

## ATTACHMENT 4-1

### Institutional Capacity Assessment Pinellas County Goals, Objectives and Policies of the Comprehensive Plan

#### FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL ONE: THE PATTERN OF LAND USE IN PINELLAS COUNTY SHALL PROVIDE A VARIETY OF URBAN ENVIRONMENTS TO MEET THE NEEDS OF A DIVERSE POPULATION AND THE LOCAL ECONOMY, CONSERVE AND LIMIT DEMANDS ON NATURAL AND ECONOMIC RESOURCES TO ENSURE SUSTAINABLE BUILT AND NATURAL ENVIRONMENTS, BE IN THE OVERALL PUBLIC INTEREST, AND EFFECTIVELY SERVE THE COMMUNITY AND ENVIRONMENTAL NEEDS OF THE POPULATION.

- 1.1. Objective: Pinellas County shall initiate a sector planning program to develop more localized sector plans that are responsive to the circumstances and issues affecting the various unincorporated communities throughout the County.
- 1.1.1. Policy: The Local Planning Agency shall establish a schedule by December 2008 for developing sectors plans for those Planning Sectors that contain unincorporated areas. The Local Planning Agency will determine which Planning Sectors would most benefit from the preparation of a sector plan.
- 1.1.2. Policy: At a minimum, the Sector Plans shall address land use, urban design, transportation, recreation/open space, and natural resources. Other planning subjects may be addressed in a sector plan based on the issues facing the local community.
- 1.1.3. Policy: The Sector Plans shall be adopted as part of the Pinellas County Comprehensive Plan and shall be consistent with the provisions of the Comprehensive Plan.
- 1.2. Objective: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
- 1.2.1. Policy: Standards of density, intensity, permitted uses, and other land use characteristics for all land uses shall be listed in the Future Land Use Category Descriptions and Rules of the Future Land Use and Quality Communities Element and incorporated as part of this policy.

- 1.2.2. Policy: The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity, and other relevant standards contained within the Future Land Use and Quality Communities Element.
- 1.2.3. Policy: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.
- 1.2.4. Policy: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.
- 1.2.5. Policy: The Board shall implement land development regulations that are compatible with the density, intensity, and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.
- 1.2.6. Policy: Land development regulations that implement the Comprehensive Plan may be more restrictive than the land use standards contained within the Plan.
- 1.2.7. Policy: Special exception land uses when authorized by the Board of Adjustment after a determination of compliance with the standards specified in the Zoning Chapter of the Pinellas County Land Development Code shall be consistent with the Zoning Chapter of the Pinellas County Land Development Code.
- 1.2.8. Policy: Conditional uses, when authorized by the Board of County Commissioners after a public hearing, shall be consistent with the Pinellas County Comprehensive Plan.

1.2.9. Policy: The Pinellas County Land Development Code may allow a density bonus for Affordable Housing Developments as specified in the County's adopted State Housing Initiatives Partnership Housing Incentive Plan, and subject to program guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Pinellas County Comprehensive Zoning Regulations and the site plan review process. Subject to the above constraints and considerations, any density bonus allowed for an affordable housing development shall not exceed 50 percent of the existing allowable density on a property as determined by the Future Land Use Map or the applicable land development regulations, whichever is more restrictive. A density bonus shall not be allowed for affordable housing developments located within the coastal storm area.

1.2.10. Policy: Affordable Housing Developments (AHDs), as defined in the Pinellas County Affordable Housing Incentive Plan (AHIP) and in the Pinellas County Comprehensive Zoning Regulations and certified by the County as an AHD, may be permitted at densities up to 10 units per acre in the Commercial Neighborhood land use category and up to 12.5 units per acre in the Residential/Office/Retail, Residential/Office General, and Commercial General land use categories. The permitting of affordable housing developments within these land use categories shall be subject to program guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Pinellas County Comprehensive Zoning Regulations and the site plan review process. Application of this affordable housing incentive shall not be allowed within the coastal storm area.

1.2.11 Policy: The following criteria will be used in determining preferred locations for Affordable Housing Development (AHD):

1. A mode of transportation other than privately-owned vehicles (e.g. a bus stop) is available within walking distance of the proposed AHD;
2. The proposed AHD is located in proximity to neighborhood services such as a grocery store, pharmacy, or bank;
3. The proposed AHD is located in proximity to places of employment;
4. The proposed AHD is compatible with the surrounding development pattern;
5. There is adequate infrastructure to serve the proposed AHD; and

6. The proposed AHD is located outside the coastal storm area.

1.3 Objective: Pinellas County, through its comprehensive planning program and land development regulations, shall support efforts to create, recreate, and maintain areas of mixed-use development at appropriate locations to achieve the following objectives:

- provide vibrant and safe walkable areas;
- concentrate growth in relatively discrete areas that are compatible with the community character, local traditions, and historic heritage;
- place housing in proximity to employment opportunities, services and amenities;
- establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit;
- establish quality-designed urban environments that create vibrant, livable places;
- provide locations that create a range of housing opportunities and choices, including the provision of affordable housing;
- provide urban areas that incorporate well-designed public spaces;
- encourage development at an intensity and scale that is compatible with proximate residential neighborhoods;
- provide adequate buffering and a transition gradient between non-residential and/or higher density residential development and proximate residential neighborhoods and/or less intensive nonresidential development;
- encourage development that is compatible with the natural environment and the overall vision of the community.

1.3.1. Policy: The following guidelines shall be used in determining appropriate locations for mixed-use development:

Table 1.1

FORM OF DEVELOPMENT <sup>2</sup>	Type of Mixed-Use Development			Type of Use within Mixed-Use Development					
	Mixed-use Projects	Large-scale Mixed-Use Areas	Neighborhood-scale Mixed-Use Areas	Residential	Retail/Personal Service	Office	Light Manufacturing/Assembly	Research/Development Light Intensity Manufacturing/Assembly	Institutional/Civic
<b>Neighborhoods</b>									
Traditional									
Suburban									
Mobile Home & Manufactured									
Large Multi-family Communities & Resorts			R	R	R	R			R
<b>Centers</b>									
Urban	O	O		O	O	O		R	O
Town	O	O	O	O	O	O		R	O
Suburban Commercial	O	O		O	O	O		R	O
Neighborhood			O	R	O	O			O
Village			O	R	O	O			R
<b>Corridors</b>									
Interstate	O	O							
Commercial	O	O	O	O	O	O		R	O
Employment	O	O		O	O	O	R	R/O	O
Residential									
Scenic/Non-Commercial <sup>3</sup>	R	R	R	O	R	R			O
Coastal	O	O	O	O <sup>1</sup>	O	O			O
Transit	O	O	O	O	O	O		R	O
<b>Districts</b>									
Employment	O	O		R	R	O	O	O	R
Airport	O	O			R	O	O	O	
University/College Campuses	O	O		O	R	R		R	O
Arts and Cultural	R	O		O	O	O			O
Historic - Appropriate uses will vary depending upon the historic development pattern within the district									
Medical		R		R	R	O		R	R

O = This type of use is generally appropriate within this specific form of development

R = This type of use should be regulated to ensure that it is compatible with this specific form of development

<sup>1</sup> = Limitations on residential densities within the coastal high hazard area and the coastal storm area may restrict residential development

<sup>2</sup> = The general forms of development that comprise the urban land use morphology in Pinellas County are described in the Definition Section of the Future Land Use and Quality Communities Element

<sup>3</sup> = Development policies specific to scenic/non-commercial corridors place additional requirements for locating mixed use development along these corridors

In addition to using **Table 1**, appropriate locations for mixed use development shall be determined based on a balancing of the guidelines listed below that are applicable to the area under consideration:

**LARGE-SCALE MIXED-USE PROJECT OR MIXED-USE AREA**

1. The location can serve as a walkable destination for nearby areas.
2. There is adequate infrastructure serving the proposed location, including a transportation network that will provide an acceptable level of service.
3. There are transportation choices other than privately-owned vehicles that service the proposed location. If the proposal involves an existing town center, at least one of the following public transit services is available to serve the proposed mixed-use development:
  - a. The location is served, or is scheduled to be served within 6 months, by enhanced bus service with no more than 15 minute headways during morning and evening rush hours. Service by more than one bus route is preferred, and the presence of a public or private circulator system that serves the location and has a service interconnection with the bus system may improve the location's suitability for mixed-use development.
  - b. The location is served by a Bus Rapid Transit (BRT) route that is in operation or that has been selected for BRT service through the MPO process and there is a firm funding commitment to establish BRT and have it operational within 5 years.
  - c. The location would be served by a commuter rail line or a guideway system where funding is committed for constructing the line or system and it will be operational within 5 years. If the proposal involves a mixed-use project or mixed-use area on the scale of a suburban commercial center or larger, at least one of the following public transit services is available to serve the proposed mixed-use development:
  - d. The location is served by a Bus Rapid Transit (BRT) route that is in operation or that has been selected for BRT service through the MPO process and there is a firm funding commitment to establish BRT and have it operational within 5 years.
  - e. The location would be served by a commuter rail line or a guideway system where funding is committed for constructing the line or system and it will be operational within 5 years.
4. The location has direct access or is in close proximity to a segment of the countywide or a local multi-use path or trail system.

5. The location can accommodate a mix of land uses, including a residential component, that are able to blend with surrounding uses without juxtaposing incompatible uses or building types.
6. The mixed-use development will create opportunities for providing a mix of housing types in a range of prices, a certain percentage of which will meet the County's affordable housing criteria.
7. The mixed-use development can accommodate one or more of the County's targeted industries or businesses.
8. The mixed-use development is of sufficient size to allow a decrease in density/intensity from the center of the mixed-use development to the periphery that is compatible with the surrounding land uses.
9. The mixed-use development will provide services (e.g. services such as convenience groceries, dry cleaners, and personal care) and amenities within walking distance of residential development within the mixed use project or area or of residents in the surrounding community, if applicable.
10. Compatibility of mixed-use development with other goals, objectives, and policies of the Pinellas County Comprehensive Plan.
11. The relationship of the mixed-use development to plans of other local governments and the Regional Planning Council, to the Countywide Plan, and to the strategies in Pinellas by Design.

NEIGHBORHOOD-SCALE MIXED-USE PROJECT OR MIXED-USE AREA

1. The location can serve as a walkable destination for nearby areas.
2. There is adequate infrastructure serving the proposed location, including a transportation network that will provide an acceptable level of service.
3. The location can accommodate a mix of land uses, including a residential component, that are able to blend with surrounding uses without juxtaposing incompatible uses or building types.
4. The mixed-use development is of sufficient size to allow a decrease in density/intensity from the center of the mixed-use development to the periphery that is compatible with the surrounding land uses.
5. The mixed-use development will provide services (e.g. services such as convenience groceries, dry cleaners, and personal care) and amenities within walking distance of residential development within the mixed use project or area or of residents in the surrounding community, if applicable.
6. Compatibility of mixed-use development with other goals, objectives, and policies of the Pinellas County Comprehensive Plan.
7. The relationship of the mixed-use development to plans of other local governments and the Regional Planning Council, to the Countywide Plan, and to the strategies in Pinellas by Design.

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| 1.3.2. | Policy | Mixed-use development shall be integrated into a walkable area, which exhibits most, if not all, of the following characteristics: <ol style="list-style-type: none"> <li>a. A pedestrian-friendly environment that results in active, walkable streets.</li> <li>b. Building setbacks are reduced.</li> </ol> |
|--------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

- c. Buildings are interconnected by a continuous network of safe, convenient, comfortable, and interesting sidewalks, paths, and bicycle routes.
- d. If residential neighborhoods and other walkable destinations are located nearby, mixed-use development is interconnected with the surrounding community by a network of safe, convenient, comfortable, and interesting sidewalks, paths, and bicycle routes.
- e. Pedestrian-scale streetlights and other amenities are installed.
- f. There is safe, convenient access to public transit.
- g. The development will provide well-designed public spaces (e.g. pocket parks and plazas) and space for civic uses such as libraries, community centers, law enforcement substations.
- h. Applicable livable community characteristics identified in the policies in support of Goal 2.

1.3.3. Policy: Pinellas County shall establish the Community Redevelopment District- Activity Center Future Land Use Map category to recognize those areas of the County that are appropriate locations for mixed uses development that serve as community focal points of commerce, employment, and housing.

1.3.4. Policy: Use of the Community Redevelopment District-Activity Center Future Land Use Map (FLUM) category shall require a special area plan approved by the Board of County Commissioners. The special area plan shall, at a minimum, address the following:

- a. Permitted uses and locational criteria;
- b. Density and intensity standards;
- c. Provisions for mixed use;
- d. Design guidelines, if any;
- e. Provisions for affordable housing and employment, if any;
- f. Provisions that achieve a walkable area;
- g. Impacts on public services and facilities;
- h. Integration with planned and existing mobility systems;
- i. Integration and compatibility with the surrounding community;
- j. Incentives that may be offered to encourage development that has an overall community benefit; and
- k. Consistency with the Pinellas County Comprehensive Plan.



- 1.3.5. Policy: Special area plans, as described in Policy 1.3.4., and the County’s land development regulations as they apply to the Community Redevelopment District-Activity Center FLUM category may require that, in order to exceed an established base residential density or intensity of use, a project shall provide public benefits and amenities that support one or more of the objectives listed in Objective 1.3. Pinellas County would determine what public benefits and amenities would be acceptable for receiving additional development rights, and the extent of those additional development rights.
- 1.3.6. Policy: Special area plans, as described in Policy 1.3.4., and the County’s land development regulations as they apply to the Community Redevelopment District-Activity Center FLUM category may require that development above an established base residential density or intensity of use rely upon the transfer of development rights from other properties to the subject property or properties.
- 1.3.7. Policy: Mixed-use development shall enhance, and not compromise, the integrity and viability of existing and planned residential neighborhoods.
- 1.3.8. Policy: Mixed-use development shall create a strong sense of community identity through consideration of such mechanisms as optional and/or required urban design and architectural design criteria, recognizing historic setback patterns and lot sizes, the creation of places that are oriented to the pedestrian and alternative modes of travel such as bicycle use, providing greenspace and landscaping in public spaces, and other appropriate mechanisms that may be specific to a particular location.
- 1.3.9. Policy: When considering a Future Land Use Map amendment to designate a Community Redevelopment District-Activity Center, implementation of Policies 4.2.3. and 4.2.4. of the Future Land Use and Quality Communities Element shall take into consideration the area’s historic development pattern, the interrelationship of the proposed designation with the surrounding community, whether the proposed Community Redevelopment District-Activity Center has historically served as a community focal point, the impact on traffic patterns resulting from mixed use development and an emphasis on pedestrian activity and non-motorized modes of travel, and the ability of the surrounding road network to distribute vehicle trips away from road corridors experiencing concurrency problems.

