

**PINELLAS PLANNING COUNCIL
AGENDA MEMORANDUM**

**PRELIMINARY FOR
PAC REVIEW ONLY**

AGENDA ITEM: IV C.

MEETING DATE: September 19, 2007

SUBJECT:

Consistency Report Follow-up Actions – Status Report

RECOMMENDATION:

Council Review and Discuss As Determined Appropriate
(Information Only - No Action Required)

BACKGROUND

At their meeting on April 3, 2007, the Board of County Commissioners, in their role as the Countywide Planning Authority (CPA), adopted the resolution approving the report entitled *Review of Local Government Future Land Use Plans and Land Development Regulations for Consistency with the Countywide Rules* (Consistency Report).

Staff is meeting with the twenty-five (25) local governments to review the relevant portions of the Consistency Report analysis, discuss the specific recommendations, and to establish a timetable for implementing the necessary local plan and code amendments. Staff has met with approximately half of the local governments and anticipates having met with all of the local governments by the end of October 2007.

Council staff has anticipated that local governments would initiate the recommended local plan and regulatory amendments between March 2007 and March 2008. To the extent that local plan and regulatory amendments are a function of local EAR-based plan amendments, this time frame may be adjusted to accommodate an extension to coincide with the EAR process.

The Consistency Report also identified amendments to the Countywide Rules that would be appropriate to consider in the interest of clarification and helping to achieve consistency between the Countywide Rules and local government plans and regulations. The report had recommended the PPC staff, in collaboration with the Planners Advisory Committee, identify the specific amendments to the Countywide Rules that are necessary

PINELLAS PLANNING COUNCIL ACTION:

COUNTYWIDE PLANNING AUTHORITY ACTION:

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or helpful to reconcile outstanding inconsistencies that are best addressed by a change to the Countywide Rules, and prepare Countywide Rule amendments to address the issues. Staff anticipates presenting preliminary Countywide Rule amendments at the October PPC meeting and asks for authorization to advertise for public hearings in November. The following preliminary list of items is to be addressed in the forthcoming amendments:

1. Clarification by definition or administrative interpretation that “excavation of earthen materials” is an interim activity outside the scope of the Countywide Rules to be governed by the local jurisdiction.
2. Expansion of the definition of “Commercial Recreation Use” to be clear that it is inclusive of indoor recreation/entertainment uses such as billiard parlors, bowling alleys, and movie theaters.
3. Clarification that the definition of “Agricultural Use” includes provision for animal clinics.
4. Provision for “recreational vehicle parks” as a secondary use in the Commercial Recreation and/or Resort Facilities Overlay plan categories.
5. Provision specifically for “Research and Development Use” as a secondary use in the Residential/Office General plan category.
6. Provision for “crematories” as a distinct secondary use in the Industrial plan categories.
7. Clarification of the manner in which affordable housing density bonus units are calculated relative to the mixed use density/intensity formula.
8. Clarification and revision as necessary the distinction between density averaging and transfer of development rights.
9. Clarification that the Countywide Rules allow accessory uses to the permitted primary and secondary uses in the Countywide Rules, as provided for by the local jurisdiction, providing they are consistent with the other applicable standards in the Countywide Rules.
10. Provision for notification of each Countywide Rule amendment to each local jurisdiction, including specific recommended local action required, if any, to maintain consistency.
11. Clarification that the definition of “Retail Commercial Use” includes provision for health clubs and pet care establishments (indoor only).

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12. Clarification that the definition of “Personal Service/Office Support Use” includes provision for restaurants and retail use.
13. Provision for “museums and performing arts venues” as primary uses in the Institutional plan category.
14. Provision for flexibility in adaptive reuse of historic buildings.
15. Provision for “kennel” as a secondary use in Industrial districts.
16. Provision for “health clubs” as a secondary use in the Residential/Office General plan category.
17. Clarification that the definition of “Commercial/Business Service Use” includes provision for “construction establishment.”
18. Provision for “towing and freight trucking” as primary uses in the Transportation/Utility plan category.
19. Provision for a new mixed-use category designed to accommodate target industries.
20. Provision for “equestrian uses” in the Residential Suburban plan category.