

Pinellas County's Comprehensive Plan - PLANPinellas - Update

Summary of Key Changes

After an intensive effort to review and update the comprehensive plan, Pinellas County has completed the draft document, known as PLANPinellas. This effort was completed in accordance with Section 163.3177 Florida Statutes and was coordinated across the County's implementing departments to ensure the updated goals, objectives, policies and strategies meet the County's current and future needs. Upon adoption, PLANPinellas will replace the existing 2008 Comprehensive Plan, as amended.

A website was launched to share the document with the public and can be viewed at <https://plan.pinellas.gov/>.

The anticipated schedule moving forward would be as follows:

- Local Planning Agency – December 9, 2021
- Board of County Commissioners – Transmittal Hearing – January 2022
- Board of County Commissioners – Adoption Hearing – April 2022

The updated goals, objectives, policies, and strategies in PLANPinellas were drafted to align with eight Guiding Principles and several County initiatives as described below:

Guiding Principles:

- Consider long-term impacts and evaluate policy decisions to ensure that they support a **SUSTAINABLE FUTURE**.
- Create and enhance safe, **HEALTHY COMMUNITIES** that attract and retain a socially and culturally diverse population.
- Facilitate a **STRONG LOCAL ECONOMY** that supports sustainable, healthy communities and enhances employment opportunities and the quality-of-life for its citizens.
- Provide a range of **HOUSING OPTIONS** to meet the needs of a diverse and intergenerational community.
- Provide an interconnected, resilient **MULTIMODAL TRANSPORTATION** network that safely, efficiently and equitably addresses the mobility needs of all citizens, visitors and businesses, while simultaneously minimizing opportunities for traffic-related fatalities and injuries.
- **PROTECT** the diverse ecosystem that makes up the county's **NATURAL RESOURCES**, and contributes to the county's public health, quality-of-life, and local economy.
- Promote advancing **BEST PRACTICES** and technologies that benefit the economy; healthy communities; and the public health, safety and welfare.
- Recognize opportunities for **RESPONSIBLE REGIONALISM** and promote intercoordination with the county's municipalities, community organizations and regional entities.

Advances County Initiatives:

- **AFFORDABLE HOUSING** – Policies across different elements address housing affordability and how it relates to other policy areas, (e.g., workforce needs; transit; mixed-use; urban design; access to resources; etc.)
- **HEALTH** - Policies are vetted through a community health lens.
- **AGE-FRIENDLY** - Recognizes that goals, objectives, policies and strategies (GOPS) have age-friendly implications (e.g., walkability increases mobility options and accessibility for both younger and older age groups).

With an Emphasis on:

- **REDEVELOPMENT** – Emphasizes the policies are applicable to redevelopment and not just new development (since the County is built-out).
- **EQUITY** - Weaves in the concept of equitable access to resources instead of just provision of resources.
- **SYSTEMS APPROACH** - Stresses interrelationship of chapter topics, (e.g.: ties transportation goals to land use and economic needs; protection of natural environment impacted by land use decisions; etc.)

The following pages provide a summary of the key changes made as part of the update, by chapter. No increases in density or intensity are proposed as part of this update.

KEY CHANGES PER CHAPTER

ELEMENT	KEY CHANGES
General	<ul style="list-style-type: none"> • Removes repetition across chapters • Policies show relationships across topics (e.g. land use section has policies that support affordable housing options, but doesn't list the specific affordable housing policies – those are in the housing chapter) • Reflects redevelopment perspective rather than new development • Removes language that is not necessarily policy language, but how implementing departments will address policy through their work programs
Future Land Use	<ul style="list-style-type: none"> • Updates the goals to emphasize relationship of land use with housing, economy, mobility, the natural environment and placemaking. • Deemphasizes 'sector planning' and focuses growth in activity centers and corridors to create urban environment that align housing, transportation, and employment opportunities. (2.2; 5.1) • Land Use Category changes <ul style="list-style-type: none"> ○ Updates allowable densities/intensities for Activity Centers and Multimodal Corridors for consistency with Countywide Plan. ○ Adds new Planned Redevelopment District (PRD) land use category which supports mixed-use but serves a transition between more dense areas and neighboring land uses. ○ Removes TOD (old Policies 1.3.2; 1.5.11) categories, as the revised Activity Center and Multimodal categories address this form of

