



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

**February 5, 2024 – 1:30 p.m.**  
333 Chestnut Street  
Clearwater  
Palm Room

**THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY**

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- 1. CALL TO ORDER AND INTRODUCTIONS**
- 2. APPROVAL OF MINUTES – January 2, 2024**
- 3. REVIEW OF FORWARD PINELLAS AGENDA FOR FEBRUARY 14, 2024**  
**PUBLIC HEARING ITEMS**
  - A. Countywide Plan Map Amendments
    - 1. Case CW 24-04 – Pinellas County
    - 2. Case CW 24-05 – City of Tarpon Springs
  - B. CPA Actions and Forward Pinellas Administrative Review Items
- 4. PLANNING TOPICS OF INTEREST**
  - A. Advantage Alt. 19 Plan (Rodney Chatman)
  - B. Legislative Update (Linda Fisher)
  - C. Countywide Rules Interpretations Annual Update (Linda Fisher)
  - D. Urban Design Services Pilot Program Update (Jared Austin)
  - E. Countywide Plan Appendix Update (Jared Austin)
- 5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA**
  - A. Pinellas SPOTlight Emphasis Areas Update (Information)
  - B. Forward Pinellas & PAC Local Government Happenings (Rodney Chatman)
  - C. Upcoming Land Use Cases & Pre-App Meetings (Discussion)

**6. UPCOMING EVENTS**

Feb 14th	Forward Pinellas Board Workshop – 10 a.m. - 12:30 p.m. – Palm Room
Feb 24 <sup>th</sup>	LRTP Outreach – Localtopia – St. Petersburg 10:00 a.m. – 5:00 p.m.
March 2 <sup>nd</sup>	<a href="#"><u>8th Annual Bike Your City – St. Petersburg</u></a>

**7. ADJOURNMENT**

**NEXT PAC MEETING – MONDAY, MARCH 4, 2024**

*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 – February 5, 2024**

**2. Approval of Minutes – January 2, 2024**

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**SUMMARY**

The Summary Agenda Action Sheet for the January 2, 2024 PAC meeting is attached for committee review and approval.

**ATTACHMENT(S):** PAC Summary Agenda Action Sheet for the January 2, 2024 meeting

**ACTION:** PAC to approve the Summary Agenda Action Sheet from the January 2, 2024 meeting.

**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**  
**DATE: JANUARY 2, 2024**

ITEM	ACTION TAKEN	VOTE
<p>1. <u>CALL TO ORDER AND ROLL CALL</u></p>	<p>The PAC held its January 2, 2024, meeting in the Palm Room at 333 Chestnut Street, Clearwater.</p> <p>The Chair, Matt Jackson, called the meeting to order at 1:30 p.m. and the members introduced themselves.</p> <p>Committee members in attendance included: Andrew Morris, Tiffany Menard, Tom Scofield, Wesley Wright, Jayme Lopko, Frances Leong Sharp, Matt Jackson, Britton Wilson, Marcie Stenmark, Devan Deal, Mark Griffin, Maryellen Edwards and Brandon Berry.</p> <p>Others in attendance: Scott Swearengen, Alissa Hevesh and Glenn Bailey, Pinellas County staff.</p> <p>Forward Pinellas staff included: Rodney Chatman, Linda Fisher, Emma Wennick, Tina Jablon, Jared Austin and Alexis Hall (intern).</p>	
<p>2. <u>APPROVAL OF MINUTES FROM THE OCTOBER 30, 2023 PAC MEETING</u></p>	<p>Motion: Tom Scofield            Second: Marcie Stenmark</p>	<p>13-0</p>
<p>3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR JANUARY 10, 2024 MEETING</u>  <u>PUBLIC HEARING ITEMS</u>            A. <u>Countywide Plan Map Amendments</u>                1. Case CW 24-01 – Clearwater</p>	<p>Motion: Britton Wilson            Second: Tom Scofield</p>	<p>13-0</p>

3A2. Case CW 24-02 – Pinellas County	Motion: Brandon Berry Second: Devan Deal	13-0
3A3. Case CW 24-03 – St. Petersburg	Motion: Devan Deal Second: Tom Scofield	13-0
<u>REGULAR AGENDA ITEMS</u> B. <u>CPA Actions and Forward Pinellas Administrative Review Items</u>	Rodney Chatman advised the committee members that two cases were approved at public hearings held before the Countywide Planning Authority (CPA) in November and December. One for the City of St. Petersburg and one for Pinellas County. He also advised the PAC that there was one Tier I amendment administratively approved for Pinellas County during the same time period. However, there were no map adjustments in November or December. Tina Jablon advised that the Annual Update of the Countywide Plan Map was also approved by the CPA in December.	
4. <u>PLANNING TOPICS OF INTEREST</u> A. <u>Advantage Pinellas Housing Action Plan Update – Accessory Dwelling Units</u>	Linda Fisher reminded the PAC that bi-monthly updates would be ongoing related to the Housing Action Plan/Compact on a variety of topics. This month Accessory Dwelling Units (ADUs), which are specifically called out in the Housing Action Plan, were discussed. Ms. Fisher defined what constitutes an ADU and showed some examples of different types. She reviewed some of the regulatory considerations like lot size, parking, density, etc. Ms. Fisher further outlined some of the challenges surrounding ADUs and advised that there would soon be a countywide campaign to help overcome some of the perceived issues. Ms. Fisher polled the PAC members with some questions and the group then engaged in good discussions related to parking considerations, challenges in flood-prone areas, success stories and public perception among other topics. The PAC members suggested some ways in which Forward Pinellas staff could further assist the local governments in successfully developing more ADUs.	

<p>B. <u>Live Local Dashboard</u></p>	<p>Jared Austin reminded the committee for the rationale behind the development of and purpose of the Live Local Dashboard to track development activity related to HB 1339, SB 962, and the Live Local Act. Since it was initially unveiled to the Planners Advisory Committee back in September, Forward Pinellas has met with municipalities across the county to gather feedback on the tool’s application and practical use. These meetings have concluded, and the tool has been adjusted to reflect the feedback. Mr. Austin previewed the dashboard website with the PAC members. He highlighted the recent updates and added features. The tool is set to go live in early 2024 and will be updated monthly based on data provided by each of the municipalities.</p>	
<p>5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u>  <u>A. Pinellas SPOTlight Emphasis Areas Update (Information)</u></p>	<p>Rodney Chatman updated the PAC on the latest activities surrounding the SPOTlight emphasis areas. He advised that in December, Forward Pinellas coordinated a productive meeting with the Cities of Indian Rocks Beach, Clearwater and Dunedin, PSTA, and the Clearwater Ferry to identify the next steps to establish new ferry service partially funded by the recently awarded Service Development Grant from FDOT. There is potential to use a portion of bed tax revenues to satisfy the local funding match requirements so we will be meeting with Visit St. Pete Clearwater staff and County Administration to further explore this possibility. Mr. Chatman also stated that a very productive planning meeting with the Assistant to the County Administrator for the Palm Harbor area occurred for the purpose developing a preliminary community engagement strategy for planned improvements to US Highway 19 North. The goal is to host a couple of meetings with area residents, businesses, property owners, elected officials, etc. so we can discuss several intersection improvement concepts and use their feedback to inform the 2050 Long Range Transportation Plan. Lastly, Mr. Chatman alerted the PAC members that Christina Mendoza of the Forward Pinellas staff would soon be leaving for a federal job in Boston. He let the group know that the work with the Gateway Partnership would pick up again once a new planner is hired to fill the vacancy.</p>	

<p>B. <u>Upcoming Land Use Cases &amp; Pre-App Meetings</u></p>	<p>Upon call by the chair for any land use cases or pre-app meetings to make Forward Pinellas staff aware of, none were heard. Rodney Chatman took this opportunity to remind the PAC members of the importance of holding pre-application meetings in advance of officially submitting an application for a land use amendment.</p>	
<p>6. <u>Upcoming Events</u></p>	<p>The PAC was made aware of the upcoming Forward Pinellas Board Workshop on February 14, 2024.</p>	
<p>7. <u>ADJOURNMENT</u></p>	<p>There being no further business, the meeting was adjourned at 2:14 p.m.</p>	

Respectfully Submitted,

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PAC Chair

\_\_\_\_\_  
Date

**3A1. Case CW 24-04 Pinellas County**

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**SUMMARY**

From: Office and Preservation  
To: Public/Semi-Public  
Area: 3.4 acres m.o.l.  
Location: 3720 and 3730 Tampa Road  
Jurisdiction: Pinellas County

**RECOMMENDATION**

Pinellas Planning Council staff recommends that the proposed map amendment to Public/Semi-Public, be approved.

**BACKGROUND**

This proposed amendment is submitted by Pinellas County to amend a property from Office and Preservation to Public/Semi-Public. The current Office category is intended accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development.

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

The proposed Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features.

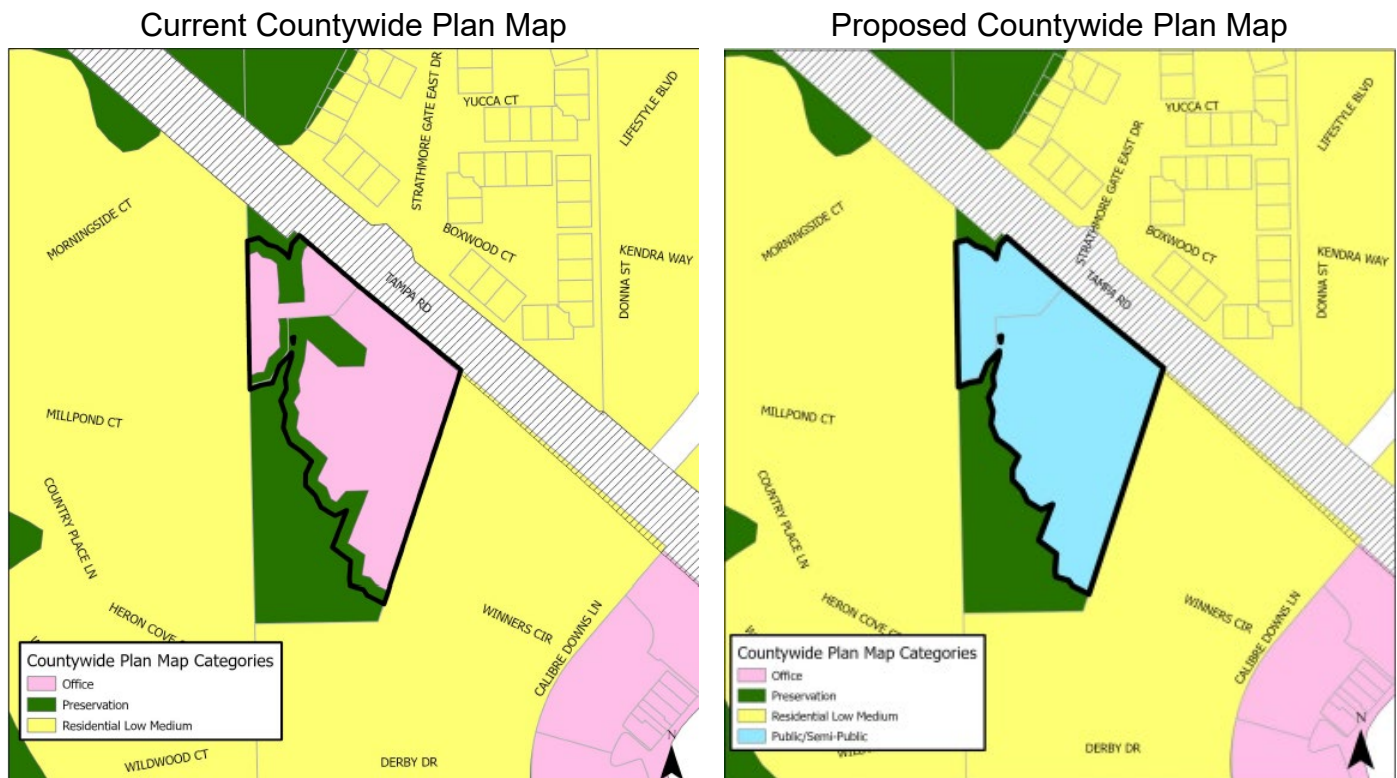
The applicant is seeking a land use change on the 3.4-acre portion of the properties located at 3720 and 3730 Tampa Road in Palm Harbor. The parcels currently contain a beauty salon and an office. The applicant desires to have the ability to construct additional building square footage, which would require a local future land use map amendment to a category that allows a higher floor area ratio as well as the termination of the 2014 deed restrictions. This proposed amendment to the Countywide Plan Map would result in a maximum floor area ratio of 0.65. This would allow up to 23,314 square feet of building area. It is important to note that the subject property is further and more specifically regulated by a



development agreement and deed restriction. Therefore, regardless of the future land use designation, there are additional limitations governing the property.

