

**FLU POLICY 3.1.5:** Encourage innovative approaches to housing design and delivery.

**FLU STRATEGY 3.1.5.1:** Utilize the Land Development Code to respond to innovations in housing type, construction, and site design (e.g., micro-apartments, tiny homes, shipping containers, manufactured homes, cohousing, etc.)

**FLU POLICY 3.1.6:** Support economic development by providing housing options for the local workforce, (or affordable to households making less than 120% area median income based on household size).

**FLU STRATEGY 3.1.6.1:** Implement policy and regulatory tools that encourage market-rate developers to provide workforce housing.

**FLU STRATEGY 3.1.6.2:** Implement land use/development criteria and assess existing county-owned properties to identify those that might be used for the purpose of providing affordable ~~workforce~~ housing.

**FLU STRATEGY 3.1.6.3:** Actively market sites and available resources (e.g. Penny for Pinellas affordable housing and economic development monies) to encourage the provision of workforce housing.

#### **FLU GOAL 4: PROMOTE LAND USE AND DEVELOPMENT PATTERNS THAT SUPPORT EQUITABLE ECONOMIC GROWTH.**

**FLU OBJECTIVE 4.1:** Support the retention, expansion, and attraction of target industries.

**FLU POLICY 4.1.1:** Provide land supportive of office and industrial uses to support target industries and broaden the range of employment opportunities.

**FLU STRATEGY 4.1.1.1:** Complete an analysis of areas designated with an Industrial or Employment Future Land Use category to identify available/underutilized land.

**FLU STRATEGY 4.1.1.2:** Complete an updated analysis of existing areas with Future Land Use designations supportive of office development to identify available/underutilized land.

**FLU STRATEGY 4.1.1.3:** Coordinate with Forward Pinellas and the municipalities to assess and propose enhancements to the development potential of target employment centers designated on the Countywide Plan Map.

**FLU STRATEGY 4.1.1.4:** Utilize the Land Development Code to restrict the impact of industrial development upon surrounding land uses and the natural environment.

**FLU POLICY 4.1.2:** Coordinate investments with desired land use patterns to more effectively plan for the interdependence of housing, employment centers, commercial uses, education/workforce training, and for public services.

# RESIDENTIAL/OFFICE LIMITED [ R/OL ]

## Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a residential and/or limited office use; and to recognize such areas as well-suited for residential and limited office use consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential Equivalent; Office
- » Secondary Uses – Residential; Institutional; Transportation/Utility; Ancillary Nonresidential; Personal Service/Office Support Use; Recreation/Open Space

## Locational Characteristics

This category is generally appropriate to locations where it would serve as a transition from more intensive nonresidential use to low-density residential or less intensive public/semi-public use; in areas where office and residential use is established or is determined appropriate as a means of encouraging reuse and neighborhood-scale conversion; and along major transportation facilities where maintaining the traffic-carrying capacity is of paramount importance (e.g., Scenic/Noncommercial corridors). These areas are typically in close proximity to and served by the collector and arterial highway network.

## Standards

Shall include the following:

- » Residential Use-Shall not exceed seven and one-half (7.5) dwelling units per acre, except on Scenic/Noncommercial corridors designated by the Countywide Plan, where residential use shall not exceed five (5.0) dwelling units per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 7.5 dwelling units per acre, except on Scenic/Noncommercial corridors designated by the Countywide Plan, where residential equivalent use shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 5.0 dwelling units per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of ~~.30~~ .20, nor an impervious surface ratio (ISR) of .75.
- » Mixed Use - Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- » See 'Additional Standards' section of these Category Descriptions and Rules.

# NATURAL RESOURCE CONSERVATION AND MANAGEMENT [ NRC ]

The county's natural environment serves many functions contributing to the quality-of-life for residents and visitors. The protection of natural resources, which comprise the County's ecological system, serve to preserve critical plant and animal habitats. It contributes to the community's air and water quality; helps minimize flooding; offers unique character to a highly urbanized area; and provides parks, preserves and aquatic resources. The natural resource characteristics of Pinellas County are part of its general branding and significantly contribute to tourism and the local economy. Responsible land planning decisions are essential to protect the County's natural resources and promote resiliency from natural disasters and human-made impacts. The Natural

Resource Conservation and Management chapter establishes policies help to preserve and enhance these valuable resources.