1. 3.10. Policy: In association with the update to the Land Development Code, Pinellas County shall identify proposed amendments to the Land Development Code to include mixed-use development standards to achieve the intent expressed in Objective 1.3. The proposals shall also consider additional code amendments to implement recommendations in *Pinellas by Design* and the livable community objectives and policies under Goal 2 of this element.
1. 3.11. Policy: By December 2009, Pinellas County in coordination with the Pinellas County Metropolitan Planning Organization shall have completed a study of the impact of mixed-use development on the transportation network and on parking demand, which shall recommend parking standards for mixed-use development.
- 1.3.12. Policy: By December 2010, Pinellas County will evaluate the results of the study completed in Policy 1.3.11 and shall have amended its land development regulations as determined appropriate.
- 1.3.13. Policy: The Residential/Office Limited, Residential/Office General, Residential/Office/Retail, and Community Redevelopment District-Activity Center land use categories shall require a mixture of uses distributed as follows within each category: Residential (5 percent to 30 percent), and Non-residential (70 percent to 95 percent).
- 1.4. Objective: Pinellas County shall continue to use its countywide authority under the Community Redevelopment Act, Part III of Chapter 163, F.S., as a tool to foster the revitalization of areas that are confronted with slum or blighting conditions.
- 1.4.1. Policy: Pinellas County shall use the policies approved by the Board of County Commissioners on July 23, 2002, or as they may be subsequently modified by the Board, as the basis for conducting the County’s responsibilities under the Community Redevelopment Act.
- 1.4.2. Policy: By March 2009, the Planning Department will complete a report on the County’s current program and policies for designating and funding community redevelopment areas (CRAs), the results that have been achieved through implementation of community redevelopment plans, and opportunities for improving the use of CRAs that take into consideration the goals of *Pinellas by Design* and the *Pinellas County Comprehensive Plan*.

- 1.4.3. Policy: The report prepared in response to Policy 1.4.2 will consider the creation of new community redevelopment areas. This report will evaluate whether the County should consider establishing CRAs in the unincorporated area and whether there are alternative approaches that could achieve the same objectives.
- 1.5. Objective: Pinellas County shall promote the redevelopment and renewal of designated blighted areas within the unincorporated County, as outlined in the *Consolidated Plan* required by the United States Department of Housing and Urban Development, and adopted by the Board of County Commissioners.
- 1.5.1. Policy: The Pinellas County Department of Community Development shall administer the *Consolidated Plan*.
- 1.5.2. Policy: Pinellas County shall determine whether a redevelopment plan should be prepared for the Lealman Community to further the efforts undertaken in response to the *Lealman Revitalization Plan* approved by the Board of County Commissioners in July 2001. This evaluation of need for a redevelopment plan or a comparable revitalization effort shall take into consideration the County's brownfield program and the inherent economic and employment opportunities represented by the large industrial area located at the headwaters of Joe's Creek and along the CSX Railroad line.
- 1.6. Objective: Pinellas County shall annually review, and amend as necessary, land use and development code provisions which restrain development and redevelopment in areas such as hurricane velocity zones and flood-prone areas to comply with the most recent standards of the National Flood Insurance program and all other applicable federal and state regulations, including any relevant findings derived from interagency hazard mitigation reports, in order to protect property and the health, safety and welfare of all residents.
- 1.6.1. Policy: Development or redevelopment in storm impact areas shall be restricted based upon the Natural Disaster Planning objectives and policies listed in the Coastal Management Element. The policies associated with those objectives shall be consistent with the criteria in the National Flood Insurance Program, and the County's Flood Damage Prevention and Flood Plain Management provisions of the Land Development Code.
- 1.6.2. Policy: The Land Development Code provisions regulating development or redevelopment in flood-prone areas shall be reviewed and amended as necessary should the criteria in the National Flood Insurance Program be modified.

- 1.6.3. Policy: The Local Planning Agency shall review those interagency hazard mitigation report recommendations addressing the elimination or reduction of land uses that are susceptible to damage by natural hazard, and shall recommend to the Board any changes to the Future Land Use Map and/or Plan policies considered critical to reducing, or mitigating, such hazard.
- 1.7. Objective: The LPA of the Board of County Commissioners shall identify existing land uses that are inconsistent with characteristics of the surrounding area on a case by case basis or through the completion of specific area studies.
- 1.7.1. Policy: Pinellas County's program for eliminating or reducing these inconsistent land uses shall be based upon the regulations for nonconforming uses contained in the Pinellas County Land Development Code and any other applicable ordinances which may be developed.
- 1.7.2. Policy: By December 2008, Pinellas County shall have completed an assessment of the nonconforming use provisions within the Land Development Code and submit recommended amendments to the Board of County Commissioners for updating the Code based on this assessment and prior Board direction. This assessment shall also include mobile home parks whose existing density exceeds that allowed by the Future Land Use Map and/or the Zoning Atlas.
- 1.8. Objective: Pinellas County shall continue to implement future land use policies that restrict the proliferation of urban sprawl at a density which is not compatible with support facilities.
- 1.8.1. Policy: The County shall continue to utilize a maximum density of 0.5 unit per gross acre in the northern portion of Planning Sector 2 as a mechanism to contain urban sprawl and protect the County's wellfields.
- 1.8.2. Policy: Within the constraints imposed by approved major projects and developments of regional impact, the Future Land Use and Quality Communities Element for Planning Sector 2 shall continue to maintain a gradient of decreasing residential densities from west to east and from south to north within the Sector.
- 1.8.3. Policy: The Board shall continue to pursue acquisition of open space and environmentally sensitive areas.

- 1.8.4. Policy: The Board shall continue to designate environmentally sensitive areas as Preservation or Preservation-Resource Management on the Future Land Use Map.
- 1.9. Objective: Through the application of innovative land development regulations the County will support planned residential developments and mixed land use development techniques which include intensity and use characteristics designed to make these developments more liveable and compatible with the natural environment.
- 1.9.1. Policy: The Board shall continue to utilize its innovative development regulations and staff shall continue to examine innovative techniques used elsewhere for incorporation into the Board's planning and regulatory program.
- 1.10. Objective: The scenic/non-commercial corridor policies adopted in the Comprehensive Plan shall continue to be enforced to preserve the scenic/non-commercial designations approved by resolution by the Board of County Commissioners for specific transportation corridors, and to protect their traffic carrying capacity.
- 1.10.1. Policy: Land uses along designated scenic/noncommercial corridors shall be managed to protect the traffic carrying capacity and the scenic nature of these roadways.
- 1.10.2. Policy: Low density residential development (0-5 units per acre) shall be the preferred land use along designated scenic/noncommercial corridors with the intent of keeping residential densities as low as possible within that range.
- 1.10.3. Policy: If improvements, such as a major capacity expansion to a roadway within a scenic/non-commercial corridor, or other changes within the corridor are determined to render low density residential use as untenable, then nonresidential Future Land Use Map (FLUM) categories may be considered under the following conditions:
- a. the proposed category is compatible with the existing delineation of surrounding FLUM categories and the existing land use pattern;
  - b. the offsite impacts of the proposed category are compatible with, and will not adversely affect, existing and planned uses surrounding the subject site and within the corridor; and
  - c. the density/intensity of the proposed category is consistent with the intent of Objective 1.10 and policies 1.10.1 and 1.10.2. of this element.

- 1.10.4 Policy: Through application of the County Land Development Code, Pinellas County will ensure that development and redevelopment is consistent with the desire to preserve, and where possible, enhance the scenic vistas along designated scenic/noncommercial corridors.
- 1.10.5 Policy: The County shall coordinate with municipalities on implementation of the scenic/noncommercial corridor policy on County-operated facilities.
- 1.11. Objective: Pinellas County shall implement its land use policies in a manner that clearly defines the future land use categories and the regulations pertaining to them that manage growth in Pinellas County.
- 1.11.1 Policy: Land use categories shall be defined with enough detail to minimize internal conflict among uses and to provide precise indications of the level of development for facility and services planning.
- 1.11.2. Policy: Zoning, signage, subdivision, and other existing County land development regulations that are discussed in any element of the *Pinellas County Comprehensive Plan* or have been approved by the Board of County Commissioners shall be consistent with the Plan and include additional regulations that are specified by and based upon the Plan.
- 1.11.3. Policy: Pinellas County shall continue to use the Countywide Sign Ordinance as the basis for County regulations pertaining to signs to meet the safety, environmental, and aesthetic needs of the County.
- 1.12 Objective: Pinellas County shall promote the location of community or neighborhood commercial development within centers in order to achieve optimal land use relationships, avoid commercial intrusion and impacts into established neighborhoods, achieve compatibility with traffic movement objectives, minimize air pollution, and serve the immediate retail shopping needs of limited or defined geographic areas.
- 1.12.1. Policy: Pinellas County shall restrict the proliferation of strip commercial development in areas where it has not yet become established as the predominant commercial land use pattern
- 1.12.2. Policy: Pinellas County shall permit commercial development in a manner that will maintain the economic vitality of recognized and established commercial areas.

- 1.12.3. Policy: By December 2009, Pinellas County shall consider amendments to its Land Development Code to support redevelopment of commercial corridors and employment corridors within unincorporated Pinellas County that are consistent with the livable community concepts espoused in Goal 2 of this element and its supporting objectives and policies.
- 1.13. Objective: The Future Land Use Map and land use policies shall define the location, type, and intensity of industrial activities (including manufacturing, services, warehousing, and trade) that may be operated in order to diversify the County's economy and provide a broad range of employment opportunities to the County's residents.
- 1.13.1. Policy: The Land Development Code shall continue to be reviewed and amended as necessary to restrict the impacts of industrial development upon surrounding land uses and the natural environment. A review of the Land Development Code will evaluate the efficacy of various techniques such as minimum setbacks and buffering requirements, groundwater protection measures, distinguishing between where industrial activity is allowed either as a permitted or a conditional use, restrictions on certain industrial activities occurring outdoors, and the application of performance standards.
- 1.13.2. Policy: Pinellas County will evaluate recommendations in the Industrial Lands Study, upon its completion in 2008, and develop recommended amendments to the Pinellas County Comprehensive Plan and land development regulations based on the Study's results. The proposed amendments will be submitted to the Board of County Commissioners no later than June 2009, and will include recommendations on retaining sufficient acreage with appropriate future land use designations to accommodate the anticipated employment growth, by type, within the County.

- 1.13.3. Policy: In areas where the full range of activities permitted under the Industrial Limited category is not appropriate, Pinellas County may allow research/development and light manufacturing/assembly (Class A) uses as conditional uses upon properties designated on the Future Land Use Map as Commercial General or Residential/Office/Retail as long as specific criteria identified in the Pinellas County Zoning Code are met. In areas designated on the Future Land Use Map as Community Redevelopment-Activity Center, research/development and light manufacturing/assembly (Class A) uses may be allowed through provisions within the applicable special area plan, as long as specific criteria identified in the Pinellas County Zoning Code are met.
- 1.14 Objective: Pinellas County will encourage a land use pattern that provides opportunities for employment in proximity to housing and that more effectively balances the number of jobs with the number of housing units within different areas of the County.
- 1.14.1 Policy: As a means to reduce vehicle miles traveled and vehicle hours traveled for work trips, Pinellas County shall take steps to encourage the creation of housing and employment in proximity to each other where analysis of existing conditions and future growth reveals a significant disparity between the number of housing units and jobs.
- 1.14.2 Policy: By June 2009, Pinellas County will identify specific policies and/or actions that would encourage additional employment in Planning Sectors 1 through 6 so that projected employment growth would be more comparable with projected population growth in these sectors.
- 1.14.3 Policy: Mixed-use projects and mixed-use areas that contain both residential units and jobs aligned with the employment objectives in the Economic Element shall be supported at appropriate locations as determined by the locational criteria for mixed-use development and other pertinent policies within this Plan.
- 1.15. Objective: Recognizing the economic significance of the mid-county Gateway Area, Pinellas County shall consider the recommendations in the *Gateway to the Future Plan* approved by the Board of County Commissioners on July 12, 2005 to position the Gateway Area to achieve maximum countywide benefit and as an opportunity to model sustainable planning practices and design concepts.



- 1.15.1. Policy: By December 2008, Pinellas County will convene an Intergovernmental Team comprised of the County and the cities of St. Petersburg, Largo, and Pinellas Park to assess the benefits of collaborating on development of an Areawide Development of Regional Impact (DRI) or a Sector Plan per s. 163.3245, F.S., to bring continuity and cohesion to planning for the Gateway Area.
- 1.15.2. Policy: Pinellas County will coordinate both internally and with affected jurisdictions and agencies in implementing recommendations contained in the *Gateway to the Future Plan*.
- 1.16. Objective: Pinellas County will implement its 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.
  - 1.16.1. Policy: Pinellas County will implement its Brownfield Program in both the unincorporated County and within those municipalities who wish to participate in the County’s program.
  - 1.16.2. Policy: The Pinellas County Brownfield Program will work with public and private entities, landowners and purchasers to assess the impacts of previous site uses and to facilitate cleanup of eligible properties in order to return them to a productive economic purpose and desirable community use.
  - 1.16.3. Policy: The Pinellas County Brownfield Program will utilize, and leverage, private, local, state and federal funding resources and incentives to recycle Brownfield properties for a beneficial economic and community purpose.
  - 1.16.4. Policy: The Pinellas County Brownfield Program will facilitate the clean-up and beneficial reuse of contaminated properties and remove them as a threat to community health and safety.
  - 1.16.5. Policy: The process of designating a Brownfield under the County’s Brownfield Program will include a review for consistency with the principles, goals, objectives and policies of the Pinellas County Comprehensive Plan.
- 1.17 Objective: Pinellas County shall preserve and seek to enhance established community values, a community’s unique identity, and their social support structure, and will make decisions that are in concert with a community’s established vision for their future.

- 1.17.1 Policy: As appropriate, and as resources allow, the Capital Improvements Element shall include any public facilities that have been identified to implement this objective.
- 1.17.2. Policy: Consistent with the purpose and intent of the Comprehensive Plan, Section 134-82(c) of the Land Development Code, Pinellas County shall make decisions, both unincorporated and countywide, that do not detract from the established community identity and social support structure but, instead, serve to preserve and enhance that identity and structure.
- 1.17.3 Policy: Pinellas County may amend the Future Land Use Map Series to identify a local community with a Community Overlay, and include in the Future Land Use and Quality Communities Element complementary guiding principles, policies, strategies or other appropriate provisions that are specific to that community and that further the achievement of Objective 1.17 within that community. The complementary principles, policies, strategies, or other provisions shall not conflict with or modify the characteristics, standards, criteria, and definitions contained in the Future Land Use Category Descriptions and Rules of the Pinellas County Comprehensive Plan, shall be developed so that the Pinellas County Comprehensive Plan remains internally consistent, and shall be initiated through a process approved by the Local Planning Agency.

**Alderman Residential Rural Community Overlay**

- 1.17.4 Policy: 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.
- 1.17.5 Policy: 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.

- 1.17.6 Policy: 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.

**Tierra Verde Community Overlay**

*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.

- 1.18 Objective: 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.
- 1.18.1 Policy 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.
- 1.18.2 Policy: 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.
- 1.18.3 Policy: 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.

- 1.18.4 Policy: The siting of boat access facilities and services on the Island will be consistent with the siting criteria included in the Coastal Management Element of the Pinellas County Comprehensive Plan.
- 1.18.5 Policy: Pinellas County will consider Tierra Verde’s coastal vulnerability when making land use, zoning and conditional use decisions in the community.
- 1.18.6 Policy: Pinellas County will work to enhance communication between the County and Tierra Verde businesses and residents.
- 1.19. Objective: 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 dependant on a coastal location.
- 1.19.1 Policy: 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.
- 1.19.2 Policy: 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.
- 1.20 Objective: Identify and prioritize infrastructure improvements necessary to maintain public safety and quality of life in Tierra Verde.
- 1.20.1 Policy: 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,
- 1.20.2 Policy: In determining priorities for infrastructure improvements Pinellas County will consider input from the community.
- 1.21. Objective: 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.
- 1.21.1. Policy: 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.