Additionally, there is a new Development Agreement proposed that requires a new deed restriction, at the time of site redevelopment, that would reflect the updated maximum building area limitation.

The subject property is surrounded by environmentally sensitive areas and residential uses and is located along a designated Scenic/Non-Commercial Corridor. Public/Semi-Public uses are common and consistent along the applicable Residential Scenic/Non-Commercial Corridor category.



## FINDINGS

Staff submits the following findings in support of the preliminary recommendation:

- A. The Public/Semi-Public category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. The MAX Index score for the subject property's grid cell is 4.5, which is below the countywide average score of 9.7. However, the Countywide Rules allow for the consideration of other factors when determining if the requested amendment meets the relevant Countywide Considerations. Forward Pinellas considered other multimodal and development potential factors and determined support is warranted for the proposed amendment.
- C. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments 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:**

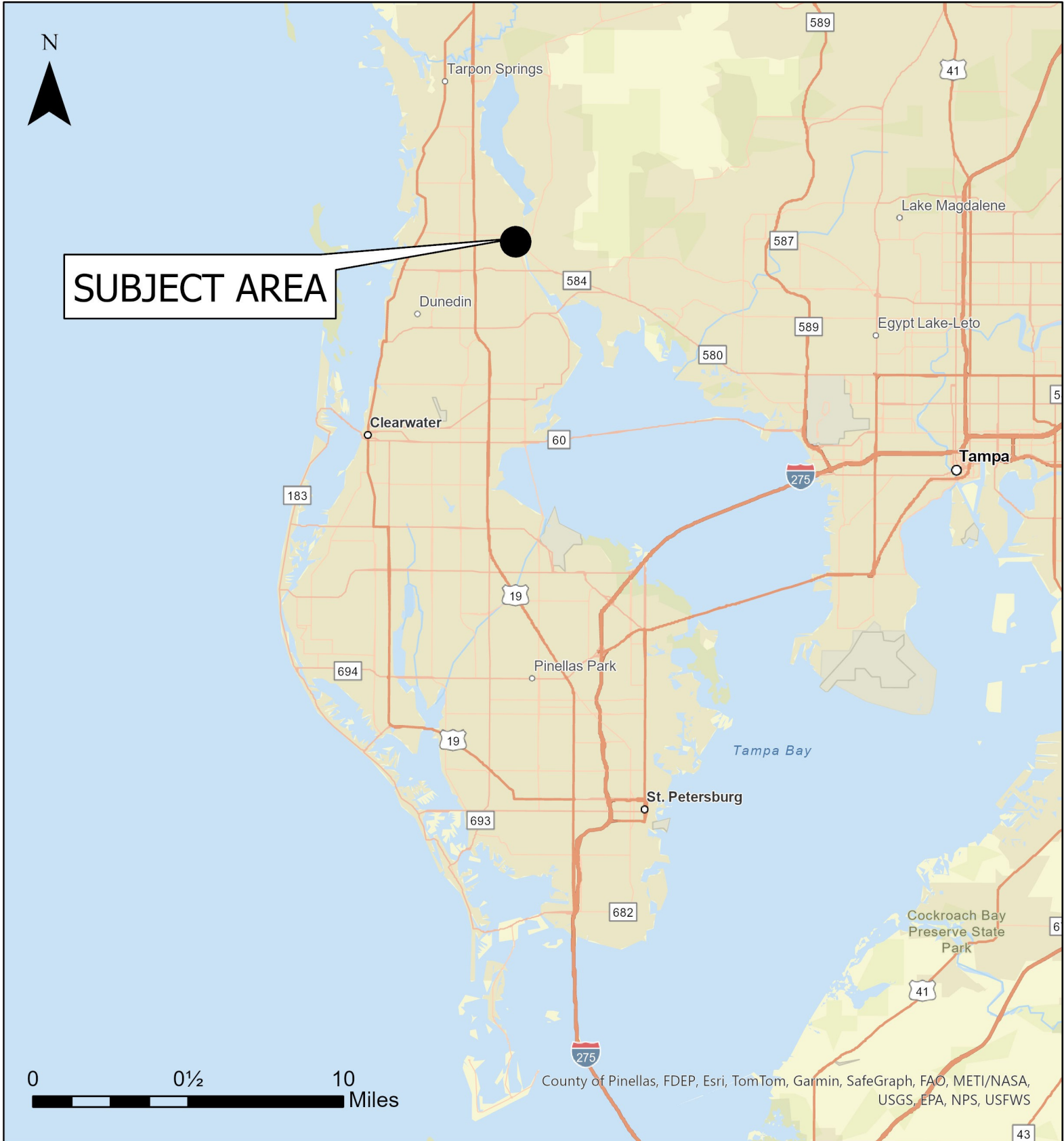
Planners Advisory Committee, February 5, 2024, at 1:30 p.m.

Forward Pinellas, February 14, 2024, at 1:00 p.m.

Countywide Planning Authority, March 5, 2024, at 9:30 a.m.

# Case CW24-04

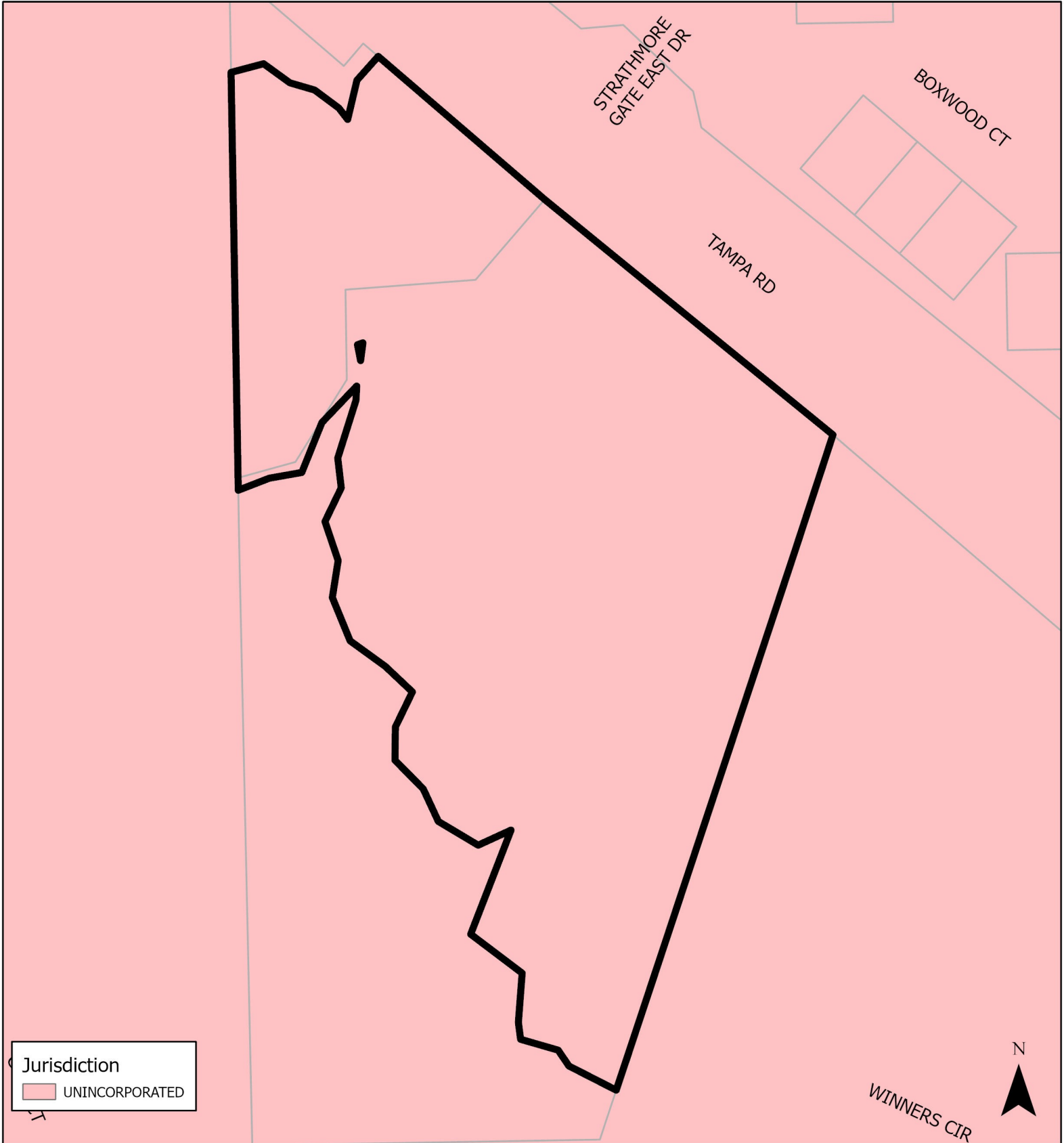
## Map 1: Location Map



**JURISDICTION: Pinellas County**    **FROM: Preservation & Office**  
**AREA: 3.4 acres m.o.l.**                      **TO: Public/Semi-Public**

