

ORDINANCE NO. 22-\_\_\_\_

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA ADOPTING A NEW PINELLAS COUNTY COMPREHENSIVE PLAN TO BE KNOWN AS PLANPINELLAS; PROVIDING FOR THE PROVISION OF A VISION ELEMENT; PROVIDING FOR THE UPDATE AND REPLACEMENT OF THE GOALS, OBJECTIVES, POLICIES AND STRATEGIES OF EACH ELEMENT AND THE ASSOCIATED FUTURE LAND USE CATEGORY DESCRIPTIONS & RULES, AS PER STATE STATUTE REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Pinellas County is committed to an ongoing and vibrant comprehensive planning program that addresses the needs of the citizens of the County; and

WHEREAS, Section 163.3167, Florida Statutes, part of Florida's Community Planning Act, requires Pinellas County to maintain a comprehensive plan to guide its future development and growth; and

WHEREAS, the provisions of Section 163.3184, Florida Statutes, relate to the process for the enactment of Comprehensive Plan amendments; and

WHEREAS, the provisions of Section 163.3177 Florida Statutes, are addressed through the Goals, Objectives, Policies and Strategies defined in the Pinellas County's Comprehensive Plan PLANPinellas Elements entitled: Future Land Use; Economic Prosperity; Housing; Transportation; Natural Resource and Conservation Management; Coastal Management; Surface Water Management; Recreation, Open Space and Culture; Potable Water, Wastewater and Reuse; Solid Waste; Lifelong Learning; and Governance; and

WHEREAS, PLANPinellas incorporates an introductory chapter, referred to as the Vision Element, provided to describe the changing needs of the County and outlines the Guiding Principles that define the vision by which the policies of PLANPinellas must align; and

WHEREAS, PLANPinellas includes new Goals, Objectives, Policies and Strategies for the Future Land Use Element and associated Category Descriptions & Rules (incorporating the Future Land Use Map) of the Comprehensive Plan of Pinellas County that considers the needs of the community and defines the distribution of the many use categories while considering the relationships among them, while supporting economic growth and balancing the needs of the built and natural environment, and;

WHEREAS, PLANPinellas includes new Goals, Objectives, Policies and Strategies for the Economic Prosperity Element of the Comprehensive Plan of Pinellas County that aims to support the long-term sustainability of the local economy and reflects economic development through the support of target industries, small businesses, the workforce, and the overall business climate of the area, and;

WHEREAS, PLANPinellas includes new Goals, Objectives, Policies and Strategies for the Housing Element of the Comprehensive Plan of Pinellas County that establishes policies that strive to achieve a range of housing types, sizes, and costs, to equitably meet the needs of the County's residents, and;

WHEREAS, PLANPinellas includes new Goals, Objectives, Policies and Strategies for the Transportation Element of the Comprehensive Plan of Pinellas County that supports meeting the mobility needs of all and connecting people with vital goods and services, housing, jobs, education, workforce development, and recreational and cultural opportunities through high-quality transportation options, and;

WHEREAS, PLANPinellas includes new Goals, Objectives, Policies and Strategies for the Natural Resource Conservation and Management Element of the Comprehensive Plan of Pinellas County that provides for the protection of the County's natural ecological system and air quality, and serves to preserve critical plant and animal habitats, and;

WHEREAS, PLANPinellas includes new Goals, Objectives, Policies and Strategies for the Coastal Management Element of the Comprehensive Plan of Pinellas County that provides for the protection of life, property, and infrastructure investments, and support the County's economic vitality through the protection of coastal resources, and;

WHEREAS, PLANPinellas includes new Goals, Objectives, Policies and Strategies for the Surface Water Management Element of the Comprehensive Plan of Pinellas County that recognizes the threat of sea level rise, flooding risks, and seeks to promote comprehensive integrated water management and improve the County's water quality, and;

WHEREAS, PLANPinellas includes new Goals, Objectives, Policies and Strategies for the Recreation, Open Space and Culture Element of the Comprehensive Plan of Pinellas County that stresses 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, and;

WHEREAS, PLANPinellas includes new Goals, Objectives, Policies and Strategies for the Potable Water, Wastewater and Reuse Element of the Comprehensive Plan of Pinellas County that supports the safe and environmentally sound delivery of potable water and wastewater services, while ensuring they meet the needs of all citizens, and;

WHEREAS, PLANPinellas includes new Goals, Objectives, Policies and Strategies for the Solid Waste Element of the Comprehensive Plan of Pinellas County intended to support the safe and environmentally sound collection and disposal of solid waste, and;

WHEREAS, PLANPinellas includes new Goals, Objectives, Policies and Strategies for the Lifelong Learning Element of the Comprehensive Plan of Pinellas County addresses the County's coordination with the Pinellas County School District and other partners to address education and training, and;

WHEREAS, PLANPinellas includes new Goals, Objectives, Policies and Strategies for the Governance Element of the Comprehensive Plan of Pinellas County that dictates how the County addresses intergovernmental coordination, protects private property rights, plans for our capital improvements, and provides needed public facilities in a sustainable manner, and considers community health outcomes in decision-making; and

WHEREAS, introductory information and everyday actions the public can do to help achieve the Goals of PLANPinellas are provided in each Element, and additional supplemental information is provided to support the Goals, Objectives, Policies and Strategies of PLANPinellas;

WHEREAS, the quality of life of the citizens of Pinellas County and the quality of economic and natural environments are enhanced and protected through a holistic, coordinated and comprehensive approach to planning; and

WHEREAS, the Pinellas County Local Planning Agency recommended approval of this Ordinance at its meeting of \_\_\_\_\_, 2021; and

WHEREAS, Pinellas County has complied with all requirements and procedures of Florida law in processing this amendment to the Pinellas County Comprehensive Plan including, but not limited to, Section 163.3184, Florida Statutes, as well as other controlling law; and

WHEREAS, the Pinellas County Board of County Commissions has the power and authority to enact this Ordinance; and

WHEREAS, the Pinellas County Board of County Commissions is enacting this Ordinance to protect the public health, safety and welfare.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS of Pinellas County Florida, on \_\_\_\_\_, \_\_\_\_\_, 2022, that:

SECTION 1. A new Pinellas County Comprehensive Plan, known as PLANPinellas, comprised of the Vision Element, the Goals, Objectives, Policies and Strategies of each Element, and the Future Land Use Category Descriptions & Rules, is hereby adopted and is attached in Exhibit A, replacing the current Pinellas County Comprehensive Plan.

SECTION 2. 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 3. 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 4. 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.

**APPROVED AS TO FORM**

By: David S. Sadowsky  
Office of the County Attorney

**EXHIBIT A**

**PLANPinellas**



PINELLAS

*envisioning our future*

January 25, 2022



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# VISION

PLANPinellas



## vision element contents.

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## introduction.

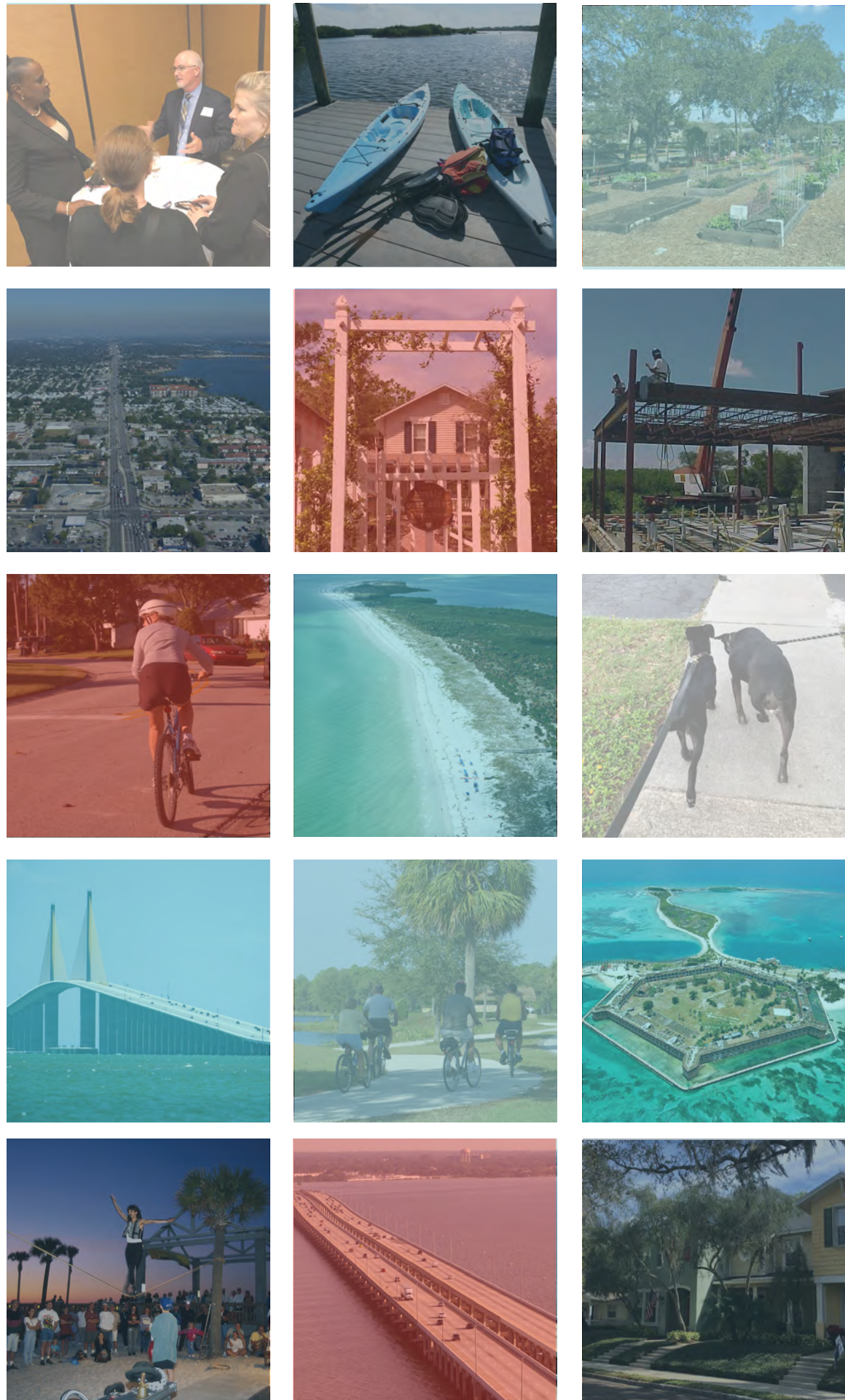
Pinellas County is your community. It is where you have chosen to live or work or visit. Taking advantage of its beautiful sunrises and sunsets, urban settings, and natural resources, it is a place where nearly a million people have chosen to make their home, and millions more choose to explore annually. As the County's permanent population continues to grow, it is projected to increase to over a million residents by 2045<sup>1</sup>.

To be a thriving, resilient, quality community within a sustainable economic environment, Pinellas must offer quality housing, transportation, jobs, infrastructure and public services. The built environment must meet your needs while also protecting the county's valuable natural resources and mitigating hazards. To ensure these needs are met, the County has developed the policies that guide decision-making and has incorporated them within this Comprehensive Plan, **PLANPinellas**.

**PLANPinellas** sets the foundation for addressing the many challenges that Pinellas County is facing. The County has shifted from predominantly "greenfield", or new development on vacant property, to that of redevelopment. As a coastal community, the County must address sea level rise and the potential impacts of hurricanes and other natural disasters. Shifts in the needs and desires of the population define transportation needs, the types of housing and jobs that need to be provided, and the extent of services that must support the community.

The County is also committed to a series of initiatives that strive to address health and equity for everyone. The intent is to frame the comprehensive plans' policies to improve your health, including those who may traditionally face health inequities. There are a series of social determinants of health, or those conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks. These determinants include such things as: housing and neighborhoods; public safety; water and sanitation; the natural and built environments; transportation; economic development; and community context. Each of these factors are addressed in the comprehensive plan, with an emphasis on access for all, to options that meet your needs.

**PLANPinellas** addresses the County's evolving needs and supports the thriving future envisioned. It acts as the guide by which the community's development and conservation decisions are made, covering a wide range of topics, such as: land use, mobility, natural resource protection, and public services; all intended to improve your quality-of-life.



# state & regional requirements.

## state requirements.

In Florida, the Department of Economic Opportunity (DEO) oversees local government comprehensive planning.

The County’s previous Comprehensive Plan (‘Planning to Stay’) was adopted in 2008. That Plan was the result of Florida’s Growth Management regulations that were in place at that time, known as Florida Administrative Code Rule 9J.5. That Rule established requirements for a community to have a comprehensive plan in place that allowed for limited local flexibility, as overseen by the State’s Department of Community Affairs (DCA). The State has since reorganized the DCA and established a new Department of Economic Opportunity (DEO), which now oversees local government comprehensive planning. Rule 9J.5 was repealed by the State in 2011 and replaced by amended Chapter 163 F.S. Intergovernmental Programs; and specifically, §163.3177 required and optional elements of comprehensive plan; studies and surveys. While this section continues to outline specific element (or chapter) topics that must be included in a comprehensive plan, the local government is afforded more control over the creation and evaluation of their community’s comprehensive plan. Chapter 163 F.S. Intergovernmental Programs, and more specifically §163.3177 outline the requirements of a comprehensive plan.

## local requirements and guidance.

Forward Pinellas serves as the County’s overarching land use and transportation planning agency. Their Countywide Plan establishes policies by which each of the municipalities and the unincorporated area must coordinate their individual comprehensive plans. Advantage Pinellas serves as the county’s long range transportation plan and guides coordination of the area’s transportation network among the local jurisdictions.

# creating PLANPinellas.

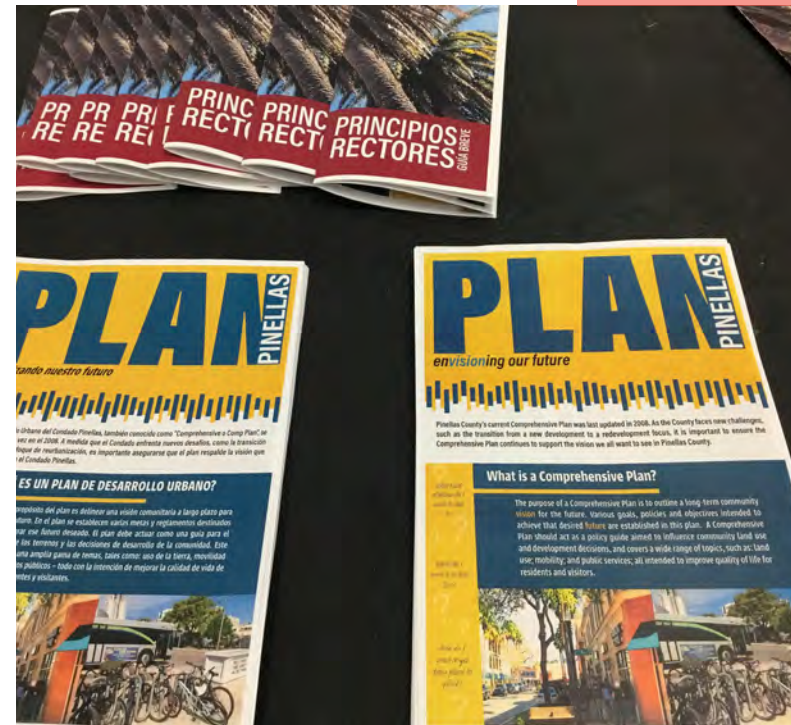
In 2017, the County embarked on a multiphased process to identify what needed to be updated in the Comprehensive Plan. That process included three major phases: 1) Policy Consolidation; 2) Guiding Principles; and 3) Evaluation and Revision.

**1** 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.

**2** 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.

**3** 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.

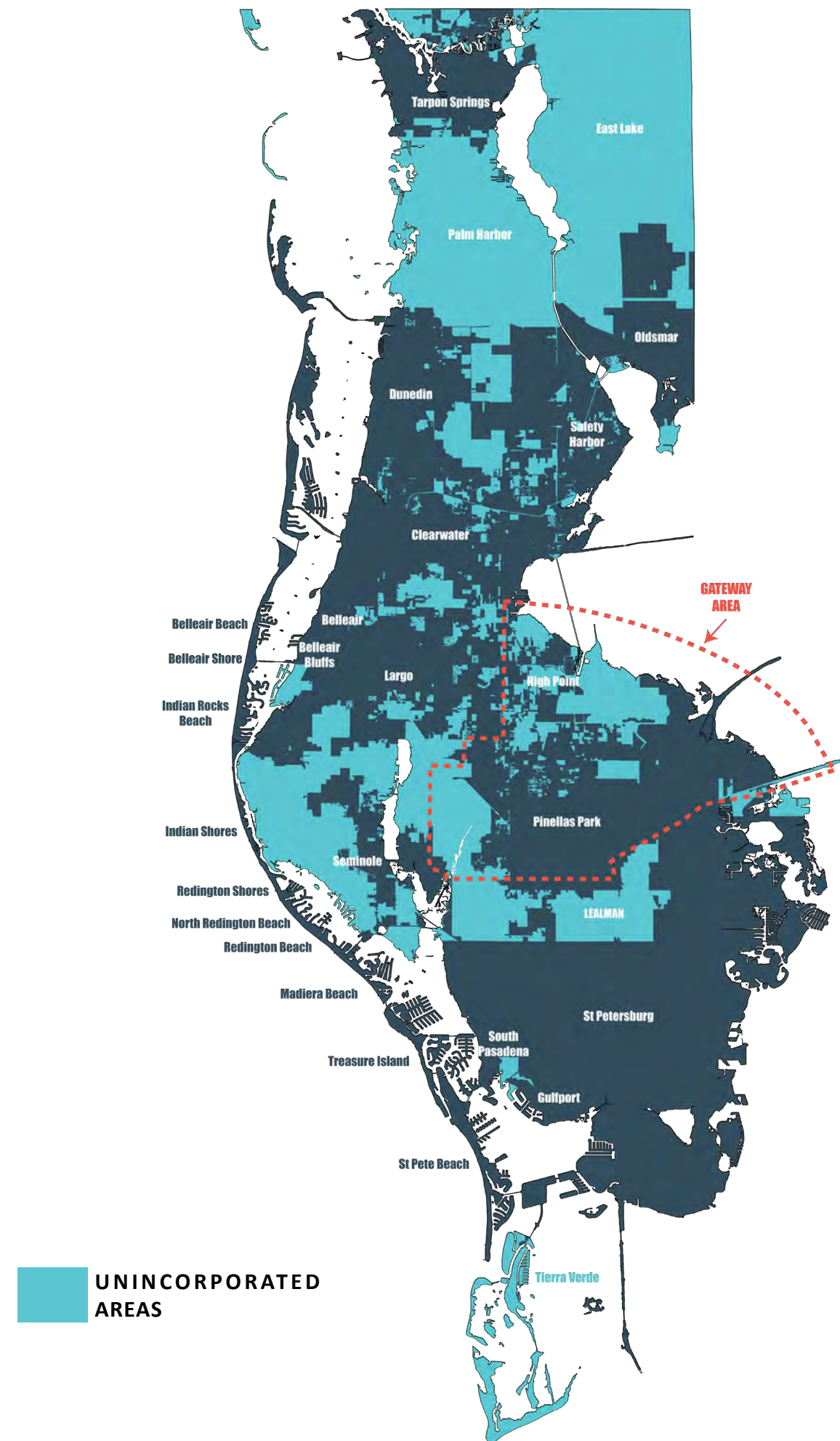
The goals, objectives, policies and strategies outlined in PLANPinellas will be a part of a continued public engagement process.

## this is pinellas county.

Pinellas County is a major urban county with close to a million permanent residents, and an additional influx of 12 to 15 million visitors annually<sup>2</sup>. This massive population is accommodated all within just 273 square miles of land, located on a peninsula. In terms of land area, the County represents only 11 percent of the total land in Tampa-St. Petersburg- Clearwater Metropolitan area. Compared with the region, Pinellas County's 2018 population of 975,280 is approximately 32% of the Tampa-St. Petersburg-Clearwater Metropolitan area population of 3,030,047. However, despite its small geographical size, Pinellas County is the sixth most populous and the most densely populated county within the State of Florida.

Pinellas County saw most of its growth in the decades that followed World War II. After seeing a period of phenomenal growth and urban expansion, today the county is mostly built out. Comprising of 24 municipalities, several old and newly established neighborhoods, and characterized by a diversity of urban and suburban environments, the county has limited vacant land for new growth. Most of the vacant land that is currently available for development are smaller, irregular tracts of land under separate ownership, that are distributed throughout its urban environment. This has created considerable challenges for accommodating new growth or for providing new housing and employment opportunities within the county. This has also inevitably, resulted in a shift in focus towards redevelopment and infill-development in recent years. While some areas such as the Gateway Area and Lealman (see Pinellas County map on the following page), continue to show great potential for new growth or redevelopment, overall there has been a low rate of residential development in the county since 2015. (Source: Pinellas County Local Mitigation Strategy, 2020) A growing trend of annexations - where previously unincorporated land has been acquired by municipal (incorporated) areas of the county - has contributed to this decline<sup>3</sup>.

Despite this slow down, the total County's population has been slowly yet steadily increasing. Between 2015 and 2018, Pinellas has grown by approximately 60,790 residents, reaching a population of 975,280. By 2045, the total population is expected to exceed one million<sup>4</sup>. With more than 400,000 households calling Pinellas County their home, it is evident remains a desirable location to live and work.



When envisioning the future, it is imperative to understand today's conditions. What assets and opportunities exist for our community to build upon? What challenges must be addressed in order to achieve the overall vision? Who is being served and what are their needs? The following is a summary of Pinellas' key assets, challenges, and demographic trends.

## assets.

### COASTAL RESOURCES

Pinellas County has approximately 39 miles of coastline along the Gulf of Mexico, much of which provides public access to beaches. Several are recognized for being some of the top beaches in the United States. The coastline plays an important role in Pinellas County, significantly contributing not only to tourism and the economy, but to the overall quality-of-life for its residents and visitors.

### PARKS AND NATURAL RESOURCES

Pinellas County maintains over 20,000 acres of parks and preserves that provide recreational opportunities for residents throughout the County. These lands offer a range of experiences providing different functions and amenities across the system. Parks offer opportunities for both passive and active use (e.g., shelters; playgrounds; boat ramps; beaches; dog parks; trails; etc.). Preserves have a primary function to conserve land and protect our natural resources, and also provide recreational assets. The County maintains four preserves with opportunities for fishing, hiking and kayaking. Each of Pinellas' parks and preserves offer unique views and experiences and offer users the opportunity to interact with each other and with nature.

### TOURISM

Pinellas County is a major tourist destination, hosting as many as 15 million visitors annually<sup>5</sup>, who are attracted to the tropical climate and coastal atmosphere. Vacationers and day-trippers generate significant visitor spending inside the County. There are a wide range of opportunities to experience art and culture at the many museums and theaters located around the County. A wide range of dining and shopping offer additional entertainment options.

### ECONOMY

The County's economy benefits from proximity to several major transportation resources including I-275 and St. Pete-Clearwater International Airport, located within the County; and I-4, the Port of Tampa, and Tampa International Airport, outside of Pinellas. These amenities connect the County to major regional and national industry nodes and provide multiple travel options for businesses.

Pinellas has the third largest base of manufacturing employment in Florida, with prominent Fortune 500 technology manufacturers headquartered here. Pinellas has diverse, yet symbiotic, industry clusters, including aviation/aerospace; defense/national security; medical technologies; business and financial services; and information technology. An extensive network of suppliers, service-providers and business associations support operations in these sectors. Pinellas is rapidly becoming Florida's hub for big data, with industry giants locating here. Through relationships with major universities and high-tech institutes, Pinellas has become a center for research and development in marine science, electronic instruments, medical devices, sensors, nanotechnology and health care. The County is also home to numerous business accelerators<sup>6</sup>.

## challenges.

### REDEVELOPMENT

Pinellas County, being the densest county in Florida, has experienced the peak of its potential for new development, and now focuses on redevelopment. This shift poses a unique challenge as it is impacted by such things as: the need to address vertical development (or building up instead of out); the land, building stock and infrastructure needs of relocating businesses (do we have the right size and age of buildings for reuse); demolition costs vs. the cost of retrofitting; accommodating parking needs for different uses of the same space; and ensuring we offer the types of neighborhoods and necessary amenities that a modern workforce demands.

### MOBILITY

Mobility, or how people move between destinations, is a significant issue. The County benefits from a gridded network of streets, providing multiple routes between destinations. However, the roadways tend to promote the needs of automobiles over those of non-drivers. It is important to create a comfortable and convenient environment for pedestrians, cyclists and transit riders. Pinellas serves a large aging population, as well as school-aged children, resulting in a significant population without the option to drive. Congestion is also a concern for many of the County's roadways, especially during peak times. This situation furthers the need to make sure that safe mobility alternatives exist.

### INFRASTRUCTURE

As an established community, Pinellas County has a large built-out infrastructure network that is important to quality-of-life. The continued, and often growing, upkeep and maintenance of these systems (roadways/sidewalks; parks/trails; utilities; etc.) offers specific challenges with increased demand on the system from a growing population, changing technologies for delivery of services, and rising repair costs. The operation and enhancement of the County's infrastructure require strong coordination and fiscally-responsible decision-making to ensure an effective delivery of services and provision of amenities.

### NATURAL HAZARDS

Pinellas County is a peninsula, increasing its vulnerability to natural hazards. Hurricanes and flooding are real threats and potential impacts can be devastating. Our goal is to become a more resilient community, which can be achieved through improving building standards, appropriately locating capital improvement projects to minimize impacts, and educating residents on how to prepare for such events. As a coastal community, sea level rise and vulnerability to increased water levels is a growing threat. The coordination among several of the County's Departments, including Emergency Management, the Federal Emergency Management Agency, and other State and local partners is essential to prepare for and respond to these events.





## vulnerability and resiliency.

Studies indicate that population growth or increase in density and urbanization, can impact a location's vulnerability. In addition, the geographic distribution of this population growth and the demographic characteristics, can help determine the different levels of risk and vulnerability experienced by different population groups.

Increase in population in turn increases demand on services. Considering the small size of the County; its location on a peninsula with limitations on outward growth; older housing stock and infrastructure; and a high susceptibility to flooding and other hazards; an increase in population, creates considerable challenges for addressing not just emergency operations (such as evacuation and sheltering) but also for long-term mitigation and resiliency.

The County's population growth and increase in number of structures has resulted in a moderate increase in vulnerability for the whole county and a relatively higher increase in vulnerability for certain areas within the County. For increase in building counts or population specific to each jurisdiction, please refer to the Risk Assessment Tables found within the Appendix of this chapter.

Also contributing to our vulnerability are the age and condition of the built environment. The coastal environment and the high susceptibility to both inland and coastal flooding further exacerbates this condition. Approximately 88,000 structures in Pinellas County and its municipalities are within the Special Flood Hazard Area. Approximately 55,000 of these structures were built prior to 1975, when federal floodplain regulations had not yet been adopted in most jurisdictions. Some of the older buildings built prior to the adoption of the new stricter construction codes, could be at a greater risk to flood or wind events. While these factors increase risks and vulnerability, Pinellas County's numerous parks and ecological preserves act as a natural buffer and play a critical role in reducing vulnerability.

### CHANGE IN DEMOGRAPHIC CHARACTERISTICS

In addition to population growth since 2015, we have also seen a change in our demographic profile, which could have significant impacts on vulnerability. Some of these trends were visible since 2010 but have become more pronounced in recent years. Pinellas County's population is aging, and we also continue to attract more retirees. Therefore, in

the past decade, we have seen an overall increase in median age. In 2015, 39 percent of our population was 55 years of age or above and 23 percent was 65 years of age or above. This is a trend with significant implications in terms of our vulnerability and is expected to continue. By 2045 it is projected that, almost half of Pinellas County's population will be 55 years of age or above with 35 percent of the age 65 years or above. In Pinellas County, more than 140,000 households (approximately 35 percent of the total households) have a householder of the age 65 years or above. Elderly population are more likely to have a disability, chronic illnesses or mobility issues which could impede their ability to evacuate. Physical conditions, and limited income and access to resources, can limit their ability to recover following a major disaster.

As of 2017, approximately 45,815 households in Pinellas County comprise of people who are Foreign Born Non-Citizens. This represents 11 percent of total households. Additionally, close to 3 percent of Pinellas County's households have limited English-speaking proficiency, who may find it difficult to understand emergency warnings which could severely limit their ability to quickly respond in an effective and timely manner. These groups may also have limited knowledge of the available programs. In addition, people with language-barriers may have inadequate access to health care and other resources as compared to regular citizens, which can drastically impair recovery following a major disaster.

Poverty and income levels are other factors that determine one's vulnerability and capacity to recover from a major catastrophic event. More than 120,000 households in Pinellas County are at or below the poverty level. According to the U.S. Department of Housing and Urban Development, cost-burdened families are defined as those "who pay more than 30 percent of their income for housing" and "may have difficulty affording necessities such as food, clothing, transportation, and medical care." Severe rent burden is defined as paying more than 50 percent of one's income on rent. According to the 2017 ACS estimates, more than a quarter of Pinellas County's households earn less than \$50,000 and are cost-burdened or severely cost-burdened. Studies indicate that areas that are economically distressed prior to a disaster, take longer to recover from the aftermath of a disaster. Economically disadvantaged groups most likely occupy lower quality housing, have limited means to pay

for flood insurance, and have limited access to warning information, which severely impairs their ability to recover.

According to the Centers for Disease Control and Prevention, certain factors such as sex, age, or income can influence one's health and risk to diseases, as well as the risk to public health emergencies. This is a critical concern knowing that Pinellas County is highly susceptible to floods and everyone is located within some (high, moderate or low risk) flood zone. Flooding is one of the most common natural hazards in Pinellas County. Flooding poses a serious threat not just in terms of loss of life, personal property, businesses, transportation and utilities, but also to public health. If flooding causes conditions where floodwaters inundate drinking water facilities, wastewater treatment plants, and waste storage facilities or waste disposal sites, it could eventually lead to severe public health emergencies. A good proportion of our population is either old, has limited income or both, which disproportionately increases their risk to impacts flooding impacts. Additionally, due to limited means and inadequate access to resources, such population groups may have limited capacity to deal with the effects of a disaster. This highlights how critical it is to identify these at-risk groups well in advance, devise targeted mitigation efforts that cater to the needs of these specific groups and help plan for potential impacts of a disaster. Some of this research and identification of relevant mitigation actions, will be accomplished as a part of the Post-Disaster Redevelopment Planning process.

The Comprehensive Plan must respond to vulnerability through sustainable land use and development practices and continued protection of our natural resources. As the County's vulnerability becomes more defined and new solutions and best practices emerge, the policies must respond accordingly.

Community Redevelopment Areas (CRA) is one tool to focus investment and redevelopment strategies to improve infrastructure, and housing and job opportunities for challenged areas. Several communities in Pinellas County have established CRAs, including the Lealman CRA in Unincorporated County.

The maps given on the following pages indicate, specific areas that might have high vulnerability within the county owing to different socio-economic factors.

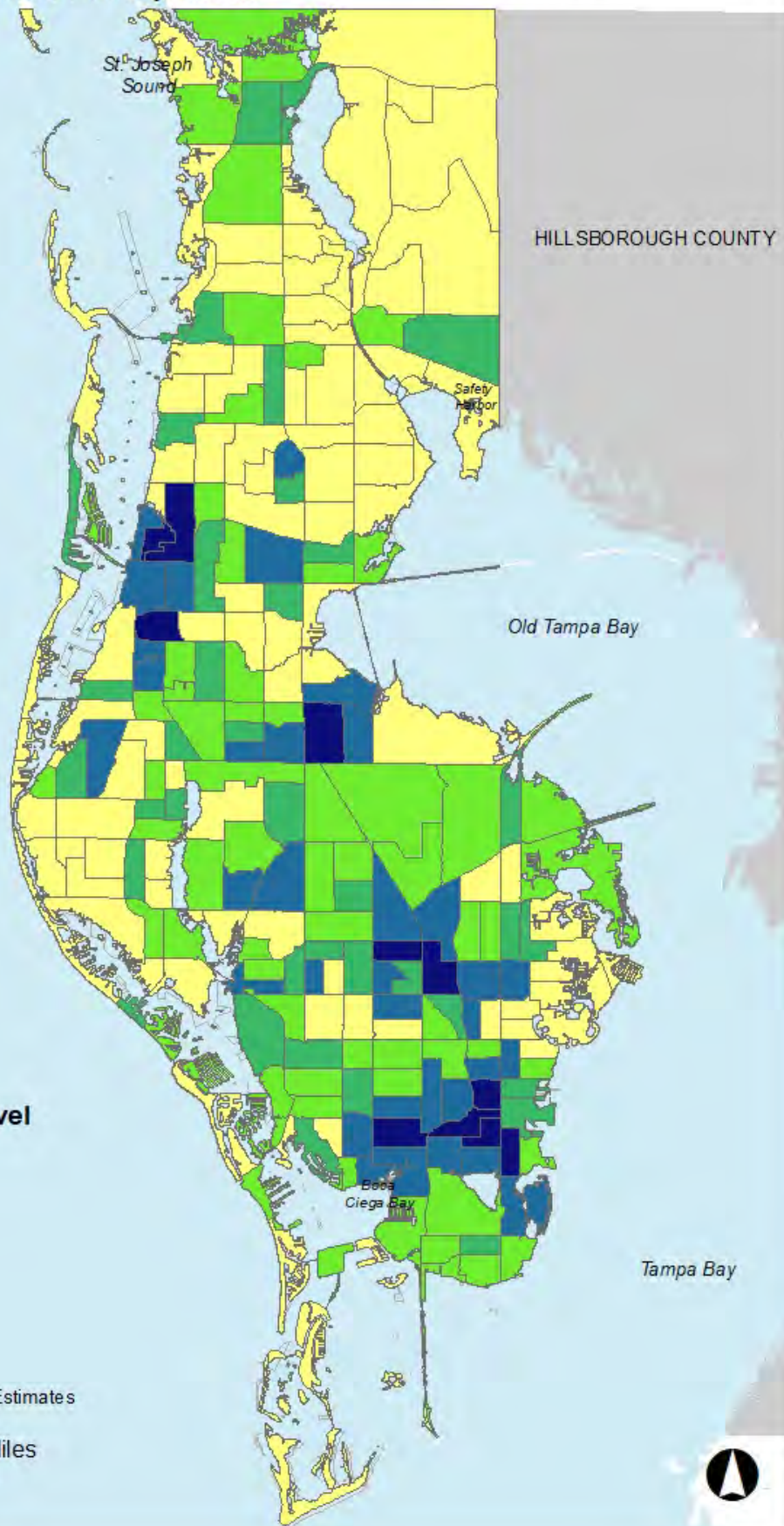
## POPULATION BELOW POVERTY LINE

Distribution of Population Below Poverty Line in Pinellas County, FL

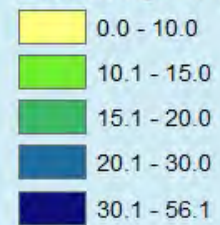
PASCO COUNTY

HILLSBOROUGH COUNTY

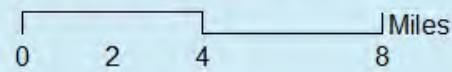
Gulf of Mexico



### Percent Below Poverty Level Percentage of Population



Data Source: U.S. Census ACS 2017 Estimates



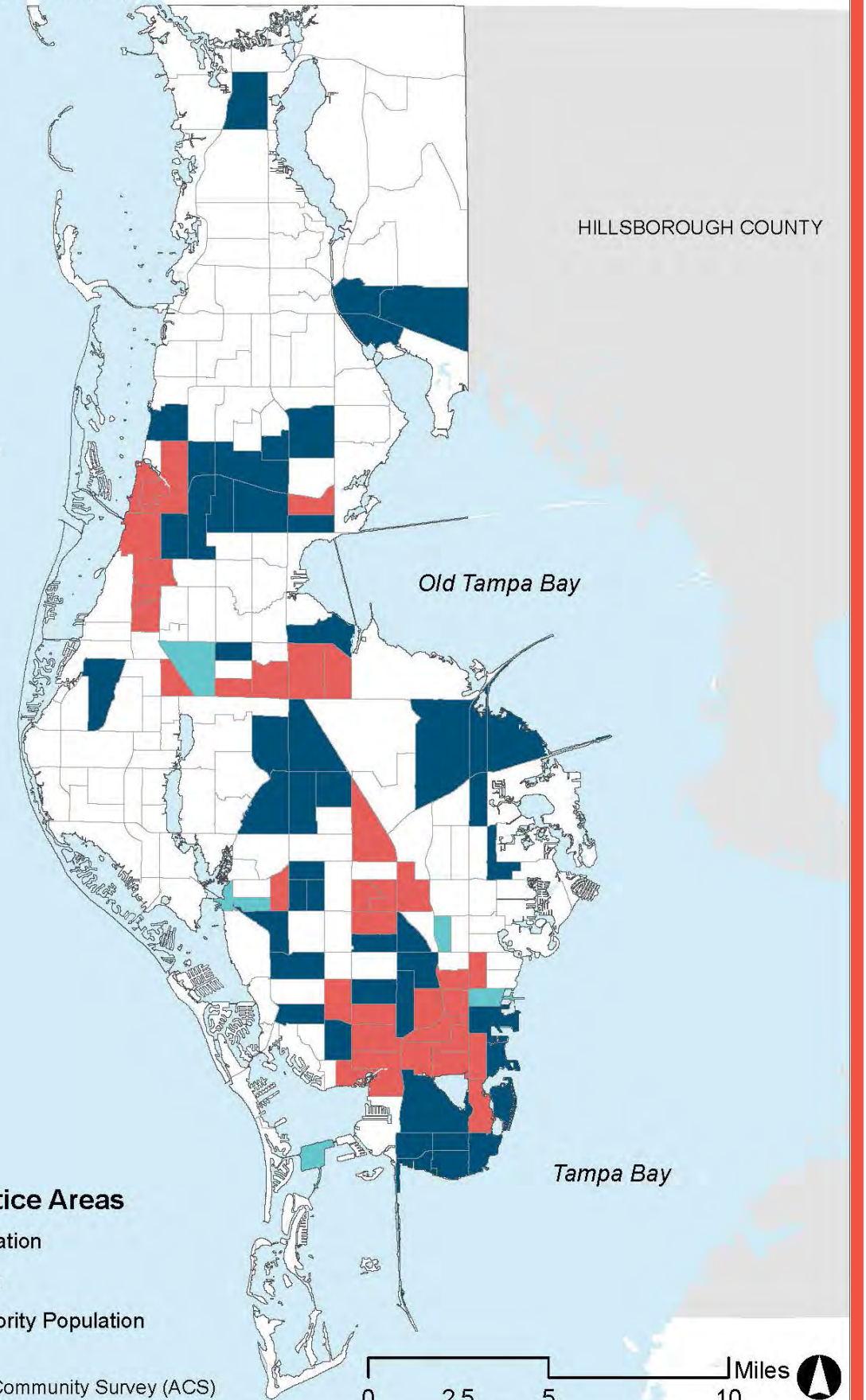
## ENVIRONMENTAL JUSTICE AREAS

Distribution of Low Income and Minority Population in Pinellas County.

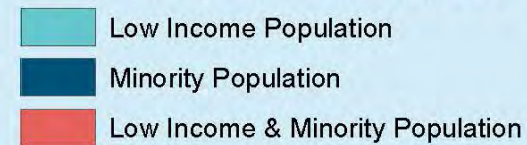
PASCO COUNTY

HILLSBOROUGH COUNTY

Gulf of Mexico



### Environmental Justice Areas



DATA SOURCE: American Community Survey (ACS)



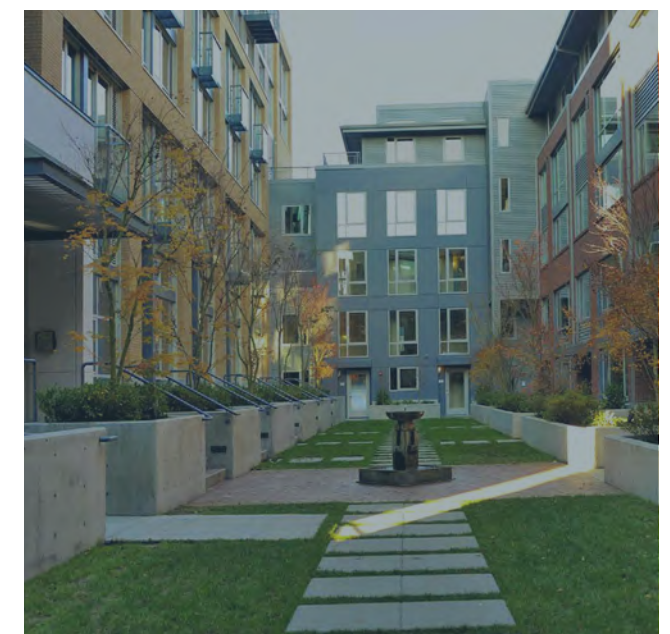
## affordable housing and housing affordability.

Essential for the well-being of a community is the availability of safe, quality housing for all its residents. The availability of housing is not enough; the types and costs must meet the needs of the population. And affordability is not just defined by the price of a home. It is impacted by other factors such as access and mobility. Convenient location of residences, or proximity to other resources and amenities, is part of this conversation. Employment opportunities should be proximate to workers' homes, and residents should be able to afford the commute which is influenced by such things as gas prices and transit fares, and the availability of sidewalks and bike lanes. There should be viable options to get to grocery stores, doctor's offices, child care services, and other daily needs.

As of 2018, 45% of households were non-family households, and 75% of households were one- two-person households. According to the U.S. Census 2017 5-year estimates, 35% of all County households, and 30% of all County households earning less than \$50,000, are cost-burdened and severely cost-burdened<sup>7</sup>, meaning they pay more than who pay more than 30 percent of their income for housing. When you factor in transportation costs those with lower household incomes are impacted to a greater extent, as they have less disposable income to spend on non-housing needs (e.g., transportation; food; health care; education; savings for retirement; etc.)

Often, affordable housing is thought of as very low- , low- and moderate-income households, as defined by the United States Department of Housing and Urban Development (HUD). It is necessary to create a strategy to provide quality housing for this population, and general housing affordability for all residents should be addressed for the County at-large. The range of housing types, sizes, and costs should be available and affordable for all. One way these options can be addressed is through the provision of 'missing middle' housing, or the range of multi-unit or clustered housing types that are compatible in scale with single-family homes<sup>8</sup>. Other strategies include bonus densities for affordable housing, incentive funding and regulatory reform to reduce barriers for new development.

**PLAN**Pinellas puts forth policies that help to address the varying needs across the County by encouraging a range of housing types/sizes and promoting transportation options and mixed-use development patterns. This Comprehensive Plan recognizes the many factors that impact housing affordability.



# PINELLAS COUNTY SNAPSHOT

**POPULATION**  
**975,280**  
 2018



**POPULATION PROJECTION**  
 By 2045 we are projected to grow by more than 90,000 people.

**1,008,000**  
 2045

**MEDIAN AGE**  
**47.6** Years

**EMPLOYMENT (JOBS)**  
**534,900**  
 2018



**EMPLOYMENT PROJECTION**  
 By 2045 we are projected to add more than 50,000 new jobs.

**593,800**  
 2045

**DWELLING UNITS**  
**510,090**  
 2018



**DWELLING UNITS PROJECTION**  
 By 2045 we are projected to add more than 50,000 new dwelling units.

**561,108**  
 2045

**HOUSEHOLDS**  
**406,871**  
 2018

55 Percent Family Households  
 45 Percent Non-Family Households

**2.16** Persons/Household  
 Pinellas County has the smallest household size within the region.  
**AVERAGE HOUSEHOLD SIZE**

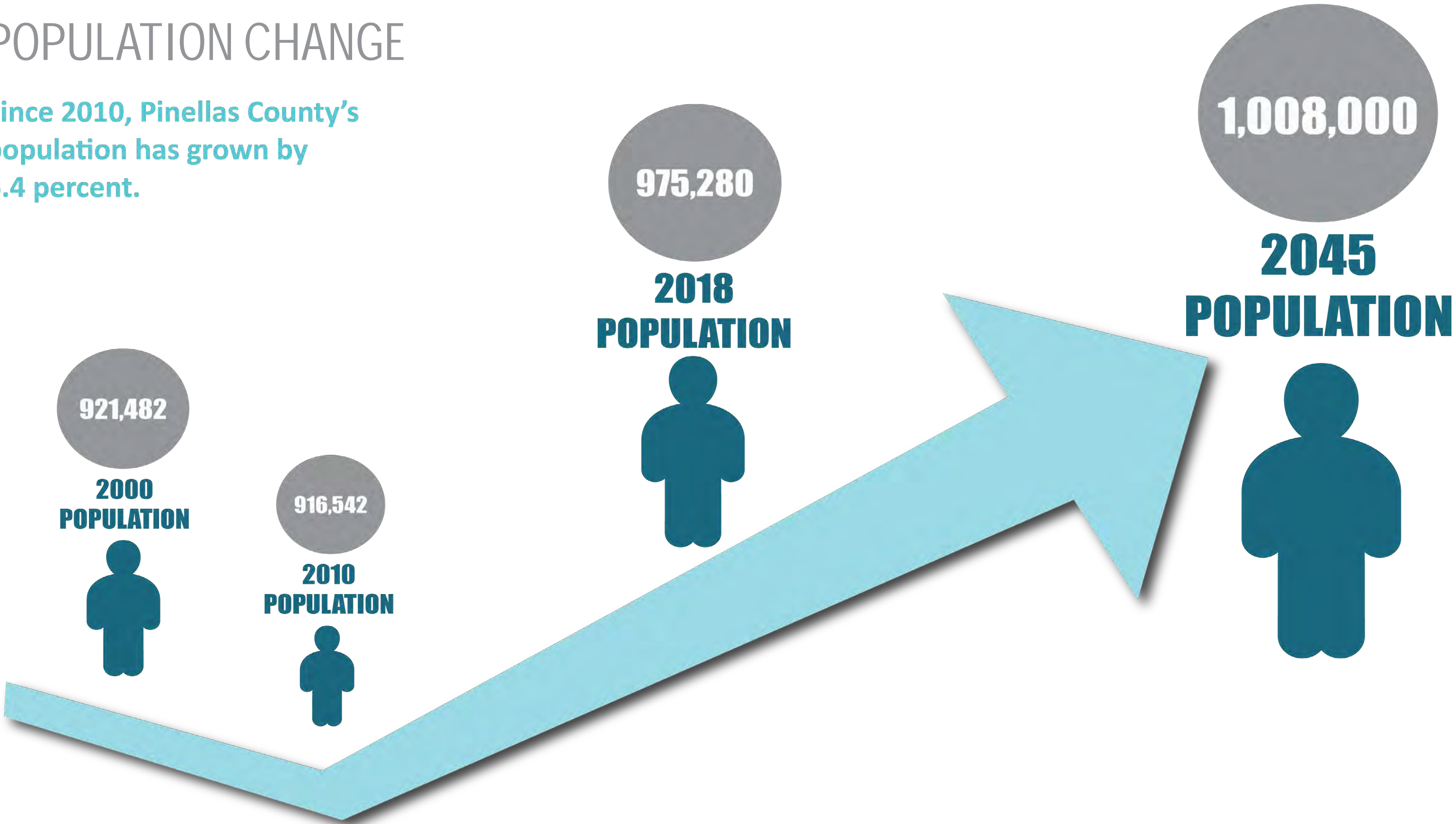
**\$48,968**  
 2018  
**MEDIAN HOUSEHOLD INCOME**

**VISITORS**  
**15,539,597**  
 2018  
 More than 15 million people visit Pinellas County every year.

AREA	DENSITY
608 Sq. Miles Total Area 273.8 Sq. Miles Land Area	3,542 Persons/Sq. Mile
More than half of our total area is comprised of water.	Most densely populated county in Florida.

# PINELLAS COUNTY POPULATION CHANGE

Since 2010, Pinellas County's population has grown by 6.4 percent.



# PINELLAS COUNTY HOUSING\*

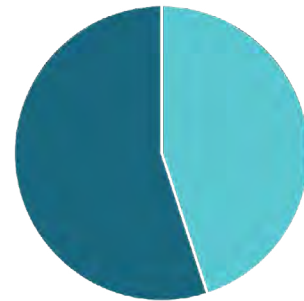


## HOUSEHOLDS

406,871 TOTAL HOUSEHOLDS

### FAMILY HOUSEHOLDS

Comprise 55 percent of total Households



### NON-FAMILY HOUSEHOLDS

According to U.S. Census, a **HOUSEHOLD** includes all the persons who occupy a housing unit as their usual place of residence.

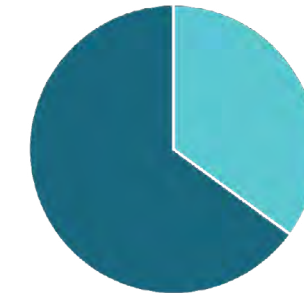


## HOUSING UNITS

506,468 TOTAL HOUSING UNITS

### OWNER-OCCUPIED HOUSING UNITS

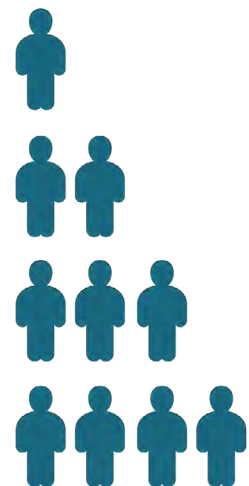
Comprise 65 percent of total Occupied Housing Units



According to U.S. Census, a **HOUSING UNIT** is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters.



