



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

January 30, 2023 – 1:30 p.m.

310 Court Street

Clearwater

1st Floor Large Conference Room

THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY

1. CALL TO ORDER AND INTRODUCTIONS

2. APPROVAL OF MINUTES – JANUARY 3, 2023

3. REVIEW OF FORWARD PINELLAS AGENDA FOR FEBRUARY 8, 2023

PUBLIC HEARING ITEMS

A. Case CW 23-02 – Pinellas County

REGULAR AGENDA ITEMS

B. CPA Actions and Forward Pinellas Administrative Review Items (Rodney)

4. PLANNING TOPICS OF INTEREST

A. Proposed Countywide Rules Amendment – Transfers of Density/Intensity (Linda)

B. Advantage Alt 19: Investing in People and Places Update (Christina)

C. Planning Consultants Procurement (Rodney)

5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA

A. Pinellas SPOTlight Emphasis Areas Update (Information by Rodney)

B. Upcoming Land Use Cases & Pre-App Meetings (Discussion)

6. ADJOURNMENT

NEXT PAC MEETING – MONDAY, FEBRUARY 27, 2023

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

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

Planners Advisory Committee – January 30, 2023

2. Approval of Minutes – January 3, 2023



SUMMARY

The Summary Agenda Action Sheet for the January 3, 2023, PAC meeting is attached for committee review and approval.

ATTACHMENT(S): PAC Summary Agenda Action Sheet for the January 3, 2023 meeting

ACTION: PAC to approve the Summary Agenda Action Sheet from the January 3, 2023 meeting.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: JANUARY 3, 2023

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND ROLL CALL</u>	<p>The PAC held its January 3, 2023 meeting in the Palm Room at the Pinellas County Communications Building: 333 Chestnut Street, Clearwater.</p> <p>The Chair, Brandon Berry, called the meeting to order at 1:30 p.m. and the members introduced themselves.</p> <p>Committee members in attendance included: Ronnie Blackshear, Marcie Stenmark, Mark Griffin, Derek Reeves, Andrew Morris, Kimberly Mejia, Frances Leong Sharp, Brandon Berry, Kyle Brotherton, Ryan Brinson, Britton Wilson, Wesley Wright, Kathryn Younkin and Nicole Dufva (late arrival).</p> <p>Others in attendance: James Cunningham, City of Dunedin.</p> <p>Forward Pinellas staff included: Rodney Chatman, Linda Fisher, Tina Jablon, Nousheen Rahman, and Kaitlyn Nieman (intern).</p>	
2. <u>APPROVAL OF MINUTES FROM THE OCTOBER 31, 2022 PAC MEETING</u>	<p>Motion: Frances Sharp Second: Marcie Stenmark</p>	13-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR JANUARY 11, 2023 MEETING PUBLIC HEARINGS</u> A. CW 23-01 – Pinellas County	<p>Motion: Kyle Brotherton Second: Derek Reeves</p>	13-0
B. CPA Actions and Forward Pinellas Administrative Review Items	<p>Rodney Chatman updated the PAC members on the actions taken by the CPA at its December 13, 2022 meeting stating that three land use cases were approved. He also advised that there was one map adjustment processed administratively for the City of Clearwater.</p>	

<p>4. <u>PLANNING TOPICS OF INTEREST</u> A. Complete Streets Grant Program</p>	<p>Rodney Chatman introduced the item by providing a brief history of the program now in its seventh year. He explained the two types of grants that are offered annually to include funding for concept planning and construction of projects. He further stated that the program was designed to incentivize desired land use changes in our communities while improving safety outcomes. Mr. Chatman provided an overview of each of the projects for this year as submitted by the cities of Largo, St. Petersburg and Pinellas Park. He advised the committee of the next steps in the process and made a call for non-applicant volunteers to serve on the subcommittee to review the applications. Ryan Brinson, Pinellas County, and Marcie Stenmark, City of Safety Harbor, volunteered to be on the subcommittee.</p>	
<p>5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. Pinellas SPOTlight Emphasis Areas Update (Information)</p>	<p>Rodney Chatman advised the committee members that Forward Pinellas is working with FDOT on the future interchanges on US 19 north of Curlew and Tampa Road. Debate persists for Alderman Road, Klosterman Road, Tarpon Avenue, and Alternate US 19. FDOT evaluated alternative intersection improvements, upon request. The department recommended Alderman and Klosterman would likely need to be interchanges as well. This will be discussed in more detail at an upcoming board meeting.</p> <p>Regarding Beach Access, Mr. Chatman advised that sidewalk improvement plans for Gulf Boulevard in the Town of Indian Shores are still in progress. The town is working with residents and the department to reduce the overall project estimate, by working with property owners to get voluntary easements to allow the elimination of the right-of-way costs. The department has agreed to use an existing consultant contract to help the town identify the best placements for rights-of-way. The fallback plan is to eliminate the right-of-way requirement by reducing the width of the sidewalk, and creating a five-foot sidewalk with a shared lane for bicycles and cars.</p> <p>Mr. Chatman reported that Phase I outreach activities are complete for the Advantage Alt 19 Investment Corridor Plan. Information about the plan is available on the Forward Pinellas website. The results of the community outreach will be shared with the board in March and with the PAC thereafter.</p> <p>Lastly, Mr. Chatman offered an update on the Target Employment and Industrial Land Use</p>	

	Study (TEILS) Update advising members the draft final report was being presented to the Forward Pinellas Board next week. Upon board approval, implementation of the recommendations would be incorporated into amendments to the Countywide Plan. The amendments will be workshopped with the PAC for vetting with the goal of finalizing the amendments package in May.	
B. Upcoming Land Use Cases & Pre-App Meetings	Upon call by the chair for any land use cases or pre-app meetings to make Forward Pinellas staff aware of, none were heard. Nousheen Rahman inquired of Kimberly Mejia about a case in Largo that was mentioned at a prior meeting. However, Ms. Mejia advised that case was not advancing.	
C. Reminder to Submit Amendments for Consistency Review	Rodney Chatman reminded the PAC members to submit Land Development Code amendments to Forward Pinellas to be reviewed for consistency with the Countywide Plan. He further offered the rationale and significance for doing so.	
D. Reminder for Next Meeting	The PAC members were reminded that the meeting next month will be held at 310 Court Street.	
6. <u>ADJOURNMENT</u>	The meeting was adjourned at 1:54 p.m.	