# Case CW24-04

## Map 2: Jurisdictional Map

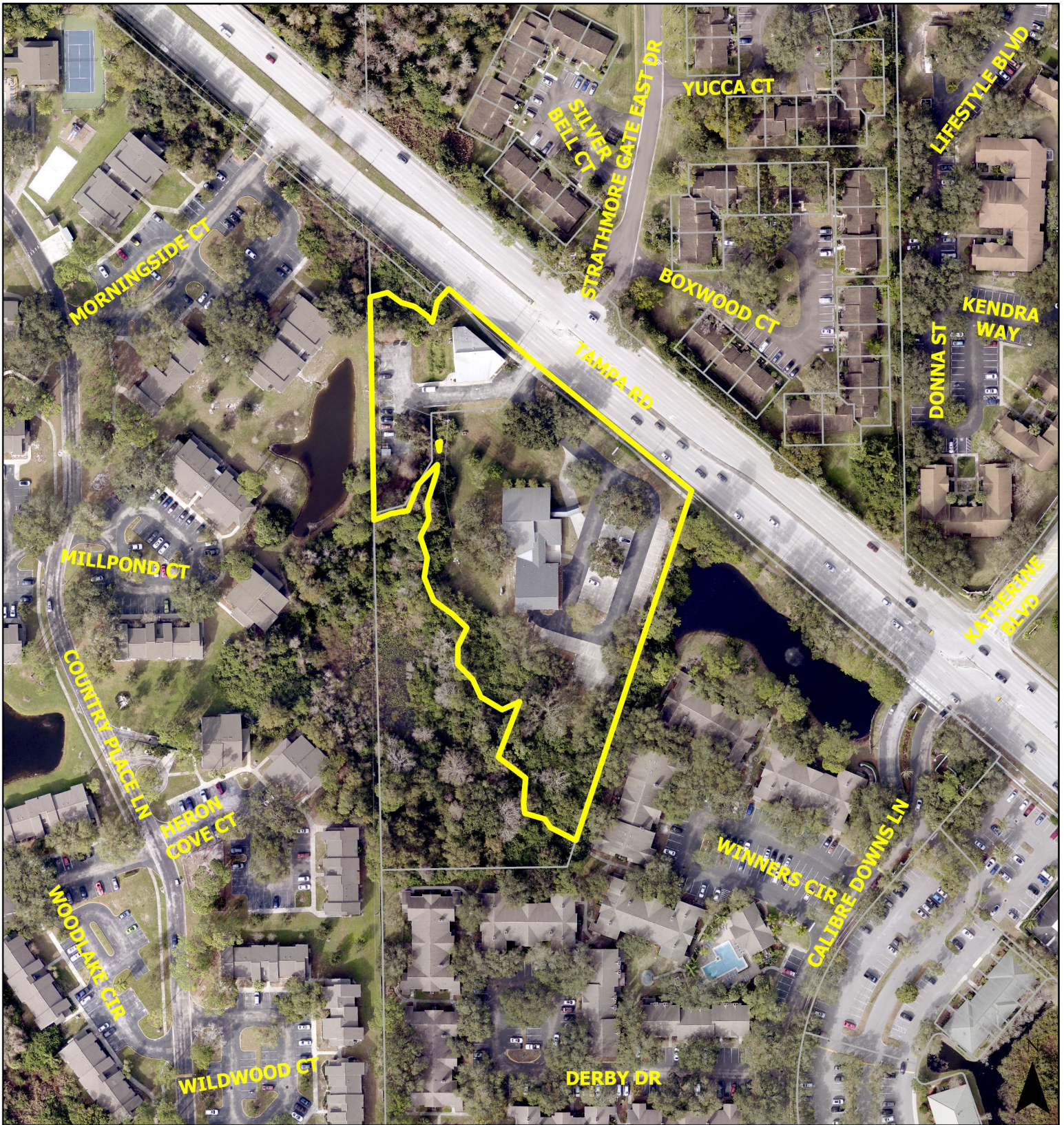


**JURISDICTION:** Pinellas County    **FROM:** Preservation & Office  
**AREA:** 3.4 acres m.o.l.            **TO:** Public/Semi-Public



# Case CW24-04

## Map 3: Aerial Map

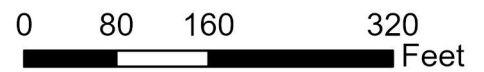


**JURISDICTION:** Pinellas County

**FROM:** Preservation & Office

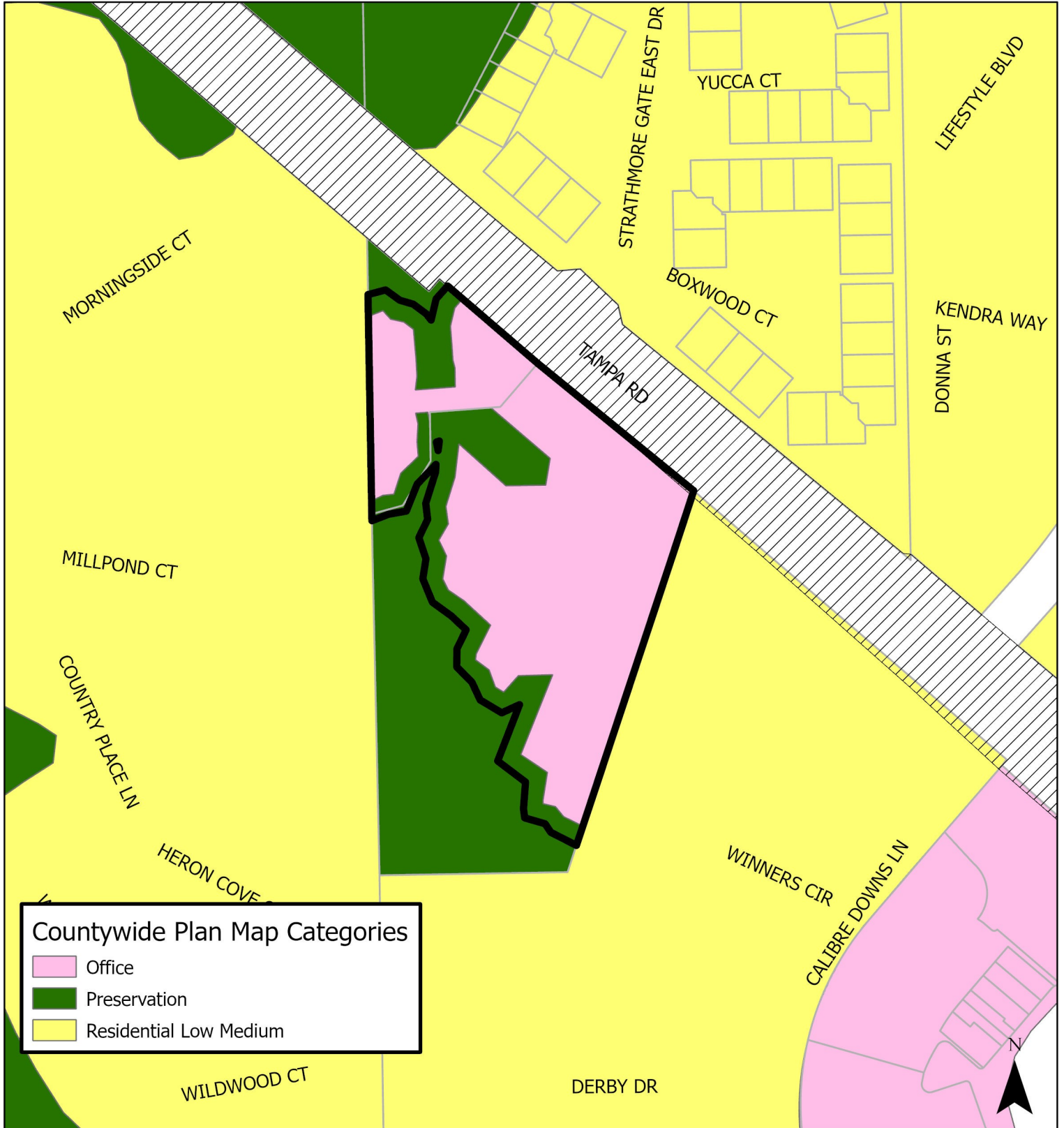
**AREA:** 3.4 acres m.o.l.

**TO:** Public/Semi-Public



# Case CW24-04

## Map 4: Current Countywide Plan Map

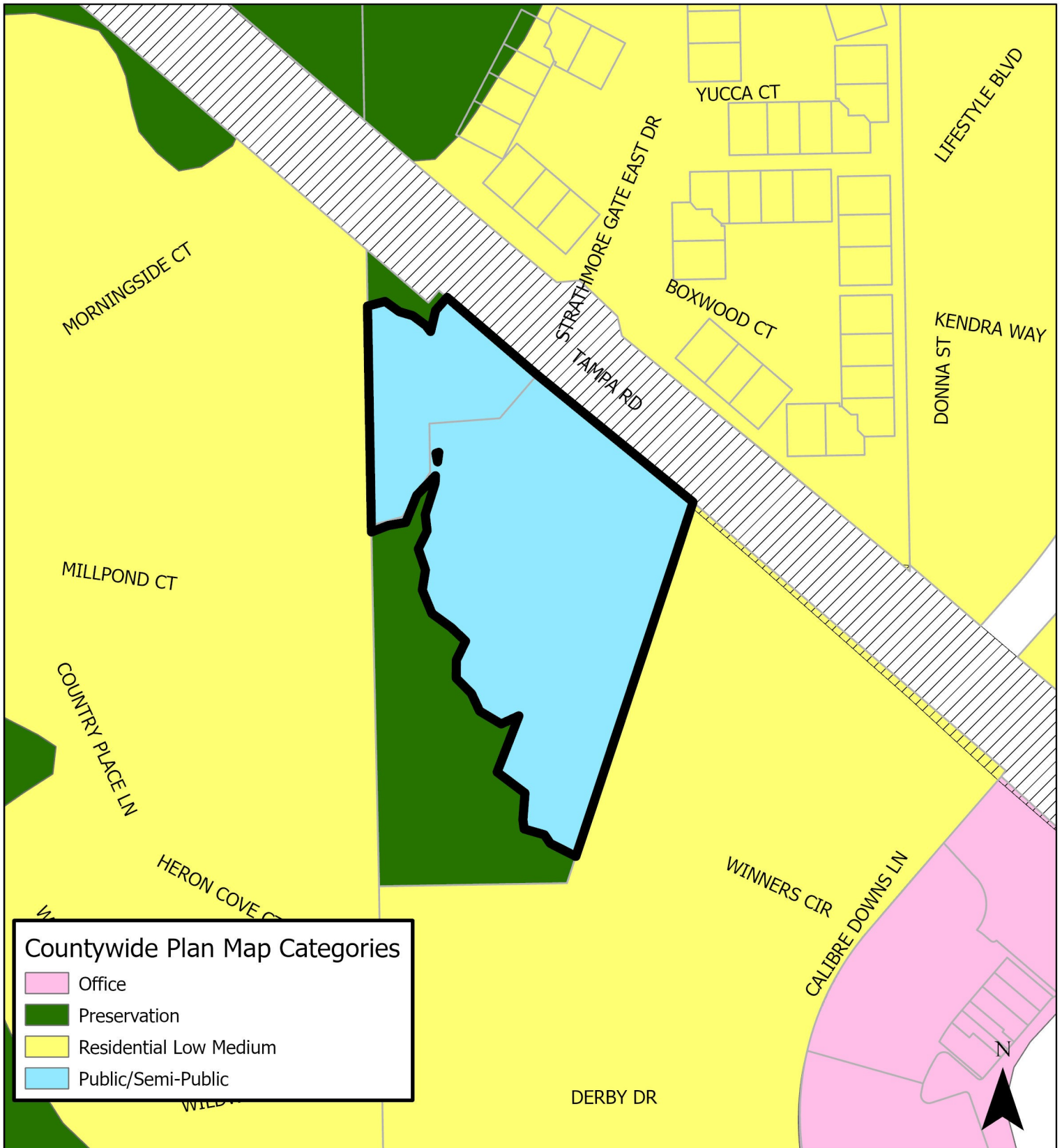


**JURISDICTION: Pinellas County FROM: Preservation & Office**

**AREA: 3.4 acres m.o.l**

**TO: Public/Semi-Public**



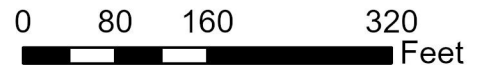


**JURISDICTION: Pinellas County**

**FROM: Preservation & Office**

**AREA: 3.4 acres m.o.l.**

**TO: Public / Semi Public**



## FORWARD PINELLAS STAFF ANALYSIS



**APPLICATION NO.:** Case CW 24-04

**STAFF:** Emma Wennick, Program Planner

**APPLICANT:** Pinellas County

**PROPERTY SIZE:** 3.4 acres m.o.l.

**CURRENT COUNTYWIDE  
PLAN MAP CATEGORY:** Office and Preservation

**PROPOSED COUNTYWIDE  
PLAN MAP CATEGORY:** Public/Semi-Public

**CURRENT LOCAL  
FUTURE LAND USE PLAN  
MAP CATEGORY:** Pinellas County – Residential/Office General

**PROPOSED LOCAL  
FUTURE LAND USE PLAN  
MAP CATEGORY:** Pinellas County – Institutional

**LOCATION / PARCEL ID:** Upland portions of parcel numbers 08-28-16-47437-000-0010 & 08-28-16-47437-000-0020

### **BACKGROUND SUMMARY:**

The applicant is requesting an amendment to the Countywide Plan Map from Office and Preservation to Public/Semi-Public on approximately 3.4 acres located at 3720 and 3730 Tampa Road.

### **STAFF RECOMMENDATION:**

Staff recommends approval of an amendment to the Countywide Plan Map from Office and Preservation to Public/Semi-Public.

### **PLANNERS ADVISORY COMMITTEE RECOMMENDATION:**

To be updated after the Planners Advisory Committee meeting.

### **LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:**

The Pinellas County Board of County Commissioners held a public hearing on the local future land use map amendment on December 12, 2023. The Board approved the first reading with a



vote of 7-0 and there were no public comments.

