

Countywide Plan Map Amendment Application Guide

The Tiered Amendment Process

The Countywide Plan Map designates a set of future land use categories with which all local future land use maps (FLUMs) must be consistent. Local FLUM amendments, as well as amendments to plans and codes used to administer the Activity Center (AC), Multimodal Corridor (MMC), and Planned Redevelopment District (PRD) categories, must be submitted to Forward Pinellas for review according to a tiered amendment process outlined in Article 6 of the Countywide Rules. Flowcharts and tables to help determine applicable amendment tiers are shown on the following pages. The tiered amendment process is as follows:

A Tier I amendment is processed with a consistency review by Forward Pinellas staff, with no countywide public hearings required. The Tier I process applies to:

- A FLUM amendment that does not trigger a corresponding amendment to the Countywide Plan Map, based on the local government's adopted matrix of local FLUM categories and corresponding Countywide Plan Map categories, as described on page 2; and
- A minor amendment to an existing plan or code governing the AC, MMC or PRD category, based on specified criteria summarized on pages 5 through 6.

A Tier II amendment requires approval at public hearings of the Forward Pinellas Board and the Countywide Planning Authority before the local adoption can be finalized. The Tier II process applies to:

- A FLUM amendment that triggers a corresponding amendment to the Countywide Plan Map; and
- A new adoption of the AC, MMC, or PRD category, or an amendment to an existing plan or code governing one of those categories, meeting specified locational, density/intensity, and permitted use criteria summarized on pages 4 through 6.

A Tier III amendment requires approval with additional justification at public hearings of the Forward Pinellas Board and the Countywide Planning Authority before the local adoption can be finalized. The Tier II process applies to:

- A new adoption of the AC or MMC category, or an amendment to an existing plan or code governing one of those categories, exceeding specified locational, density/intensity, or permitted use criteria summarized on pages 4 through 6.

Submittal requirements for each tier are summarized on page 7.

Submitting an Application

Applications for Countywide Plan Map amendments may be submitted to us via email or regular mail, using the contact information at the top of this page. (If submitting by email, feel free to cc: other Forward Pinellas staff members by name.) We will email you a confirmation within three business days of receiving the submittal. If you do not hear from us within that timeframe, please contact our office.

A calendar of meeting dates and submittal deadlines is included on page 8. Within a week following the submittal deadline, the Planners Advisory Committee membership will be emailed a draft of the legal ad with all cases to be considered at the next Forward Pinellas and Countywide Planning Authority public hearings.

