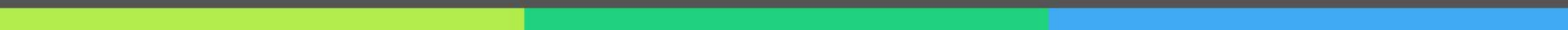




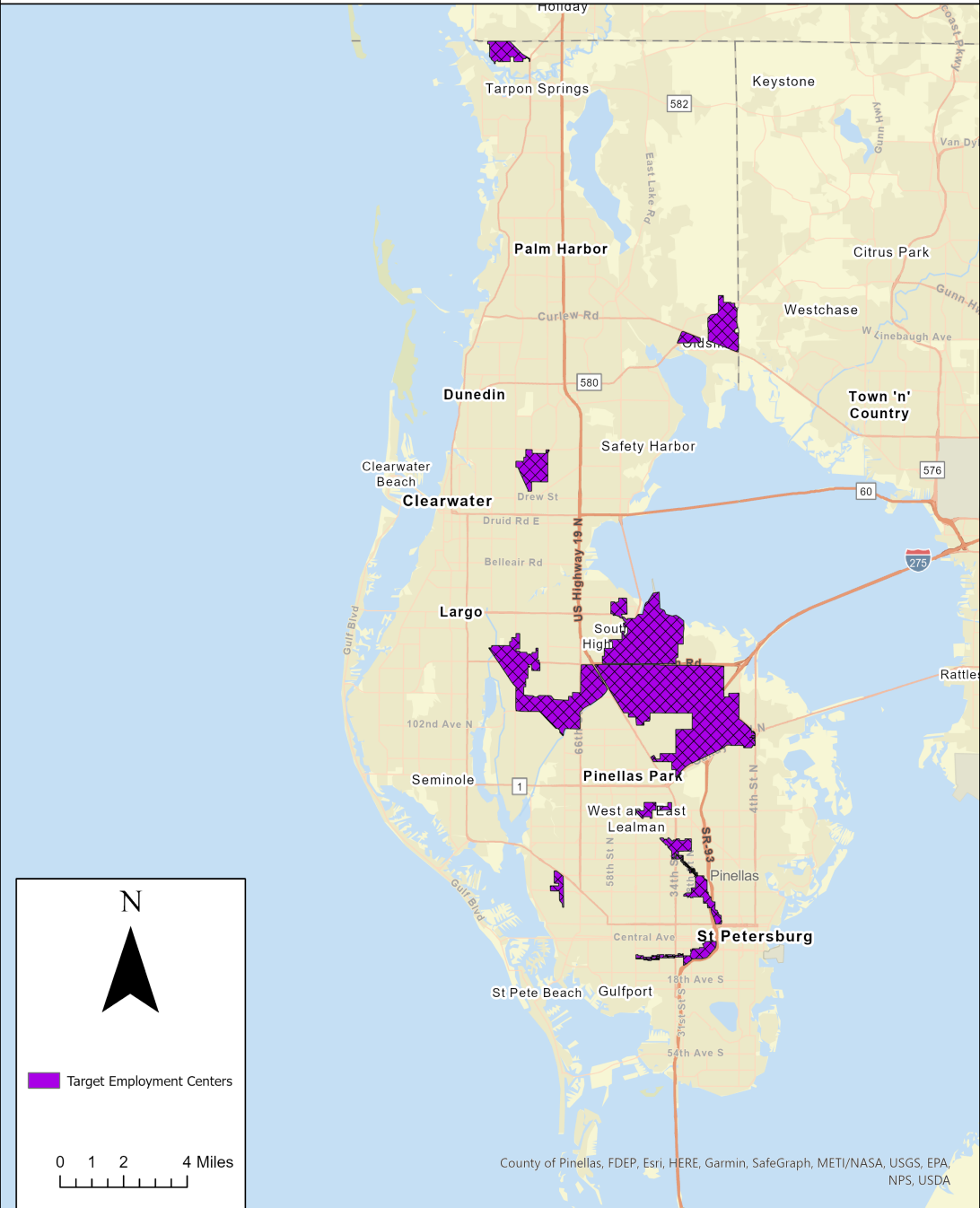
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# COUNTYWIDE PLAN UPDATE – TEILS 2023