**CURRENT PROPERTY INFORMATION:**

<b>Property Use(s):</b>	Beauty salon and small medical office
<b>Site Features:</b>	The subject property consists of the upland portion of two adjacent parcels that total approximately 3.4 acres located at 3720 and 3730 Tampa Road

**PLANNING CONSIDERATIONS:**

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The site was originally developed as a church and was part of a larger 1980s era master planned development that included part of the surrounding residential area.
2. As part of the master plan, 76% of the development rights were transferred off the subject property and utilized elsewhere. As a result, only 24% of the otherwise maximum development potential is available.
3. The applicant desires to have the ability to construct additional building square footage, which requires a future land use map amendment to a category that allows a higher floor area ratio as well as the termination of the 2014 deed restrictions.

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	<b>Current Countywide Plan Map Category:</b> Office	<b>Current Countywide Plan Map Category:</b> Preservation	<b>Proposed Countywide Plan Map Category:</b> Public/Semi-Public
<b>Purpose:</b>	Intended accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an	Intended to recognize natural resource features worthy of preservation and those areas of the county that are now used,	Intended to recognize institutional, and transportation/utility uses that serve the community or region, especially larger facilities having

	<p>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.</p>	<p>or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.</p>	<p>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.</p>
<p><b>Permitted Uses:</b></p>	<p>Office; Personal Service/Office Support; Residential Equivalent; Research/Development-Light; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Ancillary Nonresidential; Transportation/Utility; Manufacturing-Light are subject to a three-acre maximum.</p> <p>Residential; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2). are subject to a five-acre maximum.</p>	<p>Preservation; Environmental Education/Research; Wellfield Protection, and Groundwater Monitoring and Recharge; Resource-Based Recreation; Replacement/Repair of Water Infrastructure; Site Alterations as Permitted by a Management Plan Approved by a Local Government</p> <p>Uses subject to requirements per the local government management plan: Wellfield Development; Water Supply Infrastructure and Facilities</p>	<p>Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.</p>
<p><b>Max. Density:</b></p>	<p>15 units per acre</p>	<p>N/A</p>	<p>12.5 units per acre</p>
<p><b>Max. Floor Area Ratio (FAR):</b></p>	<p>0.50</p>	<p>Nonresidential Use: Shall not exceed a floor area ratio (FAR) of .10</p> <p>No public water supply use shall exceed an FAR of .25</p>	<p>Institutional uses shall not exceed 0.65 (except for hospital uses which shall not exceed an FAR of 1.0 within any single jurisdiction) / Transportation/utility uses shall not exceed an FAR of 0.70</p>
<p><b>Max. Impervious Surface</b></p>	<p>0.75</p>	<p>Nonresidential Use: - Shall not exceed an impervious surface ratio (ISR) of .20.</p>	<p>Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90</p>

Ratio (ISR):		No public water supply use shall exceed an ISR of .50.	
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Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

**1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

*Staff Analysis:* The Countywide Rules state that the Public/Semi-Public category is “intended to recognize institutional, and transportation/utility uses that serve the community or region, 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.”

The locational characteristics of the Public/Semi-Public category are “generally appropriate to those locations where institutional uses (such as educational, health, public safety, civic, religious and like uses) and transportation/utility uses (such as air and sea transport terminals, utility installations, major transmission lines, refuse disposal, and public works facilities) are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.”

The applicant desires to have the ability to construct additional building square footage, which would require a local future land use map amendment to a category that allows a higher floor area ratio as well as the termination of the 2014 deed restrictions. This proposed amendment has resulted in an amendment to the Countywide Plan Map, which would result in a maximum floor area ratio of 0.65. This would allow up to 23,314 square feet of building area. It is important to note that the subject property is further and more specifically regulated by a development agreement and deed restriction.

Therefore, regardless of the land use designation, there are additional limitations governing the property. Additionally, there is a new Development Agreement proposed that requires a new deed restriction, at the time of site redevelopment, that would reflect the updated maximum building area limitation.

Environmentally sensitive wetlands and conservation easements border much of the amendment area, beyond which is residential development to the south, east and west. In terms of land use, the wetlands are designated Preservation.

**2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments must maintain a MAX index score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score**

**is 9.7; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) or Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the MAX index.**

*Staff Analysis:* The MAX Index score for the subject property's grid cell is 4.5, which is below the countywide average score of 9.7. However, the Countywide Rules allow for the consideration of other factors when determining if the requested amendment meets the relevant Countywide Considerations.

In this instance, the following additional factors are relevant to the multimodal characteristics of the area:

- FY 2023/24-2027/28 Transportation Improvement Program (TIP) includes a trail construction project in 2025 that's located in the adjacent grid cell to the east
- Tampa Road has a vehicular Level of Service grade of "C"
- Tampa Road has a volume-to-capacity ratio of 0.712
- Development Agreement reduces the maximum intensity of development on the site from 93,437 square feet to 23,314 square feet
- Deed restriction must be recorded on the property prior to the approval of a site plan or issuance of a development permit

For these reasons, Forward Pinellas has determined that the proposed Countywide Plan Map amendment satisfies this consideration.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

*Staff Analysis:* Tampa Road in this location is a designated Scenic/Non-Commercial Corridor and further classified as a Residential Corridor. No specific redevelopment project is proposed at this time. However, the applicant stated that the property owner commits to redeveloping the property with land uses that preserve the scenic nature of the area and traffic capacity of the roadway.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

*Staff Analysis:* The amendment area is not located within the Coastal High Hazard Area.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

*Staff Analysis:* The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

**6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

*Staff Analysis:* The amendment area is not located adjacent to an adjoining jurisdiction and if approved, the amendment would not significantly impact a public educational facility.

**7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

*Staff Analysis:* The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

**PUBLIC CORRESPONDENCE**

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

**CONCLUSION**

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.

**3A2. Case CW 24-05 City of Tarpon Springs**

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**SUMMARY**

From: Retail & Services  
To: Public/Semi-Public  
Area: 0.88 acres m.o.l.  
Location: 1201 Gulf Road  
Jurisdiction: City of Tarpon Springs

**RECOMMENDATION**

Pinellas Planning Council staff recommends that the proposed map amendment to Public/Semi-Public, be approved.

**BACKGROUND**

This proposed amendment is submitted by the City of Tarpon Springs to amend a property from Retail & Services to Public/Semi-Public. The current Retail & Services category is intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses. The proposed Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features.

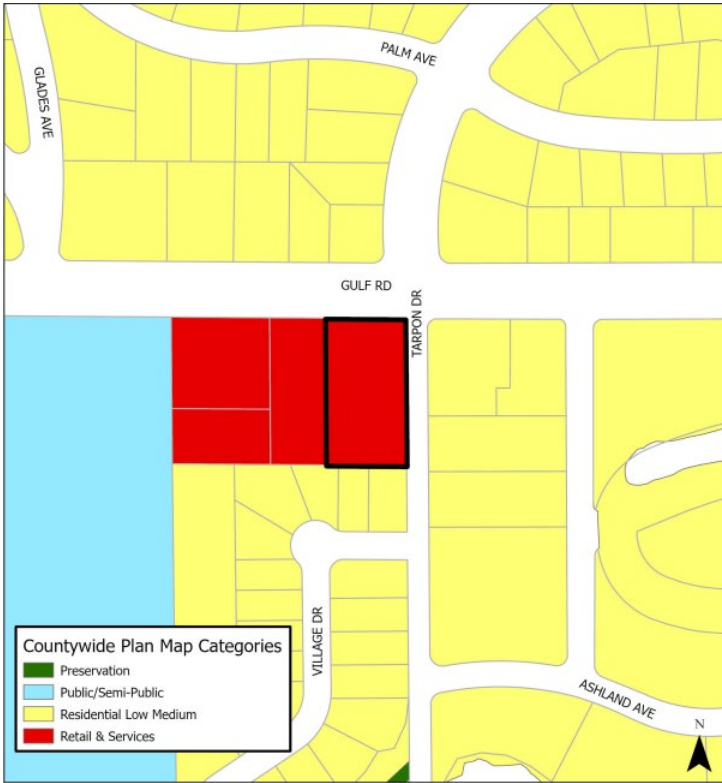
This case involves a parcel totaling approximately 0.88-acres located at 1201 Gulf Road. The property is located in the Coastal High Hazard Area. The requested amendment would lower the maximum residential density on the Countywide Plan Map. The property is currently vacant and is the location of the new Tarpon Springs Fire Station 70. The fire station is currently in the design phase. The city is requesting a change to Public/Semi-Public for this public facility site.

The property is located in the Coastal High Hazard Area. The proposed Public/Semi-Public designation would substantially lower the allowable density on the Countywide Plan Map from 24 units per acre to 12.5 units per acre.

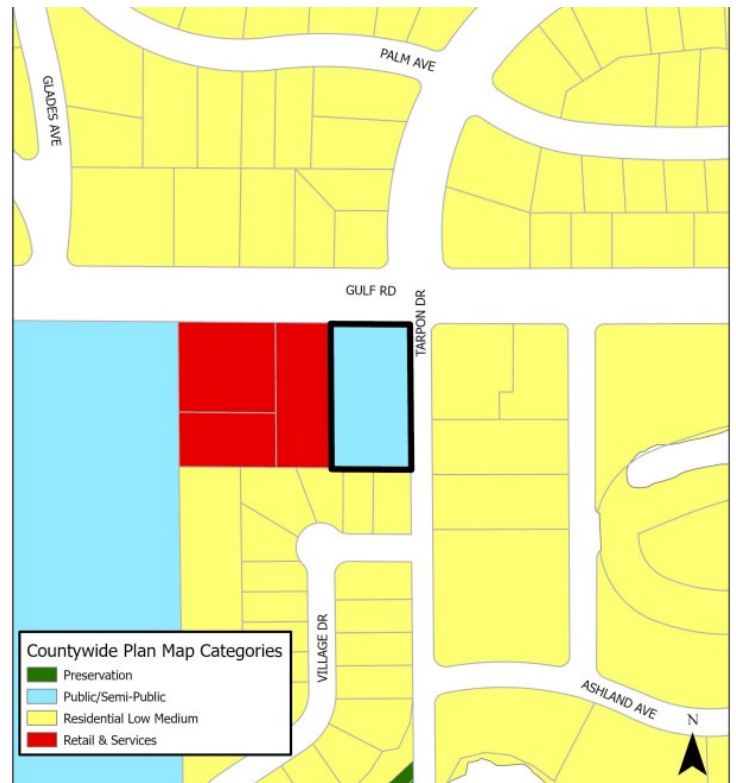
The MAX Index score for the subject property's grid cell is 2.5, which is below the countywide average score of 9.7. In evaluating the Advantage Pinellas: Active Transportation Plan Vision Map, it was noted that a proposed community trail is called for in this area. Staff determined that a reasonable improvement for the type of project proposed would be for the city to work with Pinellas County to install shared-lane markings on Gulf Road from the Pinellas Trail to Florida Avenue. This improvement on this low-speed low-volume roadway would meet the

intent and facilitate an increase in the Multimodal Accessibility (MAX) index score for this quarter-mile grid cell.

Current Countywide Plan Map



Proposed Countywide Plan Map



## FINDINGS

Staff submits the following findings in support of the preliminary recommendation:

- A. The Public/Semi-Public category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. The property is located in the Coastal High Hazard Area. The requested amendment would lower the allocated residential density on the Countywide Map.
- C. The MAX Index score for the subject property's grid cell is 2.5, which is below the countywide average score of 9.7. However, the city has committed to working with Pinellas County to install shared lane markings on Gulf Road from the Pinellas Trail to Florida Avenue.
- D. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

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

## LIST OF MAPS & ATTACHMENTS:

Map 1      Location Map

Map 2 Jurisdictional Map  
Map 3 Aerial Map  
Map 4 Current Countywide Plan Map  
Map 5 Proposed Countywide Plan Map  
Map 6 CHHA Countywide Plan Map

Forward Pinellas Staff Analysis

**MEETING DATES:**

Planners Advisory Committee, February 5, 2024, at 1:30 p.m.