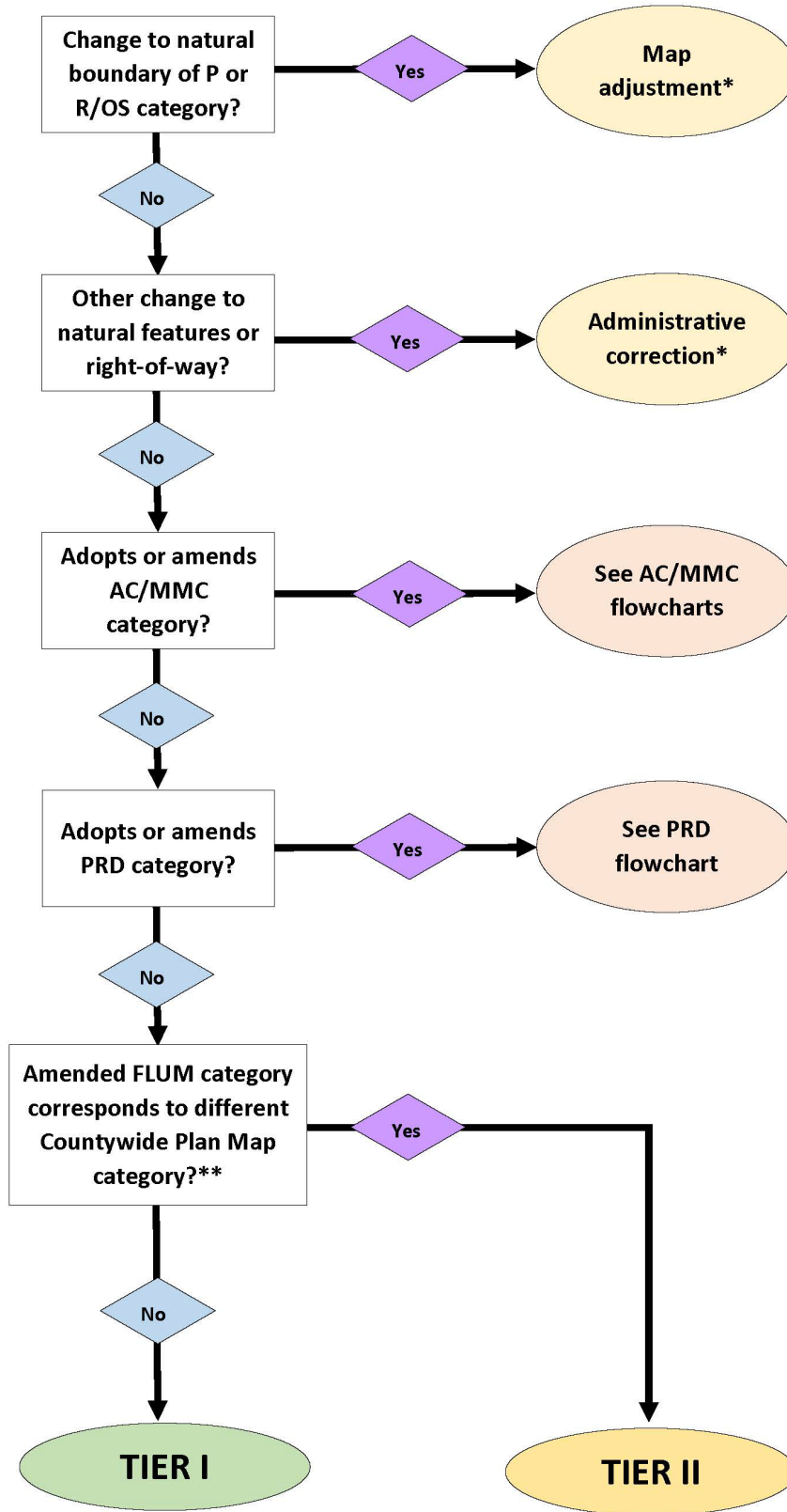
Tier I Amendment Criteria

Tier I amendments are those for which the existing and proposed future land use map (FLUM) categories fall within the same corresponding Countywide Plan Map category. For example, in the matrix below, a FLUM amendment from Commercial Limited to Commercial General would qualify as a Tier I, since both FLUM categories correspond to Retail & Services on the Countywide Plan Map, and no amendment to the latter map would be required. Each local government is required to adopt a matrix similar to the one below with a listing of their adopted local FLUM categories.

Countywide Plan Map Categories	Typical Local FLUM Categories
Residential Very Low (RVL)	Residential Rural Residential Estate
Residential Low Medium (RLM)	Residential Suburban Residential Low Residential Urban Residential Low Medium
Residential Medium (RM)	Residential Medium Planned Redevelopment - Residential
Residential High (RH)	Residential High
Office (O)	Residential/Office Limited Residential/Office General
Resort (R)	Resort Facilities Overlay Resort Facilities Medium Resort Facilities High Commercial Recreation
Retail & Services (R&S)	Residential/Office/Retail Commercial Neighborhood Commercial Limited Commercial General
Employment (E)	Industrial Limited
Industrial (I)	Industrial General
Public/Semi-Public (P/SP)	Institutional Transportation/Utility (includes Overlay) Resource Management Overlay
Recreation/Open Space (R/OS)	Recreation/Open Space
Preservation (P)	Preservation
Activity Center (AC)	Activity Center Community Redevelopment District Central Business District Transit Oriented Development Planned Redevelopment - Commercial Residential Very High
Multimodal Corridor (MMC)	Planned Redevelopment - Mixed Use
Planned Redevelopment District (PRD)	
Scenic/Noncommercial Corridor (SNCC)	Scenic/Noncommercial Corridor
Target Employment Center (TEC)	Target Employment Center
No corresponding category	Water/Drainage Feature

Note: Governed by Countywide Rules Sections 4.2.2.1 and 6.1.2.1.

