



# Pinellas County

## Staff Report

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File #: 22-0706A, Version: 1

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### **Subject:**

Ordinance adopting a new Pinellas County Comprehensive Plan to be known as PLANPinellas; providing for a new Vision Element, the update and replacement of each Element and the associated Future Land Use Category Descriptions and Rules, as per State Statute requirements.

### **Recommended Action:**

The first of two public hearings for Case Number CP-21-03 (Ordinance). Based upon evidence and findings contained in the staff report and attachments, this case is recommended for transmittal to the State Department of Economic Opportunity (DEO) for agency review prior to a second (adoption) hearing before the Board of County Commissioners (Board).

This proposed Ordinance will enact the following changes:

- The creation of a new Vision Element
- The update and replacement of the Goals, Objectives, Policies and Strategies of each Element
- The update and replacement of the Future Land Use Category Descriptions and Rules

PLANPinellas is focused around eight Guiding Principles that set the foundation of the community vision and with which the policies must align. These Principles are briefly summarized below:

- Support a Sustainable Future
- Create and enhance Healthy Communities
- Facilitate a Strong Local Economy
- Provide Housing Options
- Provide a Multimodal Transportation Network
- Protect Natural Resources
- Promote Best Practices
- Recognize opportunities for Responsible Regionalism

These Principles were coordinated with each of the County's departments, presented to the Board, and shared with the community at-large; and each of these stakeholder groups expressed their support.

A Board Work Session was held March 3, 2022, outlining the key changes made to the comprehensive plan as part of this update. To address the Board's comments, Staff took the following actions:

- Coordinated with Human Services to update HOU Strategy 1.3.1.6 to reflect a "Housing First" approach to homelessness;

- Coordinated with Forward Pinellas to clarify the use of the “Proposed Bike Lanes” map (Transportation Supplemental, Figure 10);
- Updated TRA Policy 3.1.1. to reflect the County’s intent to make “sound” investments in infrastructure;
- Clarified that comprehensive plan policies guide decision-making and do not provide specific requirements/regulations; and
- Expressed that Transfer of Development Rights will be reviewed in the future, following guidance from Forward Pinellas.
- Presented the key changes to the Development Customer Advisory Group (DCAG) on March 25, 2022.

A summary of responses from the Board Work Session and DCAG meeting can be found in Attachment 6.c.

Attachment 7.c provides a strikethrough/underline summary of revisions based on comments and updated information.

**Strategic Plan:**

Ensure Public Health, Safety and Welfare

2.1 Provide planning, coordination, prevention, and protective services to create and enhance a safe, secure and healthy community

2.5 Enhance pedestrian safety and bicycle safety

Practice Superior Environmental Stewardship

3.2 Preserve and manage environmental lands, beaches, parks and historical assets

3.5 Foster a sustainable and resilient community that is prepared for sea level rise and a change climate

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First-Class Services to the Public and Our Customers

5.2 Be responsible stewards of the public’s resources

5.4 Strive to serve the needs of all Pinellas County residents and customers

**Summary:**

PLANPinellas is the result of an in-depth evaluation process and advances a more focused message with an emphasis towards equitable redevelopment, addressing the County’s changing needs (e.g.: housing affordability; resiliency; etc.). While the Plan continues to pursue much of the intent of the 2008 Comprehensive Plan, it focuses the language and updates some of the policies and strategies to achieve the goals. The Plan is presented in a format that is more user-friendly and emphasizes the interconnection across policy topics.

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**Background Information:**

As Pinellas faces new challenges, the Plan must respond to those changing needs. The County is primarily built-out and has shifted to a redevelopment community, and the existing Comprehensive Plan policies do not necessarily reflect that focus. The Plan’s policies should support the shifting

demographic trends and sufficiently address key challenges and County initiatives, such as housing needs and sustainability and resiliency.

With the foundation of the eight (8) Guiding Principles established, an in-depth review of the County's existing goals, objectives, and policies was coordinated across the County's departments to ensure that the implementation of policies support both current and future programs and activities that will continue to meet the County's current and future needs.

On August 6, 2020, a status update for the Plan was shared with the Board at a work session. In August 2021, the completed draft was shared with the public through a unique website dedicated to the Comprehensive Plan, <https://plan.pinellas.gov/>. The County hosted two (2) webinars to introduce the document to the public. Public comments have been submitted through the website, and responses to the comments have been posted. (See Attachment six (6), the PLANPinellas - Comment Response Summary.)

Upon adoption, the Plan will replace the existing 2008 Comprehensive Plan, as amended.

The Development Review Committee (DRC) reviewed this application on August 9, 2021, and forwarded it to the Local Planning Agency (LPA) who recommended approval (7-0) by their Board at the December 9, 2021 meeting.

The Plan was scheduled to go before the Board on January 25, 2022. This hearing was postponed in order to hold a Board Work Session on March 3, 2022. At the Work Session a presentation was provided highlighting the key changes between the 2008 Comprehensive Plan and the proposed Plan update.

A summary of responses from the Board Work Session and DCAG meeting can be found in Attachment 6.c.

Attachment 7.c provides a strikethrough/underline summary of revisions based on comments and updated information.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Carol Stricklin, Director, Housing and Community Development

**Partners:**

N/A

**Attachments:**

1. Ordinance
  - a. Exhibit A (PLANPinellas)
2. CP-21-03 LPA Staff Report
3. PLANPinellas Summary of Key Changes
4. Comprehensive Plan Policy Comparison

5. PLANPinellas State Statute Alignment
6. PLANPinellas
  - a. Comment Response Summary as of November 2021
  - b. Comment Response Summary as of April 2022
  - c. Comment Response Summary from Board Work Session (March 3, 2022) and the DCAG Meeting (March 25, 2022)
  
7. PLANPinellas Strikethrough Underline revisions
  - a. Since Website Launch
  - b. Between LPA and BCC Transmittal
  - c. For BCC Transmittal
8. PLANPinellas Supplemental Combined