



# Pinellas County

## Staff Report

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**File #:** 19-1530A, **Version:** 1

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### **Subject:**

Ordinance amending the Countywide Rules and Countywide Plan Strategies (first public hearing).

### **Recommended Action:**

Sitting as the Countywide Planning Authority, hold the first of two public hearings to consider proposed amendments to Countywide Plan Strategies and the Countywide Rules to include:

#### Countywide Plan Strategies

- Replacing the Transit-Oriented Land Use Vision Map with new Land Use Strategy Map
- Reclassifying existing Special Centers and Special Corridors

#### Countywide Rules

- Modifying standards, requirements, and tiered amendment process for the Activity Center and Multimodal Corridor categories
- Creating the Planned Redevelopment District category
- Providing for new local density and intensity bonuses
- Adding and modifying definitions

#### Other

- In addition to the proposed amendments to the Countywide Plan Strategies and Countywide Rules, the package includes an unadopted appendix as a support document.
- Forward Pinellas and the Planners Advisory Committee each voted unanimously to recommend approval of the proposed amendment(s).

### **Strategic Plan:**

Foster Continual Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs.

### **Summary:**

The current Countywide Plan was adopted in 2015. While the plan framework has generally worked well since its adoption, a number of conditions have changed:

1. Since the unsuccessful Greenlight Pinellas referendum, the countywide transit vision has moved away from a centralized light rail line, toward a network of priority bus transit investment corridors.
2. The supply of quality housing attainable to a range of incomes, with convenient transportation access to employment, has fallen significantly short of demand.
3. The end of the Great Recession has led to significant improvement in the real estate economy and provides greater opportunities for coordination of housing, employment and transit planning.

4. Federal Transit Administration criteria favor communities that have transit-oriented densities and intensities in place when applications for funding are made.

Forward Pinellas staff recommends updating the Countywide Plan to address these changed conditions and has worked closely with local government partners in the development of the Advantage Pinellas Plan to bring forward the proposed amendments.

The Forward Pinellas Board, in its role as the Pinellas Planning Council, advertised and held a public hearing on July 10, 2019. At the public hearing, the board voted 11-0 to adopt Resolution 19-3, recommending the Countywide Planning Authority amend the Countywide Plan as set forth in the attached ordinance. Amendments to the Countywide Rules or Countywide Plan Strategies require two public hearings by the Countywide Planning Authority, with at least one of the hearings being held in the evening. This is the first of the two requisite public hearings. The second public hearing is scheduled for October 22, 2019 at 6:00 p.m.

**Background Information:**

Forward Pinellas documentation is attached.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Rodney Chatman, Planning Division Manager, Forward Pinellas  
Linda Fisher, Principal Planner, Forward Pinellas

**Partners:**

N/A

**Attachments:**

Forward Pinellas Resolution 19-3  
Draft Ordinance  
Minor Changes to July 10, 2019 Transmittal Draft  
Presentation