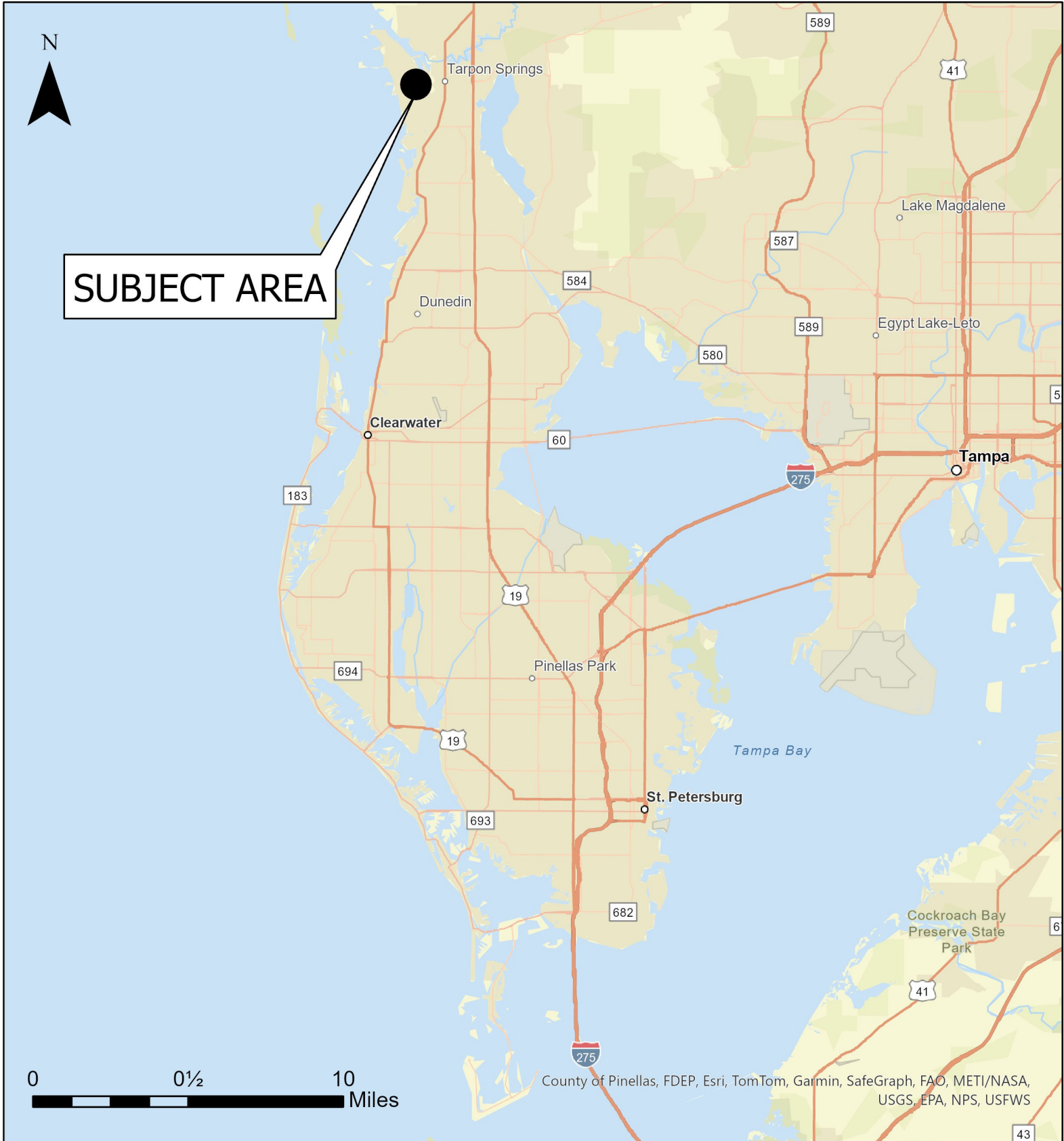
Forward Pinellas, February 14, 2024, at 1:00 p.m.

Countywide Planning Authority, March 5, 2024, at 9:30 a.m.



# Case CW24-05

## Map 1: Location Map



**JURISDICTION: Tarpon Springs**

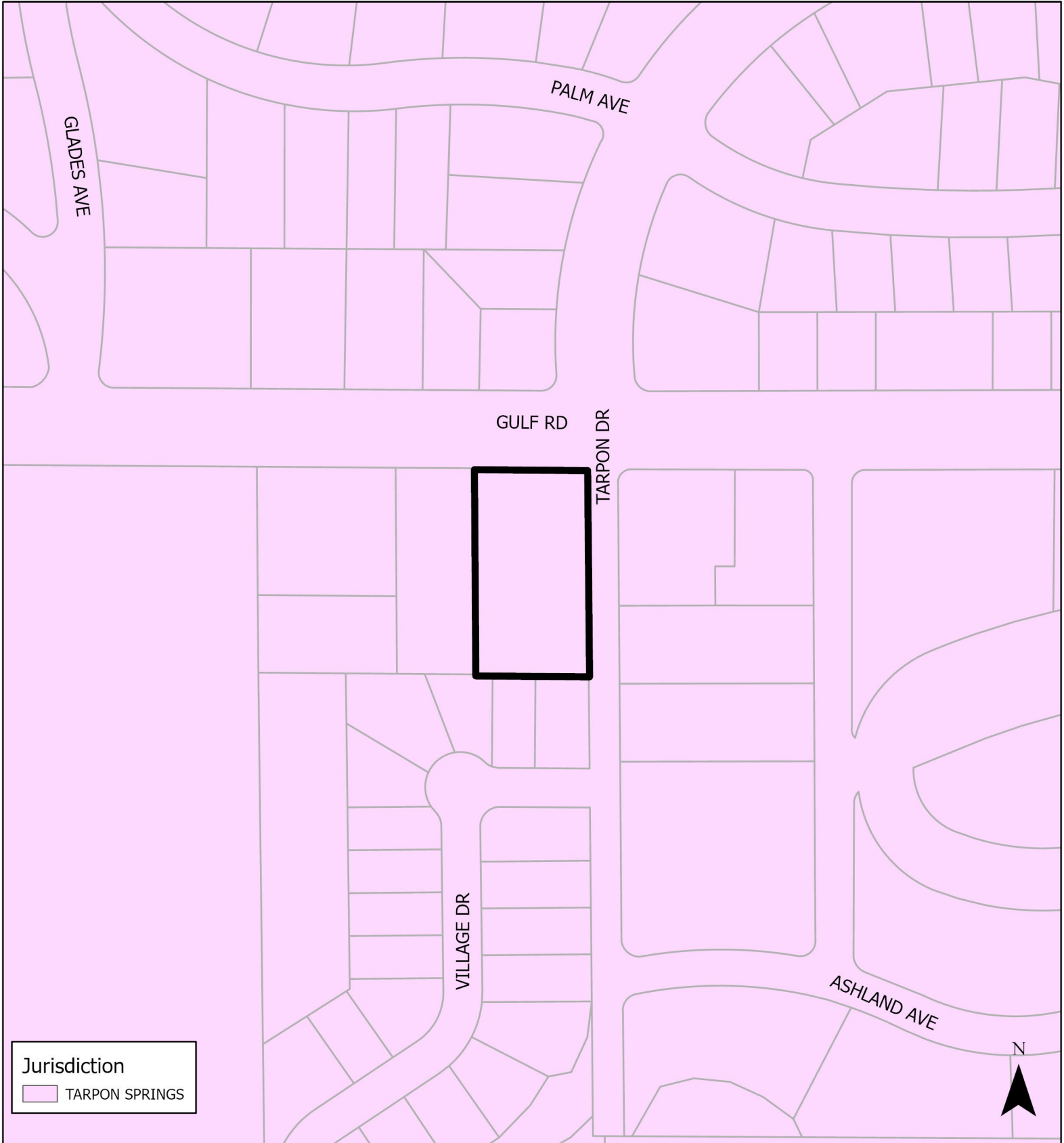
**FROM: Retail & Services**

**AREA: 0.88 acres m.o.l.**

**TO: Public/Semi-Public**

# Case CW24-05

## Map 2: Jurisdictional Map



**JURISDICTION:** Tarpon Springs    **FROM:** Retail & Services  
**AREA:** 0.88 acres m.o.l.        **TO:** Public/Semi-Public



