

2023 Proposed Countywide Rules Amendment Package

Proposed Amendments

Countywide Planning Authority

August 1, 2023

Forward Pinellas Target Employment and Industrial Land Study (TEILS) Update



Historic Policy Context



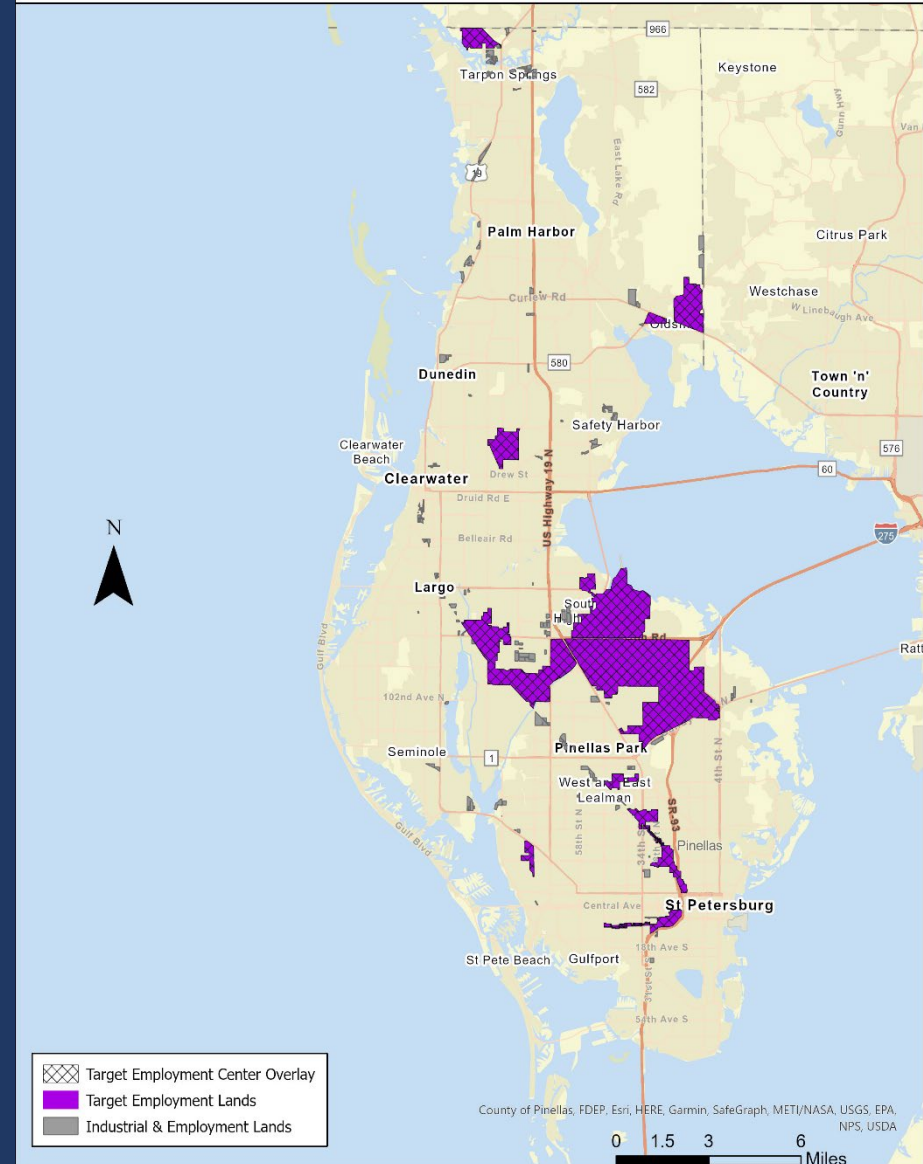
Job sectors that generate the highest possible wages

Export-oriented industry with 51% of product sold outside Pinellas County (and preferably Florida)

Creation of Target Employment Centers (TECs)

