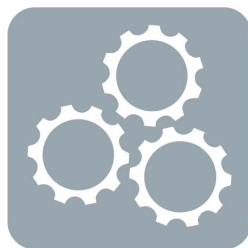




PINELLAS

envisioning our future

January 1, 2023



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creating PLANPinellas.

In 2017, the County embarked on a multiphased process to identify what needed to be updated in the Comprehensive Plan. That process included three major phases: 1) Policy Consolidation; 2) Guiding Principles; and 3) Evaluation and Revision.

The objective of the Policy Consolidation phase was to provide a 'results-neutral' reorganization of existing goals, objectives and policies (GOPs) that resulted in clearer language and more manageable implementation of the County's 2008 Comprehensive Plan, without changing the existing intent or meaning. It provided a streamlined version of that Plan by removing repetitive language; language that did not add value to meet policy intent; and regulatory language that was not meant to be included in the comprehensive plan but in a regulatory document instead, such as the land development code.

This exercise enhanced the effectiveness of the existing policies by establishing a clearer understanding of their meaning. The result was significant because it created a stronger base from which the County's policies were assessed for update.

In order to more clearly define the County's vision and guide the evaluation and revision process to follow, eight Guiding Principles were drafted (focusing the previous 47 Governing Principles). These Principles were coordinated with each of the County's departments, presented to the Board of County Commissioners, and shared with the community at-large. Each of these stakeholder groups expressed their support of the vision as defined by the Guiding Principles.

The completion of these first two phases set the stage for the review and update of the County's goals, objectives and policies that have led to PLANPinellas. They helped identify the need to eliminate or amend outdated policies, and identify new policies supporting future County programs and activities.

public participation.

PLANPinellas and its Guiding Principles establish the community's vision. It lays the foundation for the County's decision-making over the next decade and into the future; addressing opportunities for growth, the delivery of public services, and the sustainability of our local economy and ecosystem. It was important that the public at-large be part of the process, with opportunities to share their feedback as the document and underlying principles were crafted and finalized.

With the introduction of the Guiding Principles, the community showed their support for the County's direction towards a balanced, resilient community. Information was shared with the community, and feedback was gained through open houses around the county, online survey questions, community informational events, project videos and flyers, and the creation of a project webpage. Outreach materials were made available in Spanish and Vietnamese to make information more accessible to our community. Conversations were held with the County's Youth Advisory Committee and other local community groups.

The public outreach effort was reintroduced with draft revised goals, objectives, policies and strategies, outlined in PLANPinellas was shared with the public through an enhanced comprehensive plan webpage, webinars and presentations, and will be a part of a continued comment/response public engagement process. On-going implementation of PLANPinellas remains a process that the community can be a part of through identified Everyday Actions, participation in public events and continued conversations to address community needs.

FUTURE LAND USE (FLU) – The Future Land Use chapter (FLU) defines the distribution of the many use categories within the County and addresses the relationships among them. These uses influence the transportation network; the type and amount of housing that can support the population; the need to provide jobs, services and public facilities. The development of the built environment must be balanced with the need to protect the natural environment.

ECONOMIC PROSPERITY (EP) – The County’s long-term sustainability is directly connected to maintaining a diverse, well-rounded local economy. Realizing the County’s economic potential means that all residents – including the most vulnerable – have access to participate in and benefit from its success. Opportunity for innovation, strategic target industry investment, and a commitment to support local businesses, our tourism economy, and the arts all aim to strengthen Pinellas’ place in today’s competitive global economy. The goals, objectives, and policies outlined in this chapter address each of these important factors.

HOUSING (HOU) – The availability of safe, quality housing is essential for the stability of a community and our residents’ overall quality-of-life. Available housing should meet the various needs across the population, and housing location and options influence household spending. Residents can benefit from safe and convenient connection to jobs, schools, and daily services and amenities. The Housing chapter establishes policies that strive to achieve a range of housing types, sizes and costs, to equitably meet the needs of the County’s residents.

TRANSPORTATION (TRA) – Mobility affects everyone; however, not everyone has the same mobility needs. The Transportation chapter addresses a multimodal system that offers tools to achieve a safe, convenient network for all users. When implementing these policies, it is important to understand the specific context of the facilities (e.g., what uses are being served; are travelers moving by personal vehicle, by mass transit, or by foot; what conditions will address safety and convenience), to ensure the right modes of travel are being supported.

NATURAL RESOURCE CONSERVATION AND MANAGEMENT (NRC) – The County’s natural resources serve 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. The Natural Resource Conservation and Management chapter establishes policies to help preserve and enhance these valuable resources.

