

Detailed Explanation of the Proposed Changes to the Countywide Plan

1. Amendments to implement the TEILS Update

What are we proposing to change?

- Creating four new subcategories of the Target Employment Center (TEC) overlay with associated standards and incentives
- Creating Countywide Plan Map Submap No. 2 depicting the locations of the subcategories for adopted TECs
- Creating a process for adjustment to the TEC subcategories initiated by local governments with jurisdiction
- Establishing special area plan requirements for the TEC-Local subcategory
- Modifying the review criteria for Countywide Plan Map amendments of employment-related categories

Why are we proposing these changes?

- The nature of Target Employment has changed substantially since 2008
- Existing policies treat all county Industrial and Employment lands the same, whether it is a warehouse for manufacturing in the Joe's Creek Industrial Park or Jabil in Gateway
- Existing policies do not allow for the mix of uses, including residential and commercial uses, that many Class A Office-oriented target employers are seeking to remain regionally competitive
- Existing policies do not allow for less Target Employment-oriented industrial uses to grow and develop in accordance with local planning and visioning efforts

2. The Multimodal Accessibility (MAX) Index

What are we proposing to change?

- Creating a new index to evaluate transportation impacts of proposed Countywide Plan Map amendments across various modes rather than just automobile level of service

Why are we proposing these changes?

- Pinellas County is largely developed, and its roads have limited capacity that often cannot be expanded without taking private property
- The MAX Index provides an opportunity for local jurisdictions and developers alike to find multimodal solutions to transportation challenges that do not rely strictly on roadway expansion, and provide improvements that can be measured over time and are tied to local multimodal planning efforts
- Transportation concurrency, which restricts development in congested areas, has largely been repealed by Pinellas County's local governments

- Automobile Level of Service (LOS) is often not a factor in local development review processes whereas it is a factor at the countywide level
- Additionally, LOS is only calculated on major roadways during peak times and plan map amendments on local roadways have no LOS information that could be assessed in the countywide planning process

3. Transfers of Density/Intensity

What are we proposing to change?

- Reorganizing current rules for Density/Intensity Averaging, Transferable Development Rights, and Density/Intensity Pools
- Clarification, not substantive changes

Why are we proposing these changes?

- Current sections are confusingly written and repetitive
- Historic reliance on staff interpretations
- Local government partners have requested greater clarity

4. Multi-jurisdictional Activity Centers (ACs) and Multimodal Corridors (MMCs)

What are we proposing to change?

- Providing guidelines for partnerships to facilitate annexation of unincorporated parcels into municipal Activity Centers and Multimodal Corridors
- Clarification of a process that is already allowed (e.g., Largo's Tri-City Special Area from 2021)

Why are we proposing these changes?

- Encourages cooperative planning between municipalities and the County
- Consolidates small repetitive Countywide Plan Map amendments that would otherwise occur over time
- Happens only if the County choose to participate

5. Coastal High Hazard Area (CHHA)

What are we proposing to change?

- Adding higher level of review and additional submittal requirements to Activity Centers and Multimodal Corridors that increase densities or intensities in the CHHA
- Requiring amendments to Activity Centers, Multimodal Corridors and Planned Redevelopment Districts in the CHHA to provide analysis of evacuation routes and clearance times
- Adding resilient building to the CHHA balancing criteria

Why are we proposing these changes?

- Heightened awareness of coastal storm and flooding hazards
- Planning coordination with Pinellas County Emergency Management
- Codifying supplemental information that we routinely request

6. Density/Intensity Bonuses

What are we proposing to change?

- Reorganizing bonus provisions under a new section
- Allowing local governments to offer a new bonus for graywater systems (which recycle non-sewage wastewater) as required by Section 403.892, Florida Statutes
- Allowing local governments to offer a new bonus for enhanced stormwater improvements

Why are we proposing these changes?

- Current sections are disorganized and not in a logical place
- Changes to state law
- Pinellas County staff have requested option to explore new stormwater bonus

7. Housekeeping amendments

What are we proposing to change?

- Update legal advertisement requirements per Section 50.011, Florida Statutes
- Standardize administrative review deadlines and reporting
- Clarify amendment process for development agreement changes
- Add and clarify definitions

Why are we proposing these changes?

- Changes to state law
- Local government partners have requested greater clarity
- More efficient internal processes