1.21. 2. Policy: 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.

GOAL TWO: IMPROVE THE QUALITY OF LIFE IN PINELLAS COUNTY BY CREATING DIVERSE AND WELL-DESIGNED WALKABLE DESTINATIONS THAT PROVIDE CHOICES IN HOUSING, SERVICES, WORKPLACES, AND TRAVEL MODES.

2.1. Objective: Create livable streets that are designed and oriented towards a multimodal transportation system.

2.1.1 Policy: Where appropriate, the County Land Development Code will promote development and re-development in commercial and employment corridors, and/or in mixed-use development as determined by Policies 1.3.1 and 1.3.2 of this element that includes the following pedestrian-friendly design features:

- a. Continuous sidewalks with a minimum width of five feet, buffered from traffic by on-street parking and/or landscaping, and that include pedestrian amenities such as benches, trash receptacles, bus shelters, and lighting.
- b. Minimal front setbacks, building heights within a comparable range, and street trees to provide a sense of vertical enclosure on streets. Building heights should occur within a comparable range of surrounding structures.
- c. Buildings should be served by primary walkways that directly link the building’s main entryway to the street and parking lot. These primary walkways should be visually distinct from parking lot and driveway surfaces and may include textured or colored materials.
- d. Permanent structures such as utility poles and traffic control poles within the sidewalk that restrict pedestrian movement should be discouraged.
- e. Provide direct routes between destinations, especially between adjacent parcels, to create walking and bicycling connections between neighborhoods and centers as described in the FLUM Category Descriptions and Rules of this element. Potential conflicts between pedestrians and motor vehicles should be minimized.
- f. Clear passage zones equal to the required minimum sidewalk width in areas with movable obstructions, such as outdoor seating. Benches should be placed on a separate pad behind the back of sidewalk or between the sidewalk and the street to avoid clear passage zone obstruction.

- g. Drive-through windows along building façades facing the public right-of-way should be discouraged.
- h. Access across property lines that allow vehicular and pedestrian movement between properties without returning to the street.
- i. Build-to lines are used as an alternative to setbacks in order to form a continuous street edge and provide a sense of enclosure.
- j. Parking located to the side or rear of the structure.
- k. Land development regulations that ensure signage requirements do not create visual clutter.

- 2.1.2 Policy: When appropriate, implement the following livable roadway strategies within the public right-of-way on commercial corridors, employment corridors, residential corridors, scenic/non-commercial corridors, transit corridors, the coastal corridor, and in mixed-use centers and districts:
- a. Construct sidewalks on both sides of the street with a landscape strip;
  - b. Provide bike lanes, wider sidewalks, landscape strip, raised median, or other roadway treatment;
  - c. For roads that contain more than 4 travel lanes, consider pedestrian crossing treatments such as bulb-outs, crossing islands, pedestrian refuge islands in the median, in-pavement pedestrian lights, countdown signals, mid-block signals, and “hot response” signals;
  - d. For roads that have blocks more than 800 linear feet in length, consider the use of mid-block crossings; and
  - e. Require accommodation of bicycle travel and pedestrian needs in plans for future arterial and collector road construction, widening or reconstruction projects.
- 2.1.3 Policy: Where there is not enough existing right-of-way to accommodate the design features in Policy 2.1, consider requiring or providing an incentive for the dedication of additional right-of-way.
- 2.1.4 Policy: In areas where arterial roadway volumes and speeds are not appropriate for the design standards in Policy 2.1.2, consider the use of these roadway designs on parallel service roads or perpendicular collector roads.
- 2.1.5 Policy: The following criteria should be used in prioritizing sidewalk

improvements needed to fill gaps: (1) proximity to public schools; (2) proximity to major public parks or cultural facilities; (3) proximity to high density residential and commercial areas, or any area exhibiting (or potentially exhibiting) a high volume of pedestrian activity; (4) location alongside arterial and collector streets; (5) proximity to transit routes; and (6) proximity to identified redevelopment areas.

2.1.6 Policy: Pinellas County will support improvements to Alternate U.S. Highway 19 in Palm Harbor that enhance this roadway's function as a coastal corridor linking downtown Clearwater, Dunedin, Palm Harbor, and Tarpon Springs, and will coordinate with the Florida Department of Transportation on the design of these improvements within Palm Harbor.

2.2 Objective: Design and provide safe, attractive, convenient, and comfortable transit stops.

2.2.1 Policy: 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 such as cafes, news stands and food kiosks. Where transit stops can be retrofitted to meet these standards, the re-design of these stops may be prioritized in areas where higher residential densities or higher intensity commercial, employment, mixed use centers exist.

2.2.2 Policy: Land development regulations should ensure that parking, landscaping, or other design requirements do not contain barriers to transit.

2.2.3 Policy: The provision of landscaping, consistent with Policies 1.21.1 and 1.21.2 of the Future Land Use and Quality Communities Element, near the transit stop in the form of shade trees is encouraged to maximize passenger comfort.

2.3 Objective: The County Land Development Code will encourage design of parking lots and driveways to support pedestrian safety, connections and comfort by reducing the number of curb cuts and providing interconnectivity between and through sites.

2.3.1 Policy: Allow a parking requirement reduction for properties that share both cross access and a common entrance drive.

- 2.3.2 Policy: New commercial, office, and retail buildings and centers should be planned to reduce the number of curb cuts and driveways. Where possible, projects should share driveways and parking access with adjacent sites to provide an interconnected system of auto and service access points.
- 2.3.3 Policy: The location and width of driveways should be reviewed through local site plan review processes to identify opportunities for shared driveways with neighboring properties and to reduce access points on the surrounding road network to the extent possible.
- 2.3.4 Policy: Parking lots and driveways should provide pedestrian connections to building entrances. Dedicated walkways through parking lots and sidewalks should be included in the design of access roadways.
- 2.3.5 Policy: Parking lots should include trees to provide shade and reduce temperature for pedestrians.
- 2.3.6 Policy: Service windows and stacking lanes for drive-through businesses should not face public streets.
- 2.3.7 Policy: Mid-block and rear alleys should be utilized where feasible for access to parking, utilities, service and unloading areas in order to minimize the number of required curb cuts along primary access routes.
- 2.4 Objective: The County Land Development Code will promote high quality design standards that support a community’s image and contribute to its identity and unique sense of place.
  - 2.4.1 Policy: Encourage building design to provide an ordered variety of entries, porches, windows, bays and balconies along public rights-of-way where it is consistent with neighborhood character.
  - 2.4.2 Policy: Buildings with facades greater than 50 feet in length should be broken down in scale by means of the articulation of well-proportioned and separate areas. Strategic elements include the variation of architectural treatment and elements such as colors, materials, and heights.



- 2.4.3 Policy: For ground-level facades that face a right-of-way, a minimum standard should be established for the percentage of the exterior wall containing transparent structures such as windows and doors. This standard should apply to both facades of a building on a corner lot.
- 2.4.4 Policy: Buildings should include street level elements oriented to the pedestrian, such as awnings, arcades, and signage.
- 2.4.5 Policy: In areas of the County having a historic or consistent design character, new development should be designed to maintain and support the existing character.
- 2.4.6 Policy: Preserve the character of existing residential neighborhoods by requiring infill or remodeled structures to be compatible with the neighborhood and adjacent structures.
- 2.4.7 Policy: Promote housing diversity and avoid creation of homogeneous developments, and promote the inclusion of a variety of housing types in all residential communities through local land development regulations.
- 2.4.8 Policy: Local setback requirements should allow porch easements in subdivision design and promote living areas of the structure that are closer to the street than garage areas.
- 2.4.9 Policy: Encourage single family attached and multi-family developments to be designed to include orientation of the front door to a neighborhood sidewalk and street.

**GOAL THREE: PINELLAS COUNTY'S PLAN SHALL PROMOTE A BALANCED RELATIONSHIP BETWEEN THE NATURAL ENVIRONMENT AND DEVELOPMENT.**

- 3.1. Objective: The Pinellas County Land Development Code shall be applied in a manner that ensures compatibility between the Future Land Use Map, existing environmental conditions and constraints, as well as environmental management goals.
- 3.1.1 Policy: Environmentally-sensitive lands which are designated by the Preservation land use category on the Future Land Use Map, shall be protected through the application of existing land development regulations or the development of new regulations.

- 3.1.2. Policy: Designated preservation areas shall be retained as undeveloped land suitable for passive recreation, conservation, or aesthetic uses to provide opportunities to appreciate the natural environment.
- 3.1.3. Policy: The natural environment shall be both preserved and enhanced by a sensitive land use program which will include adherence to, but not be limited to, the following chapters of the Land Development Code: Habitat Management and Landscaping; Floodplain Management; Flood Damage Prevention; Site Development and Platting; Comprehensive Zoning Regulations; and any other applicable regulations that deal with on-site environmental concerns but also with surrounding land uses.
- 3.1.4. Policy: The Local Planning Agency of the Board shall continue to recommend provisions within the zoning regulations for retaining open space and preserving groundwater recharge characteristics in both developed and developing areas of the County.
- 3.2 Objective: Pinellas County shall continue its proactive program for managing the impacts of development upon the County’s natural resources (including wetlands, uplands, and the marine environment), and shall continue to ensure that these resources are successfully integrated into the urban environment such that the overall function and viability of these areas is maintained, or where practical, enhanced or restored.
- 3.2.1. Policy: Significant wetlands and twenty-five year floodplains shall continue to be protected and conserved by their existing designations of Preservation on the Future Land Use Map (FLUM), as adopted by the Board and based upon the comprehensive assessments performed by Pinellas County to evaluate, and subsequently identify, those wetland and floodplain resources with significant value or function.
- 3.2.2. Policy: Where development activity results in an adverse impact to wetlands, or unique ecosystems as determined by Pinellas County, mitigation by the developer shall be considered as one means to compensate for the loss of natural system function when the impact is unavoidable.

- 3.2.3. Policy: Pinellas County shall continue to use a variety of methods for protecting the County’s open space areas and natural resources (including wetlands) which include, but are not limited to, the acquisition of open space and environmentally sensitive areas, allowing the Transfer of Development Rights (TDRs), density averaging, and requiring upland buffers adjacent to wetlands and other natural environments identified by Pinellas County.
- 3.2.4. Policy: Pinellas County shall continue to protect the natural resources of the County through, at a minimum, the application of the Pinellas County Stormwater Management Plan and the Florida State Implementation Plan addressing air quality, as well as enforcement of the Flood Damage Prevention, Flood Plain Management, Habitat Management and Landscape, and the Pinellas County Water and Navigation Control Authority sections of the Land Development Code, and the Future Land Use Map.
- 3.2.5. Policy: Shorelines shall be protected by preservation land use designations, aquatic preserves, development setbacks, public acquisition, or other measures as deemed necessary.
- 3.2.6. Policy: Natural drainage features/areas shall be utilized where possible as part of the Pinellas County Stormwater Management Plan.
- 3.2.7. Policy: No development use shall occur over natural water areas unless so indicated as a recognized use on the Future Land Use Map.
- 3.2.8. Policy: The potable water system, wellfields, wellheads and aquifer recharge areas shall be protected through ongoing implementation of the County’s groundwater protection program; by the County’s continued acquisition of environmentally sensitive areas; by permitting in the area east of East Lake Road and north of Keystone Road in the vicinity of the Eldridge-Wilde wellfield only Preservation, Preservation-Resource Management, Recreation/ Open Space, and Residential Rural (0.5 unit per acre) land uses designations, and institutional uses approved through the County’s conditional use or special exception process that are consistent with the very low density characteristics of the area; by regulation of borrow pits, and by prohibiting landfills and additional commercial and industrial land uses within the zones of protection determined by the County’s groundwater protection program.
- 3.2.9. Policy: Natural drainage storage areas shall continue to be preserved by land use provisions.

- 3.2.10. Policy: Pinellas County shall continue its program of integrated land and water resource planning and management, as exemplified by the commitment to comprehensive watershed studies and the preparation of management plans, by the enforcement of a comprehensive wellhead protection program including land use restrictions, permitting and monitoring criteria, and land acquisition, by ongoing implementation of a multi-faceted water conservation and demand reduction program, by exploring reasonable technologies for water supply, and by the application of Comprehensive Plan policies and land development regulations directed at such things as habitat management and enhancement, promotion of native and drought tolerant plantings, wetland protection, stormwater treatment, and floodplain management.
- 3.2.11. Policy: Pinellas County shall continue to identify and protect isolated wetlands and other environmentally sensitive vegetative communities and habitats through the site plan process, which includes the application of project-appropriate land development regulations, conservation easement requirements, staff review of pertinent vegetation and habitat information, specific permitting requirements, and field work by development review staff.
- 3.2.12. Policy: Pinellas County shall continue to participate in efforts, such as those underway by the Tampa Bay National Estuary Program, and via local watershed planning and similar initiatives in response to Policy 2.1.2. in the Natural Resource Conservation and Management (NRCM) Element of this Plan, to identify significant wetland and other habitat areas for protection, restoration and/or enhancement. Staff will periodically review, at a minimum, the maps and related information from the Florida Game and Fresh Water Fish Commission and the Southwest Florida Water Management District to ensure that the most accurate information is being used at all times, and to determine if there are additional significant wetland areas that should be amended to Preservation or Preservation-Resource Management on the Future Land Use Map.

**GOAL FOUR: PINELLAS COUNTY SHALL WORK TOWARD A LAND USE PATTERN THAT CAN BE SUPPORTED BY THE AVAILABLE COMMUNITY AND PUBLIC FACILITIES THAT WOULD BE REQUIRED TO SERVE THAT DEVELOPMENT.**

- 4.1. Objective: The Pinellas County Concurrency Management System will insure the compatibility of all proposed development with the capacities of the existing and planned support facilities for which a level of service standard has been adopted in this plan.
- 4.1.1. Policy: The Concurrency Management System will ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.
- 4.1.2. Policy: On an annual basis, the Local Planning Agency of the Board shall develop and recommend adoption of a concurrency test statement that assesses the demands of existing and committed development upon support facilities.
- 4.2. Objective: The Concurrency Management System, applicable policies within the Pinellas County Comprehensive Plan, and the standards and the locational and use characteristics as set out in the Future Land Use Category Descriptions and Rules of the Future Land Use and Quality Communities Element comprise the County’s program in which development shall be coordinated with the availability of public and private utilities.
- 4.2.1. Policy: Land use location and intensity shall be accurately defined and monitored through the Concurrency Management System, the Future Land Use and Quality Communities Element, including Policy 1.2.1., to ensure coordination with the availability of facilities and services.
- 4.2.2. Policy: Pinellas County’s Land Development Regulations shall require developers to submit their proposed development plans to the affected public utilities, who will in turn submit to the County, prior to the County’s issuance of development orders or building permits, a statement of their ability to serve the proposed development.
- 4.2.3. Policy: Pinellas County shall discourage approval of Zoning and/or Future Land Use Map (FLUM) amendments that would increase the number of trips generated on corridors designated as long term concurrency management, congestion containment and constrained corridors in the Concurrency Test Statement.