# Case CW24-05

## Map 3: Aerial Map

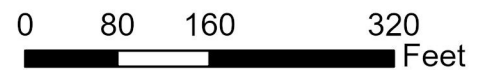


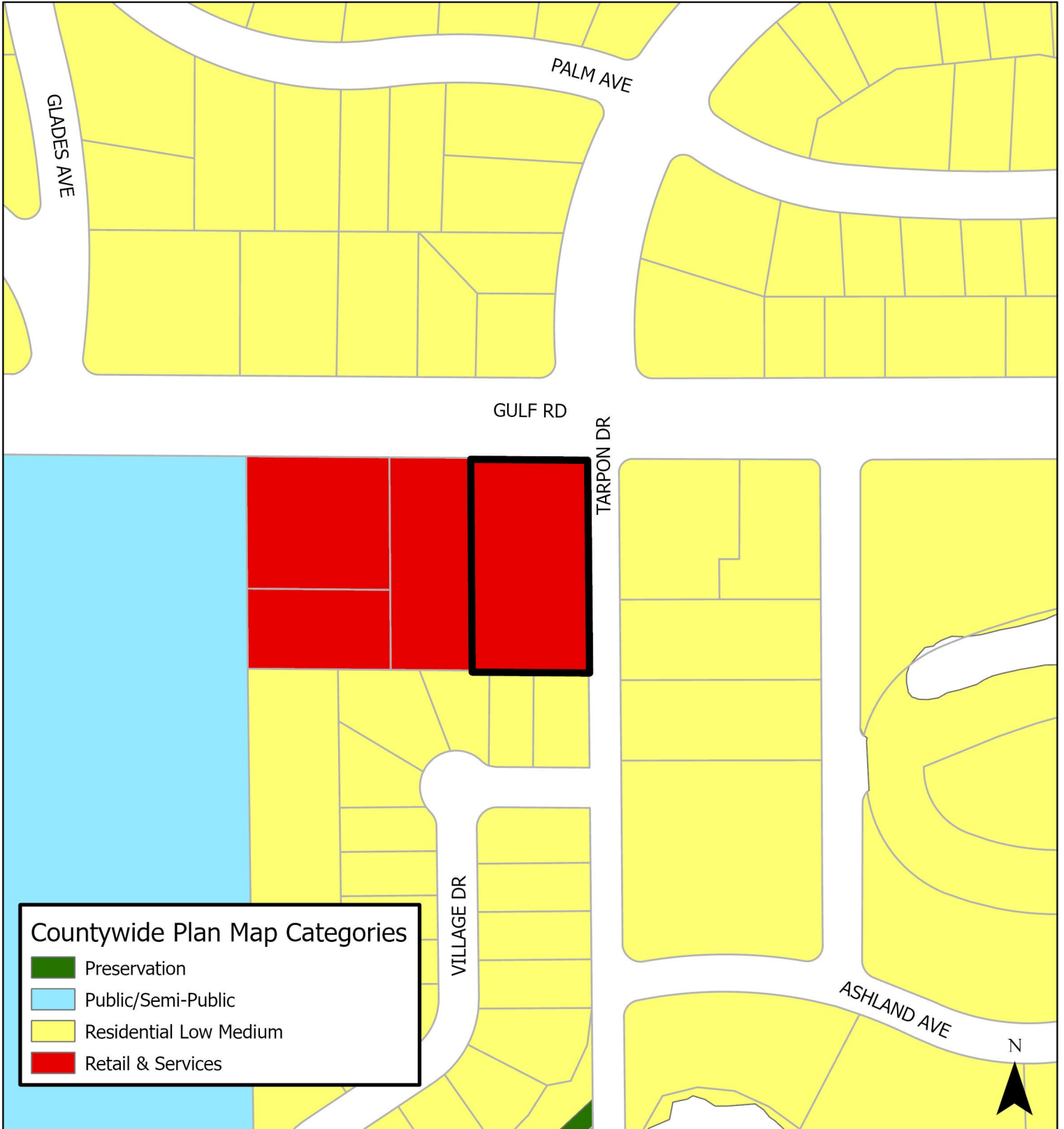
**JURISDICTION:** Tarpon Springs

**FROM:** Retail & Services

**AREA:** 0.88 acres m.o.l.

**TO:** Public/Semi-Public



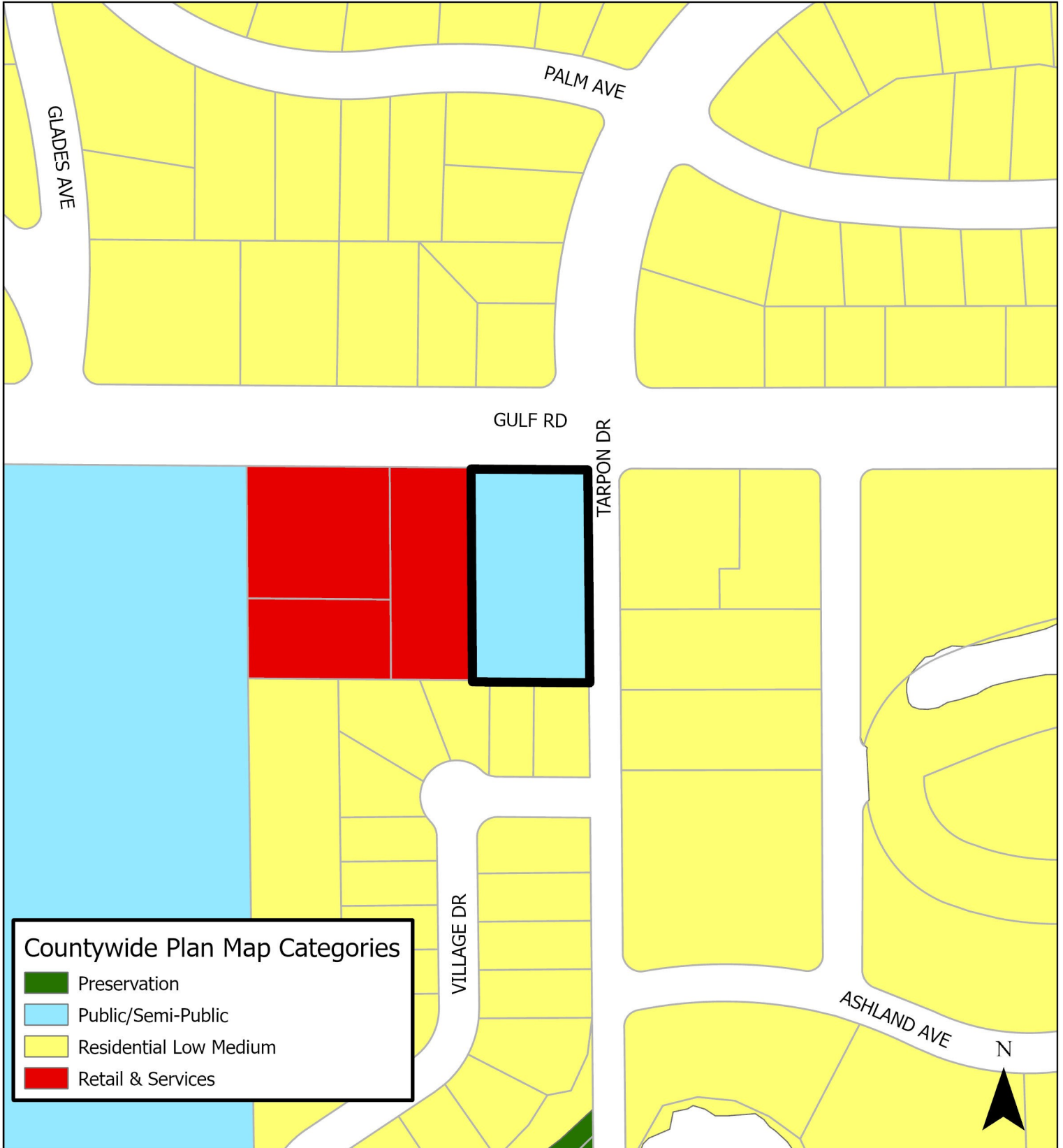


**JURISDICTION: Tarpon Springs FROM: Retail & Services**

**AREA: 0.88 acres m.o.l**

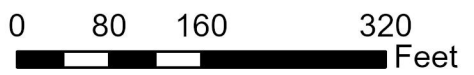
**TO: Public/Semi-Public**





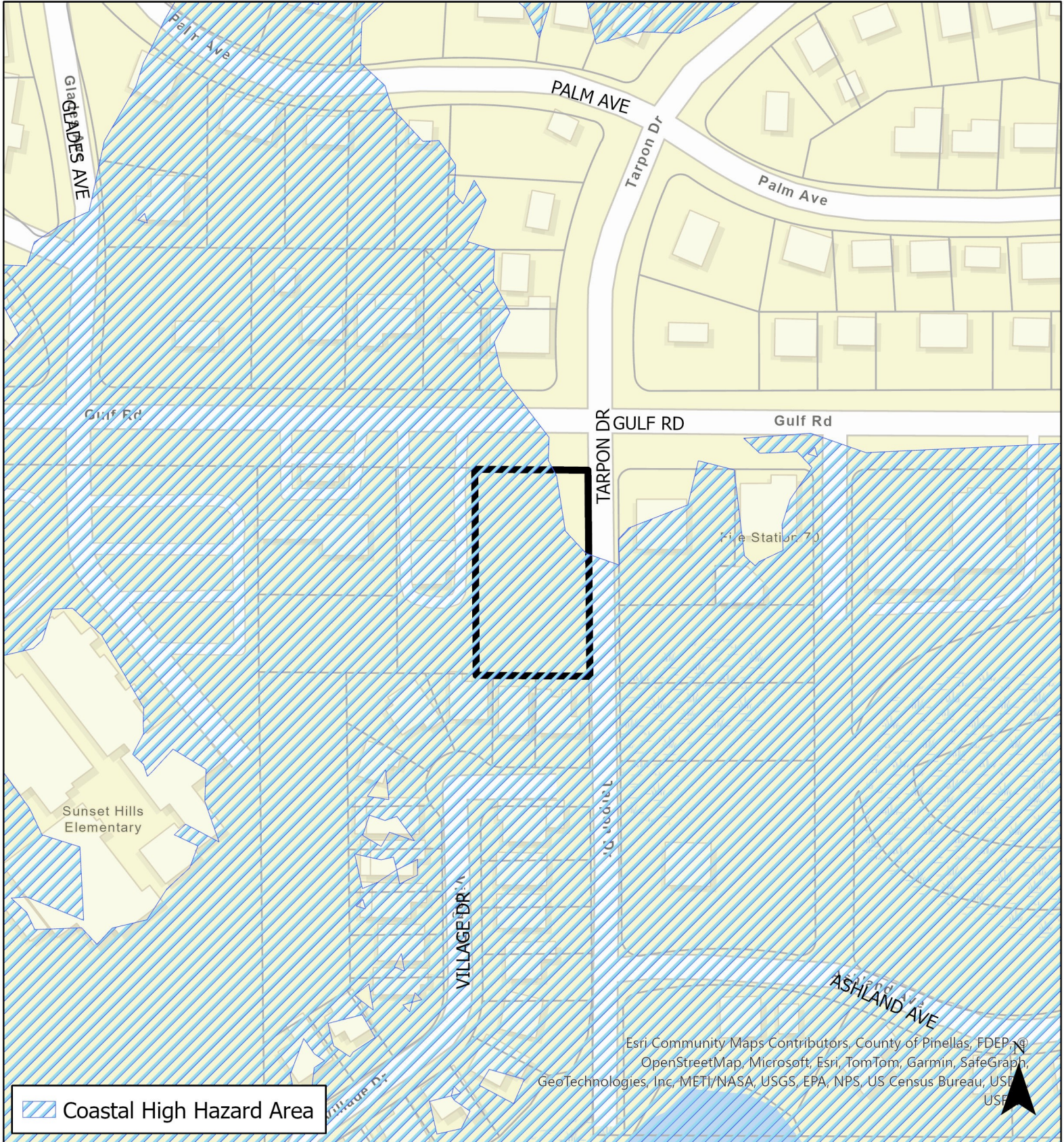
**JURISDICTION:** Tarpon Springs  
**AREA:** 0.88 acres m.o.l.

**FROM:** Retail & Services  
**TO:** Public / Semi Public



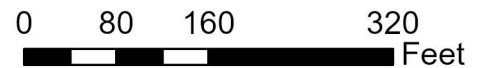
# Case CW24-05

## Map 6: Coastal High Hazard Area



**JURISDICTION: Tarpon Springs FROM: Retail & Services**

**AREA: 0.88 acres m.o.l. TO: Public/Semi-Public**



## FORWARD PINELLAS STAFF ANALYSIS



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<b>APPLICATION NO.:</b>	Case CW 24-05
<b>STAFF:</b>	Emma Wennick, Program Planner
<b>APPLICANT:</b>	City of Tarpon Springs
<b>PROPERTY SIZE:</b>	0.88 acres m.o.l.
<b>CURRENT COUNTYWIDE PLAN MAP CATEGORY:</b>	Retail & Services
<b>PROPOSED COUNTYWIDE PLAN MAP CATEGORY:</b>	Public/Semi-Public
<b>CURRENT LOCAL FUTURE LAND USE PLAN MAP CATEGORY:</b>	City of Tarpon Springs – Commercial Neighborhood
<b>PROPOSED LOCAL FUTURE LAND USE PLAN MAP CATEGORY:</b>	City of Tarpon Springs – Institutional
<b>LOCATION / PARCEL ID:</b>	1201 Gulf Road / 14-27-15-89226-000-0175

### **BACKGROUND SUMMARY:**

The applicant is requesting an amendment to the Countywide Plan Map from Retail & Services to Public/Semi-Public. The property is currently vacant and is the location of the future Tarpon Springs Fire Station 70.

### **STAFF RECOMMENDATION:**

Staff recommends approval of an amendment to the Countywide Plan Map from Retail & Services to Public/Semi-Public.

Separately and in addition, the city shall fulfill its commitment to complete the installation of shared lane markings on Gulf Road from the Pinellas Trail to Florida Avenue prior to the issuance of a Certificate of Occupancy for the fire station.

### **PLANNERS ADVISORY COMMITTEE RECOMMENDATION:**

To be updated after the Planners Advisory Committee meeting.

### **LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:**

The Tarpon Springs Planning and Zoning Board held a public hearing at their regular meeting on December 18, 2023. The Board unanimously recommended approval of Ordinance 2023-28. There was no public comment.

**CURRENT PROPERTY INFORMATION:**

<b>Property Use(s):</b>	Vacant
<b>Site Features:</b>	Ground cover and a few trees. The property is on the corner of Gulf Road and Tarpon Drive and may be accessed from either of these roadways.

**PLANNING CONSIDERATIONS:**

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. This property is under City ownership and is planned for a new fire station (Fire Station 70) which is currently in the design phase.
2. The property is located in the Coastal High Hazard Area (CHHA). The requested amendment would lower the maximum permitted residential density on the Countywide Plan Map.
3. The MAX Index score for the subject property's grid cell is 2.5, which is below the countywide average score of 9.7.