	<p>development. (TODs were previously associated with a specific transit project, and associated milestones were not reached.)</p> <ul style="list-style-type: none"> • Replaced ‘specific area plans’ (old 1.3.4) with the call to develop a community planning framework that is flexible for different project scale and needs (2.1) • No longer calls for rail or fixed-guideway transportation planning (old Objective 1.5) • Addresses Healthy Food Access (2.5) • Supports Missing Middle housing and an associated density bonus (3.1.2), vertical mixed-use and associated bonus (2.3.2) and workforce housing (3.1.6.1) • Calls for an affordable housing density bonus (3.1.3.2) but removes density bonus cap for affordable housing (old 1.2.9) allowing for more flexibility • Connects affordable housing and economic development (3.1.6) <ul style="list-style-type: none"> ○ Implement policy/regulatory tools ○ Assess existing County-owned properties for potential workforce housing ○ Actively market sites and available resources (Penny for Pinellas) to encourage workforce housing. • Removed specifics promoting design of parking lots for the pedestrian and limiting curb cuts, utilizing rear alleys, etc. (old 2.3) However, replaced with placemaking and high-quality development objectives (2.3; 2.4) • Removes criteria associated with mixed-use development (at different scales) (old 1.3.1) as they were not being implemented, and can now be addressed through community planning efforts. • Removed redevelopment policies for US19. This area is currently being studied to propose new density/intensity standards and zoning regulations.
<p style="text-align: center;">Economic Prosperity</p>	<ul style="list-style-type: none"> • Primary Goal continues to address need for strong local economy but recognizes need to stay regionally/globally competitive • Includes strategy to create a methodology to evaluate opportunity areas and how we invest in redevelopment (1.1.1.1), and a policy that calls for consideration of post disaster economic recovery (1.1.5) • Includes a strategy to create an economic prosperity strategic plan (1.1.2.1) • Still recognizes need to address high wage jobs through target industry (1.2), but no longer sets a predetermined number of new jobs (old 1.1) – this should be set as part of County activities. • More specific about where incentives should be considered – commercial/industrial areas (determine criteria for location, need and site readiness) (1.2.1.1); identified corridors and urban centers (1.3.1.1); and revitalization areas (1.3.4) • No longer includes policies for an Industrial Development Authority (old 1.2.6) • Focuses growth in investment corridors and urban centers (1.3.1) • No longer provides criteria to support conversions from industrial lands and supports maintenance of industrial land (1.3.2.1 and FLU 4.1.1) • Added strategy to address needs of small businesses that are most vulnerable to displacement (1.5.3)