- 4.2.4. Policy: Pinellas County shall discourage approval of Future Land Use Map (FLUM) amendments that would increase the number of trips generated on corridors operating at peak hour level of service E and F in 2005 and 2015 as identified in the Transportation Element.
- 4.2.5. Policy: As a part of its water supply and water resource protection program, Pinellas County shall continue to implement its concurrency management system, to schedule capital improvements, and to make land use and development-related decisions that consider both existing and projected water demand as well as fiscal and environmental constraints.
- 4.3. Objective: Pinellas County Land Development Regulations shall require that the level of population density and development intensity in the coastal planning area shall be compatible with the evacuation capabilities provided for in the hurricane evacuation program.
- 4.3.1. Policy: In order to limit the exposure of residents and property to coastal hazards and not increase existing and planned demands on hurricane evacuation corridors and public shelters, the population density and development intensity within the coastal planning area shall be consistent with Objective 1.3 of the Coastal Management Element and the supporting policies.
- 4.4. Objective: The Pinellas County Concurrency Management System shall insure that building permits and development orders for developments of regional impact are not authorized unless the needed support facilities and services are available or such authorization is conditioned on the availability of the facilities and services necessary to serve that development at the time it is needed.
- 4.4.1. Policy: Pinellas County's Concurrency Management System shall include, as a minimum, level of service standards for roadways, potable water, sanitary sewer, solid waste, drainage and recreation and open space.
- 4.5. Objective: Pinellas County's land development regulations shall be applied to ensure the availability of suitable land for utility facilities necessary to support development.
- 4.5.1. Policy: The County shall maintain procedures in cooperation with utility companies by which the utilities are informed of development occurring in the County.

- 4.5.2. Policy: Public utilities shall be permitted in all future land use categories including planned residential developments and developments of regional impact provided the performance standards in the Power Plant Siting Act, Transmission Line Siting Act, Pinellas County Future Land Use and Quality Communities Element, Pinellas County Zoning Regulations, and any other applicable land development regulations are met.
- 4.6. Objective: Development and redevelopment activities along U.S. Highway 19 shall be consistent with state and local efforts to provide an efficient north/south limited access highway corridor within Pinellas County.
- 4.6.1. Policy: Mixed-use development, as provided in the Residential/Office/Retail future land use designation, shall continue to be the preferred land use pattern along U.S. Highway 19. The restrictive floor area ratio and residential density requirements of this designation shall be utilized to limit the impact of development upon the traffic-carrying capacity of U.S. Highway 19.
- 4.6.2. Policy: The number of curb cuts on U.S. Highway 19 providing access to businesses and other development located along this corridor shall be kept to a minimum by requiring new development and redeveloped sites to provide access to adjacent projects whenever feasible.
- 4.6.3. Policy: As part of the County's sector planning program, Pinellas County, in coordination with affected local governments and agencies, shall study the U.S. Highway 19 corridor in north Pinellas County to determine if changes to the adjacent land use pattern could enhance both its function as a major commercial and employment corridor and as the primary north-south highway in the County.
- 4.7. Objective: The Future Land Use Element of the Pinellas County Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan, including the categories, rules, policies, and procedures thereof.
- 4.7.1. Policy: Pinellas County shall, as a component of its Future Land Use and Quality Communities Element, establish and maintain consistency with the Countywide Future Land Use Plan and Rules.

**COASTAL MANAGEMENT ELEMENT**

**NATURAL DISASTER PLANNING**

**GOAL ONE: PINELLAS COUNTY WILL PROTECT HUMAN LIFE, PRIVATE PROPERTY AND PUBLIC INVESTMENT FROM THE EFFECTS OF HURRICANES AND OTHER NATURAL DISASTERS**

- 1.1. Objective: Pinellas County shall continue to implement, and update and revise, as necessary, its Post-Disaster Redevelopment Plan, as approved by the Pinellas County Board of County Commissioners, as part of the Pinellas County Comprehensive Emergency Management Plan, and shall continue to implement hazard mitigation measures to reduce the exposure of human life and public and private property to natural hazards.
  
- 1.1.1. Policy: The Redevelopment Plan shall provide guidelines for actions to be taken following natural disasters for immediate emergency recovery needed to protect the public health and safety, for short-range restoration, and for long-range reconstruction.
  
- 1.1.2. Policy: The Redevelopment Plan shall establish who will be responsible for making crucial decisions after a natural disaster regarding repair, reconstruction, relocation and hazard mitigation; this body could take the form of a recovery task force.
  
- 1.1.3. Policy: The Redevelopment Plan shall establish procedures for the restoration of essential public services and facilities following a disaster.
  
- 1.1.4. Policy: The Redevelopment Plan shall establish procedures for evaluating the effectiveness of current hazard mitigation measures at preventing damage.
  
- 1.1.5. Policy: The Redevelopment Plan shall establish procedures for utilizing information obtained from damage assessment teams in expediting post-disaster recovery.
  
- 1.1.6. Policy: The Redevelopment Plan shall contain provisions for enactment of a temporary restriction on issuing permits for reconstruction and repair not immediately needed to protect the public health, safety and welfare, and contain recommendations to enact expedited processes, such as permitting selected minor repairs and licensing and/or registering contractors.



- 1.1.7. Policy: The Redevelopment Plan shall establish criteria for evaluating the options for repairing, replacing, modifying or relocating public and private facilities and infrastructure within coastal high-hazard areas. Any actions chosen by Pinellas County to repair, replace, modify, or relocate public facilities and infrastructure within the coastal high hazard area shall be consistent with federal and state funding standards.
- 1.1.8. Policy: The Redevelopment Plan shall establish that structures damaged by fire or natural forces to the extent that the cost of reconstruction or repair exceeds 50 percent of the market value of the structure before the damage occurred shall be rebuilt to meet all applicable federal, state and local regulations. The Land Development Code shall determine the status of nonconforming uses when properties experience the level of damage addressed in this policy.
- 1.1.9. Policy: The Redevelopment Plan shall include guidelines and criteria for determining priorities for the acquisition of storm-damaged property in the coastal high-hazard area. These guidelines shall give priority to eliminating unsafe conditions and inappropriate uses. These guidelines/criteria will also be used to prioritize potential coastal acquisitions through the State's land acquisition program. By June 2008, additional criteria will be developed and included within the redevelopment plan to recognize pristine coastal properties or properties of significant or important environmental sensitivity.
- 1.1.10 Policy: Pinellas County shall continue to implement its existing hazard mitigation programs that include shoreline restoration and enhancement, building code and floodplain regulations, development management techniques such as land use, zoning, and subdivision regulations, and other applicable hazard mitigation measures. Recommendations from interagency hazard mitigation reports may be incorporated, at the discretion of the County. These mitigation programs shall be amended, as necessary, to remain consistent with federal and state requirements.
- 1.1.11. Policy: Pinellas County will use its Comprehensive Plan, its Land Development Code, its Local Mitigation Strategy, and other applicable hazard mitigation measures, including appropriate recommendations from interagency hazard mitigation reports, to reduce unsafe conditions and inappropriate uses as opportunities arise, and to limit redevelopment in areas of repeated damage.

- 1.1.12. Policy: Pinellas County shall periodically evaluate both its Post-Disaster Redevelopment Plan and its Comprehensive Plan with the Local Mitigation Strategy in order to determine if any amendments or revisions are required in order to facilitate implementation of the final strategies.
- 1.1.13. Policy: The Post-Disaster Redevelopment Plan for Pinellas County shall also address steps to attain disaster assistance and funding to promote redevelopment of private property and businesses in order to foster economic recovery.
- 1.2. Objective: Pinellas County shall cooperate with state and regional agencies, and with other local governments to maintain or reduce hurricane clearance times as a component of the evacuation times for Pinellas County.
- 1.2.1. Policy: Pinellas County shall work towards reducing the out-of-county hurricane evacuation clearance time of 55 hours in 2006, as determined in the *Tampa Bay Region Hurricane Evacuation Study 2006*, for a category 5 storm event as measured on the Saffir-Simpson scale.
- 1.2.2. Policy: The adopted level of service standard for out-of-county hurricane evacuation clearance time for a category 5 storm event as measured on the Saffir-Simpson scale shall be 16 hours.
- 1.2.3. Policy: Pursuant to the Capital Improvements Element, Pinellas County shall annually evaluate projects proposed for inclusion within the Six-Year Schedule of Improvements and shall place a high priority on improvement needs for critical links and evacuation route points, and for bridges, causeways and highway facilities designated as regional evacuation routes when scheduling capital improvement projects.
- 1.2.4. Policy: The Board shall continue to enforce its regulations requiring the development of a hurricane evacuation plan by recreational vehicle parks and transient accommodations.
- 1.2.5. Policy: The County shall coordinate with the Florida Department of Transportation during preparation of the Transportation Improvement Plan for District 7 in order to encourage the State to give priority to road improvement projects on regional hurricane evacuation routes.
- 1.2.6. Policy: The County shall utilize the existing countywide computerized traffic signalization system and available law enforcement officers to expedite hurricane evacuation.

- 1.2.7. Policy: The County shall continue its public awareness campaign in cooperation with the Tampa Bay Regional Planning Agency to educate the general public on proper hurricane evacuation procedures. As part of the County’s public awareness campaign, the County shall also publish and make available a hurricane preparedness publication to the general public prior to June 1 of each year.
- 1.2.8. Policy: Pinellas County shall cooperate with the State Division of Emergency Management to coordinate multi-county evacuations in a manner consistent with the Pinellas County Hurricane Evacuation Implementation Guide.
- 1.2.9. Policy: County-maintained roadways used as evacuation routes shall continue to be clearly posted.
- 1.2.10. Policy: Hurricane evacuation shall be planned and conducted in a manner consistent with the Pinellas County Comprehensive Emergency Management Plan.
- 1.2.11. Policy: To improve upon the intergovernmental and agency coordination, the County shall consider establishing an optional Public Safety Element of the Pinellas County Comprehensive Plan.
- 1.2.12. Policy: In assessing transportation needs, Pinellas County shall review its Special Needs/Evacuation Registration Program and other sources in considering the evacuation needs of at-risk populations that have special needs, language barriers, and that are transportation disadvantaged.
- 1.3. Objective: Pinellas County shall restrict development within the coastal storm area, and shall direct population concentrations out of the coastal storm area.
- 1.3.1. Policy: The coastal high-hazard area (CHHA) 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*.
- 1.3.2. Policy: The coastal storm area shall be the area delineated in Figure 2 of the Coastal Management Element, 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.

- 1.3.3. Policy: 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 a 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.
- 1.3.4. Policy: Pinellas County shall prohibit the location of new, or expansion of existing hospitals, nursing homes, and assisted living facilities within the coastal storm area and the area inundated by a category 2 hurricane as depicted by the *SLOSH* model, as reflected in the most recent *Regional Evacuation Study, Storm Tide Atlas*.
- 1.3.5. Policy: Pinellas County shall not approve any request to amend the Future Land Use Map (FLUM) to designate parcels of land within the coastal storm area with a FLUM category that permits more than 5.0 dwelling units per gross acre.
- 1.3.6. Policy: 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. Additionally, this finding will reaffirm Pinellas County’s commitment to Policy 1.3.5 of the Coastal Management Element that states Pinellas County shall not approve any request for residential density above five units per gross acre on the Future Land Use Map for areas within the coastal storm area.

- 1.3.7. Policy: Pinellas County shall prohibit the siting of new or the expansion of existing mobile or manufactured home communities within the coastal storm area. This policy does not apply to the replacement of individual homes within the community with modern manufactured housing, as long as the replacement manufactured homes are properly anchored and elevated to the base flood elevation.
- 1.3.8. Policy: During the statutorily required evaluation and appraisal process, the County's existing hazard mitigation programs, including those within the Land Development Code, shall be reviewed and revised if necessary to reduce the vulnerability of future development in the coastal storm area. This review shall evaluate the recommendations of existing interagency hazard mitigation reports and the mitigation functions chapter of the Pinellas County Comprehensive Emergency Management Plan.
- 1.3.9. Policy: Consistent with the goals, objectives and policies of this Element and the availability of budgeted funds, the County shall evaluate the acquisition of storm-damaged property in the coastal storm area.
- 1.3.10. Policy: By June 1, 2008, Pinellas County shall evaluate the feasibility of limiting the capacity of hospitals, nursing homes, and assisted living facilities proposed to be located within area inundated by a category 3 hurricane as depicted by the *SLOSH* model, as reflected within the most recent *Regional Evacuation Study, Storm Tide Atlas*.
- 1.3.11. Policy: If Pinellas County elects to utilize the provisions of §163.3178(9), F.S., to comply with the State's coastal high-hazard provisions when amending the Pinellas County Comprehensive Plan, any appropriate mitigation that may be required by this section shall be directed at increasing the number of hurricane shelter spaces, unless an alternative mitigation proposal has been approved by the Pinellas County Director of Emergency Management or her/his designee.
- 1.3.12. Policy: Mitigation required under Policy 1.3.11. above shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to their development, and shall require Pinellas County and the developer to enter into a binding agreement to memorialize the mitigation plan.
- 1.4. Objective: Pinellas County shall restrict public expenditures that subsidize development or redevelopment in the coastal storm area.

- 1.4.1. Policy: County-funded infrastructure shall be prohibited within the coastal storm area except for the following:
- The expenditure for the maintenance, repair or replacement of existing facilities; or
  - The expenditure for restoration or enhancement of natural resources or public access; or
  - The expenditure needed to address an existing deficiency identified in this plan; or
  - The expenditure for the retrofitting of stormwater management facilities for water quality enhancement of stormwater runoff; or
  - The expenditure for the development or improvement of public roads and bridges identified in the Traffic Circulation Element of this plan; or
  - The expenditure for a public facility of overriding public interest to ensure public health, safety, and welfare.
- 1.4.2. Policy: When public infrastructure within the coastal storm area is destroyed or receives damage that equals or exceeds 50 percent of the cost of replacing the facility at its current location, the County shall analyze the feasibility of relocating this infrastructure landward of the coastal storm area. This requirement is included within the Pinellas County Post-Disaster Redevelopment Plan as adopted within the Pinellas County Comprehensive Emergency Management Plan.
- 1.4.3. Policy: Pinellas County shall not construct bridges or causeways to barrier islands not serviced by such infrastructure at the time of Plan adoption.
- 1.4.4. Policy: Capital improvements identified the Pinellas County Local Mitigation Strategy (LMS) under the jurisdiction of Pinellas County shall be considered to be incorporated into the Capital Improvements Element of the Pinellas County Comprehensive Plan.
- 1.5. Objective: Between June 2007 and June 2012, the existing deficit of public shelter spaces within the County shall be reduced by five percent.

- 1.5.1. Policy: The County shall coordinate with local jurisdictions and appropriate agencies (including the Tampa Chapter of the American Red Cross) in the development of a countywide plan for increasing the number of public shelter spaces in Pinellas County.
- 1.5.2. Policy: Pinellas County shall expand its coordination efforts within the limits provided by legislative authority to coordinate facility expansion plans and development review with the Pinellas County School Board so that new school facilities and facility expansion will be located and designed to provide hurricane shelters.
- 1.5.3. Policy: If the County determines, during its review of a proposed public school site for consistency with the Pinellas County Comprehensive Plan and after consideration of the criteria in Section 235.26(9) of the Florida Statutes, that the site is an appropriate location for a shelter, the final determination of consistency will include a recommendation that the public school be constructed to function as a public emergency shelter.
- 1.5.4. Policy: Whenever possible, new or expanded county buildings shall be located, designed, and constructed so that they may be utilized for hurricane shelters.
- 1.5.5. Policy: Alternatives to traditional public sheltering shall be developed and promoted through public education by Pinellas County and other appropriate agencies. Alternatives to traditional public sheltering shall include, but not necessarily be limited to, host home programs, inland sheltering, retrofitting of existing structures whenever possible, utilizing refuges of last resort as appropriate, and evacuation of guests from transient accommodations to inland “sister” transient accommodations.
- 1.5.6. Policy: Pinellas County shall initiate discussion of new cooperative efforts between the County, municipalities, the Pinellas County School Board, and other appropriate agencies in an attempt to increase the number of public shelters and to reduce the shelter deficit.
- 1.5.7. Policy: In order to reduce demand on limited public shelter spaces, Pinellas County shall utilize its public education program to inform Pinellas County residents about safe alternatives to using public shelter during hurricane evacuations.