## PERSONS PER HOUSEHOLD



1 - Person Households

2 - Person Households

3 - Person Households

4 or More Person Households

75 PERCENT

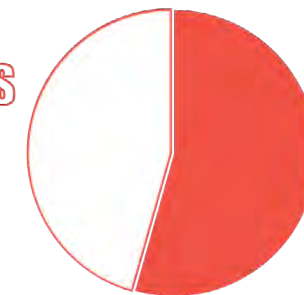
One or Two-Person Households form 75 percent of total households in Pinellas County.



## COST-BURDENED & SEVERELY COST-BURDENED

122,261 TOTAL COST-BURDENED & SEVERELY COST-BURDENED HOUSEHOLDS (Earning less than \$50,000)

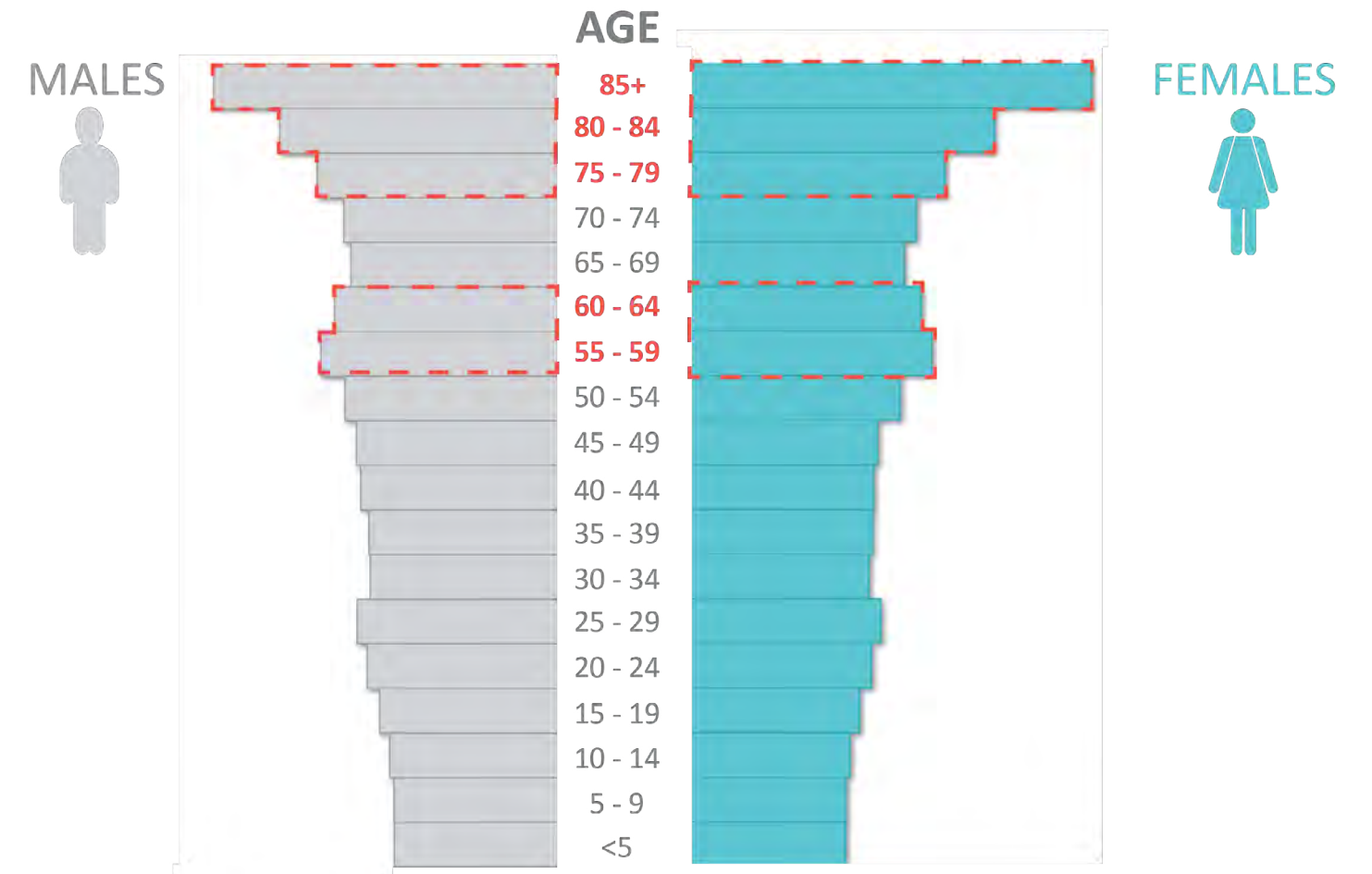
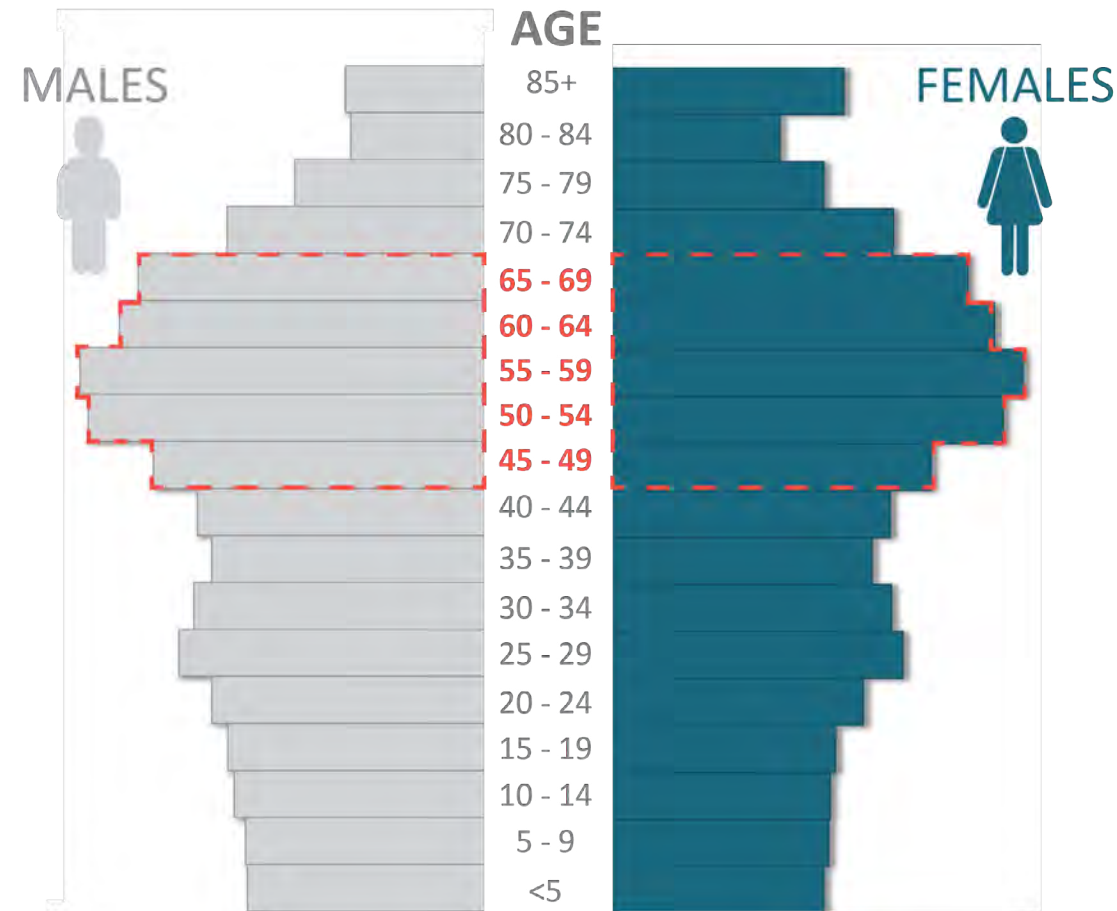
### OWNER HOUSEHOLDS



**RENTER HOUSEHOLDS**  
53 percent of these households are Renter-Occupied Households earning less than \$50,000.

\* U.S. Census American Community Survey, 2013-2017 Five Year Estimates

# PINELLAS COUNTY AGE DISTRIBUTION



**Largest Age Groups (including both males and females)  
- each having a minimum of 60,000 people**

**Largest Age Groups (including both males and females)  
- each having a minimum of 60,000 people**

**2015**  
Total Population - 914,490



In 2015, 39 percent of our population was 55 years of age or above. Approximately 23 percent was 65 years of age or above.

**2045**  
Total Population - 1,008,000



By 2045, **almost half of our population will be 55 years of age or above.** Almost 35 percent will be 65 years of age or above.

# planning for people.

Traditionally, comprehensive plans balance the needs of the built and natural environment. What cannot be lost are the users of that environment - the people. We have a diverse community representing a wide of range of ages and backgrounds; and the needs across our community vary. **PLAN**Pinellas reflects this variation and supports equitable access to an improved quality-of-life. Three key perspectives were used to guide policy:

**1 HEALTH**




Health is the state of complete physical, mental, and social well-being and not merely the absence of disease or infirmity.

**2 EQUITY**



Just and fair inclusion into a society in which all can participate, prosper, and reach their full potential, regardless of race, ethnicity, gender, income, age abilities, or other socially defined circumstances.

**3 AGING**

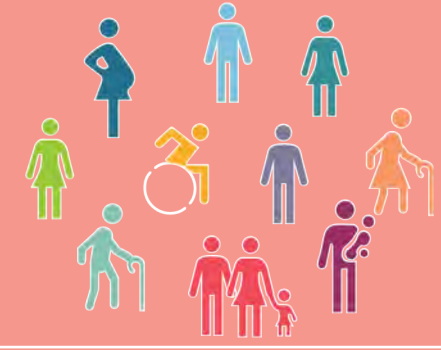


Pinellas County recognizes the importance of aging, diversity and inclusion by engaging the community and identifying the resources that will enhance the quality of life for its residents and to facilitate aging in community for those who desire.

INDIVIDUAL HEALTH  
(Medical Model)



Public Health  
(Population Model)



As the Comprehensive Plan serves to support and protect the County's future, it is imperative to recognize how local policies equitably influence the health of the County and its citizens across all ages.

While individual health focuses on personal medical care, public health addresses those issues that influence the health status of the population. Public health is the science and art of preventing disease, prolonging life, and promoting health through the organized efforts and informed choices of society, organizations, public and private communities, and individuals<sup>10</sup>.

Pinellas County is resource-rich with many high-quality parks, trails, schools, businesses, and healthcare providers that contribute to creating a healthy community. Yet, only approximately 35% of adults are at a healthy weight and 12% of adults self-report poor mental health in Pinellas County.<sup>11</sup> To contend with health issues, we must expand the way we think about health to ensure that all residents have opportunities to make healthy choices.

To address health and equity, Pinellas County joined the Health in All Policies (HiAP) Pinellas County Collaborative upon receipt of a grant from the Florida Department of Health in Pinellas County and the Foundation for a Healthy St. Petersburg in 2018. HiAP is a collaborative approach to improving the health of all people by incorporating health

considerations into decision-making across sectors and policy areas.

The HiAP approach focuses on population health and prevention of illness by looking at factors or social determinants of health. Rather than treat an individual after they become ill, HiAP focuses on creating policies that stop illness and poor health outcomes from happening. By proactively addressing the health impacts of all sectors, we can make change that affects population health.

Through collaboration, policy change, and institutional transformation, the HiAP Collaborative aims to make the healthy choice the easy choice for all Pinellas County residents.

Pinellas County recognizes the importance of aging, diversity and inclusion by engaging the community and identifying the resources that will enhance the quality of life for its residents and to facilitate aging in community for those who desire. The County strives to be a champion of aging awareness and to further the mission of the American Association of Retired Persons (AARP) and the World Health Organization (WHO) Global Network. An Age-Friendly Pinellas Action Plan was developed with a great deal of thought and strategic planning, identifying strategies that embody an age-friendly community where individuals can live, work, play and thrive at all ages and abilities. **PLAN**Pinellas reflects this mission to plan for needs of its citizens across their lifecycle.

## creating health where we live, learn, work, & play.

Health begins outside of the doctor's office in our homes, schools, and jobs. Where you live affects how well and how long you live. Physical, social, and economic environments in Pinellas County directly influence the health of residents. Your job or neighborhood should not be hazardous to your health. In fact, your neighborhood should provide opportunities to make choices that allow you to live a long, healthy life.

The social determinants of health are the conditions in which people are born, grow, work, live, play, and age.





## how healthy is pinellas county?

County Health Rankings illustrate the overall health of counties and provide a comparison of counties within the same state. Two major categories exist for County Health Rankings: health outcomes and health factors. Health outcomes are measures that describe the current health status of a county, including length of life and quality of life.

These health outcomes are influenced by a set of health factors, which include health behaviors, clinical care, socioeconomic factors, and the physical environment. Health factors and their subsequent outcomes may be affected by community-based programs and policies designed to alter their distribution in the community.

Pinellas County ranks 25th out of 67 Florida counties in health outcomes, and 12th out of 67 Florida counties in health factors.

### COUNTY HEALTH RANKINGS, PINELLAS COUNTY, 2019

Length of Life: 26 <sup>th</sup>
Quality of Life: 21 <sup>st</sup>
Health Behaviors: 21 <sup>st</sup>
Clinical Care: 13 <sup>th</sup>
Socioeconomic: 16 <sup>th</sup>
Physical Environment: 6 <sup>th</sup>

Source: University of Wisconsin & Robert Wood Johnson Foundation. (2019). Retrieved from <http://www.countyhealthrankings.org>

Counties can improve health outcomes by addressing all health factors with effective, evidence-based programs and policies. Pinellas County is addressing many of these factors in our comprehensive plan update, as well as our cross-sector Health in All Policies initiative.

## health & equity.

Equity is different than equality. Equity acknowledges that one size does not fit all. For everyone to live a long and healthy life, some people may need more assistance than others.

We all desire good health, but not all Pinellas County residents have the same opportunity to achieve it. Pinellas County residents that live a few streets apart may have drastically different opportunities for jobs, healthcare, education, and other resources. These differences in opportunity and access affect health outcomes, such as how likely we are to get sick or to experience issues with our mental health.

Health Inequalities: differences in health status between different population groups due to genetics, lack of resources, or other factors; typically, unavoidable and may not be feasible to address.

*Example: Women are more likely than men to develop breast cancer. This is a difference in health status between men and women that is unavoidable.*

Health Inequity: differences in health status that are avoidable or unfair; may be contributed to a difference in the distribution or allocation of resources (e.g., clean air, safe housing, health insurance) between groups.

*Example: Infant mortality rates vary significantly by race and ethnicity. Black/African-American babies are more likely to die than White babies throughout the United States, including Pinellas County. In Pinellas, the infant mortality rate is 3.6 infant deaths per 1,000 live births among the White population compared to 11.2 deaths per 1,000 live births among the Black population. These differences in infant mortality are attributable to preventable differences in access to health care and education.<sup>12,13</sup>*

### EQUALITY [sameness]



### EQUITY [fairness]



*“Equity is just and fair inclusion into a society in which all can participate, prosper, and reach their full potential.”*

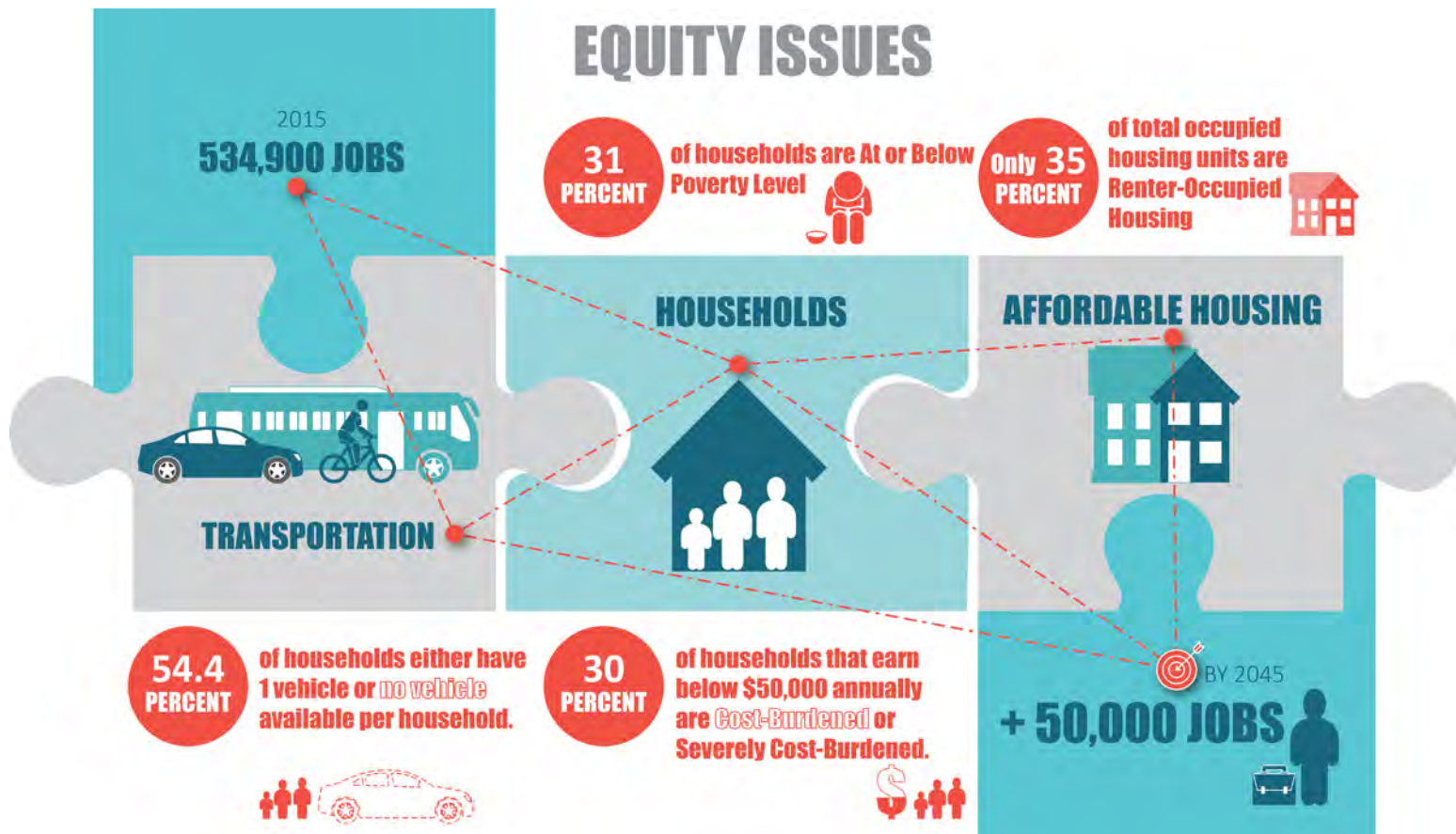
- POLICY LINK

*“Health Equity is the attainment of the highest level of health for all people.”*

- HEALTHY PEOPLE 2020

In Pinellas County, many of the leading causes of death – such as heart disease, cancer, and diabetes – are from preventable chronic diseases. Just four behaviors cause much of the illness and early death related to chronic diseases: 1) lack of exercise; 2) poor nutrition; 3) tobacco use; and 4) drinking too much alcohol.<sup>14</sup> Our local government creates policies that shape our environment and influence residents' health risks and behaviors.

There are many factors in the built environment that can influence health, such as housing and employment opportunities, as well as the different transportation options to that link residents to their jobs. The following infographic shows some of these health-related equity issues within the County.



## using PLANPinellas to create a healthy pinellas

To improve health outcomes, we must provide fair opportunities for all residents to make healthy choices through County policies and programs across sectors and policy areas.

The following are just a few examples of how different elements of the comprehensive plan can impact health.

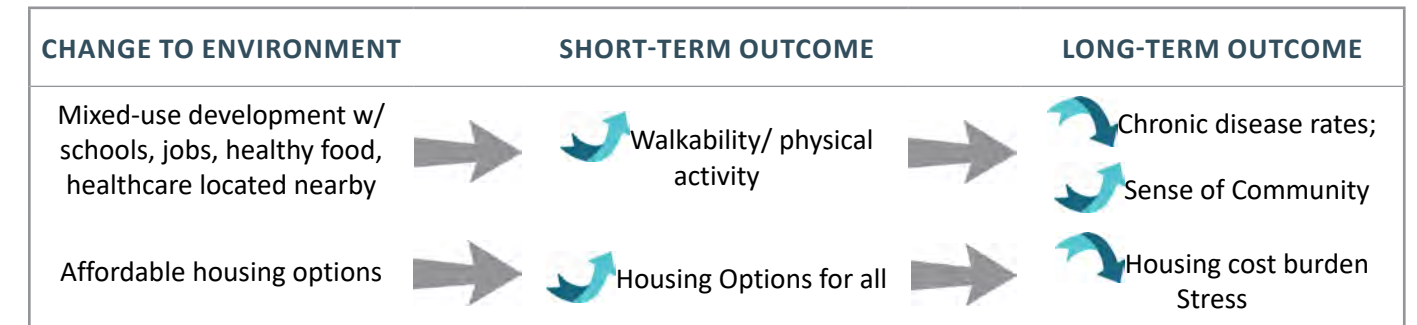
### 1 TRANSPORTATION

An efficient and health-conscious transportation infrastructure can improve health outcomes by encouraging physical activity and reduce traffic injuries.



### 2 HOUSING

Affordable, high-quality, and conveniently located housing can improve healthy by reducing exposure to harmful pests and contaminants, increasing access to healthy food and other resources, strengthening support networks, reducing stress and improving mental health, and encouraging physical activity.



### 3 JOBS

Economic development and job growth increase access to healthcare, education, and other resources; reduce poverty; and improve life expectancy. In addition, a healthy population is a working population – improving population health creates a stronger workforce which can spur additional economic development.





## planning for places.

Responding to the needs of our community with the intent to improve our citizens' health and quality of life, we must equitably plan for the built and natural environments in which they interact. The built environment comprises the manmade features that make up our neighborhoods (e.g., housing, offices, shops, roadways, parks, etc.). The natural environment comprises our non-manmade features (e.g., preserves, beaches, air, wildlife, etc.). The policies outlined in **PLAN**Pinellas aim to achieve a vibrant, sustainable (economically, socially, and environmentally) future for the County, while balancing the functions of the built and natural environments. To effectively do so, it is imperative to understand how these different systems interact, to better serve the people and plan the places in which they live.

## systems focus.

The County is a dynamic system in which each moving part is dependent upon or connected to the other. An example of this interconnection is shown through the following graphic, linking the key issues of jobs, mobility, education, housing, and livability.

# PINELLAS COUNTY A DYNAMIC SYSTEM

## LIVABILITY

The amenities and services a community provides its citizens and visitors defines its livability. Improving residents' health and quality-of-life, attracting new jobs and enhancing tourism is influenced by a series of factors, such as the efficient delivery of services and the provision of safe, convenient neighborhoods with social, cultural and recreational opportunities. The County's natural resources support livability by contributing to improved air and water quality; minimizing flooding; ensuring biodiversity; and providing a network of parks, preserves, and aquatic resources.

## HOUSING

The range of a community's housing opportunities directly impacts its residents' quality-of-life. Housing options influence household spending and the safe and convenient connection to jobs, schools, daily services, and recreation. Choice in housing types, sizes, and costs should meet the needs of all residents.

## JOBS

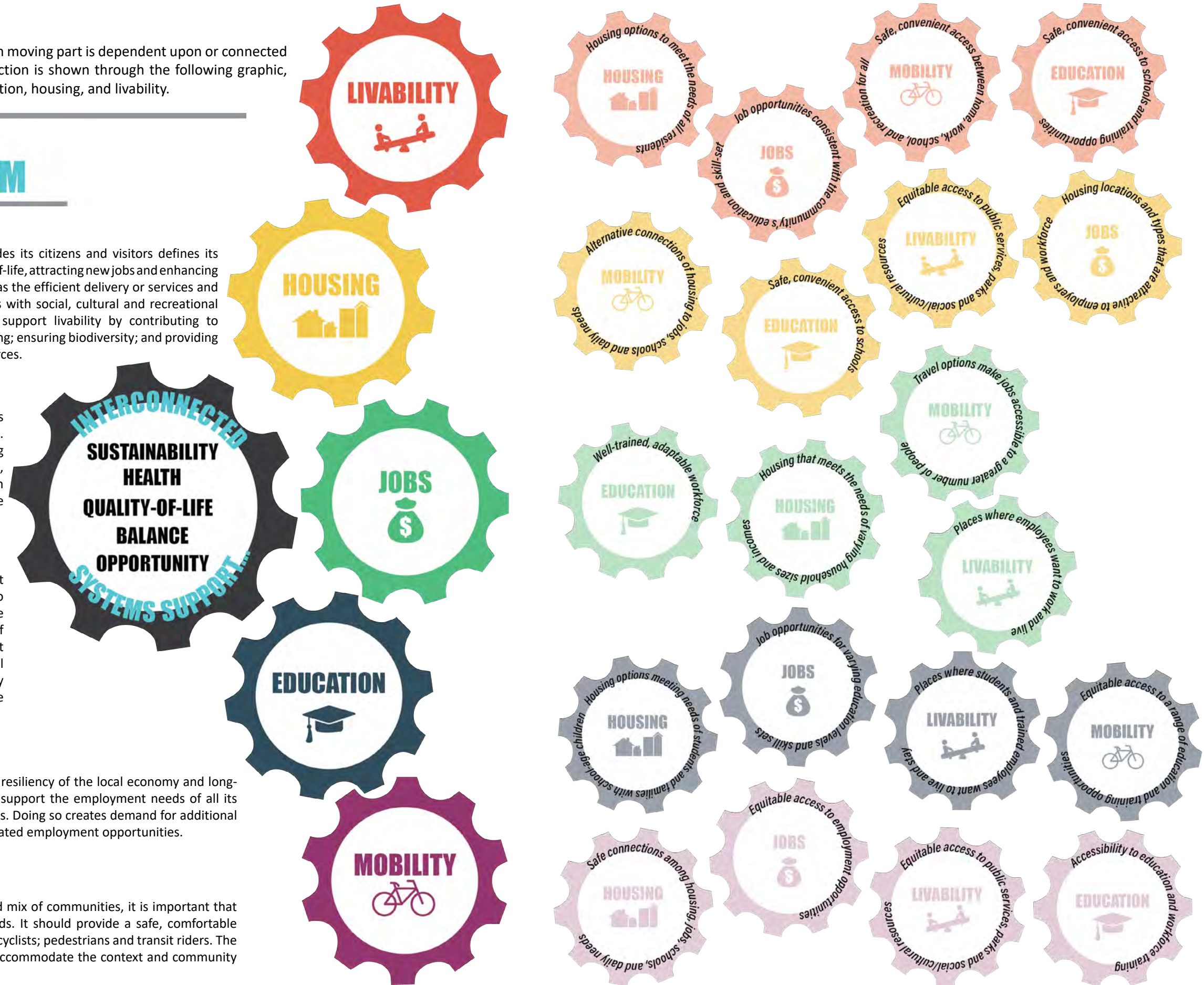
The strength of the local economy is dependent upon the availability of skilled employees. To remain competitive for high-wage jobs the County must maintain a well-trained workforce of adaptable talent. This need demands investment in and coordination with the County's educational system, from pre-kindergarten, to secondary education, to higher education and workforce training programs.

## EDUCATION

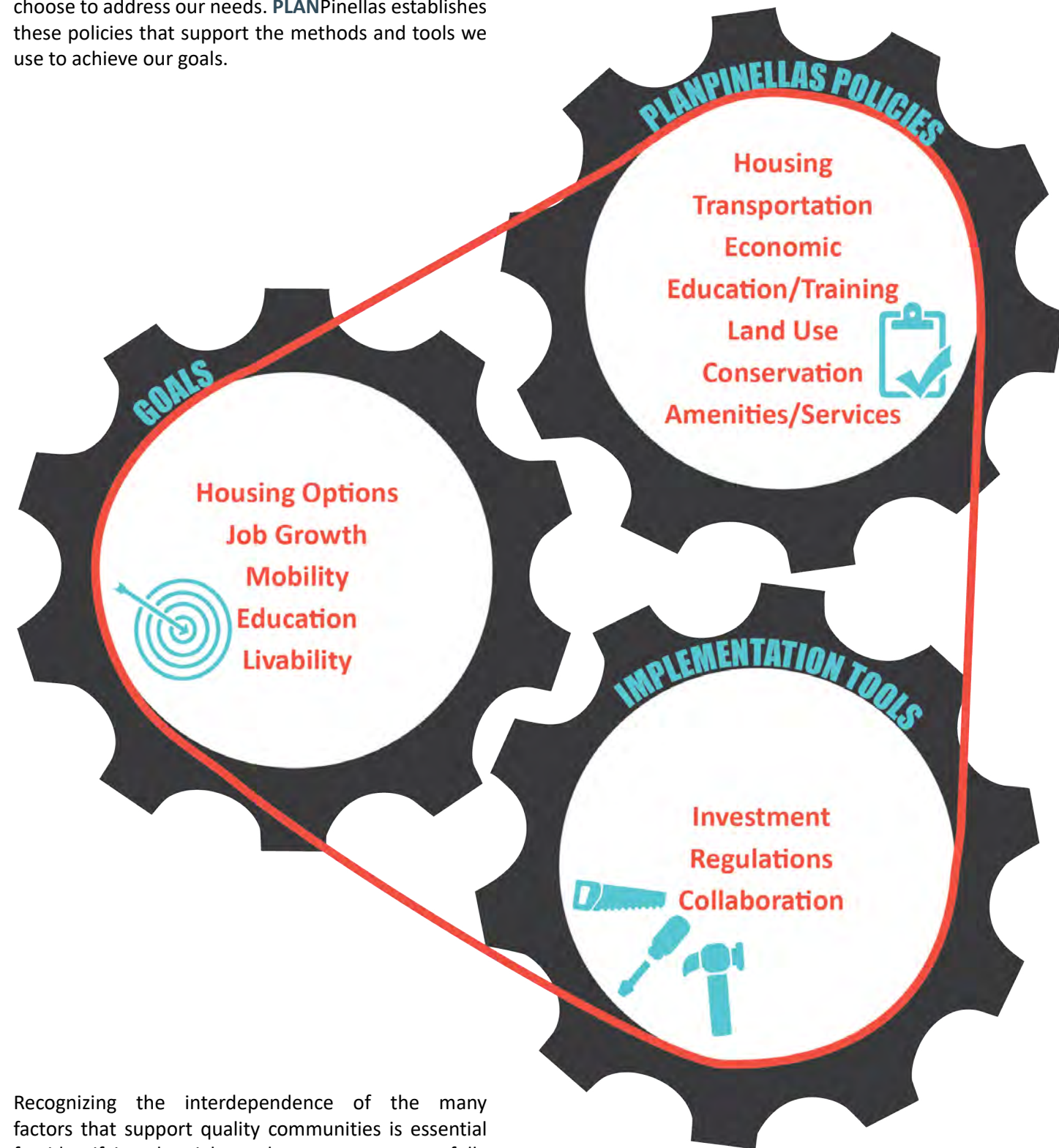
Bringing jobs into the County is essential for the resiliency of the local economy and long-term success of the community. The area must support the employment needs of all its citizens by attracting and retaining high-wage jobs. Doing so creates demand for additional businesses and support services, and their associated employment opportunities.

## MOBILITY

As a County that serves a diverse population and mix of communities, it is important that the transportation system serve everyone's needs. It should provide a safe, comfortable and convenient network for all users - motorists; cyclists; pedestrians and transit riders. The design and programming of this system should accommodate the context and community it serves.



To achieve this balanced future for the County we must lay the policy foundation that supports the ways we choose to address our needs. **PLAN**Pinellas establishes these policies that support the methods and tools we use to achieve our goals.



Recognizing the interdependence of the many factors that support quality communities is essential for identifying the right tools to use to successfully implement the policies that achieve the County's goals.

## guiding principles.

The intent of a comprehensive plan is to establish the long-term vision for a community and define the policies that help to achieve that vision. **PLAN**Pinellas establishes key guiding principles that frame the County's vision, recognize the interrelationship of the different focus areas, support the needs of the community, and serve as the foundation for the goals, objectives, policies and strategies outlined in the subsequent chapters. These principles build on the guidance and findings of several resources including: the County's 2008 Comprehensive Plan's 47 governing principles and Strategic Plan; Forward Pinellas' Countywide Plan and Pinellas by Design (2005) - a countywide visioning effort that focused on how redevelopment could support economic growth; results of citizen surveys; and the 2017 Economic Symposium. Forward Pinellas' long range transportation plan, Advantage Pinellas, also strongly supports these principles, recognizing the interrelationship of housing, economic opportunity, and a transportation system that addresses the needs of everyone.

The eight Guiding Principles for **PLAN**Pinellas are:

### 1 CONSIDER LONG-TERM IMPACTS AND EVALUATE POLICY DECISIONS TO ENSURE THAT THEY SUPPORT A SUSTAINABLE FUTURE.

Sustainability as it relates to policy and development, is a concept by which actions that meet the needs of the present do not compromise the ability of future generations to meet their own needs. Sustainable communities support a balance of economic, social, and environmental resources and practices. They recognize and address the interrelatedness of the economic landscape, transportation network, land use patterns, neighborhoods, natural resources, and the way in which citizens move and interact within that system.

### 2 CREATE AND ENHANCE SAFE, HEALTHY COMMUNITIES THAT ATTRACT AND RETAIN A SOCIALLY AND CULTURALLY DIVERSE POPULATION.

Healthy communities ensure that everyone has fair and just opportunity to access the many resources that natural and built environments provide. They offer a range of live, work and play options that enhance quality-of-life. These communities consist of safe neighborhoods with access for all its citizens to a mix of uses; housing options; recreation and transportation options; and employment opportunities. Healthy communities promote a clean environment; support access to fresh food; encourage physical activity and social interaction, and provide access to cultural resources, (e.g., libraries; museums; performing arts centers; cultural heritage recognition and events, etc.) The County's health, and appeal as a place to live, work, play, and visit is also dependent upon the quality of the services provided (e.g., water; sewer; solid waste / recycling; etc.).

### 3 FACILITATE A STRONG LOCAL ECONOMY THAT SUPPORTS SUSTAINABLE, HEALTHY COMMUNITIES AND ENHANCES EMPLOYMENT OPPORTUNITIES AND THE QUALITY-OF-LIFE FOR ITS CITIZENS.

Creating and retaining a strong local economy is essential to the success of a community. It is based not only on the number of employment opportunities for its citizens, but the types and quality of jobs made available. A local economy is significantly strengthened by the amount of money coming in from outside the local area, and the availability of high-wage jobs as provided by its primary industries. The success of the local economy through the provision of high-wage jobs enhances employment opportunities at multiple wage levels, as well as the overall quality-of-life for its citizens. As a community that has essentially reached build-out, redevelopment has become the focus of Pinellas County. While redevelopment can offer challenges, the County can build on its many strengths to accommodate growth.

**4** PROVIDE A RANGE OF **HOUSING OPTIONS** TO MEET THE NEEDS OF A DIVERSE AND INTERGENERATIONAL COMMUNITY.

Housing plays a significant role in a community and significantly impacts quality-of-life. Housing affordability is a growing issue as housing prices and rents rapidly rise in comparison to household income. Housing options influence household spending and the safe and convenient connection to jobs, schools, daily services, and recreation. The availability of well-located housing reduces transportation impacts and improves the environment. Housing options impact economic development opportunities by providing a range of housing types attractive to employers and the workforce. Design and placement of housing should address the needs of the community.

**5** 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.

As a County that serves a diverse population and mix of communities, it is important that Pinellas' transportation system serves everyone's needs. A viable multimodal system that addresses the needs of pedestrians, cyclists, and transit riders will reduce dependence on the automobile, and provide transportation options to those with different needs. The transportation network should provide a safe, comfortable, and attractive landscape for transit users, pedestrians, cyclists, and drivers; and meet the needs of the County's multigenerational citizens.

**6** 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.

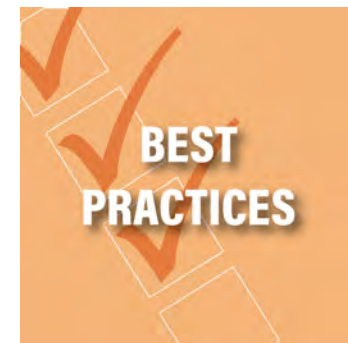
Pinellas County's natural resources serve many functions contributing to the quality-of-life for residents and visitors. The protection and enhancement of natural resources, enhance the County's ecological system and preserve critical plant and animal habitats. These resources contribute to the community's air and water quality; help minimize flooding; offer unique character to a highly urbanized county; provide parks, preserves and aquatic resources; and help support the local economy. The natural resource characteristics of Pinellas County are part of the general branding of the community and significantly contribute to tourism and the local economy. Coastal management, sea level rise, and natural disasters are inherent concerns for Pinellas County. Responsible land planning decisions are essential to natural resource protection and resiliency from natural disasters and human-made impacts.

**7** PROMOTE ADVANCING **BEST PRACTICES** AND TECHNOLOGIES THAT BENEFIT THE ECONOMY; HEALTHY COMMUNITIES; AND THE PUBLIC HEALTH, SAFETY AND WELFARE.

The County should promote the use of best practices in the respective focus areas, and continuously be aware of emerging trends, with consideration as to what best serves the public and meets the changing needs of the County's citizens. It is important to recognize when trends are appropriate for common practice. While emerging trends may soon become the standard, there is a need to balance forward-thinking and innovation, with pursuing something just because it is new. The latest available information should be used to determine if an emerging trend is suitable for common practice in the County. Advances in technology often lead to changing best practices and methodologies of providing services to the community, and any necessary infrastructural upgrades should be considered and coordinated in a fiscally responsible manner.

**8** RECOGNIZE OPPORTUNITIES FOR **RESPONSIBLE REGIONALISM** AND PROMOTE INTERCOORDINATION WITH THE COUNTY'S MUNICIPALITIES, COMMUNITY ORGANIZATIONS AND REGIONAL ENTITIES.

There are several governing bodies within greater Pinellas County, including a Board of County Commissioners; 24 individual municipalities; and Forward Pinellas, a countywide (serving unincorporated Pinellas County and each of the municipalities) transportation and land use planning agency. The County coordinates with several local, regional, state and federal partners. The need for coordinated planning and development efforts, as well as the provision of services is multilayered. Decisions made within an individual jurisdiction's boundaries can often affect neighboring communities. As area governments and organizations have similar challenges and goals, there may be partnership opportunities to leverage resources and funding to complete coordinated projects. It is important for Pinellas County to work cooperatively with other governments, agencies, and community stakeholders to promote social, environmental and economic conditions necessary to achieve the County's goals. There should be open channels of communication between County government and citizens so that community concerns and interests are heard and taken into consideration when decisions are made that impact County residents and businesses.



PINELLAS

PLAN

en

visioning

our future

envisioning our future

## using PLANPinellas.

PLANPinellas serves as the Comprehensive Plan for Unincorporated County, and many of the Plan's policies address the coordination between Unincorporated Pinellas and the County's many governmental and agency partners. It is presented through goals, objectives, policies and strategies, and it is important to understand the role each play:

- A **GOAL** is the long-term result toward which actions or programs are directed;
- An **OBJECTIVE** is a measurable and achievable outcome associated with a goal;
- A **POLICY** defines the standard, intent, direction or result to advance an objective; and
- A **STRATEGY** – is the action, program or technique that implements a policy.

The Goals, Objectives, Policies and Strategies will be indicated through a numbering hierarchy in association with the respective Element, as shown below utilizing the Housing Element as an example:

**HOU Goal 1**

**HOU Objective 1.1**

**HOU Policy 1.1.1**

**HOU Strategy 1.1.1.1**

The goals, objectives, policies and strategies address the future envisioned by the Guiding Principles. They reflect a holistic approach in a manner that supports a range of quality residential, recreational, and employment options; and provides vital services (e.g., water, sewer, solid waste management, emergency management; etc.) in an equitable way, while balancing the protection of the natural environment.

This **VISION** serves as an introduction to the subsequent policy chapters, providing background information about the County and setting direction.

When implementing the goals, objectives, policies, and strategies of this plan, considerations should support the vision framed by the Guiding Principles and recognize the interrelationship of the different issues and what each is trying to achieve.



**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.

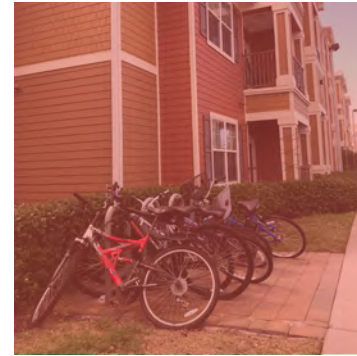
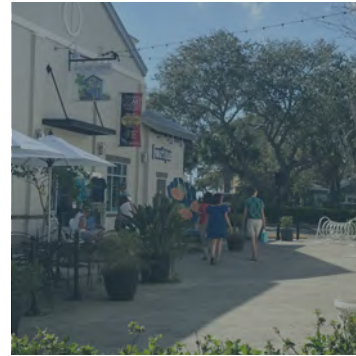
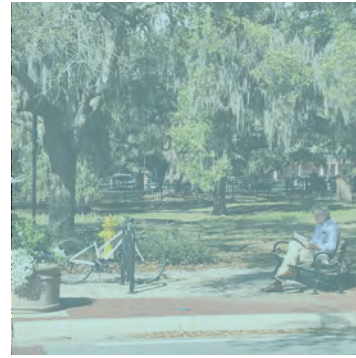


**GOVERNANCE (GOV)** – It is necessary that the County is transparent in the way it conducts business, plans the infrastructure, and coordinates with its public and private partners. The Governance chapter establishes policies that address the legal status of the comprehensive plan; the process for decision-making;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



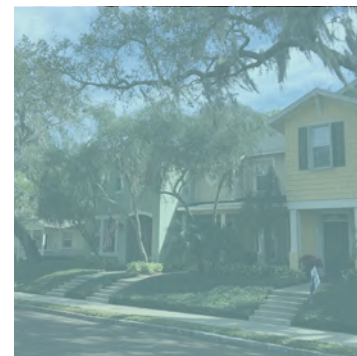
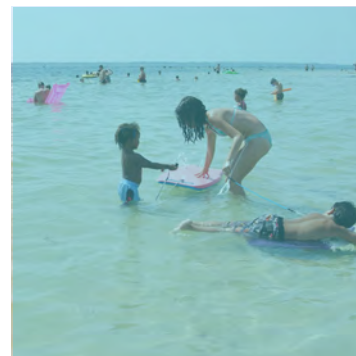
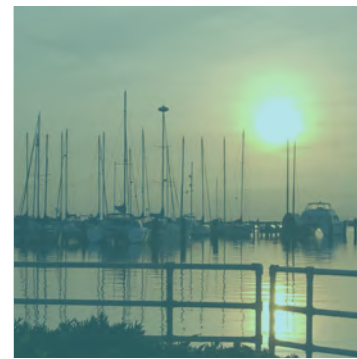
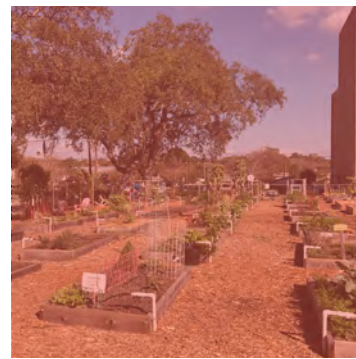
## indicators of success.

A Comprehensive Plan establishes the framework for decision-making, guiding the long-term growth and development of the County. While the County's economic, social and environmental conditions may change over time, the defined guiding principles should remain primarily constant, supporting the ultimate vision. In order to track the effectiveness of key outcomes intended by the Plan, key measures will be identified to track the success of the defined objectives. These measures emphasize the relationship of policies across disciplines, and the need for collaboration not only across County Departments, but with our public and private partners.



## everyday actions.

The County makes many decisions to support the long-term viability of the community, as supported by the policies outlined in PLANPinellas. There are things that you can do every day to further these policies and support the County's successful future. Each chapter in the Plan will identify how you can help the County reach its goals.



## sources.

1. Population Projection (SE Data, Forward Pinellas)
2. The County saw over 15 million visitors in 2018 and 2019. In 2020, there were over 12 million. (Source: Visitor Profile Study - Research prepared for Visit St. Pete/Clearwater) This drop was likely due to the Covid-19 pandemic that spread throughout the Country.
3. Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida. University of Florida.
4. Population Projections, Permanent Residents, Unincorporated Pinellas County, 2010-2040; Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida. University of Florida
5. Source: Between January and December 2018. Visit St. Pete/ Clearwater; Visitor Profile Study – Report of Findings 2018 Calendar Year (p.10).
6. <https://www.pced.org/page/PinellasOverview>, July 29, 2019
7. 2013-2017 American Community Survey 5-Year Estimates
8. <http://missingmiddlehousing.com>
9. Demographic Trends Sources:
  - a. Age Distribution Data:
    1. Age Pyramids/Population Distribution by Age and Gender (SE Data, Forward Pinellas)
  - b. Employment Data:
    1. Employment and Employment Projection (SE Data, Forward Pinellas)
  - c. Population Data:
    1. 2010 Population (U.S. Census Counts 2010)
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    3. 2018 Population (U.S. Census July 2018 American Community Survey Estimate)
    4. Population Projection (SE Data, Forward Pinellas)
    5. Tourist Population (Visit St. Pete/Clearwater)
  - d. Households and Dwelling Unit Data:
    1. Dwelling Units, Household Size, Household Type, Household Income and Cost-Burdened and Severely Cost-Burdened Households (U.S. Census American Community Survey, 2013-2017 Five Year Estimates)
    2. Dwelling Units Projection (SE Data, Forward Pinellas)
10. <https://www.cdc.gov/publichealth101/public-health.html> CEA Winslow
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13. Florida Department of Health, Bureau of Vital Statistics. 2018 Single Year Rates. Retrieved from [www.flhealthcharts.com](http://www.flhealthcharts.com)
14. Association of State and Territorial Health Officials. (2012). Issue Brief: Disparities and Inequities in Maternal and Infant Health Outcomes. Arlington: ASTHO.

# appendix.

## risk assessment tables:

### BUILDING COUNTS FOR PINELLAS COUNTY

Location	Total Housing Units (2017)	Units Built 2014 or Later	% of Building Stock Built Post-2014
Belleair	2,246	0	0.0%
Belleair Beach	1,120	6	0.5%
Belleair Bluffs	1,493	0	0.0%
Belleair Shores	44	0	0.0%
Clearwater	58,897	135	0.2%
Dunedin	20,585	39	0.2%
Gulfport	7,611	30	0.4%
Indian Rocks Beach	3,406	7	0.2%
Indian Shores	2,523	4	0.2%
Kenneth City	2,130	7	0.3%
Largo	46,421	121	0.3%
Madeira Beach	4,450	24	0.5%
North Redington Beach	1,362	6	0.4%
Oldsmar	6,001	57	0.9%
Pinellas Park	24,162	170	0.7%
Redington Beach	1,095	4	0.4%
Redinton Shores	2,164	8	0.4%
Safety Harbor	8,229	89	1.1%
St. Petersburg	131,356	1,049	0.8%
St. Pete Beach	8,198	0	0.0%
Seminole	10,879	65	0.6%
South Pasadena	4,571	0	0.0%
Tarpon Springs	12,547	108	0.9%
Treasure Island	5,870	8	0.1%
Unincorporated	139,108	393	0.3%
<b>PINELLAS CO. TOTAL</b>	<b>506,468</b>	<b>2,330</b>	<b>0.5%</b>

### POPULATION GROWTH FOR PINELLAS COUNTY

Location	Population Estimates				% change 2014-2017
	2014	2015	2016	2017	
Belleair	3,903	3,941	3,958	3,982	2.0%
Belleair Beach	1,705	1,685	1,590	1,562	-8.4%
Belleair Bluffs	2,098	2,236	2,255	2,296	9.4%
Belleair Shores	61	62	81	86	41.0%
Clearwater	109,210	110,381	111,747	112,794	3.3%
Dunedin	35,538	35,712	35,882	36,099	1.6%
Gulfport	12,102	12,167	12,222	12,222	1.0%
Indian Rocks Beach	4,153	4,172	4,213	4,192	0.9%
Indian Shores	1,392	1,469	1,498	1,354	-2.7%
Kenneth City	4,986	5,013	5,048	5,052	1.3%
Largo	78,391	79,737	80,678	82,433	5.2%
Madeira Beach	4,297	4,320	4,343	4,352	1.3%
North Redington Beach	1,472	1,484	1,533	1,417	-3.7%
Oldsmar	13,730	13,860	14,023	14,211	3.5%
Pinellas Park	49,874	50,433	50,946	51,788	3.8%
Redington Beach	1,475	1,565	1,489	1,518	2.9%
Redington Shores	2,093	2,046	2,136	2,222	6.2%
Safety Harbor	17,017	17,142	17,268	17,484	2.7%
St. Petersburg	248,429	250,713	253,585	256,031	3.1%
St. Pete Beach	9,408	9,466	9,528	9,529	1.3%
Seminole	17,477	17,637	17,906	18,206	4.2%
South Pasadena	4,993	5,009	5,040	5,061	1.4%
Tarpon Springs	23,789	24,003	24,244	24,686	3.8%
Treasure Island	6,749	6,783	6,827	6,844	1.4%
Unincorporated	270,688	270,441	271,508	274,421	1.4%
<b>PINELLAS CO. TOTAL</b>	<b>925,030</b>	<b>931,477</b>	<b>939,548</b>	<b>949,842</b>	<b>2.7%</b>





**FLU**

PLANPinellas\_FUTURE LAND USE



## FUTURE LAND USE [ FLU ]

Responding to the needs of our community with the intent to improve our citizens' health and quality of life, we must equitably plan for the built and natural environments in which they interact. The Future Land Use Element (FLU) considers the needs of the community and defines the distribution of the many use categories while considering the relationships among them. These uses and development pattern influence the transportation network; the types and amount of housing that can support the population; and 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 to ensure the County's sustainable future.