## Post 2008 TEILS Study

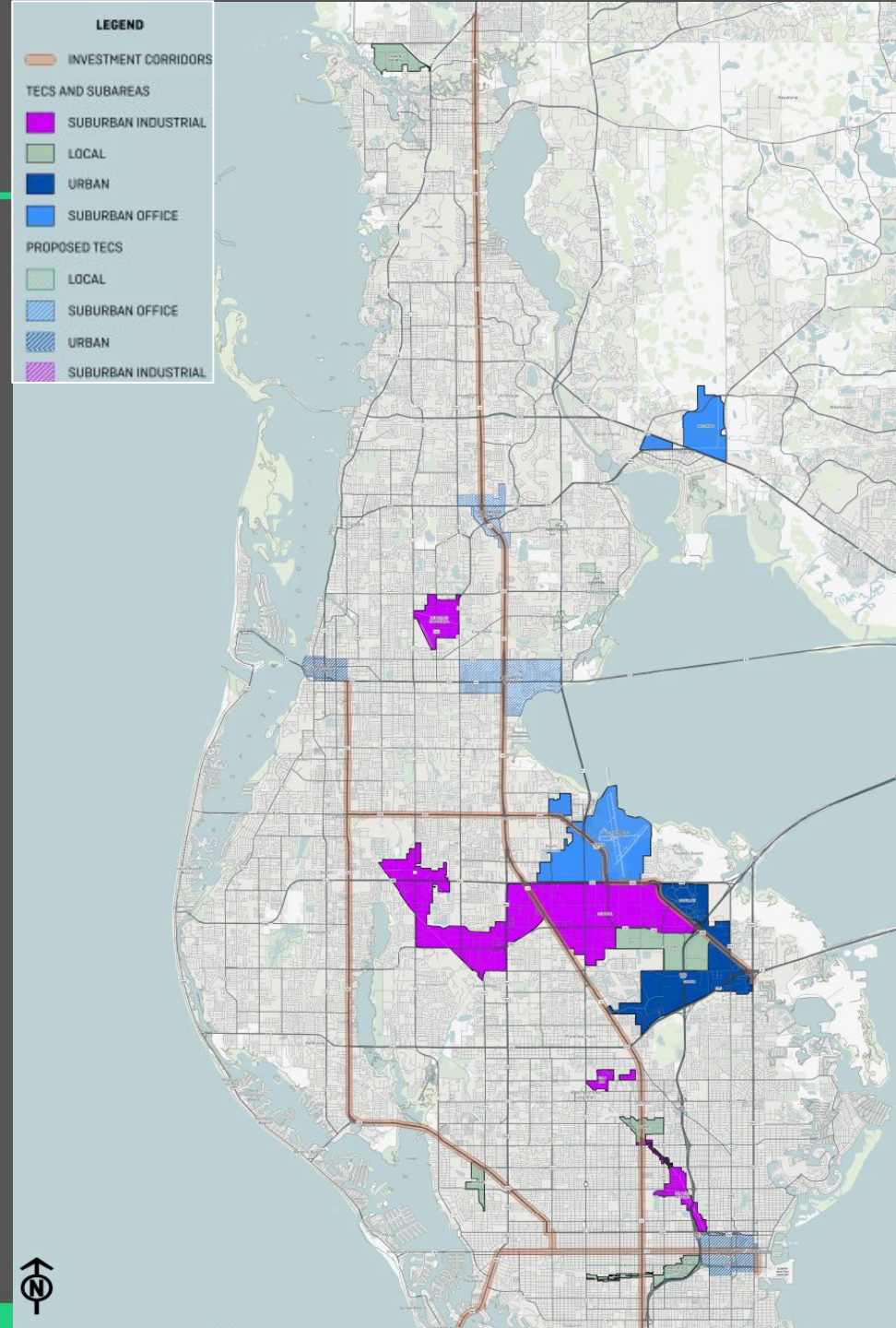
- Areas of the county that are now developed, or appropriate to be developed to facilitate employment uses of countywide significance.
- About 13,000 acres are designated.
- One size fits all
- Very restrictive



# Post 2023 TEILS Study

- Areas of the county that are now developed, or appropriate to be developed to facilitate employment uses of countywide significance will be expanded.
- TEC Subcategorization
- NO MORE one size fits all

 Increased Flexibility



# Post 2023 TEILS Study

**TEC- Urban** – Highest proposed density and intensity standards. Most suited for Class A Office in a vertically integrated mixed-use character that is walkable.