- 1.5.8. Policy: As a means of identifying solutions to the existing public shelter deficit, Pinellas County shall continue to host occasional emergency shelter workshops, or summits, with affected governments and agencies in updating the status of public shelter availability and capacity.
- 1.5.9. Policy: Pinellas County shall participate with the State Division of Emergency Management and regional planning council in updating a regional evacuation study and, within a year of its completion, shall have evaluated any relevant recommendations, including those regarding shelter capacity, for inclusion in the Comprehensive Plan and the Comprehensive Emergency Management Plan.
- 1.5.10. Policy: In assessing shelter space, Pinellas County shall consider the shelter needs of at-risk populations that have special needs, language barriers, and pets.

**BEACHES AND DUNES**

GOAL TWO: PINELLAS COUNTY SHALL CONSERVE, MAINTAIN AND RESTORE COASTAL BEACH AND DUNE SYSTEMS TO BALANCE THE BENEFITS TO STORM PROTECTION, RECREATION, AND THE ECONOMY WITH THEIR FUNCTION AS A NATURAL RESOURCE.

- 2.1. Objective: Pinellas County shall continue to manage its sandy shoreline with the intent of restoring and preserving the natural functions of the beach and dune system.
- 2.1.1. Policy: Pinellas County shall continue to restore the developed sandy beaches and dunes primarily via its beach nourishment program; hard engineering structures shall be considered as a second option, to be implemented only if beach nourishment alone is insufficient in maintaining the beach and dune system.
- 2.1.2. Policy: Pinellas County shall continue the role as the lead agency (local sponsor) for coordinating and managing Federal beach nourishment projects.
- 2.1.3. Policy: Pinellas County shall monitor erosion of the County’s nourished beaches and continue enhancement based on the results of the monitoring program.



- 2.1.4. Policy: Pinellas County will continue to partner with the Florida Department of Environmental Protection on beach restoration projects by submitting annual funding requests to the Florida Beach Management Program.
- 2.1.5. Policy: Pinellas County will not support shoreline hardening along the sandy beaches and dunes, except where necessary to protect upland property.
- 2.1.6. Policy: Beach restoration projects will be designed and constructed to protect the ability of sea turtles and shorebirds to nest on Pinellas County beaches.
- 2.1.7. Policy: Beach restoration projects will be designed and constructed with minimal impact to seagrasses and nearshore hardbottom.
- 2.2. Objective: Pinellas County shall continue to protect the stability of the beach and dune systems by utilizing construction standards, development regulations and other appropriate measures that minimize human impacts.
  - 2.2.1. Policy: Pinellas County shall continue to implement County and State regulations pertaining to construction seaward of the State Coastal Construction Control Line. New development shall be prohibited in frontal dune and beach areas.
  - 2.2.2. Policy: Vehicle traffic on the beach shall be prohibited with the exception of emergency law enforcement and maintenance vehicles, which shall be directed to marked driveways through the dunes.
  - 2.2.3. Policy: Foot traffic will be directed to marked paths or dune walkovers in order to protect the dune system.
  - 2.2.4. Policy: Pinellas County will support new dune walkover construction in locations where: 1) a dune exists, 2) public access is clearly marked, access to a public beach is provided, and public use is significant, 3) evidence of disturbance by pedestrian traffic, such as reduced dune elevation or disturbed vegetation, exists, and 4) construction of a dune walkover will not eliminate vehicle access to the beach.
  - 2.2.5. Policy: Pinellas County shall designate undeveloped coastal barrier islands as Preservation, Recreation Open Space, or Preservation-Resource Management on the Future Land Use Map.

**PUBLIC FACILITIES AND INFRASTRUCTURE**

GOAL THREE: ADEQUATE PUBLIC FACILITIES SHALL BE AVAILABLE TO SERVE THE DEVELOPMENT AND REDEVELOPMENT PROPOSED IN THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT FOR THE UNINCORPORATED COASTAL PLANNING AREA.

- 3.1. Objective: Pinellas County shall continue to ensure that adequate levels of service are provided by public facilities within the unincorporated coastal planning area, and shall utilize the annual update of the Capital Improvements Element to schedule required infrastructure improvements in the unincorporated coastal planning area.
  
- 3.1.1. Policy: The level of service standards adopted elsewhere for public facilities in the Pinellas County Comprehensive Plan shall be the same standards used for public facilities and concurrency management within the coastal planning area.
  
- 3.1.2. Policy: The scheduling of public facility improvements within the coastal planning area shall be consistent with the Capital Improvements Element of this Plan.
  
- 3.1.3. Policy: The service areas for public facilities within the coastal planning area shall be those identified and/or established elsewhere in this Plan.
  
- 3.1.4. Policy: Pinellas County shall ensure that required infrastructure is available to serve development or redevelopment in the unincorporated coastal planning area, and shall require that development and redevelopment are consistent with the densities on the Future Land Use Map as well as with coastal resource protection and public safety policies.
  
- 3.1.5. Policy: Pinellas County will consider new strategies for the future of the County’s bridges and causeways that emphasize sustainability and balance citizen needs, economic priorities and fiscal resources.

**COASTAL LAND USE**

GOAL FOUR: LAND USE DESIGNATIONS AND DECISIONS IN THE COASTAL PLANNING AREA SHALL BE CONSISTENT WITH THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT OF THIS COMPREHENSIVE PLAN AND COMPATIBLE WITH PROTECTION OF THE COUNTY'S NATURAL AND HISTORIC RESOURCES, REFLECTING THE NEED FOR LONG-TERM SUSTAINABILITY, CONTINUED ECONOMIC VITALITY AND CONSIDERATION FOR THE VULNERABILITY OF THE COUNTY'S COASTAL LOCATION.

4.1. Objective: The County shall give priority to water-dependent and water-related land uses in the coastal planning area, in a manner consistent with its goals of long-term sustainability, continued economic vitality, the preservation of recreational and commercial working waterfronts, and the protection of coastal and marine habitats and species.

4.1.1. Policy: The County shall continue to enforce the performance standards for water-dependent and water-related land uses included within its Land Development Code.

4.1.2. Policy Pinellas County shall continue to conduct its comprehensive program of data collection, monitoring, education, interagency coordination and regulation to ensure that the location and impacts of water-related and water-dependent land uses do not conflict with the need to protect marine and coastal species and habitats, including the West Indian Manatee.

4.1.3. Policy: Pinellas County will continually evaluate the economic dynamics and trends affecting the viability of water dependent uses, including recreational and commercial working waterfronts, and adapt decisions and strategies relating to the protection of such uses as appropriate.

4.1.4. Policy: By December 2010, Pinellas County will investigate and evaluate the following strategies, based on the recommendations from the Boating Access Task Force report approved by the Board of County Commissioners, toward the preservation of recreational and commercial working waterfronts:

- The feasibility of investing directly in property preservation through land acquisition;
- Partnering and working with key municipal governments within the County that have jurisdiction over working waterfront areas;
- Partnering and working with the private sector;

- Protecting and maximizing the ability to use existing working waterfront facilities;
- Making improvements to existing County facilities;
- The feasibility of creating a working waterfront overlay zone.

4.1.5. Policy: To protect water dependent uses, including recreational and commercial working waterfronts, Pinellas County will discourage amendments to the Future Land Use Map and/or Zoning changes that would result in the discontinuation of such uses.

4.1.6. Policy: Pinellas County will continue to work with unincorporated waterfront communities to determine the need for additional regulatory incentives and criteria to support and/or enhance the preservation of viable recreational and commercial working waterfronts.

4.2. Objective: Boating access facilities will be sited or expanded in an environmentally-sensitive manner that strives to meet public access needs while minimizing negative impacts to coastal habitats, species and surrounding land uses.

4.2.1. Policy: The County shall as a minimum use the following criteria for siting marinas and boat ramp facilities:

- Adequate water depth to accommodate the proposed boat use. Sites that require no dredging or filling to provide access by canal, channel or road are preferred.
- Preference shall be given to the expansion of suitable existing facilities rather than construction of newly developed sites.
- Located in areas where there is adequate flushing of the basin to prevent stagnation and water quality deterioration.
- No adverse impact on archaeological or historic sites as defined by state and local comprehensive plans.
- Potential impact of the proposed facility on the West Indian Manatee.
- Reasonable access to a large navigable water body and/or prime boater destination points.

- Minimal impacts to environmentally-sensitive resources, including upland areas, consistent with Federal, State and local regulations.
- Sufficient upland area to accommodate all needed utilities and support facilities, such as parking spaces, rest rooms, dry storage, etc.
- Capacity of the surrounding roadways to handle boating traffic to and from the marina or boat ramp.
- Compatibility with surrounding and adjacent land uses.
- Adequate wastewater treatment capacity for upland and marine pump-out facilities, in accordance with State standards.
- Encourage facilities to have slips available for public use.
- Consideration of public safety and welfare.
- Marina and boat ramp development should be sensitive to the special requirements for developing in the following areas:
  - a. Aquatic Preserves
  - b. Outstanding Florida Waters
  - c. Class II waters
  - d. Areas approved or conditionally approved by the Florida Department of Environmental Protection (FDEP) for shellfish harvesting, and
  - e. Other highly productive and/or unique habitats as determined by FDEP, by the Florida Fish and Wildlife Conservation Commission (FFWCC), as identified in the Comprehensive Conservation and Management Plan (CCMP), or by Pinellas County, based on vegetation and/or wildlife species.

- 4.2.2. Policy: No marina or boat ramp shall be constructed or expanded in areas determined by the Florida Department of Environmental Protection, or other governmental wildlife protection agency, to be critical to the survival of the West Indian Manatee.
- 4.2.3. Policy: No marina project shall be approved until a hurricane plan for the project has been established.
- 4.2.4. Policy: The development of marinas shall be supported as a means of providing public water access to the extent that their development and use shall not adversely impact estuarine resources.
- 4.2.5. Policy: To address potential environmental and coastal resource impacts, the Building and Development Review Services Department will coordinate with the Department of Environmental Management in the siting of high-and-dry marina facilities.
- 4.2.6. Policy: On a case-by-case basis, Pinellas County will consider the feasibility of mooring fields as a means of boating access to area waters.
- 4.3. Objective: Pinellas County will continue, and improve upon as necessary, its long-standing efforts to manage and protect its coastal and marine resources, including manatees and their essential habitat.
  - 4.3.1. Policy: Pinellas County shall continue to support the protection of manatees through such measures as enforcing land use, zoning restrictions and speed zones, implementing sea grass protection areas and land development regulations, regulating the location of docks, marinas and boat ramps, providing manatee signage, and educating the public.
  - 4.3.2. Policy: By December 2009, Pinellas County shall review existing County regulations (e.g., Zoning Code, Water and Navigation Control Regulations, Boating Regulations, etc.) to determine if they continue to adequately support manatee protection goals.
  - 4.3.3. Policy: Pinellas County shall continue to collect information (e.g., manatee watch line, mortality data, seagrass monitoring, etc.) required to identify critical use areas for manatees, and will use the information to annually assess and revise, if necessary, its manatee protection measures and programs.

- 4.3.4. Policy: Pinellas County will continue its boater and public education efforts regarding manatee protection, particularly targeting areas and instances of high susceptibility to interactions between boaters and manatees.
- 4.3.5. Policy: To further boater and manatee safety, Pinellas County will continue to coordinate with the Sheriff's Marine Unit regarding marine enforcement, monitoring and speed restrictions.
- 4.3.6. Policy: By December 2009, Pinellas County will assess the boater to enforcement officer ratio to determine if current levels of boating regulation enforcement are adequate, and will identify and evaluate potential funding sources for increasing boater regulation enforcement, if such a need is determined.
- 4.3.7. Policy: Pinellas County will continue to coordinate with boating regulation enforcement agencies as the primary means of collecting data (speed citations, accident reports, etc.) to evaluate the potential need for additional manatee-related speed zones and/or changes to existing speed zones.
- 4.3.8. Policy: By December 2009, Pinellas County will have completed the inventory and mapping of signage related to speed restrictions, etc., and by December 2010, will evaluate the effectiveness of its signage and make appropriate adjustments as necessary.
- 4.3.9. Policy: Pinellas County will continue to identify, implement and enforce appropriate measures to protect important manatee sea grass feeding areas.
- 4.3.10. Policy: Pinellas County will continue active participation in state and regional technical forums regarding management and protection of manatees.
- 4.3.11. Policy: Pinellas County shall continue to use its land development code, and in particular, its countywide controls under the Water and Navigation Control Authority, to exercise locational restrictions and site-specific development controls to ensure development is undertaken in a manner that does not compromise the County's goals for protecting manatees.
- 4.4. Objective: By December 2008, Pinellas County will coordinate with Federal and State agencies to determine the need for a Manatee Protection Plan.

- 4.4.1. Policy: Pinellas County will utilize its existing Water and Navigation authority, land use planning and land development regulation strategies, and ongoing research and data collection to determine the need for additional manatee protection strategies and/or a Manatee Protection Plan.
- 4.4.2. Policy: Pinellas County will coordinate with State and Federal agencies and those municipal governments with water access, as well as boater groups and other affected stakeholders, in the development of manatee protection strategies and in determining the need for a Manatee Protection Plan.
- 4.4.3. Policy: Pinellas County will evaluate funding strategies and options for implementing manatee protection measures.
- 4.4.4. Policy: Pinellas County will coordinate with Federal, State and local law enforcement agencies to maximize law enforcement coverage on the water within budgetary constraints.
- 4.5. Objective: Pinellas County will expand, promote and enhance its Clean Marina Program.
  - 4.5.1. Policy: Pinellas County will continue to promote and expand its Clean Marina Program through outreach and educational efforts regarding the benefits of certification.
  - 4.5.2. Policy: All County-owned marinas will initiate the process to obtain certification as a Clean Marina within six months of purchase, with the goal of becoming certified within one year.
- 4.6. Objective: In an effort to ensure the long-term viability and sustainability of its coastal resources and land uses, Pinellas County will remain apprised of, and plan where appropriate for rising sea levels.
  - 4.6.1. Policy: Pinellas County will evaluate the data and findings regarding sea level rise on at least a five-year basis.
  - 4.6.2. Policy: Based on the evaluations directed by Policy 4.6.1, Pinellas County will continue to refine and incorporate long-term planning strategies, and amend land development regulations as necessary, to responsibly plan for the effects of rising sea levels.



- 4.6.3. Policy: Pinellas County recognizes the potential need for adequate coastal buffering in its response to future sea level rise, and will give preference to low environmental impact methods of shoreline protection, such as beach nourishment, where feasible and appropriate.
- 4.6.4. Policy: Pinellas County will encourage, and participate in, coordinated intergovernmental and interagency efforts to develop responsible strategies for addressing the potential negative effects of rising sea levels.
- 4.6.5. Policy: Pinellas County will share information with local municipalities regarding the implications of sea level rise and development decisions along the coast and other vulnerable areas.