## Everyday Actions

- » Reduce, reuse and recycle. Prevent pollution, save energy and help sustain natural resources for future generations.
- » Throw it in the tackle box! Discarded fishing line can be a serious threat to birds and aquatic life like sea turtles and manatees.
- » Skip the straw! Avoid single-use plastics when you can, reuse and properly dispose of or recycle them when you can't.
- » Give nesting, feeding, and resting birds much needed space! Coastal waterbirds nest, rest, and feed on our beaches and need us to share the shore.
- » Help reduce the carbon footprint by biking to work.
- » Getting into the aluminum recycling habit is one of the best things you can do for the environment. There's no limit to how many times they can be recycled. Used aluminum cans are recycled, filled and put back on the shelf in just six weeks.

## Goals, Objectives, Policies & Strategies

**NRC GOAL 1: BE A LEADER IN ENVIRONMENTAL STEWARDSHIP, SUSTAINABLE PRACTICES AND ENVIRONMENTAL EDUCATION.**

**NRC OBJECTIVE 1.1:** Exemplify, promote and apply environmentally sustainable principles, programs and practices that support a more resilient community.

**NRC POLICY 1.1.1:** Promote (re)development that demonstrates a commitment to sustainability and resiliency.

**NRC STRATEGY 1.1.1.1:** Utilize the Land Development Code to promote sustainability, including:

- » Advance the net reduction of impervious surfaces;
- » Maximize and restore natural floodplain functions;
- » Apply innovative stormwater management techniques through the implementation of the Pinellas County stormwater manual;
- » Restrict and mitigate any adverse impacts to wetlands;
- » Encourage and incentivize energy efficiency;
- » Encourage and incentivize adaptive reuse of existing structures;

**NRC GOAL 3: CONSERVE, PROTECT, RESTORE AND MANAGE NATURAL SYSTEMS AND LIVING RESOURCES TO ENSURE ENVIRONMENTAL QUALITY.**

**NRC OBJECTIVE 3.1:** Protect and conserve natural ecosystems, vegetative communities and species of conservation concern.

**NRC POLICY 3.1.1:** Protect, conserve, restore and manage natural ecosystems, native vegetative communities and native wildlife species.

**NRC STRATEGY 3.1.1.1:** Identify and delineate natural ecosystems, native vegetative communities and native wildlife habitats.

**NRC STRATEGY 3.1.1.2:** Designate natural areas for preservation uses.

**NRC STRATEGY 3.1.1.3:** Implement recovery programs for natural ecosystems, native vegetative communities and native wildlife habitats.

**NRC STRATEGY 3.1.1.4:** Coordinate with municipalities and adjoining counties regarding the extension of ecological corridors and greenway systems and the extra-jurisdictional impact of land development on existing corridors.

**NRC STRATEGY 3.1.1.5:** Share information with other local governments and agencies regarding the protection, conservation, restoration and management of natural ecosystems and native wildlife.

**NRC STRATEGY 3.1.1.6:** Implement post-disaster recovery plans for natural ecosystems and native wildlife.

**NRC STRATEGY 3.1.1.7: Pursue best management practices to protect native plants and pollinators through:**

- » The incorporation of pest management policies and practices as they relate to vegetation management and pollinator conservation.**
- » The identification of appropriate locations for pollinator-friendly plantings to address methods of improvement in pest management.**

**NRC POLICY 3.1.2:** Ensure that County projects are sensitive to the protection, conservation, restoration and management of natural ecosystems, native plant communities and native wildlife habitats.

