



Pinellas County

Staff Report

File #: 19-1026A, **Version:** 1

Subject:

Case No. CP-04-02-19 (Second Hearing)

Proposed Ordinance amending the Pinellas County Comprehensive Plan; amending the Commercial General and Residential/Office/Retail Future Land Use Map (FLUM) categories and rules to promote economic development and increased housing opportunities, removing the 12.5 unit per acre residential density restriction in the Residential Medium and Residential High categories, and amending the Capital Improvements Element.

Recommended Action:

Conduct a 2nd public hearing and adopt the proposed ordinance amending the Pinellas County Comprehensive Plan.

The proposed Ordinance will enact the following major changes:

- Increase residential densities in the Commercial General and Residential/Office/Retail FLUM categories to 24 units per acre.
- Remove the 12.5 unit per acre restriction in the Residential Medium and Residential High FLUM categories, allowing these designations to achieve their underlying density of 15 and 30 units per acre, respectively.
- Remove prescriptive zoning compatibility language that has rendered some parcels “non-conforming” and prohibits redevelopment without a zoning or land use change.
- Adopts and enacts the Target Employment Center overlay from the Countywide Plan that increases allowable floor area ratios (FAR) for target industry development.
- Updates the Capital Improvements Element to reflect changes to Florida Statutes and incorporate the County’s portfolio management approach to the Capital Improvements Program

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.1 Proactively attract and retain businesses with targeted jobs to the county and the region

4.2 Invest in communities that need the most

4.3 Catalyze redevelopment through planning and regulatory programs

Summary:

On March 12, 2019, the Board conducted the first of two required public hearings on this item and authorized its transmittal to the State Land Planning Agency (Department of Economic Opportunity) and other review agencies. The review agencies had no objections to the proposals, but the Department of Economic Opportunity offered a minor suggestion regarding certain wording in the Capital Improvements Element. Staff incorporated that suggestion into the proposal going forward.

The Planning Department, in coordination with staff from Economic Development, Community

Development, Public Works and OMB is proposing this set of amendments to the Future Land Use Map Category Descriptions and Rules, as well as an update to the Capital Improvements Element. These proposed amendments, and their purposes, are outlined below:

1. Complement and take full advantage of the new redevelopment-oriented standards of the Land Development Code.
2. Remove restrictive language in the Category Descriptions that specifies what zoning districts are compatible with a given Future Land Use Map Category. This has created situations where a property has basically been rendered “nonconforming” and must apply for either a land use or zoning map amendment in order to be usable. Removing this prescriptive language will provide flexibility to accommodate narrow ranges of uses without requiring land use/zoning amendments. There is no requirement from the State or the Countywide Plan Rules for this provision.
3. Amend the CG, Commercial General and R/O/R, Residential/Office/Retail categories to reflect the density and intensity provided by the Countywide Plan Map and Rules. This will allow for increased floor area ratios of up to 0.55 and residential densities up to 24 units per acre on major corridors. This measure will immediately provide much needed density to accommodate workforce and affordable housing projects along corridors where transit is available, and near employment centers.
4. Adopting the Target Employment Center (TEC) overlay provided for by the Countywide Plan Map and Rules into the Future Land Use Map Categories. This will allow for a 100 percent floor area ratio intensity bonus for manufacturing, office, and research and development uses for those properties that are identified on the Countywide Plan Map as part of the TEC overlay.
5. Removing the 12.5 dwelling unit per acre maximum restriction. This will allow properties with existing map categories in Residential Medium (15 units per acre) and Residential High (30 units per acre) to actually achieve those densities. Again, this will facilitate the development of much needed attainable housing.
6. Adding Recreation/Open Space as an allowable use in most categories.
7. Updating the Capital Improvements Element (CIE) to reflect the most current statutory requirement and more closely align with the County’s portfolio approach to the Capital Improvement Plan (CIP). This will allow us to reference our annual CIP and eliminate annual amendments to the CIE.

Since first reading of the ordinance the following changes were made to the proposed amendments:

1. The proposed changes to Comprehensive Plan policies related the AIRCO property have been removed. These changes will be re-evaluated after additional workshops can be held with the Feather Sound community.
2. Based upon recommendations from the Department of Economic Opportunity, the term “public facilities” rather than “public infrastructure” will be retained in the Capital Improvements Element.
3. The additional use of Recreation-Open Space in the Employment and Industrial General

categories was amended to an accessory use only.

Background Information:

The following Goals and Objective from the Comprehensive Plan support the proposed amendments:

FUTURE LAND USE ELEMENT:

GOAL ONE: THE PATTERN OF LAND USE IN PINELLAS COUNTY SHALL PROVIDE A VARIETY OF URBAN ENVIRONMENTS TO MEET THE NEEDS OF A DIVERSE POPULATION AND THE LOCAL ECONOMY, CONSERVE AND LIMIT DEMANDS ON NATURAL AND ECONOMIC RESOURCES TO ENSURE SUSTAINABLE BUILT AND NATURAL ENVIRONMENTS, BE IN THE OVERALL PUBLIC INTEREST, AND EFFECTIVELY SERVE THE COMMUNITY AND ENVIRONMENTAL NEEDS OF THE POPULATION.

1.2. Objective: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

1.14. Objective: Pinellas County will encourage a land use pattern that provides opportunities for employment in proximity to housing and that more effectively balances the number of jobs with the number of housing units within different areas of the County.

HOUSING ELEMENT:

1.1. Objective: Support the provision of dwelling units in a variety of types, locations and costs so that housing supply matches the projected housing need in Pinellas County while encouraging development that is consistent with the Future Land Use and Quality Communities Element.

1.4. Objective: Pinellas County will make adequate sites available for affordable housing.

ECONOMIC ELEMENT:

1.1. Objective: To strengthen the local economy by attracting 50,000 new high-wage primary jobs to Pinellas County by 2030.

1.2. Objective: To provide quality siting opportunities for primary employers by maintaining and enhancing industrial lands within Pinellas County.

1.4. Objective: To achieve a business climate that promotes and supports local business retention, expansion and diversity.

Fiscal Impact:

N/A

Staff Member Responsible:

Renea Vincent, Director, Planning

Partners:

N/A

Attachments:

LPA Report

Ordinance with Attachments A & B

Map Exhibit: Residential Medium and Residential High Parcels

Map Exhibit: Commercial General and Residential Office Retail Parcels

Map Exhibit: Target Employment Overlay District

Review Agency Correspondence

Legal Ad