



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Proposed Amendments to the Countywide Rules

Forward Pinellas

June 9, 2021



Proposed Amendments

1. Senior Housing Bonus
2. Map Adjustments
3. Minor Housekeeping Amendments



The Countywide Rules

Amended through August 17, 2020



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What is Senior Housing?

Senior Housing – Residential or residential-like accommodations suitable for the needs of an aging population, including group homes, congregate care facilities, nursing homes, and continuing care retirement communities



Proposed Senior Housing Bonus

- Allows a local government to offer incentives for senior housing
- Allows bonuses for:
 - Residential (units per acre)
 - Residential Equivalent (beds per unit per acre)
 - Nonresidential or mixed-use intensity (floor area ratio)



Proposed Senior Housing Bonus Requirements

- Similar to bonuses for affordable and Missing Middle housing
- Local governments must adopt plan/code provisions to:
 - Define senior housing and methodology for calculating bonuses
 - Encourages design for accessibility and active living
 - Prohibits bonus in Coastal High Hazard Area

Best New Ideas in Retirement

This is how boomers are reinventing retirement living

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Map Adjustments

- Changes to Preservation or Recreation/Open Space categories or submerged lands (Section 7.3.8.4 & 7.3.8.5)
- Administrative function outside the Board/CPA approval process:
 - Natural changes over time
 - Alterations governed by the Southwest Florida Water Management District (SWFWMD)
 - Drainage detention areas



Proposed Amendments to Map Adjustment Process

- Clarify that only ministerial changes are eligible
- Must reflect existing conditions – future mitigation plans not accepted
- Clarify staff-level administrative function, removing vote of “official acceptance” which creates confusion
- Similar to other administrative actions (map corrections, Tier I map amendments)



Housekeeping Amendments

- Consolidate scattered standards for submerged land (Section 4.2.3.11 and Article 8)
- Clarify process for continuances and withdrawals (Sections 6.3.2 and 6.3.3)
- Clarify number of days required between CPA public hearings (Section 7.8.3.1)
- Add animal boarding facilities, and veterinary clinics to Agricultural-Light (Article 8)



Going Forward

- May 12 – Board request to advertise public hearing
- June 9 – Board public hearing
- TBD – Two CPA public hearings





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Questions/Discussion