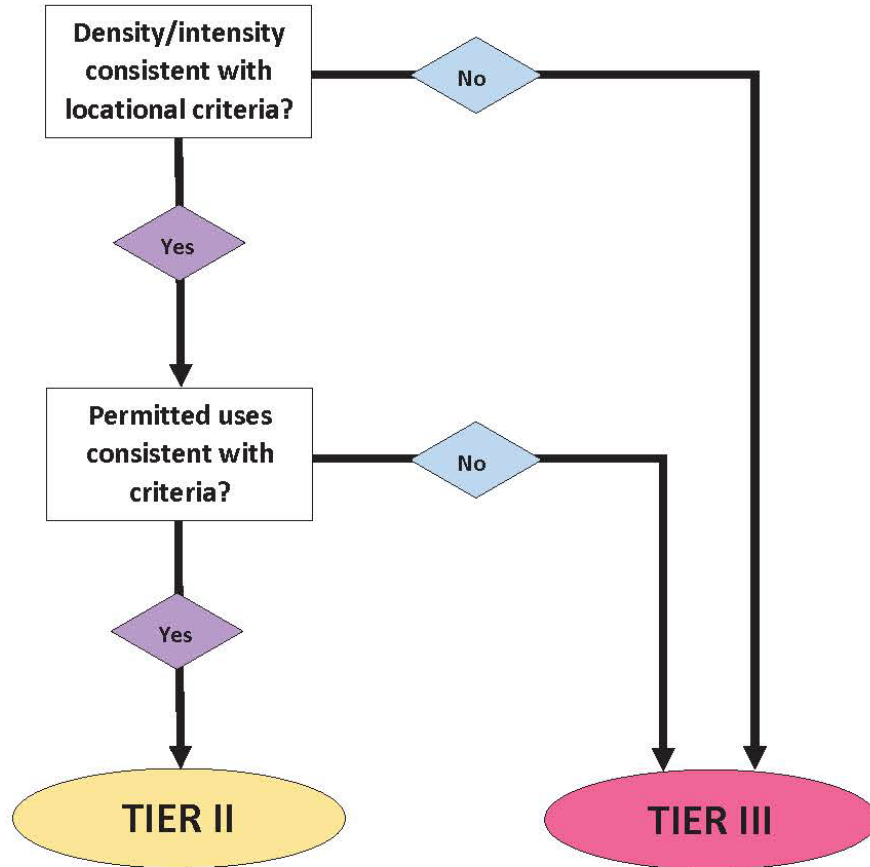
General Tiered Amendment Criteria for Map Amendments



* Tiered amendment process not applicable. Governed by boundary interpretation process outlined in Countywide Rules Section 7.3.8.

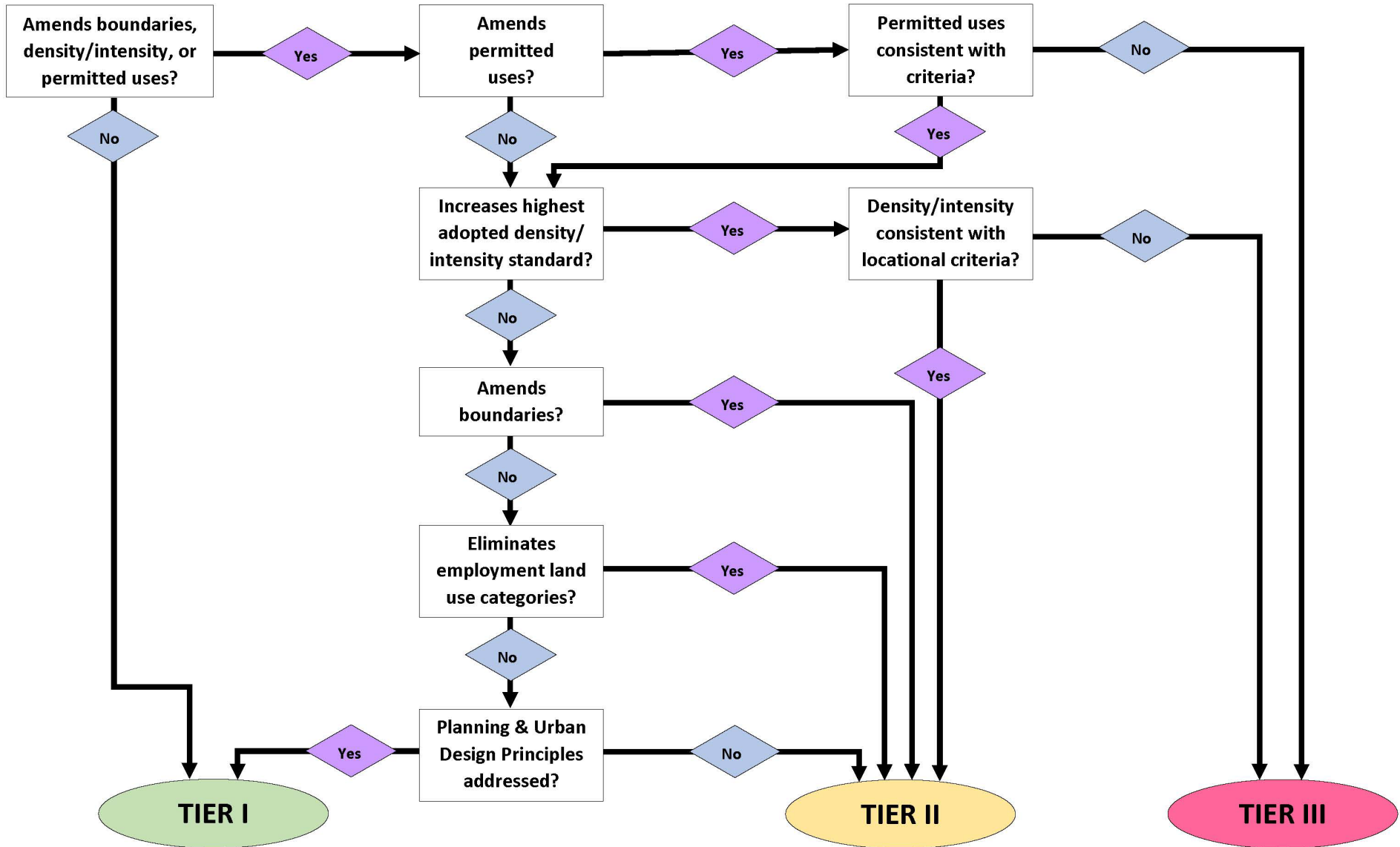
** Governed by Countywide Rules Sections 6.1.2.1 and 6.1.2.2.