Respectfully Submitted,

PAC Chair

Date

3A. Case CW 23-02 Pinellas County

SUMMARY

From: Public/Semi-Public
To: Residential Rural
Area: 4.29 acres m.o.l.
Location: 2669 St. Andrews Blvd.

This proposed amendment is submitted by the Pinellas County to amend properties from Public/Semi-Public (intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses) to Residential Rural (intended to depict those areas of the county that are now developed, or appropriate to be developed, in a rural, very low-density residential manner; and to recognize such areas as primarily well-suited for residential and agricultural uses that are consistent with the rural, exurban, nonintensive qualities and natural resources of such areas).

The subject property is located within the East Lake Tarpon Community Overlay as adopted by Pinellas County and is currently developed with a maintenance facility for a golf course (Cypress Run Golf Course). The subject property is primarily surrounded by mostly low-density single-family residential homes. It is the intent of the applicant to relocate the current maintenance facility to an adjacent property and redevelop the amendment area with three single-family homes, hence the proposed amendment to Residential Rural.

FINDINGS

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

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

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

LIST OF MAPS & ATTACHMENTS:

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

Forward Pinellas Staff Analysis

MEETING DATES:

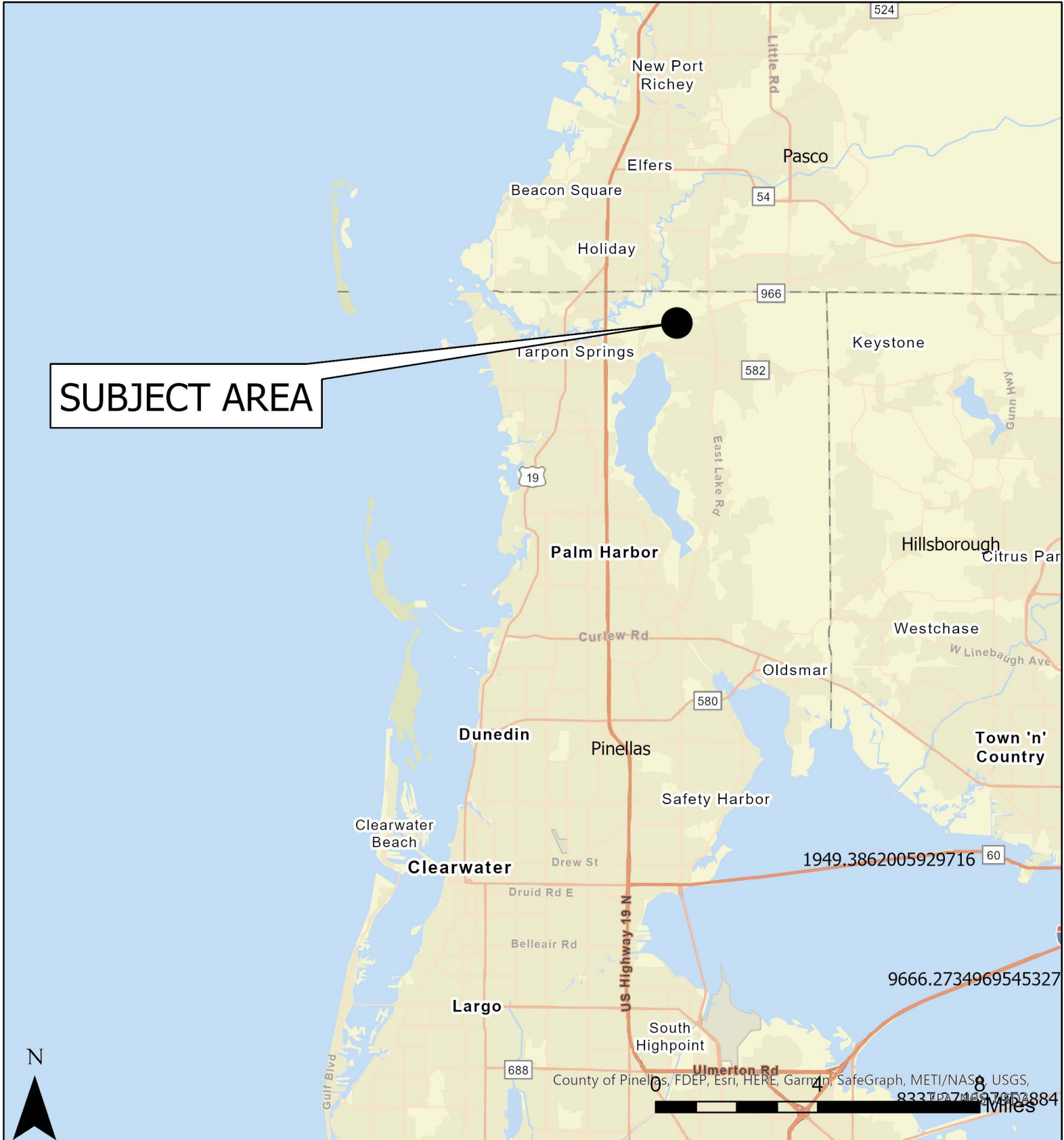
Planners Advisory Committee, January 30, 2023, at 1:30 p.m.

Forward Pinellas, February 8, 2023, at 1:00 p.m.

Countywide Planning Authority, February 28, 2023, at 6:00 p.m.