**HOUSING ELEMENT**

1. GOAL SUPPORT THE PROVISION OF DECENT, SAFE AND SOUND HOUSING IN A VARIETY OF TYPES, SIZES, LOCATIONS AND COSTS TO MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS OF UNINCORPORATED PINELLAS COUNTY, AND THOSE COUNTY RESIDENTS THAT BENEFIT FROM HOUSING INITIATIVES UNDER THE AUTHORITY OF THE BOARD OF COUNTY COMMISSIONERS, REGARDLESS OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP OR FAMILIAL STATUS.

1.1. Objective: Support the provision of dwelling units in a variety of types, locations and costs so that housing supply matches the projected housing need in Pinellas County while encouraging development that is consistent with the Future Land Use and Quality Communities Element.

1.1.1. Policy: Utilize Objective 1.3 in the Future Land Use and Quality Communities Element and its associated policies to support mixed-use development that creates a variety of housing choices towards fulfillment of Objective 1.1. above and includes a residential component where locationally appropriate.

1.1.2. Policy: Support a land use pattern and land use decisions that provide for housing opportunities at varying densities and at appropriate locations consistent with the Future Land Use and Quality Communities Element.

1.1.3. Policy: Provide information, incentives and technical assistance to the private sector in order to maintain a housing production capacity sufficient to meet market demand in a manner that is consistent with the Future Land Use and Quality Communities Element.

1.1.4. Policy: Pinellas County will continue to provide demographic, socioeconomic and housing data to the development community to support policy 1.1.3.

1.1.5. Policy: Pinellas County shall continue to consider ways to maximize use of permitted densities on vacant residential land, where consistent with policies 1.2.3 and 1.2.4 of the Future Land Use and Quality Communities Element, in recognition that urban land is becoming too scarce a resource to tolerate significant underutilization.

1.1.6. Policy: A review of progress toward meeting Objective 1.1 shall be conducted and presented to the Board of County Commissioners every two years.

- 1.2. Objective: Provide incentives and encourage the provision of housing affordable to very low, low and moderate income households, through public, private and joint ventures so that sufficient housing units are made available for growth in these income categories through 2025.
- 1.2.1. Policy: Pinellas County will continue implementation of the County's Affordable Housing Incentive Plan (AHIP).
- 1.2.2. Policy: By December 2008, Pinellas County will evaluate whether inclusionary housing requirements and supporting development incentives are a realistic and/or feasible way to increase the number of affordable housing units constructed.
- 1.2.3. Policy: Continue to review ordinances, codes, regulations and the permitting process for the purpose of eliminating or modifying conflicting and excessive requirements.
- 1.2.4. Policy: If the Board of County Commissioners implements an Inclusionary Housing Program, Pinellas County will work with municipalities to encourage countywide implementation.
- 1.2.5. Policy: If an Inclusionary Housing Program is implemented, Pinellas County will modify the Affordable Housing Incentive Plan (AHIP) accordingly.
- 1.2.6. Policy: The County supports housing projects that provide a mix of housing to serve a range of income levels, integrating traditional market-value housing with affordable housing opportunities.
- 1.2.7. Policy: The Pinellas County land development regulations may allow a density bonus for Affordable Housing Developments (AHDs) as specified in the County's adopted Affordable Housing Incentive Plan, and subject to program guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Pinellas County Comprehensive Zoning Regulations and the site plan review process. Subject to the above constraints and considerations, any density bonus allowed for an affordable housing development shall not exceed 50 percent of the allowable density on a property as determined by the Future Land Use Map or the applicable land development regulations, whichever is more restrictive. A density bonus shall not be allowed for affordable housing developments located within the coastal storm area.

- 1.2.8. Policy: Affordable Housing Developments (AHDs), as defined in the Pinellas County Affordable Housing Incentive Plan (AHIP) and in the Pinellas County Comprehensive Zoning Regulations and certified by the County as an AHD, may be permitted at densities up to 10 units per acre in the Commercial Neighborhood land use category and up to 12.5 units per acre in the Residential/Office/Retail, Residential/Office General, and Commercial General land use categories. The permitting of affordable housing developments within these land use categories shall be subject to program guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Pinellas County Comprehensive Zoning Regulations and the site plan review process. Application of this affordable housing incentive shall not be allowed within the coastal storm area.
- 1.2.9. Policy: Pinellas County will continue to implement its expedited permitting process for Affordable Housing Developments.
- 1.2.10. Policy: Pinellas County will continue to support the use of Accessory Dwelling Units (ADUs) as a form of affordable housing and, by 2015, will evaluate whether changes to current ADU regulations are necessary to further affordable housing objectives while balancing the need to respect the character of neighborhoods.
- 1.2.11. Policy: By 2010, Pinellas County will review current incentives for providing affordable housing to determine their effectiveness and whether changes need to be made.
- 1.2.12. Policy: By 2009, Pinellas County will contact local businesses to gauge the need for, and interest in, establishing private sector programs that assist employees in finding suitable housing and, if there is sufficient interest, will provide information to businesses on different programs and may partner with businesses to assist employees in finding affordable housing.
- 1.2.13. Policy: Support the provision of additional rental housing for very low, low, and moderate income households through programs administered by Pinellas County.
- 1.2.14. Policy: Pinellas County shall encourage the creation of non-profit housing development corporations to develop, own and manage affordable housing.

- 1.2.15. Policy: Pinellas County shall continue to administer a Housing Trust Fund for the purpose of supporting affordable housing projects and programs.
- 1.2.16. Policy: By 2010, Pinellas County will evaluate whether to adopt a cottage housing development (CHD) zoning ordinance to expand affordable housing options.
- 1.2.17. Policy: By utilization of resources available through the Pinellas County Community Development Department and the Pinellas County Housing Finance Authority (HFA), continue to provide down payment and financial assistance programs to serve very low, low, and moderate income households.
- 1.2.18. Policy: By January 2009, establish an information system tied to a countywide development tracking system to better track the current housing inventory so that an accurate count of housing losses can be maintained, and timely information on housing changes (such as condominium conversions and the redevelopment of mobile home parks) is available for monitoring purposes. This information system would likely include data on building permits (renovation, rehabilitation, etc.), Certificates of Occupancy, demolition permits and mobile home setup/removal and replacement permits.
- 1.2.19. Policy: The Board of County Commissioners will allow for a percentage of tax increment revenues collected in a community redevelopment area established under the Community Redevelopment Act, Part III of Chapter 163, F.S., to be used to provide affordable housing.
- 1.2.20. Policy: Priority should be given to assisting affordable housing development that is proximate to concentrations of employment and public transportation, is easily accessible to a range of services, and that is compatible with the additional locational criteria contained in Policy 1.2.11 of the Future Land Use and Quality Communities Element.
- 1.2.21. Policy: Pinellas County will work with owners of units with expiring Project-Based Section 8 agreements to keep units affordable for extremely low income persons.
- 1.3. Objective: Pinellas County supports the retention of viable mobile home/manufactured home communities, and supports modern manufactured home/modular homes, as forms of housing that can be more affordable to a broader range of people than traditional site-built homes and add to the variety of available housing options.

- 1.3.1. Policy: Consistent with the purpose and intent of the Comprehensive Plan, Section 134-82(c) of the Land Development Code, Pinellas County shall support decisions and actions that encourage mobile home and manufactured home communities where they provide a viable option for low and moderate income households in Pinellas County. These mobile home/manufactured home communities help provide housing that is affordable to income groups that are needed to support the local economy.
- 1.3.2. Policy: Pinellas County will continue to support programs that assist residents of viable mobile home, manufactured and modern manufactured home communities in purchasing their parks.
- 1.3.3. Policy: The Pinellas County Land Development Code shall contain provisions that support modern manufactured housing, providing surrounding land uses are compatible.
- 1.3.4. Policy: Encourage replacement/upgrading of existing mobile homes with modern manufactured homes so that homesites are less likely to be lost in a community in the event of a natural disaster such as a hurricane.
- 1.4. Objective: Pinellas County will make adequate sites available for affordable housing.
- 1.4.1. Policy: All residential districts as designated by the Future Land Use Map and zoning code shall permit development of affordable housing, including manufactured housing, modern manufactured housing and modular housing, for low and moderate income households, including developments containing units affordable to a range of income groups, pursuant to the guidelines and requirements specified within the Pinellas County Zoning Code.
- 1.4.2. Policy: Pinellas County shall continue to provide surplus housing and land for affordable housing through its Donation of Right-of-Way Housing Program and the Pinellas County Community Land Trust Program. (Resolution 05-237).
- 1.4.3. Policy: Pinellas County shall continue its program to acquire and hold land for redevelopment for the purpose of supporting affordable housing.

- 1.4.4. Policy: The Pinellas County Community Development Department will be notified of County-owned land that is to be declared surplus in order to assess its potential for use in affordable housing programs.
- 1.4.5. Policy: Pinellas County will utilize a Community Land Trust (CLT), administered through the Housing Finance Authority to make land available for mixed-income housing projects that include an affordable housing component.
- 1.4.6. Policy: By January 2009, the Pinellas County Community Development Department and the Housing Finance Authority will determine the form of ownership and the policies and procedures under which the Community Land Trust will operate.
- 1.4.7. Policy: Development occurring on land held by the Community Land Trust must be consistent with the goals, objectives and policies of the Pinellas County Comprehensive Plan.
- 1.4.8. Policy: To promote housing that is affordable for the long term, by December 2008, Pinellas County will have identified appropriate sustainability initiatives, such as energy efficiency, that can be encouraged or required during the development review process.
- 1.4.9. Policy: By July 2007, and every three years thereafter, Pinellas County will prepare an inventory list of all real property to which it holds fee simple title that may be appropriate for use as affordable housing.
- 1.5. Objective: Pinellas County will continue to encourage homeownership and will promote foreclosure prevention programs for very low, low and moderate income households.
- 1.5.1 Policy: Pinellas County will continue pre-purchase counseling programs, and provide information to rental households interested in home ownership.
- 1.5.2. Policy: Pinellas County will provide educational information directed at preventing foreclosure for homeowners.
- 1.6. Objective: Pinellas County shall ensure that all households displaced through public development, redevelopment or Housing Code Enforcement activities are able to relocate to standard, affordable housing.

- 1.6.1. Policy: Pinellas County shall determine, prior to relocation, housing needs of households who are to be displaced due to county public facility construction or infrastructure improvement projects listed in the Capital Improvements Plan.
- 1.6.2. Policy: Pinellas County will continue to administer a Mobile Home Transition Program in accordance with the Pinellas County Code to assist mobile home owners who are removed or relocated as a result of a Qualifying Official Governmental Action.
- 1.6.3. Policy: The County shall continue to provide technical assistance to assist displaced very low, low and moderate income persons in finding affordable housing.
- 1.6.4. Policy: Pinellas County shall continue to work with the Pinellas County Housing Authority to provide replacement housing for qualifying residents displaced from substandard housing.
- 1.6.5. Policy: Pinellas County shall continue to balance the enforcement of the Pinellas County Housing Code and the safety of all Pinellas County residents with avoiding the result of homelessness due to enforcement of Housing Code requirements.
- 1.7. Objective: Replacement housing will be available for households displaced from housing facilities through implementing of Community Redevelopment Plans approved under Chapter 163, Part III, of the Florida Statutes.
- 1.7.1. Policy: Pinellas County may allocate a portion of tax increment financing revenues, if collected, in a Community Redevelopment Area (CRA), to fund relocation assistance for displaced households.
- 1.7.2. Policy: Pinellas County will continue to consider the needs of residents of Community Redevelopment Areas established under Chapter 163, Part III, Florida Statutes, and require that a community redevelopment plan adequately address the statutory requirements for relocation of households displaced by redevelopment.
- 1.8. Objective: Pinellas County will seek to end homelessness in Pinellas County by implementing strategies from the Homeless Policy Group's *"Opening Doors of Opportunity: A 10-Year Plan to End Homelessness in Pinellas County."*



- 1.8.1. Policy: Pinellas County shall continue participation in the Homeless Leadership Network and in partnership with local communities and providers, support provisional components of a continuum of care for the homeless to maximize utilization of federal, state, and local funds.
- 1.8.2. Policy: By January 2009, Pinellas County will determine whether to implement the “housing first” model to address the needs of the homeless, in accordance with the *“10-Year Plan to End Homelessness in Pinellas County.”*
- 1.8.3. Policy: Pinellas County will consider converting and/or developing underutilized properties and outdated buildings into affordable housing, including Single-Room Occupancy (SRO)-type housing at appropriate locations.
- 1.9. Objective: Provide for adequate sites in residential areas or areas of residential character for group homes and foster care facilities to meet identified or projected deficits.
  - 1.9.1 Policy: Pinellas County shall continue to allow for licensed group homes and foster care facilities in all residential districts, and shall encourage their location where there is adequate supporting infrastructure and medical and public facilities; provided that they are not located within a specified distance of a similar facility, or the Coastal Storm Area.
  - 1.9.2 Policy: Pinellas County will continue to provide for development of community residential alternatives (i.e., group and foster homes), as provided for in the Comprehensive Plan and Zoning regulations.
- 1.10. Objective: Pinellas County will encourage the provision of housing for households with special needs through public, private and joint ventures.
  - 1.10.1. Policy: Pinellas County shall enforce current building codes to ensure that state and federal regulations pertaining to barrier-free housing are being implemented.
  - 1.10.2. Policy: The Pinellas County Zoning Code will allow housing for persons with special living needs in residential neighborhoods.
  - 1.10.3. Policy: The Pinellas County Community Development Department will encourage barrier free, accessible housing for individuals with disabilities through programs that help qualifying residents with home improvements such as ramps, railings, and special equipment to enhance the lives of residents who are physically disabled.

- 1.11. Objective: Preserve, upgrade and extend the life of existing rental and ownership housing stock and eliminate substandard housing in unincorporated Pinellas County, to provide for quality housing that is affordable to very low, low and moderate income households.
- 1.11.1. Policy: Through the year 2025, target rehabilitation funds to prevent neighborhood decline, promote the improvement of rental properties, and promote sustainable development and redevelopment to maximize Pinellas County’s investments in the housing community.
- 1.11.2 Policy Through both private and public resources, continue to work towards eliminating substandard housing conditions in the unincorporated area.
- 1.11.3. Policy: Pinellas County will provide programs to continue to assist with repair and/or remodel qualifying renter and owner-occupied housing and thereby contribute to the preservation of units that are affordable to very low, low and moderate income renters.
- 1.11.4 Policy: Continue the County’s housing rehabilitation programs for owner and renter-occupied housing.
- 1.11.5. Policy: Pinellas County will continue to utilize Community Development Block Grants (CDBG), State Housing Initiative Partnership (SHIP), the HOME Investment Partnerships (HOME) program, and other state and federal funds to implement programs that improve blighted areas, and increase/or preserve the number of affordable housing units within unincorporated Pinellas County.
- 1.11.6. Policy: Continue enforcement of the Pinellas County Housing Code to ensure minimum housing standards are maintained.
- 1.11.7. Policy: Demolish dilapidated, unsafe dwelling units through continued enforcement of the County’s Housing Code.
- 1.11.8. Policy: Support federal actions to maintain the supply of federally assisted housing, and shall support federal and state legislation designed to foster and stimulate local initiatives to develop, renovate and conserve low- and moderate-income housing.
- 1.11.9. Policy: Pinellas County shall continue to provide for protection, preservation and appropriate use of historically significant housing structures through implementation of the historic preservation and zoning regulations of the Pinellas County Land Development Code.