### Everyday Actions


Did you know that there are several opportunities for you to hear about and share your opinion regarding land use and zoning decisions in the County? There are many boards and committees that hold public meetings/hearings. Here are just a few:

- » Local Planning Agency (LPA) - recommends changes to the Comprehensive Plan, Future Land Use, the Land Development Code, etc.
- » Board of County Commissioners (BCC) - reviews changes to the Comprehensive Plan, Future Land Use, the Land Development Code, the Zoning map, etc.
- » Board of Adjustment and Appeals (BAA) - reviews variance requests for setback reductions, lot area reductions, parking requirement reductions, Type 2 Use review, etc.
- » Historic Preservation Board - countywide policy to address historical protection and redevelopment issues among local communities.
- » Development Review Committee (DRC) - makes recommendations to the Board of Adjustment and Appeals (BAA), the Local Planning Agency (LPA), and to the Board of County Commissioners (BCC) regarding public hearing items such as land use and zoning changes, Type 2 and Type 3 use approvals, right of way/easement vacations, variances, plats and non-conforming use modifications.

Check out the County's website for [meeting schedules and agendas](#).

### Goals, Objectives, Policies & Strategies

**FLU GOAL 1: PROVIDE A VARIETY OF LAND USE CHARACTER AREAS TO MEET THE NEEDS OF A DIVERSE POPULATION AND SUPPORT THRIVING, RESILIENT, QUALITY COMMUNITIES.**

 **FLU OBJECTIVE 1.1:** Establish Future Land Use Categories that respond to the unique challenges of infill and (re) development within Unincorporated Pinellas County.

**FLU POLICY 1.1.1:** Future Land Use Categories established by Pinellas County will be consistent with the Countywide Plan Map.

**FLU POLICY 1.1.2:** Future Land Use Categories will be established to prescribe (1) the purpose and intent, (2) standards pertaining to the density and intensity of development, (3) use characteristics, (4) locational characteristics.

**FLU STRATEGY 1.1.2.1:** Future Land Use Categories and the standards associated with each category will be described in the *Future Land Use Category Descriptions and Rules* to be made a part of this chapter.

**FLU STRATEGY 1.1.2.2:** Future Land Use Categories will provide a range of housing types and densities. The following residential Categories are established:

- » Residential Rural (RR)
- » Residential Estate (RE)
- » Residential Suburban (RS)
- » Residential Low (RL)
- » Residential Low Medium (RLM)
- » Residential Medium (RM)
- » Residential High (RH)

**FLU STRATEGY 1.1.2.3:** Future Land Use Categories will provide for mixed-use development. The following mixed-use Categories are established:

- » Activity Center - Major (AC-M)
- » Activity Center - Community (AC-C)
- » Activity Center - Neighborhood (AC-N)
- » Mixed-use Corridor - Primary (MUC-P)
- » Mixed-use Corridor - Secondary (MUC-S)
- » Mixed-use Corridor - Supporting (MUC-Su)
- » Planned Redevelopment District (PRD)
- » Residential/Office Limited (R/OL)
- » Residential/Office General (R/OG)
- » Residential/Office/Retail (R/O/R)
- » Resort Facilities Overlay-Permanent (RFO-P)
- » Resort Facilities Overlay-Temporary (RFO-T)

**FLU STRATEGY 1.1.2.4:** Future Land Use Categories will provide for commercial development. The following commercial Categories are established:

- » Commercial Neighborhood (CN)
- » Commercial Recreation (CR)
- » Commercial General (CG)

**FLU STRATEGY 1.1.2.5:** Future Land Use Categories will provide for industry and places of employment to diversify the economy and provide a broad range of employment opportunities. The following industrial / employment Categories are established:

- » Employment (E)
- » Industrial General (IG)
- » Target Employment Center Overlay (TEC)

**FLU STRATEGY 1.1.2.6:** Future Land Use Categories will provide for public and semi-public uses. The following public/semi-public Categories are established:

- » Preservation (P)
- » Preservation-Resource Management (P-RM)
- » Resource Management Overlay (RMO-1 and RMO-2)
- » Recreation/Open Space (R/OS)
- » Institutional (I)
- » Transportation/Utility (T/U)

**FLU POLICY 1.1.3:** Maintain a Future Land Use Map (FLUM) that reflects the land use and growth strategy for Unincorporated Pinellas County.

**FLU POLICY 1.1.4:** Maintain a planning sector map that will identify areas with similar development characteristics for the purpose of conducting analysis, restricting urban sprawl, and conducting other planning efforts.



**FLU OBJECTIVE 1.2:** Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.

**FLU POLICY 1.2.1:** Utilize the Land Development Code to regulate the use, intensity and design of (re) development in a manner consistent with the Future Land Use Categories and FLUM.

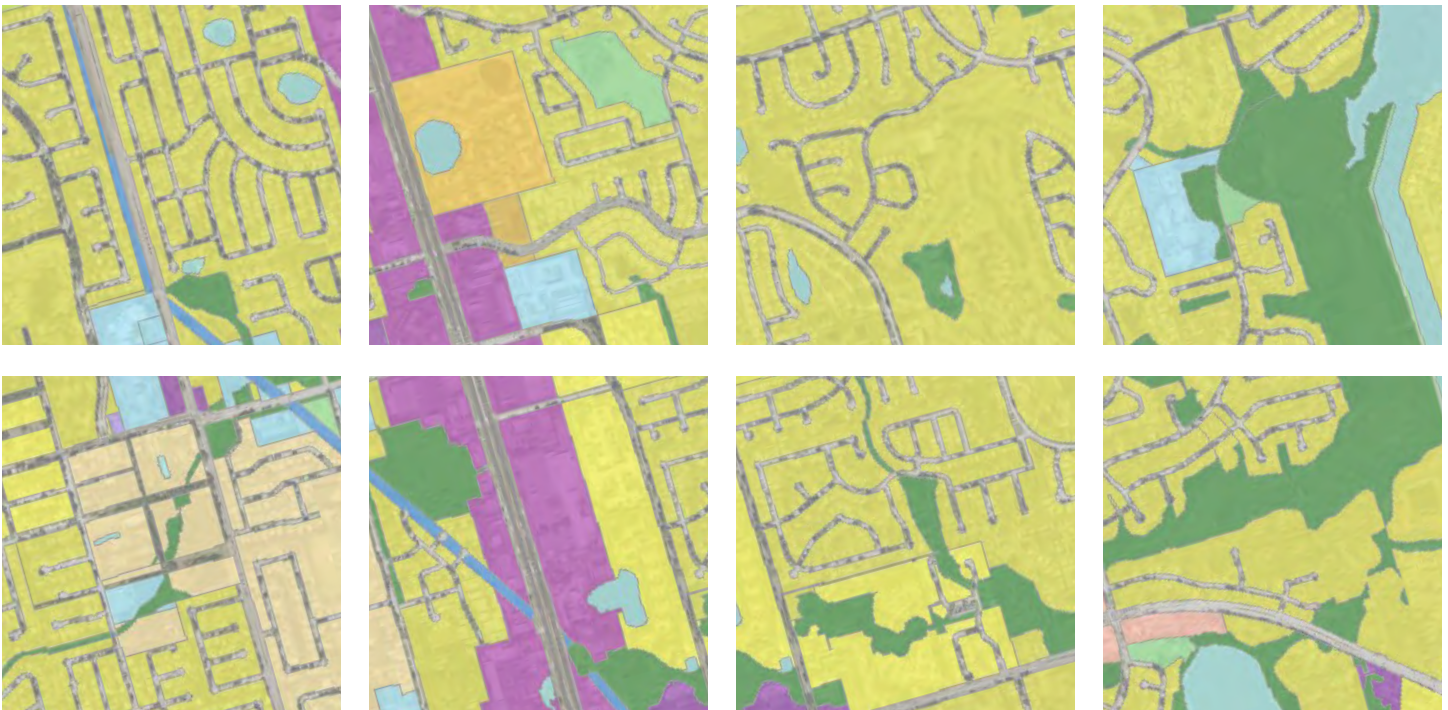
**FLU STRATEGY 1.2.1.1:** The Local Planning Agency and the Board of County Commissioners will ensure that use, density, intensity and other relevant standards of the Land Development Code are consistent with the Future Land Use Chapter.

**FLU STRATEGY 1.2.1.2:** Provide criteria through the *Future Land Use Category Descriptions and Rules* defining the relationship of Future Land Use Categories and the Land Development Code.

**FLU POLICY 1.2.2:** Consider creative regulatory solutions to support (re)development.

**FLU STRATEGY 1.2.2.1:** Support the use of form-based codes as a holistic approach for applying land development regulations to defined planning areas.

**FLU STRATEGY 1.2.2.2:** Consider opportunities to adopt performance-based regulatory solutions.



## **FLU GOAL 2: CREATE SAFE, HEALTHY PLACES THAT PROVIDE A SENSE OF COMMUNITY FOR OUR RESIDENTS, WORKERS AND VISITORS.**



**FLU OBJECTIVE 2.1:** Implement a community planning process to address growth and design challenges at a variety of scales, (e.g.: neighborhoods, centers, corridors, and districts).

**FLU POLICY 2.1.1:** Enable local communities to engage in focused planning efforts to define a vision that guides future decisions regarding (re)development and creates or enhances a unique identity for the defined area.

**FLU STRATEGY 2.1.1.1:** Develop a community-based planning framework that identifies specific goals, public outreach requirements, departmental coordination, and other elements to be included in neighborhood planning efforts as determined by the scope of the project.

**FLU STRATEGY 2.1.1.2:** Prioritize areas (e.g.: neighborhoods, activity centers, corridors, etc.) for the creation of community plans and associated implementation methods.



**FLU OBJECTIVE 2.2:** Encourage new population and employment growth in areas where existing infrastructure, housing, jobs, and services are available to support (re)development.

**FLU POLICY 2.2.1:** Utilize the Countywide Plan Land Use Strategy Map to identify corridors and centers for future population growth and (re)development prioritization.

**FLU POLICY 2.2.2:** Prioritize specific corridors and activity center locations for the designation of areas using the Activity Center and Mixed-Use Corridor Future Land Use designations through the development of focused community plans.

**FLU STRATEGY 2.2.2.1:** Promote the location of commercial, mixed-use and office (re) development within prioritized corridors and centers.

**FLU STRATEGY 2.2.2.2:** Promote the location of medium- and high-density residential development within prioritized corridors and centers.

**FLU STRATEGY 2.2.2.3:** Promote mixed-use projects and areas that have both residential units and places of employment within prioritized corridors and centers.

**FLU STRATEGY 2.2.2.4:** Utilize the Land Development Code to address standards for (re) development within prioritized corridors and centers.



**FLU OBJECTIVE 2.3:** Encourage (re)development that promotes ‘placemaking’ and development patterns that advance accessibility and affordability (i.e., location efficiency) to advance community identity and create a sense of place.

**FLU POLICY 2.3.1:** Implement urban design standards and other regulations to ensure that development outcomes are consistent with the vision of a walkable and aesthetically pleasing area with diverse uses, especially in mixed-use areas.

**FLU STRATEGY 2.3.1.1:** Concentrate highest intensity development in focused areas with access to transit.

**FLU STRATEGY 2.3.1.2:** Place housing in proximity to employment opportunities, services and amenities.



**FLU STRATEGY 2.3.1.3:** Incorporate well-designed public spaces that fit the context and character of the neighborhoods they serve.

**FLU STRATEGY 2.3.1.4:** Utilize design standards coupled with transportation infrastructure and service improvements to support mobility choices.

**FLU STRATEGY 2.3.1.5:** Within areas designated for mixed-use, provide policy and regulation to support the development of a range of housing opportunities and choices, including the provision of affordable housing.

**FLU STRATEGY 2.3.1.6:** Provide adequate buffering and land use/development transitions to minimize incompatibility of uses.

**FLU STRATEGY 2.3.1.7:** Update the Land Development Code consistent with the requirements of the Countywide Rules to support use of the mixed-use density/intensity bonus.

**FLU POLICY 2.3.2:** Encourage vertical (re)development in appropriate locations to provide development densities/intensities supportive of a mix of uses and transit uses.

**FLU STRATEGY 2.3.2.1:** Implement Land Development Code updates to enable the use of the Mixed-Use Density/Intensity Bonus included in the Countywide Rules.



**FLU OBJECTIVE 2.4:** Maintain the integrity and viability of existing neighborhoods by promoting high-quality development patterns and forms.

**FLU POLICY 2.4.1:** Utilize design standards and the Land Development Code to enhance a neighborhood's identity and unique sense of place by protecting existing character and promoting context sensitive infill and (re)development.

**FLU STRATEGY 2.4.1.1:** Encourage single-family attached and multi-family housing to orient the front door to a neighborhood sidewalk or street.

**FLU STRATEGY 2.4.1.2:** Encourage residential building design with street-level elements oriented to the pedestrian along the right-of-way.

**FLU STRATEGY 2.4.1.3:** Promote living areas of the structure that are closer to the street than garage areas.

**FLU STRATEGY 2.4.1.4:** Allow reduced setbacks for front porches in subdivision design.

**FLU STRATEGY 2.4.1.5:** Manage land use compatibility and building scale and character transitions between established residential neighborhoods and adjacent non-residential uses.

**FLU POLICY 2.4.2:** Identify and manage non-conforming land uses.

# FLU

**FLU STRATEGY 2.4.2.1:** Utilize the Land Development Code to eliminate or reduce non-conforming uses.



**FLU OBJECTIVE 2.5:** Increase healthy food access by encouraging healthy food purveyors near residential areas and transit facilities.

**FLU POLICY 2.5.1:** Improve access to healthy food in communities not served by a grocery store or another retail food establishment.

**FLU POLICY 2.5.2:** Address regulatory barriers limiting access to healthy foods.

**FLU STRATEGY 2.5.2.1:** Utilize the Land Development Code to assist in the support of healthy food access.

**FLU POLICY 2.5.3:** Identify potential incentives to encourage the development of grocery stores or other establishments that provide access to healthy food.

**FLU STRATEGY 2.5.3.1:** Consider implementing incentives for establishments providing access to healthy foods in Activity Centers and Mixed-Use Corridors.

**FLU POLICY 2.5.4:** Support the development of neighborhood-oriented, specific sources of healthy foods, such as farmers' markets and local outlets.

**FLU POLICY 2.5.5:** Support food banks, pantries, and other sources that help provide federal food assistance to low income residents.

**FLU POLICY 2.5.6:** Create and implement a food access strategic plan, that addresses equitable access to healthy foods, considering such factors as appropriate land use categories; regulatory tools; and incentives.



**FLU OBJECTIVE 2.6:** Support the preservation and development of urban agriculture on public and private lands throughout the County.

**FLU POLICY 2.6.1:** Identify neighborhoods underserved by healthy eating opportunities, including access to existing urban agriculture resources.

**FLU STRATEGY 2.6.1.1:** Utilize the Land Development Code to support urban agriculture development in underserved neighborhoods, (e.g., criteria and incentives for the provision of farmers markets; community gardens and/or farms, and other similar sources of healthy foods).



### **FLU GOAL 3: PROMOTE MIXED-INCOME COMMUNITIES THAT PROVIDE A RANGE OF HOUSING TYPES AND COSTS TO MEET THE NEEDS OF OUR RESIDENTS.**



**FLU OBJECTIVE 3.1:** Increase development and design flexibility to encourage a greater diversity of housing types in Unincorporated Pinellas County.

**FLU POLICY 3.1.1:** Encourage development of accessory dwelling units (ADUs).

**FLU STRATEGY 3.1.1.1:** Utilize the Land Development Code to support an increase in the number of ADUs built.

**FLU STRATEGY 3.1.1.2:** Consider development of non-regulatory (e.g., low interest loans, grants, reduced fees) programs and incentives to support ADU development.

**FLU STRATEGY 3.1.1.3:** Implement tracking of ADU production to maintain inventory and measure effectiveness of policies.

**FLU POLICY 3.1.2:** Encourage the implementation of missing middle housing as defined in the Countywide Plan.

**FLU STRATEGY 3.1.2.1:** Update the Land Development Code consistent with the requirements of the Countywide Rules to support missing middle housing and permitted density bonuses.

**FLU POLICY 3.1.3:** Encourage the implementation of affordable housing development (AHDs) as defined in the Land Development Code.

**FLU STRATEGY 3.1.3.1:** Maintain preferred locational criteria for AHD's, to support mixed-income neighborhood development, transit access, and proximity to neighborhood services, employment and educational opportunities.

**FLU STRATEGY 3.1.3.2:** Implement a density bonus for AHDs in the Land Development Code consistent with the Countywide Plan. The density bonus shall not be allowed for affordable housing developments located within the Coastal Storm Area (CSA).

**FLU POLICY 3.1.4:** Support manufactured home community enhancement and redevelopment transition projects to increase the inventory of quality affordable housing. These communities are defined as:

- » Manufactured home developments within a designated Community Redevelopment Area (CRA) and existing prior to January 30, 1990; and
- » Documented by existing site plans on file.

**FLU STRATEGY 3.1.4.1:** Manufactured home redevelopment transition projects may be granted affordable housing development bonuses as per the Land Development Code.

**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 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.



**FLU STRATEGY 4.1.2.1:** Provide quality siting opportunities for primary employers by maintaining and enhancing industrial and employment center lands within Pinellas County. The following criteria guide the location of industrial and employment center uses, as applicable, and will be used to evaluate conversion of industrial and employment center designated lands to other uses:

- » *Site Characteristics:* the size, configuration and physical characteristics of the site, including potential for expansion or consolidation with adjoining properties, in relationship to its potential utility to support employment opportunities.
- » *Locational Characteristics:* the location of the property in relationship to adjoining similarly-classified property, its compatibility with adjoining and nearby uses and plan classifications that would be similar to or serve the site, and any adjoining residential or incompatible use or plan category.
- » *Transportation and Infrastructure Features:* the location of the property in relationship to arterial and major highways, public transit, airport and rail access, as well as other infrastructure and service facilities, including water, sewer, stormwater, solid waste, and parking, and their respective capacities.
- » *Unique Features:* whether the property is now, or is proposed to be, used for unique and high-priority functions such as water-dependent, working waterfront, runway access, and transit-oriented uses.
- » *Contribution to the Economy:* the number and type of jobs, and corresponding wage scale(s), to be provided within the proposed plan designations as compared to those now provided, or potentially available, within the existing plan category.
- » *Redevelopment Plans:* whether the property is included as part of a special area plan or other community plan that has evaluated and addressed the effect on the number and type of jobs and wage scale of persons to be employed in the redevelopment area proposed to be reclassified;
- » *Related Comprehensive Plan Policies:* whether the amendment furthers key policies of the comprehensive planning process, consistent with the County's Comprehensive Plan, in order to enhance the manufacturing, high-tech and targeted industry employment base.

**FLU POLICY 4.1.3:** Enable supportive uses in the Target Employment Center Overlay (TEC) and the Employment (E) land use category to complement the associated employment use(s) and intensity, without decreasing the capacity for employment generation of the primary uses.



**FLU OBJECTIVE 4.2:** Support existing office/industrial uses in need of redevelopment and revitalization.

**FLU POLICY 4.2.1:** Include development standards in the Land Development Code to enable adaptive reuse of existing industrial/commercial buildings to encourage private sector investment and business activity.



**FLU OBJECTIVE 4.3:** Support the development of new housing in proximity to existing employment centers.

**FLU POLICY 4.3.1:** Encourage a balanced land use pattern that provides employment opportunities in proximity to housing.

**FLU STRATEGY 4.3.1.1:** Include economic development strategies/incentives in community plans for prioritized centers and corridors.

**FLU STRATEGY 4.3.1.2:** Utilize the Penny for Pinellas Economic Development and Affordable Housing Programs to support revitalization and construction of new employment and residential projects.

**FLU GOAL 5: ADVANCE LAND USE AND DEVELOPMENT PATTERNS THAT SUPPORT MOBILITY FOR ALL USERS AND PROVIDE SUSTAINABLE TRANSPORTATION INFRASTRUCTURE.**



**FLU OBJECTIVE 5.1:** Facilitate the development of activity centers and mixed-use corridors that support transit use and multimodal connectivity.

**FLU POLICY 5.1.1:** Identify and prioritize potential activity center and mixed-use corridors for more detailed transportation planning and investment efforts.

**FLU STRATEGY 5.1.1.1:** Activity center and multimodal corridor planning efforts should be conducted consistent with the Countywide Plan Rules and Strategies and coordinated with affected jurisdictions where appropriate.

**FLU STRATEGY 5.1.1.2:** Coordinate the location of transit stations and their station typologies through a multiagency process for transit corridor planning.

**FLU STRATEGY 5.1.1.3:** Utilize the Activity Center and Multimodal Corridor designations and associated processes to develop community plans for future transit station areas.

**FLU STRATEGY 5.1.1.4:** Align land use and Land Development Code changes with planned street improvements to maximize development efficiency.



**FLU OBJECTIVE 5.2:** Encourage (re)development patterns to include pedestrian friendly design features that encourage the use of transportation modes other than single occupancy motor vehicles.

**FLU POLICY 5.2.1:** Encourage complete streets and (re)development that includes pedestrian friendly design features.

**FLU STRATEGY 5.2.1.1:** Utilize the Land Development Code to ensure pedestrian friendly design features are consistent with national best practices.

**FLU STRATEGY 5.2.1.2:** Update prioritization criteria for sidewalk improvements, to maximize safety and mobility impacts.

**FLU POLICY 5.2.2:** Provide safe, convenient and comfortable transit stops.

**FLU STRATEGY 5.2.2.1:** Where feasible, provide transit stops with amenities including weather protection, ample paved walkways, sidewalks, lighting, and landscaping, and ancillary uses that provide conveniences to transit patrons.

**FLU STRATEGY 5.2.2.2:** Utilize the Land Development Code to ensure that parking, landscaping, or other design requirements do not contain barriers to accessing transit stops/stations.

**FLU STRATEGY 5.2.2.3:** Encourage the provision of landscaping and shade trees near transit stops to maximize passenger comfort.



**FLU OBJECTIVE 5.3:** Enhance aesthetics along key roadway corridors throughout the County.

**FLU POLICY 5.3.1:** Pursue an overall beautification program for the landscaping of roadway corridors.

**FLU STRATEGY 5.3.1.1:** Implement a landscaping program for the public rights-of-way along arterial and collector roadways.

**FLU STRATEGY 5.3.1.2:** Support water conservation through the use of native and drought tolerant vegetation.

**FLU STRATEGY 5.3.1.3:** Identify, prioritize and program funding for landscaping projects.

**FLU POLICY 5.3.2:** Manage land uses along Scenic Non-Commercial Corridors to preserve their scenic nature and traffic capacity.

**FLU STRATEGY 5.3.2.1:** Utilize the Land Development Code to manage land uses, development form and other standards along designated Scenic Non-Commercial Corridors (SNCC).

**FLU STRATEGY 5.3.2.2:** Low-density residential development in the range of 0 – 5 units per acre will be the preferred land use along designated SNCCs.

**FLU STRATEGY 5.3.2.3:** If a low-density residential use is determined to be untenable, nonresidential Future Land Use Map (FLUM) categories may be applied if:

- » The proposed category is compatible with surrounding Countywide Rules provisions for Scenic Non-Commercial Corridors, FLUM categories and the existing land use pattern.
- » The density/intensity of the proposed category is consistent with the intent of this policy.

## **FLU GOAL 6: PROMOTE A BALANCED RELATIONSHIP BETWEEN THE BUILT AND NATURAL ENVIRONMENT.**



**FLU OBJECTIVE 6.1:** Proactively manage the impacts of (re)development on the County's natural resources.

**FLU POLICY 6.1.1:** Protect the County's wellfields, coastal areas, wetlands, and other natural areas by limiting allowable densities/intensities.

**FLU POLICY 6.1.2:** Utilize a maximum density of 0.5 units per gross acre in the northern portion of Planning Sector 2.

**FLU POLICY 6.1.3:** Within the constraints imposed by approved major projects and developments of regional impact, maintain a gradient of decreasing residential densities from west to east and south to north within Planning Sector 2.

**FLU POLICY 6.1.4:** To protect the floodways and natural recharge areas and extensive natural systems in northeast Pinellas County, no amendment to the Future Land Use Map (FLUM) within 100 year floodplains located in Planning Sector 2 (East Lake Tarpon Planning Sector) will be approved that increases residential density above 5.0 dwelling units per acre.

**FLU POLICY 6.1.5:** Apply the Preservation (P), Preservation-Resource Management (P-RM), Recreation Open Space (R/OS) and Residential Rural (RR) Future Land Use Categories to protect and conserve natural resources.

**FLU STRATEGY 6.1.5.1:** Protect wetlands and floodplains for wildlife and vegetative habitat through the Future Land Use Map.

**FLU STRATEGY 6.1.5.2:** The Preservation (P) category will be applied to protect and conserve:

- » Environmentally sensitive lands;
- » Significant wetlands and 25-year floodplains, floodways, drainageways;
- » Shorelines; and
- » Habitat for endangered or threatened species.

**FLU STRATEGY 6.1.5.3:** Within the area east of East Lake Road and north of Keystone Road in the vicinity of the Eldridge-Wilde wellfield, only the Preservation (P), Preservation-Resource Management (P/RM), Recreation/Open Space (R/OS) and Residential Rural (RR) categories may be applied.

**FLU STRATEGY 6.1.5.4:** Designate undeveloped coastal barrier islands as Preservation (P), Recreation/Open Space (R/OS), or Preservation-Resource Management (P/RM) on the Future Land Use Map.

**FLU STRATEGY 6.1.5.5:** Designate environmentally sensitive areas as Preservation (P) or Preservation-Resource Management (P-RM) on the Future Land Use Map.

**FLU POLICY 6.1.6:** (Re)development will be required to preserve and enhance environmentally-sensitive lands and shorelines, and protect and conserve wetlands, floodplains, watersheds, and groundwater.

**FLU STRATEGY 6.1.6.1:** Utilize the Land Development Code to:

- » Provide for a variety of methods to protect and conserve open space and natural resources;
- » Ensure that environmentally sensitive lands designated by the Preservation (P) Future Land Use Category are protected. Designated preservation areas will be retained as undeveloped land suitable for passive recreation, conservation or aesthetic uses;
- » Ensure the preservation of natural drainage and retention areas;
- » Allow the transfer of development rights and density averaging in accordance with the *Future Land Use Category Descriptions and Rules* to protect and conserve open space and natural resources;
- » Ensure that (re)development delineates and protects wetlands and floodplain resources;
- » Provide mitigation solutions and practices to compensate for the loss of natural system function, where impact is unavoidable;
- » Ensure that (re)development adheres to the County's groundwater protection program to include:
  - » The regulation of borrow pits; and
  - » The prohibition of landfills and additional commercial and industrial uses within zones of protection.
- » Ensure that (re)development protects shorelines by:
  - » The delineation and protection of aquatic lands;
  - » The establishment of setbacks; and
  - » The establishment of design standards that protect the integrity and natural function of coastal resources.

**FLU STRATEGY 6.1.6.2:** Prohibit development over natural water areas unless indicated as a recognized use on the FLUM.

**FLU STRATEGY 6.1.6.3:** Amendments to the FLUM or (re)development projects within a watershed will be reviewed for consistency with any approved respective watershed management plan.



**FLU STRATEGY 6.1.6.4:** Acquire open space and environmentally sensitive areas evaluated and identified as such by Pinellas County.

**FLU STRATEGY 6.1.6.5:** Encourage low impact development (LID) alternative design methods for (re)development projects.



**FLU OBJECTIVE 6.2:** Advance programs and policies that encourage the remediation and restoration of contaminated properties.

**FLU POLICY 6.2.1:** Implement the Brownfield Program to maximize the beneficial reuse of vacant and abandoned properties in a manner that contributes to economic vitality, community revitalization, community health and environmental improvement.



**FLU OBJECTIVE 6.3:** Encourage land use patterns and (re)development standards that increase development resiliency, minimizing impacts from sea level rise, major storm events, and hazards identified in the Local Mitigation Strategy.

**FLU POLICY 6.3.1:** Limit (re)development in hurricane velocity zones and flood-prone areas.

**FLU STRATEGY 6.3.1.1:** Require (re)development within hurricane velocity zones and flood-prone areas to comply with or exceed the National Flood Insurance Program, and County Floodplain Management Standards.



**FLU OBJECTIVE 6.4:** Integrate resiliency planning considerations into land use and development planning.

**FLU POLICY 6.4.1:** Coordinate with County departments, municipalities, and outside agencies to integrate resiliency strategies into the Comprehensive Plan and Land Development Code.



**FLU OBJECTIVE 6.5:** Support policies, programs, and initiatives to reduce carbon emissions and improve air quality.

**FLU POLICY 6.5.1:** Encourage the use of clean and renewable alternative energy sources to reduce dependency on fossil fuels and conserve energy.

**FLU STRATEGY 6.5.1.1:** Assess and update the Land Development Code to facilitate the implementation of localized alternative energy solutions.

**FLU STRATEGY 6.5.1.2:** Consider implementing density/intensity bonuses for (re)development that provides on-site power generation.

# FLU

**FLU GOAL 7: PROVIDE A LAND USE PATTERN THAT CAN BE SUPPORTED BY COMMUNITY AND PUBLIC FACILITIES AND SERVICES.**



**FLU OBJECTIVE 7.1:** Ensure that the land use pattern established by the Future Land Use Map (FLUM) is supported by adequate public infrastructure and facilities.

**FLU POLICY 7.1.1:** When making decisions to amend the FLUM or zoning atlas, the adequacy of existing and planned public infrastructure and facilities to support the amendment will be considered.

**FLU STRATEGY 7.1.1.1:** Decisions to amend the FLUM or zoning atlas will consider the impact on transportation infrastructure and facilities to include:

- » The ability of the surrounding existing and planned transportation network to meet the mobility needs;
- » The capacity of the surrounding existing and planned transportation network to accommodate projected additional demand; and
- » The projected impact on traffic patterns resulting from mixed-use development and an emphasis on pedestrian activity, existing and planned/programmed transit service and non-motorized modes of travel.

**FLU STRATEGY 7.1.1.2:** Decisions to amend the FLUM or zoning atlas will consider the impact on utility infrastructure and facilities and associated master plans, including water, wastewater, solid waste and stormwater management.

**FLU STRATEGY 7.1.1.3:** Decisions to amend the FLUM or zoning atlas will consider the impact on community-serving infrastructure and services including parks, recreation and public schools.





# **FUTURE LAND USE**

## **Category Descriptions & Rules**

PLANPinellas



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)

# PINELLAS COUNTY COMPREHENSIVE PLAN FUTURE LAND USE [ FLUM ] CATEGORY DESCRIPTIONS & RULES.

The Future Land Use Map (FLUM) categories establish the maximum densities and intensities, the locational and use characteristics of each category, and additional standards and criteria as necessary to assist in managing the development of land in the unincorporated areas of Pinellas County. The purpose of the attached category descriptions and rules is to aid decision makers and the general public in understanding what the appropriate uses are in each category, where they should be located, and how intensively a parcel of land can be developed.

The Future Land Use Map was adopted as part of the Pinellas County Comprehensive Plan. Planning Department staff has automated the production of the FLUM using the Pinellas County Geographic Information System (GIS). The GIS now contains the digital spatial and attribute information for the FLUM, and includes all amendments that have been made to the FLUM since August 1989. As new amendments occur, they will be added to the GIS database and new Future Land Use Maps will be printed as needed. Half section maps of the unincorporated FLUM are available at the Pinellas County Housing and Community Development Department, 310 Court Street, Clearwater, Florida 33756 (727-464-8200). To view the current Future Land Use Map, please visit <https://pinellas-egis.maps.arcgis.com/apps/InformationLookup/index.html?appid=d28c337acb184a3986bade031bcdb627>. Information and static Future Land Use Maps may also be obtained at the Pinellas County Development Review Services Department located at 440 Court Street, Clearwater, Florida 33756 (727-464-3888).

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RR

## RESIDENTIAL RURAL [ RR ]

### 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 rural, very low-density residential manner; and to recognize such areas as primarily well-suited for residential and agricultural uses that are consistent with the rural, exurban, non-intensive qualities and natural resource features of such areas.

### Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses - Residential; Agriculture
- » Secondary Uses - Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential; Recreation/Open Space

### Locational Characteristics

This category is generally appropriate in areas where use and development characteristics are rural in nature; and in areas where environmental features are linked to the protection of natural resources such as aquifer recharge areas, groundwater resource areas, and the 100-year floodplain.

### Standards

Shall include the following:

- » Residential Use – Shall not exceed one-half (0.5) dwelling unit per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 0.5 dwelling unit per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) .60.
- » See 'Additional Standards' section of these Category Descriptions and Rules.



RE

## RESIDENTIAL ESTATE [ RE ]

## 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 large lot, very low-density residential manner; and to recognize such areas as primarily well-suited for estate residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential; Agricultural
- » Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential; Recreation/Open Space

## Locational Characteristics

This category is generally appropriate in areas where use and development characteristics are estate residential in nature; in areas serving as a transition between more rural and more urban residential areas; in environmentally-sensitive areas where the prohibition of development is not required to protect the natural resource; and in the 100 year floodplain (where preservation, open space, or recreation/open space are not feasible).

## Standards

Shall include the following:

- » Residential Use – Shall not exceed one (1.0) dwelling unit per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 1.0 dwelling unit per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.
- » See 'Additional Standards' Section of these Category Descriptions and Rules.

RS

## RESIDENTIAL SUBURBAN [ RS ]

## 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 suburban, low-density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential; Agricultural
- » Secondary Uses - Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential; Recreation/Open Space

## Locational Characteristics

This category is generally appropriate in areas where use and development characteristics are suburban residential in nature; in areas serving as a transition between more rural and more urban residential areas; and in areas within the 100 year floodplain (where preservation, open space, or recreation/open space are not feasible).

## Standards

Shall include the following:

- » Residential Use – Shall not exceed two and one-half (2.5) dwelling units per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 2.5 dwelling units per acre.
- » Non-residential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.
- » See 'Additional Standards' section of these Category Descriptions and Rules.

RL

## RESIDENTIAL LOW [ RL ]

## 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 low-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the low-density, non-intensive qualities and natural resource characteristics of such areas.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential
- » Secondary Uses – Residential Equivalent, Institutional; Transportation/Utility, Ancillary Nonresidential; Recreation/Open Space

## Locational Characteristics

This category is generally appropriate to locations between major employment centers and community and regional shopping centers; in areas where use and development characteristics are low-density residential in nature, in areas serving as a transition between more suburban and more urban residential areas; and in areas within the 100-year floodplain (where preservation, open space, or recreation/open space are not feasible).

## Standards

Shall include the following:

- » Residential Use – Shall not exceed five (5) dwelling units per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 5 dwelling units per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.
- » See 'Additional Standards' section of these Category Descriptions and Rules.

RU

## RESIDENTIAL URBAN [ RU ]

## 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 an urban low-density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities and natural resource characteristics of such areas.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

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

## Locational Characteristics

This category is generally appropriate to locations between major employment centers and community and regional shopping centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas.

## Standards

Shall include the following:

- » Residential Use – Shall not exceed seven and one-half (7.5) 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.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.
- » Non-residential uses permitted within Live/Work units will be limited to retail sales and service, office, and/or educational purposes.
- » See 'Additional Standards' section of these Category Descriptions and Rules.



## RESIDENTIAL LOW MEDIUM [ RLM ]

### 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 low to moderately intensive residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

### Use Characteristics

Those uses appropriate to and consistent with this category include:

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

### Locational Characteristics

This category is generally appropriate in areas served by a complete range of urban services with particular emphasis on the availability of transit service and recreation/open space facilities; in areas where use and development characteristics are low medium residential in nature; in areas serving as a transition between low-density and high-density residential areas; and in areas in close proximity to major employment centers, community and regional shopping centers, and arterial and collector highway facilities.

### Standards

Shall include the following:

- » Residential Use – Shall not exceed ten (10) dwelling units per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 dwelling units per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50 nor an impervious surface ratio (ISR) of .75.
- » Non-residential uses permitted within Live/Work units will be limited to retail sales and service, office, and/or educational purposes.
- » See 'Additional Standards' section of these Category Descriptions and Rules.

RM

## RESIDENTIAL MEDIUM [ RM ]

## 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 moderately intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

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

## Locational Characteristics

This category is generally appropriate to locations in close proximity to major employment centers and community and regional shopping centers; in areas where use and development characteristics are medium-density residential in nature; in areas serving as a transition between less urban and more urban residential and mixed use areas; and in areas served by a complete range of urban services with particular emphasis on transit service and recreation/open space facilities. These areas are typically in close proximity to and may have direct access from the arterial and thoroughfare highway network.

## Standards

Shall include the following:

- » Residential Use – Shall not exceed fifteen (15) dwelling units per acre.
- » Residential Equivalent Use – shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 dwelling units per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.
- » Non-residential uses permitted within Live/Work units will be limited to retail sales and service, office, and/or educational purposes.
- » See 'Additional Standards' section of these Category Descriptions and Rules.

RH

## RESIDENTIAL HIGH [ RH ]

## Purpose

It is the purpose of this category to depict those areas of the County that are now developed in a highly intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban and intensive qualities, transportation facilities and natural resource characteristics of such areas.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

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

## Locational Characteristics

This category is generally appropriate to locations in close proximity to major employment centers and community and regional shopping centers; in areas where use and development characteristics are high-density residential in nature; and in areas served by a complete range of urban services with particular emphasis on the availability of mass transit and recreation/open space facilities. Amendments designating the Residential High category are most appropriate within ½ mile of Multimodal Corridors or Future Transit Investment Corridors depicted on the Countywide Plan Land Use Strategy Map.

## Standards

Shall include the following:

- » Residential Use – Shall not exceed thirty (30) dwelling units per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 30 dwelling units per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .60 nor an impervious surface ratio (ISR) of 0.85.
- » Non-residential uses permitted within Live/Work units will be limited to retail sales and service, office, and/or educational purposes.
- » See 'Additional Standards' section of these Category Descriptions and Rules.



# ACTIVITY CENTER - NEIGHBORHOOD [ AC-N ]

## ACTIVITY CENTER - COMMUNITY [ AC-C ]

### ACTIVITY CENTER - MAJOR [ AC-M ]

## Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, as dynamic areas of mixed use that serve as neighborhood, community or regional focal points of commerce, employment, public activity, and housing; and to recognize such areas so that they complement a community’s distinctive characteristics, are compatible with natural resource features, and do not adversely affect public services and facilities. This category may be utilized to support development that will create a strong sense of community identity for a specific area as expressed in a community vision or local plan developed through a local public participation process.

## Use Characteristics

Those uses as set forth in the applicable community plan. This category may also be depicted as an overlay on the Future Land Use Map. When an overlay is used, the Use Characteristics shall be as listed in the underlying principal FLUM category(ies), as they may be modified by the applicable community plan.

## Locational Characteristics

This category is generally appropriate to those locations that have historically served, or are appropriate to serve, as town, suburban commercial, or neighborhood centers that are characterized by a more concentrated and integrated mixed use development pattern that creates a walkable environment and are served by, or planned to be served by, transit commensurate with the type, scale and intensity of the activity center. Appropriate locations include roadway intersections identifies on the Countywide Plan Land Use Strategy Map and Table 1 of the Countywide Plan Strategies or other locations identified in a community vision or through a local planning process.

The Countywide Plan Land Use Strategy Map and Table 2 of the Countywide Plan Rules identify locations appropriate to be designated as Activity Center utilizing one of four subcategories. Additional locations may be deemed appropriate pursuant to the Countywide Plan Map amendment process for Activity Centers and Multimodal Corridors.

## Standards

The applicable standards for this category shall be specified in the applicable community plan and the Pinellas County Land Development Code. These standards shall not exceed the following:

**Table FLUM-1. Activity Center Density/Intensity Standards**

Activity Center Type	Maximum Density (Dwelling Units per Acre)	Maximum Intensity (Floor Area Ratio)	Transient Accommodations (Units per Acre)
Neighborhood	60	2.0	100
Community	90	3.0	150
Major	150	5.0	250



- » Either the density standard or the intensity standard in Table FLUM-1 can be used to determine the number of dwelling units allowed on a parcel of land. For mixed-use projects, either an all-inclusive FAR or a proportionate share of units per acre and FAR can be used.
- » Properties within the Coastal High Hazard Area shall maintain their maximum permitted densities per the Future Land Use Map designation in place prior to an Activity Center land use change.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per the number of permitted dwelling units.

## Special Note

The above standards in Table FLUM-1 represent the maximum development density and intensity that may be permitted within the Activity Center category. The Pinellas County Land Development Code and the applicable community plan may further restrict the density and intensity of development within an area having this designation in order to ensure that development is compatible with the surrounding community and its distinctive characteristics, with the availability of public services and facilities, and with the area's natural and cultural resources. The Pinellas County Land Development Code and the applicable community plan or regulating plan may require that a project meet certain requirements in order to exceed a base residential density or intensity established in the community plan, regulating plan, or the Land Development Code.

## Community Plan

Use of this category shall require a community plan in accordance with the Future Land Use chapter.



**MIXED USE CORRIDOR - PRIMARY [ MUC-P ]**  
**MIXED USE CORRIDOR - SECONDARY [ MUC-S ]**  
**MIXED USE CORRIDOR - SUPPORTING [ MUC-Su ]**

### Purpose

It is the purpose of this category to depict those corridors in the County that are served by multiple modes of transportation, including automobile, truck, bus, rail, bicycle, and/or pedestrian. This category is generally characterized by development of appropriate building density and land uses that are planned and designed to support accessible transit service.

### Use Characteristics

Those uses as specifically set forth in the applicable community plan. This category may also be depicted as an overlay on the Future Land Use Map. When an overlay is used, the Use Characteristics shall be as listed in the underlying principal Plan category(ies), as they may be modified by the applicable community plan.

### Locational Characteristics

Locations appropriate to be designated with the Mixed Use Corridor category are identified on the Countywide Plan Land Use Strategy Map and Table 3 of the Countywide Plan Strategies.

### Standards

The applicable standards for this category shall be specified in the applicable community plan and the Pinellas County Land Development Code. These standards shall not exceed the following:

**Table FLUM-2. Mixed Use Corridor Density/Intensity Standards**

Corridor Type	Maximum Density (Dwelling Units per Acre)	Maximum Intensity (Floor Area Ratio)	Transient Accommodations (Units per Acre)
Primary	55	3.5	90
Secondary	50	3.0	85
Supporting	45	2.5	75

- » Either the density standard or the intensity standard in Table FLUM-2 can be used to determine the number of dwelling units allowed on a parcel of land. For mixed use projects, either an all-inclusive FAR or a proportionate share of units per acre and FAR can be used.
- » Properties within the Coastal High Hazard Area shall maintain their maximum permitted densities per the Future Land Use Map designation in place prior to an Activity Center land use change.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per the number of permitted dwelling units.

## Special Note

The above standards represent the maximum development density and intensity that may be permitted within the Corridor category. The Pinellas County Land Development Code and the applicable community plan may further restrict the density and intensity of development within an area having this designation in order to ensure that development is compatible with the surrounding community and its distinctive characteristics, with the availability of public services and facilities, and with the area's natural and cultural resources. The Pinellas County Land Development Code and the applicable community plan or regulating plan may require that a project meet certain requirements in order to exceed a base residential density or intensity established in the community plan, regulating plan, or the Land Development Code.

## Community Plan

Use of this category shall require a community plan in accordance with the Future Land Use chapter.

PRD

# PLANNED REDEVELOPMENT DISTRICT [ PRD ]

## Purpose

It is the purpose of this category to depict those areas of the County that are developed with a mix of residential and nonresidential uses, within neighborhoods or distinct areas that are interrelated and complementary, with densities/intensities and urban design that promote walking, biking, and transit use. This category is intended for areas that are more dense/intense than typical for the surrounding community but less dense/intense than Activity Centers or Mixed Use Corridors, with supportive planning that facilitates infill and redevelopment and may allow for a variety of densities and building styles.

## Use Characteristics

Those uses as specifically set forth in the applicable community plan. This category may also be depicted as an overlay on the Future Land Use Map. When an overlay is used, the Use Characteristics shall be as listed in the underlying principal Plan category(ies), as they may be modified by the applicable community plan.

## Locational Characteristics

This category is generally appropriate to locations in close, walkable, or bikeable proximity to Activity Centers and Mixed Use Corridors, and may serve as a buffer between those categories and surrounding uses; or in other areas where use and development include higher densities and intensities than the surrounding community. These areas are typically in proximity to and may have direct access from the arterial and highway network that are served by transit in a manner that provides an alternative to individual automobile use.

## Standards

The applicable standards for this category shall be specified in the applicable community plan and the Pinellas County Land Development Code. These standards shall not exceed the following:

- » Residential Use – Shall not exceed 45 units per acre or 2.0 FAR.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 45 units per acre.
- » Transient Accommodations – Shall not exceed 75 units per acre or 2.0 FAR.
- » Nonresidential Use – Shall not exceed a 2.0 FAR.
- » Mixed-Use – For mixed use projects, either an all-inclusive FAR or a proportionate share of UPA an FAR can be used.
- » Target Employment Center – A 100% intensity bonus may be applied to the applicable nonresidential intensity standard for Manufacturing, Office and Research/Development.



# 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 .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.

R/OG

## RESIDENTIAL/OFFICE GENERAL [ R/OG ]

## 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 residential, office, and/or employment use that have off-site impacts comparable to office and medium-density residential uses; and to recognize such areas as primarily well-suited for a mixed use of a residential/office character 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; Research/Development-Light
- » Secondary Uses – Residential; Institutional; Transportation/Utility; Ancillary Nonresidential; Personal Service/Office Support; Manufacturing-Light; Recreation/Open Space

## Locational Characteristics

This category is generally appropriate to locations where it would serve as a transition from a high intensity activity center (such as a major traffic corridor) or more intensive nonresidential use to low-density residential or public/semi-public use; and in areas where the size and scale of office use is appropriate to free standing office. These areas are typically in close proximity to and served by the arterial and major thoroughfare highway network, as well as by mass transit.

## Standards

Shall include the following:

- » Residential Use – Shall not exceed fifteen (15) dwelling units per acre. The actual dwelling unit density allowed within this density range will be determined, in part, by the characteristics and density of neighboring residential areas. Shall not exceed ten (10.0) dwelling units per acre on property located in the Coastal Storm Area with an R/OG designation established prior to March 29, 2016.
- » Residential Equivalent Use - Shall not exceed an equivalent 3.0 beds per permitted dwelling unit at 15.0 dwelling units per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of 0.50, 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

R/O/R

## RESIDENTIAL/OFFICE/RETAIL [ R/O/R ]

## 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 residential, office and/or retail commercial use; and to recognize such areas as well-suited for employment uses that have off-site impacts comparable to office and retail commercial uses, and for mixed use of a residential/office/retail character 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; Residential Equivalent; Office; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Transient Accommodation; Research/Development-Light; Manufacturing-Light
- » Secondary Uses – Institutional; Transportation/Utility; Ancillary Nonresidential; Manufacturing-Medium; Recreation/Open Space

## Locational Characteristics

This category is generally appropriate to locations where it would serve as a transition from more intensive nonresidential uses or major roadways to residential, office or public/semi-public uses. These areas are typically in close proximity to and served by the arterial roadway network where mixed use development allows interaction between uses and encourages mass transit and non-vehicular trips.

## Standards

Shall include the following:

- » Residential Use – Shall not exceed twenty-four (24) dwelling units per acre. Shall not exceed (10.0) dwelling units per acre on property located in the Coastal Storm Area with an R/O/R designation established prior to March 29, 2016.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at twenty-four (24) dwelling units per acre.
- » Transient Accommodation Use – Shall not exceed: (1) thirty (30) units per acre; or (2) in the alternative, if designated on the Zoning Atlas with the Transient Accommodation Use Overlay, the following density and intensity standards shall apply to permanent transient accommodation uses, subject to a project meeting the requirements of the Pinellas County Land Development Code pertaining to the Transient Accommodation Use Overlay (which include execution of a development agreement): forty-five (45) units per acre; a floor area ratio (FAR) of 1.0; and impervious surface ratio (ISR) of 0.85.
- » Nonresidential Use – Except as provided for in the above standards for transient accommodation use, nonresidential uses shall not exceed a floor area ratio (FAR) of 0.55 and shall not exceed an impervious surface ratio (ISR) of 0.85.
- » When located in a Target Employment Center – Shall not exceed an FAR of 1.1 for Manufacturing, Office, and Research/Development uses.
- » 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.

# RFO-P RESORT FACILITIES OVERLAY - PERMANENT [ RFO-P ]

## 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 residential and permanent transient accommodation use; and to recognize such areas as well-suited for the combination of residential and permanent transient accommodation use consistent with the location, density, 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; Permanent Transient Accommodations
- » Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential; Recreation/Open Space

## Locational Characteristics

This category is generally appropriate to locations where it would identify existing low to moderately intensive mixed residential and small-scale permanent transient accommodation use in and adjacent to the resort areas of the county; in locations where unique recreational assets warrant the combination of permanent accommodations in close proximity to and served by the arterial and major thoroughfare network.