Tiered Amendment Criteria for New Activity Centers and Multimodal Corridors



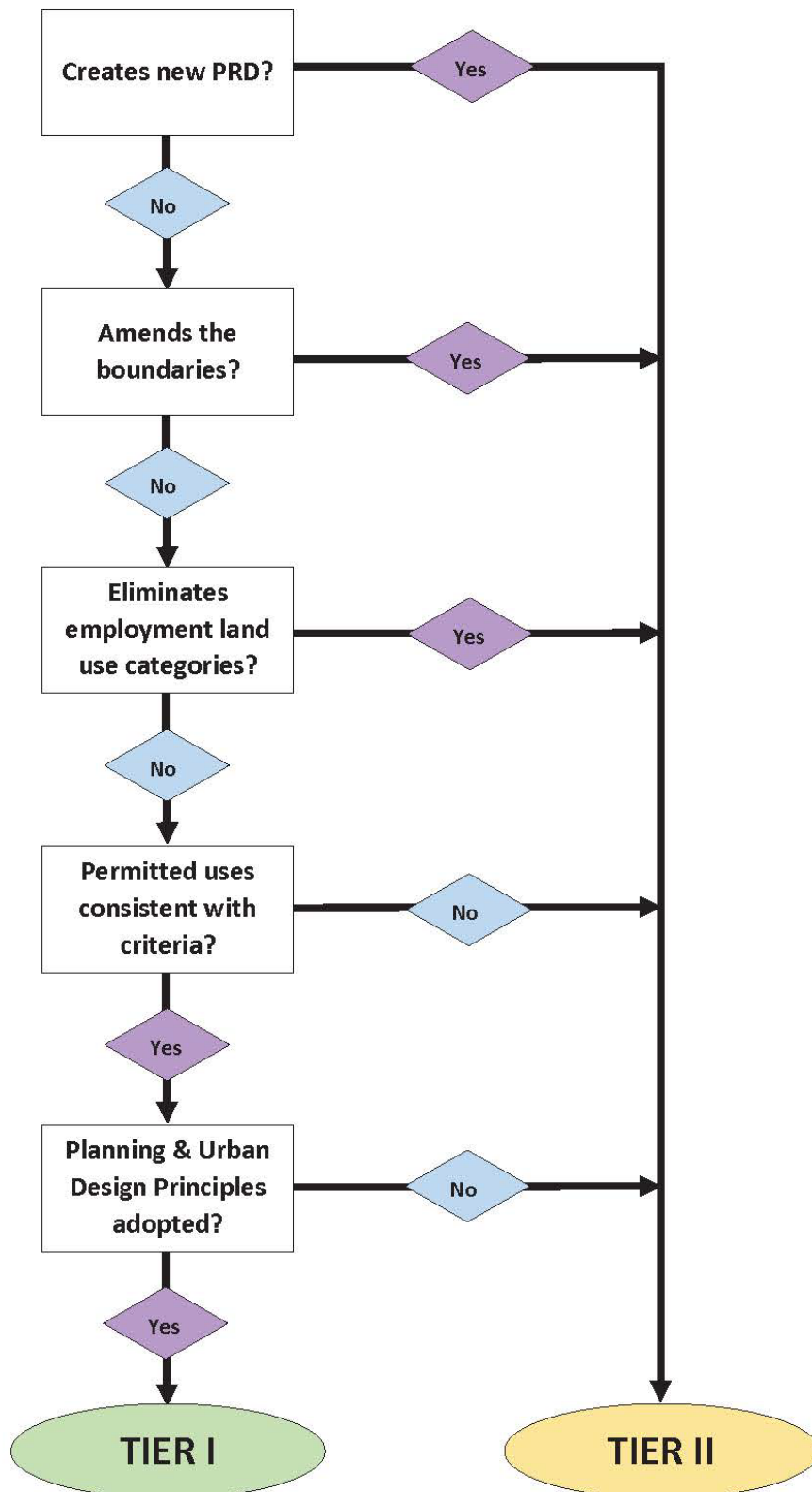
Note: Adoption of new Activity Centers and Multimodal Corridors is governed by Countywide Rules Section 6.2.1.1.