**NRC STRATEGY 3.1.2.1:** Require County projects to:

- » Protect and enhance native species and intact habitat;**
- » Ensure that native species constitute no less than 80 percent of a site's landscaping; and**
- » Meet Florida Friendly Landscaping™ standards.**

**NRC POLICY 3.1.3:** Reduce ecologically undesirable non-native vegetation.

**NRC STRATEGY 3.1.3.1:** Require the removal of ecologically undesirable non-native vegetation from (re)development sites, and in conjunction with County projects.

**NRC POLICY 3.1.4:** Ensure that (re)development is sensitive to the protection, conservation, restoration and management of natural ecosystems, native plant communities and native wildlife habitats.

**NRC STRATEGY 3.2.3.3:** Support the protection of manatees by:

- » Implementing sea grass protection areas;
- » Providing manatee signage;
- » Coordinating with Florida Fish and Wildlife Conservation Commission (FWC) and the Sheriff's Marine Unit regarding the monitoring and enforcement of no-wake zones and speed restrictions;
- » Targeting boater education efforts toward areas of high interaction between boaters and manatees;
- » Collecting information required to identify critical use areas;
- » Reviewing County regulations to determine if manatee protection is adequately supported; and
- » Coordinating with the Tampa Bay Estuary Program's Manatee Awareness Coalition and other agencies to determine appropriate measures for protecting manatees.

**NRC STRATEGY 3.2.3.4:** Support sea turtle protection and monitoring by:

- » Providing funding;
- » Partnering with volunteer groups, research organizations and enforcement agencies;
- » Support public education to improve survivability; and
- » Partnering with coastal municipalities to implement and enforce lighting ordinances.

**NRC STRATEGY 3.2.3.5: Support and preserve shorebirds and their habitat through active partnership with, where applicable, federal, state, and local governments and non-profits to protect and preserve critical shorebird and seabird habitats.**

**NRC OBJECTIVE 3.3:** Preserve, protect, restore and manage the natural resources of floodplains to maintain and enhance water quality, plant and animal diversity and aquatic productivity.

**NRC POLICY 3.3.1:** Maintain the ecological value and function of natural systems and living resources within the floodplains of the County.

**NRC STRATEGY 3.3.1.1:** Restrict (re)development in floodplains to maintain ecological character and natural function.

## **NRC GOAL 4: IMPROVE AIR QUALITY TO PROTECT PUBLIC HEALTH AND THE ENVIRONMENT.**

**NRC OBJECTIVE 4.1:** Maintain compliance with National Ambient Air Quality Standards (NAAQS) and reduce emissions of criteria pollutants.

**NRC POLICY 4.1.1:** Implement an air pollution control program.

**NRC STRATEGY 4.1.1.1:** Implement measures to reduce ozone precursor and primary/secondary fine particulate emissions.

**NRC STRATEGY 4.1.1.2:** Maintain detailed stationary and area source emission inventories for criteria pollutants to assess air quality impacts.

**NRC STRATEGY 4.1.1.3:** Annually assess the effectiveness of the air pollution control program and recommend amendments as needed.

**NRC STRATEGY 4.1.1.4:** Maintain an air monitoring network and upgrade air monitoring stations as needed.

**CM STRATEGY 2.1.1.2:** Utilize the vulnerability assessment, tidal flood and storm surge inundation information, and other related studies to help identify:

- » Adaptation Action Areas (which may include areas that extend beyond the CSA);
- » Public facilities and infrastructure at-risk from sea level rise and related impacts; and
- » Areas where increased building standards and setbacks should be implemented to protect structures for the duration of their expected life.

**CM POLICY 2.1.2:** Establish the “Coastal Storm Area” (CSA) to include the Coastal High Hazard Area (CHHA) defined as areas projected to be inundated from category one hurricane storm surge in the most recent “Sea, Lake and Overland Surges from Hurricanes (SLOSH)” model or most recent storm surge model compliant with applicable state statutes.

- » All land connected to the mainland of Pinellas County by bridges or causeways;
- » Isolated areas projected to be inundated by storm surge from a category two hurricane or above by the ~~slash~~ SLOSH or most recent surge model that are surrounded by the CHHA or by CHHA and a body of water; and
- » All land located in Coastal “A” zones, “V” “VE” or “V1-30” velocity zones designated by the federal emergency management agency (FEMA) flood insurance rate maps.

