



Pinellas County

Staff Report

File #: 15-694, Version: 1

Subject:

Ordinance amending the Goals, Objectives and Policies, and the Future Land Use Map category descriptions and rules, of the Future Land Use and Quality Communities Element of the Pinellas County Comprehensive Plan, amending the legend of the Future Land Use Map, and amending the Future Land Use Map (first hearing).

Recommended Action:

Conduct first public hearing on the proposed Ordinance amending the Goals, Objectives and Policies, and the Future Land Use Map category descriptions and rules, of the Future Land Use and Quality Communities Element of the Pinellas County Comprehensive Plan, amending the legend of the Future Land Use Map, and amending the Future Land Use Map, and authorize its transmittal to the Florida Department of Economic Opportunity (FDEO) for review, with a second public hearing to be scheduled for adoption of the proposed Ordinance upon receipt of comments from the FDEO.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.1 Proactively attract and retain businesses with targeted jobs to the County and the region

4.3 Catalyze redevelopment through planning and regulatory programs

Summary:

The proposed Ordinance is intended to provide the appropriate policy and regulatory framework within the Future Land Use and Quality Communities Element of the Pinellas County Comprehensive Plan, including the Future Land Use Category Descriptions and Rules, for revisions that will be proposed to the Pinellas County Land Development Code, which includes new zoning districts and changes to existing zoning districts. Additionally, with the recent update to the Countywide Plan, the Future Land Use and Quality Communities Element and the Future Land Use Map (FLUM) would be amended to incorporate selected changes from the Countywide Plan and to retain consistency with this updated plan. Other amendments recognize the creation of a policy framework for the establishment of a mobility management system as a replacement to transportation concurrency. Other minor changes update references and terms. Most of the amendments contained in the proposed Ordinance provide policy and regulatory support for redevelopment in the unincorporated areas of Pinellas County while recognizing that there are stable neighborhoods where minimal change is anticipated during the planning horizon of the Comprehensive Plan.

The attached Staff Report and Recommendation to the Local Planning Agency summarizes the amendments to the Pinellas County Comprehensive Plan contained in the proposed Ordinance. This report includes an evaluation of the potential impact on public services and facilities for each of the seven FLUM categories where the maximum development potential is proposed to be increased. This evaluation concluded that the proposed changes to these FLUM categories are not anticipated to have a significant impact on public services and facilities.

Background Information:

The proposed Ordinance was reviewed by the Pinellas Planning Council staff and modifications to

the Ordinance have been made based on these comments. The Local Planning Agency reviewed the proposed Ordinance at a public hearing on October 8, 2015, determined that the proposed amendments are consistent with the Pinellas County Comprehensive Plan and recommended approval of the Ordinance by a vote of 6 to 0.

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning Department

Partners:

N/A

Attachments:

Attachment 1: Ordinance

Attachment 2: Ordinance (strike-through)

Attachment 3: LPA Report/Recommendation

Attachment 4: MPO Analysis of ROR Impact on U.S. Highway 19 North

Attachment 5: Legal Notice

Attachment 6: Powerpoint Summary of Proposed Amendments