	<ul style="list-style-type: none"> • Stresses investment in infrastructure (to support business needs 1.1.4; areas in underperforming areas 1.3.4.2) • Added an objective and policies to improve access to economic mobility (small business investment/support in distressed areas 1.6.1; promote small, local business 1.6.2; support culturally relevant businesses 1.6.3; strengthen businesses owned by women, veterans, people of color – increase contracting with these businesses 1.6.4) • New objective and policies to reduce involuntary displacement of residents/businesses resulting from market changes 1.7) • New objective and policies to support specialized and emerging sectors (e.g., promote hospitality job training; support housing programs that meet the needs of the service industry; encourage culture and creative arts) (1.8)
<p style="text-align: center;">Housing</p>	<ul style="list-style-type: none"> • No key policy shifts • Primary goal simplified to provide housing options for all residents • Adds policy to partner with other groups on a Countywide Housing Strategy (1.1.3) • Addresses incentives to help offset the cost of providing affordable units as part of new housing (re)development. (1.3.4) • Removed the community land trust as an affordable housing strategy (old 1.4.2; 1.4.5; 1.4.7)
<p style="text-align: center;">Transportation</p>	<ul style="list-style-type: none"> • Shifting from emphasis on ‘mobility management’ / ‘efficiency’ (old 1.1.1; 1.1.2) to ‘safety’ for all users (1.1.2). Still have a policy to ‘safely and efficiently maximize capacity for all users’ (1.1.6) <ul style="list-style-type: none"> ○ Consistent with Safe Streets Pinellas policy and Health in All Policies - focuses on reducing fatalities/injuries, thereby improving safety and efficiency (1.1) • Shifting focus from personal automobile needs to general transportation needs. (old 1.1.3; 1.1.3) This shift supports the Guiding Principle to provide a multimodal transportation network. • Stronger emphasis/support for mass transit [consistent with State Statute requirement 163.1377(6)(b)] to address capacity (moving people and goods, not cars). (old 1.1.6; 1.1.4) • Stronger support for active transportation and lowering vehicle miles traveled (VMT) (old 1.1.8; 1.1.5) • Removing old FDOT standards (addressing lane widths, bike lanes, sidewalks, etc.) yet continues to promote context-specific complete streets to address capacity; active transportation; lower VMT; access to jobs; etc. (old 1.1.9-1.1.11; 1.1.2) but additional emphasis on this approach • New strategy to plan infrastructure for emerging modes and technologies (1.1.6.2)
<p style="text-align: center;">Natural Resources and Conservation</p>	<ul style="list-style-type: none"> • Continue to provide green practices for County buildings (old 7.1.5) but add new specific strategies to implement (e.g., Florida Friendly Landscaping; low flow irrigation; green design principles for stormwater management; consider resiliency in siting, design and construction; back-up power sources; renewable energy options; recycling; evaluate EV charging infrastructure). (1.1.2.3)

	<ul style="list-style-type: none"> • Stronger language focused on alternatives to single-occupancy vehicles to reduce emissions – new strategies to ‘promote and incentivize’ public transit use, ride-sharing, walking, cycling, EV infrastructure in public and private developments; promote development patterns that lower VMT (old; 8.2.2; new 4.2.1 and strategies) • Updated goal from improving education about improving air quality, however policies are fairly consistent, with new strategies to develop a phased transition of County fleet to EV and to implement an urban forestry master plan (old Goal 10; Goal 4)
<p style="text-align: center;">Coastal Management</p>	<ul style="list-style-type: none"> • Goal 2 incorporates language to reduce risk from sea level rise, flash floods, other climate related impacts. (old Goal 1) • Old policy sought to reduce from 55 hours LOS and also established an unrealistic 16 hour out-of-county evacuation clearance time. (old 1.2.1 and 1.2.2.) New policy establishes 50 hours as a practical LOS estimate for out-of-county evacuation time. (2.3.1) • Removed Policy CM 1.2.4 addressing notification of hurricane evacuations to recreational vehicle parks and transient accommodations. Emergency Management is coordinating new requirements with the County Code and Forward Pinellas. • Old policies for defining the CHHA is based on ‘Sea Level and Overland Surges’ (SLOSH) modelling. (old 1.3.1) New policy add language that allows for ‘SLOSH or more recent surge model’ to accommodate more refined modelling methods that may be used, if determined to be appropriate. (2.1.2) • New policy adds Coastal ‘A’ zones as part of the CSA. reflecting the updated FEMA maps. (2.1.2) • Objective 3.1 originally addressed the use of adequate levels of service in coastal planning areas in accordance with the CIP. This objective has been revised to ensure that coastal land uses meet development criteria ‘except where the unique attributes and vulnerabilities of the coastal location require additions or modifications’. • Old policy calls for the consideration of sustainable strategies for bridges and causeways. (old 3.1.5) New strategy addresses coordination with municipal and other partners to address sea level rise adaptation of public infrastructure and facilities. (3.2.1.5)
<p style="text-align: center;">Surface Water Management</p>	<ul style="list-style-type: none"> • No significant shifts in policy – addition of strategies to achieve updated objectives/policies. General shift to improving stormwater treatment and calls for implementation of stormwater manual
<p style="text-align: center;">Recreation, Open Space and Cultural Resources</p>	<ul style="list-style-type: none"> • Addressing equitable access to resources/ facilities • Outlines criteria for land acquisition for environmental lands, resource-based parks, and open space (1.1.4.1) • Separated out and expanded policies for the protection and promotion of historical and cultural resources (old 1.8; Goal 4 and Goal 5 and associated policies) • Shifts policy from keeping countywide historic/archeological resources on GIS system to following the information-sharing policy set by the Florida