COASTAL MANAGEMENT (CM) – As a peninsula, Pinellas County has unique advantages and challenges. The County’s shoreline offers beautiful views and recreational opportunities, and significantly contributes to the area’s economy. Coastal planning, sea level rise, and natural disasters are inherent concerns for Pinellas County. The Coastal Management chapter is established to help protect life, property and infrastructure investments, and support the County’s economic vitality.

SURFACE WATER MANAGEMENT (SWM) – Surface water is simply water that results from rainfall. Surface water management minimizes flooding impacts, addresses water quality issues, and helps to protect the natural environment. This chapter is designed to reflect a comprehensive and functional systems-based approach to surface water and watershed management.

RECREATION, OPEN SPACE AND CULTURE (ROS) – Pinellas County has a rich history of providing a large network of parks, preserves and cultural resources. As a highly urbanized community, these resources play a vital role the health and overall quality-of-life of residents and visitors. The policies introduced in this chapter stress the County’s commitment to an outstanding system of resource-based regional parks and environmental lands; facility-based, active recreation programs and facilities; cultural events and activities; and the recognition and protection of the County’s historic and archaeological past.

POTABLE WATER SUPPLY, WASTEWATER AND REUSE (PW/WW) – The County’s residents’ and visitors’ quality-of-life is greatly improved by ensuring the distribution of safe drinking water, and the effective, efficient collection and treatment of wastewater. The goals, objectives and policies of this chapter support the safe and environmentally sound delivery of services.

SOLID WASTE AND RESOURCE RECOVERY (SW) – As a growing community, Pinellas County must continue to address the needs of a coordinated management strategy for increasing quantities of solid waste. Future population growth and associated growth in solid waste generation are analyzed for determining appropriate programs and management systems, including capital facility needs and funding to alleviate impacts. The goals, objectives and policies outlined in the Solid Waste and Resource Recovery chapter support the safe and environmentally sound collection and disposal of solid and hazardous waste.

LIFELONG LEARNING (LL) – The success of a community is highly influenced by its ability to educate its residents and workforce. Education levels have a direct correlation to income levels, and together, can have major impacts on health and well-being. A strong education creates opportunities for employment and increased earnings. The community must prepare its workforce to support jobs that require varying skill-sets. The goals, objectives and policies in the Lifelong Learning chapter address the County’s coordination with the School District and other partners to address education and training.

GOVERNANCE (GOV) – It is necessary that the County is transparent in the way it conducts business, plans the infrastructure, and coordinates with its public and private partners. The Governance chapter establishes policies that address the legal status of the comprehensive plan; the process for decision-making; intergovernmental coordination; capital improvements; and various implementation tools for the Plan.

PROPERTY RIGHTS (PR) – The County must ensure a balanced approach to land development and protection. The Property Rights chapter recognizes the need to address the rights of property owners, while balancing the need to promote public health, safety, welfare and the orderly and balanced economic, social, physical, environmental and fiscal future.

Amended April 26, 2011 (Ordinance 11-13 & Ordinance 11-14)

Amended April 15, 2014 (Ordinance 14-20)

Amended March 29, 2016 (Ordinance 16-18)

Amended November 22, 2016 (Ordinance 16-55)

Amended July 23, 2019 (Ordinance 19-16)

Amended October 20, 2020 (Ordinance 20-29)

Amended October 25, 2022 (Ordinance 22-)

CONSISTENCY WITH COUNTYWIDE MAP CATEGORIES

The following table depicts the consistency relationship of the Pinellas County Comprehensive Plan Future Land Use Map categories with the corresponding Countywide Plan Map categories:

Table FLUM-43: Consistency with Countywide Plan Map Categories

Countywide Plan Map Categories	Pinellas County Future Land Use Map Categories
Residential Rural	Residential Rural
Residential Very Low	Residential Rural Residential Estate
Residential Low Medium	Residential Suburban Residential Low Residential Urban Residential Low Medium
Residential Medium	Residential Medium
Residential High	Residential High
Office	Residential/Office Limited Residential/Office General
Resort	Resort Facilities Overlay-Temporary Resort Facilities Overlay-Permanent* Commercial Recreation
Retail and Services	Commercial Neighborhood Commercial General Residential Office Retail
Employment	Employment
Industrial	Industrial General
Public/Semi-Public	Institutional Transportation/Utility
Recreation/Open Space	Recreation/Open Space
Preservation	Preservation Preservation-Resource Management Resource Management Overlay (RMO-1 & RMO-2)
Target Employment Center	Target Employment Center
Activity Center	Activity Center - Neighborhood Activity Center - Community Activity Center - Major
Multimodal Corridor	Mixed-Use Corridor - Primary Mixed-Use Corridor - Secondary Mixed-Use Corridor Supporting
Planned Redevelopment District	Planned Redevelopment District
Scenic /Noncommercial Corridor	Scenic/Noncommercial Corridor

* Resort Facilities-Permanent is comparable to the Resort Category of the Countywide Plan, except it adds a more permanent to transient accommodations.