- 1.12. Objective: Pinellas County shall further fair housing so that a variety of housing choices is available to households without regard to religion, sex, national origin, handicap, age, race, color, marital status and familial status.
- 1.12.1. Policy: Pinellas County shall continue funding fair housing activities.
- 1.12.2. Policy: Pinellas County shall continue to support effective enforcement of the Pinellas County Human Rights Ordinances, activities of the Community Housing Resource Board and the Human Rights Offices serving Pinellas County.
- 1.12.3. Policy: Pinellas County shall annually review and amend as necessary the County Fair Housing Ordinance.
- 1.12.4. Policy: In order to promote fair housing, the Pinellas County Office of Human Rights will continue to educate the public about fair housing standards by making information available via its website and by addressing fair housing complaints.
- 1.13. Objective: Encourage, and provide incentives, when appropriate for design and construction techniques and building materials capable of significantly reducing the cost of construction, maintenance and energy consumption of housing while providing for a more healthy and durable home environment.
- 1.13.1. Policy: Promote sustainable communities by encouraging green housing that conserves natural resources and reduces monthly operating costs.
- 1.13.2. Policy: Pinellas County will encourage housing construction that uses the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) principles or the Florida Green Building Coalition's Green land development and building standards.
- 1.13.3. Policy: By 2010, determine a threshold and criteria for requiring LEED standards/certification in development and redevelopment projects, and implement through update to the land development code. In addition, consider pilot incentive programs to encourage green building and development.

- 1.13.4. Policy: Continue to implement the requirements of the latest Florida Energy Efficiency Code for Building Construction that assures a conscious effort toward energy efficiency so that proper equipment, building orientation on site, adequate insulation, and appliance selection will be considered by developers.
- 1.13.5. Policy: Pinellas County will encourage and support the provision of smaller, energy efficient dwelling units that make homes more affordable by being less expensive to heat and cool.
- 1.13.6. Policy: In association with the update to the Land Development Code, Pinellas County will consider encouraging and/or requiring all new construction to meet Green Building Standards.
- 1.13.7. Policy: Pinellas County will make information available to the public that explains the importance of “hurricane hardening” of existing housing units.
- 1.14 Objective: Pinellas County will continue to develop regional relationships and approaches to addressing housing needs countywide.
- 1.14.1. Policy: Pinellas County will support the endorsement of “Pinellas By Design” by municipalities by active Board of County Commissioners advocacy and allocation of staff resources.
- 1.14.2. Policy: Promote coordination of federal, state and regional agencies toward redevelopment goals.

**RECREATION, OPEN SPACE AND CULTURE ELEMENT**

**THE PROVISION OF RECREATION AND OPEN SPACE**

GOAL ONE: TO ADMINISTER OUTSTANDING COUNTYWIDE RECREATIONAL, OPEN SPACE AND ENVIRONMENTAL SYSTEMS THAT PROVIDE, THROUGH ACQUISITION, DEVELOPMENT AND MAINTENANCE, SUFFICIENT RESOURCE-BASED REGIONAL PARKS AND ENVIRONMENTAL LANDS THAT ARE ENVIRONMENTALLY SUSTAINABLE, FOSTER ENVIRONMENTAL STEWARDSHIP, AND ENHANCE THE COUNTY’S ECONOMIC VITALITY AND THE QUALITY OF LIFE FOR RESIDENTS AND VISITORS.

- 1.1. Objective: Pinellas County shall continue to provide a system of regional resource-based County parks and environmental lands to adequately meet the needs of Pinellas County residents through the Year 2025.
- 1.1.1. Policy: Pinellas County shall maintain a minimum level of service standard of 14.0 acres of parks and environmental lands, in combination, for every 1,000 residents within the County through the Year 2025.

- 1.2. Objective: Pinellas County shall continue to coordinate efforts with all levels of government and the private sector to increase the availability of public resource-based parklands and open space acreage to meet the adopted level of service standard defined in Policy 1.1.1.
- 1.2.1. Policy: Pinellas County shall annually review and update existing intergovernmental agreements with local, state and regional governments for the operation and use of park and recreational facilities and the management of open space acreage.
- 1.2.2. Policy: Pinellas County shall continue to seek public and private resources to support the acquisition and development of County recreation, resource-based park facilities, and open space acreage through grant-in-aid programs or other assistance programs.
- 1.2.3. Policy: Pinellas County shall continue the appointment of citizens to the Park and Recreation Advisory Board to provide citizen advice regarding resource-based recreation opportunities and utilization of County parkland.
- 1.2.4. Policy: The Park and Recreation Advisory Board shall have the opportunity to review and make recommendations to the Board of County Commissioners regarding proposed uses or activities which are inconsistent with County policy in County parks.
- 1.3. Objective: Pinellas County shall continue to acquire open space, park and environmental land acreage countywide, with particular emphasis on filling in the gaps in the system and connecting existing properties.
- 1.3.1. Policy: Pinellas County’s land acquisition and management program will focus on making parks and environmental lands available to all County residents, consistent with adopted park and environmental land management plans.
- 1.3.2. Policy: As new opportunities become available, or as County properties are surplus, the Pinellas County Department of Culture, Education and Leisure and the Department of Environmental Management will evaluate the recreational and/or environmental benefit, or potential benefit, of properties, including their ability to enhance the existing open space or park inventory.

- 1.4. Objective: Pinellas County will protect its open spaces and scenic vistas for their contributions to quality of life.
- 1.4.1. Policy: Pinellas County shall continue to pursue incentives, enforce existing ordinances, and consider new regulations that require the provision of open space areas and retention of open vistas, where appropriate.
- 1.4.2. Policy: Pinellas County shall enforce existing land development regulations, and evaluate the need for additional provisions or incentives for the retention of recreation and open space acreage, based on criteria and standards that reflect environmental, aesthetic and community needs.
- 1.4.3. Policy: Pinellas County will encourage and incentivize the retention and reestablishment of open vistas, where appropriate, with particular emphasis on coastal areas and lands surrounding parks and environmental lands.
- 1.4.4. Policy: Pinellas County will coordinate with other local governments and government agencies to protect open vistas along causeways and bridges.
- 1.4.5. Policy: Pinellas County will protect its environmental lands and resource-based regional parks from the impact of incompatible uses as identified in approved management plans, and from conversion to other purposes and uses that are inconsistent with approved management plans.
- 1.4.6. Policy: Pinellas County departments will maintain active lines of communication to remain apprised of potential opportunities to purchase open space lands.
- 1.5. Objective: In recognition of the limited amount of available open space remaining within the County, Pinellas County shall prohibit the conversion of dedicated recreation/open space land uses, and encourage the retention of non-dedicated recreation/open space land uses.
- 1.5.1. Policy: By December 2012, Pinellas County will evaluate whether additional policies, regulations, and/or incentives are required to support the retention of recreation/open space land use designations on golf course properties, small parks and other similarly designated privately-owned open space properties.
- 1.6. Objective: Pinellas County shall continue to improve public access to County parks and other facilities including County beach access parks, multi-use trails and boat ramp facilities.

- 1.6.1. Policy: Pinellas County shall, in cooperation with the Metropolitan Planning Organization (MPO), other agencies and governments, work to enhance physical access to park and recreation areas by automobile, bicycle, pedestrian, and public transportation.
- 1.6.2. Policy: Pinellas County shall continue to design and develop park facilities with access for the physically challenged.
- 1.6.3. Policy: Pinellas County will continue to emphasize the importance of providing sustainable public access to the County’s resource-based regional parks and environmental lands, in accordance with approved management plans, as a means of instilling appreciation of the resources, understanding of their value and contribution to our quality of life, and a sense that each of us is a custodian of our natural surroundings.
- 1.6.4. Policy: Pinellas County will maintain an attractive countywide way-finding/directional signage system (brown and white signs) to identify the location of major resource-based parks, cultural facilities and environmental lands.
- 1.7. Objective: Pinellas County will continue to implement and enhance a comprehensive countywide system of greenways, blueways and trails.
- 1.7.1. Policy: By December 2012, Pinellas County will have completed a long-range, detailed greenways, blueways and trails master plan, that:
- Identifies and maps existing corridors
  - Identifies and maps potential expansions, linkages, view sheds, and access areas for acquisition
  - Explores alternative expansion methods, such as easements
  - Catalogs facilities, amenities and the various types of experiences available to users.
- 1.7.2. Policy: Pinellas County will continue to coordinate with other local governments and agencies to accomplish the development of an integrated system of greenways, blueways and trails.
- 1.7.3. Policy: Pinellas County’s system of greenways, blueways and trails will emphasize connectivity between established resource-based parks and preserves, as well as key recreational destinations, and provide Pinellas County residents and visitors with new opportunities in which to recreate, exercise and enjoy; multiple uses shall be encouraged where appropriate.

- 1.7.4. Policy: Pinellas County will continue to evaluate opportunities for land acquisition along the Brooker/Anclote corridor to enhance both the recreational and environmental greenway system.
- 1.7.5. Policy: By December 2010, Pinellas County will evaluate opportunities for enhancing public recreational access along the Joe’s Creek Greenway corridor.
- 1.7.6. Policy: Pinellas County will support and promote the identification, including directional and way finding signage, and enhancement of regional systems of greenways, blueways and trails, and connect to such systems as opportunities arise.
- 1.7.7. Policy: The greenways, blueways and trails plan will recognize the value of connectivity between neighborhoods and workplaces, and the recognition of the trails network as a legitimate mobility alternative to the automobile will be a primary goal.
- 1.7.8. Policy: By December 2009, the County will evaluate its land development regulations and the development review process to identify opportunities and incentives for public access to the greenways, blueways and trails system to be accomplished in partnership with private development.
- 1.8. Objective: Pinellas County Departments shall cooperatively develop educational programs and materials concerning the conservation, protection, restoration, and interpretation of natural, historic and cultural resources.
- 1.8.1. Policy: Pinellas County shall continue to provide educational materials at existing and future County parks, educational facilities and environmental lands that promote native vegetative communities and wildlife, with particular emphasis on Florida-friendly landscaping techniques.
- 1.8.2. Policy: Pinellas County will implement all of the elements of the Comprehensive Plan in coordination so as to achieve a sustainable natural community and to support and promote the provision of nature-based and heritage-based tourism opportunities that contribute to environmental and cultural awareness and responsible stewardship among both citizens and visitors.



- 1.8.3. Policy: Pinellas County will continue to provide locations for multi-use pavilions and outdoor classrooms for sustainability/environmental education at public sites such as beaches, parks and environmental lands, consistent with approved management plans.
- 1.8.4. Policy: Pinellas County will coordinate the marketing of its regional park system, environmental lands and related recreational opportunities with the St. Petersburg/Clearwater Area Convention and Visitors Bureau.

**PROTECTION AND MANAGEMENT OF PARKS AND ENVIRONMENTAL LANDS**

GOAL TWO: TO PROTECT, IN PERPETUITY, THE OPEN SPACE VALUE AND COUNTYWIDE PUBLIC PURPOSE OF THE COUNTY'S REGIONAL PARKS, ENVIRONMENTAL LANDS AND OPEN SPACES, AND TO DEVELOP, IMPLEMENT AND ADHERE TO THE INDIVIDUAL MANAGEMENT PLANS AND STRATEGIES FOR THESE IRREPLACEABLE PUBLIC ASSETS.

- 2.1. Objective: Pinellas County shall continue to design and develop its resource-based parks, open spaces and environmental lands with a focus on the conservation, protection, restoration, management and interpretation of natural and cultural resources.
- 2.1.1. Policy: Pinellas County's land acquisition and multiple land use management efforts shall continue the commitment to linking open space areas, and creating a network of greenways and green spaces, which can be managed to support the protection, enhancement and restoration of functional and connected natural systems while contributing to watershed protection and providing resource-based recreational opportunities, including nature-based experiences, for both residents and visitors.
- 2.1.2. Policy: While recognizing the importance of its resource-based regional parks' core recreational value countywide to residents and visitors, Pinellas County will recognize the importance of the system's value to wildlife, including migratory birds, and maintain an appropriate balance.
- 2.1.3. Policy: Pinellas County shall continue to design and manage its parks and environmental lands to protect and restore, where possible, native vegetative communities and critical wildlife habitat, including all flora and fauna identified as threatened, endangered or species of special concern.

- 2.1.4. Policy: By December 2012, Pinellas County will complete the systematic identification, analysis and protection of critical habitats in the resource-based regional park system.
- 2.1.5. Policy: Pinellas County will appropriately manage the historic tree canopies within its regional parks system and environmental lands.
- 2.1.6. Policy: Pinellas County shall continue to landscape park areas utilizing a minimum of 85 percent native shrubs and trees.
- 2.1.7. Policy: Pinellas County will continue to educate property owners adjacent to parks and environmental lands in a manner that fosters environmental stewardship.
- 2.1.8. Policy: Pinellas County will continue to incorporate environmental/historical/archaeological education exhibits and kiosks to support the education curriculum at regional parks and environmental lands, consistent with approved management plans.
- 2.1.9. Policy: Pinellas County may incorporate public art, where appropriate, in the design of future facilities, commissioned sculpture and outdoor art throughout the parks and environmental lands, consistent with approved management plans and the County's Public Art and Design Master Plan.
- 2.2. Objective: Pinellas County will continue to protect, enhance and manage the resource-based parks for their habitat value and resource-based recreational purpose, balancing recreational activities and opportunities with environmental and cultural stewardship, so as to not negatively impact the critical and irreplaceable ecosystems found in the regional resource-based park system.
  - 2.2.1. Policy: In furtherance of Objective 2.2, by December 2012, Pinellas County will develop specific management plans for each regional park in the regional park system.
  - 2.2.2. Policy: Pinellas County shall, consistent with adopted management plans, continue to implement multiple land management practices within County parks to achieve the goals of the Recreation, Open Space and Culture Element as well as the Natural, Resources Conservation and Management Element.
  - 2.2.3. Policy: Pinellas County will develop, maintain and operate regional resource-based parks in accordance with adopted management plans and master plans.

- 2.2.4. Policy: Resource-based regional park management plans shall, at a minimum, include the following:
- Overall objectives, strategies and policies
  - A suitability assessment method to assess compatibility and impacts of proposed uses
  - Monitoring and mitigation procedures
  - Strategies for resource management
  - A table showing the percentage of land to be used for conservation/preservation, open space, and developed areas
  - A matrix that identifies development restrictions and identifies permitted uses within each land use
  - Relationship to other adjacent or nearby public facilities, as applicable
  - A determination of the capacity to accommodate special events
  - Identification of desired visitor experiences, including activity, duration, available food and beverages, etc. to determine needs and opportunities for concession, public access, transportation, promotion, etc.

**STRENGTHENING CONNECTIONS TO THE WATER**

GOAL THREE: TO STRENGTHEN PUBLIC CONNECTIONS TO PINELLAS COUNTY WATERS AND WATERWAYS THROUGH THE MAINTENANCE, PROMOTION AND ENVIRONMENTALLY-SENSITIVE EXPANSION OF RECREATIONAL ACCESS.

- 3.1. Objective: In recognition of their recreational and economic importance, Pinellas County will encourage and support the retention, acquisition, and expansion, where appropriate, of water dependent recreation-related land uses, including marinas, boat ramps, and other means of public water and waterway access.

