



# PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS

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VINCE NOWICKI  
COMMISSIONER

Commissioners,

After reviewing PLANPinellas in detail, I believe it is appropriate for this Board to formally reopen the Comprehensive Plan and consider substantive amendments to its policy framework.

While the Plan was adopted by a prior Board, it contains policy language that goes well beyond traditional land use, infrastructure, and capital planning, and instead embeds broad social and behavioral governance concepts that warrant direct reconsideration by the current Commission.

By way of example:

- "The County is also committed to a series of initiatives that strive to address health and equity for everyone. The intent is to frame the comprehensive plans' policies to improve your health..."
- "There are a series of social determinants of health... that affect a wide range of health, functioning, and quality-of-life outcomes and risks. Each of these factors are addressed in the comprehensive plan..."
- "Equity is different than equality. Equity acknowledges that one size does not fit all. For everyone to live a long and healthy life, some people may need more assistance than others."
- "Our local government creates policies that shape our environment and influence residents' health risks and behaviors."
- "The County strives to be a champion of aging awareness and to further the mission of the American Association of Retired Persons (AARP) and the World Health Organization (WHO) Global Network."

These are not peripheral statements. They establish a governing philosophy that reframes County decision-making around population health, behavioral outcomes, and equity-based policy application. Whether one agrees with these concepts or not, their inclusion represents a clear policy direction that affects land use, housing density, transportation design, redevelopment priorities, and staff discretion.

In my view, this level of policy framing should be explicitly reviewed, debated, and affirmed—or revised—by the sitting Board. Comprehensive plans are intended to guide growth and infrastructure, not to quietly lock in expansive social policy frameworks that future Boards are expected to inherit without reconsideration.

Accordingly, I am requesting that we schedule a workshop with the explicit purpose of reopening PLANPinellas for amendment. The goals of that workshop would be to:

- Evaluate whether the quoted policy language above reflects the intent of the current Commission;
- Distinguish statutory planning requirements from discretionary policy choices;
- Determine appropriate limits and guardrails on implementation; and
- Identify specific amendments needed to realign the Plan with this Board's priorities.

This is not about undoing planning work, but about ensuring transparency, accountability, and alignment between long-range policy and elected leadership. A deliberate and open process will provide clarity to staff, the development community, and the public.

I appreciate your consideration and look forward to discussing this further.

Respectfully,  
Vince Nowicki