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PINELLAS**  
Integrating Land Use & Transportation

# Proposed Amendments to the Countywide Rules

Forward Pinellas

May 12, 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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# Senior Housing Bonus



# Senior Housing

- Increased densities for assisted living facilities requested by a member of the community
- Governed by Residential Equivalent standard of 3 beds per unit per acre
- Also governs nursing homes, group homes, bed and breakfasts, other communal accommodations



# Senior Housing

- Most local governments surveyed have not seen demand
- Limited interest in using increased densities
- Concern about unintended consequences for non-ALF uses



# Proposed Senior Housing Bonus

- A senior housing bonus would provide greater local flexibility
- Similar to bonuses for affordable and Missing Middle housing
- Allows bonuses for:
  - Residential (units per acre)
  - Residential Equivalent (beds per unit per acre)
  - Nonresidential or mixed-use intensity (floor area ratio)

Best New Ideas in Retirement

## This is how boomers are reinventing retirement living

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# Map Adjustments



# Map Adjustments

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





# Why Make Changes to the Process?

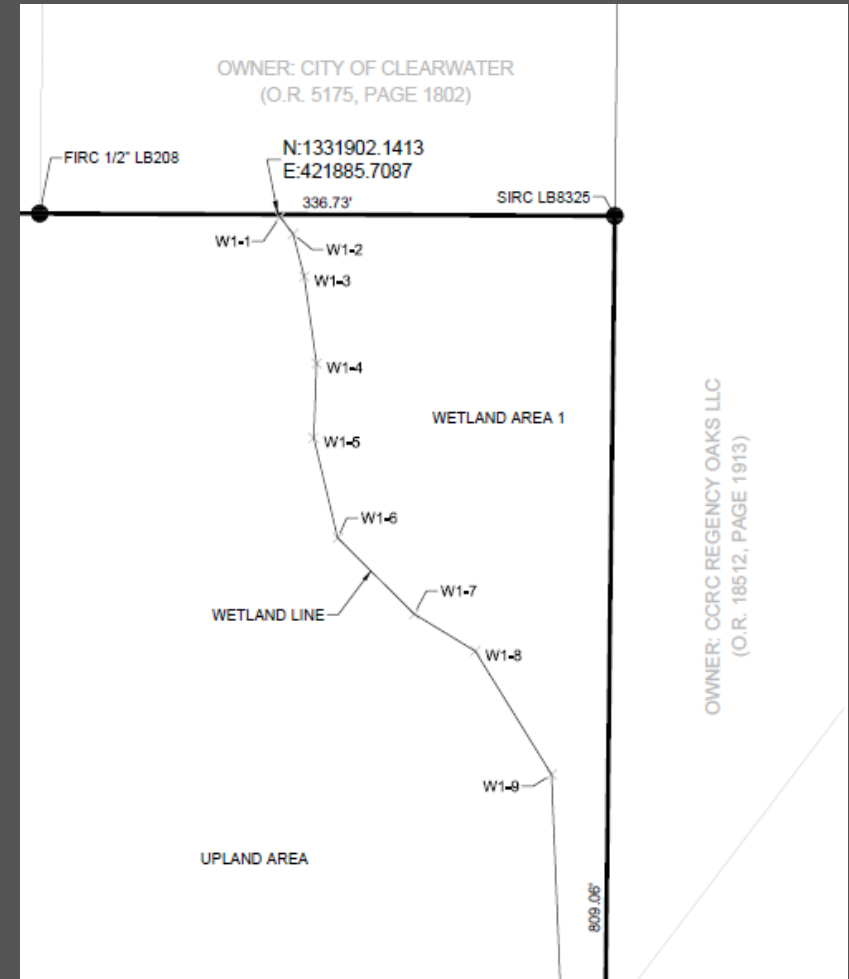
- Criteria and process are not clearly worded
- Frequent requests for interpretation
- “Official acceptance” process creates confusion
- Historically has been staff-level administrative function, accepted by the Board twice a year



# Proposed Amendments

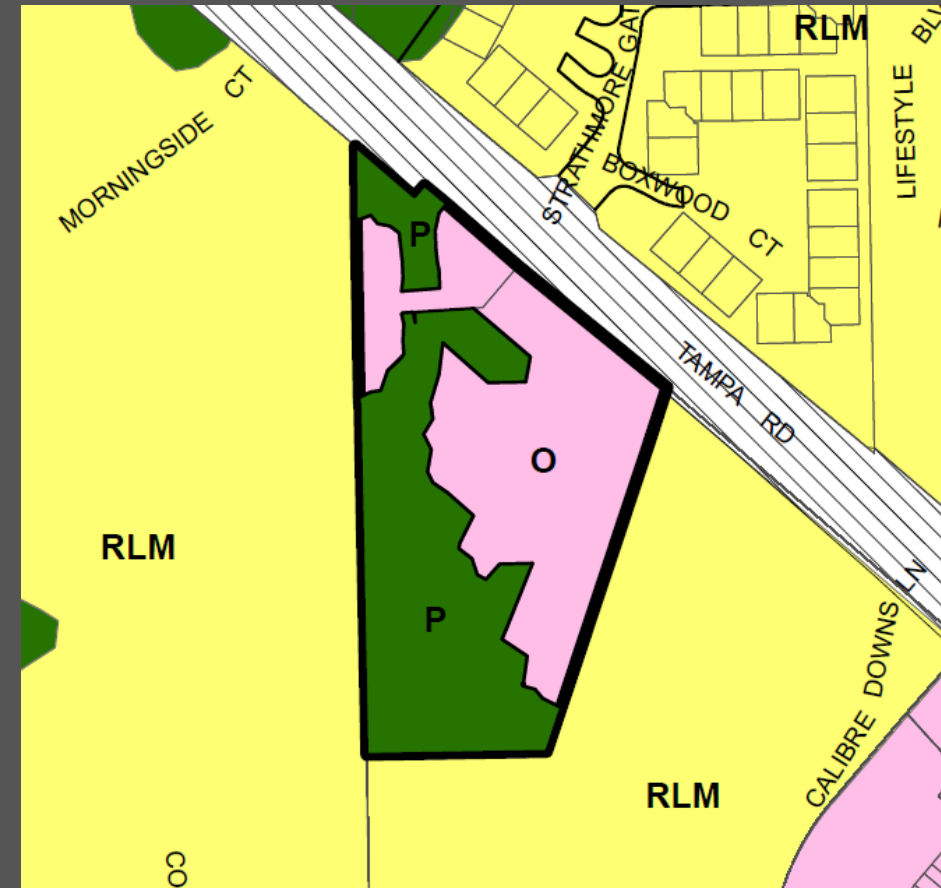
## Clarify purpose and intent:

- Ministerial changes that do not require discretion
- Preservation and Recreation/Open Space adjustments must reflect existing conditions
- Future mitigation plans are not eligible



# Proposed Amendments

- In return for greater clarity and certainty, move to a truly administrative process
- Similar to process for Tier I map amendments



# Minor Housekeeping Amendments



# Housekeeping amendments

- Consolidate scattered standards for submerged land (Section 4.2.3.11 and Article 8)



# Housekeeping amendments

- 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)



# Housekeeping amendments

- Add dog kennels, animal boarding facilities, and veterinary clinics to Agricultural-Light definition (Article 8)



# Next Steps

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- **May 12** – Request for Board to authorize advertisement for public hearings
- **June 9** – Board public hearing
- **TBD** – Two Countywide Planning Authority public hearings







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## Questions/Discussion