Case CW23-02

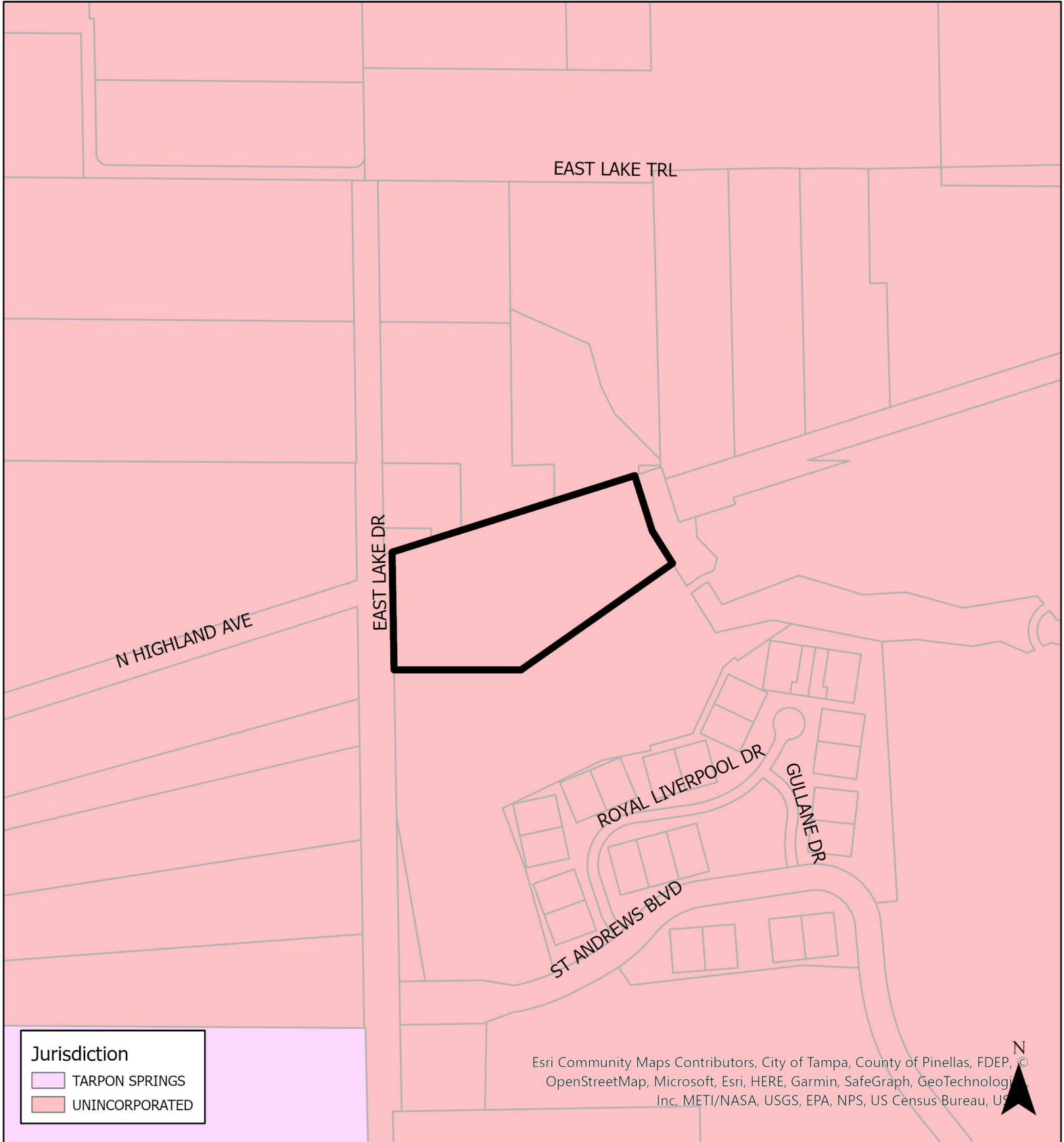
Map 1: Location Map



JURISDICTION: Pinellas County FROM: Public/Semi-Public
AREA: 4.29 acres m.o.l. TO: Residential Rural

Case CW23-02

Map 2: Jurisdictional Map



JURISDICTION: Pinellas County FROM: Public/Semi-Public
AREA: 4.29 acres m.o.l. TO: Residential Rural



Case CW23-02

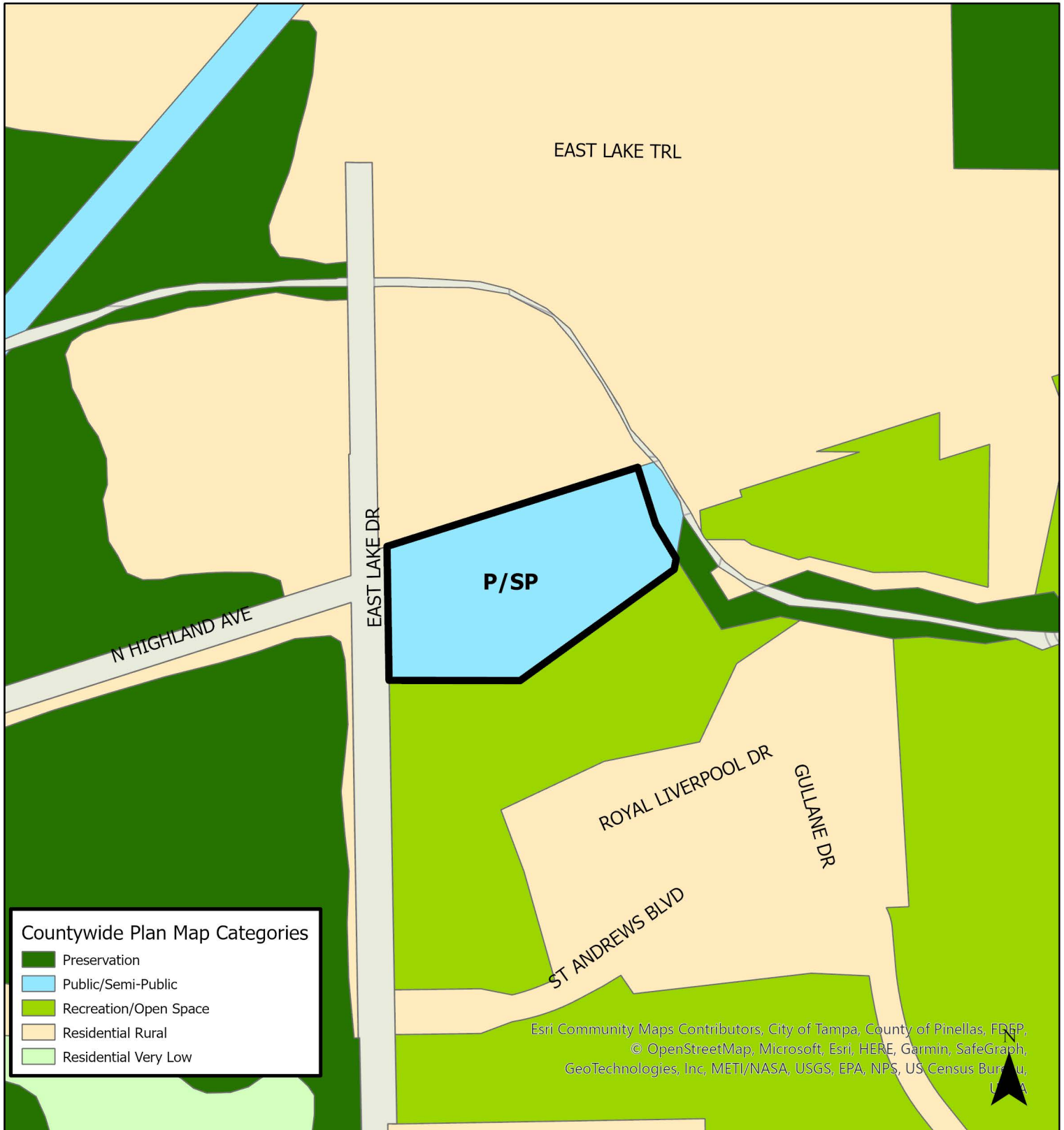
Map 3: Aerial Map



Esri Community Maps Contributors, City of Tampa, County of Pinellas, FDEP, N
© OpenStreetMap, Microsoft, Esri, HERE, Garmin, Swg, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