**TEC – Suburban Office** – Most suited for Class A Office that is more campus style in nature with a horizontal mix of uses in conjunction with Target Employment.

**TEC – Suburban Industrial** – Mostly suited for traditional industrial and manufacturing uses, auto oriented. Commercial mixed-use will be allowed in conjunction with Target Employment.

**TEC – Local** – Allows the greatest flexibility of mixed-use. Requires a Special Area Plan (SAP) that defines the vision of the area so that mix of uses outside of traditional Target Employment uses contribute to that vision. Will default to current TEC standards without an adopted SAP.



*Images illustrate different building types for TECs. Top left is an example of a warehouse district with walkable streets encouraging mixed use; Top right is modern campus style office (Jabil); Bottom left is suburban industrial (Honeywell); Bottom right is new urban mixed-use office.*

Photo Credits: Forward Pinellas Staff



# Employment Plan Map Categories – Moving Forward

## Regular Employment Related Categories (O, I, E)

- Used throughout the county
- Maximum densities & intensities, permitted uses

## Target Employment Centers (TEC's)

- Concentrated areas of the county
- Subcategorized based on area characteristics
- Will be used to facilitate employment growth in conjunction with other placemaking supportive uses that make these areas more desirable for future employers and their workforce.
- Provide targeted increased intensity for Class A Office and Industrial/Flex employment typologies.

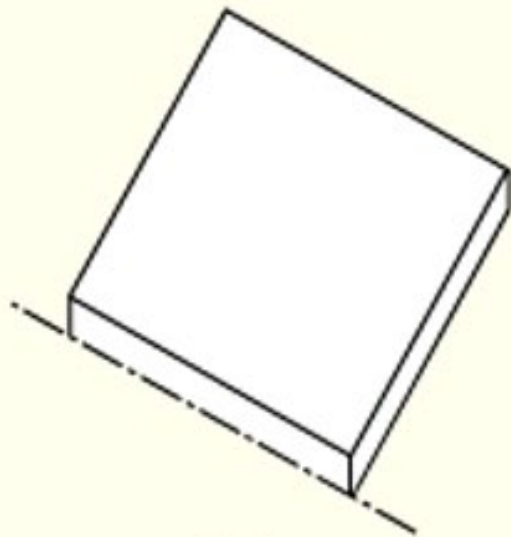
Forward Pinellas approach for O, E and I  
categories outside of a TEC will be much less  
restrictive



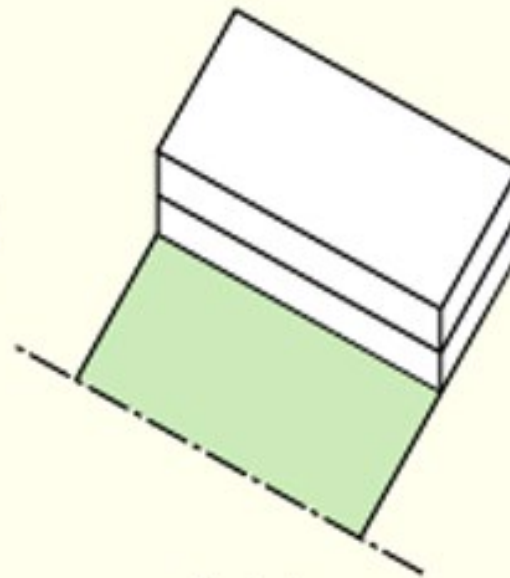
# FAR - Overview

## Floor Area Ratio (FAR)

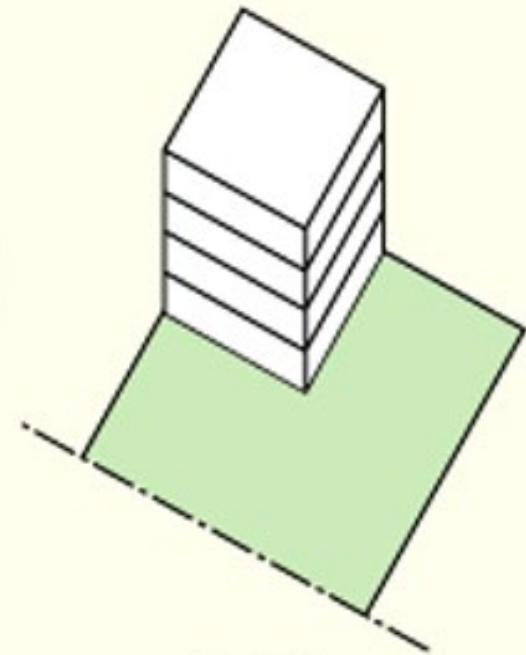
1:1 Ratio



1 story  
(100% lot coverage)