- » Encourage and incentivize the use of Florida Friendly Landscaping™¹ principles;
- » Encourage and incentivize the retention of mature and native urban tree canopy and replanting of trees removed for development.
- » Encourage and incentivize electric vehicle charging station infrastructure development; and
- » Recognize and respond to potential long-term changes to floodplain conditions due to climate change and sea level rise.

NRC STRATEGY 1.1.1.2: Use development agreements to promote quality environmental site and building design.

NRC POLICY 1.1.2: County facilities and operations shall be a model for energy efficiency, sustainable design, waste reduction and recycling initiatives.

NRC STRATEGY 1.1.2.1: All new and remodeled County facilities shall be constructed to meet nationally recognized green building standards set by the U.S. Green Building Council (USGBC) or a similar County-endorsed program.

NRC STRATEGY 1.1.2.2: Develop a plan and schedule to ensure that all County-leased facilities are energy and water efficient.

NRC STRATEGY 1.1.2.3: All new or redeveloped County properties shall:

- » Incorporate Florida Friendly Landscaping™ ~~materials and designs including low flow irrigation~~ principles to design quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant;
- » Use green infrastructure design principles to address stormwater management needs and to model innovative techniques;
- » Consider resiliency in siting, design and construction;
- » Evaluate back up power sources;
- » Evaluate renewable energy options;
- » Provide adequate space and receptacles for recycling; and
- » Evaluate the inclusion of infrastructure for electric vehicle charging.

NRC STRATEGY 1.1.2.4: Implement enhancements to the County’s purchasing policy that promote energy efficiency and sustainable standards and practices.

NRC STRATEGY 1.1.2.5: Provide training and technical assistance to County employees regarding energy efficient operations and practices.

NRC STRATEGY 1.1.2.6: Develop and implement a phased plan to transition the County fleet to electric vehicles and other alternatives that increase fuel efficiency, reduce emissions and minimize dependency on fossil fuels.

NRC OBJECTIVE 1.2: Protect, restore, enhance and manage environmental lands and resource-based parks in perpetuity.

NRC POLICY 1.2.1: Exercise stewardship of environmental lands and resource-based parks to:

- » Maximize ecological, hydrological and open space value;
- » Protect, conserve and restore natural ecosystems and native wildlife; and
- » Contribute to a net environmental and ecosystem benefit.

CM STRATEGY 2.4.1.2: The PDRP provides guidelines, criteria, procedures and actions to address emergency and disaster recovery, including:

- » Repair, reconstruction, relocation, modification and hazard mitigation;
- » The restoration of essential public services and facilities;
- » The management of debris and its impacts on short- and long-term recovery;
- » Provisions for the expedited issuance of building and other permits required for emergency and short-term disaster recovery;
- » Housing emergency declarations, where temporary housing may be allowed, and plans 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~~floodplain management regulations, including but not limited to 44 C.F.R. Part 60, 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~~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.

- » Support their scientific research;
- » Share information regarding regional water resources;
- » Maintain and implement the Regional Water Supply Plan and protect the region's water resource; and
- » Manage stormwater and surface water quality.

GOV STRATEGY 1.2.3.3: Support the activities of the agency on bay management.

GOV STRATEGY 1.2.3.4: Use the regulatory authority of the Pinellas County Water and Navigation and Control Authority.

GOV POLICY 1.2.4: Coordinate with agencies and organizations responsible for education services and educational facilities.

GOV STRATEGY 1.2.4.1: Participate in the Pinellas Schools Collaborative; pursue a partnership with the School Board of Pinellas County (SBPC); and implement the Public Schools Interlocal Agreement in partnership with the SBPC and local governments.

GOV STRATEGY 1.2.4.2: Maintain policies that address public school facilities within this comprehensive plan.

GOV POLICY 1.2.5: Establish a dispute resolution process.

GOV STRATEGY 1.2.5.1: Emphasize informal and efficient coordination processes to resolve disputes.

GOV STRATEGY 1.2.5.2: Utilize the formal dispute resolution process of TBRPC when necessary and appropriate.