JURISDICTION: Pinellas County FROM: Public/Semi-Public
AREA: 4.29 acres m.o.l. TO: Residential Rural

0 100 200 500
Feet



JURISDICTION: Pinellas County **FROM: Public/Semi-Public**
AREA: 4.29 acres m.o.i. **TO: Residential Rural**





JURISDICTION: Pinellas County

FROM: Public/Semi-Public

0 115 230 460 Feet

AREA: 4.29 acres m.o.l.

TO: Residential Rural

CW 23-02
Forward Pinellas Staff Analysis
RELEVANT COUNTYWIDE CONSIDERATIONS:

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the Pinellas County to amend approximately 4.29 acres of property from Public/Semi-Public to Residential Rural.

The Countywide Rules state that the Residential Rural category is “intended to depict those areas of the county that are now developed, or appropriate to be developed, in a rural, very low-density residential manner; and to recognize such areas as primarily well-suited for residential and agricultural uses that are consistent with the rural, exurban, nonintensive qualities and natural resources of such areas.”

The locational characteristics of the Residential Rural category are “generally appropriate to locations distant from urban activity centers; in areas where use and development characteristics are rural in nature; and in areas where environmental features are linked to the protection of natural resources such as aquifer recharge and groundwater resource areas.” The subject property is located in an area of Unincorporated Pinellas County which is comprised of golf courses, recreation/open space lands as well as surrounding areas of a low-density residential character. As such, the proposed amendment is consistent with the locational characteristics of the intended category.

The subject property is located within the East Lake Tarpon Community Overlay as adopted by Pinellas County and is currently developed with a maintenance facility for a golf course (Cypress Run Golf Course). The subject property is primarily surrounded by mostly low-density single-family residential homes. It is the intent of the applicant to relocate the current maintenance facility to an adjacent property and redevelop the amendment area with three single-family homes, hence the proposed amendment to Residential Rural.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment of LOS “D” or better; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on an SNCC; therefore, those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in the CHHA; therefore, those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve a designated development/redevelopment area; therefore those policies are not applicable.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not located adjacent to an adjoining jurisdiction or public educational facility; therefore, those policies are not applicable.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrial land; therefore, those policies are not applicable.

Conclusion:

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

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 and Map Adjustments that have been administratively reviewed by Forward Pinellas staff.

CPA Actions January 2023:

The Board of County Commissioners, acting according to its Countywide Planning Authority, did not conduct any public hearings or take any actions in January.

Tier I Countywide Plan Map Amendments January 2023:

There were no Tier I Countywide Plan Map amendments processed in January.

Map Adjustments January 2023:

There were no map adjustments processed in January.

ATTACHMENT(S): None

ACTION: None required; informational item only.

4A. Proposed Countywide Rules Amendment – Transfers of Density/Intensity

SUMMARY

In late 2021, PAC discussed the topic of Transfers of Density/Intensity, which includes transferable development rights (TDRs), density/intensity averaging, and density/intensity pools, with the goal of proposing a Countywide Rules amendment to better implement the intent and use of these tools. The topic was not considered urgent by the PAC membership, therefore, rather than initiate a standalone Rules amendment, the decision was made to wait until it could be bundled with other amendments.

As we are now preparing to create a new Rules amendment package to address the findings of the Target Employment and Industrial Land Study Update, we are revisiting the Transfers of Density/Intensity amendment to include in that package. It will be presented this month for preliminary discussion.

While this proposed amendment substantially rewrites the current Rules provisions governing TDRs and density/intensity averaging, the intent is only to make the current process easier to use, not to make substantive changes to the way these tools are regulated. The proposed changes clarify existing procedures and codify staff interpretations that are regularly used in their administration.

The proposed amendment package:

- Substantially reorganizes Countywide Rules Section 5.2.1, retitled Transfer of Density/Intensity, to encompass TDRs, density/intensity averaging, and a newly-created provision for density/intensity pools.
- Consolidates common provisions for easier navigation and reduced repetition.
- Adds clear definitions for “sending area,” “receiving area,” “land use category,” and “existing developed property.”
- Adds clear methodology for calculating transfers of density/intensity.
- Clarifies when density/intensity may be transferred from existing developed property.
- Adds provisions for subsequent amendment of a sending or receiving area.
- Clarifies that local provisions enabling transfers of density/intensity must be adopted by a local government before the tools can be used, and how consistency with the Rules is determined.
- Clarifies that local actions implementing transfers of density/intensity must be filed with Forward Pinellas for tracking purposes.

The new density/intensity pools provision:

- Codifies tools already in use in some Activity Centers.

- May be used within an individual Activity Center, Multimodal Corridor, or Planned Redevelopment District.
- May be used with either undeveloped or existing developed property, and either contiguous or non-contiguous sending/receiving areas.
- There is no limitation on the combined size of the sending/receiving areas or the amount of density/intensity that can be transferred.
- General provisions applicable to transferable development rights and density/intensity averaging also apply to density/intensity pools.

ATTACHMENT(S): DRAFT Countywide Rules Article 5

ACTION: PAC to discuss and provide input.

ARTICLE 5
OPTIONAL PROVISIONS

DIV. 5.1**APPLICABILITY.**

The following standards are provisions that local governments may choose to utilize in their local future land use plans and land development regulations:

- Transferable Development Rights
- Density/Intensity Averaging
- Temporary Lodging Use Standards

If a local government chooses to utilize such provisions, they shall be consistent with the applicable plan criteria and standards in this article.