## Standards

Shall include the following:

- » Residential Use – Shall not exceed the maximum number of dwelling units per acre determined by the underlying residential plan category.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at the underlying residential density.
- » Permanent Transient Accommodation Use – Shall not exceed a ratio of 1.0 permanent transient accommodation unit to the permitted number of underlying residential units.
- » Nonresidential Use – Shall not exceed the maximum floor area ratio (FAR) nor the maximum impervious surface ratio (ISR) of the underlying residential category.
- » 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.



# RFO-T RESORT FACILITIES OVERLAY - TEMPORARY [ RFO-T ]

## 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 residential and temporary transient accommodation use; and to recognize such areas as well-suited for the combination of residential and temporary transient accommodation use consistent with the location, density, 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; Temporary Transient Accommodations
- » Secondary Uses – Residential Equivalent; Institutional; Transportation/Utility; Ancillary Nonresidential; Recreation/Open Space

## Locational Characteristics

This category is generally appropriate to locations where it would identify existing low to moderately intensive mixed residential and small-scale temporary transient recreational assets warrant the combination of temporary accommodations in close proximity to and served by the arterial and major thoroughfare network.

## Standards

Shall include the following:

- » Residential Use – Shall not exceed the maximum number of dwelling units per acre determined by the underlying residential plan category.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at the underlying residential density.
- » Temporary Transient Accommodation Use – Shall not exceed a ratio of 1.0 temporary transient accommodation unit to the permitted number of underlying residential units.
- » Nonresidential Use – Shall not exceed the maximum floor area ratio (FAR) nor the maximum impervious surface ratio (ISR) of the underlying residential category.
- » 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.

CN

## COMMERCIAL NEIGHBORHOOD [ CN ]

## 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 manner to provide local, neighborhood-scale convenience commercial goods and services; and to recognize such areas as primarily well-suited for neighborhood commercial use consistent with the need, scale, and character of adjoining residential areas which they serve.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Office, Personal Service/Office Support; Retail Commercial; Commercial/Business Service as appropriate for neighborhood-scale activity
- » Secondary Uses – Institutional; Transportation/Utility, Manufacturing-Light; Recreation/Open Space; Accessory Residential Dwellings

## Locational Characteristics

This category is generally appropriate to locations adjacent to and on the periphery of large, definable residential neighborhoods; in areas distant from other commercially designated properties and situated so as to preclude strip-like commercial development. These areas are generally located on a collector roadway and oriented to a specific and limited geographic neighborhood as distinct from through traffic on an arterial or major thoroughfare.

## Standards

Shall include the following:

- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .80.
- » See 'Additional Standards' section of these Category Descriptions and Rules.

CR

## COMMERCIAL RECREATION [ CR ]

## 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 manner designed to provide commercial recreation activities; and to recognize such areas as primarily well-suited for commercial recreation consistent with the need, scale, and character of adjoining areas which they serve.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Race Track/Para-mutual Facility; Marina Facilities; Sports Stadium; other similar recreation facilities
- » Secondary Uses – Transient Accommodation; Institutional; Transportation/Utility; Accessory Residential Dwellings; Recreation/Open Space

## Locational Characteristics

This category is generally appropriate to locations adjacent to major employment centers, community and regional shopping centers, and other areas designated for commercial use; in water-dependent locations for marina and boat service use; and with good access to major transportation facilities so as to serve the commercial recreation and major sports facility needs of the resident and tourist population of the County.

## Standards

Shall include the following:

- » Transient Accommodation Use – Shall not (1) exceed ten (10) units per acre; or (2) in the alternative, if designated on the Zoning Atlas with the Transient Accommodation Use Overlay, the following maximum density and intensity standards shall apply to permanent transient accommodation uses, subject to a project meeting the requirements of the Pinellas County Land Development Code pertaining to the Transient Accommodation Use Overlay (which include execution of a development agreement): sixty (60) units per acre; a floor area ratio (FAR) of 1.2; and an impervious surface ratio (ISR) of 0.90.
- » Nonresidential Use – Except as provided for in the above standards for transient accommodation use, shall not exceed a floor area ratio (FAR) of 0.35, or an FAR of 0.50 for marina facilities. Shall not exceed an impervious surface ratio (ISR) or 0.90.
- » 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.

## 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 manner designed to provide the community or region with commercial goods and services, to provide for employment uses that have off-site impacts comparable to office and retail commercial uses, and to provide for residential uses when appropriate consistent with the objective of encouraging a mix of uses providing primarily for the service, commercial, and employment needs of the community or region.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Transient Accommodation; Manufacturing-Light; Research and Development-Light; Wholesale/Distribution; Storage/Warehouse; Residential
- » Secondary Uses – Commercial Recreation; Manufacturing-Medium; Residential Equivalent; Institutional; Transportation/Utility; Marina Facilities; Accessory Residential Dwellings; Recreation/Open Space

## Locational Characteristics

This category is generally appropriate to locations in and adjacent to major employment centers where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit. General commercial uses should not be located on road segments between two sequential intersections of traffic facilities, shown on the Long Range Transportation Plan, unless more than 50 percent of the total road frontage is developed as existing permanent commercial development.

## Standards

Shall include the following:

- » Residential Use – Shall not exceed a density of 24 units per acre. Residential use shall not be permitted in the Coastal Storm Area.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 24 units per acre.
- » Transient Accommodation Use – Shall not exceed: (1) forty (40) units per acre; or (2) in the alternative, if designated on the Zoning Atlas with the Transient Accommodation Use Overlay, the following density and intensity standards shall apply to permanent transient accommodation uses, subject to a project meeting the requirements of the Pinellas County Land Development Code pertaining to the Transient Accommodation Use Overlay (which include execution of a development agreement): sixty (60) units per acre; a floor area ratio (FAR) of 1.2; and an impervious surface ratio (ISR) of 0.90.
- » Nonresidential Use – Except as provided for in the above standards for transient accommodation use, shall not exceed a floor area ratio (FAR) of 0.55; and shall not exceed a maximum impervious surface ratio (ISR) of 0.90.
- » When located within a Target Employment Center – Shall not exceed an FAR of 1.1 for Manufacturing, Office and Research/Development uses.
- » 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.



## EMPLOYMENT [ E ]

### Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, with a broad range of employment uses; and so to encourage the reservation and use of areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

### Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Research/Development-Light; Research/Development-Heavy; Manufacturing-Medium; Manufacturing-Light; Wholesale/Distribution; Storage/Warehouse (no self-storage)
- » Secondary Uses – Office; Accessory Retail Commercial; Personal Service/Office Support; Commercial/Business Service Support; Transient Accommodations within Permanent Structures; Marina Facilities; Transportation/Utility; Accessory Residential Dwellings

### Locational Characteristics

This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses, and with good access to transportation and utility facilities such as the major collector, arterial and thoroughfare highway network, rail facilities, water transport facilities, airports, and mass transit.

### Standards

Shall include the following:

- » Transient Accommodation Use – Shall not exceed: (1) fifty (50) units per acre; or (2) in the alternative, if designated on the Zoning Atlas with the Transient Accommodation Use Overlay, the following density and intensity standards shall apply to permanent transient accommodation uses, subject to a project meeting the requirements of the Pinellas County Land Development Code pertaining to the Transient Accommodation Use Overlay (which include execution of a development agreement): seventy-five (75) units per acre, a floor area ratio (FAR) of 1.5 and an impervious surface ratio (ISR) of 0.85.
- » All Other Uses – Shall not exceed a floor area (FAR) of 0.65, nor an impervious surface ratio (ISR) of .85.
- » When located in a Target Employment Center – Shall not exceed an FAR of 1.3 for Manufacturing, Office, and Research/Development uses.
- » Industrial: Residential Use – An appropriate buffer as determined by the Pinellas County Land Development Code shall be provided in and between the Employment category and an adjoining Residential classification.
- » 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.

IG

## INDUSTRIAL GENERAL [ IG ]

## 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 general industrial manner, and so as to encourage the reservation and uses of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Research/Development-Light; Research/Development-Heavy; Manufacturing-Light; Manufacturing-Medium; Manufacturing-Heavy; Wholesale/Distribution; Storage/Warehouse (no self-storage); Agricultural Processing; Vehicular Salvage
- » Secondary Uses –Transportation/Utility; Solid Waste/Refuse Disposal, Transfer, Recycling Facility; Electric Power Generation Plant; Marina Facilities; Office; Accessory Retail Commercial; Accessory Personal/Business Service; Accessory Commercial/Business Service; Accessory Residential Dwellings

## Locational Characteristics

This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access and adequate buffering of adverse noise, odor, or emissions; with good access to transportation and utility facilities such as the arterial and thoroughfare highway network, rail facilities, mass transit, airports, and water transport facilities.

## Standards

Shall include the following:

- » No use shall exceed a floor area ratio (FAR) of 0.75, nor an impervious surface ratio (ISR) of 0.95.
- » When located in a Target Employment Center – Shall not exceed an FAR of 1.5 for Manufacturing, Office, and Research/Development uses.
- » Retail Commercial; Personal/Business Service; and Commercial/Business Service – Shall be allowed only as accessory uses, located within the structure to which it is accessory, and not exceed twenty-five (25) percent of the floor area of the principal use to which it is accessory.
- » Industrial; Other Use – An appropriate buffer as determined by the Pinellas County Land Development Code shall be provided in and between the Industrial General category and an adjoining plan classification other than Employment or Transportation/Utility.
- » See 'Additional Standards' section of these Category Descriptions and Rules.

**TEC**

# TARGET EMPLOYMENT CENTER [ TEC ]

## Purpose

It is the purpose of this category to depict, utilizing an overlay, those areas of the County that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – See applicable underlying categories.
- » Secondary Uses – See applicable underlying categories.

## Locational Characteristics

As depicted on the Pinellas County Countywide Land Use Plan Map, this category is generally appropriate to those areas based on their size, concentration of, and potential for, target employment opportunities, i.e., those employers and industries paying above-average wages and producing goods and services for sale and consumption that import revenue to the community.

## Standards

Shall include the following:

- » Densities and intensities will be guided per the underlying plan categories, plus a 100% intensity bonus for Manufacturing, Office, and Research/Development uses.
- » The minimum size to establish a TEC overlay area shall be ten (10) acres.

## P

## PRESERVATION [ P ]

## Purpose

It is the purpose of this category to depict those areas of the County that are now characterized, or appropriate to be characterized, as a natural resource feature worthy of preservation; and to recognize the significance of preserving such major environmental features and their ecological functions.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Open and undeveloped consistent with the following natural resource features and considerations: Tidal Wetlands and Non-tidal Wetlands; Undeveloped Barrier Islands and Spoil Islands; 25-year Floodplains; Natural Drainage-ways; Land Seaward of the Coastal Construction Control Line; Beach and Dune Systems; Habitat for endangered or threatened species; and such additional areas determined to have environmental significance and recognized in the Pinellas County Comprehensive Plan.

## Locational Characteristics

This category is generally appropriate to areas of major ecological functions, as described in the Natural Resource Conservation and Management Chapter; and in areas where environmental features preserved in their natural state greatly lessen the need for governmental urban support facility expenditures. In recognition of the natural conditions which they are intended to preserve, these features will frequently occur in a random and irregular pattern interposed among the other plan categories.

## Standards

Shall include the following:

- » Preservation areas shall remain in essentially their natural condition with no development being permitted in these areas.
- » Nonresidential Use - shall not exceed a floor area ratio (FAR) of .10, nor an impervious surface ratio (ISR) of .20. Transfer of development rights shall be allowed consistent with Part 2 of the Future Land Use Map Category Descriptions and Rules.
- » Where the mapped delineation of these areas is inconclusive due to the scale of the FLUM or the nature of the environmental feature, mapping of the actual boundary at an appropriate scale will depend upon a field determination during the specific project review.





# PRESERVATION - RESOURCE MANAGEMENT

## [ P-RM ]

### Purpose

It is the purpose of this category to depict those areas of the County where the conservation and management of important natural and potable water resources is a priority, and to recognize those functional open space areas that are essential to the health, safety, and welfare of the County's residents. In addition, this category is compatible with the provision of resource-based recreation.

### Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Natural resource conservation and management, watershed management, resource-based recreation, environmental education and research, wellfield protection and groundwater recharge, replacement/repair of water infrastructure, groundwater monitoring, and site alterations that further and are compatible with these predominantly undeveloped open space uses.

### Locational Characteristics

This category is generally appropriate to depict those environmentally important open space areas where the protection and management of the natural resources, including potable water resources is a priority. In addition, resource-based recreational uses are compatible with this category.

### Standards

Shall include the following:

- » No use shall exceed a floor area ratio (FAR) of 0.05 nor an impervious surface ratio (ISR) of 0.10, based on the area of the project site.
- » Low impact, pervious, development techniques are encouraged.
- » Transfer of development rights shall be allowed consistent with Part 2 of the Future Land Use Category Descriptions and Rules.

**RMO-1****RMO-2**

# RESOURCE MANAGEMENT OVERLAY

## [ RMO-1 & RMO-2 ]

### Purpose

It is the purpose of this category to depict those areas of the County where the conservation and management of important potable water resources is a priority, and to recognize those areas that are critical to the production and management of the regional potable water supply and the health, safety, and welfare of the County's residents, consistent with the natural resources of the area.

### Use Characteristics

Those uses appropriate to and consistent with this category include projects that enhance or support the provision of potable water. Specifically:

- » The RMO-1 category allows for wellfields and non-vertical water supply infrastructure/structures on those lands that are assets of Pinellas County Utilities or Tampa Bay Water (including necessary supporting appurtenances and structures) that facilitate provision of high quality potable water.
- » The RMO-2 category allows for RMO-1 uses as well as vertical water supply infrastructure/structures as may be required to support the provision of high quality potable water.

Those primary uses listed in the underlying principal Plan category are also permitted.

### Locational Characteristics

The RMO-1 category is appropriate for properties designated as P-RM that are assets of Pinellas County Utilities or Tampa Bay Water.

The RMO-2 category is appropriate for properties designated as P-RM that are assets of Pinellas County Utilities or Tampa Bay Water and are located generally north of Keystone Road, west of the eastern boundary of Section/Township/Range (STR) 02/27/16 and STR 11/27/16, or located within and immediately north of the CSX (former) railroad corridor and immediately east of the eastern boundary of STR 11/27/16.

The location of vertical water supply infrastructure/structures within properties designated with the RMO-2 category is based on an assessment of the project needs and the ability to locate the planned use in a location that considers sound engineering principles, environmental compatibility and function, and economic feasibility. Location will be determined by the ability to comply with all regulatory requirements, including current environmental regulations and any approved preserve management plan(s). Final decisions regarding the location of vertical water supply infrastructure/structures within the area of the Overlay shall be the responsibility of the Pinellas County Board of County Commissioners. Prior to making a final decision, Pinellas County will provide general notice to the public, and two public informational meetings will be held to provide interested citizens with the opportunity to review the proposal for locating vertical water supply infrastructure/structures and provide comments. Following the two public informational meetings, the Board of County Commissioners will conduct a public hearing on the proposal before rendering a final decision. In addition, before a final decision is made regarding the location, the Pinellas County Housing and Community Development Department will review the proposed location for compliance with the adopted Pinellas County Comprehensive Plan.

## Standards

Shall include the following:

- » For properties designated with the RMO-1 category, no use shall exceed a floor area ratio (FAR) of 0.05 nor an impervious surface ratio (ISR) of 0.10, based on the area of the project site.
- » Vertical water supply projects within the RMO-2 category, including site plan related alterations (e.g., impervious surfaces such as parking, paved roads, and detention/retention ponds) when combined cannot exceed 260 cumulative acres.
- » For properties designated with the RMO-2 category, no use shall exceed a floor area ratio (FAR) of 0.05 nor an impervious surface ratio (ISR) of 0.10, based on the area of the project site, unless the following conditions apply:
  - » Vertical water supply infrastructure/structures shall not exceed an FAR of 0.25 and an ISR of 0.50, calculated based on the area of the project site within the 260 acres that would permit these vertical water supply uses; and
  - » If a reservoir is constructed within the 260 acres that would permit vertical water supply infrastructure/structures, the reservoir may be permitted up to a maximum ISR of 0.50, calculated based on the area of the project site, and any other vertical water supply infrastructure/structures shall not exceed an FAR of 0.25 and an ISR of 0.50 based on the area of the project site within the remaining portion of the 260 acres not used as a reservoir.
- » Low impact, pervious, development techniques are encouraged.

**R/OS****RECREATION/OPEN SPACE [ R/OS ]**

## Purpose

It is the purpose of this category to depict those areas of the County that are now used, or appropriate to be used, for open space and/or recreational purposes; and to recognize the significance of providing open space and recreational areas as part of the overall land use plan.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Public/Private Open Space; Public/Private Park; Public Recreation Facility; Public Beach/Water Access; Golf Course/Clubhouse

## Locational Characteristics

This category is generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the County; and in recognition of the natural and man-made conditions which contribute to the active and passive open space character and recreation use of such locations.

## Standards

Shall include the following:

- » No use shall exceed a floor area ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60.
- » Transfer of development rights shall be allowed consistent with Part 2 of these Rules.



# INSTITUTIONAL [ I ]

## Purpose

It is the purpose of this category to depict those areas of the County that are now used, or appropriate to be used, for public/semipublic institutional purposes; and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Public/Private Schools, Colleges, Hospital, Medical Clinic; Community Assembly Facility; Cemetery; Social/Public Service Agency; Child Day Care; Fraternal, Civic Organization; Government Office Building, Courthouse; Library; Public Safety Facility, Emergency Medical Service Building; Convention Center
- » Secondary Uses – Residential; Residential Equivalent; Recreation/Open Space

## Locational Characteristics

This category is generally appropriate to those locations where educational, health, public safety, civic, religious and like institutional uses are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

## Standards

Shall include the following:

- » Residential Use – Shall not exceed twelve and one-half (12.5) dwelling units per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 dwelling units per acre.
- » All Other Uses – Shall not exceed a floor area ratio (FAR) of .65, nor an impervious surface ratio (ISR) of .85.

T/U

## TRANSPORTATION/UTILITY [ T/U ]

## Purpose

It is the purpose of this category to depict those areas of the County that are now used or appropriate to be used, for transport and public/private utility services; and to recognize such areas consistent with the need, character and scale of the transport/utility use relative to surrounding uses, transportation facilities, and natural resource features.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Airport, Seaport, Marina; Coast Guard, Customs Facility; Electric Power Generation Plant; Utility Transmission Line; Municipal Water Supply; Wastewater Treatment Facility; Solid Waste/Refuse Disposal, Transfer, Recycling Facility; Public Works Garage/Storage; Electric Power Substation; Telephone Switching Station
- » Secondary Uses – Storage/Warehouse; Recreation/Open Space

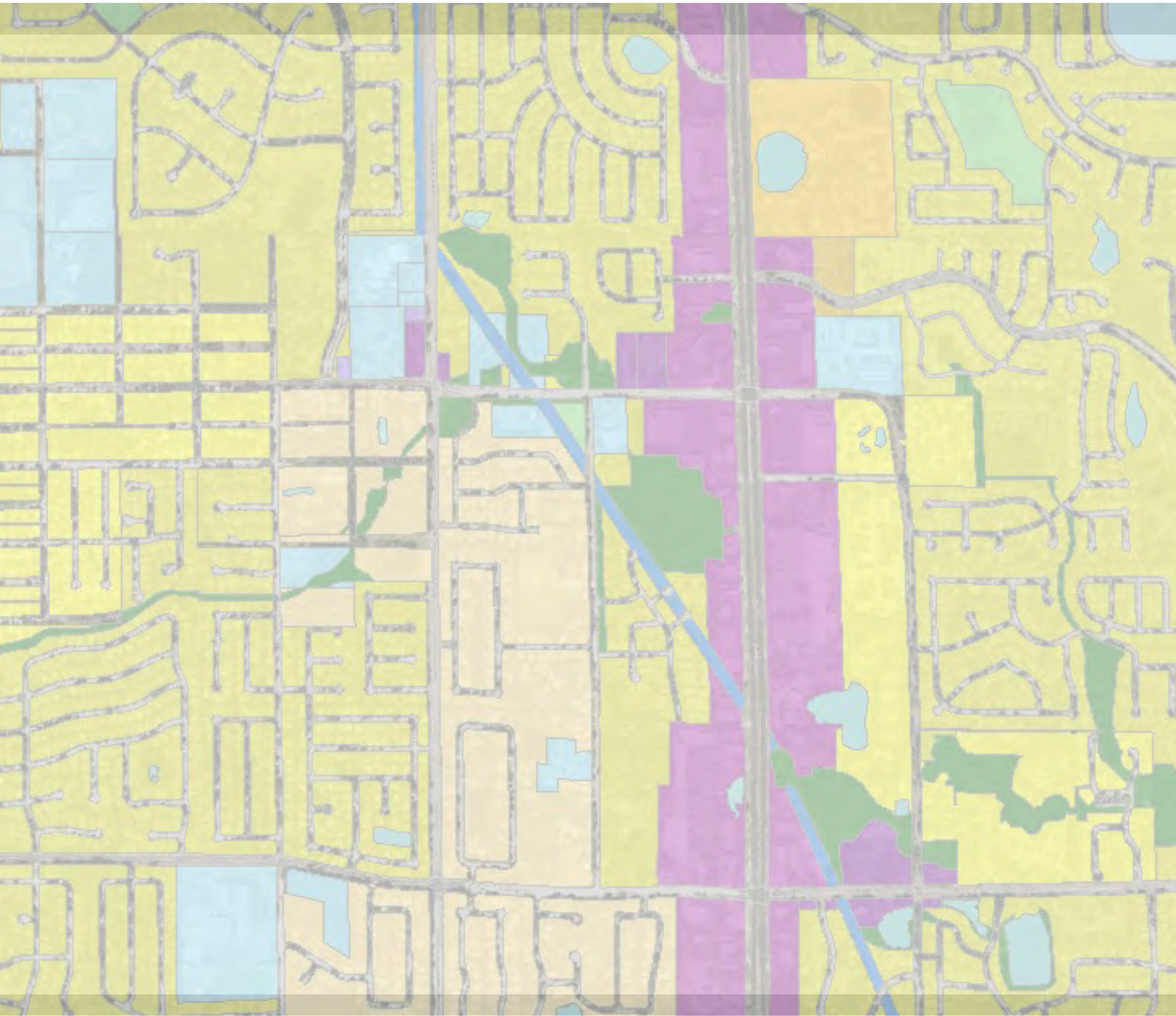
## Locational Characteristics

This category is generally appropriate to those air and sea transport terminals, utility installations, major transmission lines, refuse disposal and public works facilities serving the County; and to reflect the unique siting requirements and consideration of adjoining uses required in the placement of these facilities.

## Standards

Shall include the following:

- » No use shall exceed a floor area ratio (FAR) of .70, nor an impervious surface ratio (ISR) of .90.
- » An appropriate buffer as determined by the Pinellas County Land Development Code shall be provided within and between the Transportation/Utility category and any other adjoining plan classification, other than Employment and Industrial General.
- » Where a utility transmission line otherwise included within this category is located in an easement as distinct from a right-of-way, this category may be shown as an overlay, superimposed over, and applicable in addition to, the otherwise applicable underlying plan category.



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## Community Overlays

Pinellas County has identified several unique neighborhoods and communities with a Community Overlay designation. This designation is identified as an overlay district on the Future Land Use Map. The respective district is established to enhance a defined community's unique identity and provide guidance for decision makers to ensure that future decisions are aligned with the community's established vision.

Pinellas County is discouraging the adoption of new Community Overlays and instead is implementing a Community Planning program to address the unique character and development vision of local areas. The existing Community Overlays were included in this section to ensure that they remain formally recognized and utilized in the planning process.

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**AR**

Alderman Residential Rural Community Overlay

**TV**

Tierra Verde Community Overlay

**OC**

Ozona Community Overlay

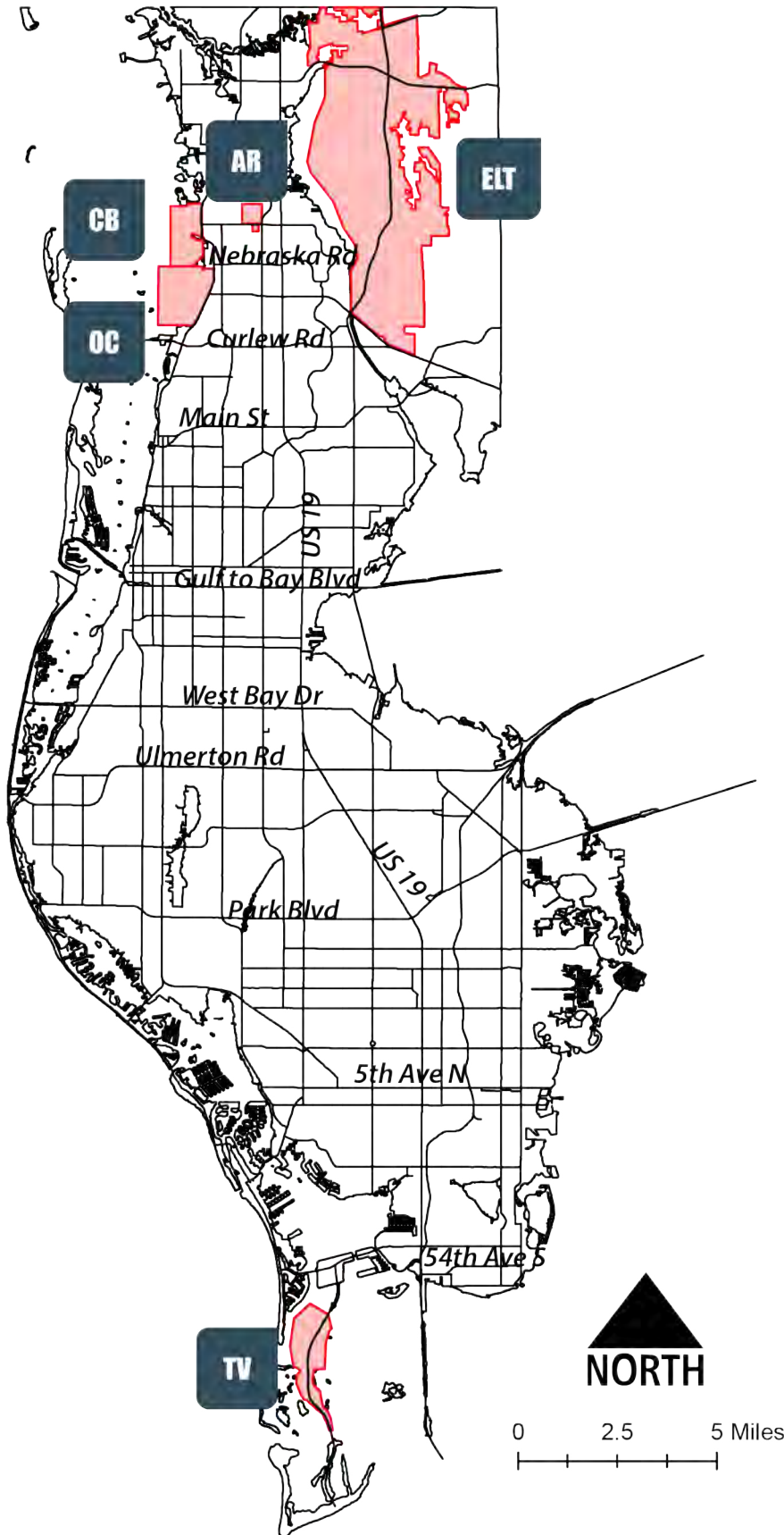
**ELT**

East Lake Tarpon Community Overlay

**CB**

Crystal Beach Community Overlay





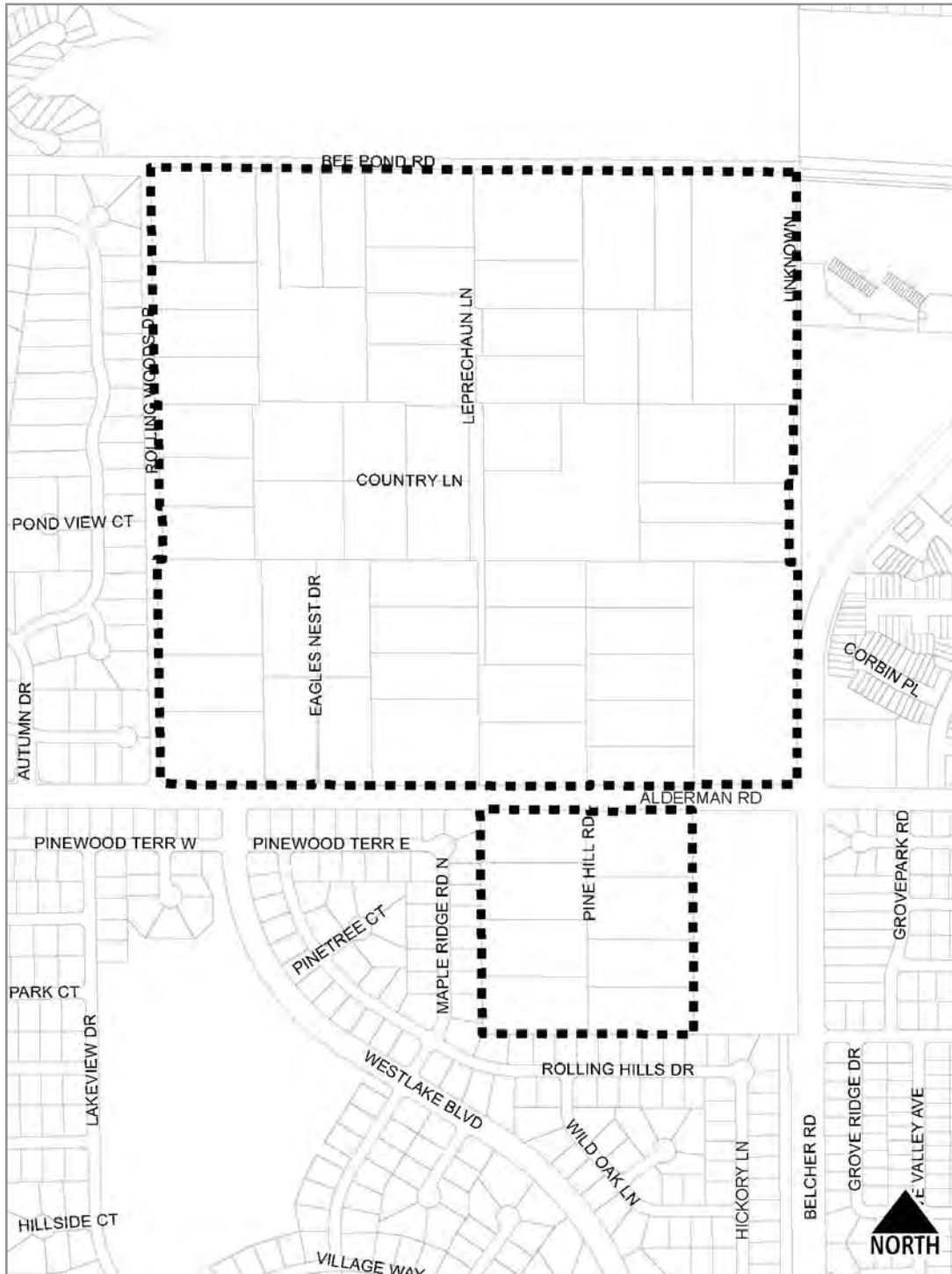
AR

# ALDERMAN RESIDENTIAL RURAL COMMUNITY OVERLAY [ AR ]

## Policies

- » **POLICY AR 1:** Pinellas County recognizes the significant contribution that the rural character of the Alderman Residential Rural Community makes toward providing a diverse mix of neighborhoods in urbanized Pinellas County; therefore, decisions by Pinellas County and its representatives will take into consideration the need to preserve and support the Community's rural character.
- » **POLICY: AR 2:** To help preserve the Alderman Residential Rural Community's rural character, a residential density of no greater than 0.5 units per acre shall be the preferred land use on the Pinellas County Future Land Use Map; therefore, increases in density will be discouraged within the Alderman Community Overlay.
- » **POLICY AR 3:** An application to amend the Pinellas County Future Land Use Map (FLUM) for a parcel of land within the Alderman Residential Rural Community Overlay to increase the permitted residential density above 0.5 residential unit per acre shall require a corresponding amendment to the Future Land Use Map series within the Pinellas County Comprehensive Plan to remove the subject parcel from the Alderman Residential Rural Community Overlay. A proposed amendment to the boundaries of the Alderman Residential Rural Community Overlay and a proposed amendment to increase residential density within the Overlay shall not be considered small scale development amendments as described in s.163.3187(1)(c) of the Florida Statutes.

# Alderman Residential Rural Community Overlay Map



TV

## TIERRA VERDE COMMUNITY OVERLAY [ TV ]

## Vision

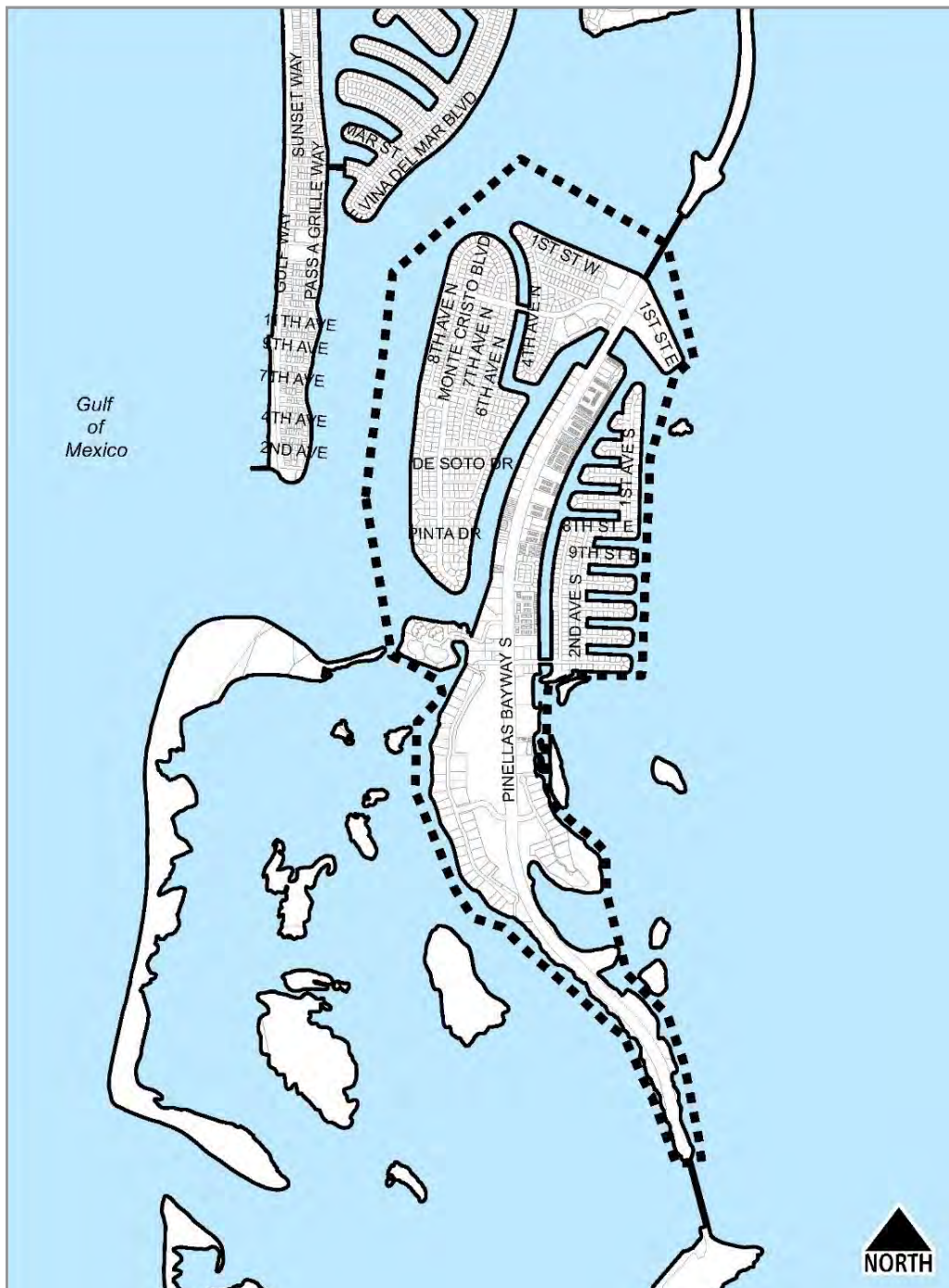
Tierra Verde is a beautiful, tranquil, family-oriented residential island community, surrounded by natural lands, the Gulf of Mexico and Tampa Bay. Small businesses and commercial uses serve to complement and support island residents. The surrounding waters support a thriving recreational boating industry with marinas and boat access points that are complementary to the character and scale of the community.

## Objectives & Policies

- » **OBJECTIVE TV 1:** The Board of County Commissioners will utilize a Community Overlay to define and recognize Tierra Verde as a cohesive community and their decisions will support the local vision, community character, and natural environment.
  - » **POLICY TV 1.1:** Land use, zoning and conditional use decisions by Pinellas County that affect properties in Tierra Verde should be compatible with the Island’s established residential development pattern, allow for recreational boating opportunities where consistent with the Island’s character, and/or enhance the viability of local businesses that serve the community.
  - » **POLICY TV 1.2:** The quality of life and residential character of the Tierra Verde community will be protected by retaining sufficient acreage on the Future Land Use Map for businesses that serve the local residents, by supporting recreational boating, by establishing community gathering places, and by respecting and protecting the natural environment that surrounds the Island.
  - » **POLICY TV 1.3:** All development on the Island should be compatible with the community and surrounding residential properties, and fit within the height, scale and criteria of current development regulations.
  - » **POLICY TV 1.4:** The siting of boat access facilities and services on the Island will be consistent with the siting criteria included in the Coastal Management Chapter of the Pinellas County Comprehensive Plan.
  - » **POLICY TV 1.5:** Pinellas County will consider Tierra Verde’s coastal vulnerability when making land use, zoning and conditional use decisions in the community.
  - » **POLICY TV 1.6:** Pinellas County will work to enhance communication between the County and Tierra Verde businesses and residents.
- » **OBJECTIVE TV 2:** The natural surroundings of Tierra Verde will be preserved and enhanced as they provide a vital coastal habitat function as well as a resource-based recreation function dependent on a coastal location.
  - » **POLICY TV 2.1:** Land use, zoning, conditional use and project decisions by Pinellas County and other agencies will place a priority on the protection of native vegetation, terrestrial and marine habitats and dependent species.
  - » **POLICY TV 2.2:** Pedestrian and bicycling connectivity on the Island, and to connect to points off the island, will be maintained and improved where feasible, as well as opportunities for kayaking and non-motorized water access.

- » **OBJECTIVE TV 3:** Identify and prioritize infrastructure improvements necessary to maintain public safety and quality of life in Tierra Verde.
- » **POLICY TV 3.1:** Pinellas County will identify infrastructure improvements that support the Vision for Tierra Verde and include them within the Capital Improvements Element of the Pinellas County Comprehensive Plan and/or in other applicable implementing plans or programs,
- » **POLICY TV 3.2:** In determining priorities for infrastructure improvements Pinellas County will consider input from the community.

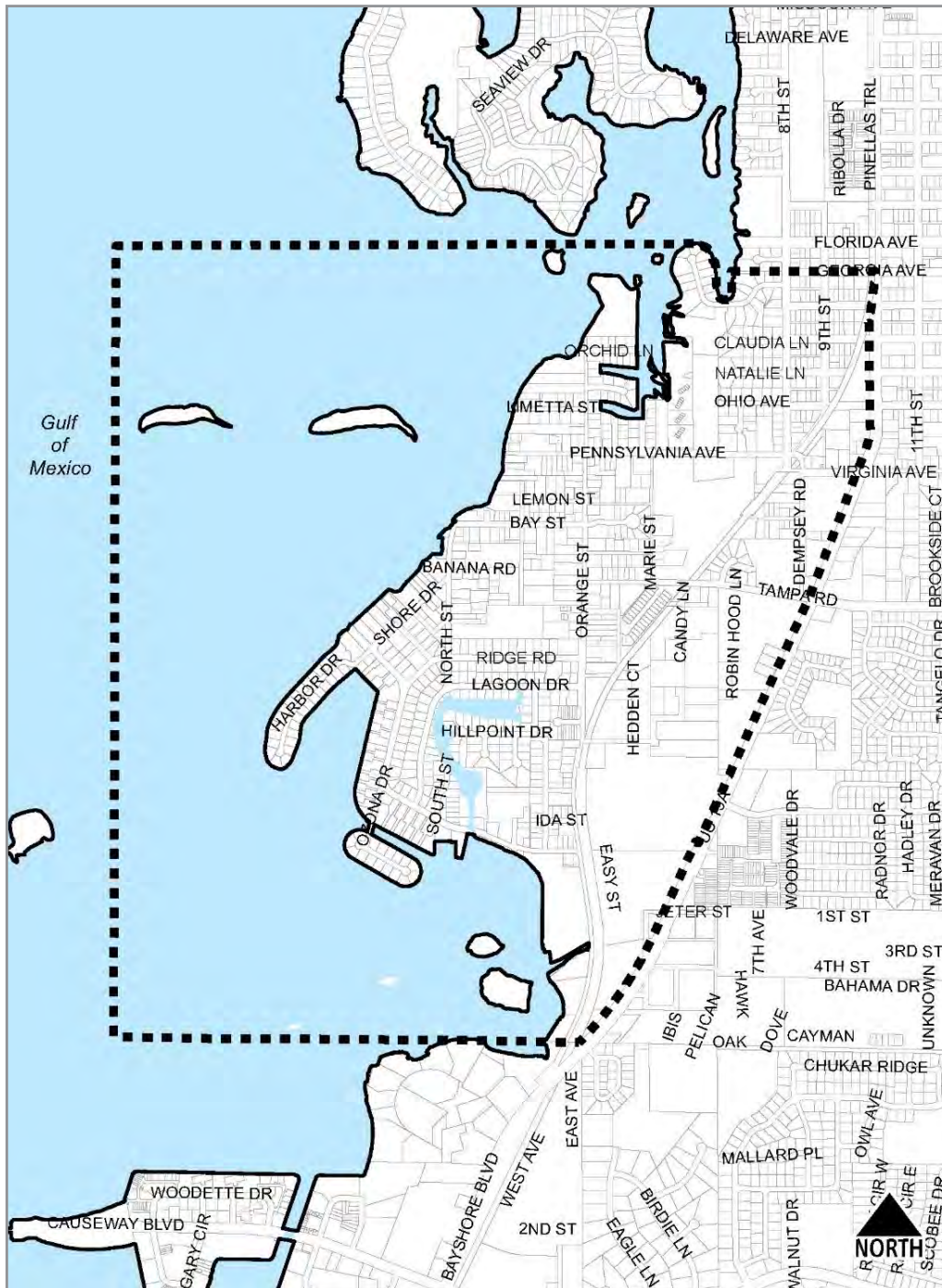
## Tierra Verde Community Overlay Map



## Objectives & Policies

- » **OBJECTIVE OC 1:** The Board of County Commissioners will adopt a Community Overlay to define and recognize Ozona as a distinct Pinellas County community.
- » **POLICY OC 1.1:** The following statements define the distinct characteristics and features of the Ozona Community that have been identified by the Community and are recognized by the Board:
  - » Ozona has a history that dates back to the 1880s. Ozona was one of the original communities in Pinellas County. Evidence of this remains with not only a number of buildings, structures, and features in the community but also with many artifacts that have been preserved or discovered over the years. This heritage is valued not just because the singular value of each feature but also due to their composite and cumulative value as the origin and heritage of the community. It is the intent that these historic features be preserved, enhanced and, where possible, replicated.
  - » Ozona has many environmental features which include coastal waters and indigenous marine life, remnants of a natural shoreline with its associated vegetation and wildlife, inland wetlands and uplands with their associated vegetation and wildlife, and a large bird population. These features are woven into the development fabric of Ozona as an intrinsic part of the community. It is the intent that these environmental features be preserved and enhanced not only for the benefit of the residential community but also to support environmental diversity now and for the future.
  - » Ozona has a strong sense of community identity reflected in the general atmosphere and neighborly connectedness. There are many activities in the community that assist and further a sense of community. Since the community is composed of the people within it, it is important to provide opportunities for people to maintain their sense of community and to maintain their relationships. Community features such as activity centers and points of interest further these relationships. It is the intent to ensure that community features such as the post office, the Village Hall, Pinellas Trail, the elementary school, neighborhood gathering points, friendly developed areas, safe walking roadways, and vantage points to appreciate the environment are fostered and supported.
  - » Ozona in recent years has become well established as a livable community. This was initially the result of the County Commission passing a resolution establishing Ozona as a golf cart community. That resolution established guidelines that not only permitted golf carts but defined a related set of safety procedures that the community has embraced. This form of transportation is very compatible with the pedestrian and bicycle friendly environment that also exists within the community thereby making Ozona a livable community. It would be the intent to continue to support these livable community aspects within Ozona.
  - » Ozona demonstrates a unique character of development where there is a diverse mix of residential and commercial activities and land-use, that has evolved in a compatible way. The businesses in their recognized areas are considered community assets which benefits and provides commercial opportunities to people without the need to leave the community. Marinas provide an ambiance that is consistent with the waterfront heritage of Ozona. Residential development has developed in a low intensive character that is accepted in the community as the preferred development pattern. It is the intent to continue these compatible relationships between residential, commercial, and various land use types within Ozona.

# Ozona Community Overlay Map





# EAST LAKE TARPON COMMUNITY OVERLAY

## [ ELT ]

## Vision

East Lake Tarpon is a beautiful, predominately family-oriented residential area in the unincorporated area of northern Pinellas County. It is generally bordered to the west by Lake Tarpon, to the east by the Brooker Creek Preserve, to the north by the Pasco County boundary and to the south by Tampa Road, excluding the City of Oldsmar. Small businesses and limited commercial uses serve to support the residents of the community. Lake Tarpon to the west provides recreational boating activities and the community's natural lands provide many passive resource-based recreation opportunities to the residents. This area is known for its quiet, scenic neighborhoods of unique residential communities and limited small businesses providing a safe and fun place to grow up. [12-13]

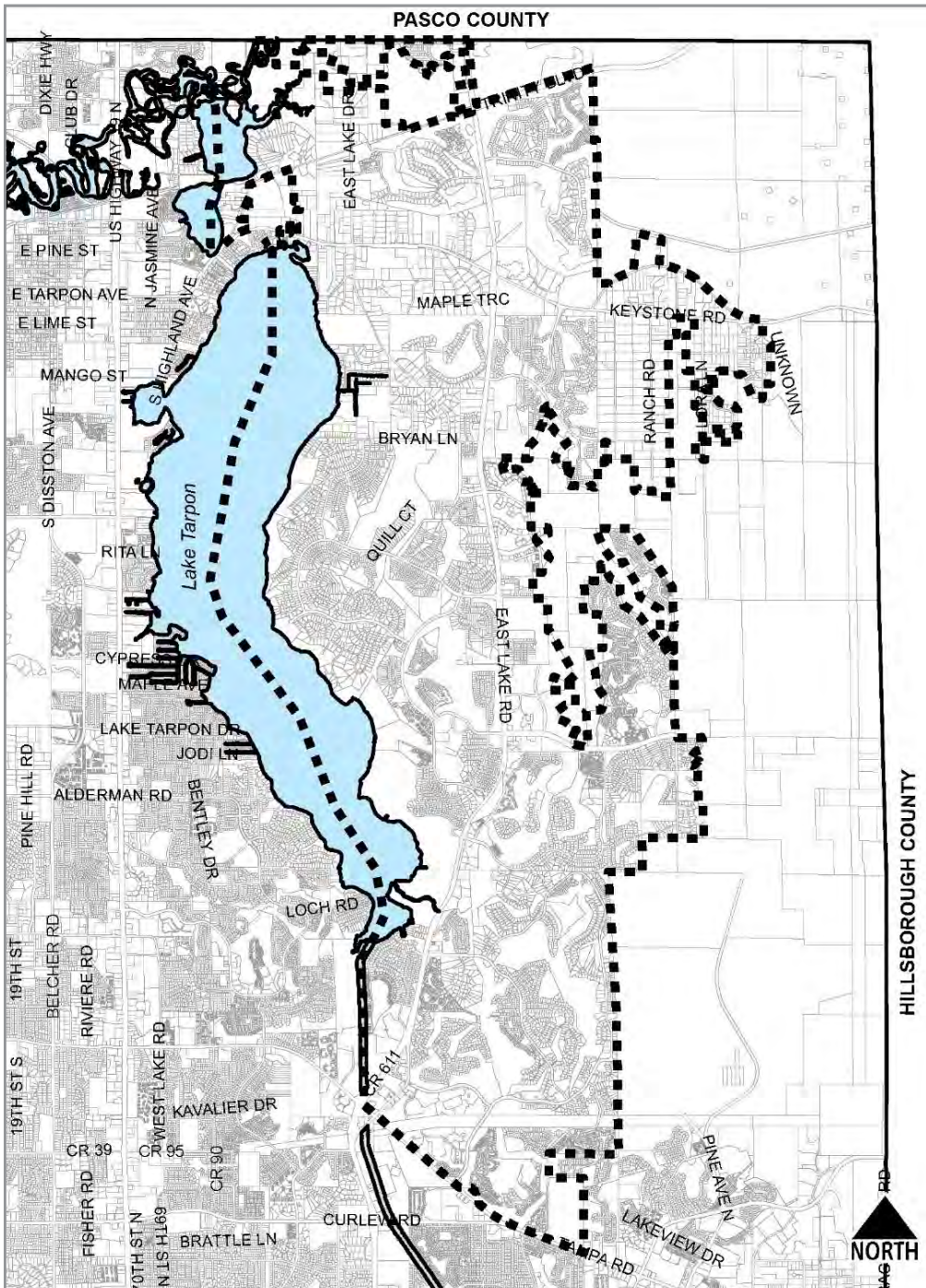
## Objectives & Policies

- » **OBJECTIVE ELT 1:** The Board of County Commissioners will utilize a community overlay to define East Lake Tarpon as a cohesive community and their decisions will support the local vision, community character and natural environment. Small businesses support the residential character of the community. Maintaining the community's quality of life, low-density residential character, and expansive open spaces is to be considered before any zoning changes or increased densities are considered.
- » **POLICY ELT 1.1:** Land use, zoning and conditional use decisions by Pinellas County that affect properties in East Lake Tarpon should be compatible with the established residential development pattern and passive recreation areas, allow for recreational boating, fishing and water activities consistent with the character of East Lake Tarpon, and/or enhance the viability of local businesses that serve the community.
- » **POLICY ELT 1.2:** The quality of life and the residential character of the East Lake Tarpon community will be protected by retaining sufficient acreage on the Future Land Use Map (FLUM) for businesses that serve the local residents, by supporting local boating, by establishing local gathering places, and by protecting the natural environment that defines the character of the community.
- » **POLICY ELT 1.3:** All future development in East Lake Tarpon should be compatible with the community and fit within the community's characteristic land use types, density, height, and scale.
- » **POLICY ELT 1.4:** Pinellas County will consider the residential and scenic use of East Lake Tarpon when making land use, zoning and conditional use decisions in the community to preserve the green space that helps define the quality of life.
- » **POLICY ELT 1.5:** Pinellas County will work to enhance strong communications between the County and East Lake Tarpon businesses and residents.
- » **POLICY ELT 1.6:** The natural areas within East Lake Tarpon will be protected or enhanced, as they provide boating and resource-based recreation functions for the residents who choose to live near these scenic lands.
- » **POLICY ELT 1.7:** Land use, zoning, conditional use and project decisions by Pinellas County and other agencies will place a priority on the protection of natural land resources, lake and estuary habitats and dependent species.
- » **POLICY ELT 1.8:** The County will strive to maintain the scenic corridor designation of East Lake Road (County Road 611) and Keystone Road (County Road 582), and consider this residential-oriented scenic corridor designation when evaluating land use and zoning changes within the corridors or expansion of commercial zones in the East Lake Tarpon area.