**RELEVANT COUNTYWIDE CONSIDERATIONS:**

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	<b>Current Countywide Plan Map Category: Retail &amp; Services</b>	<b>Proposed Countywide Plan Map Category: Public/Semi-Public</b>
<b>Purpose:</b>	Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.	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.
<b>Permitted Uses:</b>	Office; Personal Service/Office Support; Retail Commercial;	Institutional; Transportation/Utility;



	<p>Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse/Distribution-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Manufacturing-Medium is subject to a three-acre maximum.</p> <p>Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential are subject to a five-acre maximum.</p>	<p>Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Storage/Warehouse/Distribution-Light; Storage/Warehouse/ Distribution-Heavy; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.</p>
<b>Max. Density:</b>	24 units per acre	12.5 units per acre
<b>Max. Floor Area Ratio (FAR):</b>	0.55	Institutional uses shall not exceed 0.65 (except for hospital uses which shall not exceed an FAR of 1.0 within any single jurisdiction) / Transportation/utility uses shall not exceed an FAR of 0.70
<b>Max. Impervious Surface Ratio (ISR):</b>	0.90	Institutional uses shall not exceed 0.85 / Transportation/utility uses shall not exceed 0.90

Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

**1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.**

*Staff Analysis:* The Countywide Rules state that the Public/Semi-Public category is “intended to recognize institutional, and transportation/utility uses that serve the community or region, 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.”

The locational characteristics of the Public/Semi-Public category are “generally appropriate to those locations where institutional uses (such as educational, health,

public safety, civic, religious and like uses) and transportation/utility uses (such as air and sea transport terminals, utility installations, major transmission lines, refuse disposal, and public works facilities) are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.”

The city proposes to amend their future land use map for this site as part of an effort to bring city-owned public facilities into the appropriate future land use map designation. This action results in a Countywide Plan Map amendment to the Public/Semi-Public category. The proposed Countywide Plan Map category of Public/Semi-Public is appropriate for the proposed use of the site.

- 2. Forward Pinellas has developed the Multimodal Accessibility (MAX) index. Proposed amendments must maintain a MAX score equal to or better than the Countywide Average MAX score. The current Countywide Average MAX score is 9.7; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).**

*Staff Analysis:* The MAX Index score for the subject property's grid cell is 2.5, which is below the countywide average score of 9.7.

After an assessment of the surrounding area and a review of the Advantage Pinellas: Active Transportation Plan Vision Map, it was indicated that a proposed community trail is proposed for this area. Staff determined that a reasonable improvement for the type of project proposed would be for the city to work with Pinellas County to install shared lane markings on Gulf Road from the Pinellas Trail to Florida Avenue. This improvement on this low-speed low volume roadway would meet the intent and facilitate an increase in the MAX index score for this area.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

*Staff Analysis:* The amendment area is not located on a Scenic/Noncommercial Corridor.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

*Staff Analysis:* The property is located in the Coastal High Hazard Area. The Coastal Management Element provisions of the Tarpon Springs Comprehensive Plan restrict expansion of public facilities investment that would subsidize new private development (Policy 3.1.2). The current proposal is to correct an existing emergency services deficiency that primarily serves an existing residential area. The proposed Public/Semi-Public designation would substantially lower the allowable density on the Countywide Plan Map Category from 24 units per acre to 12.5 units per acre.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

*Staff Analysis:* The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

- 6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

*Staff Analysis:* The proposed amendment is not adjacent to a public educational facility or adjoining jurisdiction; therefore, those policies are not applicable.

- 7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

*Staff Analysis:* The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

## **PUBLIC CORRESPONDENCE**

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

## **CONCLUSION**

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.

Separately and in addition, the city shall fulfill their commitment to complete the installation of shared lane markings on Gulf Road from the Pinellas Trail to Florida Avenue prior to the issuance of a Certificate of Occupancy.

**Planners Advisory Committee – February 5, 2024**

**3B. CPA Actions and Forward Pinellas Administrative Review  
Items**



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**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 2024:**

The Board of County Commissioners, acting according to its Countywide Planning Authority, did not hold any public hearings in January. The next date for public hearings is February 20, 2024.

**Tier I Countywide Plan Map Amendments January 2024:**

There were no Tier I amendments processed in January 2024.

**Map Adjustments January 2024:**

There were no map adjustments processed in January 2024.

**ATTACHMENT(S):** None

**ACTION:** None required; informational item only.

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## **SUMMARY**

In June 2022, Forward Pinellas began work on an Advantage Pinellas Investment Corridor Transition Plan to develop a mobility, safety and redevelopment strategy for Alternate US 19. The purpose of the plan, known as Advantage Alt. 19: Investing in People and Places along the Alternate US 19 Corridor, is 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 goal is to guide positive redevelopment and to provide people with better access from their homes to their jobs and job training opportunities, as well as other desired destinations, via reliable transportation options.

Through Advantage Pinellas, Forward Pinellas has created the Investment Corridor Strategy, where a set of roadway corridors within Pinellas County have been prioritized for redevelopment and reinvestment with the goal of linking jobs and housing. The Alt. US 19 corridor is identified as one of the priority investment corridors.

The plan is complete and was accepted by the Forward Pinellas Board on January 10, 2024. The redevelopment vision featured in the plan encourages the incorporation of enhanced transit service and other multimodal transportation options to link jobs, job training, and workforce housing. There is also a transit service vision with short and long-term strategies to provide faster, and more frequent, enhanced service along the corridor. The redevelopment vision also includes identified station area locations, characteristics, and bus operational enhancements.

The next steps include working with the local governments to implement the plan's recommendations. In particular, Forward Pinellas will be assisting the City of Largo with implementation efforts related to the plan in the coming months.

Forward Pinellas staff will provide an overview of the completed plan, as well as a brief update on next steps.

**ATTACHMENT(S):** [Final Advantage Alt. 19: Investing in People and Places along the Alternate US 19 Corridor Plan](#)

**ACTION:** None, informational item only.

**4B. Legislative Update**

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**SUMMARY**

The 2024 State Legislative Session runs from January 9 through March 8, with 1,819 bills filed. Forward Pinellas staff are tracking a number of bills with implications for local land use and transportation planning efforts.

Staff will present a summary of bills that local governments should be aware of, including proposed new state preemptions. Major topics being addressed by the Legislature this year include local transportation planning, affordable housing (including amendments to last year's Live Local Act), and required expediting of building permits.

**ATTACHMENT(S):** None.

**ACTION:** None required; informational item only.

## 4C. Countywide Rules Interpretations Annual Update

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### SUMMARY

Section 7.6.1 of the Countywide Rules requires Forward Pinellas staff to provide a report for the board on the official interpretations made during the past calendar year. For 2023, there were five requested interpretations that covered topics such as density/intensity bonuses, amendments in the Coastal High Hazard Area, alternative temporary lodging standards, and amended development agreements. Below is a more detailed discussion as to how certain sections of the Countywide Rules were applied in these instances.

- ***Interpretation #1 – Can a local government adopt a density/intensity bonus to incentivize stormwater management beyond what is required in the local land development code?*** Prior to 2023, density/intensity bonuses authorized by the Countywide Rules were limited to affordable housing, missing middle housing, senior housing, and vertically integrated mixed-use development. As a result of this requested interpretation, in August 2023, the Countywide Rules were amended to add a new Section 4.2.4.7 allowing adoption of a local bonus to encourage water conservation and improved water quality. This section also recognizes the new graywater bonus required by Section 403.892, Florida Statutes (see below).
- ***Interpretation #2 – If a property is eligible for both for a local affordable housing density/intensity bonus and the statutorily required bonus for graywater recycling systems, how do the bonuses interact?*** Both bonuses may be applied to the property, but each must be calculated independently based on the density/intensity allowed by the local future land use category. Units awarded by one bonus may not be used in the calculation of another bonus. Language clarifying this issue was added to Section 4.2.4.2 of the Rules as part of the August 2023 amendment.
- ***Interpretation #3 – If a proposed Countywide Plan Map amendment in the Coastal High Hazard Area (CHHA) results in an increase to density or intensity based on the local future land use categories, but results in a decrease based on the Countywide Plan Map categories, how is it treated in the countywide review process?*** Because local governments may adopt more restrictive density/intensity standards for their local future land use categories than for the corresponding Countywide Plan Map categories, it is possible (though unusual) for a local amendment to result in a local density or intensity increase while the Countywide Plan Map categories show a decrease. Since the Countywide Plan Map categories set the maximum threshold for what standards a local government may adopt, and that maximum would be decreasing, it would be treated as a density/intensity decrease for the countywide review process. However, per Section 4.2.7.3 of the Rules, the CHHA balancing criteria would still need to be addressed as part of the local review process.

- ***Interpretation #4 – If a local government adopts the Alternative Temporary Lodging Standards in an Activity Center, is it treated as a Countywide Plan Map amendment pursuant to Section 6.2.2.1 of the Rules, similar to other amendments to density/intensity standards?*** The Alternative Temporary Lodging Standards were created to allow local governments to offer incentives for resort-style temporary lodging, and they also mandate additional requirements relative to other density/intensity standards. Therefore, they are treated as a separate type of adoption, similar to a density/intensity bonus. A local adoption of these standards is reviewed for consistency but not subject to the Countywide Plan Map amendment process. Staff recommends that a future Rules amendment be made to clarify this process.
- ***Interpretation #5 – If a Countywide Plan Map amendment is approved based on a locally adopted development agreement, and a subsequent amendment to the development agreement triggers a rehearing of the Countywide Plan Map amendment subject to Section 6.1.5.3 of the Rules, at what point in the local approval process must the amended development agreement be submitted to Forward Pinellas?*** Countywide Plan Map amendments generally are submitted following the first public hearing of the local governing body (e.g., City Commission). However, when adopting or amending a development agreement, Section 163.3225, Florida Statutes, permits the first public hearing to be held by the local planning agency. For consistency with the state statute, Forward Pinellas will accept the submittal of an amended development agreement following the first local public hearing whether it is held by the governing body or the local planning agency. Staff recommends that a future Rules amendment be made to clarify this process.

**ATTACHMENT(S):** None

**ACTION:** None required; informational item only.



**4D. Urban Design Services Pilot Program Update**

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**SUMMARY**

Forward Pinellas and Pinellas County's Department of Housing & Community Development partnered to develop an Urban Design Services Pilot Program for 2022-2023. The program was free to local governments within a limited budget and assisted with improving the quality of new development through the use of various urban design tools to engage with city staff, developers, and community members in decisions about the built environment.

The pilot program consisted of three components:

1. Work with developers to provide urban design guidance to meet the intent of adopted regulations (i.e., form-based codes, comprehensive plan policies, urban design principles, etc.)
2. Work with community/neighborhood groups and developers to host charettes/studios to visualize change and develop guiding principles for potential projects
3. Evaluate and/or advise on proposed form-based codes or similar regulations.

Both Forward Pinellas and the Department of Housing & Community Development had designated a staff member as a point of contact for the program. Furthermore, Forward Pinellas selected Inspire Place Making Collective, LLC to serve as the consultant for the pilot program. Per the interlocal agreement, Forward Pinellas and Pinellas County jointly funded this pilot program and awarded three communities funds for design assistance. These communities included the cities of Oldsmar and Clearwater, as well as Pinellas County.

Forward Pinellas will provide an update on the completed deliverables as well as status of the Urban Design Services Pilot Program more broadly.

**ATTACHMENT(S):** Urban Design Services Pilot Program – Project Overview

**ACTION:** None required; informational item only.

**4E. Countywide Plan Appendix Update**

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**SUMMARY**

In August of 2023, the Board of County Commissioners adopted an update to the Countywide Plan that included the recommendations from the 2023 update to the Target Employment and Industrial Land Study (TEILS), as well as the adoption of the Multimodal Accessibility (MAX) Index. As part of these efforts, Forward Pinellas staff has included updates to the Countywide Plan Appendix which includes the incorporation of the North American Industry Classification System (NAICS) codes associated with the broader Target Employment Clusters identified as part of the TEILS update, as well as a summary document outlining the methodology of the MAX Index and the countywide average MAX score for the 2024 year. These updates to the appendix are intended to be used as a reference for local governments.

The Countywide Plan Appendix is an unadopted support document to the Countywide Plan and does not need to be amended through the public hearing process.