DIV. 5.2**CRITERIA AND STANDARDS.****SEC. 5.2.1****~~SPECIAL RULES.~~ TRANSFER OF DENSITY/INTENSITY****5.2.1.1****General Provisions.****5.2.1.1.1**

Local governments may adopt provisions to allow density and/or intensity to be transferred between parcels, or portions of parcels, consistent with this section of the Countywide Rules. These provisions are intended to be used when traditional amendment of land use categories would be infeasible, or to incentivize a public purpose such as environmental or historic preservation, affordable housing, transit-oriented development, economic development, or other purpose as determined by the local government.

Use of these provisions requires:

- A sending area from which unused density or intensity entitlements will be transferred to the receiving area. The transferred entitlements will be subtracted from the allowable density/intensity standards of the land use category of the sending area.
- A receiving area to which density or intensity entitlements will be transferred from the sending area. Transferred entitlements will be in addition to the allowable density/intensity standards of the land use category of the receiving area.

The sending or receiving area may be an entire parcel, or a portion of a parcel delineated by a land use category boundary. Common ownership of the sending and receiving areas is not required.

5.2.1.1.2

For purposes of this section, the term “land use category” shall mean the more restrictive of either the Countywide Plan Map category or the locally adopted future land use map category applicable to a given parcel.

5.2.1.1.3 The following requirements apply to Transferable Development Rights, subject to the additional requirements of subsection 5.2.1.2; Density/Intensity Averaging, subject to the additional requirements of subsection 5.2.1.3, and Density/Intensity Pools, subject to the additional requirements of subsection 5.2.1.4:

- A. There shall be no transfer of density or intensity to the Recreation/Open Space or Preservation categories.
- B. There shall be no transfer of density or intensity from the Activity Center (AC), Multimodal Corridor (MMC), or Planned Redevelopment District (PRD) category to any category other than AC, MMC, or PRD, except as provide in subsection G below.
- C. There shall be no transfer of density or intensity into the Coastal High Hazard Area (CHHA) from outside the CHHA. Transfers within the CHHA are permitted.
- D. There shall be no transfer of density or intensity to submerged lands, unless the receiving area includes a drainage detention area created as a function of development, which has density/intensity entitlements recorded by the local government with jurisdiction pursuant to Section 4.2.3.11.
- E. There shall be no transfer of nonconforming density or intensity from the sending area in excess of what is permitted by the adopted land use category.
- F. Following transfer of density and/or intensity, permitted uses in both the sending and receiving areas must remain consistent with their respective land use categories.
- G. If the local plan and/or code provisions filed of record in support of the AC, MMC or PRD plan category prior to [DATE] allow Transferable Development Rights, Density/Intensity Averaging, and/or a Density/Intensity Pool in conflict with the requirements of Section 5.2.1, the locally adopted provisions shall take precedence.

5.2.1.1.4 No density or intensity transferred using Transferable Development Rights, Density/Intensity Averaging, or Density/Intensity Pools may be double-counted. Following transfer, the combined density/intensity entitlements of the sending and receiving area may not exceed the combined density/intensity entitlements allowed by the land use categories of the sending and receiving areas prior to the transfer.

For the purposes of this section, “density/intensity entitlements” shall mean the number of residential units, residential equivalent beds, temporary lodging units, and/or building square footage that can be built in the sending and receiving areas, as applicable.

The base density/intensity of the land use category must be used for all Transferable Development Rights, Density/Intensity Averaging, and Density/Intensity Pool calculations. If either the sending or receiving area is eligible for a density and/or intensity bonus as provided in Section 4.2.3.5 or 4.2.3.6, the bonus shall be calculated after density and/or intensity is transferred.

5.2.1.1.5 There shall be no transfer from existing developed property except as specifically provided in subsections 5.2.1.2, 5.2.1.3 and/or 5.2.1.4. Developed property shall include land containing one or more structures, whether currently occupied or not. Small or ancillary structures such as utility towers, storage sheds, or parking booths are considered structures for the purposes of this section.

The boundaries of an existing developed property shall consist of the boundaries of the parcel(s) or the land use category(ies) containing the developed use, whichever is smaller. If a portion of the land within such boundary is developed, the entire area within the boundary is considered developed.

5.2.1.1.6 A sending area designated Preservation or Recreation/Open Space may transfer a density of one dwelling unit per acre or an intensity of 0.05 floor area ratio per acre, as an incentive to preserve these areas and to ensure a minimum beneficial use. Such transfer may occur only once and must be recorded pursuant to subsection 5.2.1.1.8. All other provisions of Section 5.2.1 apply.

5.2.1.1.7 Unless otherwise provided by the local government with jurisdiction, density and/or intensity transferred using Transferable Development Rights, Density/Intensity Averaging, and/or Density/Intensity Pools will remain in effect notwithstanding any future amendment of the land use category of either the sending or receiving area, as follows:

- A. If the sending area is amended to a different land use category, the transferred density/intensity entitlements will be subtracted from the otherwise allowable density/intensity entitlements of the new category.
- B. If the receiving area is amended to a different land use category, the transferred density/intensity entitlements will remain in addition to the otherwise allowable density/intensity standards of the new land use category. Prior to amendment, the previously transferred entitlements will be taken into account as part of the Countywide Plan Map amendment review process.

Any locally adopted provisions that vary from this section remain subject to the requirements of subsection 5.2.1.1.4.

5.2.1.1.8 In order to use Transferable Development Rights, Density/Intensity Averaging, or Density/Intensity Pools, land development regulations enabling their use must be adopted by the local government with jurisdiction and found consistent with these Countywide Rules pursuant to the provisions of Article 3.

Subsequent to the adoption of enabling local land development regulations, local actions implementing Transferable Development Rights, Density/Intensity Averaging, or Density/Intensity Pool do not require review by PPC staff, but at local government request, PPC staff will provide an informal review for consistency.

All local actions implementing Transferable Development Rights, Density/Intensity Averaging, or Density/Intensity Pools must be filed with the PPC for tracking purposes. If the local government has an established procedure for annual or other periodic reporting, that information may be filed with the PPC on the same schedule. If no such procedure exists, individual actions must be filed with the PPC as soon as they are finalized by the local government.