- » **OBJECTIVE ELT 2:** Identify and prioritize infrastructure improvements necessary to maintain public safety and quality of life of East Lake Tarpon.
- » **POLICY ELT 2.1:** Pinellas County will identify infrastructure improvements that support the Vision for East Lake Tarpon and include them within the Capital Improvements Element of the Pinellas County Comprehensive Plan and/or in other applicable implementing plans or programs, if financially feasible.
- » **POLICY ELT 2.2:** In determining priorities for infrastructure improvements, Pinellas County will consider input from the community.

## East Lake Tarpon Community Overlay Map



## Vision

Crystal Beach is a distinct Pinellas County Community. The following characteristics help define its history, character and natural environment, demonstrating that the Community is unique and worthy of special recognition and consideration by the Board of County Commissioners:

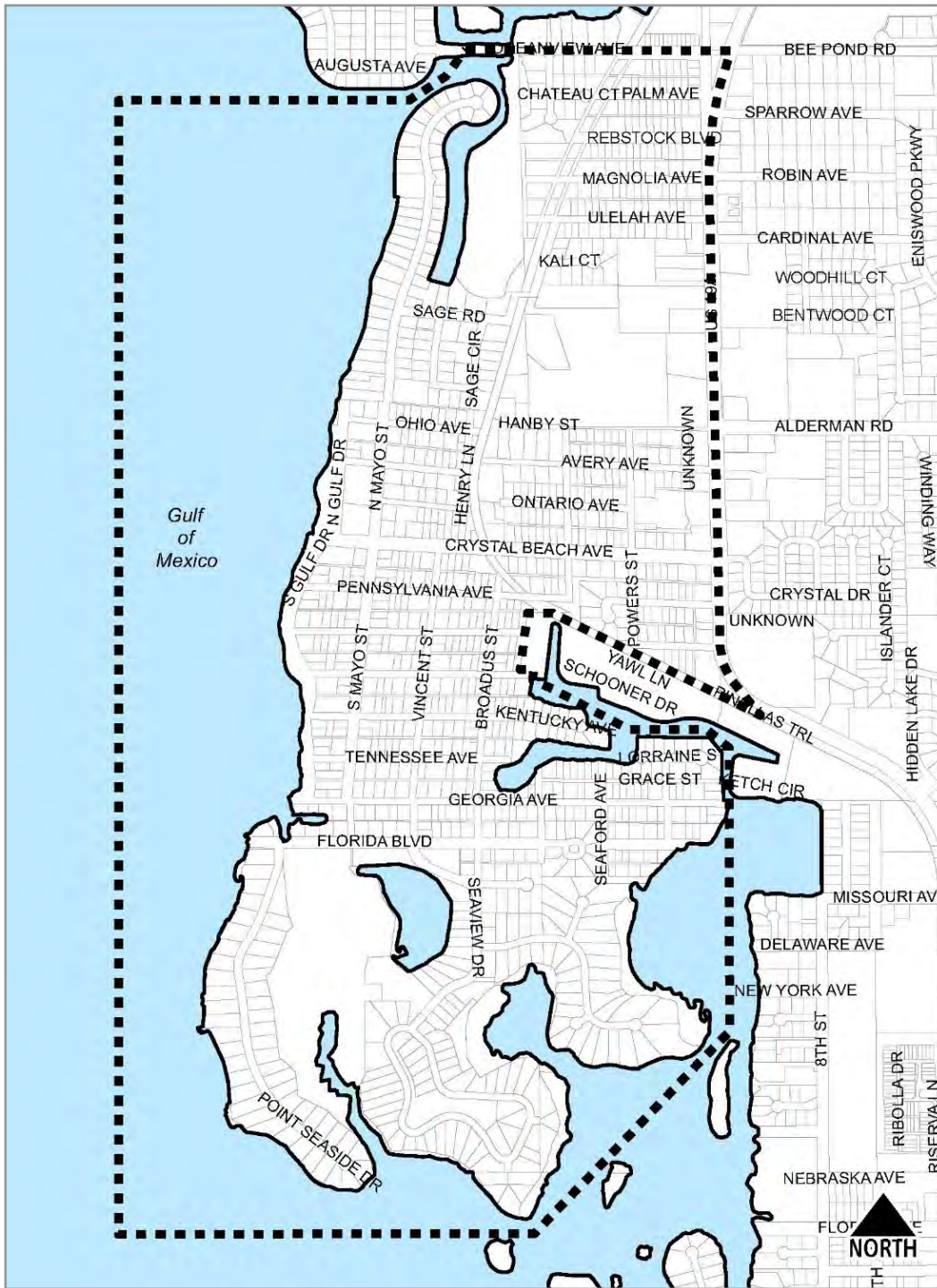
- » Crystal Beach is a small, largely residential, unincorporated area in northern Pinellas County. The Crystal Beach Community Overlay Boundary is generally bordered to the west by St. Joseph’s Sound, to the east by U.S. Alternate 19 North, the Pinellas Trail, Avery Bayou and Sutherland Bayou, to the north by Oceanview Avenue and to the south by Sutherland Bayou and St. Joseph’s Sound.
- » Crystal Beach is one of the original communities in Pinellas County with homesteading beginning in the 1850’s. In 1912, A.D. Powers and J.D. Hanby platted a traditional grid street layout, which included a main boulevard and alleyways that promote connectivity, along with abundant natural features such as Live Oak Park and a public waterfront path along St. Joseph’s Sound. This original layout contributes to Crystal Beach being a pedestrian, bicycle and golf cart-friendly Community with an “Old Florida” feel that lives on to this day.
- » Foundational to the character of Crystal Beach is the long-established, paved and shell pathway and public area along St. Joseph’s Sound, bordered by mangroves. This path (referred to as Gulf Shore Park by Powers and Hanby) allows the public - both residents of and visitors to Crystal Beach—to enjoy peaceful walks along the water.
- » The area’s many environmental features include coastal waters, indigenous marine life, Chautaugua Lake fed by natural springs, and a largely unsullied natural shoreline along St. Joseph’s Sound and into Sutherland and Avery Bayou. It contains wetlands and uplands and their associated vegetation and wildlife, as well as a large population of native birds and waterfowl. Mangroves border the unpaved portion of the public path that runs along the Sound.
- » There is a strong sense of community in Crystal Beach. Powers and Hanby’s original vision of a quiet place where people could relax, fish, walk, and “enjoy life and talk to neighbors” is a reality today.

## Objectives & Policies

- » **OBJECTIVE CB 1:** The Board of County Commissioners will utilize a Community Overlay to define and recognize Crystal Beach as a cohesive community and as a means to identify and support the local vision, community character and natural environment.
  - » **POLICY CB 1.1:** Land use, zoning, and conditional use decisions that affect properties located within the Crystal Beach Community Overlay should be compatible with the Community’s primarily low-density residential development pattern.
  - » **POLICY CB 1.2:** Pinellas County will consider the historical and functional integrity of the Revised Plat of Crystal Beach (which resulted in largely low-density residential development in a traditional grid pattern layout with a main boulevard and alleyways that promote connectivity) when making land use, zoning, conditional use and site plan decisions for properties located within the boundaries of the Revised Plat of Crystal Beach. The boundaries of the Revised Plat of Crystal Beach are defined as Georgia Avenue to the south, Alternate U.S. Highway 19 to the east, lots on the north side of Avery and Ohio Avenues to the north, and Gulf Drive to the west. (The Revised Plat of Crystal Beach shall be considered a subset of the Crystal Beach Community Overlay, and Policy CB 1.2 shall only be applicable to properties located within the boundary of the Revised Plat of Crystal Beach as described herein. The Crystal Beach Community Overlay Boundary as described in the Vision and as depicted in Exhibit A of Ordinance No. 16-55, and is applicable to Policies CB 1.1 and 1.3 through 1.7.

- » **POLICY CB 1.3:** Decisions by Pinellas County and other agencies that affect the use and development of land located within the Crystal Beach Community Overlay will place a priority on the protection of the recreational spaces and assets, natural and historic resources, and the natural environment, including mangrove and other estuary habitats and the dependent species associated with them.
- » **POLICY CB 1.4:** A coastal shoreline path, comprised of the paved and unpaved public right-of-way along St. Joseph's Sound from Ohio Avenue to Georgia Avenue, has existed as a public amenity since Crystal Beach was originally platted and represents an integral and defining public feature of the Community, providing public access to the scenic waterfront. County staff will work with the County's Historic Preservation Board and the Crystal Beach Community and the owners of the private property along the coastal shoreline path to explore preservation of the path as a landmark site as allowed under the County's historic preservation ordinance in recognition of its significance to the Community and the County. It is not the intent of this policy to impact private property rights.
- » **POLICY CB 1.5:** Live Oak Park, as depicted on Exhibit A of Ordinance 16-55, was set aside in the early 1960s to serve as an important gathering place for the Community and will be protected for its historic, environmental and community value. Pinellas County and other agencies will consider these factors when making any decisions affecting Live Oak Park.
- » **POLICY CB 1.6:** The County is supportive of the Community's desire to preserve its coastal character through the use of native landscaping and will partner with the Community where practical and feasible on identifying ideas and locations for beautification of public right-of-way, particularly along Crystal Beach Avenue.
- » **POLICY CB 1.7:** Commercial land uses within Crystal Beach along Alternate U.S. Highway 19 are appropriate and compatible with the residential areas of Crystal Beach. Commercial businesses along this state highway are an asset to Crystal Beach residents, and it is the intent to retain this pattern of residential and commercial development in the Community.
- » **OBJECTIVE CB 2:** Pinellas County shall continue to pursue an overall beautification program for landscaping the County's roadway corridors and shall provide funds for implementing this program.
- » **POLICY CB 2.1:** Pinellas County shall continue implementation of a landscaping program for the public rights-of-way along the arterial and collector roadways of the County. This program shall use native and drought-tolerant trees and plants where feasible.
- » **POLICY CB 2.2:** Pinellas County's overall beautification program shall further other applicable objectives and policies of the Comprehensive Plan as they relate to such goals as water conservation and the use of native and drought-tolerant vegetation.

# Crystal Beach Community Overlay Map



# 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-4: 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.

# ADDITIONAL STANDARDS

Any of the uses listed below when considered for property designated with the future land use category to the left, shall require a plan amendment when the use by itself or when added to existing contiguous uses subject to the same acreage threshold for that Future Land Use Category exceeds the applicable acreage threshold. The plan amendment shall include such use and all contiguous like uses.

Future Land Use Category	Uses	Acreage Threshold
Residential Rural (RR)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential Estate (RE)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential Suburban (RS)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential Low (RL)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential Urban (RU)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
	Office; Personal Service/Office Support; Retail Commercial	1
Residential Low Medium (RLM)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
	Office; Personal Service/Office Support; Retail Commercial	1
Residential Medium (RM)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
	Office; Personal Service/Office Support; Retail Commercial	3
Residential High (RH)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential/Office Limited (R/OL)	Transportation/Utility; Ancillary Nonresidential	3
	Personal Service/Office Support	3
	Institutional*; Residential	5
Residential/Office General (R/OG)	Transportation/Utility; Ancillary Nonresidential	3
	Personal Service/Office Support; Manufacturing-Light	3
	Institutional*; Residential	5
Residential/Office/Retail (R/O/R)	Transportation/Utility; Ancillary Nonresidential	3
	Manufacturing-Medium	3
	Institutional	5
Resort Facilities Overlay-Permanent (RFO-P)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional	5
Resort Facilities Overlay-Temporary (RFO-T)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional	5
Commercial Neighborhood (CN)	Transportation/Utility; Institutional	5

<b>Future Land Use Category</b>	<b>Uses</b>	<b>Acreage Threshold</b>
Commercial Recreation (CR)	Institutional	5
	Transportation/Utility	3
Commercial General (CG)	Transportation/Utility; Institutional	5
	Manufacturing-Medium	3
Employment (E)	Retail Commercial	3
	Personal Service/Office Support	3
	Commercial/Business Service Support	5
	Transportation/Utility	5
	Transient Accommodations	5
Industrial General (IG)	Transportation/Utility	5

\* Public educational facilities, as defined and allowed per the Lifelong Learning Chapter of the Pinellas County Comprehensive Plan, are not subject to these acreage threshold limitations for public/semi-public uses.

These conditions do not apply if any of the uses discussed in this table are also considered as a primary use within the future land use category.

**1**

# TRANSFERABLE DEVELOPMENT RIGHTS

- A. Development rights may be transferred from areas designated for Preservation (P) or Preservation-Resource Management (P-RM) on the Future Land Use Map (FLUM) to other locations under the same or different ownership, regardless of whether the parcel(s) receiving development rights is(are) contiguous to the sending parcel.
  - 1. Areas designated on the FLUM as P or P-RM shall have a development rights transfer of up to one (1) residential unit per acre, or a building floor area to lot area ratio (FAR) of up to five (5) percent per acre (nonresidential), depending on the applicable FLUM classification(s).
  - 2. Preservation development rights noted above represent development rights that may be transferred from P and P-RM FLUM categories to other FLUM categories; actual land uses within P and P-RM FLUM categories are restricted to uses permitted by the FLUM Rules.
- B. Development rights associated with dedicated parkland or open space, dedicated drainage areas or drainage easements in conjunction with development, future public park or open space sites, and proposed open space provided in conjunction with new development proposals (e.g., public space within mixed-use projects) may be transferred to other properties, regardless of whether these properties are contiguous to the sending parcel, in accordance with the project's FLUM designation(s) or zoning, whichever is more restrictive. The area within which the transfer occurs must be subject to a site plan, master plan or comparable approval process.
- C. If the situation in the implementation of A. or B. above meets the requirements of density/intensity averaging, the provisions for density/intensity averaging under Section 2 of these Mandatory Rules will be utilized.
- D. The aggregation of development rights between contiguous property(ies) in different FLUM categories that exceed a combined total of five (5) acres is subject to these Mandatory Rules on Transferable Development Rights, and must be part of a site plan, master plan or comparable approval process.
- E. Development rights may only be transferred to a receiving parcel that remains consistent with the use characteristics of its given FLUM category, and post transfer of development rights in receiving areas should result in a land use density, intensity and pattern that is compatible with the natural environment, support facilities and services, and the land uses in adjacent and surrounding areas.
- F. There shall be no transfer of development rights to the Recreation/Open Space (R/OS), P or P-RM FLUM categories.
- G. There shall be no transfer of development rights from the Activity Center (AC) or Mixed Use Corridor (MUC), categories governed by a community plan or except as may be provided for in such community plan or transit station area plan.
- H. The nature of submerged lands is such that they do not have development potential in and of themselves. As a result, the intensity of existing and planned development should be based upon a determination of the adjacent upland's natural carrying capacity and suitability for development. Furthermore, the transferring of development rights from submerged lands often makes it extremely difficult to plan the adequate provision of public services and facilities, and frequently results in poor land use transitions resulting in adverse impacts upon adjacent land uses, and may overburden the natural carrying capacity of upland areas. Therefore, there shall be no transfer of any development rights from or to submerged lands.



- I. The maximum permitted density/intensity of the FLUM category for any parcel of land to which development rights are transferred shall not exceed twenty-five (25) percent of the otherwise maximum permitted density/intensity allowed for each respective FLUM category applicable to such parcel, except as may be otherwise specifically provided for as follows:
  - 1. Within the AC and MUC on the FLUM, the transfer of development rights and permitted increase in maximum density/intensity as a function of such transfer shall be governed by the provisions of the applicable community plan.
- J. Where all development rights have previously been transferred from a sending parcel, no additional development rights shall be transferable from that sending parcel.
- K. There shall be no transfer of development rights from outside the Coastal High Hazard Area (CHHA) into the CHHA, or from outside the Coastal Storm Area (CSA) into the CSA.
- L. There shall be no transfer of development rights from existing developed property, irrespective of whether or not that property has been developed to the maximum density/intensity permitted under the FLUM, except for preservation of archaeological, historical, or environmental sites or features.
- M. Where development rights are transferred from a sending parcel, that property shall only be used in a manner and to the extent specified in the transfer and recording mechanism. Any parcel from which development rights are transferred will be limited to the use and density/intensity that remains after the transfer. In particular:
  - 1. The residual development rights on the sending parcel will be limited to the remnant use and density/intensity available under the FLUM category, and not otherwise transferred.
  - 2. Neither the use nor density/intensity of a sending parcel shall be double-counted, and the transfer of development rights shall not result in any combination of use or density/intensity above that which was otherwise permitted under the applicable FLUM category for each the sending and receiving parcels, when taken together.
  - 3. A sending parcel from which all development rights are transferred shall not thereafter be available for use except consistent with the use characteristics and density/intensity standards of the R/OS category, except for sending parcels classified as P or P-RM, or required to be classified as P or P-RM as a function of the transfer, in which case such parcels shall be limited to the use characteristics and density/intensity standards of the P or P-RM category.
- N. Transfer of development rights shall require recording the transfer of density or intensity in the public records with the Clerk of the Circuit Court of Pinellas County in a form approved by the Countywide Planning Authority, and a record copy of same shall be filed with the Pinellas Planning Council.

## 2

# DENSITY / INTENSITY AVERAGING

- A. Density averaging may occur from any Future Land Use Map (FLUM) category to any other FLUM category, except as follows:
  - 1. There shall be no density/intensity averaging to the Preservation (P), Preservation- Resource Management (P-RM) or Recreation/Open Space (R/OS) categories.
  - 2. There shall be no density/intensity averaging from the Activity Center (AC) or Mixed Use Corridor (MUC), except as may be provided for in the applicable community plan or station area plan.
  - 3. There shall be no density/intensity averaging from or to submerged land from outside the Coastal Storm Area (CSA) into the CSA.
- B. B. Density/intensity averaging may occur only in accordance with the following:
  - 1. Aggregation within contiguous property(ies) in the same FLUM category based on the maximum density/intensity allowed in this category.
  - 2. Aggregation within contiguous property(ies) in different FLUM categories based on the maximum density/intensity allowed in the combination of applicable categories, provided that the subject area does not exceed a maximum area of five (5) acres.
  - 3. When considering a project that incorporates density/intensity averaging, Pinellas County shall ensure that development within the project is compatible with the natural environment, support facilities and services, and the land uses in adjacent and surrounding areas.
  - 4. Such aggregation of density/intensity as provided for in either 1 or 2 above shall require the property(ies) to be subject to a site plan, master plan or comparable approval process and a written record of the density/intensity averaging recorded in the public record with the Clerk of the Circuit Court for Pinellas County, and a record of same filed with the Pinellas Planning Council.
- C. Density/intensity averaging shall be allowed to include any development rights available to, but previously unused by, existing developed property that is being added to or redeveloped using the density/intensity averaging provisions of these Mandatory Rules.

# 3

## PREVIOUSLY APPROVED TRANSFERABLE DEVELOPMENT RIGHTS & DENSITY / INTENSITY AVERAGING

Density/intensity permitted as a function of transfer of development rights or density/intensity averaging through an approved master plan, planned development, or comparable process, prior to April 15, 2010, shall be deemed to be consistent and conforming as to the maximum permitted density/intensity requirements of the Pinellas County Comprehensive Plan.

# PART 3 - SITE-SPECIFIC LAND USE RESTRICTIONS ON SPECIFIC PROPERTIES

The following properties have specific development restrictions, which have been adopted by Ordinance:

1

## ST. PETE-CLEARWATER INTERNATIONAL AIRPORT [ AIRCO ]

**POLICY ACO 1:** Redevelopment of the St. Pete-Clearwater International Airport property known as the AIRCO Golf Course is subject to approval by the Federal Aviation Administration and will be consistent with the objectives of the St. Pete-Clearwater International Airport Master Plan. [16-18]

**POLICY ACO 2:** Non-aviation related uses will be oriented toward the eastern and southern portions of the AIRCO property, and will be undertaken in a manner that provides appropriate buffering for surrounding land uses and that contributes to the economic, employment and sustainability goals for the County as a whole, as defined in the individual chapters of the Pinellas County Comprehensive Plan, and consistent with the objectives of the St. Pete-Clearwater International Airport Master Plan. [16-18]

**POLICY ACO 3:** The maximum allowable development permitted on the southerly 10 acres (approximately) of Parcel No. 34/29/16/00110/000/0023 that is designated as Commercial General on the Future Land Map is

### AIRCO Golf Course Property

Southerly Portion of Parcel No. 34/29/16/00110/000/0023

Land Use Designation: Commercial General [Approx. 10 Acres]

Type of Use	Max. Sq.Ft.	Max. Hotel Rooms
Transient Accommodations with Conference Facilities	-	250
Stand-Alone Restaurant	14,000	-

**POLICY ACO 4:** The maximum allowable development permitted on the northerly 118 acres (approximately) of Parcel No. 34/29/16/00110/000/0023 that is designated as Employment on the Future Land Map is [16-18]

### AIRCO Golf Course Property

Northerly Portion of Parcel No. 34/29/16/00110/000/0023

Land Use Designation: Employment [Approx. 18 Acres]

Type of Use	Max. Sq.Ft.	Max. Acres
Office	199,000	-
Light Industrial / Flex	720,000	-
Aviation Uses	-	45

**POLICY ACO 5:** Prior to issuing any permits to redevelop the 10 acre portion of the AIRCO property in accordance with Policy 1.15.5 and designated as Commercial General on the Future Land Use Map, a transportation management plan must be submitted to, and approved by, the County Administrator or designee, following a public hearing, addressing access from Ulmerton Road to the 10 acre commercial project site, including provisions, and a schedule, for any required roadway, non-vehicular, intersection or other access-related improvements.

**POLICY ACO 6:** Approval of a Master Development Plan, by the Board of County Commissioners at a public hearing, for the approximately 118 acre portion of the AIRCO property designated as Employment on the Future Land Use Map, including any adjacent property(ies) that might be included in the master development proposal, is required prior to issuing permits for any office and/or light industrial/flex development on the subject site. Aviation uses will be subject to another approval process and are not included in the Master Development Plan. At a minimum, the Master Development Plan will address the following: [16-18]

- » Identification of the affected roadway network, planned mobility on- and off-site for different travel modes (including roads, bicycle, pedestrian, and public transit), and required improvements to the transportation network, including the responsible entity and funding plan for those improvements;
- » Water quality improvements and regional retention and treatment options;
- » Appropriate buffering of the office and light industrial development from surrounding uses, particularly nearby residential uses;
- » Incorporating livable community and environmental strategies that promote energy efficiency, provide choices in travel modes, and respond to water quality and other environmental concerns;
- » Availability of adequate wastewater and potable water service and facilities;
- » The ability to convert the office component to light industrial/flex space or vice versa as long as the resulting traffic impacts after the conversion do not exceed the traffic impacts associated with the development allocation specified in Policy ACO 4 above; and
- » Determine the development rights associated with the existing water bodies located on the 118-acre subject site.

## 2

## COLLANY ISLAND

[LOCATED IN TIERRA VERDE, WEST OF PINELLAS BAYWAY, ACCESSED BY 6TH AVENUE SOUTH ]

The following development restriction applies:

The area known as “Collany Island,” subject to a zoning and land use plan amendment approved in Ordinance 04-92, was a one-time exception to provide a zoning and land use designation for the site that is more consistent with the character of the neighborhood than the former commercial designation and no precedent is set through the adoption of Ordinance 04-92 for other amendments for lands located in the Coastal Storm Area.

The maximum density permitted on this property shall be limited to 12.5 residential dwelling units per acre in compliance with the Stipulated Settlement Agreement with the Department of Economic Opportunity associated with County Ordinance No. 04-92 (DOAH Case No. 05-1245GM).

### A

**AGRICULTURAL USES** means activities within land areas that are predominately used for the cultivation of crops and livestock, including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; specialty farms; and silviculture areas.

**AIRPORT FACILITY** means any area of land or water improved, maintained, or operated by a governmental agency for the landing and takeoff of aircraft or privately-owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings or other airport facilities or rights-of-way.

**ANCILLARY NON-RESIDENTIAL USE** means off-street parking, drainage retention areas and open space buffer areas for adjacent contiguous non-residential uses.

**AREAS SUBJECT TO COASTAL FLOODING** see "Hurricane Vulnerability Zone."

**ARTERIAL ROAD** means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

### B

**BEACH\*** means the zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. "Beach", as used in the Coastal Management Chapter requirements, is limited to oceanic and estuarine shorelines.

### C

**CAPITAL IMPROVEMENT** means physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan chapters shall be considered capital improvements.

**COASTAL HIGH-HAZARD AREA** (also "high-hazard coastal areas") shall be the area defined by the *Sea, Lake and Overland Surges from Hurricanes (SLOSH)* model to be inundated from a category one hurricane, as reflected in the most recent *Regional Evacuation Study, Storm Tide Atlas*.

**COASTAL PLANNING AREA\*** means that when preparing and implementing all requirements of the Coastal Management Chapter except those requirements relating to hurricane evacuation, hazard mitigation, water quality, water quantity, estuarine pollution, or estuarine environmental quality, the coastal area shall be an area of the local government's choosing; however, this area must encompass all of the following where they occur within the local government's jurisdiction: water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to oceanic waters or estuarine waters; coastal barriers; living marine resources; marine wetlands; water dependent facilities or water related facilities on oceanic or estuarine waters; or public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity or quality of the above. When preparing and implementing the hurricane evacuation or hazard mitigation requirements of the Coastal Management Element, the coastal area shall be those portions of the local government's jurisdiction which lie in the hurricane vulnerability zone. When preparing and implementing the requirements of the coastal management element concerning water quality, water quantity, estuarine pollution, or estuarine environmental quality, the coastal area shall be all occurrences within the local government's jurisdiction of oceanic waters or estuarine waters.

**COASTAL STORM AREA** shall be the area delineated in the Coastal Management Chapter, which encompasses all of the following:

- (1) The Coastal High-Hazard Area (CHHA),
- (2) all land connected to the mainland of Pinellas County by bridges or causeways,
- (3) those isolated areas that are defined by the SLOSH model to be inundated by a category two hurricane or above and that are surrounded by the CHHA or by the CHHA and a body of water, and
- (4) all land located within the Velocity Zone as designated by the Federal Emergency Management Agency.

If 20% or more of a parcel of land is located within the coastal storm area, then the entire parcel shall be considered within the coastal storm area. However, if either parcel of land or a group of parcels that are part of a master development plan is equal to or greater than 5 acres and less than 50% of the parcel or group of parcels is within the coastal storm area, the property owner may elect to provide a survey of the parcel or parcels to determine the exact location of the coastal storm area.

**COLLECTOR ROAD** means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

**COMMERCIAL/BUSINESS SERVICE USE** means an occupation or service involving the sale, storage, repair, service or rental of automobiles, boats, recreational vehicles, machinery, equipment or like merchandise; the production assembly or dismantling of which shall clearly be secondary and incidental to the primary use characteristics.

**COMMERCIAL USES** means activities within land areas which are predominately connected with the sale, rental, and distribution of products or performance of services.

**COMMUNITY ASSEMBLY FACILITY** means establishments that provide shelter for public gatherings and communal activities, or other assembly structures, including community halls, reception halls, wedding halls, places of worship and similar facilities that provide a gathering place for community functions. This does not include government offices, or club, community service and fraternal uses.

**COMMUNITY CENTER** means a building used for recreational, social, educational and cultural activities usually owned and operated by a public or non-profit group or agency for the benefit of the local community.

**COMMUNITY GARDENING** means an activity on property where more than one person grows produce and/or horticulture plants for their personal consumption and enjoyment, for the consumption and enjoyment of friends and relatives and/or donation to a not-for-profit organization, generally on a not-for-profit basis, except as expressly allowed herein.

**COMMUNITY PARK** means a park located near major roadways and designed to serve the needs of more than one neighborhood.

**CONCESSIONS** mean restaurants, cafeterias, snack bars, and goods and services customarily offered in connection with park programs, special events or for public convenience. It also includes vending machines dispensing foods when operated independently or in conjunction with facilities in or under the control of a government agency.

**CONCURRENCY** means that the necessary public facilities and services to maintain the adopted level of service are available when the impacts of development occur.

**CONCURRENCY MANAGEMENT SYSTEM** means the procedures and/or processes that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

**CONE OF INFLUENCE** means an area around one or more major waterwells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

**CONSERVATION USES** means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

**COUNTYWIDE PLAN MAP** means the future land use map to guide the future development pattern and use of land countywide as adopted by the Countywide Planning Authority pursuant to Chapter 2012-245, Laws of Florida.

## D

**DAY CARE CENTER** means and includes any day nursery, nursery school, kindergarten, or other facility, as defined by state law, as amended, which with or without compensation cares for five or more children 17 years of age or under, not related to the operator by blood, marriage or adoption, away from the child's own home. Such facilities shall be licensed and operated in strict accord with the provision of the above referenced laws of the state. This term includes adult day care as defined by state law but does not include a family day care center as defined by state law.

**DENSITY** means the measure of permitted residential development expressed as a maximum number or dwelling units per net acre of land area.

**DENSITY/INTENSITY AVERAGING** is the aggregation of the otherwise permitted density and/or intensity of a parcel or parcels of land in a non-uniform or consolidated manner on a portion of such contiguous parcel(s) in accordance with the Pinellas County Comprehensive Plan and land development regulations.

**DEPARTMENT** means the Florida Department of Economic Opportunity.

**DRAINAGE BASIN** means the area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

**DRAINAGE FACILITIES** means a system of man-made structures designed to collect, convey, hold, divert, or discharge stormwater and includes stormwater sewers, canals, detention structures, and retention structures.

**DWELLING UNIT** means one or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

## E

**EDUCATIONAL USES** means activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities, or parking. (This land use is recorded under the Public/Semi-Public land use category).

**ENVIRONMENTAL LANDS** means any lands or related water resources that are determined to contain major ecological, hydrological, physiographic components, and whose interdependent biophysical or biocultural



components can only be maintained through preservation or extreme limitations on development. These lands are set aside to protect significant natural or potable water resources, remnant landscapes, open space, and virtual aesthetics/buffering characteristics. County preserve lands and designated management area are included in this definition.

**ESTUARY** means a semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. “Estuaries” include bays, embayments, lagoons, sounds, and tidal streams.

**EVACUATION ROUTES** means routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.

## F

**FACILITY-BASED RECREATION** means recreational activities that usually require a built facility such as a playfield, court, horse stable, swimming pool, etc. to accommodate them. Uses may include softball, baseball, football, tennis, basketball, soccer, playgrounds, fitness trails, pool swimming, etc. These activities are not natural resource dependent.

**FLOODPLAINS** means areas inundated during a 100-year flood event or identified by FEMA as an A Zone or V Zone on the National Flood Insurance Program Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

**FLOODPROOFING** means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**FLOODWAY** means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100 year flood without cumulatively increasing water surface elevation more than one-tenth of a foot.

**FLOOR AREA, GROSS** means the sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, parking garages, or loading space for motor vehicles.

**FLOOR AREA RATIO (FAR)** means a measurement of the intensity of building development on a site. A floor area ratio is the relationship between the gross floor area on a site and the net land area. The FAR is calculated by adding together the gross floor areas of all buildings on the site and dividing by the net land area.

## G

**GOAL** means the long term end toward which programs or activities are ultimately directed.

**GEOGRAPHIC INFORMATION SYSTEMS** means a computerized system by which land information is indexed geographically from a digitized base map.

**GROUP HOME** means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents. Assisted Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

## H

**HURRICANE VULNERABILITY ZONE** (also “areas subject to coastal flooding”) means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100 year storm or Category 3 storm event.

## I

**IMPERVIOUS SURFACE** means a surface that has been compacted or covered with a layer of material so that it is highly resistant or prevents infiltration by stormwater. It includes roofed areas and surfaces such as limerock or clay, as well as conventionally surfaced streets, sidewalks, parking lots, and other similar surfaces.

**IMPERVIOUS SURFACE RATIO (ISR)** means a measure of the intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the net land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the net land area.

**INDUSTRIAL USES** means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

**INFRASTRUCTURE** means those man made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; reclaimed water systems; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

**INSTITUTIONAL USES** means those facilities and services of a public, private, or quasi-private nature, including educational, medical, governmental civic, and religious uses.

## J

## K

## L

**LEVEL OF SERVICE** means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

**LIMITED ACCESS FACILITY** means a roadway especially designed for through traffic and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

**LOCAL ROAD** means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

**LOW AND MODERATE INCOME FAMILIES** means “lower income families” as defined under the Section 8 Assisted Housing Program or families whose annual income does not exceed 80 percent of the median income for the area. The term “families” includes “households.”

## M

**MAJOR TRIP GENERATORS OR ATTRACTORS** means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

**MANUFACTURING - HEAVY** means a use engaged in the manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products consistent with standards contained in the Pinellas County Land Development Code. This use may include or allow for exterior storage or processing of equipment or materials, and has the potential to produce impacts such as noise, odor, vibration, etc. that may affect adjacent land uses.

**MANUFACTURING – LIGHT USE** means a use engaged in the manufacturing, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products within enclosed buildings consistent with standards contained in the Pinellas County Land Development Code. This use shall not include or allow for any exterior storage or processing of equipment or materials of any kind.

**MANUFACTURING – MEDIUM** means a use engaged in the manufacturing, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products consistent with standards contained in the Pinellas County Land Development Code. This use may include or allow for exterior storage or processing of equipment or materials as long as impacts do not negatively affect adjacent land uses.

**MARINE HABITAT** means areas where living marine resources naturally occur, such as mangroves, seagrass beds, algae beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, nearshore mineral deposits, and offshore sand deposits.

**MARINE WETLANDS** means areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species including those species listed in Subsection 17 4.02 (17), Florida Administrative Code, "Submerged Marine Species."

**MINERALS** means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding living shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

**MOBILE HOME** means a structure, transportable in one or more sections, which, in the traveling mode, is eight feet or more in width and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards.

## N

**NATURAL DRAINAGE FEATURES** means the naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes, and wetlands.

**NATURAL RESERVATIONS** means areas designated for conservation purposes and operated by contractual agreement with or managed by a federal, state, regional, or local government or nonprofit agency, such as: national parks; state parks; lands purchased under the Save Our Coast, Conservation and Recreation Lands, or Save Our Rivers programs; sanctuaries; preserves; monuments; archaeological sites; historic sites; wildlife management areas; national seashores; and Outstanding Florida Waters.

**NEIGHBORHOOD PARK** means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

**NET LAND AREA** means the land area for the purpose of computing density/intensity shall be the total land area within the property boundaries of the subject parcel, and specifically exclusive of any submerged land or pre-existing dedicated public road right of way.

**NONPOINT SOURCE POLLUTION** means any source of water pollution that is not a point source.

**NON-VERTICAL WATER SUPPLY INFRASTRUCTURE/INFRASTRUCTURES** Any below ground structures such as wells, pipes, pumps, etc. (and their supporting above-ground minor appurtenances and structures), that facilitate the provision of high quality potable water. Reservoirs are not included in this definition.

## O

**OBJECTIVE** means a specific, measurable, intermediate, and that is achievable and marks progress toward a goal.

**OFFICE USE** means an occupation or service providing primarily an administrative, professional or clerical service and not involving the sale of merchandise; examples of which include medical, legal, real estate, design, and financial services, and like uses. No "Office Use" shall include any Personal Service/Office Support Use, Retail Commercial Use, or Commercial/Business Service Use, as specifically defined within these Rules.

**ONE HUNDRED (100) YEAR FLOODPLAIN** means the land within a community subject to the base flood.

**OPEN SPACES** means undeveloped lands suitable for resource-based outdoor recreation or conservation purposes. This definition can include land with environmental value such as preserve/preservation lands, and can also include land required or desired to provide for visual relief, and aesthetic and scenic value.

## P

**PARK** means a neighborhood, community, or regional park.

**PERMANENT TRANSIENT ACCOMMODATION USE** means a transient accommodation use such as a hotel, motel, inn, or resort. This use does not include facilities that accommodate recreational vehicles and travel trailers.

**PERMANENT TRANSIENT ACCOMMODATION UNIT** means an individual room, rooms, or suite within a permanent transient accommodation use designed to be occupied as a single unit for temporary occupancy.

**PERSONAL SERVICE OFFICE SUPPORT USE** means an occupation or service attending primarily to one's personal care or apparel; examples of which include hair and beauty care, clothing repair or alteration, dry cleaning/laundry service (collection and distribution only), and like personal service uses; and office equipment or supplies, and like office support uses. Any assembly, sale of merchandise or conveyance of a product in support of a personal service or office support use shall be clearly secondary and incidental to the primary use characteristics of the Personal Service/Office Support Use. No "Personal Service/Office Support Use" shall include any Retail Commercial Use or Commercial/Business Service Use, as specifically defined within these Rules.

**POINT SOURCE POLLUTION** means any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

**POLICY** means the way in which programs and activities are conducted to achieve an identified goal.

**POLLUTION** means the presence in the outdoor atmosphere, ground, or water of any substances, contaminants,

noise, or man made or man induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

**PORT FACILITY** means harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection with commercial shipping.

**POTABLE WATER FACILITIES** means a system of structures designed to collect, treat, or distribute potable water and includes water wells, treatment plants, reservoirs, and distribution mains.

**PRIMARY USES** means a principal use identified under the use characteristics of each Plan category. These categories of uses are those which the Plan category is primarily designed to accommodate.

**PRIVATE RECREATION SITES** means sites owned by private, commercial, or nonprofit entities available to the public for purposes of recreational use.

**PRIVATE SCHOOL** means a building or part thereof, or group of buildings, which is used for kindergarten, primary or secondary education, and which use is not part of the inventory of public school facilities.

**PUBLIC ACCESS** means the ability of the public to physically reach, enter, or use recreation sites including beaches and shores.

**PUBLIC FACILITIES** means transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, reclaimed water systems and facilities; educational systems or facilities, parks and recreation systems or facilities, and public health systems or facilities.

**PUBLIC RECREATION SITES** means sites owned or leased on a long term basis by a federal, state, regional, or local government agency for purposes of recreational use.

**PUBLIC/SEMI PUBLIC** means structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers; hospitals; libraries; police stations; fire stations; and government administration buildings.

## Q

## R

**RECREATION** means the pursuit of leisure time activities occurring in an indoor or outdoor setting.

**RECREATION FACILITY** means a component of a recreation site used by the public such as a trail, court, athletic field, or swimming pool.

**RECREATIONAL USES** means activities within areas where recreation occurs.

**REGIONAL PARK** means a park which is designed to serve two or more communities.

**RESEARCH/DEVELOPMENT-LIGHT USE** means a use devoted to investigation in the natural, physical, or social sciences, or engineering and development as an extension of investigation, with the objective of creating an end product. Activities associated with this use must occur within enclosed buildings, and shall not include or allow for any exterior storage or processing of equipment or materials of any kind.

**RESEARCH/DEVELOPMENT-HEAVY USE** means a use devoted to investigation in the natural, physical, or

social sciences, or engineering and development as an extension of investigation, with the objective of creating an end product. This use may include exterior storage or processing of equipment and materials.

**RESIDENT POPULATION** means permanent and seasonal residents living in permanent dwelling units intended for year round occupancy.

**RESIDENTIAL EQUIVALENT USE** means a residential like accommodation other than a dwelling unit, including group home, congregate care, nursing home and comparable assisted living facilities. No such use shall be required or eligible to employ the residential equivalent standards for density/intensity for any household that qualifies as a dwelling unit.

**RESIDENTIAL USE** means a dwelling unit including, single family, multi family, and mobile home dwelling unit. This use shall include any type of use authorized by Chapter 419, F.S., Community Residential Homes, which is entitled to be treated as a residential dwelling unit.

**RESIDENTIAL USES** means activities within land areas used predominantly for housing.

**RESOURCE-BASED RECREATION** means recreational activities that are dependent on natural resources and a healthy outdoor environment. These activities have little adverse impact on a site and are compatible with natural and/or cultural resource protection. Depending on the site, uses may include picnicking, low-impact camping, educational nature studies, wildlife viewing, horseback riding on trails, fishing, hiking, saltwater beach activities, or freshwater swimming. Specific types of resource-based recreation for each County Park and Preserve will be identified in the respective management plans. Such uses may be further defined and, if appropriate, be listed in any land development regulations developed pursuant to s. 163.3202, Florida Statutes.

**RETAIL COMMERCIAL USE** means commercial activities which are predominantly connected with the sale, rental and distribution of products.

**RIGHT OF WAY** means land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

## S

**SEASONAL POPULATION** means temporary residents occupying units intended for short term or seasonal occupancy (i.e. hotels, motels, timeshare or migrant units).

**SECONDARY USES** means use which is designed to accommodate as a secondary priority. In certain instances secondary use may only be allowed through approval of a conditional use or special exception application.

**SERVICES** means the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social, and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

**SHORELINE OR SHORE\*** means the interface of land and water and, as used in the Coastal Management Element requirements, is limited to oceanic and estuarine interfaces.

**STORAGE/WAREHOUSE USE** means a use devoted to the storage of goods and materials, motor vehicles and equipment.

**STORMWATER** means the flow of water which results from a rainfall event.

**SUBMERGED LANDS** are defined as the area situated below the mean high water line or the ordinary high water line of a standing body of water, including gulf, estuary, lake, pond, river or stream. For the purpose of this definition, drainage detention areas created as a function of development that are recorded on an approved

final site plan or other authorized development order action of Pinellas County, and wetlands, landward of the mean and/or ordinary high water line, shall not be considered submerged land, and thus may be included in the computation of land area for the purpose of determining permitted density and intensity.

**SUPPORT DOCUMENTS** means any surveys, studies, inventory maps, data, inventories, listings, or analyses used as bases for or in developing the local comprehensive plan.

## T

**TARGET EMPLOYMENT CENTER** means those areas of the county that are depicted on the Future Land Use Map with the Target Employment Center Overlay land use category.

**TEMPORARY TRANSIENT ACCOMMODATION USE** means a use offering facilities to accommodate recreational vehicles and travel trailers.

**TRANSFER OF DEVELOPMENT RIGHTS** is the conveyance of development rights by deed, easement or other legal instrument from a parcel or parcels of land to another parcel or parcels, or within the same parcel, where such conveyance is from one Future Land Use Map (FLUM) category to a similar, but non-contiguous, or to a different, FLUM category, other than as is permitted by Part II of the Rules.

**TRANSIENT ACCOMMODATION USE** means a facility offering transient lodging accommodations for tourists and visitors; such as hotels, motels, inns, resorts and recreational vehicle parks.

**TRANSPORTATION/UTILITY USE** means those activities involved in transport and public/private utility services such as airport, seaport; Coast Guard, Customs Facility; electric power generation plant; utility transmission line; municipal water supply; wastewater treatment facility; solid waste/refuse disposal, transfer, recycling facility; public works garage/storage; electric power substation; telephone switching station.

**TWENTY FIVE (25) YEAR FLOOD** means the flood having a four percent chance of being equaled or exceeded in any given year.

## U

## V

**VEGETATIVE COMMUNITIES** means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation, and animals.

**VERTICAL WATER SUPPLY INFRASTRUCTURE/STRUCTURES** Any building, facility, fixture, machinery, reservoir or appurtenant structure used or useful to the provision of high-quality potable water, including the development, supply, storage, distribution, treatment, conservation, acquisition or transfer of water to meet the needs of Pinellas County customers.

## W

**WATER DEPENDENT USES** means activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.

**WATER RECHARGE AREAS** means land or water areas through which groundwater is replenished.

**WATER RELATED USES** means activities which are not directly dependent upon access to a water body but which provide goods and services that are directly associated with water dependent or waterway uses.

**WATER WELLS** means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural, or potable water for general public consumption.

**WELLFIELD** means an area of land that is developed or could be developed with one or more wells for obtaining water.

**WHOLESALE/DISTRIBUTION USE** means a use engaged in the storage, wholesale, and distribution of manufactured products, supplies, and equipment.

X

Y

Z









**EP**

PLAN Pinellas ECONOMIC PROSPERITY



## ECONOMIC PROSPERITY [ EP ]

The Economic Prosperity chapter reflects economic development through the support of target industries, small businesses, the workforce and the overall business climate of the area. Continuing PLANPinellas' systems approach, this chapter recognizes the local economy's relationship to meeting the needs of both businesses and the workforce.

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. We must support our workforce by addressing the need for quality housing and transportation options that safely and conveniently connect them to and from their jobs and training opportunities. The goals, objectives, and policies outlined in the Economic Prosperity chapter address each of these essential factors.

### Everyday Actions

Check out local employment and business resources available to you:

- » Pinellas County Government Career Center
- » Career Source Pinellas
- » Pinellas County Job Corps Center
- » Florida Small Business Development Center
- » Pinellas County's Small Business Enterprise (SBE) Program
- » Business Workshops and Seminars
- » Events and Opportunities
- » Investment Tools
- » Pinellas County - Target Industries

And don't forget to SHOP LOCAL!

### Goals, Objectives, Policies & Strategies

**EP GOAL 1:** STRENGTHEN THE LOCAL ECONOMY THROUGH THE ENHANCEMENT OF PINELLAS COUNTY'S REGIONAL AND GLOBAL COMPETITIVENESS TO ENSURE EQUITY FOR ITS PEOPLE AND INCREASE PROSPERITY FOR ITS RESIDENTS AND BUSINESSES.



**EP OBJECTIVE 1.1:** Create a pro-business climate that attracts and retains a diverse range of businesses and employment opportunities.

**EP POLICY 1.1.1:** Periodically assess existing conditions of the County's business environment to identify needs to strengthen and grow the economy and to identify and address potential barriers to attracting, growing and retaining businesses.

**EP STRATEGY 1.1.1.1:** Develop a prioritization methodology to evaluate opportunity areas and to determine how redevelopment investments would best be made.

**EP STRATEGY 1.1.1.2:** Periodically assess the effects of County regulations and policies, including those regarding taxes, fees or utility rates, on economic development goals, considering the interrelationship between the County’s economic growth and fiscal health.

**EP STRATEGY 1.1.1.3:** Encourage citizen and business participation and involvement in the economic (re)development process.

**EP POLICY 1.1.2:** Identify and advance tools and initiatives that address identified employer and workforce needs to ensure economic mobility and access to opportunity.

**EP STRATEGY 1.1.2.1:** Create an economic prosperity strategic plan that lays out the steps to maintain and grow the County’s economic opportunities for its citizens. This plan should utilize data and metrics on labor force and employment, wages and salaries, sector forecasts, opportunities for future growth, educational attainment, poverty levels, access to transportation, affordable housing, healthcare, education, workforce training and job opportunities. Public programs and projects should be measured to understand and address equity impacts.

**EP STRATEGY 1.1.2.2:** Coordinate with economic development partner entities to leverage resources and better capitalize on local economic development investments and opportunities.