**CM POLICY 2.1.3:** Pinellas County shall not approve any request to amend the Future Land Use Map (FLUM) to designate parcels of land within the CSA with a FLUM category that permits more than 5.0 dwelling units per gross acre.

**CM POLICY 2.1.4:** Restrict public infrastructure expenditures that subsidize (re)development in the CSA.

**CM STRATEGY 2.1.4.1:** Prohibit County-funded infrastructure within the CSA except for the following:

- » Infrastructure that supports the safety of life and property, such as traffic and pedestrian signals and signage, street lights, fire hydrants, etc.;
- » Underground utilities infrastructure;
- » Maintenance, repair or replacement of existing facilities;
- » Hardening existing infrastructure to avoid, mitigate, or reduce the potential for future damages from hazards, such as storm surge and sea level rise;
- » Restoration or enhancement of natural resources or public access;
- » To address an existing deficiency identified in this plan;
- » New or retrofitting of existing stormwater management facilities for water quality enhancement of stormwater runoff;
- » Management of sewer system inflow and infiltration (I&I); or
- » The expenditure for a public facility of overriding public interest to ensure public health, safety, and welfare.

**CM STRATEGY 2.1.4.2:** The County shall not construct bridges or causeways to barrier islands not previously serviced by such infrastructure.

**CM POLICY 2.1.5:** Restrict the placement of facilities within the CSA that present health, safety or environmental risks from natural hazards.

**CM STRATEGY 2.1.5.1:** Prohibit the location of new or expanded hospitals, nursing homes and assisted living facilities within the CSA.

- to transition from temporary to permanent housing;
- » Recovery assistance and funding to promote flood-resistant, energy efficient redevelopment;
- » Consider potential impacts of flooding, storm surge and sea level rise, and incorporate appropriate adaptation techniques to reduce future flood losses and increase long-term resiliency; and
- » Evaluate the effectiveness of recovery and hazard mitigation programs.

**CM STRATEGY 2.4.1.3:** The PDRP shall address:

- » Standards for rebuilding nonconforming and substantially damaged structures;
- » Blight and abandonment prevention;
- » Voluntary risk reduction and hazard mitigation programs;
- » Focused redevelopment strategies to reduce disaster vulnerability;
- » Workforce retention and recovery;
- » Affordable and workforce housing needs;
- » Transportation infrastructure and public transit restoration and enhancement;
- » Business resumption and small business assistance;
- » Sustainable restoration of tourism industry;
- » Enhanced infrastructure and public facilities capacity for redevelopment focus areas;
- » Strategies to address socio-economic barriers to recovery;
- » Environmental contamination; and
- » Natural land, habitat, and urban tree canopy restoration.

**CM POLICY 2.4.2:** Implement Land Development Code regulations consistent with the flood-resistant construction requirements of the Florida Building Code and applicable federal flood plain management regulations that:

- » Reduce flood risk;
- » Consider future conditions; and
- » Encourage the use of green infrastructure, best management practices and engineering solutions for site development as defined by the County’s Stormwater Manual that will reduce runoff, enable on-site absorption, and reduce pollution and losses due to flooding.

**CM POLICY 2.4.3:** Participate in the National Flood Insurance Program (NFIP) and continue to consider strategies to improve NFIP Community Rating System (CRS) rating in order to ensure availability of flood insurance and higher flood insurance premium discounts for its residents.

**CM STRATEGY 2.4.3.1:** Maintain an inventory of repetitive loss areas and utilize the Land Development Code and Stormwater Manual to address mitigation strategies.

**CM STRATEGY 2.4.3.2:** Educate and increase awareness about all types of flood risks and mitigation strategies through CRS efforts in coordination with the Flood Risk and Mitigation Public Information Working Group and the Local Mitigation Working Group.