5.2.1.2 Transferable Development Rights.

5.2.1.2.1 The Transferable Development Rights process may be used to transfer density and/or intensity between a sending and receiving area that are in different land use categories, that are non-contiguous, or both, subject to the general provisions of Section 5.2.1.1 and the following:

- A. Transfer of development rights from existing developed property shall only be allowed if the sending and receiving areas are part of a unified development; or as may be adopted by the local government with jurisdiction to incentivize a public purpose such as preservation of archaeological, historical, environmental, or architectural resources, or Leadership in Energy and Environmental Design (LEED) building certification.
- B. Transferred density/intensity entitlements shall not exceed 25 percent of the otherwise allowable density/intensity entitlements of the receiving area; except that the maximum transferred intensity entitlement to a receiving area designated Office, Employment, or Industrial shall not exceed 30 percent of the allowable intensity entitlement.

~~**5.2.1.1.1** Transfer of development rights shall be as provided for in the local government comprehensive plan or land development regulations, or if applicable, in a separate plan filed of record in support of the Activity Center (AC), Multimodal Corridor (MMC), or Planned Redevelopment District (PRD) category, subject to the following:~~

- ~~A. The land use characteristics within any given Countywide Plan Map category shall be consistent with those land use characteristics enumerated for each Countywide Plan Map category, and no transfer of development rights shall be permitted which is inconsistent with the use characteristics of a given Countywide Plan Map category.~~
- ~~B. There shall be no transfer of development rights from existing developed property, irrespective of whether or not that property has been developed to the maximum density/intensity permitted under the Countywide Plan and Countywide Rules, or the local future land use plan designation where it may be more restrictive, except for preservation of archaeological, historical, environmental, or architectural sites or features or for Leadership in Energy and Environmental Design (LEED) building certification purposes, or as adopted into a special area plan consistent with these Countywide Rules prior to April 15, 2010.~~

~~C. Transfer of development rights is permitted between all Countywide Plan Map categories except as follows:~~

- ~~1. There shall be no transfer to the Recreation/Open Space or Preservation categories.~~
- ~~2. There shall be no transfer from the AC, MMC or PRD category to another category, except as may be provided for in the local plan and/or code provisions that establish the basis for and are filed of record in support of the AC, MMC or PRD plan category.~~

~~D. The maximum permitted density/intensity of the Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, for any parcel of land to which development rights are transferred shall not exceed twenty-five percent of the otherwise maximum permitted density/intensity allowed for each respective Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, applicable to such parcel, except as may be otherwise specifically provided for as follows:~~

- ~~1. If the local plan and/or code provisions filed of record in support of the AC, MMC or PRD plan category contain provisions governing transfer of development rights, those provisions shall take precedence.~~
- ~~2. For a parcel of land that provides or contains Manufacturing, Office, or Research/Development uses and to which development rights are transferred, the maximum permitted density/intensity of the Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, shall not exceed thirty percent of the otherwise maximum permitted density/intensity allowed for each respective Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, applicable to such parcel.~~

~~E. Where development rights are transferred from a sending parcel, that property shall only be used in a manner and to the extent specified in the transfer and recording mechanism. Any parcel from which development rights are transferred will be limited to the use and density/intensity that remains after the transfer. In particular:~~

- ~~1. The residual development rights on the sending parcel will be limited to the remnant use and density/intensity available under the Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, and not otherwise transferred.~~
- ~~2. Determination of available remnant use and density/intensity for any mixed use, or combination of distinct uses, shall be in accord with the consistency criteria as set forth in Sec. 4.2.3 and 4.2.4 of the Countywide Rules.~~

- ~~3. Neither the use nor density/intensity of a sending parcel shall be double-counted and the transfer of development rights shall not result in any combination of use or density/intensity above that which was otherwise permitted under the applicable Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, for each the sending and receiving parcels, when taken together.~~
- ~~4. A sending parcel from which all development rights are transferred shall not thereafter be available for use except consistent with the use characteristics and density/intensity standards of the Recreation/Open Space category, except for sending parcels classified as Preservation or required to be classified as Preservation as a function of the transfer, in which case such parcels shall be limited to the use characteristics and density/intensity standards of the Preservation category.~~
- ~~F. Where all development rights have previously been transferred from a sending parcel through a local government approved or Countywide Plan Map approved process, no additional development rights shall be transferable from that sending parcel.~~
- ~~G. There shall be no transfer of development rights from or to submerged land, or from outside the coastal high hazard area into the coastal high hazard area.~~
- ~~H. Where development rights cannot otherwise be determined for the Preservation or Recreation/Open Space category based on local government provisions for transfer of development rights, such categories shall be assigned a maximum density/intensity of one dwelling unit or five percent floor area ratio per acre, or both, as is applicable based on the use characteristics to be utilized in the receiving parcel for any transfer of development rights under the Countywide Plan Map and these Countywide Rules.~~
- ~~I. Where an entire parcel of property is located in a Preservation or Recreation/Open Space category, and the development rights of such parcel have not been and cannot be transferred, such property shall be permitted a minimum beneficial use subject to the various provisions of these Countywide Rules and the Countywide Plan Map, but private property shall not be taken without due process of law and the payment of just compensation.~~
- ~~J. Any project utilizing transfer of development rights shall require the local government having jurisdiction to provide for a recording mechanism, in a form approved by the Countywide Planning Authority, which shall as a minimum, require written evidence of the transfer of development rights in a document to be recorded in the public records with the Clerk of the Circuit Court for Pinellas County, and a record copy of same to be filed with the PPC.~~

5.2.1.3~~2~~ Density/Intensity Averaging.

5.2.1.3.1 The Density/Intensity Averaging process may be used to transfer density and/or intensity between a contiguous sending and receiving area, which may be designated with the same or different land use categories, subject to the general provisions of Section 5.2.1.1 and the following:

- A. Density/Intensity Averaging from existing developed property shall only be allowed if the sending and receiving areas are part of a unified development; or as may be adopted by the local government with jurisdiction to incentivize a public purpose such as preservation of archaeological, historical, environmental, or architectural resources, or Leadership in Energy and Environmental Design (LEED) building certification.
- B. An individual Activity Center, Multimodal Corridor, or Planned Redevelopment District may be considered as a unified development for the purposes of this section.
- C. Where the sending and receiving areas are designated with different land use categories, the combined sending and receiving areas may not exceed five acres.