~~**GOV GOAL 2: LAND USE DECISIONS SHALL CONSIDER ALL RELEVANT INFORMATION INCLUDING THAT OF THE PROPERTY OWNER AND THE PUBLIC HEALTH, SAFETY AND WELFARE**~~

~~**GOV OBJECTIVE 2.1:** Ensure private property rights are considered in local decision making.~~

~~**GOV POLICY 2.1.1:** The following private property rights shall be considered:~~

- ~~» The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights;~~
- ~~» The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances;~~
- ~~» The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property; and~~
- ~~» The right of a property owner to dispose of his or her property through sale or gift.~~

~~**GOV OBJECTIVE 2.2:** Promote the public health, safety, comfort, good order, appearance, convenience and general welfare through the goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan.~~

~~**GOV POLICY 2.2.1:** The Pinellas County Comprehensive Plan will promote the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area through the implementation of its defined goals, objectives, policies, and strategies to guide future decisions.~~

GOV GOAL 23: 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 23.1: 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 23.1.1: The capital improvement goals, objectives and policies shall be reviewed annually for any applicable changes.

GOV POLICY 23.1.2: 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 23.2: 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 23.2.1: 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 23.3: Future development shall bear a proportionate cost of infrastructure improvements necessitated by development to maintain adopted level of service standards.

GOV POLICY 23.3.1: Pinellas County shall continue to implement its multimodal impact fee ordinance to finance transportation management strategies necessitated by (re)development.

GOV POLICY 23.3.2: Pinellas County's potable water and sewer user fee revenues shall be allocated primarily for capital improvements related to expansion of potable water and sewer infrastructure.

GOV POLICY 23.3.3: Pinellas County shall continue to provide the option of using development agreements to provide public facilities to accommodate new development.

GOV OBJECTIVE 23.4: 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 23.4.1: 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 23.4.2: 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 23.4.3: 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 23.4.4: Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

GOV POLICY 23.4.5: 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 23.4.6: 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 23.4.7: Fiscal policies of the Board of County Commissioners to direct expenditures for capital improvements shall be consistent with the Comprehensive Plan.

GOV POLICY 23.4.8: 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 23.4.9: The County shall continue to investigate other funding sources and strategies for the operation and maintenance of built and proposed capital improvements.

GOV POLICY 23.4.10: The County shall determine the best financial strategy(ies) to support and protect public access to water-dependent land uses.

GOV POLICY 23.4.11: The County shall establish explicit funding strategies and commitments to address the need for affordable or community housing.

GOV POLICY 23.4.12: The County shall acquire, assemble, and “bank” lands for current and future economic development needs.

GOV OBJECTIVE 23.5: Decisions regarding the issuance of development orders and permits shall be based upon coordination of the development requirements included in this Comprehensive Plan, the Land Development Code, and the availability of necessary public facilities needed to support such development at the time needed.

GOV POLICY 23.5.1: Pinellas County shall use the following level of service standards in reviewing the impacts of (re)development upon public facility provisions:

- » Stormwater – all applicable federal, state, and local regulations relating to flood control, stormwater treatment and wetland protection, shall continue to be met in public and private project design. Preference shall be given to stormwater management options that provide regional benefit, restore and enhance natural systems and floodplains, improve major conveyance systems or apply low impact development principles.
- » Recreation – 14 acres of County park and environmental lands for every 1,000 residents within the County.
- » Solid waste and resource recovery - disposal of 1.30 tons per person per year.
- » Water supply – Pinellas County shall use 115 gallons per capita per day when preparing its annual 5-year and 20-year potable water demand projections for the Pinellas County Water Demand Planning Area.
 - » To determine whether adequate capacity is available for a (re)development project in the unincorporated county that is served by a municipal potable water system, Pinellas County will utilize the level of service standards adopted by the municipal service provider.
- » Sanitary sewer - Pinellas County utilities shall provide the levels of service necessary for proper wastewater treatment, reuse and disposal to ensure the protection of its citizens and the environment and to provide adequate wastewater treatment capacity for all current and projected wastewater facility demands of Pinellas County utility customers.
 - » Wastewater flows associated with existing and permitted development cannot exceed the wastewater treatment plant’s permitted design capacity.
 - » Treated effluent and biosolids shall meet all pertinent federal, state and local standards and regulations for treatment, reuse and disposal.
 - » Pinellas County will, for concurrency management purposes, annually compare wastewater flows to permitted treatment capacity to determine the percentage of available capacity and assess whether permitted treatment capacity exceeds the needs of existing and committed development. If available, and the treatment capacity meets this standard, development can be permitted.
 - » Unpredictable situations where permitted capacity is temporarily exceeded due to unanticipated situations such as limited/extreme weather conditions shall not impact the determination of level of service conditions.
 - » Peak design flow capacity shall be between 1.5 and 2.5 times the average daily flow for each sanitary sewer system, based on the individual characteristics of the system.
 - » If an annual assessment evidences that a capacity deficit could occur within 10 years, Pinellas County utilities will prepare a more detailed capacity analysis and determine whether facility expansion is required or if the service area is built out.
 - » To determine whether adequate capacity is available for a (re)development project in the unincorporated county that is served by a municipal wastewater system, Pinellas County will utilize the level of service standards adopted by the municipal service provider.