**ATTACHMENT(S):**

- Target Employment and Industrial Land Study Update NAICS Codes
- Multimodal Accessibility (MAX) Index Summary Document

**ACTION:** PAC to recommend approval of the proposed additions to the Countywide Plan Appendix.



TEILS - Target Industries

NAICS	Descriptions	Target Industry
551114	Corporate, Subsidiary, and Regional Managing Offices	Business Services
561422	Telemarketing Bureaus and Other Contact Centers	Business Services
541611	Administrative Management and General Management Consulting Services	Business Services
561110	Office Administrative Services	Business Services
541690	Other Scientific and Technical Consulting Services	Business Services
541330	Engineering Services	Business Services
541990	All Other Professional, Scientific, and Technical Services	Business Services
541618	Other Management Consulting Services	Business Services
561330	Professional Employer Organizations	Business Services
541310	Architectural Services	Business Services
541214	Payroll Services	Business Services
541612	Human Resources Consulting Services	Business Services
561311	Employment Placement Agencies	Business Services
485320	Limousine Service	Business Services
485310	Taxi Service	Business Services
551112	Offices of Other Holding Companies	Business Services
541199	All Other Legal Services	Business Services
533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	Business Services
541614	Process, Physical Distribution, and Logistics Consulting Services	Business Services
541930	Translation and Interpretation Services	Business Services
541320	Landscape Architectural Services	Business Services
561210	Facilities Support Services	Business Services
561312	Executive Search Services	Business Services
541340	Drafting Services	Business Services
561421	Telephone Answering Services	Business Services
561920	Convention and Trade Show Organizers	Business Services
551111	Offices of Bank Holding Companies	Business Services
485999	All Other Transit and Ground Passenger Transportation	Business Services
532112	Passenger Car Leasing	Business Services
522293	International Trade Financing	Financial Services
522294	Secondary Market Financing	Financial Services
523130	Commodity Contracts Dealing	Financial Services
523140	Commodity Contracts Brokerage	Financial Services
523210	Securities and Commodity Exchanges	Financial Services
522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities	Financial Services
524126	Direct Property and Casualty Insurance Carriers	Financial Services
523120	Securities Brokerage	Financial Services
522292	Real Estate Credit	Financial Services
524113	Direct Life Insurance Carriers	Financial Services
522310	Mortgage and Nonmortgage Loan Brokers	Financial Services
523930	Investment Advice	Financial Services
523920	Portfolio Management	Financial Services
522220	Sales Financing	Financial Services
524298	All Other Insurance Related Activities	Financial Services
524127	Direct Title Insurance Carriers	Financial Services
524291	Claims Adjusting	Financial Services
524128	Other Direct Insurance (except Life, Health, and Medical) Carriers	Financial Services
524114	Direct Health and Medical Insurance Carriers	Financial Services
522298	All Other Nondepository Credit Intermediation	Financial Services
523110	Investment Banking and Securities Dealing	Financial Services

523991	Trust, Fiduciary, and Custody Activities	Financial Services
561450	Credit Bureaus	Financial Services
523999	Miscellaneous Financial Investment Activities	Financial Services
523910	Miscellaneous Intermediation	Financial Services
522120	Savings Institutions	Financial Services
522390	Other Activities Related to Credit Intermediation	Financial Services
522291	Consumer Lending	Financial Services
522210	Credit Card Issuing	Financial Services
525990	Other Financial Vehicles	Financial Services
524130	Reinsurance Carriers	Financial Services
525910	Open-End Investment Funds	Financial Services
521110	Monetary Authorities-Central Bank	Financial Services
522190	Other Depository Credit Intermediation	Financial Services
	Computer and Computer Peripheral Equipment and Software	
423430	Merchant Wholesalers	Information Technology
541511	Custom Computer Programming Services	Information Technology
541512	Computer Systems Design Services	Information Technology
517311	Wired Telecommunications Carriers	Information Technology
518210	Data Processing, Hosting, and Related Services	Information Technology
511210	Software Publishers	Information Technology
541430	Graphic Design Services	Information Technology
519130	Internet Publishing and Broadcasting and Web Search Portals	Information Technology
541519	Other Computer Related Services	Information Technology
541513	Computer Facilities Management Services	Information Technology
811212	Computer and Office Machine Repair and Maintenance	Information Technology
517919	All Other Telecommunications	Information Technology
425110	Business to Business Electronic Markets	Information Technology
325414	Biological Product (except Diagnostic) Manufacturing	Medical Technology / Life & Marine Sciences
334514	Totalizing Fluid Meter and Counting Device Manufacturing	Medical Technology / Life & Marine Sciences
334516	Analytical Laboratory Instrument Manufacturing	Medical Technology / Life & Marine Sciences
325412	Pharmaceutical Preparation Manufacturing	Medical Technology / Life & Marine Sciences
339112	Surgical and Medical Instrument Manufacturing	Medical Technology / Life & Marine Sciences
339115	Ophthalmic Goods Manufacturing	Medical Technology / Life & Marine Sciences
326299	All Other Rubber Product Manufacturing	Medical Technology / Life & Marine Sciences
339113	Surgical Appliance and Supplies Manufacturing	Medical Technology / Life & Marine Sciences
541715	Research and Development in the Physical, Engineering, and Life Sciences (except Nanotechnology and Biotechnology)	Medical Technology / Life & Marine Sciences
334510	Electromedical and Electrotherapeutic Apparatus Manufacturing	Medical Technology / Life & Marine Sciences
541714	Research and Development in Biotechnology (except Nanobiotechnology)	Medical Technology / Life & Marine Sciences
333314	Optical Instrument and Lens Manufacturing	Medical Technology / Life & Marine Sciences
326291	Rubber Product Manufacturing for Mechanical Use	Medical Technology / Life & Marine Sciences
325411	Medicinal and Botanical Manufacturing	Medical Technology / Life & Marine Sciences
339114	Dental Equipment and Supplies Manufacturing	Medical Technology / Life & Marine Sciences
334519	Other Measuring and Controlling Device Manufacturing	Medical Technology / Life & Marine Sciences
334517	Irradiation Apparatus Manufacturing	Medical Technology / Life & Marine Sciences
541713	Research and Development in Nanotechnology	Medical Technology / Life & Marine Sciences
339991	Gasket, Packing, and Sealing Device Manufacturing	Medical Technology / Life & Marine Sciences
325413	In-Vitro Diagnostic Substance Manufacturing	Medical Technology / Life & Marine Sciences
336411	Aircraft Manufacturing	Aviation / Aerospace / Defense
334511	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing	Aviation / Aerospace / Defense
336414	Guided Missile and Space Vehicle Manufacturing	Aviation / Aerospace / Defense
335931	Current-Carrying Wiring Device Manufacturing	Aviation / Aerospace / Defense
332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers	Aviation / Aerospace / Defense
336413	Other Aircraft Parts and Auxiliary Equipment Manufacturing	Aviation / Aerospace / Defense
335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing	Aviation / Aerospace / Defense
334290	Other Communications Equipment Manufacturing	Aviation / Aerospace / Defense
336412	Aircraft Engine and Engine Parts Manufacturing	Aviation / Aerospace / Defense

336415	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing	Aviation / Aerospace / Defense
336419	Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing	Aviation / Aerospace / Defense
517410	Satellite Telecommunications	Aviation / Aerospace / Defense
332993	Ammunition (except Small Arms) Manufacturing	Aviation / Aerospace / Defense
332994	Small Arms, Ordnance, and Ordnance Accessories Manufacturing	Aviation / Aerospace / Defense
336992	Military Armored Vehicle, Tank, and Tank Component Manufacturing	Aviation / Aerospace / Defense
334112	Computer Storage Device Manufacturing	Microelectronics
334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals	Microelectronics
336320	Motor Vehicle Electrical and Electronic Equipment Manufacturing	Microelectronics
334412	Bare Printed Circuit Board Manufacturing	Microelectronics
334111	Electronic Computer Manufacturing	Microelectronics
423690	Other Electronic Parts and Equipment Merchant Wholesalers	Microelectronics
334419	Other Electronic Component Manufacturing	Microelectronics
334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing	Microelectronics
335314	Relay and Industrial Control Manufacturing	Microelectronics
334413	Semiconductor and Related Device Manufacturing	Microelectronics
334417	Electronic Connector Manufacturing	Microelectronics
333242	Semiconductor Machinery Manufacturing	Microelectronics
334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing	Microelectronics
334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing	Microelectronics
335921	Fiber Optic Cable Manufacturing	Microelectronics
325211	Plastics Material and Resin Manufacturing	Microelectronics
334613	Blank Magnetic and Optical Recording Media Manufacturing	Microelectronics
519110	News Syndicates	Marketing, Design, and Publishing
541830	Media Buying Agencies	Marketing, Design, and Publishing
541613	Marketing Consulting Services	Marketing, Design, and Publishing
541910	Marketing Research and Public Opinion Polling	Marketing, Design, and Publishing
541890	Other Services Related to Advertising	Marketing, Design, and Publishing
541810	Advertising Agencies	Marketing, Design, and Publishing
541860	Direct Mail Advertising	Marketing, Design, and Publishing
541410	Interior Design Services	Marketing, Design, and Publishing
511120	Periodical Publishers	Marketing, Design, and Publishing
519120	Libraries and Archives	Marketing, Design, and Publishing
519190	All Other Information Services	Marketing, Design, and Publishing
541850	Outdoor Advertising	Marketing, Design, and Publishing
541870	Advertising Material Distribution Services	Marketing, Design, and Publishing
541820	Public Relations Agencies	Marketing, Design, and Publishing
541490	Other Specialized Design Services	Marketing, Design, and Publishing
511130	Book Publishers	Marketing, Design, and Publishing
541840	Media Representatives	Marketing, Design, and Publishing
541420	Industrial Design Services	Marketing, Design, and Publishing
511140	Directory and Mailing List Publishers	Marketing, Design, and Publishing
511199	All Other Publishers	Marketing, Design, and Publishing

### Multimodal Accessibility Index (MAX) Overview

The Multimodal Accessibility Index, or MAX Index, is a GIS-based alternative to traditional roadway level of service (LOS) that was developed in partnership with members of the Forward Pinellas Planners Advisory Committee (PAC) and Technical Coordinating Committee (TCC). This approach considers various multimodal performance criteria beyond vehicular travel conditions and is more appropriate for an urban, redeveloping county.

The MAX Index works by breaking Pinellas County into quarter-mile grid cells and scores each grid cell based on the number of facilities in each grid cell multiplied by the number of points awarded for each facility type. For example, if a grid cell has two trail access locations and four transit access locations, it will receive a 10.0 MAX score (2 x 3 points for trail access + 4 x 1 point for transit access). Furthermore, the MAX Index considers proximity, awarding points to grid cells that are near features, even if the feature itself is in a neighboring cell. This ensures that features within a reasonable travel shed are still accounted for even though they do not receive as many points as they would if they were directly in a cell. Facilities that are awarded points and their associated point weights are listed below:

<b>Scoring Criteria</b>	<b>Points</b>
Walkability Score at the Countywide Average or Better	2
Separated Bike Lane	3
Sharrow	1
Micromobility Access (Bike Share, Scooters, Etc.)	1
Trail Access	3
TIP Funded Improvements	1
Bus Rapid Transit	3
Bus Headways of 30 Minutes or Less	3
Transit Access (Bus Stop)	1
Level of Service (LOS) D or Better	1.5
Volume/Capacity (V/C) at the Countywide Average or Better	1.5

Proposed changes to the Countywide Plan must meet the countywide average MAX Score. Additional balancing criteria may be applied to those proposed amendments that do not meet the countywide average MAX score as outlined in section 6.5.5.2 of the Countywide Rules. In the instance where a proposed amendment intersects multiple parcels, the average score of those parcels will be considered the MAX score for the amendment area. Proposed improvements for deficient grid cells are not required to bring the deficient grid cell up to the countywide average, they only need to improve the overall score of the deficient grid cell.

MAX Index Countywide Average as of January 1, 2024: 9.7

[Link to MAX Index Search by Address Tool](#)

**Planners Advisory Committee – February 5, 2024**

**5A. Pinellas SPOTlight Emphasis Areas Update**

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**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.