~~5.2.1.2.1~~ ~~Density/intensity averaging shall be permitted as provided for in the applicable local government comprehensive plan, or the local plan and/or land development code provisions filed of record in support of the Activity Center (AC), Multimodal Corridors (MMC) or Planned Redevelopment District (PRD) plan category, and in accordance with all applicable provisions of these Rules.~~

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

- ~~A. There shall be no density/intensity averaging to the Preservation or Recreation/ Open Space categories.~~
- ~~B. There shall be no density/intensity averaging from the AC, MMC or PRD category to another category. However, density/intensity averaging is permitted within an Activity Center, Multimodal Corridor or Planned Redevelopment District pursuant to Section 5.2.1.2.4.~~
- ~~C. There shall be no density/intensity averaging from or to submerged land or from outside the coastal high hazard area into the coastal high hazard area.~~

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

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

~~5.2.1.2.4 Density/intensity averaging is permitted within an individual Activity Center, Multimodal Corridor or Planned Redevelopment District as a whole, provided that:~~

- ~~• For an Activity Center or Multimodal Corridor, the maximum density or intensity standard for the applicable subcategory classification is not exceeded on an average areawide basis; and~~
- ~~• For a Planned Redevelopment District, the maximum density or intensity standard for the PRD category is not exceeded on an average areawide basis; and~~
- ~~• Adoption and subsequent amendment of density/intensity standards is subject to the provisions of Division 6.2.~~

~~5.2.1.2.5 Density/intensity averaging as otherwise governed by these Countywide Rules shall be allowed to include any development rights available to, but previously unused by, existing developed property that is being added to or redeveloped using the density/intensity averaging provisions of these Rules.~~

5.2.1.4 Density/Intensity Pools

5.2.1.4.1 The Density/Intensity Pool process may be used to transfer density and/or intensity from one or more sending areas into an entitlement pool from which density/intensity bonuses are granted to receiving areas meeting locally specified criteria, subject to the general provisions of Section 5.2.1.1 and the following:

- A. A Density/Intensity Pool may only be used within an individual Activity Center (AC), Multimodal Corridor (MMC), or Planned Redevelopment District (PRD).
- B. The sending and receiving areas may be contiguous or non-contiguous.
- C. Density and/or intensity may be transferred from either undeveloped or existing developed property.
- D. The criteria and methodology for transferring density/intensity from a sending area to a Density/Intensity Pool, and from a Density/Intensity Pool to a receiving area.

[must be adopted as part of the local plan and/or code provisions filed of record in support of the AC, MMC or PRD.](#)

5.2.21-3 ALTERNATIVE TEMPORARY LODGING USE STANDARDS.

5.2.2.1-3.1 Alternative Density/Intensity. Local governments may utilize the provisions of this section in lieu of the standard temporary lodging densities or intensities specified within each Countywide Plan Map category that provides for such use, subject to the following:

- A. A local government may utilize all, or any part of, the higher temporary lodging densities and associated intensities included in the accompanying Table 6, provided that both a density and intensity standard are applied to the temporary lodging use.
- B. Amendment of the local government comprehensive plan and land development regulations to provide for all, or any portion of, the alternative densities and intensities in Table 6, based on a Development Agreement prepared and approved pursuant to ~~Chapter 163, Sections 3220-3243, F.S.,~~ [Sections 163.3220-163.3243, F.S.](#) as amended.
- C. A Development Agreement proposing to utilize the higher densities and intensities identified in Table 6 and authorized by this Section shall address, at a minimum, the following:
 - 1. The ability of the local government, or the applicable service provider, to meet the concurrency management standards for sanitary sewer, solid waste, drainage, and potable water, as required pursuant to Section 163.3180, F.S., and the applicable local government or service provider plan and regulations.
 - 2. Provision for all temporary lodging uses to comply with all county and local hurricane evacuation plans and procedures to ensure orderly evacuation of guests and visitors pursuant to the Pinellas County Code, Chapter 34, Article III. In particular, all temporary lodging uses which are located in Hurricane Evacuation Level A, as identified by the Pinellas County Comprehensive Emergency Management Plan, shall prepare a legally enforceable mandatory evacuation/closure covenant, stating that the temporary lodging use will be closed as soon as practicable after a hurricane watch is posted for Pinellas County by the National Hurricane Center. Further, a plan implementing the closure and evacuation procedures shall be prepared and submitted to the county or municipal emergency management coordinator, whichever is applicable, within 90 days of the issuance of a certificate of occupancy. This plan will be updated and sent for review when there is a change of ownership or substantive change to the plan or as required by the county or municipal emergency management coordinator, whichever is applicable.

3. Design considerations in Section 5.2.1.32.2, the mobility management provisions in Section 5.2.1.32.3 and the restrictions on temporary lodging use in Section 5.2.1.32.4 set forth following.
- D. A Development Agreement prepared pursuant to this Section shall be approved by the local government governing body, recorded with the Clerk of the Circuit Court pursuant to Section 163.3239, F.S., a copy filed with the Property Appraiser's Office, and a copy submitted to the PPC and CPA for receipt and filing within fourteen days after recording. The development limitations set forth in the Development Agreement shall be memorialized in a deed restriction, which shall be recorded in the Official Records of Pinellas County prior to the issuance of a building permit for the temporary lodging use.
- E. The alternative densities and intensities set forth in Table 6 are maximums, except as provided for in F. below. A local government may choose to utilize a density and intensity standard equal to or less than the alternative density and intensity standard, when adopted in their comprehensive plan and land development regulations, based on the maximums set forth in Table 6.
- F. Intensity standards governing floor area ratio (FAR) and impervious surface ratio (ISR) may be varied by the local government with jurisdiction pursuant to the provisions of Division 7.4 of these Rules. The FARs in Table 6 apply to the temporary lodging use, residential dwelling uses integrated in the same structure with the temporary lodging use, associated parking structures, and uses accessory to temporary lodging uses (e.g., meeting space, restaurants, spas, clubs, etc.).
- G. For development that includes a combination of temporary lodging and residential dwelling use, each use shall be allowed in proportion to the size of the property and the permitted density and intensity of the respective use.

Table 6
Alternative Temporary Lodging Density and Intensity Standards

Plan Category	Temporary Lodging On Property That Is:	Maximum Density/Intensity Standards		
		Units/Acre	FAR	ISR
R, AC, MMC, PRD	Less Than One Acre	75	2.2	0.95
	Between One Acre And Three Acres	100	3.0	0.95
	Greater Than Three Acres	125	4.0	0.95
R&S	No Property Size Limitations	60	1.2	0.90
E	Subject To 5-Acre Property Size Limitation Per Section 2.3.3.8	75	1.5	0.85

5.2.2.2.1.3.2 Design Considerations. The purpose of the design considerations is to enable the local government to authorize the increased density and intensity provided for in Table 6, subject to a determination that the project is compatible with the size, location, configuration and character of the site, its relationship to the Countywide Plan Map category in which it is located, and to adjoining uses; and that the overall principles of quality urban design as set forth in *Pinellas By Design: An Economic Development and Redevelopment Plan for the Pinellas Community* are furthered.