**CM STRATEGY 2.4.3.3:** Maintain and acquire additional open space in the floodplain.

**CM STRATEGY 2.4.3.4:** Implement building standards that address future conditions.

**CM STRATEGY 2.4.3.5:** Maintain and update Watershed Management Plans, vulnerability assessments, and the Capital Improvement Program, including future conditions analysis.

## **ROS GOAL 4: PRESERVE PINELLAS COUNTY'S HISTORY THROUGH THE PROTECTION OF ITS SPECIAL PLACES AND RESOURCES.**

**ROS OBJECTIVE 4.1:** Identify and document the County's historic resources and evaluate their significance.

**ROS POLICY 4.1.1:** Use established professional criteria and procedures for the identification and evaluation of historic resources.

**ROS POLICY 4.1.2:** Maintain a countywide inventory of historic structures and archeological sites.

**ROS STRATEGY 4.1.2.1:** Track individual properties as reports and resources surveys are completed.

**ROS STRATEGY 4.1.2.2:** Share information available on all documented properties with municipalities and the Florida Master Site File, as maintained by the Florida Division of Historical Resources.

**ROS STRATEGY 4.1.2.3:** Restrict access to archeological site information consistent with policy established by the Florida Division of Historical Resources.

**ROS STRATEGY 4.1.2.4:** Information shall be kept on buildings and structures constructed before 1977 and information shall be retained in the inventory for buildings and structures that are demolished.

**ROS STRATEGY 4.1.2.5:** Maintain the archaeological ~~productive~~ predictive model and sensitivity map to identify areas that should be subject to an archeological survey when development is proposed.

**ROS POLICY 4.1.3:** Maintain a countywide register of historically significant properties.

**ROS STRATEGY 4.1.3.1:** Include buildings, structures, objects and sites as historic resource types eligible for consideration.

**ROS STRATEGY 4.1.3.2:** All properties listed on the National Register of Historic Places, or as designated as historically significant by local ordinance, shall be listed on the countywide register with no further action required by the respective jurisdiction or property owner.

**ROS OBJECTIVE 4.2:** Implement the County's historic preservation program to protect historic resources and to inform the public on the value of those resources to the community.

**ROS POLICY 4.2.1:** The Pinellas County Historic Preservation Board shall advise the Board of County Commissioners on matters of historic preservation activities, policies and programs.

**ROS POLICY 4.2.2:** Implement regulatory standards, guidelines and procedures to preserve significant historic structures and archeological sites and ensure that development is compatible with historic landscapes and streetscapes.



**GOV GOAL 3: PINELLAS COUNTY SHALL UNDERTAKE ACTIONS NECESSARY TO PROVIDE ADEQUATE, NEEDED PUBLIC FACILITIES IN A MANNER THAT PROTECTS INVESTMENTS, MAXIMIZES THE USE OF EXISTING INFRASTRUCTURE, AND PROMOTES SUSTAINABLE GROWTH THAT BALANCES ECONOMIC, SOCIAL, AND ENVIRONMENTAL CONSIDERATIONS.**

**GOV OBJECTIVE 3.1:** Capital improvements shall be provided to correct existing deficiencies; replace worn-out or obsolete infrastructure prior to failure and maximizing useful life; implement operational efficiencies and to accommodate desired future growth, as indicated in the Capital Improvement Program (CIP) described in the annual budget.

**GOV POLICY 3.1.1:** The capital improvement goals, objectives and policies shall be reviewed annually for any applicable changes.

**GOV POLICY 3.1.2:** A CIP plan shall be prepared by County Administration and affected departments and updated on an annual basis. The following CIP portfolio project criteria shall be utilized for evaluating and ranking projects prior to their inclusion in the CIP plan:

- » Asset preservation - the extent to which the project protects or preserves the County's infrastructure.
- » Criticality of the project (consequences of not doing the project).
- » Economic outcome - the extent to which the project enhances economic development in the County.
- » Environmental stewardship – the extent to which the project implements green technologies or practices or otherwise serves to protect and improve the County's natural resources.
- » Community Sustainability and Resiliency – the extent to which the project will foster a community that is prepared for and adaptable to sea level rise and changing climates.
- » Service delivery – the extent to which the project sustains or improves level of service.
- » Project coordination – the degree to which the project is linked to other existing or proposed projects managed by the County or an external partner.
- » Public demand – the extent to which the project aligns with citizen expectations.
- » Regulatory requirements – the extent to which the project helps the County meet current or future regulatory requirements.
- » Public health, safety, and welfare – the extent to which the project addresses an expert-defined health or safety condition.