2 stories  
(50% lot coverage)



4 stories  
(25% lot coverage)



# Post 2023 TEILS Study – Policy Incentives

## TEC Urban –

- 100% intensity bonus for Office and Research/Development uses.
- Maximum Floor Area Ratio (FAR) – 8.0.
- For properties 15,000sqft or greater: Class A Office will not count towards maximum allowable FAR.
- Commercial, retail, and residential flexibility as long as it is done concurrently with Target Employment uses.
- Associated Target Employment: Business Services, Financial Services, Information Technology, and Marketing, Design & Publishing.



# Post 2023 TEILS Study – Policy Incentives

## TEC Suburban Office –

- 100% intensity bonus for Manufacturing, Office, and Research/Development uses.
- Maximum Floor Area Ratio (FAR) – 5.0.
- For properties 25,000sqft or greater: Class A Office will not count towards maximum allowable FAR.
- Commercial, retail, and residential flexibility as long as it is done concurrently with Target Employment uses.
- Associated Target Employment: Business Services, Financial Services, Information Technology, and Marketing, Design & Publishing.

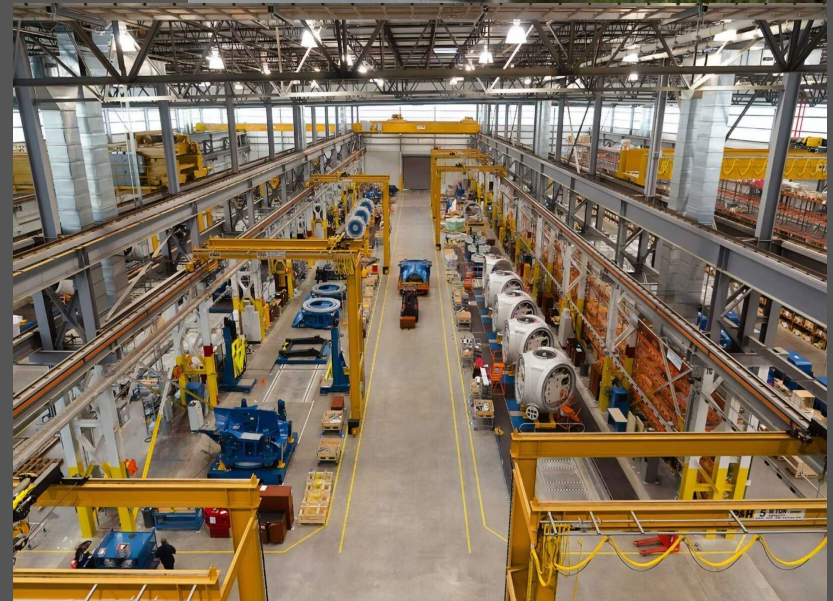




# Post 2023 TEILS Study – Policy Incentives

## TEC Suburban Industrial

- 100% intensity bonus for Manufacturing, Office, and Research/Development uses.
- Maximum Floor Area Ratio (FAR) – 3.0.
- For properties 25,000sqft or greater: Industrial and Manufacturing space will not count towards maximum allowable FAR.
- Commercial flexibility as long as it is done concurrently with Target Employment uses.
- Associated Target Employment: Medical Technologies/Life & Marine Sciences, Micro-Electronics Manufacturing, Aviation/Aerospace/Defense.



# Target Employment Center – Local

## TEC - Local

- The most flexible of the TEC subcategories
- Requires a Special Area Plan to allow for maximum flexibility without arbitrary conversions
- Will default to existing TEC policy without supplemental SAP.