**EP POLICY 1.1.3:** Promote economic stability and prosperity by coordinating with area partners, schools, universities and colleges that contribute to the development of an educated, motivated, productive and creative workforce.

**EP STRATEGY 1.1.3.1:** Advance workforce training strategies (as outlined in the Lifelong Learning chapter) that match the current and anticipated needs of growing business sectors, with an emphasis on those occupations that are part of career ladders leading to higher-wage opportunities.

**EP POLICY 1.1.4:** Invest in public infrastructure and capital facilities that support existing and anticipated business/industry needs.

**EP POLICY 1.1.5:** Conduct a strategic planning process that focuses on economic recovery and expansion, as part of the County’s post-disaster recovery planning process.



**EP OBJECTIVE 1.2:** Create holistic strategies to attract, retain and expand target industries as generators of higher than average prevailing wages and a catalyst for indirect and induced wage, employment and output generation.

**EP POLICY 1.2.1:** Encourage industries that:

- » Bring in high-wage jobs;
- » Bring new capital into the economy, reflecting multiplier effects other than high-wages (including an increased tax base);
- » Have long-term growth prospects;
- » Involve a cluster of businesses engaging in similar activities;
- » Use quality environmentally sensitive practices;
- » Enhance quality of life; and
- » Diversify the County’s economic base.

**EP STRATEGY 1.2.1.1:** Establish programs and incentives for public and private investment in commercial and industrial areas should be established utilizing criteria to evaluate the appropriateness of site location and readiness, and need (as demonstrated by socioeconomic indicators and evidence of physical disinvestment).

**EP STRATEGY 1.2.1.2:** Encourage job growth through infrastructure and capital facilities investment that supports business expansion.

**EP STRATEGY 1.2.1.3:** Collaborate with partners to generate site-ready locations, through such activities as site assembly, infrastructure improvements, and meeting transportation needs.

**EP STRATEGY 1.2.1.4:** Work with government agencies and the private sector to support and encourage the cleanup of contaminated soil and other environmental remediation associated with reuse or expansion of industrial sites.

**EP STRATEGY 1.2.1.5:** Encourage exports of goods and services produced by Pinellas companies.

**EP STRATEGY 1.2.1.6:** Provide for the financing of projects through the Industrial Revenue Bond program for the public purposes described in Chapter 159, Florida Statutes.

**EP POLICY 1.2.2:** Pinellas County will foster and actively participate in intergovernmental coordination strategies and efforts toward regional economic growth.

**EP STRATEGY 1.2.2.1:** Coordinate efforts with local municipalities and government agencies to identify economic development strategies.

**EP STRATEGY 1.2.2.2:** Pinellas County will continue coordination efforts with State and Federal programs, local school boards, and colleges and universities to address worker training and ongoing education opportunities.

**EP POLICY 1.2.3:** Pinellas County will actively engage the private sector regarding beneficial public/private partnerships related to the economic development of target industries.

**EP POLICY 1.2.4:** Pinellas County will continue its public education and marketing efforts to grow the industrial base.



**EP OBJECTIVE 1.3:** Promote economic growth through land use and development patterns that meet County, business and workforce needs.

**EP POLICY 1.3.1:** Focus growth along investment corridors and urban centers to provide greater proximity of jobs to housing and efficient investment in transportation and infrastructure.

**EP STRATEGY 1.3.1.1:** Stimulate the revitalization and redevelopment of County identified commercial corridors and urban centers through targeted economic development programs, zoning, land use regulations, public investments in infrastructure, and incentives.

**EP STRATEGY 1.3.1.2:** Undertake strategic revitalization plans for select corridors to identify appropriate zoning and the infrastructure and public realm improvements necessary to catalyze economic development.

**EP POLICY 1.3.2:** Coordinate investments to plan more effectively for housing, employment centers, commercial uses, education/workforce training, and for public services.

**EP STRATEGY 1.3.2.1:** Provide quality siting opportunities for primary employers by maintaining and enhancing industrial and employment center lands.

**EP STRATEGY 1.3.2.2:** Assist Pinellas County’s significant employment sector contributors (e.g. tax or revenue base; percent of high-wage jobs; employees) to resolve redevelopment constraints so that they can continue to grow, expand job opportunities, and provide a stable economic base.

**EP POLICY 1.3.3:** Plan strategically for Pinellas County’s remaining large sites (or single/assembled parcel(s) of approximately 5 acres or more) to ensure that their economic development potential is fully realized, as assets to revitalize neighborhoods and diversify the economy.

**EP STRATEGY 1.3.3.1:** Identify the infrastructure investments required to make large sites more competitive for economic development.

**EP POLICY 1.3.4:** Create investment opportunities for new housing and employment in areas needing reinvestment and revitalization through land assemblage incentives, site preparation, and public infrastructure improvements.

**EP STRATEGY 1.3.4.1:** Target a jobs-to-housing ratio based on the ratio of the workforce to households and implement land use and zoning policies to achieve this target.

**EP STRATEGY 1.3.4.2:** Identify the infrastructure investments required to make sites in under-performing areas more competitive for economic development.

**EP POLICY 1.3.5:** Consider access to educational institutions, places of employment, and child care services when planning public and multimodal transportation investments.



**EP OBJECTIVE 1.4:** Enhance the vitality of Pinellas County as an attractive place to work and live through thoughtful placemaking that addresses quality-of-life of the workforce (e.g., community identity; mobility; housing; and access to amenities and services).

**EP POLICY 1.4.1:** Utilize urban design principles that create vibrant places, streets, and spaces that, in aggregate, meet the needs of a diverse workforce.



**EP OBJECTIVE 1.5:** Pursue opportunities to support small and entrepreneurial businesses to ensure communities throughout Pinellas County are economically strong, diverse and dynamic.

**EP POLICY 1.5.1:** Focus support to spur commercial and industrial public and private investments in the most challenged and distressed neighborhoods, as demonstrated by socioeconomic indicators and disinvestment.

**EP POLICY 1.5.2:** Provide training programs, business counseling and other support for small businesses and entrepreneurs.

**EP POLICY 1.5.3:** Address the needs of small businesses that are most vulnerable to displacement.



**EP OBJECTIVE 1.6:** Reinvest throughout Pinellas to ensure local communities and businesses are economically robust and to improve access to opportunity and economic mobility.

**EP POLICY 1.6.1:** Focus investments and small business support on the most underserved or distressed neighborhoods.

**EP STRATEGY 1.6.1.1:** Make catalytic reinvestments in communities with traditionally less private investment.

**EP POLICY 1.6.2:** Promote small, locally-owned community businesses that reflect the unique character of Pinellas County.

**EP POLICY 1.6.3:** Embrace the diverse nature of our communities through support of culturally relevant businesses.

**EP POLICY 1.6.4:** Build the capacity and strength of small businesses, including those owned by women, veterans and people of color, to increase County contracting with these businesses.

**EP POLICY 1.6.5:** Improve economic mobility through workforce training, career development, quality education and wealth creation.



**EP OBJECTIVE 1.7:** Reduce the involuntary displacement of residents and businesses resulting from market changes or insufficient business support services.

**EP POLICY 1.7.1:** Advance a comprehensive approach to mitigating involuntary displacement that includes expanding economic mobility, creating new affordable housing and preserving existing affordability.

**EP POLICY 1.7.2:** Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community.

**EP POLICY 1.7.3:** Evaluate county plans, projects and significant regulatory changes for the potential to contribute to involuntary displacement; identify and implement strategies to mitigate anticipated impacts to residents and businesses.



**EP OBJECTIVE 1.8:** Support the needs of specialized and emerging sectors, including creative and cultural sectors that contribute to the growth of the local economy.

**EP POLICY 1.8.1:** Identify and support emerging sectors that can contribute to the County's economic growth and make financially-sound decisions to invest in their attraction and retention.

**EP POLICY 1.8.2:** Develop an increasingly robust tourism industry, supported by the continued protection of the County's natural resources and a broad base of arts, entertainment, restaurant, lodging, and cultural and recreational amenities, which provide essential quality of life components for residents and serve as workforce and business attractors.

**EP POLICY 1.8.3:** Support the continued concentration of entertainment uses in urban centers to create a more visible destination for visitors, workers, and residents.

**EP POLICY 1.8.4:** Promote hospitality job training and placement initiatives by working with local hotels, tourism and visitor organizations, and others to generate entry level jobs that provide soft skills training and work experience that can lead to opportunities for upward mobility.

**EP POLICY 1.8.5:** Support housing programs that meet the needs of the service industry.

**EP POLICY 1.8.6:** Encourage cultural and creative arts as a tool for stimulating economic development and neighborhood identity across the County.

**EP STRATEGY 1.8.6.1:** Promote the development of cultural amenities to more fully capitalize on the economic benefits of tourism for County residents, businesses, and neighborhoods.





*Image Source: Visit St. Pete Clearwater.*



**HOU**

PLANPinellas\_HOUSING



## HOUSING [ HOU ]


The availability of safe, quality housing is essential for the stability of a community and 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. It must also be recognized that there is a connection between housing to the County's overall economic growth, with economic benefits stemming from the provision of housing that is available and attainable to the local workforce. 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.

### Everyday Actions

Pinellas County offers a variety of housing assistance programs for homebuyers, homeowners and those looking for affordable rental housing opportunities. You can find out more about these programs at: <http://www.pinellascounty.org/community/default.htm> and <http://www.pinellascounty.org/hfa/default.htm>.

### Goals, Objectives, Policies & Strategies

**HOU GOAL 1: PROVIDE A RANGE OF HOUSING OPTIONS FOR ALL CURRENT AND ANTICIPATED FUTURE RESIDENTS.**

 **HOU OBJECTIVE 1.1:** Ensure that ample, affordable, safe and sound housing is available to accommodate current and projected housing needs and market demand.

**HOU POLICY 1.1.1:** Support a land use pattern that provides a wide range of housing options at varying densities, sizes, types and tenures in appropriate locations.

**HOU STRATEGY 1.1.1.1:** The Future Land Use Map will designate areas for varying densities and types of housing, as implemented through the Land Development Code, considering:

- » The natural environment;
- » Employment and education locations;
- » Transportation accessibility;
- » Support facilities and services;
- » Surroundings land uses; and
- » The integrity and viability of existing neighborhoods.

**HOU STRATEGY 1.1.1.2:** (Re)development of housing should promote sustainable development, such as:

- » Efficient use of land;
- » Conservation of natural resources;
- » Energy- and resource-efficient design and construction practices, and the use of renewable energy sources;
- » On-site accommodation for recycling by tenants and property owners;
- » Convenient access to public transit or other efficient modes of transportation; and
- » Convenient access to employment, education and parks.

**HOU STRATEGY 1.1.1.3:** Promote programs and funding opportunities for weatherization and/or hardening.

**HOU STRATEGY 1.1.1.4:** Encourage the integration of new housing development on developable vacant or underutilized land.

**HOU POLICY 1.1.2:** Ensure freedom of choice in housing type, tenure, and neighborhood for all, regardless of race, color, age, gender, familial status, sexual orientation, religion, national origin, income or ability.

**HOU STRATEGY 1.1.2.1:** Maintain and enforce the county Fair Housing Ordinance and the Pinellas County Human Rights Ordinance.

**HOU STRATEGY 1.1.2.2:** Provide housing opportunities for the elderly, mentally disabled, physically disabled, other special classes of persons, and other groups protected by the American Disabilities Act, in single, multiple or congregate living facilities.

**HOU POLICY 1.1.3:** Partner with Forward Pinellas, local governments and housing sector professionals on a Countywide Housing Strategy to address the availability of affordable housing opportunities throughout the County.



**HOU OBJECTIVE 1.2:** Ensure that housing is safe, sound, sustainable and provides a healthy home environment.

**HOU POLICY 1.2.1:** Ensure that all new housing (re)construction meets or exceeds required building standards.

**HOU STRATEGY 1.2.1.1:** Make information available to the public that emphasizes flood-proofing and the importance of “hurricane hardening” of existing housing units.

**HOU STRATEGY 1.2.1.2:** Support the preservation or redevelopment of manufactured home communities that meet or exceed required standards.

**HOU STRATEGY 1.2.1.3:** Make reasonable effort(s) to reduce/eliminate health and safety concerns for existing manufactured home communities or help to mitigate for the loss of housing for those who may be displaced due to substandard conditions.

**HOU POLICY 1.2.2:** Provide quality housing that is affordable to very low-, low- and moderate-income households.

**HOU STRATEGY 1.2.2.1:** Enforce the Pinellas County Housing Code to ensure that minimum housing standards are maintained to extend the lifespan of the existing housing stock.

**HOU POLICY 1.2.3:** Provide for the protection and preservation of historically significant housing structures.

**HOU STRATEGY 1.2.3.1:** Utilize the Land Development Code to address the protection, preservation and use of historically significant structures.



**HOU OBJECTIVE 1.3:** Facilitate affordable housing for very low-, low- and moderate-income households and support efforts to eliminate homelessness.

**HOU POLICY 1.3.1:** Advance programs and regulations for affordable housing and remove impediments to meeting this need.

**HOU STRATEGY 1.3.1.1:** Maintain and implement the County’s Affordable Housing Incentive Plan (AHIP), providing incentives to encourage the private sector to integrate affordable units in new residential projects.

**HOU STRATEGY 1.3.1.2:** Utilize the Land Development Code to support a mix of affordable housing development opportunities, such as:

- » Establish that all residential land use categories and zoning districts shall permit the development of affordable housing;
- » Promote mixed-income communities with a variety of housing types, styles and tenures;
- » Evaluate the opportunity to allow for duplexes, triplexes and fourplexes in single-family zoning districts, where the design of which is in keeping with the intended character;
- » Provide density bonuses and other incentives to include affordable units as a portion of new housing development;
- » Support accessory dwelling units (ADUs) as a form of affordable housing that respects the character of the neighborhood. Utilize the Land Development Code to provide regulations for ADUs; and
- » Utilize the Land Development Code to provide regulations for the conversion of underutilized and outdated buildings into affordable housing.

**HOU STRATEGY 1.3.1.3:** Periodically review ordinances and codes to identify and remove limiting and conflicting requirements that impede the development of affordable housing.

**HOU STRATEGY 1.3.1.4:** Ensure that all households displaced by public action or private investment are relocated to safe, sound and affordable housing, and:

- » Determine the housing needs of displaced households prior to relocation;
- » Collaborate with the Pinellas County Housing Authority to provide replacement housing for qualifying households; and
- » Provide technical assistance to displaced households to find affordable housing.

**HOU STRATEGY 1.3.1.5:** Provide programs to assist low-income homeowners with housing repair or renovation to eliminate substandard conditions and preserve existing housing stock.

**HOU STRATEGY 1.3.1.6:** Support efforts to end homelessness by:

- » Promoting the preservation and development of housing that is affordable for extremely low- and very low-income households and special needs populations to reduce or prevent homelessness;
- » Provide opportunities through the County for emergency shelters;
- » Support and coordinate with the continuum of care to prevent, divert and end homelessness; and
- » Support strategies developed by the Homeless Leadership Board.

# HOU

**HOU POLICY 1.3.2:** Prioritize affordable housing development that is:

- » Proximate to concentrations of employment;
- » Accessible to public transportation; and
- » Accessible to a range of services.

**HOU POLICY 1.3.3:** Establish funding strategies and programs to support affordable housing, including:

- » Utilize federal, state and local housing funds to increase the number of affordable rental and homeownership housing units;
- » Maintain and administer a housing trust fund to support affordable housing projects and programs;
- » Utilize infrastructure surtax and housing grant funds for land acquisition for affordable housing that will remain affordable in perpetuity;
- » Provide financial housing assistance to very low-, low- and moderate-income households;
- » Encourage homeownership and promote foreclosure prevention programs for very low-, low- and moderate-income households;
- » Collaborate with the Housing Finance Authority of Pinellas County (HFA) to produce affordable housing units and provide financial assistance to very low-, low- and moderate-income households; and
- » Support non-profit housing development corporations to develop, own and manage affordable housing.

**HOU POLICY 1.3.4:** Provide regulatory and financial incentives to help offset the cost of providing affordable units as part of new housing (re)development.

**HOU POLICY 1.3.5:** Support the preservation of existing and the development of new manufactured home communities as a source of affordable detached single-family housing both for rental and homeownership, including increasing opportunities for resident-owned parks.

**HOU STRATEGY 1.3.5.1:** Coordinate with communities to remove health and safety issues.

**HOU STRATEGY 1.3.5.2:** Consider opportunities for leveraging and streamlining infrastructure improvement projects to upgrade conditions for manufactured home communities.

**HOU POLICY 1.3.6:** Coordinate with public and private partners to create a manufactured home strategic plan which, at a minimum, should consider: habitability and resident protection; management, licensing, and registration; enhancement or redevelopment opportunities; regulatory tools; and inspections and enforcement.



**HOU OBJECTIVE 1.4:** Encourage the provision of housing to meet special needs.

**HOU POLICY 1.4.1:** Ensure that barrier-free housing is available.

**HOU STRATEGY 1.4.1.1:** Encourage barrier-free and accessible housing through home improvement programs and Building Code enforcement.

**HOU POLICY 1.4.2:** Allow housing for persons with special living needs in residential neighborhoods.

**HOU STRATEGY 1.4.2.1:** Utilize the Land Development Code to allow community residential homes and foster homes within residential neighborhoods and establish associated criteria.

**HOU STRATEGY 1.4.2.2:** Utilize the Land Development Code to prohibit the location of community residential homes and foster homes within the Coastal High Hazard Area.



2832

Pinellas Trail

AUTO REPAIR



# TRA

PLAN Pinellas\_TRANSPORTATION



## TRANSPORTATION [ TRA ]

Pinellas County's multimodal system of roads, bridges, trails, sidewalks, buses, airports and waterways makes the movement of people and goods possible. The planning, design, construction, operation and maintenance of our transportation facilities is the largest annual expenditure the County makes – evidence of the importance of transportation to our basic health, safety and welfare.

The County has expanded road capacity to meet increasing demand, to the point that we have few physical places left to provide additional lanes. While we continue to implement our long-range transportation infrastructure plans, we must focus on the efficient use of existing capacity, maintenance needs, and enhancing mobility for all.

Mobility is more than the movement of people and goods, it provides multiple quality options for people to access places and services necessary for a healthy, productive life. Factors that contribute to the quality of access to facilities include: safety; time; reliability; affordability; and convenience.

The goals, objectives and policies of this chapter support meeting the mobility needs of all and connecting people with vital goods and services, housing, jobs, education, workforce development, and recreational and cultural opportunities through high-quality transportation options. This effort relies on strong coordination with the County's local, regional, State and Federal partners.

### Everyday Actions

- If you can walk or cycle there, do it! Completing short trips by walking or cycling can improve your health and reduces traffic demand and air pollution.
- Ride together whenever possible. Too many cars on our roads only have one person in them. Single-occupancy motor vehicles are the least efficient use of transportation capacity. Drive efficiently and combine multiple errands into one trip.
- Try some alternatives to being stuck in traffic on your commute to work. Sharing a ride to work with a co-worker or taking transit are great opportunities to reduce demand during peak times. Changing your working hours to off-peak hours and working remotely some days can also help reduce demand on the system.
- Maximize the efficiency of home deliveries. Ask to have all your packages sent in one shipment and with minimal packaging when shopping online. Selecting longer shipping time options often allows for more efficient planning for truck deliveries.

### Did You Know?

Approximately 54% of Pinellas County's population is either under the age of 18, over the age of 65, or has a disability. Transportation options other than driving can greatly enhance the mobility of these populations. <sup>1</sup>

Adults need at least 2.5 hours (150 minutes) a week of aerobic physical activity. Replacing short driving trips with walking or cycling is a great way to improve your health and help reduce traffic congestion.

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<sup>1</sup><http://www.census.gov/quickfacts/pinellascountyflorida>



# Goals, Objectives, Policies & Strategies

## **TRA GOAL 1: PROVIDE A SAFE, CONVENIENT AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM TO IMPROVE QUALITY OF LIFE.**



**TRA OBJECTIVE 1.1:** Develop and maintain a multimodal transportation system that:

- » Minimizes the potential for transportation related deaths and serious injuries;
- » Provides transportation options that increases mobility for all users, and reduces dependence on single-occupancy motor vehicles;
- » Adapts to changing needs, vehicles and technology; and
- » Efficiently utilizes existing capacity and rights-of-way.

**TRA POLICY 1.1.1:** Establish safety as the County's number one transportation priority and commit to a "Vision Zero" approach to eliminate traffic fatalities and serious injuries on the Pinellas County transportation network.

**TRA STRATEGY 1.1.1.1:** Collaborate with the Florida Department of Transportation (FDOT), Forward Pinellas, municipalities, law enforcement agencies, emergency services and transportation providers to implement a multi-disciplinary approach to multimodal transportation safety.

**TRA STRATEGY 1.1.1.2:** Collaborate with FDOT, Forward Pinellas and local partners to implement a coordinated program to:

- » Uniformly document transportation related crashes, injuries, and deaths;
- » Monitor high crash locations using metrics such as frequency and rate;
- » Identify and design physical and operational improvements to alleviate hazardous conditions;
- » Fund and implement crash reduction improvements; and
- » Monitor and adaptively manage improvements.

**TRA STRATEGY 1.1.1.3:** Develop, fund and implement a continuous, adaptive and comprehensive transportation facility maintenance program to provide safe operating conditions for all.

**TRA STRATEGY 1.1.1.4:** Develop, fund and implement a program for improving street lighting on County transportation facilities to conform with the Pinellas County Transportation Design Manual, FDOT design criteria, and best practices, with priority and special consideration given to street lighting transportation facilities with high nighttime crash rates adjacent to schools, school bus and transit stops, school walk paths, crosswalks and areas of high pedestrian and cyclist activity.

**TRA STRATEGY 1.1.1.5:** Educate the public and decision-makers about successful safety measures implemented locally or elsewhere as relevant examples of success.

**TRA POLICY 1.1.2:** Take a complete streets approach towards mobility to safely meet the modal needs of all users regardless of age or ability.

**TRA STRATEGY 1.1.2.1:** Assign modal priorities for all County facilities and work with Forward Pinellas and municipalities to define and map modal priorities for County facilities.

**TRA STRATEGY 1.1.2.2:** Establish context-sensitive design standards and features based on the modal priority map and implement identified multimodal improvements through the Resurfacing, Restoration and Rehabilitation (3R) program, reconstruction and the Capital Improvement Program (CIP).

**TRA STRATEGY 1.1.2.3:** Develop multimodal performance standards based on context and modal priority for all County transportation facilities. Monitor and adaptively manage transportation facilities to meet these performance standards.

**TRA STRATEGY 1.1.2.4:** Plans, policies and projects must consider:

- » “Middle modes” such as golf carts and scooters;
- » Service and emergency vehicles;
- » Transit service and access;
- » The movement and delivery of goods; and
- » Emerging transportation modes and technology.

**TRA STRATEGY 1.1.2.5:** Identify multimodal improvements in Unincorporated County through existing and future community plans.

**TRA STRATEGY 1.1.2.6:** Prioritize closing existing gaps in the multimodal network.

**TRA STRATEGY 1.1.2.7:** Prioritize the provision of shade on sidewalks, trails and multiuse paths through measures such as tree planting, site plan design, street furniture, and other features that provide shade.

**TRA STRATEGY 1.1.2.8:** Implement methods to reduce operating speeds on and around facilities with high volumes of vulnerable users such as pedestrians and cyclists.

**TRA POLICY 1.1.3:** Provide viable transportation options to meet the needs of all.

**TRA STRATEGY 1.1.3.1:** Collaborate with Forward Pinellas, Pinellas Suncoast Transit Authority (PSTA), municipalities and community partners to identify the diverse transportation needs in our community and address transportation inequity.

**TRA STRATEGY 1.1.3.2:** Coordinate with Forward Pinellas and PSTA to implement the Transportation Disadvantaged Service Plan and address the mobility needs of the transportation disadvantaged community.

**TRA STRATEGY 1.1.3.3:** Maintain an inventory of transportation disadvantaged communities in Unincorporated County and advertise the availability of service through the Pinellas County Transportation Disadvantaged Program.

**TRA STRATEGY 1.1.3.4:** Consider diverse transportation needs in the development and implementation of County facilities, plans and programs.

**TRA POLICY 1.1.4:** Prioritize public transit and assist in the development of a modern, efficient, and equitable transit system that offers viable alternatives to single-occupancy motor vehicle travel.

**TRA STRATEGY 1.1.4.1:** Collaborate with FDOT, PSTA, Forward Pinellas, and other state, regional and local partners to:

- » Connect people to activity, employment and education centers through transit;
- » Implement transit service priority in more corridors;
- » Explore opportunities to utilize waterways for mass transit; and
- » Evaluate alternatives to provide dedicated rights-of-way for transit, emergency, and high-occupancy vehicles.

**TRA STRATEGY 1.1.4.2:** Provide safe access to transit through roadway design, site plan and right-of-way utilization.

**TRA STRATEGY 1.1.4.3:** Collaborate with PSTA, Forward Pinellas, and municipalities to:

- » Increase transit ridership through promotion, incentives and education; and
- » Develop multimodal “first and last mile” solutions to improve access to transit.

**TRA STRATEGY 1.1.4.4:** Partner with PSTA to improve the efficiency and usability of transit through the implementation of corridor and community-based plans.

**TRA STRATEGY 1.1.4.5:** Consider implementation of an incentive program for County employees to commute to work using public transportation, and support private sector employers and institutions in the development of similar programs.

**TRA POLICY 1.1.5:** Encourage active transportation to improve public health and reduce vehicle miles traveled (VMT).

**TRA STRATEGY 1.1.5.1:** Prioritize the safety of cyclists and pedestrians in the development of new trails and evaluation of existing trail infrastructure and connections to develop a network that provides a safe and viable transportation alternative to automobile travel.

**TRA STRATEGY 1.1.5.2:** Collaborate with Forward Pinellas, PSTA, the Pinellas County School Board, other local schools, and municipalities, to increase safe active transportation and transit opportunities to educational facilities.

**TRA STRATEGY 1.1.5.3:** Develop and implement an incentive program for County employees to utilize active transportation alternatives to commute to work.

**TRA POLICY 1.1.6:** Upgrade transportation management systems and communication technologies to safely and efficiently maximize capacity for all users.

**TRA STRATEGY 1.1.6.1:** Integrate transportation management technologies to improve safety and efficiency.

**TRA STRATEGY 1.1.6.2:** Implement initiatives to:

- » Plan for infrastructure and technological improvements necessary to accommodate advances in vehicle and communications technology, such as automated driving systems;
- » Promote a shared mobility approach;
- » Collaborate with local, regional and state partners to develop regulations and guidance for the implementation of emerging technologies and complementary land use and site development practices. Pursue opportunities to integrate advanced traffic management systems with connected vehicle technologies, active transit signal priority, artificial intelligence-driven software, cloud-based traffic management platforms, and interagency data sharing.

**TRA STRATEGY 1.1.6.3:** Continue to collaborate with the Federal Highway Administration (FHWA), FDOT, Forward Pinellas, PSTA and municipalities to implement the Pinellas County Long Range Advanced Traffic Management/Intelligent Transportation Systems (ATMS/ITS) Master Plan as amended and enhanced.

**TRA STRATEGY 1.1.6.4:** Collaborate with Forward Pinellas and municipalities to maintain and adaptively manage a comprehensive traffic management system through the deployment of ITS technology.

**TRA STRATEGY 1.1.6.5:** Use ITS for information gathering and incident management.

**TRA STRATEGY 1.1.6.6:** Collaborate with FDOT, Forward Pinellas, PSTA, municipalities and other affected agencies to implement non-roadway ITS improvements, such as user-enabled pedestrian and vehicle technology.

**TRA POLICY 1.1.7** Promote ride-sharing.

**TRA STRATEGY 1.1.7.1:** Coordinate with the Tampa Bay Area Regional Transit Authority (TBARTA) and other agencies and partners to promote and provide ride-sharing opportunities.

**TRA STRATEGY 1.1.7.2:** Consider the implementation of an incentive program for County employees that share rides to work.

**TRA POLICY 1.1.8:** Collaborate with FDOT, Forward Pinellas and committees, PSTA, and municipalities, to implement Advantage Pinellas - the Long Range Transportation Plan (LRTP) and develop an interconnected multimodal network.

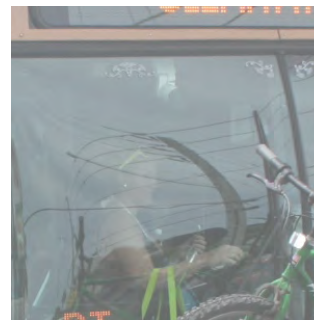
**TRA STRATEGY 1.1.8.1:** Work cooperatively to implement Advantage Pinellas to adaptively address long-term multimodal transportation needs.

**TRA STRATEGY 1.1.8.2:** Maintain membership on the Forward Pinellas and PSTA Boards and actively participate in Forward Pinellas advisory committees.

**TRA STRATEGY 1.1.8.3:** Fund and construct projects to address multimodal network deficiencies.

**TRA STRATEGY 1.1.8.4:** Develop redundancies in the transportation network to improve reliability and provide alternative routes.

**TRA STRATEGY 1.1.8.5:** Cooperate with partners to develop intermodal centers and address service gaps.



**TRA GOAL 2: ESTABLISH A MULTIMODAL TRANSPORTATION SYSTEM THAT SUPPORTS EFFICIENT LAND USE PATTERNS.**



**TRA OBJECTIVE 2.1:** Advance (re)development patterns that reduce vehicle miles traveled (VMT) and are transit supportive.

**TRA POLICY 2.1.1:** Encourage location efficiency and “park once” development.

**TRA STRATEGY 2.1.1.1:** Implement neighborhood-based plans, form-based codes and other standards that balance the interaction of transportation facilities, land development, and economic activity.

**TRA STRATEGY 2.1.1.2:** Encourage and maintain areas of vertically-integrated mixed-use.

**TRA POLICY 2.1.2:** Coordinate decisions on Future Land Use Map (FLUM) amendments with mobility needs.

**TRA STRATEGY 2.1.2.1:** Use the FLUM as the basis for forecasting multimodal travel demand.

**TRA POLICY 2.1.3:** Require (re)development to provide safe and efficient on-site traffic flow.

**TRA STRATEGY 2.1.3.1:** Utilize the Land Development Code to ensure that (re)development:

- » Provides safe and efficient on-site traffic flow;
- » Provides context-appropriate car and bicycle parking facilities;
- » Provides safe pedestrian access to and within the site; and
- » Provide for freight traffic, deliveries, rideshare, and pick up and drop off activities in the site development review process.

**TRA POLICY 2.1.4:** Manage safe access to transportation facilities to improve mobility.

**TRA STRATEGY 2.1.4.1:** Utilize the Land Development Code to manage and consolidate access to public roadways.

**TRA STRATEGY 2.1.4.2:** Administer and apply access management standards through the site plan and right-of-way utilization review process.



**TRA OBJECTIVE 2.2:** Maintain and preserve right-of-way for existing and future transportation facilities, stormwater, utilities and other public uses.

**TRA POLICY 2.2.1:** Identify and preserve existing and future transportation right-of-way.

**TRA STRATEGY 2.2.1.1:** Map existing and future multimodal corridors and right-of-way needs.

**TRA STRATEGY 2.2.1.2:** Coordinate with municipalities and other public agencies to preserve and maintain existing and future corridors.

**TRA POLICY 2.2.2:** Right-of-way designated in this Comprehensive Plan for public use must not be vacated except where a clear, significant, and overarching public interest can be demonstrated.

**TRA STRATEGY 2.2.2.1:** Utilize the Land Development Code to preserve public rights-of-way.

**TRA STRATEGY 2.2.2.2:** Evaluate alternatives and establish policy for alleyways in Unincorporated County.

**TRA GOAL 3: CREATE A MULTIMODAL TRANSPORTATION SYSTEM THAT ADVANCES A SUSTAINABLE LOCAL ECONOMY, ENHANCES ACCESS TO EMPLOYMENT OPPORTUNITIES AND ATTRACTS NEW EMPLOYERS AND BUSINESS EXPANSION.**



**TRA OBJECTIVE 3.1:** Provide multimodal transportation facilities that connect housing, employment centers, educational facilities, activity centers, and intermodal centers to advance the foundation for a thriving economy.

**TRA POLICY 3.1.1:** Coordinate transportation decision-making and investments with economic development, land use, infrastructure, housing, resiliency, workforce and community development goals.

**TRA STRATEGY 3.1.1.1:** Advance multimodal transportation projects that support economic development opportunities through targeted funding and adaptive planning and programming.

**TRA STRATEGY 3.1.1.2:** Collaborate with major employers and the business community to identify and address transportation issues related to workforce recruitment and retention, goods movement, and other economic concerns.



**TRA OBJECTIVE 3.2:** Stimulate economic development through the growth and expansion of the St. Pete–Clearwater International Airport in a manner that minimizes adverse impacts to the natural and human environment and is coordinated with federal, state, regional, and local agency plans and regulations.

**TRA POLICY 3.2.1:** Develop and maintain the St. Pete-Clearwater Airport Master Plan and the Federal Aviation Administration (FAA) Airport Layout Plan, incorporated by reference.

**TRA STRATEGY 3.2.1.1:** Expand the landside and airside capacity of the St. Pete-Clearwater International Airport to meet future demand.

**TRA STRATEGY 3.2.1.2:** Implement the St. Pete-Clearwater Airport Master Plan and the Federal Aviation Administration (FAA) Airport Layout Plan in accordance with the Joint Airport Capital Improvement Program Schedule.

**TRA STRATEGY 3.2.1.3:** Coordinate with FDOT, Forward Pinellas, PSTA and other partners to identify and implement transportation improvements to improve access between the Airport and employment, activity, housing and intermodal centers.

**TRA STRATEGY 3.2.1.4:** Seek diversification and expansion of revenue sources for the Airport through the utilization of land within and adjacent to the airport.



**TRA OBJECTIVE 3.3:** Ensure that airport operations are compatible with surrounding land uses and the natural environment and protected from encroachment.

**TRA**

**TRA POLICY 3.3.1:** Direct new or expanded airport facilities away from environmentally sensitive areas.

**TRA POLICY 3.3.2:** Review proposed development in the vicinity of the airport to ensure compatibility with environmental quality, airport operations, surrounding land uses, and impacts to the surface transportation network.





**NRC**

PLAN Pinellas\_NATURAL RESOURCE  
CONSERVATION AND MANAGEMENT





# 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 decision 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 polices 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;
- » Encourage and incentivize the use of renewable energy sources;

- » Encourage and incentivize the use of Florida Friendly Landscaping™<sup>1</sup> 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;
- » 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.

<sup>1</sup> The Florida Yards & Neighborhoods Handbook - 2015 [https://ffl.ifas.ufl.edu/materials/FYN\\_Handbook\\_2015\\_web.pdf](https://ffl.ifas.ufl.edu/materials/FYN_Handbook_2015_web.pdf)  
 The Florida-Friendly Landscaping™ Guide to Plant Selection & Landscape Design – 2015 [https://ffl.ifas.ufl.edu/pdf/FYN\\_Plant\\_Selection\\_Guide\\_2015.pdf](https://ffl.ifas.ufl.edu/pdf/FYN_Plant_Selection_Guide_2015.pdf)

**NRC STRATEGY 1.2.1.1:** Identify environmental lands and resource-based parks in need of land management plans.

**NRC STRATEGY 1.2.1.2:** Develop and implement land management plans for environmental lands and resource-based parks to conserve, restore, enhance and protect natural resources.

**NRC STRATEGY 1.2.1.3:** Strengthen municipal, not-for-profit, and volunteer partnerships to develop and implement land management plans.

**NRC POLICY 1.2.2:** Interdepartmental coordination on parks and environmental lands acquisition shall pursue the acquisition of environmental lands and resource-based parks with ecological, hydrological, and natural heritage value, as determined by criteria established by Pinellas County.

**NRC STRATEGY 1.2.2.1:** Prioritization of acquisitions should consider if lands:

- » Protect environmentally sensitive habitat;
- » Support protected or rare species and biological diversity;
- » Provide or protect an important habitat or species function;
- » Connect and close gaps in existing environmental lands and resource-based parks;
- » Link open space areas and ecological corridors;
- » Create a network of greenways and greenspaces;
- » Equitably distribute environmental lands and resource-based parks throughout the County;
- » Provide access to water;
- » Provide or protect ecosystem services such as carbon storage, flood storage, recharge of regional wellfields, or space for habitat migration;
- » Support or restore natural ecosystems, ecological functions, native vegetative communities, and native species habitat; and
- » Protect and restore floodplains.

**NRC STRATEGY 1.2.2.2:** Secure and acquire environmental and resource-based park lands through cooperation with local and regional partners and using the environmental lands trust.

**NRC POLICY 1.2.3:** Consider the impact of land use decisions on environmental lands and resource-based parks.

**NRC STRATEGY 1.2.3.1:** Utilize the Land Development Code to prevent incompatible uses and adverse (re)development impacts on environmental lands and resource-based parks.

**NRC STRATEGY 1.2.3.2:** Direct incompatible land uses away from wetlands, wellfields and other natural resources.



**NRC OBJECTIVE 1.3:** Protect and enhance the urban and natural tree canopy to reduce stormwater runoff, improve air quality, decrease urban heat island effects, and provide shade and habitat.

**NRC POLICY 1.3.1:** Maximize retention and enhancement of the County's urban and natural area tree canopy.

**NRC STRATEGY 1.3.1.1:** Utilize the Land Development Code to preserve and enhance urban and natural area tree canopy.

**NRC STRATEGY 1.3.1.2:** Coordinate with municipalities to preserve and enhance the urban and natural area tree canopy.

**NRC STRATEGY 1.3.1.3:** Implement an urban forestry master plan that includes post-disaster tree canopy restoration plans.



**NRC OBJECTIVE 1.4:** Plan for climate change and sea-level rise to promote physical and economic resiliency, carbon-neutral practices, and contribute to meeting international climate stabilization targets.

**NRC POLICY 1.4.1:** Support local and regional initiatives to respond to climate change and sea level rise.

**NRC STRATEGY 1.4.1.1:** Establish and implement a sustainability and resiliency action plan that identifies appropriate adaptation strategies that inform policies, and (re)development decisions, and creates a framework for goal setting and action plans across County departments, including greenhouse gas reductions, renewable energy usage, and a roadmap to prepare for hazards and respond to future climate conditions and sea level rise.

**NRC STRATEGY 1.4.1.2:** Monitor current science and data regarding climate change and sea level rise.

**NRC STRATEGY 1.4.1.3:** Collaborate with other governments and agencies to identify best practices for responding to climate change and sea level rise.

**NRC STRATEGY 1.4.1.4:** Ensure County projects are designed to accommodate changes in sea level rise and habitat migration.



**NRC OBJECTIVE 1.5:** Foster environmental stewardship and sustainable environmental practices through public education and outreach.

**NRC POLICY 1.5.1:** Collaborate with neighboring governments, agencies, educators, developers, businesses and residents to educate the public on local issues and sustainable practices.

**NRC STRATEGY 1.5.1.1:** Collaborate with the Pinellas County School Board, area colleges, environmental organizations and non-profits to develop and disseminate educational materials and programs that encourage actions to reduce waste, prevent pollution, increase compliance with environmental regulations, conserve resources, and increase awareness of environmental issues.

**NRC STRATEGY 1.5.1.2:** Display and disseminate information at beaches, parks, preserves, and other County facilities and websites to promote individual actions and responsibilities related to environmental quality and sustainability, such as tips to reduce waste and how to comply with environmentally-driven County ordinances.

**NRC STRATEGY 1.5.1.3:** Develop a marketing initiative promoting the use of locally produced products.

**NRC STRATEGY 1.5.1.4:** Support and promote volunteer programs that increase awareness of environmental issues and solutions.

**NRC STRATEGY 1.5.1.5:** Develop an informational initiative that connects environmental quality with social and economic costs and benefits.

**NRC GOAL 2: PROTECT GEOLOGIC FEATURES, NATURAL AQUIFER RECHARGE AREAS, AND WELLFIELDS TO PRESERVE AND ENHANCE NATURAL FUNCTION AND CONSERVE GROUNDWATER QUALITY AND QUANTITY.**



**NRC OBJECTIVE 2.1:** Administer the Comprehensive Groundwater Protection Program to protect groundwater recharge quality and quantity.

**NRC POLICY 2.1.1:** Identify and protect groundwater recharge areas.

**NRC STRATEGY 2.1.1.1:** Collaborate with the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Environmental Protection (FDEP) to identify and prioritize groundwater recharge areas.

**NRC STRATEGY 2.1.1.2:** Coordinate with Tampa Bay Water to assess groundwater quality and the impacts of groundwater withdrawals.

**NRC STRATEGY 2.1.1.3:** Collaborate with Tampa Bay Water, SWFWMD, municipalities and adjoining counties to protect regional wellfields and recharge areas.

**NRC STRATEGY 2.1.1.4:** Designate major wetland systems and associated uplands for preservation uses.

**NRC STRATEGY 2.1.1.5:** Utilize the Land Development Code to ensure that (re)development protects the function of natural systems that contribute to groundwater recharge.

**NRC STRATEGY 2.1.1.6:** Administer the Pinellas County Wellhead Protection Ordinance to restrict land uses; use and storage of hazardous substances; and the direct or indirect release of pollutants into groundwater recharge areas.

**NRC STRATEGY 2.1.1.7:** Restrict the density and intensity of (re)development within wellfield protection zones.

**NRC STRATEGY 2.1.1.8:** Designate wellfields on County-owned property for preservation uses.

**NRC STRATEGY 2.1.1.9:** Utilize the County's emergency response program to respond to accidental pollution events.

**NRC POLICY 2.1.2:** Consider the suitability of underlying soil conditions when making land use and development decisions.

**NRC STRATEGY 2.1.2.1:** Utilize the Land Development Code to ensure that soil conditions and limitations be evaluated in the review of land use and site plans.

**NRC POLICY 2.1.3:** Enforce the water shortage program in accordance with SWFWMD and Tampa Bay Water plans.

**NRC STRATEGY 2.1.3.1:** Provide timely and accurate information to the public during declared water shortages.

**NRC STRATEGY 2.1.3.2:** Enforce water use restrictions consistent with SWFWMD guidelines and County ordinances.

## **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 3.1.4.1:** Utilize the Land Development Code to ensure site development maintains or improves existing ecosystems, native wildlife species, and native vegetative communities.

**NRC STRATEGY 3.1.4.2:** When updating the Land Development Code:

- » Evaluate the feasibility and need for buffers to protect species of concern;
- » Evaluate the feasibility of regulatory techniques or incentives to help close the gap in the ecological greenway system; and
- » Identify opportunities for new innovations, techniques and incentives that contribute to environmental improvement.



**NRC OBJECTIVE 3.2:** Protect, conserve and restore the County's surface waters and dependent habitats and resources.

**NRC POLICY 3.2.1:** Cooperate with the FDEP, SWFWMD, the Tampa Bay Estuary Program and local governments to protect, restore and enhance surface waters and the dependent habitats and resources.

**NRC POLICY 3.2.2:** Protect and conserve surface water resources by preserving or restoring freshwater, marine and estuarine habitats.

**NRC STRATEGY 3.2.2.1:** Implement Pinellas County water and navigation regulations to:

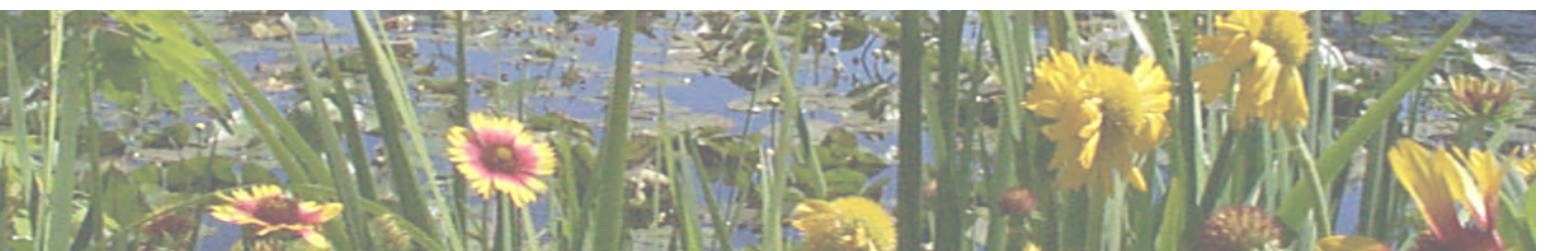
- » Ensure that development is consistent with objectives and policies pertaining to the protection, enhancement and restoration of freshwater, marine and coastal resources;
- » Exercise locational restrictions and site-specific development controls that do not compromise the protection of coastal and marine habitats and dependent species; and
- » Solicit municipal input regarding the protection of multi-jurisdictional surface water resources affected by development applications.

**NRC STRATEGY 3.2.2.2:** Utilize the Land Development Code to:

- » Require erosion control to reduce sedimentation and turbidity in coastal, marine and freshwater habitats;
- » Enforce alternatives to the hardening and bulkheading of natural coastal shorelines, natural stream courses and tidal creeks;
- » Promote and incentivize the use of living shorelines;
- » Prioritize water-dependent and water-related land uses in the coastal planning area and prohibit non-water dependent (re)development within natural intertidal areas;
- » Require natural upland buffers adjacent to surface waters; and
- » Prohibit dredging, filling increases to impervious surface or other development activity having significant and long-term impacts on marine and estuarine habitats except where a clear, significant, and overarching public interest can be demonstrated.

**NRC POLICY 3.2.3:** Protect marine and freshwater dependent species.

**NRC STRATEGY 3.2.3.1:** Continue land acquisition and management efforts to protect the viability of coastal and marine resources.



**NRC STRATEGY 3.2.3.2:** Identify, implement and enforce measures to protect important sea grasses. Assess the effectiveness of existing seagrass protection zones at least every two years.

**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.

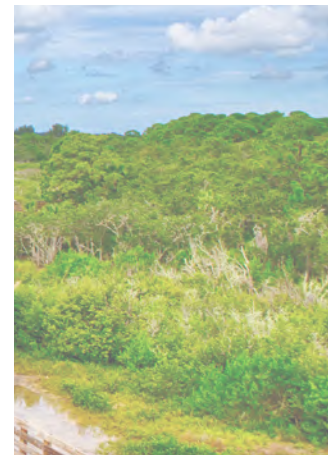
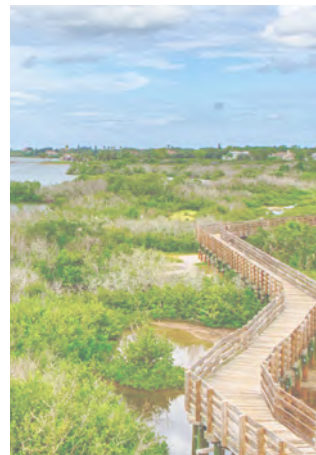
**NRC STRATEGY 3.2.3.6:** Support, preserve and manage mangrove habitats through restoration and protections including partnerships with federal, state, and local governments and other stakeholder groups as applicable.



**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.

**NRC STRATEGY 4.1.1.5:** Maintain an air compliance and inspection program to meet or exceed interagency agreements with the Environmental Protection Agency (EPA) and FDEP.

**NRC STRATEGY 4.1.1.6:** Meet or exceed grant requirements and obligations for the continuing receipt of federal air pollution control grant funds.

**NRC STRATEGY 4.1.1.7:** Amend the comprehensive air quality ordinance as needed to ensure effectiveness.

**NRC POLICY 4.1.2:** Manage non-criteria air pollutants including hazardous and toxic substances.

**NRC STRATEGY 4.1.2.1:** Implement regulatory programs to minimize human exposure to carcinogens and toxic substances.

**NRC STRATEGY 4.1.2.2:** Administer and maintain delegated National Emission Standards for Hazardous Air Pollutants (NESHAP) responsibilities regarding asbestos and regulated air toxics.

**NRC STRATEGY 4.1.2.3:** Coordinate with municipal building departments and contractors to ensure awareness of asbestos compliance requirements.

**NRC STRATEGY 4.1.2.4:** Monitor and study the levels and sources of toxic air pollutants.

**NRC STRATEGY 4.1.2.5:** Maintain and administer the County Asbestos Program.

**NRC STRATEGY 4.1.2.6:** Support programs and best practices regarding the application and handling of pesticides and other toxic substances.

**NRC POLICY 4.1.3:** Improve public awareness of air quality issues.

**NRC STRATEGY 4.1.3.1:** Support an air quality forecasting program.

**NRC STRATEGY 4.1.3.2:** Support an air quality public information program.



**NRC OBJECTIVE 4.2:** Reduce transportation-related air quality impacts.

**NRC POLICY 4.2.1:** Provide feasible alternatives to single-occupancy combustion engine vehicle travel to reduce emissions.

**NRC STRATEGY 4.2.1.1:** Promote and incentivize public transit use, ride-sharing, walking, cycling, and other forms of transportation that reduce emissions.

**NRC STRATEGY 4.2.1.2:** Promote development patterns that reduce vehicle miles (VMT) traveled through location efficiency and mixed-use development.

**NRC STRATEGY 4.2.1.3:** Promote and incentivize electric vehicle infrastructure in public and private developments.

**NRC STRATEGY 4.2.1.4:** Implement countywide traffic control systems to improve traffic flow and reduce emissions.

**NRC POLICY 4.2.2:** Collaborate with federal, state and regional agencies and local governments to reduce transportation related air quality impacts.

