the implementation tools. At a minimum, this documentation will include narrative descriptions of how each of the Planning and Urban Design Principles will be addressed. Graphic illustrations of the implementation tools are strongly encouraged.
- G. **Transportation Impact Analysis** – As applicable pursuant to Section 6.2.5.
- ~~E.H.~~ **Implementation Tools** – For each proposed AC or MMC designation, the applicant will enumerate any existing/proposed comprehensive plan policies and regulatory tools (e.g., current zoning designations, special zoning designations, design overlays, and/or other regulatory tools) that will be used to implement the urban design strategies. In addition, the applicant will be required to submit a proposed adoption schedule for any new policies and/or regulations that will be required for such implementation.

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

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

6.2.3.3 Additional Requirements for Tier III Applications.

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

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

- A. **Improved transit facilities and service to the proposed Activity Center or Multimodal Corridor** – Improvements may include investment by PSTA in premium services that were not planned for during the ~~development~~ most recent amendment of the ~~Transit-Oriented~~ Land Use Strategy ~~Vision~~ Map, or a commitment by the applicant government to invest in multimodal infrastructure in the near term (5 to 15 years) that will quicken the evolution of the area into one that is transit-ready. These types of improvements will be coordinated closely with PSTA to ensure that they are consistent with the required standards for future premium transit.
- B. **Increases in population and/or employment densities not projected in adopted planning documents (MPO Long Range Transportation Plan, local comprehensive plans, etc.)** – These new increases in population and/or employment would need to be documented in an Economic Development Study that compares the new projections of population and/or employment to the projections contained in the MPO's LRTP and the local comprehensive plans. The economic benefit from the increases in population and of employment would be quantified as well as the ability of the area to attract and absorb the increased population and/or employment over other similar developing areas.

- C. **Local government funding study for public infrastructure within the proposed Activity Center or Multimodal Corridor** – The funding study will include a detailed analysis of multimodal infrastructure needs within the study area, including the improvements identified in A. above and associated funding strategies to develop a financing plan that funds infrastructure projects within specific timeframes. The results of the Economic Development Study from B., if conducted, will be incorporated into the Funding Study.
- D. **Other unique conditions that would allow for consideration** – As an example, these conditions could include unique agreements or development partnerships that would create a significant opportunity for a more diverse development mix resulting in higher taxable values per acre and a more attractive mixed-use multimodal environment. The emphasis should be on getting both local government and development commitments needed to build unfunded multimodal projects build in the short- to mid-term within the subject area.

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

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

SEC. 6.2.4 USE PROVISIONS FOR ACTIVITY CENTERS AND MULTIMODAL CORRIDORS

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

Such inconsistent uses include:

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

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

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

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

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

- D. Local governments are strongly encouraged to coordinate fulfillment of the transportation assessment requirement, if applicable, with the provisions of the Pinellas County Mobility Plan, as implemented by the countywide Multimodal Impact Fee ordinance.

SEC. 6.2.6 PLANNING AND URBAN DESIGN PRINCIPLES.

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

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

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

Where a local government has made commitments to complete certain plans, programs, and initiatives to prove adherence to the Planning and Urban Design Principles, the commitments identified by the local government must be undertaken within five years of the approval of the plan amendment application. The local government shall request an extension of time if the commitments will not be implemented within the five year period. Such request for time extension shall be submitted to the PPC board who shall act on the local government request for time extension. A local government that does not meet its commitments for implementation within five years and does not obtain an extension will be found inconsistent with the Countywide Plan pursuant to Article 3 of these Countywide Rules.

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

SEC. 6.2.7 THE LAND USE STRATEGY MAP.

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

intensities in coordination with transit service, other multimodal transportation, and other redevelopment factors.