GOV POLICY 23.5.2: Amendments to the Comprehensive Plan and requests for (re)development shall be evaluated with consideration for their:

- » Contribution to a condition of a public hazard as described in the Comprehensive Plan.
- » Aggravation of any existing condition of public facility deficiencies, as described in the Comprehensive Plan.
- » Generation of public facility demands that may exceed capacity increases planned in the capital improvement program described in the annual budget.
- » Conformity to land uses as shown on the Future Land Use Map.
- » Accommodation of public demands based upon adopted level of service standards and attempts to meet specified measurable objectives when public facilities are provided by developers.
- » Demonstration of financial feasibility when public facilities will be provided, in part or whole, by Pinellas County.
- » Effect on state agencies and SWFWMD’s facility plans.

GOV POLICY 23.5.3: Pinellas County shall ensure that public facilities and services for which a level of service standard has been adopted and that is needed to support development will be available concurrent with the impacts of development. [16-19]

GOV GOAL 34: PINELLAS COUNTY SHALL UNDERTAKE ACTIONS TO EQUITABLY IMPROVE THE COUNTY’S HEALTH.

GOV OBJECTIVE 34.1: Utilize best practices and health planning tools to advance the health of Pinellas County.

GOV POLICY 43.1.1: The County shall incorporate health considerations into decision-making.

GOV STRATEGY 34.1.1.1: Establish policies in the Comprehensive Plan and other County policy documents that guide decision-making to support healthy opportunities and communities.

GOV STRATEGY 34.1.1.2: Establish criteria for County projects to determine when Health Impact Assessments (HIAs) or other health planning tools should be used.

GOV STRATEGY 34.1.1.3: The County shall seek input from public health professionals when developing policies for the Comprehensive Plan.

GOV POLICY 34.1.2: The County should coordinate with local, state and regional partners to address health through cross-sector collaboration and public education.

GOV STRATEGY 34.1.2.1: The County shall participate in community collaborations focused on improving health and equity outcomes, such as the Pinellas County Health in All Policies (HiAP) collaborative.

GOV STRATEGY 34.1.2.2: Make educational materials on health (e.g., social determinants of health, healthy choices, etc.) available to the public.

GOV STRATEGY 34.1.2.3: The County should participate in the community health assessment and health improvement planning process of the local health department and hospitals.

GOV STRATEGY 34.1.2.4: Improve data sharing and collaboration internally and with external partners, including but not limited to schools and academic institutions, social service agencies, transportation and planning entities, health departments, and healthcare providers.

GOV POLICY 34.1.3: Promote accountability for community health and equity outcomes.

GOV STRATEGY 34.1.3.1: The County should utilize metrics to help determine the effectiveness of established policies, programs, and projects.

PROPERTY RIGHTS [PR]

The County must ensure a balanced approach to land development and protection. The Property Rights chapter recognizes the need to address the rights of property owners, while balancing the need to promote public health, safety, welfare and the orderly and balanced economic, social, physical, environmental and fiscal future.

Goals, Objectives, Policies & Strategies

PR GOAL 1: LAND USE DECISIONS SHALL CONSIDER ALL RELEVANT INFORMATION INCLUDING THAT OF THE PROPERTY OWNER AND THE PUBLIC HEALTH, SAFETY AND WELFARE

PR OBJECTIVE 1.1: Ensure private property rights are considered in local decision-making.

PR POLICY 1.1.1: The following private property rights shall be considered:

- » The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights;
- » The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances;
- » The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property; and
- » The right of a property owner to dispose of his or her property through sale or gift.

PR OBJECTIVE 1.2: Promote the public health, safety, comfort, good order, appearance, convenience and general welfare through the goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan.

PR POLICY 1.2.1: The Pinellas County Comprehensive Plan will promote the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area through the implementation of its defined goals, objectives, policies, and strategies to guide future decisions.