

# PINELLAS COUNTY COMPREHENSIVE PLAN UPDATE

BCC Work Session

March 3, 2022



*envisioning our future*

# INTRODUCTION TO PLANPinellas

## WHY



- Comprehensive plans updated every 8-10 years
- Last major update in 2008
- Focus document, remove regulatory or repetitive language
- Plan for changing needs



**975,280**  
2018

U.S. Census 2013-2017  
ACS 5-Year Estimate



**1,008,000**  
2045

SE Data, Forward  
Pinellas



U.S. Census 2013-2017 ACS 5-Year  
Estimate

**35%**  
OF ALL COUNTY  
HOUSEHOLDS,  
ARE COST-BURDENED  
OR SEVERELY COST-BURDENED



Source: Pinellas County Housing  
and Community Development

**1,560**  
ACRES TOTAL  
OR 0.01% OF THE COUNTY'S  
LAND AREA IS VACANT\*  
\*PARCELS ≥ 5 ACRES



**1"**  
OF SEA LEVEL RISE  
PER DECADE  
SINCE 1946 (8" TOTAL)



## COUNTYWIDE PLAN ADVANTAGE PINELLAS

Forward Pinellas guides  
land use and  
transportation planning



## STRATEGIC PLAN GOALS/INITIATIVES

County's Strategic Plan  
outlines its mission,  
vision, value, goals and  
objectives



- Required by State Statute
- Guided by Countywide Plan
- Aligned with County's Strategic Plan

**Policies guide decision-making and support departmental activities to achieve goals**

## GUIDING PRINCIPLES

- Define community vision
- Vetted with County Departments, Board of County Commissioners
  - and Public:
    - 3 open houses; 3 library events;
    - 3 speakers series presentations
      - (100+ total participants)
  - Online Survey – 746 visitors/385 respondents
  - 3,000+ views of PLANPinellas webpage

## DRAFT PLANPinellas

- **Press release; social media**  
(picked up by BayNews9; Tampa Bay Business Journal; St. Pete Catalyst; The Patch, The Gabber)
- **Flyers/brochure in community centers, libraries**
  - **Direct communication with municipalities and Neighborhood Associations**
    - **Launched [plan.pinellas.gov](http://plan.pinellas.gov)**  
1,550+/- visitors\*; 70+ comments
    - **5 presentations**  
(2 webinars [218 views\*]; Sierra Club; Planners Advisory Committee; School Transportation Safety Committee)

\*As of February 2022



Future Land Use



Economic Prosperity



Housing



Transportation



Natural Resources &  
Conservation



Coastal Management



Surface Water Management



Recreation, Open Space  
& Culture



Potable Water & Wastewater



Solid Waste



Lifelong Learning



Governance



## Future Land Use

- Focuses growth in activity centers / mixed-use corridors
- Addition of Planned Redevelopment District (PRD)
- Replaces 'specific area plans' with community-based planning
- Removes specific projects (fixed guideway; US19 Corridor) – does not preclude future projects
- **Calls for Food Access Strategic Plan**
- Supports missing middle; affordable housing flexibility (removes density bonus cap, to be part of Land Development Code) and incentives; workforce housing



## Housing

- Identifies partnerships through the Countywide Housing Strategy
- Addresses affordable housing incentives to help offset costs
- Removes call out of community land trusts but doesn't preclude use of the trust and continues to support efforts



## Economic Prosperity

- Adds equity component to Goal
- **Calls for post-disaster economic recovery component**
- **Calls for creation of an economic prosperity strategic plan**
- Removes predetermined jobs creation target (to be included in County programs)
- Identifies 'locations' for incentives (e.g., urban centers)
- Adds policies/strategies to address small businesses most vulnerable to displacement and to reduce involuntary displacement
- Stresses investment in infrastructure to support business needs and in underperforming areas
- Adds policies to support improved access to economic mobility
- Adds policies to support specialized and emerging sectors



## Transportation

- Shifts focus from ‘efficiency’ to ‘safety’ (Safe Streets Pinellas / Vision Zero)
- Emphasizes mass transit and lowering vehicle miles traveled (VMT)
- Removes old FDOT standards (standards part of regulatory documents) and supports context-specific complete streets approach
- Adds strategy to plan infrastructure for alternative modes/technologies



## Natural Resources & Conservation

- Focuses on alternatives to single-occupancy vehicles to reduce emissions
- **Adds strategy to implement a Sustainability and Resiliency Action Plan**
- **Adds strategy to implement an Urban Forestry Master Plan**
- Adds strategy to develop a phased transition of County fleet to electric
- Continues to provide green practices for County buildings but defines strategies





## Coastal Management

- Adds Goal language to reduce risk from sea level rise, flash floods, other climate related impacts
- Establishes 50 hours as an LOS estimate for out-of-county evacuation time
- Removes policy addressing notification of hurricane evacuations to recreational vehicle parks and transient accommodations (addressed in County Code)
- Updates policy to use latest modelling for Coastal High Hazard Area (CHHA)
- Considered addition of 'Coastal A Zone' to Coastal Storm Area definition
- Identifies *Pinellas County Guidance for Incorporating Sea Level Rise into Capital Planning* to evaluate and inform the capital improvement projects
- Adds strategy to coordinate with municipal / other partners to address sea level rise adaptation of public infrastructure and facilities



## Surface Water Management

- **Adds policy to implement a stormwater manual**
- Increases focus on treatment



## Recreation, Open Space & Culture

- Addresses equitable access to resources
- Outlines criteria for land acquisition
- Expands policies for historical and cultural resources (tracking; documentation)
- Adds strategy to determine thresholds to determine need for archeological surveys



## Potable Water & Wastewater

- Removes requirements of low water fixtures (determined by Building Code)
- Adds policy to plan for sea level rise – evaluate infrastructure
- Removes policy stating BCC sets rates (provided in County Code)



## Solid Waste

- Adds policy for technical management committee
- **Adds policy to implement Solid Waste Master Plan**; strategy re: Zero Waste
- Removes policies relating to franchise collection contracts (not precluded from utilizing); HazMat response (addressed through Federal response); illegal disposal response (addressed through contracts)
- Provides Goal for environmentally sound collection/disposal
- Requires fiscally sound management (removes specific fees)
- Adds policy to limit solid waste and disposal sites in CHHA



## Lifelong Learning

- Focuses on coordination with partners
- Adds policies associated with equitable access to learning opportunities
- Adds policies to support workforce training



## Governance

- Incorporates Intergovernmental Coordination, Capital Improvements, and Property Rights Elements
- Adds allowance for investigating additional transportation funding sources
- Removes specific tourist tax amount to allow for adjustment over time (still identifies tourist tax collection)
- Adds new Goal to support public health outcomes

# Anticipated Schedule

**BCC Transmittal Hearing (transmit to State) – Spring 2022**

**BCC Adoption Hearing – Fall 2022**