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

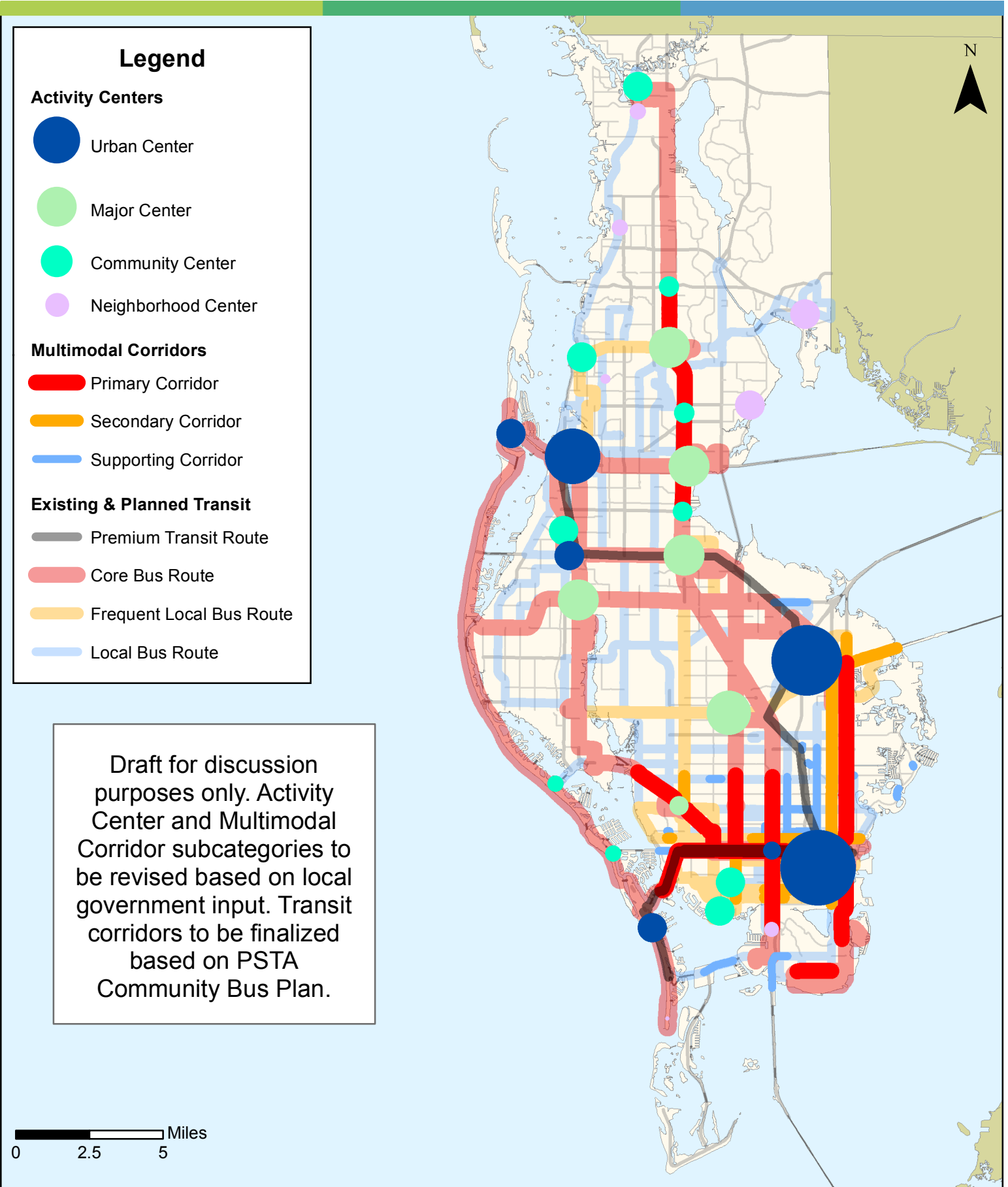
Additional appropriate locations may be approved through the Countywide Plan Map amendment process, and once approved, shall be depicted on the Land Use Strategy Map. Where a more permissive subcategory is depicted on the Land Use Strategy Map, it shall supersede Table 2. -

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

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

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

Land Use Strategy Map



**Table 2
Intersections Providing Appropriate Locations for Activity Center Subcategories**

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

Notes:

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

Planners Advisory Committee – November 5, 2018

5A. Pinellas SPOTlight Emphasis Areas Update



SUMMARY

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

ATTACHMENT(S): None

ACTION: None required; informational item only

Planners Advisory Committee – November 5, 2018

5B. 2019 PAC Membership Roster/Election of Officers



SUMMARY

The Bylaws of the Planners Advisory Committee (PAC) call for the annual update of its membership roster and submission of this roster to Forward Pinellas, in its role as the Pinellas Planning Council. Therefore, attached is the PAC roster as submitted by each jurisdiction for 2019, shown as Appendix I to the Bylaws.

Additionally, the PAC shall select a new Chair and Vice Chair for 2019.

