

ORDINANCE NO. 19-16

AN ORDINANCE OF PINELLAS COUNTY AMENDING THE PINELLAS COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP (FLUM) CATEGORY RULES AND DESCRIPTIONS TO MORE CLOSELY ALIGN WITH THE COUNTYWIDE RULES AND TO PROMOTE ECONOMIC DEVELOPMENT AND INCREASED HOUSING OPPORTUNITIES BY IMPLEMENTING A TARGET EMPLOYMENT CENTER OVERLAY; AMENDING THE COMMERCIAL GENERAL (CG) AND RESIDENTIAL/OFFICE/RETAIL (R/O/R) FUTURE LAND USE MAP CATEGORIES TO INCREASE THE ALLOWABLE FLOOR AREA RATIO AND RESIDENTIAL DENSITY ALONG MAJOR TRANSPORTATION CORRIDORS; REMOVING THE 12.5 UNIT PER ACRE RESTRICTION ON RESIDENTIAL DENSITY IN UNINCORPORATED PINELLAS COUNTY AND ADDING RECREATION/OPEN SPACE USES AS PERMITTED USES IN MOST FUTURE LAND USE MAP CATEGORIES; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT TO REFLECT CURRENT STATUTORY REQUIREMENTS AND INCORPORATE THE COUNTY'S CIP PORTFOLIO MANAGEMENT PROCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Planning to Stay Element of the Pinellas County Comprehensive Plan recognizes that the County is maturing to an “urban county”, new policy direction will be necessary, and also serves to guide new public policy decisions by the Board of County Commissioners; and

WHEREAS, the Planning To Stay Element of the Pinellas County Comprehensive Plan states as a Guiding Principle, “Maintain a Competitive Edge by Promoting a Sustainable Economy”; and

WHEREAS, in accordance with the Guiding Principle stated above, principles 1, 2, and 3 specifically recognize the need to achieve sustainable economic growth, promote job creation, and recruit and attract high-wage jobs to the County; and

WHEREAS, Objective 1.1 of the Economic Element indicates a need to strengthen the local economy by attracting 50,000 new high-wage primary jobs to the Pinellas County by 2030; and

WHEREAS, Policy 1.1.1 of the Economic Element states that Pinellas County will continue to actively recruit identified Targeted Industry businesses; and

WHEREAS, Objective 1.2 of the Economic Element indicates that a need to provide quality siting opportunities and enhancing industrial lands within Pinellas County; and

WHEREAS, Policy 1.2.5 of the Economic Element states that Pinellas County will identify and consider adopting development standards that facilitate rehabilitation and adaptive reuse of existing structures as potential alternatives to replacement or new development; and

WHEREAS, Policy 1.2.6 of the Economic Element states that Pinellas County will develop appropriate strategies and criteria for implementing a new targeted industries land use category; and

WHEREAS, Policy 1.6.1 of the Economic Element states that Pinellas County will research potential changes to land development regulations in an effort to enhance design flexibility in a way that promotes the local economy and targeted industries in particular; and

WHEREAS, Objective 1.1 of the Housing Element states that Pinellas County will 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; and

WHEREAS, a 2018 report by the Foundation for a Healthy St. Petersburg entitled “Home: A Pathway to Health Equity Through Housing” highlights the growing crisis of “cost burdened” residents in Pinellas County, impacts upon health, growing inequities of housing and cites the need for additional housing choices; and

WHEREAS, the Pinellas Planning Council amended the Countywide Plan and Rules in 2015 that allow for increased development potential in areas designated with “Target Employment Center” overlay areas on the Countywide Future Land Use Map; and

WHEREAS, Pinellas County seeks to utilize this additional development potential to support the implementation of the Economic Element of the Comprehensive Plan; and

WHEREAS, deleting overly prescriptive compatibility requirements between zoning and future land use categories will provide additional flexibility for redevelopment to occur, reduce required land use and zoning amendments, and alleviate non-conforming property designations; and

WHEREAS, the use of property as Recreation/Open Space is recognized as a desirable land use and should be added to most standard future land use map categories as a permitted use; and

WHEREAS, the Employment and Industrial categories should be preserved for uses that support job growth and retention and land intensive use, and such uses as Institutional should be restricted from such employment centers to protect future economic growth opportunities; and

WHEREAS, this proposed amendment aligns with the following policies of the Pinellas County Strategic Plan:

- 4.1 Proactively attract and retain businesses with targeted jobs to the county and regions
- 4.3 Catalyze redevelopment through planning and regulatory programs.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS of Pinellas County Florida that:

**SECTION 1.** The Pinellas County Comprehensive Plan Future Land Use Map Categories and Rules are hereby amended to read as shown in Attachment “A”.

**SECTION 2.** The Pinellas County Comprehensive Plan Capital Improvements Element is hereby amended to read as shown in Attachment “B”

**SECTION 3. SEVERABILITY**

If any section, paragraph, clause, sentence, or provision of the Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect therefore shall be confined to the section, paragraph, clause, sentence, or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

**SECTION 4. LOCATION OF RECORDS**

Pursuant to requirements of Section 125.68, Florida Statutes, this Ordinance is incorporated into the Pinellas County Comprehensive Plan, located at, and maintained by, the Clerk of the Pinellas County Board of County Commissioners.

**SECTION 5. FILING OF ORDINANCE**

Establishing an Effective Date. Pursuant to Section 163.3184(3), Florida Statutes, if not timely challenged, an amendment adopted under the expedited provisions of this section shall not become effective until 31 days after adoption. If timely challenged, the amendment shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM

By:   
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Office of the County Attorney