

2023 Proposed Countywide Rules Amendment Package

Other Proposed Amendments

Planners Advisory Committee

April 3, 2023

Transfers of Density/Intensity

- New umbrella term that includes:
 - Transferable Development Rights (TDRs)
 - Density/Intensity Averaging
 - Density/Intensity Pools
- Reorganizing and clarifying current Rules

5.2.1.1 Transferable Development Rights.

5.2.1.1.1 Transfer of development rights shall be as provided in the government comprehensive plan or land development regulation 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 parcel shall be consistent with those land use characteristics of the applicable category.

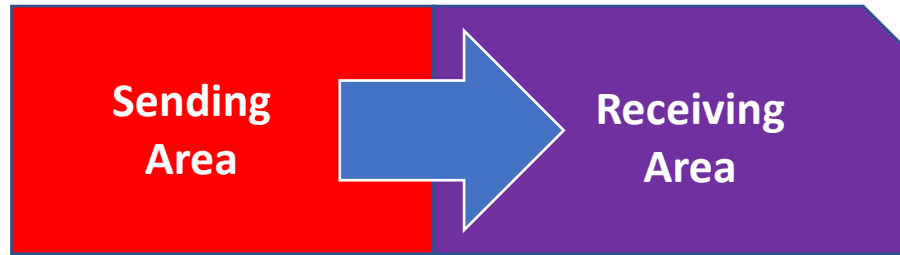
5.2.1.2 Density/Intensity Averaging.

5.2.1.2.1 Density/intensity averaging shall be permitted as provided in the government comprehensive plan, or the local plan or ordinance provisions filed of record in support of the Activity Center (AC), Multimodal Corridor (MMC) or Planned Redevelopment District (PRD) plan category, subject to the following:

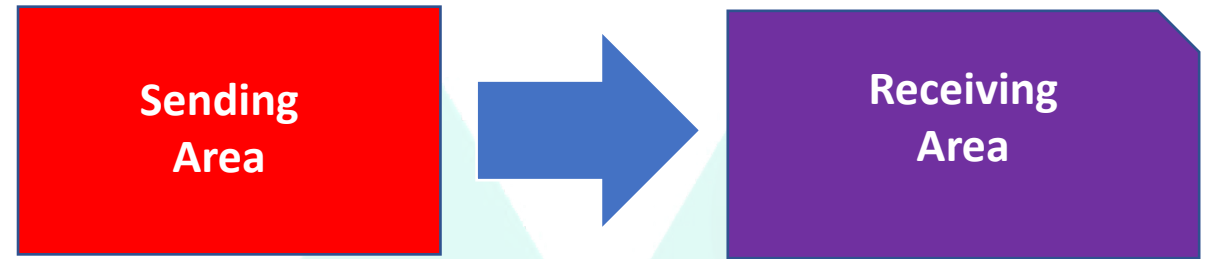
- For an Activity Center or Multimodal Corridor, the maximum density or intensity standard for the applicable subcategory classification is not exceeded on an areawide basis; and
- For a Planned Redevelopment District, the maximum density or intensity standard for the PRD category is not exceeded on an average areawide basis;

Transfers of Density/Intensity

Density/Intensity Averaging



Transferable Development Rights



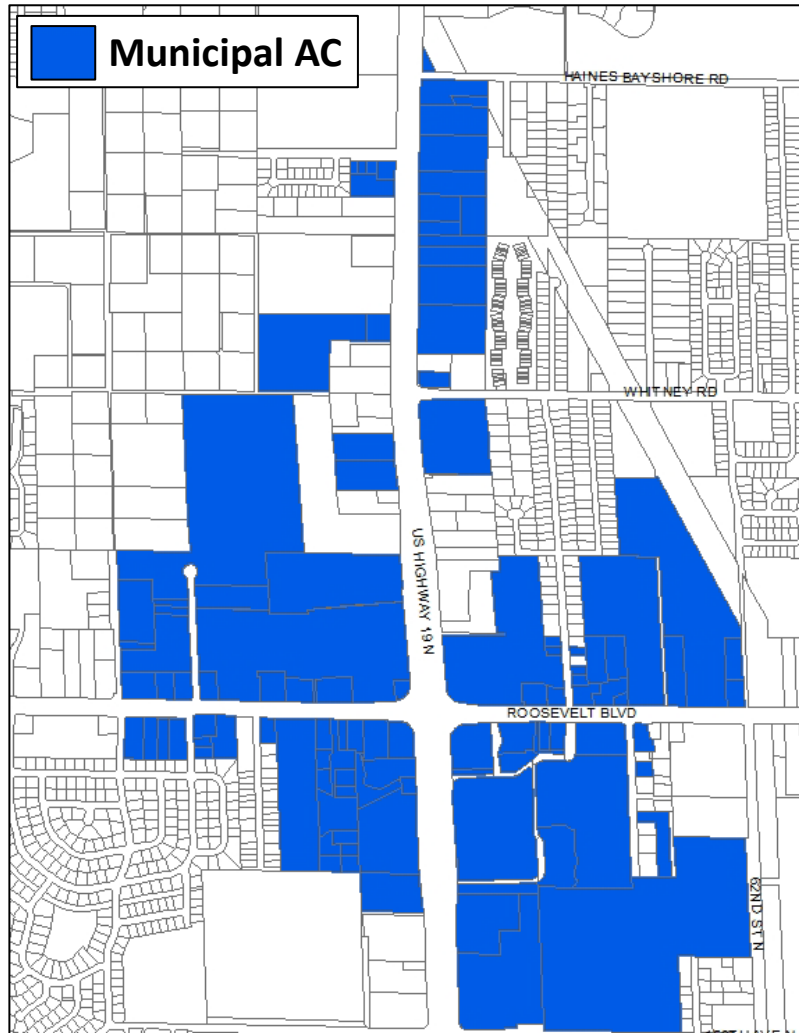
Density/Intensity Pool



Multi-jurisdictional ACs, MMCs, and PRDs

- Municipal adoption of Activity Centers (ACs), Multimodal Corridors (MMCs), and Planned Redevelopment Districts (PRDs)
- These are large amendment areas that frequently contain unincorporated parcels
- Each parcel annexed in the future requires its own Countywide Plan Map amendment
- New Rules section allows municipalities to partner with Pinellas County to amend these parcels in advance

Multi-jurisdictional ACs, MMCs, and PRDs



Coastal High Hazard Area (CHHA)

- How to address amendments to AC, MMC, or PRD in the CHHA?
- Codifying additional information that we already ask for
 - Evacuation routes as part of transportation analysis
 - Opportunities for greater resiliency
- Higher tier of review



Coastal High Hazard Area (CHHA)

- New addition to CHHA balancing criteria for all amendments
 - Developed in coordination with Pinellas County Emergency Management
- H. Clustering of Uses – The requested amendment within the CHHA provides for the clustering of uses on a portion of the site outside the CHHA.
 - I. Resilient Building – The requested amendment includes a commitment to make structures more resilient to disasters, through techniques such as building to more stringent wind standards, increasing building elevation, and/or providing an independent source of electricity.
 - J. Integral Part of Comprehensive Planning Process – The requested amendment has been initiated by the local government as an integral part of its comprehensive planning process, consistent with the local government comprehensive plan.

Housekeeping

- Standardize administrative review deadlines and reports to the Countywide Planning Authority
- Update legal advertisement requirements per new state law
- Clarify amendment process for development agreement changes
- Clarify purpose of submaps
- Add and clarify definitions



Questions?