## Special Area Plan Criteria

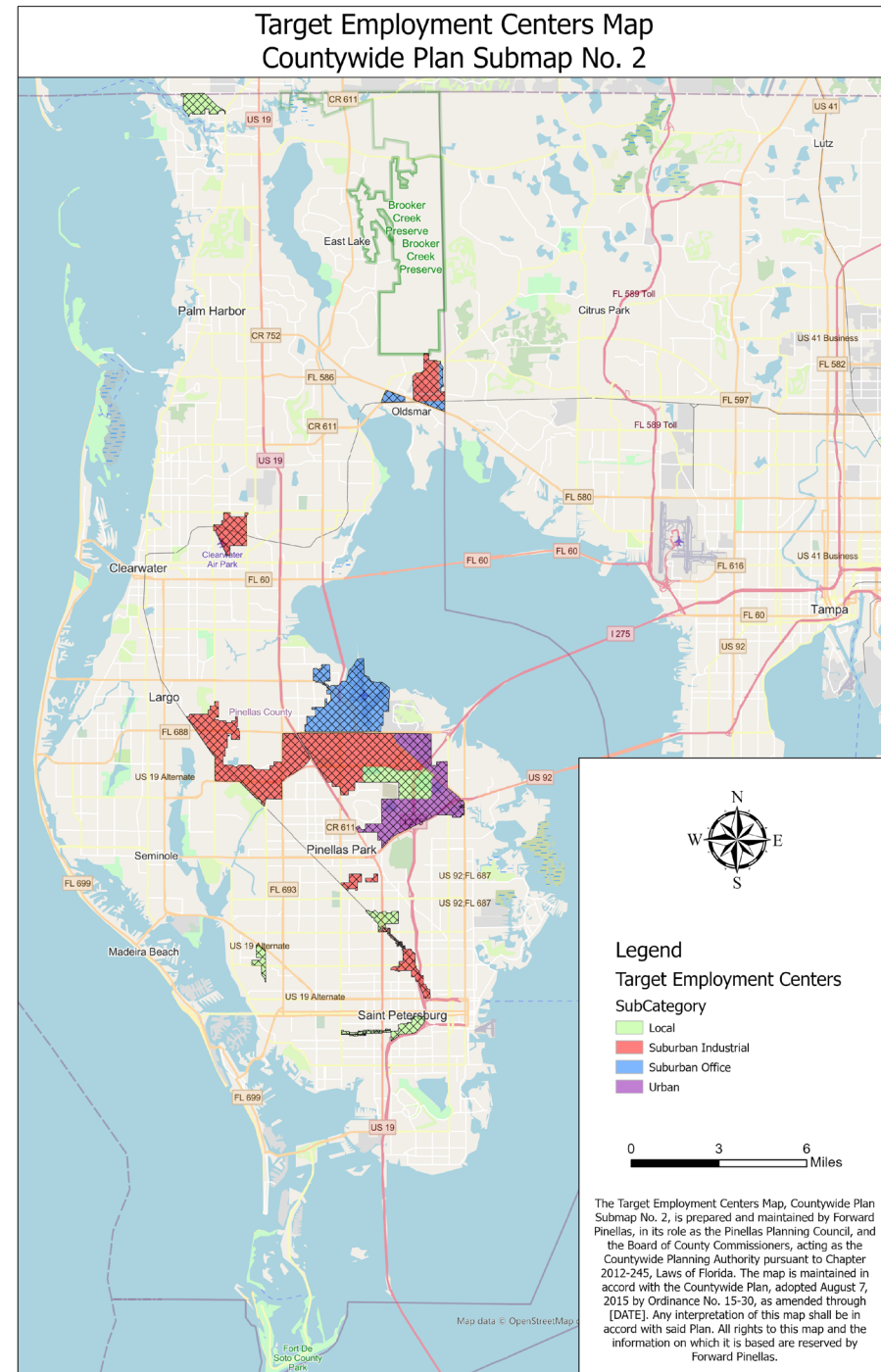
- Existing conditions (Required)
- District/Area Framework (Required)
- Framework Analysis (Required)
- Vision Map (Required)
- District Master Plan (Required)
- Action Plan (Required)
- Local Implementing Regulations (*Encouraged*)
- Transportation Analysis (*Encouraged*)

*“For those areas with an adopted TEC – Local category and no corresponding local SAP, the TEC – Local will provide a 100% intensity bonus for Manufacturing, Office, and Research/Development uses only, and will be subject to the conversion criteria standards for the Industrial/Manufacturing Target Employment Uses outlined in section 6.5.4.4”*



# TEILS Submap No.2

- Map of currently existing TEC's and their appropriate subcategory.
- Similar to how we handle Activity Centers already.
- As new TEC's are adopted they will be added to this map.



## Miscellaneous/Other

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- Updating definitions for Class A Office, Target Employment, Target Industry, and Average Wage.
- Incorporating specific NAICS Codes for all Target Industry Clusters.





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# Questions/Discussion