**GOV OBJECTIVE 3.2:** Public expenditures that subsidize development in the Coastal Storm Area shall be limited to those improvements that are consistent with applicable goals, objectives and policies in this comprehensive plan.

**GOV POLICY 3.2.1:** County-funded infrastructure shall be prohibited within the Coastal Storm Area except for the following:

- » The expenditure is for the maintenance, repair or replacement of existing infrastructure; or
- » The expenditure is for restoration or enhancement of natural resources or public access; or
- » The expenditure is needed to address an existing deficiency identified in the Comprehensive Plan; or
- » The expenditure is for the retrofitting of stormwater management infrastructure for water quality enhancement of stormwater runoff; or
- » The expenditure is for the development or improvement of transportation infrastructure consistent with the Comprehensive Plan; or
- » Infrastructure intended to increase resiliency and minimize risk in the Coastal Storm Area; or
- » The expenditure is for public facilities of overriding public interest as determined by the Board of County Commissioners.

**GOV OBJECTIVE 3.3:** Future development shall bear a proportionate cost of infrastructure improvements necessitated by development to maintain adopted level of service standards.

**GOV POLICY 3.3.1:** Pinellas County shall continue to implement its multimodal impact fee ordinance to finance transportation management strategies necessitated by (re)development.

**GOV POLICY 3.3.2:** Pinellas County's potable water and sewer ~~impact~~ user fee revenues shall be allocated primarily for capital improvements related to expansion of potable water and sewer infrastructure.

**GOV POLICY 3.3.3:** Pinellas County shall continue to provide the option of using development agreements to provide public facilities to accommodate new development.

**GOV OBJECTIVE 3.4:** Pinellas County will manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders, future (re)development in a manner that maintains adopted level of service standards.

**GOV POLICY 3.4.1:** Pinellas County shall manage its debt by only programming funds for infrastructure and programs that do not exceed the County's fiscal capacity.

**GOV POLICY 3.4.2:** Pinellas County shall confine long-term borrowing to capital improvements that cannot be financed from current revenues on a "pay-as-you-go" basis.

**GOV POLICY 3.4.3:** Pinellas County will ensure that any bonds issued will be structured to be paid back within a period not to exceed the expected useful life of the capital project.

**GOV POLICY 3.4.4:** Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

**GOV POLICY 3.4.5:** Pinellas County shall continue to investigate funding sources and strategies to finance transportation needs consistent with the Comprehensive Plan, such as additional optional fuel taxes, and a transportation system surtax.

**GOV POLICY 3.4.6:** Pinellas County shall continue to collect a tourist development tax and shall use as outlined in the tourist development plan to implement needed improvements consistent with the Comprehensive Plan.

**GOV POLICY 3.4.7:** Fiscal policies of the Board of County Commissioners to direct expenditures for capital improvements shall be consistent with the Comprehensive Plan.

**GOV POLICY 3.4.8:** Pinellas County shall include capital improvement projects for the renewal and replacement of public facilities to maintain adopted level of service standards in the CIP.

**GOV POLICY 3.4.9:** The County shall continue to investigate other funding sources and strategies for the operation and maintenance of built and proposed capital improvements.

**GOV POLICY 3.4.10:** The County shall determine the best financial strategy(ies) to support and protect public access to water-dependent land uses.

**GOV POLICY 3.4.11:** The County shall establish explicit funding strategies and commitments to address the need for affordable or community housing.

**GOV POLICY 3.4.12:** The County shall acquire, assemble, and "bank" lands for current and future economic development needs.