ATTACHMENT(S): 2019 PAC Membership Roster

ACTION: Receive and accept the PAC Membership Roster for 2019; PAC to select a new Chair and Vice Chair for 2019

PAC MEMBERS LIST
2019 PLANNERS ADVISORY COMMITTEE

OFFICERS

Chairperson

Vice Chairperson

<u>MEMBERS</u>		
Clearwater	Rep. Alt. Alt. Alt.	Michael Delk, Planning & Development Director Gina Clayton, Assistant Planning & Development Director Lauren Matzke, Long-Range Planning Manager Ella Crandall, Development Review Manager
Dunedin	Rep. Alt.	Greg Rice, Director of Planning & Development Frances Leong Sharp, Planner II
Gulfport	Rep. Alt. Alt.	Fred Metcalf, Director of Community Development Mike Taylor, Principal Planner Jamie Viveires, City Planner
Indian Rocks Beach	Rep.	Hetty Harmon, Planning Consultant
Indian Shores	Rep.	Stephen Tetlak, Building Official
Largo	Rep. Alt.	Richard Perez, Planning Manager Katrina Lunan-Gordon, Planner I
Madeira Beach	Rep. Alt.	Linda Portal, Community Development Director Jennifer Rowan, Planning and Zoning Coordinator
Oldsmar	Rep. Alt.	Marie Dauphinais, Director of Planning & Redevelopment Felicia Donnelly, Assistant City Manager
Pinellas County	Rep. Alt.	Michael Schoderbock, Principal Planner Glenn Bailey, Zoning Manager
Pinellas Park	Rep. Alt.	Vacant Vacant
Redington Shores	Rep.	Mary Palmer, Town Clerk
Safety Harbor	Rep. Alt.	Marcie Stenmark, Community Development Director Brandon Henry, Community Planner/GIS Analyst
St. Petersburg	Rep. Alt. Alt.	Derek Kilborn, Manager, Planning & Development Services Dept. Britton Wilson, Planner II Elizabeth Abernethy, Director, Planning & Development Services Dept.
St. Pete Beach	Rep. Alt.	Wesley Wright, Community Development Director Brandon Berry, Planner I
Seminole	Rep. Alt.	Mark Ely, Community Development Director Jan Norsoph, City Planner
South Pasadena	Rep. Alt.	Neal Schwartz, Community Improvement Director Ashley Dochinez, Permit Tech./Business Tax Official
Tarpon Springs	Rep. Alt.	Heather Urwiller, Planning & Zoning Director Patricia McNeese, Principal Planner
Treasure Island	Rep. Alt.	Brittany McMullen, Assistant Community Improvement Director Bob Bray, City Planner
Pinellas County School District	Rep. Alt.	Marshall Touchton, Demographic Specialist Vacant
FDOT	Rep. Alt. Alt.	Dan Santos, Planning Supervisor I Lindsey Mineer Waddah Farah, Transportation Planning Manager
PSTA	Rep. Alt.	Heather Sobush, Planning Manager Jacob Labutka, Transit Planner