In particular, design considerations applicable to the proposed use shall address the following in the Development Agreement so as to ensure compatibility in terms of context-sensitive design, and the scale and placement of the proposed use so as to achieve a harmonious relationship and fit relative to its location and surroundings:

- A. Building scale, including height, width, location, alignment, and spacing.
- B. Building design, including elevations, façade treatment, entrance and porch or balcony projections, window patterns and roof forms.
- C. Site improvements, including building and site coverage, accessory structures, service and amenity features, walkway and parking areas, open space, and view corridors.
- D. Adjoining property use, including density/intensity, and building location, setbacks, and height.

5.2.2.3.1.3.3 Mobility Management. The applicant shall ensure that a project authorized to use the increased density and intensity provided for in Table 6 adequately addresses its impacts on the surrounding road network through the implementation of mobility improvements or strategies consistent with the Pinellas County Mobility Plan, as implemented by the countywide Multimodal Impact Fee Ordinance.

5.2.2.4.1.3.4 Operating Characteristics and Restrictions. The purpose of this provision is to ensure that a project authorized to use any portion of the increased density and intensity provided for in Table 6 is built, functions, operates, and is occupied exclusively as temporary lodging.

In particular, temporary lodging uses at the densities/intensities in Table 6, or any density higher than the standard density provided for such use in each applicable Countywide Plan Map category, or the local future land use plan designation where it may be more restrictive, shall comply with the following restrictions:

- A. No temporary lodging unit shall be occupied as a residential dwelling unit, and a locally-determined maximum length of stay for any consecutive period of time shall be established by the local government to ensure that any temporary lodging use does not function as a residential use.

- B. Temporary lodging units shall not qualify or be used for homestead or home occupation purposes.
- C. All temporary lodging units must be included in the inventory of units that are available within a temporary lodging use.
- D. No conversion of temporary lodging units to residential dwelling units shall be permitted unless the conversion is in compliance with the Countywide Rules with respect to the permitted residential density and, where applicable, the intensity for associated nonresidential uses.
- E. A temporary lodging use may include accessory uses, such as recreational facilities, restaurants, bars, personal service uses, retail uses, meeting space, fitness centers, spa facilities, parking structures and other uses commonly associated with temporary lodging uses. All such uses shall be included in the calculation of allowable floor area ratio.
- F. Any license required of a temporary lodging use by the local government, county, or state agency shall be obtained and kept current.
- G. Temporary lodging uses shall be subject to all applicable tourist development tax collections.
- H. A reservation system shall be required as an integral part of the temporary lodging use, and there shall be a lobby/front desk area that must be operated as a typical lobby/front desk area for temporary lodging would be operated.
- I. Temporary lodging uses must have sufficient signage that complies with local codes and is viewable by the public designating the use as a temporary lodging use.
- J. The books and records pertaining to use of each temporary lodging unit shall be open for inspection by authorized representatives of the applicable local government, upon reasonable notice, in order to confirm compliance with these regulations as allowed by general law.
- K. The applicable local government may require affidavits of compliance with this Section from each temporary lodging use and/or unit owner.

SUMMARY

In June 2022, Forward Pinellas began work on an *Advantage Pinellas* Investment Corridor Transition Plan to evaluate Alternate US 19 (SR 595) from SR 60 to 58th Street North at 5th Avenue North, and 58th Street North from 5th Avenue North to Central Avenue. The Alternate US 19 Corridor is identified as one of the Forward Pinellas priority investment corridors. Through *Advantage Pinellas*, Forward Pinellas has created the Investment Corridor Strategy, where the priority investment corridors identified in the Countywide Plan Land Use Strategy Map will be prioritized for redevelopment linking jobs, job training and housing. This approach to transportation investments and future growth will serve to protect our established neighborhoods and enhance the areas best suited for additional growth and redevelopment.

This project, known as *Advantage Alt 19: Investing in People and Places along the Alternate US 19 Corridor*, will create a vision for the corridor that establishes a comprehensive redevelopment strategy to accommodate future growth and economic opportunity for Pinellas County's diverse workforce. Recommendations coming out of this study will help to guide the evolution of the corridor that appropriately correlates the balance between land use and transportation planning.

The project team has completed the corridor characteristics and opportunities analysis which summarizes existing conditions and identifies potential opportunities and constraints along the corridor. The team is now moving forward into the next phase of the project which involves developing a redevelopment vision for the corridor. The redevelopment and economic opportunity strategy will encourage the incorporation of enhanced transit service and other multimodal transportation options to link jobs, job training, and workforce housing. The final phase of the project will feature an implementation and funding strategy for the recommendations featured in the plan to implement recommended actions and next steps.

Forward Pinellas staff will provide a broad overview of the findings included in the corridor characteristics and opportunities analysis and a brief update on next steps.

ATTACHMENT(S): None

ACTION: None required; informational item only.

SUMMARY

Forward Pinellas uses a list of pre-qualified on-call planning consultants to assist the staff and our local government partners in performing various technical activities and policy analyses. These consultants are selected through a competitive procurement process and are issued task assignments through work orders. Work orders include a cost and scope of services, and are authorized by the Forward Pinellas Board or executive director based on the cost. Forward Pinellas last issued a procurement for planning consultants in 2020.

Forward Pinellas is planning to conduct a procurement for new planning consultants this spring. The planning consultants will be on-call for services to be determined, and no minimum amount of work is guaranteed. Forward Pinellas anticipates selecting multiple planning consultant teams who have experience in Multimodal Transportation Planning and Analysis, Economic Analysis, Website Design and Maintenance, Urban Design, Land Use and Redevelopment, Climate Resilience, Graphic Design and Renderings, and Geographic Information Systems.

A selection committee of Forward Pinellas staff and partner agency staff will provide a recommendation to the board for consideration at its May meeting.

ATTACHMENT(S): None

ACTION: None, informational item only.

Planners Advisory Committee – January 30, 2023

5A. Pinellas SPOTlight Emphasis Areas Update



SUMMARY

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

ATTACHMENT(S): None

ACTION: None required; informational item only.