

ORDINANCE NO. 23-

AN ORDINANCE AMENDING PINELLAS COUNTY ORDINANCE NO. 15-30, AS AMENDED, TO UPDATE THE COUNTYWIDE PLAN FOR PINELLAS COUNTY; MODIFYING STANDARDS OF THE COUNTYWIDE RULES ADDRESSING CONVERSION OF INDUSTRIAL AND EMPLOYMENT LAND, INCREASES OF DENSITY OR INTENSITY IN THE COASTAL HIGH HAZARD AREA, DENSITY/INTENSITY BONUSES, TRANSFERS OF DENSITY/INTENSITY, TRANSPORTATION IMPACTS OF PROPOSED AMENDMENTS, PROCEDURES FOR MULTI-JURISDICTIONAL AMENDMENTS, TIMEFRAMES AND REPORTING PROCEDURES FOR CERTAIN LAND USE SUBMITTALS, PUBLIC NOTICE REQUIREMENTS FOR COUNTYWIDE PLAN MAP AMENDMENTS, AND DEFINITIONS; CREATING COUNTYWIDE PLAN MAP SUBMAP NO. 2; UPDATING SECTION NUMBERS, REFERENCES AND TERMINOLOGY FOR INTERNAL CONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners, acting pursuant to its countywide planning authority, adopted the Countywide Plan Strategies, Countywide Plan Map, and the Countywide Rules, which collectively comprise the Countywide Plan, by adoption of Ordinance No. 15-30 on August 7, 2015, which has been subsequently amended; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, pursuant to Section 6(7)(b), Chapter 2012-245, Laws of Florida, is authorized to develop rules, standards, policies, and objectives that will implement the Countywide Plan; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, pursuant to Section 10(3)(a), Chapter 2012-245, Laws of Florida, is authorized to initiate amendments to the rules and strategies of the Countywide Plan as determined necessary by Forward Pinellas to establish effective countywide planning; and

WHEREAS, the Countywide Plan, consisting of the Countywide Plan Map Strategies, Countywide Rules, and Countywide Plan Map, provides for the coordination of land use and transportation planning among the 25 local governments in Pinellas County; and

WHEREAS, Forward Pinellas, in its role as the Pinellas Planning Council, has determined that it is necessary and appropriate to add, modify, reorganize, and clarify Countywide Plan provisions in order to fulfill to identified planning objectives; and

WHEREAS, the requisite procedures concerning notice and public hearing for amendment of the Countywide Plan have been met.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida, pursuant to its countywide planning authority, in regular meeting duly assembled on August 15, 2023, as follows:

SECTION 1. Purpose. The Countywide Rules set forth land use categories applicable to the Countywide Plan Map, together with use characteristics, density/intensity standards, locational criteria, other standards, and review procedures, in accordance with the policy direction of the Countywide Plan Strategies.

SECTION 2. Intent. Amendments to Countywide Rules are needed to implement policy objectives that encourage the reservation of land for high-wage target employers; discourage increases of density or intensity in the Coastal High Hazard Area; allow flexible land use planning techniques such as transferable development rights, density/intensity averaging, and density/intensity bonuses; evaluate the potential transportation impacts of proposed Countywide Plan Map amendments; establish timeframes, reporting, and public notice requirements; establish a set of definitions used in review procedures with which adopted local government plans and codes must be consistent; and provide locational criteria for Countywide Plan Map amendments

SECTION 3. Text Amendments. Articles 2 through 8 of the Countywide Rules are hereby amended as set forth in Exhibit “A”. All other portions of the Countywide Rules not included in this ordinance are preserved and remain as previously set forth.

SECTION 4. Creation of Countywide Plan Submap No. 2. Countywide Plan Map Submap No. 2 is created as set forth in Exhibit “B” and shall be part of the Countywide Plan Map series pursuant to Division 2.2 of the Countywide Rules. All other portions of the Countywide Plan Map series not included in this ordinance are preserved and remain as previously set forth.

SECTION 5. Areas Embraced. Pursuant to Section 2.01 of the Pinellas County Charter, this ordinance shall be effective in the incorporated as well as unincorporated areas of the County."

SECTION 6. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, sentence, clause, phrase, or provision of this ordinance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

SECTION 7. Filing of Ordinance; Effective Date. Pursuant to Section 125.66, Florida Statutes, a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This Ordinance shall become effective upon filing with the Department of State.

APPROVED AS TO FORM

By: Derrill McAteer  
Office of the County Attorney