	<p>Division of Historical Resources (as some information is protected). (old 5.3.2; 4.1.2.2; 4.1.2.3).</p> <ul style="list-style-type: none"> • Now tracking buildings/structures constructed before 1977 (new benchmark) (4.1.2.4) • Adds policy to maintain a countywide register of historic places (4.1.3) in order to bring us into compliance with existing County Code 38-144.(1). • Adds strategy to determine thresholds for when land development proposals require archeological surveys prior to permitting (4.2.2.2) • Expands documentation and protection of historic and archeological resources (especially those on County-owned properties) (4.2.5.1; 4.2.5.6) • Calls for the creation of a standardized permit application for use of County facilities for art/cultural events (5.1.1.1)
<p>Potable Water / Wastewater</p>	<ul style="list-style-type: none"> • Eliminated PW 1.1.4.4 which stated what the Building Code should require (<i>low water usage fixture</i>). County has no control of Building Code requirements. • Added policy to plan for sea level rise (e.g. evaluate infrastructure) (PW 1.1.5) • New policy to evaluate wastewater infrastructure and identify needs to protect vulnerable assets (WW 1.3.5.1) • Removes policy (old 3.1.3) that states the BCC sets reclaimed water rates, determines utility rate structures and controls decisions on metering and use of reclaimed water.
<p>Solid Waste</p>	<ul style="list-style-type: none"> • Revised old policy that states each municipality makes its own determination on collection methods (old 2.3.2). New policy addresses coordination with municipalities on solid waste management, with the municipalities represented by a technical management committee (1.1.5) • Policies no longer address consistency with Pinellas County Solid Waste Disposal and Resource Recovery Act (old 2.4.1). New policy introduces the implementation of the Solid Waste Master Plan (1.1). • Added strategy to create policies/programs to achieve Zero Waste to landfill. (1.2.1.6) • Eliminated Strategy 1.3.1.2 – no longer using franchise collection contracts. • Removes policy pertaining to countywide emergency response for hazardous waste spills through a HazMat Response Team. (old 3.1.8) • General goal to provide environmentally sound collection/disposal of solid waste (Goal 1; 1.3.1.3; 1.4) Removes policies that have specifics intent with stormwater runoff; air quality monitoring; methods to recycle ash materials. (old 3.3.2; 3.3.4; 3.3.5) • Removes County response to illegal disposal activities happening in County (3.4) • No longer addresses specific revenue sources and fees but requires fiscally sound management of operations based on best practices and the regular evaluation of capacity and need for multi-year schedule of improvements (addressed annually as part of the capital improvements program). (old 4.1; new 1.1.4) • Added policy to limit solid waste and disposal sites in the CHHA. (1.4.2)

<p style="text-align: center;">Lifelong Learning</p>	<ul style="list-style-type: none"> • General shift from goals of high student achievement (old Goal 1) to coordination with public and private partners on the development of educational facilities to encourage sustainable communities (Goal 1) and ensure equitable access to education (Goal 2). New goal was added to address workforce housing. (Goal 3)
<p style="text-align: center;">Governance</p>	<ul style="list-style-type: none"> • The Governance chapter combines the Intergovernmental Coordination (Goal 1) and Capital Improvements (Goal 3) elements. • Proposed OMB revisions to CIE: <ul style="list-style-type: none"> ○ Current CIE language addresses the extension of the local option gas tax. This update revises the policy to allow for investigating funding sources and strategies to finance transportation needs. (old 1.4.5; 3.4.5) ○ Current language lists a specific 3% tourist tax, and a designated one-half cent to implement needed improvements consistent with the comp plan. This update revises the policy to not provide the specific percentage/amount but states that the County continue to collect a tourist development tax and shall use as outlined in the tourist development plan to implement needed improvements. (old 1.4.6; 3.4.6) • New Goal 2 reflects the proposed Private Property Rights language associated with recently effective (July 1, 2021) HB 59. • New Goal 4 provides policies to reflect the County’s Health in All Policies (HiAP) initiative