Local Government	Representative/Alternate Name	Phone	Fax
Clearwater	Michael Delk, Rep. michael.delk@myclearwater.com Gina Clayton, Alt. gina.clayton@myclearwater.com Lauren Matzke, Alt. lauren.matzke@myclearwater.com Ella Crandall, Alt. ellen.crandall@myclearwater.com	562-4561 562-4587 562-4547 562-4836	562-4865
Dunedin	Greg Rice, Rep. grice@dunedinfl.net Frances Leong Sharp, Alt. fsharp@dunedinfl.net	298-3199 298-3200	298-3205
Gulfport	Fred Metcalf, Rep. fmetcalf@mygulfport.us Mike Taylor, Alt. mtaylor@mygulfport.us Jamie Viveires, Alt. jviveires@mygulfport.us	893-1095	893-1080
Indian Rocks Beach	Hetty Harmon, Rep. hharmon@cicilsurv.com hharmon@ircity.com	863-646-4771	596-4759
Indian Shores	Stephen Tetlak, Rep. buildingofficial@indianshoresfl.onmicrosoft.com	517-3940	595-2352
Largo	Richard Perez, Rep. rperez@largo.com Katrina Lunan-Gordon, Alt. kgordon@largo.com	587-6749 x7350 586-6749 x7208	587-6765
Madeira Beach	Linda Portal, Rep. lportal@madeirabeachfl.gov Jennifer Rowan, Alt. jrowan@madeirabeachfl.gov	394-3825	
Oldsmar	Marie Dauphinais, Rep. mdauphinais@myoldsmar.com Felicia Donnelly, Alt. fdonnelly@myoldsmar.com	813-749-1122	813-855-2730
Pinellas County	Michael Schoderbock, Rep. mschoderbock@pinellascounty.org Glenn Bailey, Alt. gbailey@pinellascounty.org	464-8259 464-8237	
Pinellas Park	Rep. – Vacant Alt. – Vacant	369-5620	541-0780
Redington Shores	Mary Palmer, Rep. townclerk@townofredingtonshores.com	397-5538	392-9470
Safety Harbor	Marcie Stenmark, Rep. mstenmark@cityofsafetyharbor.com Brandon Henry, Alt. bhenry@cityofsafetyharbor.com	724-1555 x1702	724-1566
St. Petersburg	Derek Kilborn, Rep. Derek.Kilborn@stpete.org Britton Wilson, Alt. Britton.Wilson@stpete.org Elizabeth Abernethy, Alt. Elizabeth.Abernethy@stpete.org	893-7872 551-3386	892-5001
St. Pete Beach	Wesley Wright, Rep. wwright@stpetebeach.org Brandon Berry, Alt. bberry@stpetebeach.org	363-9231 363-9266	363-9222
Seminole	Mark Ely, Rep. mely@myseminole.com Jan Norsoph, Alt. jnorsoph@myseminole.com	398-3108 x106 398-3108 x129	319-6583
South Pasadena	Neal Schwartz, Rep. nschwartz@mysouthpasadena.com Ashley Dochinez, Alt. adochinez@mysouthpasadena.com	343-4192	381-4819
Tarpon Springs	Heather Urwiller, Rep. hurwiller@ctsfl.us Patricia McNeese, Alt. pmcneese@ctsfl.us	942-5611	937-1137
Treasure Island	Brittany McMullen, Rep. Brittany.mcmullen@mytreasureisland.org Bob Bray, Alt. rbray@mytreasureisland.org	547-4575 x231 547-4575 x239	547-4584
Pinellas County School District	Marshall Touchton, Rep. touchtonm@PCSB.org Alt. – Vacant	588-5190	547-7172
FDOT	Dan Santos, Rep. daniel.santos@dot.state.fl.us Lindsey Mineer, Alt. Lindsey.Mineer@dot.state.fl.us Waddah Farah, Alt. waddah.farah@dot.fl.us	813-975-6429 x7795	813-975-6443
PSTA	Heather Sobush, Rep. HSobush@psta.net Jacob Labutka, Alt. jlabutka@psta.net	540-1868 540-1977	

Planners Advisory Committee – November 5, 2018

5C. 2019 Meeting Schedules for PAC, Forward Pinellas and CPA



SUMMARY

Annually Forward Pinellas adopts a meeting calendar for the upcoming year along with committee meeting schedules and submittal deadlines. The attached are the proposed schedules for 2019. The Forward Pinellas Board will take action to approve the schedule at its November meeting.

ATTACHMENT(S): Proposed board meeting calendar for 2019 with submittal deadlines

ACTION: None required; informational item only

FORWARD PINELLAS MEETING CALENDAR – 2019

**Schedule of Meeting Dates for the Metropolitan Planning Organization & Pinellas Planning Council (PPC) Public Hearings and
Corresponding Meeting/Public Hearing Dates for the
Planners Advisory Committee (PAC) and Countywide Planning Authority (CPA)**

Deadline for Submittal of PPC Items Requiring Public Hearing	PAC Meeting Date 1:30 pm 1st Floor Conference Room 310 Court Street Clearwater, FL 33756	Forward Pinellas Hearing Date 1:00 pm Pinellas County Courthouse 5th Floor BCC Assembly Room 315 Court Street Clearwater, FL 33756	CPA Hearing Date 9:30 am (unless noted) Pinellas County Courthouse 5th Floor BCC Assembly Room 315 Court Street Clearwater, FL 33756
December 12, 2018	January 2, 2019 (Wednesday)	January 9, 2019	February 5, 2019
January 9, 2019	February 4, 2019	February 13, 2019	March 12, 2019, 6:00 p.m.
February 13, 2019	March 4, 2019	March 13, 2019	April 9, 2019
March 13, 2019	April 1, 2019	April 10, 2019	May 7, 2019
April 10, 2019	April 29, 2019	May 8, 2019	June 4, 2019
May 8, 2019	June 3, 2019	June 12, 2019	July 23, 2019, 6:00 p.m.
June 12, 2019	July 1, 2019	July 10, 2019	August 6, 2019.
July 10, 2019	* August 5, 2019	* August 14, 2019	October 8, 2019
August 14, 2019	September 03, 2019 (Tuesday)	September 11, 2019	October 8, 2019
September 11, 2019	September 30, 2019	October 9, 2019	November 12, 2019
October 9, 2019	November 4, 2019	November 13, 2019	December 3, 2019, 6:00 p.m.
November 13, 2019	* December 2, 2019	* December 11, 2019	January 2020 TBD

*** Subject to Cancellation**