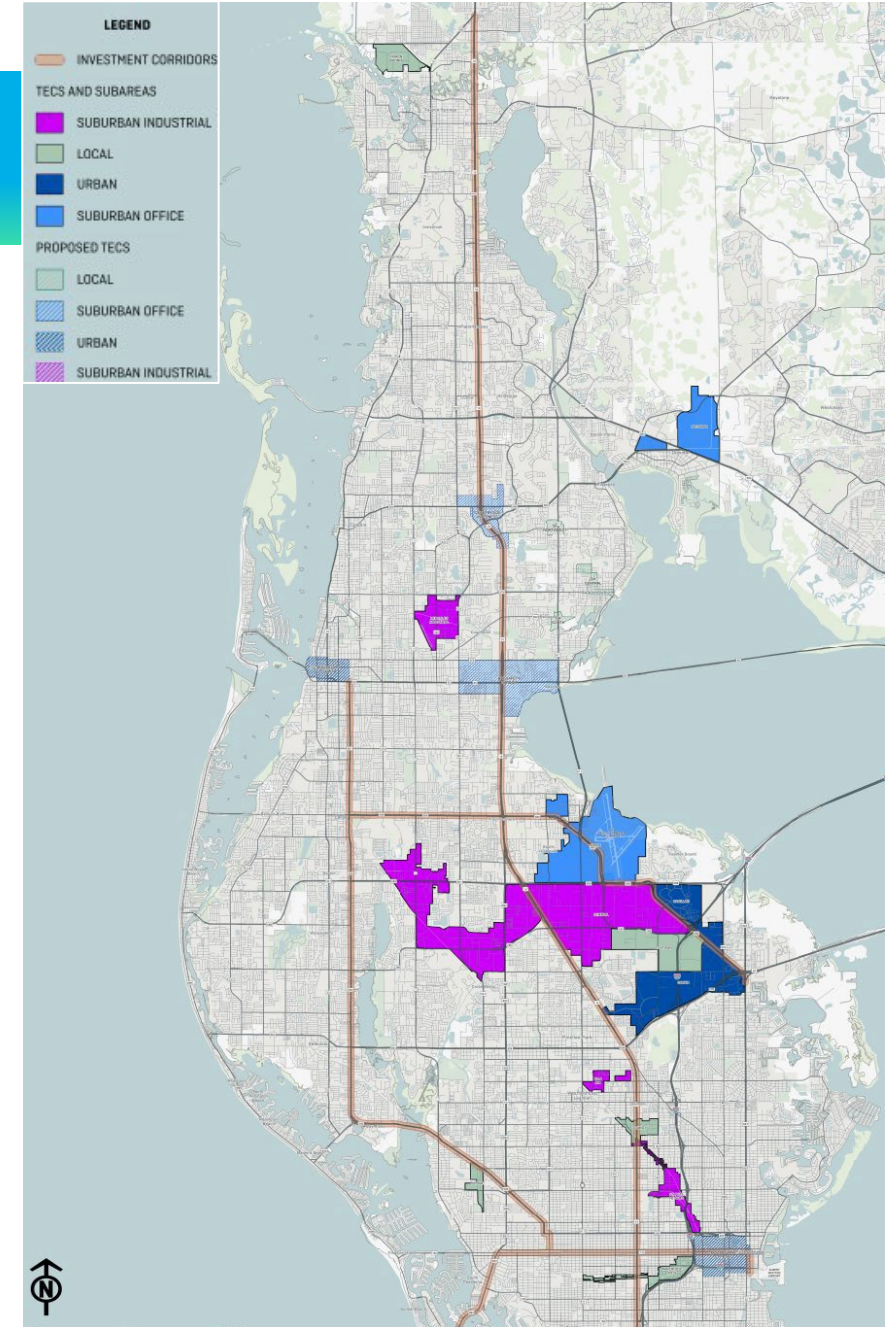
Preservation based approach towards industrial and employment land.

Target Employment and Industrial Lands



Policy Recommendations

- The study recommends retaining the existing TEC areas and adding in new TECs where appropriate (Clearwater, Safety Harbor, St. Petersburg).
- Moving away from a one size fits all approach.
- TEC Subcategorization.
- Increased flexibility of uses in conjunction with target employment.



Countywide Plan Implementation – Proposed Policy

TEC- Urban – Maximum Floor Area Ratio (FAR) – 8.0.