Tiered Amendment Criteria for Existing Activity Centers and Multimodal Corridors



Note: Amendments to existing Activity Centers and Multimodal Corridors are governed by Countywide Rules Section 6.2.2.1.

Tiered Amendment Criteria for New and Existing Planned Redevelopment Districts



Note: Adoption and amendment of Planned Redevelopment Districts are governed by Countywide Rules Sections 6.2.1.2 and 6.2.2.2.

Application Checklist

Note: Our email server cannot accept any files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

The following **MUST** be furnished with all applications (incomplete applications will not be accepted):

- A completed Countywide Plan Map amendment application form
- A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- A copy of the ordinance being considered by the governing body
- A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- A GIS shapefile of the amendment area (if technically feasible)
- A boundary survey (if applicable)
- A development agreement (if applicable)*
- Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- Summary of any public outreach conducted and/or public comment received

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- For AC and MMC categories, documentation of consistency with size criteria
- For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- Pre-application meeting
- For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- Justification narrative demonstrating one or more of these unanticipated changes:
 - Improvement in transit facilities
 - Increases in population or employment densities
 - Local government funding study for public infrastructure
 - Other unique conditions

* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.

FORWARD PINELLAS MEETING CALENDAR – 2024
Schedule of Meeting Dates for the Forward Pinellas Public Hearings and
Corresponding Meeting/Public Hearing Dates for the
Planners Advisory Committee (PAC) and Countywide Planning Authority (CPA)

Deadline for Submittal of Items Requiring Public Hearing	PAC Meeting Date (all meetings at 1:30 p.m.)	Forward Pinellas Hearing Date (all meetings at 1:00 p.m.)	CPA Hearing Date
December 13, 2023	January 2, 2024 - Tuesday	January 10, 2024	February 20, 2024 (9:30 a.m.)
January 10, 2024	February 5, 2024	February 14, 2024	March 5, 2024 (9:30 a.m.)
February 14, 2024	March 4, 2024	March 13, 2024	April 9, 2024 (9:30 a.m.)
March 13, 2024	April 1, 2024	April 10, 2024	May 7, 2024 (9:30 a.m.)
April 10, 2024	April 29, 2024	May 8, 2024	June 11, 2024 (9:30 a.m.)
May 8, 2024	June 3, 2024	June 10, 2024 - Monday	July 16, 2024 (9:30 a.m.)
June 12, 2024	July 1, 2024	July 10, 2024	August 13, 2024 (6:00 p.m.)
July 10, 2024	* August 5, 2024	* August 14, 2024	October 15, 2024 (9:30 a.m.)
August 14, 2024	September 3, 2024 - Tuesday	September 11, 2024	October 15, 2024 (9:30 a.m.)
September 11, 2024	September 30, 2024	October 9, 2024	November 19, 2024 (6:00 p.m.)
October 9, 2024	November 4, 2024	November 13, 2024	December 17, 2024 (6:00 p.m.)
November 13, 2024	* December 2, 2024	* December 11, 2024	January 2025 TBD

*** Subject to Cancellation**

Unless otherwise noted, the location for all the meetings will be the Palm Room of the Pinellas County Communications Building, 333 Chestnut Street, Clearwater, FL, 33756