**NRC STRATEGY 4.2.2.1:** The Pinellas County air quality division will:

- » Support forward Pinellas in prioritizing transportation projects that reduce air pollution;
- » Participate with Forward Pinellas in the technical review process; and
- » Support diesel emission reduction programs.





**CM**

PLAN Pinellas\_COASTAL MANAGEMENT



# 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.

## Everyday Actions

- » Do your part to save our dunes! Always stay on designated paths and dune walkovers.
- » Don't disturb seagrass beds and other sensitive habitats.
- » Always follow boating regulations and restrictions.
- » Know your zone! If you are in an evacuation zone, pay close attention when storms are nearby and have a plan.
- » If you need to evacuate, consider sheltering in a non-evacuation zone within the County with family or friends to reduce shelter space needs, traffic on the road and travel time back home when the order is lifted.

## Goals, Objectives, Policies & Strategies

**CM GOAL 1:** MAINTAIN, RESTORE AND ENHANCE THE INTEGRITY AND QUALITY OF COASTAL RESOURCES.



**CM OBJECTIVE 1.1:** Maintain beaches and dune systems to balance the benefits of storm risk reduction, recreation and the economy with their function as a natural resource.

**CM POLICY 1.1.1:** Preserve, restore, maintain and enhance living and non-living coastal natural resources.

**CM STRATEGY 1.1.1.1:** Monitor erosion of beaches to identify enhancement needs.

**CM STRATEGY 1.1.1.2:** Implement a beach nourishment program to restore sandy beaches and dunes.

**CM STRATEGY 1.1.1.3:** Partner with state and federal agencies on beach restoration and inlet management projects. Seek funding through the Florida Beaches Funding program.

**CM STRATEGY 1.1.1.4:** Serve as a lead agency for coordinating and managing federal beach nourishment projects.

**CM STRATEGY 1.1.1.5:** Use hard engineering structures only if beach nourishment or other soft engineering measures are insufficient to maintain the beach and dune system.

**CM STRATEGY 1.1.1.6:** Beach restoration projects will be designed and constructed to avoid adverse impacts to seagrasses, nearshore hardbottom, and species of concern to the extent practicable. Unavoidable adverse impacts must be minimized and mitigated, and a restoration plan will be enacted if unavoidable storm damage occurs.

**CM POLICY 1.1.2:** Avoid adverse human impacts to the stability of beach and dune systems.

**CM STRATEGY 1.1.2.1:** Implement Land Development Code regulations that:

- » Limit (re)development to minor and non-habitable structures seaward of the state coastal construction control line as defined by and consistent with applicable state statutes;
- » All construction activities seaward of the coastal construction control lines shall be established pursuant to s. 161.053 and shall be consistent with Chapter 161 of Florida Statutes; and
- » Permit shoreline hardening only if other measures are insufficient and hardening is the only means of protecting upland properties.

**CM STRATEGY 1.1.2.2:** Prohibit private vehicular traffic on beaches. Provide marked driveways through the dunes for emergency and maintenance vehicles.

**CM STRATEGY 1.1.2.3:** Marked path and dune walkover construction is permitted to protect the dune system where:

- » A dune exists;
- » Access to a public beach is clearly marked;
- » Evidence of disturbance by pedestrian traffic exists; and
- » Construction of a dune walkover will not eliminate all existing vehicle access.



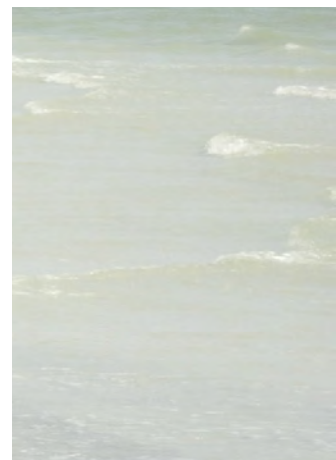
**CM OBJECTIVE 1.2:** Protect and preserve all native coastal wildlife and marine species and their essential habitat.

**CM POLICY 1.2.1:** Develop and implement management and protection plans for coastal natural resources and species of concern.

**CM STRATEGY 1.2.1.1:** Identify and protect important seagrass and nearshore hardbottom areas.

**CM STRATEGY 1.2.1.2:** Utilize County ordinances, the Land Development Code and other regulations to achieve species protection goals and strategies.

**CM STRATEGY 1.2.1.3:** Fund implementation of management and protection plans to preserve coastal natural resources.



**CM GOAL 2: REDUCE RISK TO HUMAN LIFE, PROPERTY AND PUBLIC INVESTMENT FROM THE EFFECTS OF HURRICANES, STORM SURGE, HIGH-TIDE EVENTS, FLASH FLOODS, STORMWATER RUNOFF, SEA LEVEL RISE AND OTHER CLIMATE RELATED IMPACTS AND NATURAL DISASTERS.**



**CM OBJECTIVE 2.1:** Restrict (re)development within and direct population concentrations out of the Coastal Storm Area.

**CM POLICY 2.1.1:** Identify areas that are vulnerable to the impacts of sea level rise.

**CM STRATEGY 2.1.1.1:** Coordinate with municipal partners to identify and designate Adaptation Action Areas for the purpose of developing strategies for adaptation and for enhancing the prioritization and funding of infrastructure adaptation projects.

**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 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.

**CM STRATEGY 2.1.5.2:** Prohibit site improvements that would increase bed capacity in existing hospitals, nursing homes, and assisted living facilities within located in the CSA.



**CM OBJECTIVE 2.2:** Establish a Comprehensive Emergency Management Plan (CEMP) outlining underlying emergency management policies and tools to address preparedness, response, recovery, and mitigation consistent with the Comprehensive Plan.

**CM POLICY 2.2.1:** Develop and implement the Local Mitigation Strategy (LMS) to reduce risk to life, property, infrastructure, and institutions through systematic risk assessment and hazard mitigation.

**CM STRATEGY 2.2.2.1:** Implement existing hazard mitigation programs consistent with federal and state regulations.

**CM STRATEGY 2.2.2.2:** Utilize the Land Development Code to reduce the vulnerability of existing and future (re)development to natural hazards, including, but not limited to: the effects of hurricanes, flooding, prolonged periods of rainfall, and sea level rise.

**CM STRATEGY 2.2.2.3:** Coordinate and leverage projects identified in the LMS and the County's Capital Improvements Program (CIP).

**CM STRATEGY 2.2.2.4:** Develop and implement a plan to acquire property to prevent incompatible (re)development in areas of repeated damage resulting from flooding, storm surge or wind velocity.

**CM STRATEGY 2.2.2.5:** Implement Land Development Code regulations restricting (re) development in floodways.



**CM OBJECTIVE 2.3:** Maintain adequate evacuation clearance times and shelter space for a Category 5 storm event.

**CM POLICY 2.3.1:** The level of service for Regional Clearance Time for hurricane evacuation (intra-state movements) for a Category 5 storm event (Saffir-Simpson scale) is 50 hours.

**CM STRATEGY 2.3.1.1:** Coordinate with the Florida Department of Transportation to consider regional hurricane evacuation in the development of a transportation improvement plan for District 7.

**CM STRATEGY 2.3.1.2:** Consider hurricane evacuation in the annual development of the Capital Improvement Program.

**CM STRATEGY 2.3.1.3:** The Comprehensive Plan must not be amended to adversely affect the level of service for full hurricane evacuation to outside the County (intra-state movements) for a Category 5 storm event (Saffir-Simpson scale).

**CM POLICY 2.3.2:** Plan and conduct hurricane evacuation as prescribed by the Comprehensive Emergency Management Plan.

**CM STRATEGY 2.3.2.1:** Use the Countywide Intelligent Transportation System/ Advanced Traffic Management System to expedite hurricane evacuation.

**CM STRATEGY 2.3.2.2:** Ensure that evacuation routes are clearly posted.

**CM STRATEGY 2.3.2.3:** Cooperate with the Tampa Bay Regional Planning Council to increase public awareness of hurricane evacuation procedures.

**CM STRATEGY 2.3.2.4:** Cooperate with the State Division of Emergency Management to coordinate evacuations.

**CM STRATEGY 2.3.2.5:** Pinellas County Department of Emergency Management shall coordinate with the Florida Department of Health - Pinellas to maintain a special needs / evacuation registration program to address the evacuation needs of at-risk populations.

**CM POLICY 2.3.3:** Meet the shelter space needs of the public based on a pre-determined standard of square feet per person.

**CM STRATEGY 2.3.3.1:** Coordinate with local jurisdictions and agencies to address needs for increasing the number of public shelter spaces.

**CM STRATEGY 2.3.3.2:** The design and construction of new or expanded County buildings will consider adaptable use for sheltering, emergency management staging or supply storage.

**CM STRATEGY 2.3.3.3:** Coordinate with the Pinellas County School Board to design and construct new, renovated or expanded school facilities to function as public emergency shelters.

**CM STRATEGY 2.3.3.4:** Inform the public of safe alternatives to traditional public sheltering, such as sheltering in place by hardening their non-surge vulnerable homes, to reduce the demand on limited public shelter space.

**CM STRATEGY 2.3.3.5:** Develop criteria, standards, methodologies, and procedures to mitigate the impacts of (re)development on shelter space availability.



**CM OBJECTIVE 2.4:** Facilitate rapid and efficient recovery in the event of a disaster and implement hazard mitigation measures to reduce the exposure of human life and public and private property to natural hazards.

**CM POLICY 2.4.1:** Post-disaster activities shall be guided by a Post-Disaster Redevelopment Plan (PDRP) as a component of the Comprehensive Emergency Management Plan.

**CM STRATEGY 2.4.1.1:** The PDRP shall address land (re)development in unincorporated Pinellas County; the redevelopment and recovery of County facilities, properties, and functions; provides county-wide guidance for recovery and redevelopment from natural and manmade events; and describes operational strategies, roles and responsibilities in cooperation with federal, state and municipal partners.



**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 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.

**CM GOAL 3: COASTAL LAND USE WILL BE SUSTAINABLE OVER THE LONG TERM, COMPATIBLE WITH NATURAL AND HISTORIC RESOURCES, SUPPORTIVE OF THE COUNTY'S ECONOMIC VITALITY AND RESISTANT TO THE VULNERABILITY OF THE COASTAL LOCATION.**



**CM OBJECTIVE 3.1:** Coastal land uses will be (re)developed to meet the standards and criteria for location, intensity, compatibility and adequate infrastructure established for all (re)development within Pinellas County except where the unique attributes and vulnerabilities of the coastal location require additions or modifications.

**CM POLICY 3.1.1:** Coastal land uses will be consistent with the Future Land Use and Coastal Management Chapters.

**CM STRATEGY 3.1.1.1:** Restrict facilities that present health, safety or environmental risks from natural disasters within the CSA.

**CM STRATEGY 3.1.1.2:** Restrict public infrastructure expenditures within the CSA, except as described in CM Strategy 2.1.4.1.

**CM STRATEGY 3.1.1.3:** The County shall collect a tourist tax and use a portion to implement needed improvements identified in this chapter in compliance with the defined capital improvement goals, objectives, policies, and strategies.



**CM OBJECTIVE 3.2:** Ensure the long-term sustainability of coastal resources and land uses by planning for rising sea levels.

**CM POLICY 3.2.1:** Responsibly plan to avoid, mitigate, and adapt to the impacts of sea level rise.

**CM STRATEGY 3.2.1.1:** Acquire advanced data and analysis through studies and modeling to help evaluate and refine the adaptation area boundary and strategies.

**CM STRATEGY 3.2.1.2:** Evaluate the data and findings regarding sea level rise and update planning, evaluation tools and guidelines in cooperation with local municipalities, state and federal agencies, and other experts in the field.

**CM STRATEGY 3.2.1.3:** Develop and implement strategies and actions to avoid, mitigate and adapt to the effect of sea level rise.

**CM STRATEGY 3.2.1.4:** Utilize Pinellas County *Guidance for Incorporating Sea Level Rise into Capital Planning* to evaluate and inform the capital improvement and maintenance projects about sea level rise vulnerability, risks and adaptation strategies.

**CM STRATEGY 3.2.1.5:** Coordinate with municipal and other partners to ensure that sea level rise planning and adaptation is considered in the planning, siting, maintenance and retrofitting of public infrastructure and facilities.

**CM STRATEGY 3.2.1.6:** Encourage the use of adaptation strategies for planning and design of parks and open spaces in areas vulnerable to sea level rise and high tides in a manner that can help serve multiple functions, such as: recreational; enhanced water quality; natural ecosystem restoration; and coastal flooding accommodation.



**CM OBJECTIVE 3.3:** Prioritize sustainable and economically viable water-dependent and water-related land uses.

**CM POLICY 3.3.1:** Ensure that the location, intensity and design of (re)development does not conflict with the protection of marine and coastal species and habitats.

**CM STRATEGY 3.3.1.1:** Maintain a comprehensive program of data collection, monitoring, interagency coordination, regulation and education pertaining to the location and impact of water dependent and water-related land uses.

**CM STRATEGY 3.3.1.2:** Utilize the County Code to ensure that water dependent and water-related land uses do not diminish or adversely impact marine and coastal resources.

**CM POLICY 3.3.2:** Promote the location and (re)development of marinas and boating access facilities in environmentally appropriate coastal locations.

**CM STRATEGY 3.3.2.1:** Utilize the Pinellas County Code for siting and developing marinas and boat access facilities, in accordance with the following criteria:

- » Water depth is adequate to accommodate proposed boat use. Dredging or filling is strongly discouraged;
- » Preference is given to expansion of suitable existing facilities;
- » Flushing of the basin is adequate to maintain water quality;
- » No adverse impact on archaeological or historic sites;
- » No adverse impacts on the West Indian Manatee Habitat;
- » Prohibit the expansion or construction of marinas or boat ramps in areas designated as Critical Habitat of the West Indian Manatee;
- » Reasonable access to a large navigable water body and /or prime destination points;
- » Minimal impact on environmentally sensitive resources including upland areas;
- » Sufficient upland area to accommodate needed utilities and support facilities;
- » Sufficient roadway capacity to handle traffic demand;
- » Compatibility with surrounding and adjacent land uses;
- » Adequate wastewater treatment capacity for upland and marine pump-out facilities;
- » Preference is given to facilities where new public use slips are provided;
- » Public safety and welfare are considered;
- » Marina and boat ramp (re)development is subject to special regulations for developing in (a) aquatic preserves, (b) outstanding Florida waters, and (c) class ii waters;
- » Marina and boat ramp (re)development is subject to the special regulations for developing in areas approved for shellfish harvesting; and
- » Marina and boat ramp (re)development is subject to the special regulations for developing in other highly productive or unique habitats.

**CM STRATEGY 3.3.2.2:** No marina will be approved until a hurricane plan for the project has been received and approved.

**CM STRATEGY 3.3.2.3:** On a case by case basis, consider the feasibility of mooring fields.

**CM STRATEGY 3.3.2.4:** Promote and enhance the “clean marina program” by:

- » Promoting the benefits of “clean marina” certification through outreach and education efforts; and
- » Requiring all county-owned marinas to obtain “clean marina” certification within one year of purchase.

**CM STRATEGY 3.3.2.5:** Determine the best financial strategy(ies) to support and protect public access to water-dependent land uses.

**CM POLICY 3.3.3:** Promote the preservation and enhancement of recreational and commercial working waterfronts.

**CM STRATEGY 3.3.3.1:** Partner with municipalities and the private sector to develop and implement strategies for preserving and enhancing working waterfronts.

**CM STRATEGY 3.3.3.2:** Amendments to the Future Land Use Map and Land Development Code shall protect recreational and commercial working waterfronts.

**CM STRATEGY 3.3.3.3:** Cooperate with unincorporated waterfront communities to determine the need for additional regulatory criteria or incentives to support or enhance viable recreational and commercial working waterfronts.





# SWMM

PLANPinellas\_SURFACE WATER MANAGEMENT



# SURFACE WATER MANAGEMENT

## [ SWM ]

The natural resources that attract so many residents and visitors to Pinellas County depend on the quality of our surface waters. While water quality is affected by both natural and human activities and circumstances, land development has significantly altered natural floodplains and ecosystems. Every inch of Pinellas County drains somewhere, and many waterbodies are currently considered impaired. Our daily activities affect the health of the watershed. The goals, objectives and policies in the Surface Water Management chapter recognize the direct connections to our watershed and seek to improve our water quality and preserving our quality of life.

## Everyday Actions

- » Pick up after your pet! Pet waste contains harmful bacteria that can make people sick and excessive nutrients that contribute to harmful algal blooms.
- » Only rain down the drain! Never put waste down a storm drain, they ultimately lead to the waterways that make Pinellas beautiful.
- » Leave your grass clippings on the lawn, not on the street, driveway or sidewalk. They can wash down the storm drains and contribute to algal blooms and fish kills.
- » Don't litter! Trash can block storm drains and contribute to flooding.
- » Skip the fertilizer during the summer rainy season. Incorrect use of fertilizer and poor landscape debris management can allow nutrients to leach into the groundwater and wash into storm drains that flow to creeks, lakes, Tampa Bay, or the Gulf of Mexico.

## Goals, Objectives, Policies & Strategies

**SWM GOAL 1:** BECOME A MODEL COMMUNITY FOR COMPREHENSIVE INTEGRATED WATER MANAGEMENT AND THE IMPLEMENTATION OF INNOVATIVE TECHNIQUES TO IMPROVE WATER QUALITY AND PROTECT, ENHANCE AND RESTORE NATURAL RESOURCES AND PROCESSES.



**SWM OBJECTIVE 1.1:** Reduce adverse impacts of the built environment and promote the natural movement of water within watersheds to protect, enhance and restore hydrologic and ecological functions.

**SWM POLICY 1.1.1:** Promote and apply best practices for surface water quality improvement to protect, enhance and restore natural resources, biodiversity and estuarine productivity.

**SWM STRATEGY 1.1.1.1:** Maintain and implement a stormwater manual that:

- » Promotes innovative stormwater management techniques and supports alternatives that result in the intended outcome;
- » Meet performance standards and technical requirements;
- » Meet stormwater quantity and quality standards; and
- » Maintains function under rising sea level conditions.

**SWM STRATEGY 1.1.1.2:** Utilize incentives and requirements for innovative stormwater management techniques as viable alternatives to conventional practice.

**SWM POLICY 1.1.2:** (Re)development shall be sustainable and preserve or enhance water quality.

**SWM STRATEGY 1.1.2.1:** Utilize the Land Development Code and other regulations to improve surface water quality and protect natural resources, and:

- » Consider the most current regulations, technical data, models and plans available and address changing conditions due to the impacts of climate change and sea level rise;
- » Reduce impervious surface coverage;
- » Require natural upland buffers adjacent to wetlands, permanent and seasonal streams, natural drainage channels, lakes, estuaries and other surface waters;
- » Require erosion control to reduce sedimentation and turbidity;
- » Require stormwater pollution prevention plans (SWPPP);
- » Permit the use of isolated wetlands for stormwater attenuation when not in conflict with environmental or public use considerations;
- » Retain or restore the stormwater and floodplain management functions of natural drainageways and storage areas;
- » Limit fill to protect floodplain and/or ecological function;
- » Protect viable native floodplain forests from destruction;
- » Require property served by septic systems to connect to an available wastewater system within 180 days in accordance with Florida Department of Environmental Protection (FDEP) regulations and Pinellas County Ordinances;
- » Encourage and incentivize the use of Florida Friendly Landscaping™ principles;
- » Encourage and incentivize the use of cisterns and rain barrels to retain stormwater for landscape irrigation;
- » Require enhanced stormwater treatment and flood attenuation systems for projects that outfall to outstanding Florida waters, consistent with federal, state, and local standards and adopted watershed management plans.

**SWM STRATEGY 1.1.2.2:** Regulate the use and sale of fertilizer and promote best practices in fertilizer application and management.

**SWM STRATEGY 1.1.2.3:** Maintain designated buffer zones prohibiting the application of fertilizers on vegetation in close proximity to the receiving waters of the County.



**SWM OBJECTIVE 1.2:** Meet or exceed federal, state, and regional regulatory requirements and water management planning objectives.

**SWM POLICY 1.2.1:** Implement the requirements of the County's National Pollution Discharge Elimination System (NPDES) permit in coordination with co-permittees to protect and enhance the quality of the County's surface waters.

**SWM STRATEGY 1.2.1.1:** Collaborate with federal, state, regional and local agencies to gather and evaluate data to:

- » Identify major pollution problems affecting County and regional waters; and
- » Improve monitoring and compliance enforcement of point and non-point source discharges.

**SWM STRATEGY 1.2.1.2:** Monitor surface water in coordination with the municipalities to evaluate:

- » The degree of watershed/water body impairment;
- » The overall effect of management activities;
- » The quality of surface waters; and
- » The overall health of dependent living resources.

**SWM STRATEGY 1.2.1.3:** Maintain an inventory of stormwater assets and operation and maintenance (O&M) plans to meet NPDES permit and Federal Emergency Management Agency (FEMA) Community Rating System (CRS) conveyance credit requirements.



**SWM STRATEGY 1.2.1.4:** Promote the reduction and/or elimination of point source pollutant loadings by:

- » Requiring alternative reuse and disposal options;
- » Enforcing illicit discharge regulations; and
- » Implementing SWPPP for both County and private (re)development.

**SWM POLICY 1.2.2:** Meet or exceed the requirements of the Clean Water Act to protect and enhance the quality of the County's surface waters.

**SWM STRATEGY 1.2.2.1:** Implement Total Maximum Daily Loads (TMDL) monitoring and implementation plans to achieve the assigned TMDL on the schedule approved by FDEP.

**SWM STRATEGY 1.2.2.2:** Utilize the Land Development Code to include stormwater and surface water treatment regulations to meet TMDL requirements and improve water quality.

**SWM STRATEGY 1.2.2.3:** Implement TMDL monitoring and implementation plans in cooperation with applicable municipalities.

**SWM STRATEGY 1.2.2.4:** Implement regulations requiring O&M plans for private stormwater systems that are attached to the property deed.

**SWM POLICY 1.2.3:** Participate in the Pinellas County Wastewater Stormwater Partnership Task Force, and Technical Working Group to identify strategies to:

- » Increase wastewater treatment capacity as appropriate;
- » Increase wastewater storage capacity as appropriate; and
- » Reduce inflow and infiltration of stormwater and groundwater into the sanitary sewer system.

**SWM POLICY 1.2.4:** Coordinate with Southwest Florida Water Management District (SWFWMD), the FDEP and the Tampa Bay Estuary Program (TBEP) in protecting, restoring or enhancing natural habitats, estuaries and natural systems.

**SWM STRATEGY 1.2.4.1:** Ensure consistency with the Comprehensive Conservation and Management Plans (CCMP) for Tampa Bay and Clearwater Harbor-St Joseph Sound.

**SWM STRATEGY 1.2.4.2:** Participate in revegetation projects for tidal flats, tidal streams, mangrove forests, seagrass beds, salt marshes, salt barrens, freshwater wetlands and uplands.

**SWM STRATEGY 1.2.4.3:** Collaborate with SWFWMD and FDEP in the development and implementation of management plans for restorative and mitigative programs.

**SWM STRATEGY 1.2.4.4:** Partner with SWFWMD in the demonstration of low impact development and other new and innovative stormwater management techniques.

**SWM STRATEGY 1.2.4.5:** Collaborate with SWFWMD in the development and implementation of surface water improvement and management plans (SWIM).

**SWM STRATEGY 1.2.4.6:** Identify and apply watershed-specific regulations and programs to meet pollutant loading targets established by an adopted watershed management plan or the Comprehensive Conservation and Management Plans (CCMP) for Tampa Bay and Clearwater Harbor-St. Joseph Sound, and/or to meet the purpose and intent of Total Maximum Daily Load (TMDL) requirements.

**SWM POLICY 1.2.5:** Participate in and support the TBEP and its partnership approach to the protection and restoration of Tampa Bay.

**SWM STRATEGY 1.2.5.1:** Implement the Pinellas County components of the CCMP for Tampa Bay.

**SWM STRATEGY 1.2.5.2:** Cooperate in the development and implementation of comprehensive and coordinated management plans for Tampa Bay and the aquatic preserves located in Pinellas County.

**SWM POLICY 1.2.6:** Develop, maintain, and implement watershed and waterbody management plans that consider the effects of relative sea level rise (RSLR) and coastal storm surge modeling to address stormwater management, water quality, habitat requirements and biological targets.

**SWM STRATEGY 1.2.6.1:** Prioritize the development and update of specific watershed/waterbody plans to those known, suspected or in danger of impairment.

**SWM STRATEGY 1.2.6.2:** Develop and implement comprehensive watershed and waterbody management plans in a manner that is unique to the character and condition of each watershed or waterbody. Each watershed management plan will:

- » Identify and maintain an inventory of stormwater assets;
- » Identify stormwater water quality, water quantity (flood control), and habitat-related deficiencies;
- » Evaluate and document the need for stormwater, water quality, water quantity and habitat-related improvement projects;
- » Seek to protect and restore aquatic and marine resources;
- » Evaluate and document specific management activities including, additional regulations and/or incentive-based programs;
- » Evaluate and document the need for public education and citizen involvement; and
- » Identify opportunities for recreation.

**SWM STRATEGY 1.2.6.3:** Prioritize maintenance and capital projects to address stormwater, water quality, water quantity, and habitat-related deficiencies such that:

- » Improvements to correct existing stormwater deficiencies are given primary importance;
- » Improvements to accommodate future needs are given secondary importance;
- » Improvements to address localized public safety and neighborhood flooding issues may take precedence over already planned improvements; and
- » Priorities accommodate emergencies, local drainage needs, new surface water management responsibilities and funding opportunities.

**SWM STRATEGY 1.2.6.4:** Give preference to natural surface water management projects alternatives and designs that retain water by wetland attenuation and groundwater infiltration.

**SWM POLICY 1.2.7:** Surface water management projects and improvements will be programmed and funded through the Capital Improvement Program. Operations and Maintenance projects will be funded through the Non-Ad Valorem Surface Water Assessment.

**SWM STRATEGY 1.2.7.1:** The infrastructure sales tax revenue will be utilized as the principal funding source for surface water management projects, unless an alternative funding source is identified.

**SWM STRATEGY 1.2.7.2:** Pursue federal, state, regional and local matches for grants and public and private partnerships to provide additional funding to support surface water management projects and activities.

**SWM STRATEGY 1.2.7.3:** Determine the feasibility of developing a fund to assist private entities in restoring stormwater management facilities to compliance.

**SWM POLICY 1.2.8:** Annually review and evaluate the effectiveness of the surface water management program.

## **SWM GOAL 2: TAKE A REGIONAL APPROACH TO SURFACE WATER MANAGEMENT.**



**SWM OBJECTIVE 2.1:** Identify and implement water management solutions on a regional scale to improve water quality, reduce flood risk, protect, enhance and restore ecosystems, provide multiple benefits, and work across jurisdictional boundaries.

**SWM POLICY 2.1.1:** Promote an economically sustainable and environmentally sound regional approach to surface water management.

**SWM STRATEGY 2.1.1.1:** Coordinate with all affected jurisdictions and agencies for surface water control, protection, enhancement, restoration and management.

**SWM STRATEGY 2.1.1.2:** Where multi-jurisdictional benefit is derived, take a lead role in the development of surface watershed management plans. Enter into interlocal agreements to ensure:

- » Cooperation in plan development and implementation;
- » Consistent implementation of management strategies; and
- » Shared funding responsibilities.

**SWM STRATEGY 2.1.1.3:** Collaborate with federal, state, regional and local agencies to gather and evaluate data, and to remain knowledgeable of the effects of toxic contaminants and water pollutant hazards on water quality and biological resources.

**SWM STRATEGY 2.1.1.4:** Encourage regional surface management facilities designed and sized to accommodate several project sites and incorporate recreation components when technically, environmentally and economically desirable.

**SWM STRATEGY 2.1.1.5:** Evaluate the development of an impact fee and/or regional stormwater credit system to support regional systems and to encourage public/private partnerships for more efficient surface water management within a catchment area.

**SWM STRATEGY 2.1.1.6:** Evaluate the feasibility of establishing trust funds to be used for the development of regional stormwater facilities.

**SWM STRATEGY 2.1.1.7:** Coordinate with permitting agencies on regulations that encourage and support innovative and creative strategies for surface water management.

**SWM STRATEGY 2.1.1.8:** Coordinate with municipalities to address changes in surface water management responsibilities as a result of annexation.

**SWM STRATEGY 2.1.1.9:** Solicit municipal comments before applications for (re)development are heard by the Pinellas County Water and Navigation Control Authority to strengthen coordination with local governments in the protection of multi-jurisdiction estuaries.

**SWM STRATEGY 2.1.1.10:** Remain an active participant in technical and management studies regarding the impacts of atmospheric deposition on surface water quality.

**SWM STRATEGY 2.1.1.11:** Identify floodplain areas for acquisition for the purpose of stormwater treatment, recreation and open space.

**SWM POLICY 2.1.2:** Practice multi-jurisdictional cooperation and coordination to help educate the public regarding the surface water management program and regional priorities.

**SWM GOAL 3: REDUCE RISK TO LIFE, PROPERTY, AND NATURAL RESOURCES THROUGH SURFACE WATER AND FLOODPLAIN MANAGEMENT.**



**SWM OBJECTIVE 3.1:** Manage surface water runoff and preserve and manage the storage value and purpose of natural floodplains to reduce risk to life and property.

**SWM POLICY 3.1.1:** Achieve or exceed the minimum levels of service for surface water management and flood control considering future conditions including sea level rise, wave heights, changes in precipitation and other consequences of climate change:

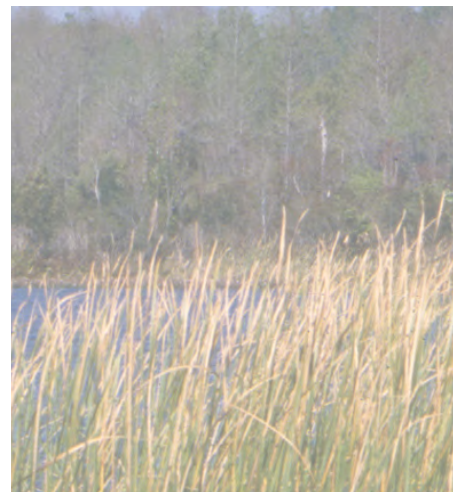
- » All applicable federal, state, and local regulations relating to flood control, stormwater treatment and wetland protection, shall be met in public and private project design.
- » The 25 year storm (4 percent chance of annual occurrence) design standard shall confine the runoff from up to and including a 25 year, 24 hour rainfall event within drainage channel banks, or within designated 25 year floodplains, to reduce risk to human life and property.
- » The 100 year storm (1 percent chance of annual occurrence) design standard shall reduce risk against flooding by a 100 year, 24 hour rainfall event.
- » Preference shall be given to stormwater management options which restore floodplains and remove obstructions from floodways.

**SWM POLICY 3.1.2:** (Re)development must meet the established levels of service for surface water management and flood risk reduction.

**SWM STRATEGY 3.1.2.1:** Utilize the Land Development Code to ensure re(development):

- » Meets stormwater management standards (consistent with the regulatory framework of this Chapter), and provides improved stormwater treatment when compared to its previous state;
- » Does not increase stormwater runoff or decrease water quality on surrounding properties; and,
- » Does not adversely impact off-site conveyance and treatment systems.

**SWM POLICY 3.1.3:** Reduce risk to life and property from floods by restricting (re)development within areas of known flooding.



**SWM STRATEGY 3.1.3.1:** Discourage any proposed increase in density or impervious surface ratio within the 100-year floodplain, a repetitive loss area, or within an area of known flooding identified in an existing watershed plan, (Note: Increases in density or intensity are not permitted within the CSA in accordance with CM Policy 2.1.3). Any permitted increase must demonstrate:

- » How existing flooding issues will be resolved; and floodplain benefits will be realized;
- » Compliance with all applicable floodplain, flood protection and stormwater regulations designed to future conditions (for expected life of structures);
- » Mitigation for any increased shelter and evacuation demands; and
- » Mitigation for habitat impacts.

**SWM STRATEGY 3.1.3.2:** Development agreements may be required to formalize floodplain management and public safety requirements.

**SWM STRATEGY 3.1.3.3:** Wetlands, floodplains and floodways will be preserved and protected as conveyance systems, natural storage and wildlife and vegetative habitat.

**SWM POLICY 3.1.4:** Construction in floodplains shall be regulated by the Land Development Code and all other applicable local, state, and federal regulations.

**SWM POLICY 3.1.5:** Protect floodplains, floodways and other natural areas having functional hydrological characteristics to minimize adverse impacts on the natural system, public safety and investment and floodplain function and purpose.

**SWM STRATEGY 3.1.5.1:** Prohibit dredging and filling or other (re)development activities having significant long-term impacts on the ecological or hydrological functions of the floodplain.

**SWM STRATEGY 3.1.5.2:** Potential impacts of (re)development on the functional hydrological characteristics of floodplains, floodways and other natural areas must be identified and demonstrate that:

- » Impacts are avoided or mitigated;
- » No (re)development or fill is allowed within the 100 year floodway;
- » There is no increase in base flood elevation within the 25 year and 100 year floodplain resulting from the activity and flood hazard reduction provisions are met;
- » Equivalent compensation is provided to offset a reduction in natural floodplain storage, including water quality and habitat benefits;
- » Wetland portions of sites within 100 year floodplains are designated as conservation easements;
- » Preference should be given to natural and/or open storage and treatment over underground enclosed systems to maximize water quality treatment, benefits and habitat; and
- » If enclosed systems are installed, operation and maintenance plans must be implemented to ensure water quality standards are met for discharge to surface waters.

**SWM STRATEGY 3.1.5.3:** Collaborate with SWFWMD to develop technical standards and specifications to preserve the ecological and natural functions of floodplains.

**SWM STRATEGY 3.1.5.4:** Coordinate holistic floodplain management with municipalities to evaluate cross-jurisdictional floodplain impacts in shared watersheds.





# ROS

PLAN Pinellas\_RECREATION, OPEN SPACE  
AND CULTURE



# 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 in residents' and visitors' health and overall quality-of-life, offering access to social and recreational opportunities. 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.

## Everyday Actions

Pinellas County maintains more than 20,000 acres of parks and preserves. Picnic shelters, camping, playgrounds, boat ramps and trails are among the many amenities you can enjoy. Find out more information about these amazing places: [County's Parks & Preserves](#).

## Goals, Objectives, Policies & Strategies

**ROS GOAL 1: PROTECT THE OPEN SPACE VALUE AND PUBLIC PURPOSE OF REGIONAL PARKS, ENVIRONMENTAL LANDS AND OPEN SPACES.**



**ROS OBJECTIVE 1.1:** Protect open spaces and scenic vistas for their contributions to quality of life.

**ROS POLICY 1.1.1:** Establish incentives and regulations that promote the protection of open spaces and retention of scenic vistas.

**ROS STRATEGY 1.1.1.1:** Utilize the Land Development Code to provide incentives, criteria, standards and procedures for the retention of recreation and open space acreage.

**ROS STRATEGY 1.1.1.2:** Prohibit the conversion of dedicated recreation and open space land uses and encourage the retention of non-dedicated recreation and open space land use.

**ROS STRATEGY 1.1.1.3:** Address the need for incentives, criteria, standards and procedures that support the retention of recreation/open space land use designations on golf course properties, parks and other privately-owned open space properties.

**ROS POLICY 1.1.2:** Establish incentives, regulations and programs that promote the retention and reestablishment of scenic vistas.

**ROS STRATEGY 1.1.2.1:** Coordinate with local governments and other governmental agencies to protect scenic vistas along causeways and bridges.

**ROS POLICY 1.1.3:** Protect environmental lands and resource-based regional parks from the impact of incompatible uses.

**ROS POLICY 1.1.4:** Proactively pursue the acquisition and management of environmental lands, resource-based park lands and open space.



**ROS STRATEGY 1.1.4.1:** The land acquisition and management program will focus on:

- » Distributing parks and environmental lands throughout the county;
- » Filling gaps in the system;
- » Connecting existing properties;
- » Impacts are avoided or mitigated;
- » No (re)development or fill is allowed within the 100 year floodway;
- » There is no increase in base flood elevation within the 25 year and 100 year floodplain resulting from the activity and flood hazard reduction provisions are met;
- » Comparable compensation is provided to offset a reduction in floodplain storage; and
- » Wetland portions of sites within 100 year floodplains are designated as conservation easements.

**ROS STRATEGY 1.1.4.2:** The Department of Parks and Conservation Resources will evaluate the recreational and/or environmental benefit of acquiring identified properties.

**ROS GOAL 2: PROVIDE OUTSTANDING COUNTYWIDE RECREATIONAL, OPEN SPACE AND ENVIRONMENTAL SYSTEMS THAT ARE SUSTAINABLE, FOSTER ENVIRONMENTAL AND HERITAGE STEWARDSHIP AND ENHANCE THE COUNTY'S ECONOMIC VITALITY AND QUALITY OF LIFE.**



**ROS OBJECTIVE 2.1:** Provide and manage a system of regional resource-based parks and environmental lands to balance recreational activities and opportunities with environmental and heritage stewardship.

**ROS POLICY 2.1.1:** Establish a level of service (LOS) to meet the park and environmental land needs of the resident population.

**ROS STRATEGY 2.1.1.1:** Maintain a minimum LOS standard of 14.0 acres of parks and environmental lands for every 1,000 residents.

**ROS POLICY 2.1.2:** Develop and implement individual management plans for resource-based parks and environmental lands with a focus on the conservation, protection, restoration, management and interpretation of natural and historic resources.

**ROS STRATEGY 2.1.2.1:** Develop and implement management plans to:

- » Implement best management practices and strategies;
- » Emphasize the commitment to linking open spaces and creating a network of greenways and green spaces;
- » Recognize the importance of protecting the system's value to wildlife and natural resources;
- » Protect and restore critical wildlife habitat;
- » Protect and restore native vegetative communities;
- » Manage historic tree canopies and emphasize the use of native shrubs and trees in park landscaping (target utilization of 85%);
- » Incorporate public art consistent with the Pinellas County Public Art and Design Master Plan;
- » Promote and require low waste events at County-owned recreational facilities;
- » Incorporate environmental, historical, and archaeological exhibits to foster public education; and
- » Foster environmental and heritage stewardship through the education of adjacent property owners.

**ROS STRATEGY 2.1.2.2:** Resource-based regional park management plans will include:

- » Overall objectives, policies and strategies;
- » The identification of critical resources and strategies for resource protection and management;
- » A suitability assessment method to evaluate compatibility and impact of proposed uses;
- » The allocation of land for conservation/preservation, open space and development;
- » Permitted uses and restrictions within each land use category;
- » Relationships with adjacent or nearby public facilities;
- » The identification of areas for potential expansion;
- » Resource monitoring and mitigation procedures;
- » A determination of the capacity to accommodate daily use and special events; and
- » The identification of desired visitor experiences.

**ROS POLICY 2.1.3:** Implement and enhance an equitable countywide system of greenways, blueways and trails.

**ROS STRATEGY 2.1.3.1:** Develop and maintain a greenways, blueways and trails master plan to:

- » Support the protection, enhancement and restoration of functional and connected natural systems;
- » Contribute to watershed protection;
- » Provide resource-based recreational opportunities;
- » Identify existing and potential components of the greenways, blueways and trails system;
- » Provide for connectivity between established resource-based parks and preserves;
- » Identify opportunities for expansion of greenways, blueways and trails;
- » Provide for connectivity between neighborhoods and workplaces as a mobility alternative to the automobile; and
- » Coordinate with local governments, other agencies and the private sector to develop an integrated system of greenways, blueways and trails.

**ROS STRATEGY 2.1.3.2:** Utilize the Land Development Code to establish procedures and incentives for providing public access to greenways, blueways and trails.

**ROS POLICY 2.1.4:** Maintain and enhance equitable public access to recreational facilities to instill an appreciation of resources, their value and contribution to quality of life.

**ROS STRATEGY 2.1.4.1:** Cooperate with Forward Pinellas, the Florida Department of Transportation (FDOT) and local governments to enhance multi-modal access to parks and recreational areas.

**ROS STRATEGY 2.1.4.2:** Maintain a countywide wayfinding/directional signage system to identify the location of resource-based parks, cultural facilities and environmental lands.

**ROS STRATEGY 2.1.4.3:** Locate, design and develop park facilities to provide equitable access.

# ROS

**ROS POLICY 2.1.5:** Seek citizen input regarding the facilities and services to be provided in County parks.

**ROS STRATEGY 2.1.5.1:** The Parks and Conservation Resources Advisory Board will review and make recommendations regarding proposed uses or activities in County parks.



**ROS OBJECTIVE 2.2:** Make facility-based recreation accessible to unincorporated residents to enhance public recreational opportunities.

**ROS POLICY 2.2.1:** Support and encourage the provision of facility-based recreational facilities by public agencies, private enterprise and private developers.

**ROS STRATEGY 2.2.1.1:** Utilize the Land Development Code to provide incentives and requirements for the provision of onsite recreational amenities.

**ROS STRATEGY 2.2.1.2:** Support the assembly of land and assist in the development and improvement of neighborhood recreational facilities.

**ROS STRATEGY 2.2.1.3:** Consistent with the Pinellas School Facilities Interlocal Agreement, coordinate with the Pinellas County School Board regarding the co-location, operation and maintenance of recreation uses.

**ROS POLICY 2.2.2:** Support the equitable development of recreation/community centers to meet social, wellness, fitness and facility-based needs.

**ROS STRATEGY 2.2.2.1:** Recreation/community centers should be designed as multi-purpose facilities that can serve local needs such as meeting space, public health programs, special events, emergency shelters and/or post-disaster comfort stations, and should be designed to provide waste reduction and recycling opportunities.

**ROS POLICY 2.2.3:** Take a lead role in the development of a regional sports complex.

**ROS POLICY 2.2.4:** Facility-based recreation facilities will be compatible with surrounding land uses.

**ROS STRATEGY 2.2.4.1:** Utilize the Land Development Code to ensure that facility-based recreation sites and activities are compatible with surrounding land uses and do not conflict with the protection of critical or significant natural systems.



**ROS GOAL 3: STRENGTHEN PUBLIC CONNECTIONS TO WATERS AND WATERWAYS THROUGH THE MAINTENANCE, PROMOTION AND ENVIRONMENTALLY SENSITIVE EXPANSION OF RECREATIONAL ACCESS.**



**ROS OBJECTIVE 3.1:** Acquire coastal properties to provide public connections to water and waterways.

**ROS POLICY 3.1.1:** Acquire coastal properties consistent with the goals of the State’s land acquisition program and the Tampa Bay Estuary Program.

**ROS STRATEGY 3.1.1.1:** Identify and prioritize coastal properties for acquisition addressing the following concepts:

- » Environmental significance and pristine condition;
- » Consistency with hazard mitigation requirements; and
- » Beach access and management opportunities.

**ROS STRATEGY 3.1.1.2:** Collaborate with coastal governments and agencies to acquire coastal properties.

**ROS POLICY 3.1.2:** Acquire beach access sites that enhance equitable public access.

**ROS STRATEGY 3.1.2.1:** Prioritize public access acquisitions based on need.

**ROS STRATEGY 3.1.2.2:** Seek to obtain perpetual easements for public beach access for privately-owned beach property located landward of the erosion control line in conjunction with beach renourishment.

**ROS POLICY 3.1.3:** Provide for adequate beach access for post-disaster maintenance, clean-up and beach sand replacement.



**ROS OBJECTIVE 3.2:** Maintain, enhance and expand public beach and shoreline access.

**ROS POLICY 3.2.1:** Establish standards to guide the location and improvement of public beach access sites.

**ROS STRATEGY 3.2.1.1:** Collaborate with the coastal municipalities to maintain and enhance primary beach access in accordance with Florida Administrative Code, Chapter 62b-36.

**ROS POLICY 3.2.2:** Coordinate with state and federal agencies regarding beach restoration and inlet management.

**ROS STRATEGY 3.2.2.1:** Coordinate with the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers to manage beach restoration and inlet management projects.

**ROS STRATEGY 3.2.2.2:** Public monies will be expended for beach renourishment/restoration only where the amount of public access meets the minimum standard by Florida Administrative Code, Chapter 62b-36.

**ROS POLICY 3.2.3:** Maintain and enhance safe pedestrian public beach access.

**ROS STRATEGY 3.2.3.1:** Coordinate with the Forward Pinellas and the Florida Department of Transportation to:

- » Evaluate the joint use of off-beach parking facilities and shuttle services;
- » Evaluate the provision of facilities for fishing on new or rebuilt bridges; and
- » Address safe pedestrian movement near beach access points.

**ROS STRATEGY 3.2.3.2:** Collaborate with coastal municipalities to identify and maintain vehicular access to beach access sites.

**ROS STRATEGY 3.2.3.3:** Use consistent beach access signage.

**ROS STRATEGY 3.2.3.4:** Provide bicycle parking facilities at County-maintained beach access sites.



**ROS OBJECTIVE 3.3:** Retain and expand water-dependent/recreation-related land uses.

**ROS POLICY 3.3.1:** Maintain and enhance the operation and efficiency of boat ramp facilities.

**ROS POLICY 3.3.2:** Encourage and support the retention, acquisition and expansion of water dependent/recreation related land uses including marinas, boat ramps and other means of public water and waterway access.



**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 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.

**ROS STRATEGY 4.2.2.1:** Utilize the County Code to provide standards for the identification, protection and preservation of historic resources, including:

- » The identification of historic structures and archeological sites on site plans for (re) development;
- » An assessment of the impact of proposed development on historic structures and archeological sites; and
- » A strategy for mitigating negative impacts on historic structures and archeological sites and resources.

**ROS STRATEGY 4.2.2.2:** Determine the thresholds for when land development proposals require archaeological surveys prior to the issuance of County permits and establish the associated approval process.

**ROS POLICY 4.2.3:** Implement established criteria for historic resource assessments for County utility and transportation projects, in order to mitigate negative impacts on significant historic resources.

**ROS POLICY 4.2.4:** Provide incentives and programs to encourage the protection and restoration of significant historic resources.

**ROS STRATEGY 4.2.4.1:** Offer the historic preservation ad valorem tax exemption for eligible properties.

**ROS STRATEGY 4.2.4.2:** Consider implementation of a locally-funded façade grant program for designated historic structures.

**ROS STRATEGY 4.2.4.3:** Partner with property owners, land trusts and other qualified organizations/agencies to implement and promote historic preservation and archeological easements to protect significant historic resources.

**ROS POLICY 4.2.5:** Protect, preserve, manage, and interpret historic resources held in public trust.

**ROS STRATEGY 4.2.5.1:** Create and maintain a list of significant historic resources owned/managed by the County and identify undocumented historic resources on County-owned properties.

**ROS STRATEGY 4.2.5.2:** Nominate County-owned/managed historic resources deemed eligible for listing on the National Register of Historic Places and for designation by municipal or County historic preservation ordinances.

**ROS STRATEGY 4.2.5.3:** Provide programming and interpretation for significant historic resources located within the system of regional parks and environmental lands.

**ROS STRATEGY 4.2.5.4:** Maintain and operate interpretive centers that tell the significant stories of Pinellas County.

**ROS STRATEGY 4.2.5.5:** Identify and provide public infrastructure improvements that contribute to the protection and preservation of significant historic resources.

**ROS STRATEGY 4.2.5.6:** Archeological artifacts, objects, or features located on property owned by or held in trust for Pinellas County shall not be relocated, altered, or removed without proper written authorization by the County and shall be professionally documented and curated.



**ROS OBJECTIVE 4.3:** Coordinate with historic preservation programs and initiatives at the local, state and federal level.

**ROS POLICY 4.3.1:** Maintain the designation as a Certified Local Government (CLG) in good standing and encourage municipalities to participate in the CLG program.

**ROS POLICY 4.3.2:** Support citizen-initiated efforts to protect and preserve historic structures and archaeological sites as the County deems appropriate and resources allow.

**ROS POLICY 4.3.3:** Partner with municipalities, historical organizations, museums and libraries in the conservation of significant artifact collections and archival materials and in the telling of stories important to the history of Pinellas County.

**ROS STRATEGY 4.3.3.1:** Maintain repositories for the curation of archaeological, archival and historical collections.

- » The archeological laboratory at Weedon Island Preserve shall be recognized as the repository for artifacts recovered as a result of archeological excavations sponsored by the County.
- » The archives at Heritage Village shall be recognized as the repository for significant documents and objects relating to the history of Pinellas County.

**ROS POLICY 4.3.4:** Consider entering into contractual arrangements with municipalities that request historic preservation planning services.



**ROS OBJECTIVE 4.4:** Increase awareness, appreciation and opportunities for public engagement with the County’s historic resources.

**ROS POLICY 4.4.1:** Provide public education and outreach, support activities, and develop plans to increase awareness and promote the preservation of historic resources.