For properties 15,000sqft or greater: Class A Office will not count towards maximum allowable FAR. **Residential, commercial and retail flexibility with concurrent target employment uses.**

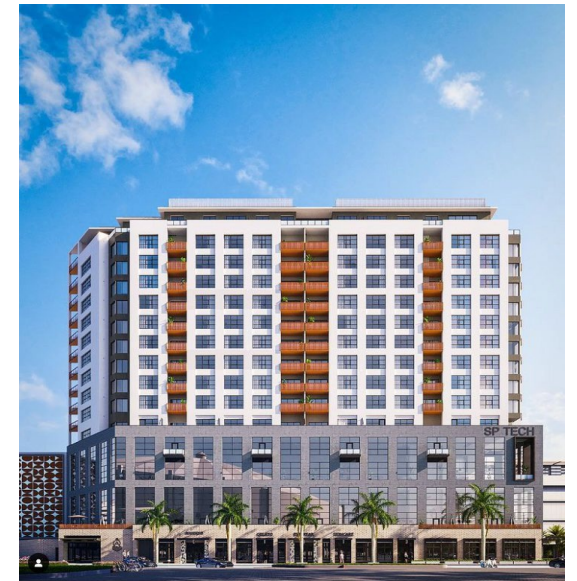
TEC – Suburban Office – Maximum Floor Area Ratio (FAR) – 5.0.

For properties 25,000sqft or greater: Class A Office will not count towards maximum allowable FAR. **Residential, commercial and retail flexibility with concurrent target employment uses.**

TEC – Suburban Industrial – 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 with concurrent target employment uses.**

TEC – Local – Subject to local Special Area Plan.



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; Bottom right is new urban mixed-use office.

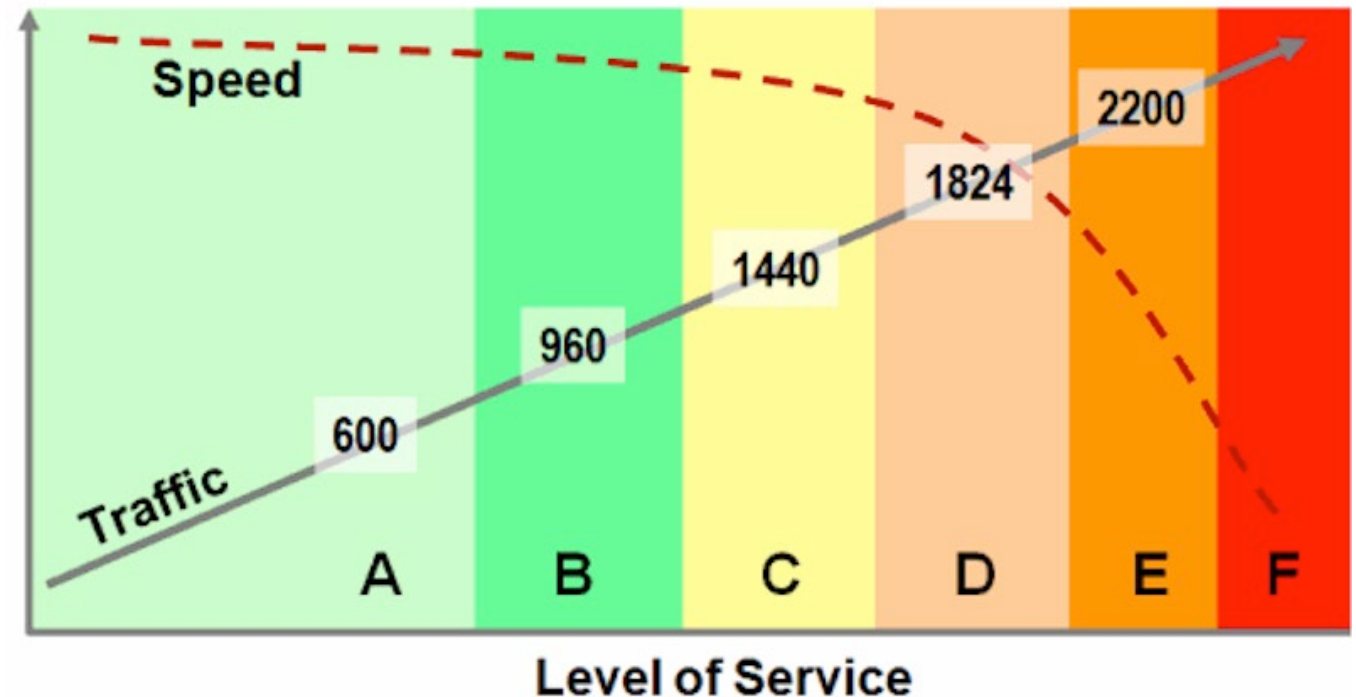
Photo Credits: Forward Pinellas & PCED Staff

Forward Pinellas Multimodal Accessibility Index (MAX)



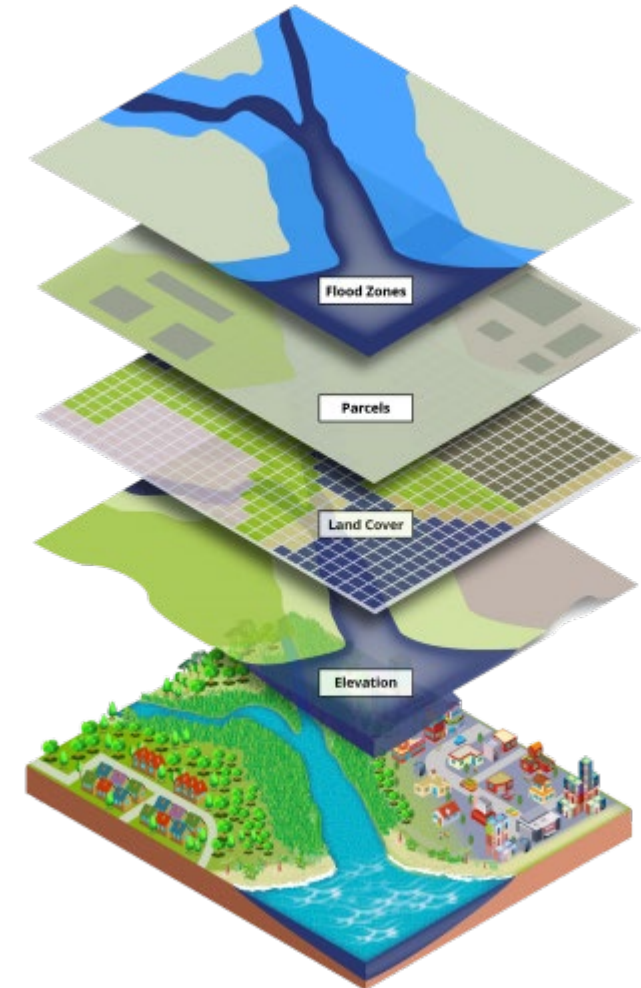
Problems with Level of Service

- In many areas, Level of Service **cannot be improved** due to the redeveloping nature of Pinellas County
- Only measured on **major roadways** during **peak times**



MAX scores are assigned to **quarter-mile** grid cells and calculated as a total of the following features present within that grid cell:

- **3 points** – Separated bike lanes
- **3 points** – Trail access
- **3 points** – Bus Rapid Transit stations
- **3 points** – Bus headways of 30 minutes or less
- **2 points** – Walkability Score at the countywide average or better (based upon the EPA Walkability Index)
- **1.5 points** – Level of Service of D or better
- **1.5 points** – Average volume to capacity ratio of countywide average or better
- **1 point** – Sharrows
- **1 point** – Micro-mobility access (such as scooter/bike-sharing locations)
- **1 point** – Transit access (such as bus stops)
- **1 point** – Transportation Improvement Program projects (including roads, trails, sidewalks, pedestrian overpasses, etc.)



What impacts will implementing the MAX Index have?

- Amendments to the Countywide Plan Map will need to maintain a MAX score **equal to or better** than the **Countywide Average MAX score** at the time
- Current Countywide Average MAX score: 7.5
- If that score is not reached, **balancing criteria** will be required

Forward Pinellas Other Amendments 2022/23 Updates

- Add new requirements for amendments in the Coastal High Hazard Area
- Recognize state-mandated graywater density/intensity bonus and allow new bonus for stormwater quality
- Reorganize sections addressing transferable development rights, density/intensity averaging and density/intensity pools
- Codify process for multi-jurisdictional Activity Centers and Multimodal Corridors
- Housekeeping changes to review processes, legal advertisement and definitions

Questions?