**ROS STRATEGY 4.4.1.1:** Participate in the Florida Historic Markers Program.

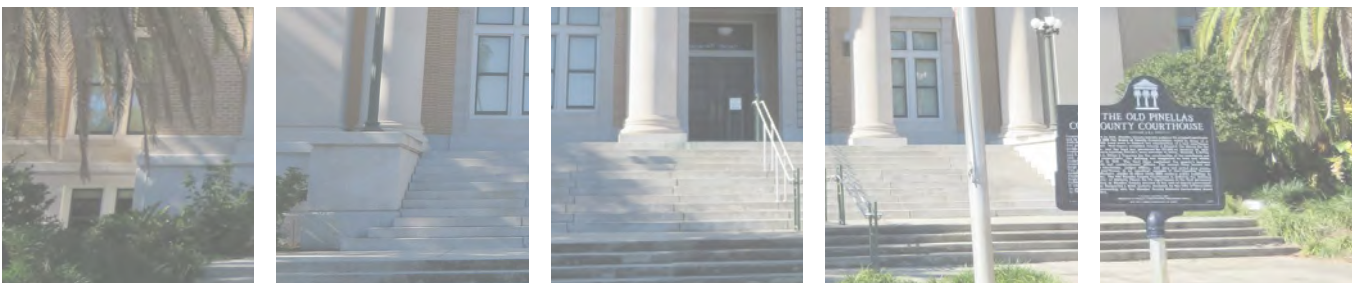
**ROS STRATEGY 4.4.1.2:** Participate in the creation of a publicly-accessible master catalog with museums, libraries and historical organizations.

**ROS POLICY 4.4.2:** Encourage the private sector to provide for the protection and preservation of historic resources and the adaptive reuse of historically significant structures.

**ROS POLICY 4.4.3:** Coordinate a multi-agency cooperative marketing and advertising program.

**ROS STRATEGY 4.4.3.1:** Partner with the Convention and Visitor’s Bureau to promote awareness of historic resources and their contribution to quality of life.

**ROS STRATEGY 4.4.3.2:** Plan and sponsor heritage tourism activities that emphasize interpretation and foster appreciation of historic resources.





**ROS GOAL 5: RECOGNIZE THE DIVERSITY OF CULTURAL TRADITIONS AND FOSTER ARTISTIC EXPRESSION IN PINELLAS COUNTY TO ENRICH QUALITY OF LIFE FOR RESIDENTS AND VISITORS.**



**ROS OBJECTIVE 5.1:** Support and raise awareness of cultural arts facilities and programs.

**ROS POLICY 5.1.1:** Allow arts and cultural events, programs and exhibits at County buildings, outdoor spaces, and parks.

**ROS STRATEGY 5.1.1.1:** Create a standardized permit application for use at all appropriate County facilities.

**ROS STRATEGY 5.1.1.2:** Certain facilities may be identified whereby such activities are not appropriate for reasons of safety and security.

**ROS POLICY 5.1.2:** Equitably support cultural arts programs and access to these resources across the County.

**ROS POLICY 5.1.3:** Support the designated local arts agency in its mission to develop and promote the county as a vibrant, integrated, collaborative and sustainable arts community and cultural destination.

**ROS POLICY 5.1.4:** Encourage cooperation and coordination among the County's cultural institutions, facilities, programs and events.



**ROS OBJECTIVE 5.2:** Use art and design in public spaces to enhance sense-of-place.

**ROS POLICY 5.2.1:** Prepare a public art and design master plan for County facilities, and use the plan to:

- » Identify opportunities and locations for public art;
- » Establish priorities for public art; and
- » Establish an implementation/funding strategy and schedule.

**ROS STRATEGY 5.2.1.1:** Integrate public art into County project designs.

**ROS POLICY 5.2.2:** Encourage the integration of public art into development project designs.

**ROS STRATEGY 5.2.2.1:** Consider the use of the Land Development Code to include incentives to integrate public art into project designs.



**ROS OBJECTIVE 5.3:** Consider the development of a cultural arts overlay district concept.

**ROS POLICY 5.3.1:** Partner with municipalities in targeting areas for redevelopment as cultural arts districts.

**ROS POLICY 5.3.2:** Encourage artists, galleries, cooperatives and related venues and support services to locate in targeted areas.

**ROS POLICY 5.3.3:** Advance mixed-use projects that combine affordable live-work space for creative sector workers and their families with non-residential indoor and outdoor spaces for fabrication, sales, display and storage.

**ROS POLICY 5.3.4:** Explore incentives in cultural arts districts to further community and economic development objectives.

**ROS GOAL 6: PROMOTE SUSTAINABLE BEST PRACTICES TO ENSURE THAT ENVIRONMENTAL IMPACTS ARE CONSIDERED IN DECISIONS AND DESIGNS AFFECTING HISTORIC, CULTURAL, RECREATION AND OPEN SPACE PLANNING.**



**ROS OBJECTIVE 6.1:** Provide quality recreational opportunities and open spaces that support and facilitate the realization of livable urban communities.

**ROS POLICY 6.1.1:** The design and functionality of regional parks and environmental lands will further the ideal of quality communities, with emphasis on:

- » The value of connectivity;
- » Safe and attractive gathering places;
- » Functional and attractive design; and
- » Scenic vistas and open spaces.

**ROS STRATEGY 6.1.1.1:** Integrate green design strategies into park and environmental land facilities and structures.

**ROS POLICY 6.1.2:** Provide safe, equitable access to recreational and open space assets.

**ROS STRATEGY 6.1.2.1:** Access needs for all members of the community will be considered in the planning for recreational facilities.

**ROS STRATEGY 6.1.2.2:** Implement programs that support bicycle lanes, trails and other alternatives to automobile travel.

**ROS POLICY 6.1.3:** Ensure that programming activities will not compromise the environmental, historical, archaeological and resource-based integrity of regional parks and environmental lands.

# ROS





**PW /  
WW**

PLANPinellas POTABLE WATER,  
WASTEWATER AND REUSE



# POTABLE WATER, WASTEWATER AND REUSE [ PW/WW ]

Pinellas County improves the quality-of-life of its residents and visitors by ensuring the distribution of safe drinking water and the collection and treatment of wastewater. It oversees the planning, assessment, and maintenance of the infrastructure that supports these vital services. The County develops a 10-Year Water Supply Facilities Work Plan, with key Objectives to ensure the construction of water facilities, alternative sources to offset potable water use, and conservation and reuse programs necessary to serve existing and new development for at least a 10-year planning period. Pinellas County maintains a Wastewater Master Plan and Program to address the County's current and projected wastewater infrastructure needs. The goals, objectives and policies of this chapter support the safe and environmentally sound delivery of services, while ensuring they meet the needs of all citizens. This effort relies on strong coordination with the County's local, state, and federal partners.

## Everyday Actions

Some things that you can do to protect our water resources include:


- » **Water early.** Water lawns during the early morning hours when temperatures and wind speed are the lowest.
- » **Check irrigation system.** Inspect sprinkler systems and timers regularly to ensure they are operating properly.
- » **Don't over fertilize.** Applying fertilizer increases the need for water.
- » **Plant native.** Use native and drought-tolerant vegetation.
- » **Upgrade to water-efficient emitters.** Inspect your sprinkler system and adjust and install heads, rotors, or drip irrigation emitters that are more efficient alternatives.
- » **Turn irrigation down in fall and off in winter.** Water manually in winter only if needed.
- » **Invest in a weather-based irrigation controller - or a smart controller.** These devices will automatically adjust the watering time and frequency based on soil moisture, rain, wind, and evaporation and transpiration rates.
- » **Make the most of rainfall.** Collect rainwater from your rain gutters in rain barrels to use during dry periods.

## Did You Know?

- » 'Flushable' wipes ARE NOT flushable. They clog your sewer system and can backup wastewater into your house.
- » Avoid disposal of non-flushables such as: grease, wipes, and other personal care products into the sewer system and in maintaining building plumbing, private laterals, and cleanouts.

## PW Goals, Objectives, Policies & Strategies

**PW GOAL 1:** ENSURE HIGH QUALITY AND AFFORDABLE POTABLE WATER TO MEET EXISTING AND PROJECTED DEMAND.

 **PW OBJECTIVE 1.1:** Ensure that adequate and dependable supplies of potable water are available to meet existing and projected water demand.

**PW POLICY 1.1.1:** Collaborate with the Southwest Florida Water Management District (SWFWMD), Tampa Bay Water and local governments to forecast regional potable water needs.

**PW STRATEGY 1.1.1.1:** Refine methods of water demand forecasting and collectively agree on projected needs.

**PW STRATEGY 1.1.1.2:** Track trends in water demand forecasting and collectively agree on projected needs.

**PW STRATEGY 1.1.1.3:** At the regional level, continually evaluate the cost of water associated with the existing water supply partnership to ensure affordable and competitively-priced potable water for the consumer and to support the local economy.

**PW STRATEGY 1.1.1.4:** Identify, research, and promote viable alternative water supply sources to address continuing demand.

**PW POLICY 1.1.2:** Support local and regional partnerships to ensure an adequate potable water supply.

**PW STRATEGY 1.1.2.1:** Coordinate water supply facilities planning with:

- » The SWFWMD Regional Water Supply Plan, and
- » The Tampa Bay Water Master Water Plan.

**PW POLICY 1.1.3:** Collaborate with the SWFWMD, Tampa Bay Water and local governments to conserve and protect regional water resources and to ensure adequate water supply capacity and equitable distribution.

**PW STRATEGY 1.1.3.1:** In the event the regional system experiences a “shortfall” or “production failure”, the County will take actions to reduce demand or use alternative sources as defined by the interlocal agreement:

- » Institute additional water conservation measures;
- » Halt or otherwise restrict the issuance of development orders and permits;
- » Develop new sources of potable water within the parameters of the interlocal agreement;
- » Purchase potable water from suppliers other than Tampa Bay Water;
- » Cooperate with Tampa Bay Water, SWFWMD, and the affected local governments to develop a regional response to the situation; and
- » Use actions and alternatives not identified within this Policy.

**PW STRATEGY 1.1.3.2:** Utilize the groundwater protection program to protect and conserve the potable water resource.

**PW STRATEGY 1.1.3.3:** Utilize the concurrency management program to link land use and water management.

**PW POLICY 1.1.4:** Implement a sustainable water conservation program to reduce demand on potable water resources.

**PW STRATEGY 1.1.4.1:** Promote the use of shallow wells, open surface water bodies and reclaimed water for landscape irrigation.

**PW STRATEGY 1.1.4.2:** Develop, encourage and participate in educational efforts that promote potable water conservation such as Florida Friendly Landscaping™ and the healthy lawns program.

**PW STRATEGY 1.1.4.3:** All new landscaping at the County’s urban/constructed facilities will use native or drought tolerant landscaping on 80% of their landscaped area.

**PW POLICY 1.1.5:** Develop a plan to ensure sustainable potable water infrastructure regarding sea level rise susceptibility.

**PW STRATEGY 1.1.5.1:** Evaluate potable water infrastructure and identify needs to protect vulnerable assets.



**PW OBJECTIVE 1.2:** Provide safe treatment, transmission and distribution of potable water.

**PW POLICY 1.2.1:** Develop and maintain a 10 year workplan for potable water, treatment, transmission and distribution.

**PW STRATEGY 1.2.1.1:** The 10 year workplan will be consistent with the Regional Water Supply Plan.

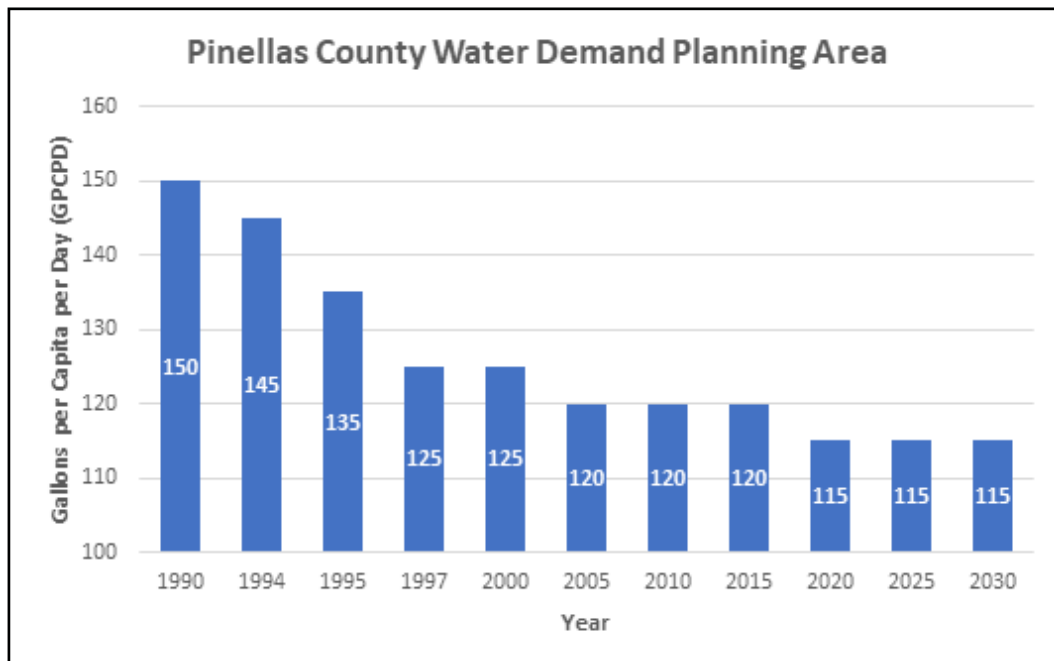
**PW STRATEGY 1.2.1.2:** Potable water will be supplied by Tampa Bay Water, except as otherwise provided in the interlocal agreement and master water supply contract with Tampa Bay Water.

**PW STRATEGY 1.2.1.3:** Establish and implement a potable water asset management system.

**PW STRATEGY 1.2.1.4:** Prepare a capital improvements program annually. Projects will be evaluated and ranked for inclusion in the six year schedule of improvements.

**PW POLICY 1.2.2:** Establish levels of service for the Water Demand Planning Area.

**PW STRATEGY 1.2.2.1:** The following levels of service are established to guide the annual 5 year and 20 year potable water demand projections:



**PW STRATEGY 1.2.2.2:** Apply the level of service established by the municipal service provider to determine if adequate capacity is available for (re)development served by a municipal potable water system.

**PW STRATEGY 1.2.2.3:** The concurrency management system will require that the potable water levels of service are met as a prerequisite to the issuance of development orders and building permits.

**PW POLICY 1.2.3:** Ensure that the treatment of potable water meets federal and state standards.

**PW STRATEGY 1.2.3.1:** Provide the necessary treatment to improve corrosion control.

**PW STRATEGY 1.2.3.2:** Collect samples to monitor water quality.

**PW STRATEGY 1.2.3.3:** Work with Tampa Bay Water to ensure high quality water that meets the conditions of the interlocal agreement.



**PW OBJECTIVE 1.3:** Provide affordable and competitively priced potable water.

**PW POLICY 1.3.1:** Establish rates and fees to meet fiscal requirements.

**PW STRATEGY 1.3.1.1:** Establish water rates based on sound fiscal policy and best practices of national high-performance water suppliers.

**PW STRATEGY 1.3.1.2:** Evaluate the feasibility of expanding available utility product choices.

**PW STRATEGY 1.3.1.3:** Set water rates in consideration of Tampa Bay Water's unitary rate and the comparative rates of other water suppliers in the region.

**PW STRATEGY 1.3.1.4:** Encourage municipalities supplying potable water to unincorporated areas to provide services proportionate to additional surcharges.

## WW Goals, Objectives, Policies & Strategies

### **WW GOAL 1: PROVIDE SAFE AND ENVIRONMENTALLY SOUND COLLECTION, TREATMENT AND DISPOSAL OF WASTEWATER.**



**WW OBJECTIVE 1.1:** Utilize a Wastewater Master Plan and Program (WWMP) to ensure the protection of the health, safety, and welfare of our residents and visitors, and the protection of the natural environment and to meet current and projected wastewater demands.

**WW POLICY 1.1.1:** A WWMP should be utilized to address the following:

- » Existing and future demand for the collection, treatment and disposal of wastewater;
- » Regionalization of wastewater management;
- » Wastewater collection;
- » Wastewater treatment;
- » Wastewater effluent and biosolid disposal; and
- » Reclamation and reuse of treated wastewater.

**WW POLICY 1.1.2:** Support regionalization of wastewater management.

**WW STRATEGY 1.1.2.1:** Promote expansion of public wastewater collection systems to all areas of the County.

**WW STRATEGY 1.1.2.2:** Coordinate with municipalities to provide regional alternatives for:

- » The treatment of wastewater;
- » The disposal of wastewater effluent and biosolids; and
- » The reclamation and reuse of treated wastewater.





**WW OBJECTIVE 1.2:** Develop and maintain a wastewater collection system.

**WW POLICY 1.2.1:** Require (re)development to connect to a public wastewater collection system.

**WW STRATEGY 1.2.1.1:** The County Code will include criteria, standards and procedures to ensure that (re)development is connected to a public wastewater collection system.

**WW POLICY 1.2.2:** Require (re)development to maintain established levels of service.

**WW STRATEGY 1.2.2.1:** The County Code will require that (re)development demonstrate that adequate wastewater collection capacity is available as a prerequisite for the issuance of development orders or building permits.

**WW POLICY 1.2.3:** Restrict the use of on-site sewage treatment and disposal systems and encourage connection to a public wastewater collection system.

**WW STRATEGY 1.2.3.1:** On-site sewage treatment and disposal systems shall only be permitted in those areas which are both:

- » Not subject to the requirements of Pinellas County Ordinance Section 126-302 (connection to Pinellas County sewer system required); and
- » Where geology and soils are conducive to effective and sanitary operation and which comply with the requirements of Chapter 10d-6 (standards for on-site sewage treatment and disposal systems) of the Florida Administrative Code.

**WW STRATEGY 1.2.3.2:** Utilize the County Code to:

- » Require hook-up to the public wastewater collection system when available and enforce connection requirements where onsite sewage disposal systems are a known pollution problem;
- » Exempt existing single-family residential with on-site sewage treatment and disposal systems that meet the minimum requirement of one unit per two acres from the requirements of the County's wellfield protection program;
- » Exempt future single-family (re)development that meets the minimum requirement of one unit per two acres from the requirements of the County's wellfield protection program, except when there is opportunity to tie into existing infrastructure; and
- » Prohibit on-site sewage treatment and disposal systems where the geology and soils are unsuitable; and restrict on-site systems in wellfield protection areas.

**WW STRATEGY 1.2.3.3:** Provide educational materials to residents and businesses regarding compliance with connection requirements.



**WW OBJECTIVE 1.3:** Provide safe and adequate treatment for all wastewater generated throughout the wastewater service area.

**WW POLICY 1.3.1:** Wastewater treatment will comply with all established federal and state standards.

**WW STRATEGY 1.3.1.1:** Design, construct, operate and maintain all potable water treatment facilities to meet the standards established by the United States Environmental Protection Agency and the Florida Department of Environmental Protection.

**WW STRATEGY 1.3.1.2:** Continually monitor the quality of treated wastewater to ensure compliance with established standards.

**WW POLICY 1.3.2:** Maintain wastewater treatment capacity to meet established levels of service.

**WW STRATEGY 1.3.2.1:** Provide the levels of service necessary for proper wastewater treatment, reuse and disposal to ensure the protection of citizens and the environment and to meet the current and projected wastewater treatment facility demands.

**WW STRATEGY 1.3.2.2:** Wastewater flows associated with existing and permitted development cannot exceed the wastewater treatment plant's permitted design capacity.

**WW STRATEGY 1.3.2.3:** Treated effluent and biosolids shall meet all pertinent federal, state and local standards and regulations for treatment, reuse and disposal.

**WW POLICY 1.3.3:** For concurrency management purposes, (re)development can be permitted if available treatment capacity exceeds the needs of existing and committed development.

**WW STRATEGY 1.3.3.1:** 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. 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.

**WW STRATEGY 1.3.3.2:** 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.

**WW STRATEGY 1.3.3.3:** If an annual assessment evidences that a capacity deficit could occur within 10 years, Pinellas County utilities will prepare a more detailed capacity analysis as directed by 62-600.405, F.A.C, and determine whether facility expansion is required or if the service area is built out.

**WW STRATEGY 1.3.3.4:** 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.

**WW STRATEGY 1.3.3.5:** Identify service areas where additional treatment capacity may be required to meet existing and projected demand.

**WW POLICY 1.3.4:** A capital improvements program to address projected capacity deficits will be prepared annually.

**WW STRATEGY 1.3.4.1:** Evaluate and prioritize new projects for inclusion in the six year schedule of improvements.

**WW STRATEGY 1.3.4.2:** Give priority to existing facility deficiencies or needs. Projects to accommodate future development will have secondary priority.

**WW STRATEGY 1.3.4.3:** Ensure proper maintenance and integrity of the wastewater and reuse system infrastructure.

**WW STRATEGY 1.3.4.4:** The concurrency management system will require that the wastewater levels of service are met as a prerequisite to the issuance of development orders and building permits.

**WW POLICY 1.3.5:** Protect wastewater treatment facilities and their operation from natural disasters.

**WW STRATEGY 1.3.5.1:** Existing wastewater treatment facilities and infrastructure located within the Coastal Storm Area will be maintained.

**WW STRATEGY 1.3.5.2:** No new wastewater treatment facilities will be sited within the Coastal Storm Area.

**WW STRATEGY 1.3.5.3:** Evaluate wastewater infrastructure and identify needs to protect vulnerable assets.



**WW OBJECTIVE 1.4:** Develop and maintain a disposal system for wastewater effluent and biosolids.

**WW POLICY 1.4.1:** Provide adequate and environmentally sound disposal of wastewater effluent and biosolids.

**WW STRATEGY 1.4.1.1:** Apply best available technologies to ensure the environmentally sound disposal of wastewater effluent and biosolids and to maximize the use of wastewater resources for beneficial reuse purposes.

**WW POLICY 1.4.2:** Develop and maintain a reclaimed water program and reuse master plan to reduce demand on potable water resources and limit the impact of fresh water withdrawals on the natural environment.

**WW STRATEGY 1.4.2.1:** Reclaimed water will be distributed to service areas established by the reuse master plan. Priority will be given to residential subdivisions.

**WW STRATEGY 1.4.2.2:** Provide public education about the benefits and use of reclaimed water.

**WW STRATEGY 1.4.2.3:** Investigate the optimization of aquifer recharge technology to provide greater stability to the reclaimed water source.







**SW**

PLANPineHls\_SOLID WASTE



## SOLID WASTE [ SW ]

As a growing community, Pinellas County must continue to develop a waste reduction management strategy to mitigate increased quantities of solid waste as a result of growth. Future population growth and related growth in solid waste generation are analyzed for determining appropriate programs and management systems, including capital facility needs and funding to alleviate impacts. The Board of County Commissioners, by County ordinance, is responsible for the disposal of municipal solid waste in Pinellas County, but the collection of solid waste is the responsibility of the individual municipalities. In most areas of unincorporated Pinellas County, residents make their own arrangements for solid waste collection with private contractors. The goals, objectives and policies are intended to support the safe and environmentally sound collection and disposal of solid and hazardous waste.

### Everyday Actions

#### REDUCE WASTE

- » 13 billion pounds of paper towels are thrown away each year in the U.S., an average of two rolls per week for a family. Instead of using single-use paper towels, use dish cloths and rags for cleaning and drying.
- » 9.6 billion pounds of plastic wrap is thrown away each year in the U.S. Reduce plastic wrap waste by using containers with lids, silicone covers or reusable wrap – or just cover your bowl with a plate.
- » 300 million pounds of food are thrown away in the U.S. every day, an average of 1 pound per person. Prevent waste by making a list ahead of time and buying only what you need.

#### RECYCLE

- » You can help extend the life of the County's landfill by recycling. If your community does not offer curbside recycling, you can bring your recyclables to one of the many County drop-off facilities. You can help make recycling the best it can be by recycling only the items specified in your community's recycling program. When in doubt, leave it out of recycling. For a complete list of drop-off locations and items accepted, please visit <http://www.pinellascounty.org/solidwaste/recycle-guide/default.htm>.

Use the County's Where Does It Go? Guide <http://www.pinellascounty.org/solidwaste/wheredoesitgo/> to find out how to recycle, reuse or properly dispose of over 450 items.

### Goals, Objectives, Policies & Strategies

**SW GOAL 1:** PROVIDE FOR THE SAFE AND ENVIRONMENTALLY SOUND COLLECTION AND DISPOSAL OF SOLID WASTE TO PROTECT PUBLIC HEALTH AND SAFETY AND ENHANCE THE ENVIRONMENT.



**SW OBJECTIVE 1.1:** Develop and maintain an integrated Solid Waste Management Program (SWMP).

**SW POLICY 1.1.1:** Maintain the Solid Waste and Management Program in coordination with a Solid Waste Master Plan and Strategic Plan to address:

- » Management and minimization of the solid waste stream;
- » Collection, transfer and handling of solid waste;
- » Management and operation of waste reduction facilities and programs;

- » Operate, maintain and close landfills belonging to Pinellas County; and
- » Regional infrastructure and resource sharing.

**SW STRATEGY 1.1.1.1:** Maintain a solid waste master plan to evaluate existing needs, balance disposal capacity, and project future needs.

**SW STRATEGY 1.1.1.2:** Demonstrate consistency with all chapters of this comprehensive plan.

**SW POLICY 1.1.2:** Establish a countywide level of service following the Environmental Protection Agency (EPA) Waste Management Hierarchy: source reduction, reuse, recycling, energy recovery and disposal.

**SW STRATEGY 1.1.2.1:** Maintain a countywide disposal capacity of 1.30 tons per person per year.

**SW STRATEGY 1.1.2.2:** Cooperate with each municipality to ensure fiscally and environmentally sound collection, transport and disposal of solid waste. The level of service standard for the collection, transport and disposal of solid waste will be established by the comprehensive plan of each municipality.

**SW STRATEGY 1.1.2.3:** Ensure improvements to the integrated solid waste management program to preserve landfill life and maintain the adopted level of service.

**SW STRATEGY 1.1.2.4:** Work with Regional Solid Waste Partners to share resources and infrastructure to optimize energy generation and preserve landfill life.

**SW POLICY 1.1.3:** Comply with established federal and state standards for the management of solid waste and hazardous waste.

**SW STRATEGY 1.1.3.1:** Design, construct, operate and maintain all solid waste facilities to meet established federal and state standards.

**SW POLICY 1.1.4:** Ensure that solid waste management operations are fiscally sound.

**SW STRATEGY 1.1.4.1:** Manage the solid waste collection and disposal system based on sound fiscal policy and the best practices of high-performance solid waste management systems.

**SW STRATEGY 1.1.4.2:** Regularly evaluate and identify the need for improvements and additional capacity required to manage solid waste collection, transport and disposal.

**SW STRATEGY 1.1.4.3:** Prepare a capital improvements program annually. Projects will be evaluated and ranked for inclusion in the multi-year schedule of improvements.

**SW POLICY 1.1.5:** Coordinate solid waste management operations with municipalities.

**SW STRATEGY 1.1.5.1:** Per County ordinance, the technical management committee shall represent municipalities and private haulers and coordinate solid waste management.

**SW POLICY 1.1.6:** Provide community education regarding the proper handling, collection, recycling and disposal of solid waste and hazardous waste.

**SW STRATEGY 1.1.6.1:** Collaborate with public and private entities to develop and disseminate public educational programs and materials regarding the proper handling, collection, recycling, transport and disposal of solid waste.

**SW STRATEGY 1.1.6.2:** Provide business education and outreach efforts to provide information on proper handling of hazardous materials and other prohibited materials.



**SW OBJECTIVE 1.2:** Minimize the generation of solid waste to conserve natural resources, recover resources which have the potential for further usefulness, and to extend the life of the landfill.

**SW POLICY 1.2.1:** Construct, operate and maintain facilities designed to reduce the waste stream reaching the landfill.

**SW STRATEGY 1.2.1.1:** Provide for the separation and removal of recyclables from the solid waste stream.

**SW STRATEGY 1.2.1.2:** Operate and maintain the capacity and function of the waste to energy facility.

**SW STRATEGY 1.2.1.3:** Operate and maintain all waste stream reduction facilities in compliance with established federal and state standards.

**SW STRATEGY 1.2.1.4:** Expand and enhance the capacity and function of the waste to energy facility to meet projected demand and improved technology.

**SW STRATEGY 1.2.1.5:** Identify additional technologies, facilities, and programs that may be required to meet projected demand.

**SW STRATEGY 1.2.1.6:** Identify and implement policies, processes and programs to achieve Zero Waste to landfill.

**SW POLICY 1.2.2:** Continue a solid waste reduction and recycling program to minimize solid waste disposal needs and maximize existing facilities' capacity and life.

**SW STRATEGY 1.2.2.1:** Promote and collaborate with private and non-profit recycling firms to operate within the County.





**SW STRATEGY 1.2.2.2:** Provide incentives for municipal, charitable and non-profit organizations to recycle.

**SW STRATEGY 1.2.2.3:** Develop and implement a recycling program for County facilities and operations.

**SW STRATEGY 1.2.2.4:** For County procurements give priority to the purchase of products and supplies made from recycled materials.

**SW STRATEGY 1.2.2.5:** Promote and expand curbside recycling programs.

**SW POLICY 1.2.3:** Provide broad community education regarding methods and practices that reduce the solid waste stream.

**SW STRATEGY 1.2.3.1:** Collaborate with public and private entities to develop and disseminate public educational programs and materials regarding methods and practices that reduce the solid waste stream.

**SW OBJECTIVE 1.3:** Provide for the safe and sanitary collection, handling and transport of solid waste to protect the public health and safety.

**SW POLICY 1.3.1:** Provide for the collection of solid waste from residences and businesses within the unincorporated county.

**SW STRATEGY 1.3.1.1:** Maintain a network to facilitate collection and transport of solid waste.

**SW STRATEGY 1.3.1.2:** Cooperate with municipalities to ensure the safe and environmentally sound collection and transport of solid waste.

**SW STRATEGY 1.3.1.3:** The SWMP will include plans, programs and siting criteria to support solid waste collection, transport and disposal in a cost-effective, efficient and environmentally sound manner.



**SW OBJECTIVE 1.4:** Ensure the safe, sanitary and environmentally sound disposal of solid waste to protect the public health and safety and to enhance the environment.

**SW POLICY 1.4.1:** The Board of County Commissioners has the sole responsibility for the disposal of solid waste within Pinellas County.

**SW STRATEGY 1.4.1.1:** Design, construct and operate all solid waste disposal facilities to meet established federal and state standards.

**SW STRATEGY 1.4.1.2:** Support federal and state programs for the management of hazardous waste to reduce the hazardous waste stream to the environment.

**SW STRATEGY 1.4.1.3:** Implement a hazardous waste management program for County departments and operations.

**SW STRATEGY 1.4.1.4:** Provide technical assistance and education to users and generators regarding the management of hazardous waste.

**SW STRATEGY 1.4.1.5:** Disseminate educational material to the public emphasizing pollution prevention by using alternatives to hazardous materials.

**SW STRATEGY 1.4.1.6:** Utilize the Land Development Code to address the siting of hazardous waste transfer facilities and disposal facilities.

**SW STRATEGY 1.4.1.7:** Coordinate with the Forward Pinellas to regulate the transport of hazardous materials within the County.

**SW STRATEGY 1.4.1.8:** Provide and maintain a household electronics and chemical collection center.

**SW POLICY 1.4.2:** Solid waste management and disposal sites will be limited in the Coastal High Hazard Area (CHHA).

**SW STRATEGY 1.4.2.1:** New landfills will be limited in the CHHA.

**SW STRATEGY 1.4.2.2:** Utilize the Land Development Code to limit solid waste and disposal sites within the CHHA.

SW





PLANPinellas\_LIFELONG LEARNING



## 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. People with higher levels of education are more likely to have access to homes in neighborhoods with easy access to public transportation, parks and recreation, quality schools, good jobs, healthy food, and medical care.<sup>1</sup>

A strong education creates opportunities for employment and increased earnings and sets up the ability for a community to bring in new business and high-wage jobs. The availability of high-wage jobs creates demand for support and enhances employment opportunities at multiple wage levels. As such, the community must prepare its workforce to support jobs that require varying skill-sets. A well-trained workforce is essential for the local economy to thrive.

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.

### Everyday Actions

Did you know that there are several opportunities for you to hear about and share your opinion regarding land use and zoning decisions in the County? There are many boards and committees that hold public meetings/hearings. Here are just a few:

- » Local Planning Agency (LPA) - recommends changes to the Comprehensive Plan, Future Land Use, the Land Development Code, etc.

Check out the County's website for [meeting schedules and agendas](#).

### Goals, Objectives, Policies & Strategies

**LL GOAL 1:** COORDINATE WITH PUBLIC AND PRIVATE SCHOOLS AND OTHER PARTNERS ON THE DEVELOPMENT OF EDUCATIONAL FACILITIES THAT ENCOURAGE SUSTAINABLE COMMUNITIES, COHESIVE NEIGHBORHOODS, AND COMMUNITY BUILDING.



**LL OBJECTIVE 1.1:** Implement the Public Schools Interlocal Agreement with the School District.

**LL POLICY 1.1.1:** Consider population and school enrollment projections in land use and capital investment decisions.

**LL STRATEGY 1.1.1.1:** Utilize population projections provided by the County for student enrollment projections.

**LL STRATEGY 1.1.1.2:** Utilize student generation rates provided by the School District to evaluate land use plan amendments, rezonings, residential site plans and subdivision approvals.

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<sup>1</sup> Pew Charitable Trust 2017; Pamphlet: *Education is a Strong Predictor of Health - How schooling affects health over a lifetime*

**LL POLICY 1.1.2:** The School District must notify the County of proposed school facility changes including new construction, remodeling, renovations, closures or changes in the type of school.

**LL STRATEGY 1.1.2.1:** The School District will annually notify the County of the five-year facilities work program and provide opportunity for comments and recommendations, including how it relates to the County's emergency management.

**LL POLICY 1.1.3:** Partner with the School District, local government, other public and private schools and partners to coordinate the (re)development of educational facilities and land use plans, development approvals and other capital facilities.

**LL STRATEGY 1.1.3.1:** Collaborate on:

- » Land use amendments and rezonings that increase or decrease residential densities;
- » Infrastructure projects that will restrict or change access to schools; and
- » Improvements needed to support new, expanded or redeveloped schools.



**LL OBJECTIVE 1.2:** Collaborate with the School District and other public and private partners to encourage cohesive and sustainable neighborhoods that maximize location efficiency.

**LL POLICY 1.2.1:** Collaborate with partners in the planning, location and development of educational facilities, and in the evaluation of potential school closures, significant school renovations, and school site selections before land acquisition or disposal.

**LL STRATEGY 1.2.1.1:** Encourage the location of public and private schools in proximity to urban residential areas, or those areas that accommodate factors deemed appropriate for site selections:

- » Safe and direct pedestrian and bicycle access;
- » Convenient access to public transit;
- » Sufficient area to accommodate needed utilities, support facilities, parking and on-site queuing for vehicles;
- » Adequate buffering of surrounding land uses;
- » Location outside of the Coastal Storm Area;
- » Does not conflict with the Pinellas County Stormwater Management Plan;
- » Soil suitability; and
- » Significant environmental constraints that would preclude development for education uses.

**LL STRATEGY 1.2.1.2:** For (re)development within a two-mile radius of any existing or planned school facility, require the property owner to include sidewalks or multiuse paths along the corridor continuous to the property being developed.

**LL POLICY 1.2.2:** Educational facilities must be comparable with the present and projected use of surrounding properties and community infrastructure, resources and assets.

**LL STRATEGY 1.2.2.1:** Stadiums, outdoor recreational and similar support facilities will be located and buffered to minimize impact on adjacent properties.

**LL STRATEGY 1.2.2.2:** Industrial education facilities will be located and buffered to minimize impact on adjacent properties.

**LL STRATEGY 1.2.2.3:** Educational facilities must not adversely impact archaeological or locally or nationally designated historic sites.

**LL POLICY 1.2.3:** Explore opportunities to collocate school facilities with mutually supportive public facilities and activities.

**LL STRATEGY 1.2.3.1:** Seek to collocate school facilities with parks, libraries, community centers, recreational centers, performing arts centers, museums, auditoriums, stadiums, healthcare and social services and other similar uses to maximize public benefits and opportunities for intergenerational community building.

**LL POLICY 1.2.4:** Design schools to serve emergency management purposes.

**LL STRATEGY 1.2.4.1:** Coordinate with the School District for emergency preparedness.

**LL STRATEGY 1.2.4.2:** Future public school facilities not located in Category A, B, or C evacuation zones will be designed as public emergency shelters in accordance with the Florida Building Code and consistent with §1013.372 F.S., Education facilities as emergency shelters.

**LL POLICY 1.2.5:** Support the School District’s commitment to sustainable design and operations.

**LL STRATEGY 1.2.5.1:** Promote sustainable schools as community models of environmental efficiency through on-site demonstration projects and technologies.

**LL GOAL 2: COLLABORATE WITH THE PINELLAS SCHOOL DISTRICT, LOCAL GOVERNMENTS, AND OTHER PUBLIC AND PRIVATE PARTNERS TO ENSURE EQUITABLE ACCESS TO EDUCATIONAL FACILITIES AND WORKFORCE DEVELOPMENT OPPORTUNITIES FOR ALL.**



**LL OBJECTIVE 2.1:** Collaborate with partners to address socioeconomic barriers to education and workforce opportunities.

**LL POLICY 2.1.1:** Make strategic investments to connect people with education and training opportunities for at-risk communities, including:

- » Low-income workers;
- » Persons with disabilities;
- » Older citizens;
- » Veterans;
- » Parents with young children; and
- » Formerly incarcerated persons.



**LL OBJECTIVE 2.2:** Collaborate with partners to provide safe and efficient physical access to education facilities and workforce development opportunities.

**LL POLICY 2.2.1:** Participate with local and regional committees and task forces to coordinate safe, equitable access to education and training opportunities.

**LL STRATEGY 2.2.1.1:** Participate on the Forward Pinellas Technical Coordinating Committee (TCC) to plan and implement multimodal transportation improvements that provide equitable access.

**LL STRATEGY 2.2.1.2:** Participate on the Forward Pinellas School Transportation Safety Committee (STSC) and the School Transportation and Enhanced Safety Committee (STEPS) to:

- » Identify locations where safe access to schools is a concern; and
- » Develop and implement improvements in response to identified safety issues.

**LL STRATEGY 2.2.1.3:** Evaluate and prioritize:

- » Implementation of recommendations from STSC;
- » Construction of sidewalks, crosswalks, multiuse paths and other improvements to provide continuous safe access to schools for pedestrians and cyclists; and
- » Strategic public transit investments to provide efficient access to educational facilities and workforce development opportunities.

**LL GOAL 3: MAINTAIN A HIGHLY-TRAINED AND WELL-EDUCATED LOCAL WORKFORCE THAT EFFECTIVELY COMPETES FOR EMPLOYMENT, MEETS THE NEEDS OF BUSINESSES AND INCREASES OPPORTUNITIES FOR SOCIAL MOBILITY.**



**LL OBJECTIVE 3.1:** Collaborate with public and private partners to develop a diversely-skilled workforce that meets existing and anticipated business needs.

**LL POLICY 3.1.1:** Work with schools, libraries, other educational institutions, community-based organizations, businesses, labor unions, and other governments and partners to:

- » Provide training in ‘soft-skills’ and vocational skills, daycare, and other services that enable people to enter the workforce and earn a living wage;
- » Develop strong educational and training programs that provide pathways to successful employment (e.g.: foundation education, workforce training, post-graduate education, professional development, and research programs, etc.); and
- » Develop and expand education and training programs targeted to the needs of business, especially for high-demand science, technology, engineering and mathematics skills.



**LL OBJECTIVE 3.2:** Improve equitable access to quality education and lifelong learning opportunities.

**LL POLICY 3.2.1:** Work with schools, libraries, other educational institutions, community-based organizations, and other partners to:

- » Promote and encourage use of the Public Library System, community centers, schools and other resources that provide opportunities for lifelong learning;
- » Facilitate digital literacy and access to technological tools and skills needed to participate in the economy and find jobs;
- » Increase availability of quality, affordable early childhood care, education and child development services; and
- » Explore opportunities to coordinate community-development activities with place-based workforce-development opportunities in communities with high unemployment.



**LL OBJECTIVE 3.3:** Enable Pinellas County’s youth to access quality education and compete in the global economy.

**LL POLICY 3.3.1:** Strengthen the relationship with Pinellas County Public Schools to provide safe locations for children and youth to learn, explore, and connect with other educational, workforce, and personal development opportunities.

**LL POLICY 3.3.2:** Support youth-based job-training opportunities that provide classes, coaching, and the development of skills leading to jobs with livable wages.

**LL POLICY 3.3.3:** Foster collaborations that connect youth and young adults to internships and other education and training opportunities.

**LL POLICY 3.3.4:** Support programs that help people who have dropped out or are at risk of dropping out of high school to achieve education, personal, and employment goals.





3:00



# GOV

PLANPinellas\_GOVERNANCE



## GOVERNANCE [ GOV ]

The County must be 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, and various implementation tools for the Plan. It also incorporates goals, objectives and policies for how the County addresses capital improvements and provides needed public facilities in a sustainable manner.

### Everyday Actions

Learn more about how the County operates through participation in the Pinellas Citizen University. This six-week program offers a behind-the-scenes experience to learn more about how the County's different departments serve the community. To learn more about enrollment in this program visit <http://www.pinellascounty.org/CitizenU/default.htm>.

Be part of the process. Attend public meetings and hearings to share your thoughts. Agendas for the many committees and boards can be found on the County's website, by visiting: <http://www.pinellascounty.org/agendas.htm>.

### Goals, Objectives, Policies & Strategies

**GOV GOAL 1:** MAINTAIN AN INNOVATIVE AND PROACTIVE PROGRAM OF INTERGOVERNMENTAL AND INTERAGENCY COORDINATION, COOPERATION AND PARTNERSHIP TO PROVIDE EFFICIENT AND EFFECTIVE SERVICES, TO PROTECT, PRESERVE AND ENHANCE SIGNIFICANT NATURAL RESOURCES AND TO PROTECT AND IMPROVE THE QUALITY OF LIFE FOR RESIDENTS AND VISITORS.



**GOV OBJECTIVE 1.1:** Coordinate planning activities with local governments and governmental agencies.

**GOV POLICY 1.1.1:** Coordinate with Forward Pinellas to maintain consistency with the Countywide Plan.

**GOV STRATEGY 1.1.1.1:** Participate in the countywide planning process through representation on the Forward Pinellas Board as prescribed by Chapter 2012-245 F.S. by:

- » Maintaining procedures to determine requisite amendments to the Countywide Future Land Use Plan; and
- » Taking the lead role for the development of coordinated population projections.

**GOV POLICY 1.1.2:** Coordinate with municipalities and adjoining counties in the update and amendment of local comprehensive plans.

**GOV POLICY 1.1.3:** Coordinate with Forward Pinellas to maintain consistency with the Long Range Transportation Plan (LRTP).

**GOV STRATEGY 1.1.3.1:** Collaborate with Forward Pinellas, the Florida Department of Transportation (FDOT), the Pinellas Suncoast Transit Authority (PSTA) and Tampa Bay Regional Transit Authority (TBARTA) to review updates and amendments to the Long Range Transportation Plan (LRTP).

**GOV POLICY 1.1.4:** Coordinate with the Tampa Bay Estuary Program (TBEP) to maintain consistency with the Comprehensive Conservation and Management Plan (CCMP) for Tampa Bay.

**GOV STRATEGY 1.1.4.1:** Implement an agreement associated with the CCMP for Tampa Bay and the respective and applicable Pinellas County action plan components, consistent with provisions of the agreement.

**GOV STRATEGY 1.1.4.2:** Collaborate with TBEP to review updates and amendments to the CCMP.

**GOV POLICY 1.1.5:** Coordinate with the Tampa Bay Regional Planning Council (TBRPC) to maintain consistency with the Tampa Bay Regional Strategic Plan.

**GOV STRATEGY 1.1.5.1:** Maintain membership and participation in the TBRPC.

**GOV STRATEGY 1.1.5.2:** Collaborate with the TBRPC to review updates and amendments to the Strategic Regional Policy Plan (SRPP).

**GOV POLICY 1.1.6:** Coordinate with federal, state and regional regulatory agencies to maintain compliance with established programs and policies.

**GOV POLICY 1.1.7:** Cooperate with municipalities to establish and implement Joint Municipal Planning Areas as authorized by Section 163.3171 F.S.

**GOV STRATEGY 1.1.7.1:** Joint Municipal Planning Areas will be established by interlocal agreement with the participating municipality or municipalities.

**GOV STRATEGY 1.1.7.2:** The boundaries of Joint Municipal Planning Areas will be established in consideration of:

- » Previously established planning area boundaries;
- » Municipal and county infrastructure service areas;
- » Existing and planned jurisdiction lines;
- » Local comprehensive plans;
- » The location of unincorporated communities; and
- » The interests of unincorporated residents, property owners and businesses.

**GOV STRATEGY 1.1.7.3:** Once established by interlocal agreement, the following provisions will apply to the unincorporated area located within the Joint Municipal Planning Area:

- » An amendment to the applicable municipal comprehensive plan is required to include unincorporated areas within the municipal plan; and
- » The Pinellas County Comprehensive Plan and Land Development Code will remain in effect for annexed lands until the terms of the interlocal agreement have been met.



**GOV OBJECTIVE 1.2:** Coordinate the implementation of the Comprehensive Plan with local governments, federal, state and regional agencies and other agencies and organizations.

**GOV POLICY 1.2.1:** Coordinate with local governments and agencies with responsibilities related to land use and supporting infrastructure.

**GOV STRATEGY 1.2.1.1:** Collaborate with local governments and agencies to establish procedures for the review of land development proposals, capital improvements and public services including:

- » The sharing of development–related information;
- » The assessment of development-related impacts;
- » The siting of public facilities; and
- » The siting of locally unwanted land uses.

**GOV STRATEGY 1.2.1.2:** Utilize interlocal and interagency service agreements to facilitate and manage the provision of needed infrastructure and services in an adequate, equitable and efficient manner.

**GOV STRATEGY 1.2.1.3:** Collaborate with local governments and agencies to provide water, wastewater collection and treatment, and reclaimed water service.

**GOV STRATEGY 1.2.1.4:** Collaborate with local governments and agencies to protect and manage environmental lands and lands that serve the recreational needs of the County and region.

**GOV STRATEGY 1.2.1.5:** Maintain membership and service agreements with Tampa Bay Water.

**GOV STRATEGY 1.2.1.6:** Collaborate with local governments and agencies to manage solid waste.

**GOV STRATEGY 1.2.1.7:** Collaborate with local governments and agencies to manage surface water through the Watershed Management Program.

**GOV STRATEGY 1.2.1.8:** Coordinate with independent special districts and provide planning and technical assistance. Ensure that “special district public facility reports” are submitted to the County.

**GOV STRATEGY 1.2.1.9:** Collaborate with local governments and agencies in planning for disasters.

**GOV POLICY 1.2.2:** Coordinate with agencies and organizations responsible for the planning and management of transportation facilities.

**GOV STRATEGY 1.2.2.1:** Maintain membership in and support activities of Forward Pinellas.

**GOV STRATEGY: 1.2.2.2:** Coordinate with the FDOT through the activities of Forward Pinellas.

**GOV STRATEGY: 1.2.2.3:** Support the activities of TBARTA and PSTA.

**GOV STRATEGY 1.2.2.4:** By interlocal agreement administer and enforce airport protection zoning regulations.

**GOV POLICY 1.2.3:** Coordinate with agencies and organizations responsible for the conservation and management of environmental and natural resources to require a sound scientific base for the development of water policy and in setting a national standard for water resource management and conservation.

**GOV STRATEGY 1.2.3.1:** Establish procedures to ensure consistency with the policies, programs and regulations of DEP.

**GOV STRATEGY 1.2.3.2:** Coordinate with SWFWMD to:

- » 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 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 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.



**GOV OBJECTIVE 3.5:** 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 3.5.1:** 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 3.5.2:** Amendments to the Comprehensive Plan and requests for (re)development shall be evaluated according to the following guidelines:

- » Contribute to a condition of public hazard as described in the Comprehensive Plan.
- » Aggravate any existing condition of public facility deficiencies, as described in the



Comprehensive Plan.

- » Generate public facility demands that may exceed capacity increases planned in the capital improvement program described in the annual budget.
- » Conform to land uses as shown on the Future Land Use Map.
- » Accommodate public demands based upon adopted level of service standards and attempts to meet specified measurable objectives when public facilities are provided by developers.
- » Demonstrate 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 3.5.3:** 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 4: PINELLAS COUNTY SHALL UNDERTAKE ACTIONS TO EQUITABLY IMPROVE THE COUNTY'S HEALTH.**



**GOV OBJECTIVE 4.1:** Utilize best practices and health planning tools to advance the health of Pinellas County.

**GOV POLICY 4.1.1:** The County shall incorporate health considerations into decision-making.

**GOV STRATEGY 4.1.1.1:** Establish policies in the Comprehensive Plan and other County policy documents that guide decision-making to support healthy opportunities and communities.

**GOV STRATEGY 4.1.1.2:** Establish criteria for County projects to determine when Health Impact Assessments (HIAs) or other health planning tools should be used.

**GOV STRATEGY 4.1.1.3:** The County shall seek input from public health professionals when developing policies for the Comprehensive Plan.

**GOV POLICY 4.1.2:** The County should coordinate with local, state and regional partners to address health through cross-sector collaboration and public education.

**GOV STRATEGY 4.1.2.1:** 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 4.1.2.2:** Make educational materials on health (e.g., social determinants of health, healthy choices, etc.) available to the public.

**GOV STRATEGY 4.1.2.3:** The County should participate in the community health assessment and health improvement planning process of the local health department and hospitals.

**GOV STRATEGY 4.1.2.4:** 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 4.1.3:** Promote accountability for community health and equity outcomes.

**GOV STRATEGY 4.1.3.1:** The County should utilize metrics to help determine the effectiveness of established policies, programs, and projects.