- 3.1.1. Policy: By December 2009, and in conjunction with the recommendations of the Boating Access Task Force and the parameters set forth in the Coastal Management Element of this Comprehensive Plan, Pinellas County will investigate potential changes to land development regulations and the utilization of other creative land use planning techniques in an effort to discourage or prevent the loss of water dependent land uses.
- 3.1.2. Policy: Pinellas County will pursue partnerships with other agencies and municipalities to improve and increase opportunities for public access to the water and waterways countywide.
- 3.1.3. Policy: Pinellas County will continue to investigate opportunities for additional boat ramps and mooring fields, with particular emphasis on a North County deep water ramp.
- 3.1.4. Policy: As recommended by the Boating Access Task Force, Pinellas County will continue to explore opportunities for marinas that are in danger of conversion to other uses to continue operation.
- 3.1.5. Policy: Pinellas County will strive, as far as practicable, to maintain the current ratio of boat ramp lanes and parking spaces to registered Pinellas County boaters; and to maintain the existing ratio, as of June 2007, of different types of boat ramps.
- 3.2. Objective: Pinellas County will continue to maintain and enhance, where feasible, the operation and efficiency of existing boat access facilities.
  - 3.2.1. Policy: By December 2010, Pinellas County will have installed signs and/or graphics at County boat ramps regarding boat ramp use and etiquette.
  - 3.2.2. Policy: By December 2010, Pinellas County will develop a Pinellas County Boat Ramp Guide to Pinellas County, showing the type of access, locations, amenities, hours of operation, etc.
  - 3.2.3. Policy: In furtherance of boater and wildlife safety, Pinellas County will conduct an annual summit with the Sheriff's Marine Unit regarding marine enforcement, monitoring and speed restrictions.
- 3.3. Objective: Pinellas County shall continue to identify and prioritize coastal properties within the County for acquisition, consistent with the State's land acquisition program and Tampa Bay Estuary Program goals.

- 3.3.1. Policy: The County’s process for identifying and prioritizing coastal properties for acquisition shall consider, at a minimum, the following criteria:
- degree of environmental significance and pristine condition;
  - consistency with hazard mitigation requirements;
  - beach access and management opportunities; and
  - urban park and open space needs
- 3.3.2. Policy: The County shall actively coordinate and collaborate with other coastal governments and agencies in achieving this objective.
- 3.4. Objective: Pinellas County will maintain, enhance and expand, where possible, public beach and shoreline access sites.
- 3.4.1. Policy: The County shall continue to acquire beach access sites in locations that enhance public access.
- 3.4.2. Policy: Pinellas County will give priority to those public access acquisitions or improvements that are located where public access is needed most.
- 3.4.3. Policy: Pinellas County will actively seek partnerships and shared funding opportunities for the acquisition of beach access sites.
- 3.4.4. Policy: Pinellas County will seek to obtain, as necessary, perpetual easements for public beach accesses, and for privately-owned beach property located landward of the Erosion Control Line that requires renourishment.
- 3.4.5. Policy: By December 2008, Pinellas County will create a model dune/beach management plan that includes best management practices and can be shared with municipalities.
- 3.4.6. Policy: Pinellas County will cooperate with the coastal municipalities to maintain and enhance the existing system of primary beach accesses, defined as 100 parking spaces and one restroom facility per mile of restored beach.
- 3.4.7. Policy: By December 2012, Pinellas County will develop a web-based Pinellas County Beach Access Guide, showing the different types of facilities or amenities available at different beach accesses.

- 3.4.8. Policy: Pinellas County will encourage the use of consistent beach access signage, provided at no cost by the Florida Coastal Management Program of the Department of Environmental Protection.
- 3.4.9. Policy: Consistent with existing agreements, Pinellas County will share responsibility and cooperate with the coastal municipalities to identify and maintain existing vehicular access, particularly shell paths without structures, for resource management, construction, and emergency access to coastal areas.
- 3.4.10. Policy: Pinellas County will investigate ideas and incentives to establish ‘maintenance of views to the water from public roadways’ to be used in the evaluation of proposed development projects in the unincorporated county.
- 3.4.11. Policy: Pinellas County will continue to coordinate with managing agencies, including the Florida Department of Environmental Protection, U.S. Army Corps of Engineers, and municipalities to manage coastal resources.
- 3.4.12. Policy: Pinellas County shall not expend public monies for renourishment/restoring sand beaches where the amount of public access does not meet the minimum standards established by the State of Florida for State-financed beach renourishment/restoration projects.
- 3.4.13. Policy: The County will consider including, where practical, catwalks or other facilities for fishing on new or rebuilt County bridges.
- 3.5. Objective: Pinellas County will identify innovative ways to increase and enhance public accessibility to the beach, including the consideration of transportation and parking alternatives that also address pedestrian safety.
- 3.5.1. Policy: By December 2012, Pinellas County will evaluate the feasibility of joint-use off-beach parking facilities, shuttle services to major beaches during peak weekend hours, and the acquisition of property near major causeways for future off-beach parking facilities.
- 3.5.2. Policy: Pinellas County will continue to provide bicycle parking facilities at County-maintained beach accesses.

- 3.5.3. Policy: In furtherance of pedestrian safety, Pinellas County will coordinate with the Pinellas County Metropolitan Planning Organization and the Florida Department of Transportation to encourage the construction of traffic control/pedestrian crossings on Gulf Boulevard near beach access points.

**FACILITY-BASED RECREATION**

GOAL FOUR: TO MAKE URBAN LEVELS OF FACILITY-BASED RECREATION MORE ACCESSIBLE TO UNINCORPORATED RESIDENTS THROUGH CREATIVE STRATEGIES AND BENEFICIAL PARTNERSHIPS.

- 4.1. Objective: Pinellas County shall continue to periodically assess facility-based recreation needs and citizen priorities, including neighborhood-level priorities, as a means to determine the best strategies and funding mechanisms to support a long term sustainable investment in facility-based recreation.
- 4.1.1. Policy: The affordability of facility-based recreation to unincorporated residents will be a priority in developing facility-based recreation strategies.
- 4.1.2. Policy: In addition to looking at how and where traditional amenities like playgrounds and athletic fields for organized sports are needed, the County will also continue to evaluate needs and opportunities for more non-traditional activities, such as skate parks and bicycle tracks.
- 4.1.3. Policy: Pinellas County will continue to seek creative funding and facility partnerships to meet facility-based recreation needs, including consideration of mutually beneficial interlocal and joint use agreements between the County and the School Board, adjacent municipalities, volunteer groups and other recreational service providers.
- 4.1.4. Policy: By December 2012, Pinellas County will complete a study to determine what facility-based recreational opportunities can best be addressed by: offering them exclusively through County facilities and programming; partnering with other local governments and agencies; supporting non-profit organizations, etc.

- 4.1.5. Policy: By December 2012, Pinellas County will conduct a service analysis to determine how well programs are serving the facility-based recreational needs of the unincorporated communities, and, based on the findings, implement changes to existing programs and/or develop new programs or strategies as appropriate, and where feasible.
- 4.1.6. Policy: Pinellas County will continue to collect data regarding the use of municipal facilities by unincorporated residents as a basis for future decisions regarding subsidies or reimbursements.
- 4.2. Objective: Pinellas County shall continue to encourage the provision of facility-based recreational opportunities, where feasible, by public agencies, private enterprise and private developers.
- 4.2.1. Policy: In association with the update to the Land Development Code, Pinellas County will evaluate existing regulations to consider new incentives or requirements for the provision of onsite recreational amenities by developers.
- 4.2.2. Policy: Pinellas County shall continue to explore and pursue partnerships and public and private resources to support the acquisition of recreation and open space acreage.
- 4.2.3. Policy: Pinellas County will continue to meet regularly with special district recreation providers to coordinate opportunities for capital improvements, programs and funding, where mutual benefit is provided.
- 4.2.4. Policy: Pinellas County will annually review existing agreements relating to the provision of facility-based recreation to facilitate recreational priorities and objectives.
- 4.2.5. Policy: Consistent with the Public School Facilities Interlocal Agreement, Pinellas County will coordinate with the Pinellas County School Board regarding the co-location of recreational uses, joint planning, development, operations and maintenance of facilities, and will annually review the School Board’s five-year plan to identify opportunities.
- 4.2.6. Policy: In order to enhance facility-based public recreation opportunities, Pinellas County shall continue to coordinate with the Pinellas County School Board to determine the feasibility of making public school recreational facilities more accessible to surrounding neighborhoods.



- 4.2.7. Policy: As feasible and appropriate, and consistent with Objective 4.2. (and in conjunction with such activities as redevelopment, neighborhood revitalization, etc.), Pinellas County shall support the assemblage of land and assist in the development and improvement of neighborhood recreational facilities in coordination with neighborhood associations and organizations specializing in the delivery of recreational services.
- 4.3. Objective: Pinellas County will support the role of recreation/community centers in meeting the social, wellness, fitness and facility-based recreation needs of unincorporated residents.
- 4.3.1. Policy: Pinellas County will support the establishment of community centers in unincorporated areas consistent with the recommendations from the Recreation, Open Space and Culture System Master Plan, where feasible from a financial and operational perspective.
- 4.3.2. Policy: By December 2012, Pinellas County will undertake a study to identify vacant/under-utilized commercial space as possible locations for community centers or other recreational facilities.
- 4.4. Objective: Pinellas County will take a lead role in the identification of the opportunities for development of a regional sports complex, in partnership with other agencies.
- 4.4.1. Policy: By December 2010, Pinellas County will identify a site and a partner for a regional sports complex.
- 4.4.2. Policy: Pinellas County will initiate discussions with potential commercial, municipal and/or non-profit agency partners to manage the proposed sports complex
- 4.4.3. Policy: Pinellas County will seek alternative funding sources for the proposed sports complex to minimize construction and/or operational costs.
- 4.5. Objective: The provision of facility-based recreation shall be compatible with surrounding land uses and shall not compromise the integrity of critical or significant natural systems.
- 4.5.1. Policy: The location of facility-based recreation sites and activities will not conflict with the County's goals for protecting those habitats identified by Pinellas County staff as critical or significant, or impact those areas set aside expressly for natural systems management.

- 4.5.2. Policy: The location of facility-based recreation sites and activities, including neighborhood-level parks, playgrounds and ballfields, must be compatible with, and should complement surrounding land uses.

**CULTURAL, HISTORIC AND ARCHAEOLOGICAL RESOURCES**

GOAL FIVE: TO PROMOTE THE ARTS, CULTURE, AND HISTORIC AND ARCHAEOLOGICAL RESOURCES WITHIN PINELLAS COUNTY, AND THEIR PRESERVATION, THROUGH PUBLIC AND PRIVATE INVESTMENT AND BY RAISING AWARENESS OF EXISTING FACILITIES AND PROGRAMS.

- 5.1. Objective: Pinellas County recognizes that cultural resources enhance the County’s quality of life and shall increase awareness, appreciation, and opportunities for engagement with the County’s cultural resources among both residents and visitors.
  - 5.1.1. Policy: Pinellas County shall utilize the Pinellas County Cultural Affairs Department to increase awareness among both residents and visitors of the existence and variety of the County’s cultural resources.
  - 5.1.2. Policy: Pinellas County will recognize and consider the visions, goals and recommendations within the Pinellas County Community Cultural Plan, Public Art and Design Master Plan, the Heritage Village Strategic Master Plan, and the Historic Preservation Program as referred to in Policy 5.3.3.
  - 5.1.3. Policy: Pinellas County shall identify and pursue specific opportunities to inform residents and visitors of the cultural facilities and activities accessible to the public with the intent of increasing participation in, and support for, these cultural resources.
  - 5.1.4. Policy: Pinellas County will continue its efforts to promote tourism activities, including heritage tourism that emphasizes appreciation of the County’s cultural resources.
  - 5.1.5. Policy: Pinellas County will investigate the development of a cultural overlay district concept.
  - 5.1.6. Policy: Pinellas County will coordinate a multi-agency cooperative marketing and advertising program that reaches out to residents and visitors to promote awareness of cultural resources and their contribution to quality of life.

- 5.1.7. Policy: Pinellas County will continue to support non-profit cultural providers in the County through grants, advocacy, and other appropriate means.
- 5.1.8. Policy: By December 2010, Pinellas County will develop a cultural resources guide to enhance community understanding of the cultural amenities available in Pinellas County.
- 5.2. Objective: Pinellas County will encourage and promote public art and design, and seek ways to increase opportunities for public art and design throughout the County landscape.
  - 5.2.1. Policy: By December 2008, Pinellas County will have developed a Public Art and Design Master Plan that identifies opportunities, locations and priorities for public art and establishes an implementation/funding strategy and schedule.
  - 5.2.2. Policy: By December 2010, Pinellas County will establish public art educational materials to build community understanding about art in public places.
  - 5.2.3. Policy: Pinellas County will investigate revising building and land development regulations to create incentives to encourage private development to integrate public art into project designs, where appropriate.
  - 5.2.4. Policy: Pinellas County will continue to integrate art into County project designs, as appropriate.
  - 5.2.5. Policy: Pinellas County will continue to identify opportunities for public art in regional parks and environmental lands, where appropriate and consistent with applicable management plans.
- 5.3. Objective: The County shall continue to identify, protect and preserve historic and archaeological resources in Pinellas County, including coastal areas. Particular emphasis will be given to increasing the interpretation and appreciation of such resources.
  - 5.3.1. Policy: By December 2010, the County shall update the 1994 countywide inventory of historic and archaeological resources. The findings will be utilized as the primary basis for identifying potentially significant historic and archaeological resources in the County. The inventory may be further revised as needed, based upon information that meets acceptable professional criteria for identifying these resources.

- 5.3.2 Policy: Concomitantly with the update to the countywide inventory of historical and archaeological resources, the County will update its Geographic Information System (GIS) in order to have an accurate database for making preservation decisions, including in association with redevelopment planning.
- 5.3.3 Policy: Based on the findings of the County’s Historic Preservation Task Force and the resulting development of a historic preservation program, potential amendments to this Comprehensive Plan may be required to adequately protect historic resources, and inform County residents, businesses and local leaders of the value those resources bring to the character and quality of communities throughout Pinellas County. Furthermore, potential amendments to the County’s Land Development Code may be required to adequately protect historic and archaeological resources.
- 5.3.4. Policy: As additional sites of potential historical or archaeological significance are identified in unincorporated Pinellas County, they shall be submitted to the Florida Department of State for inclusion in the Florida Master Site File.
- 5.3.5. Policy: Pinellas County shall continue to provide for the protection, preservation, and appropriate use of historically significant housing, structures, and archaeological resources through implementation of the historic preservation and comprehensive zoning chapters of the Pinellas County Land Development Code.
- 5.3.6. Policy: Historic and archaeological sites as identified in the County’s Geographic Information System shall be shown on site plans submitted for development or redevelopment.
- 5.3.7. Policy: When appropriate, and as resources allow, Pinellas County shall continue to support citizen-initiated efforts to preserve and protect historic and archaeological resources.
- 5.3.8. Policy: Pinellas County shall continue to offer incentives to protect and restore designated historic properties in the unincorporated area and, when appropriate, shall coordinate with the municipalities on intergovernmental efforts to protect historic resources.
- 5.3.9. Policy: Pinellas County shall recognize historic and archaeological resources that could potentially be affected by land use and zoning changes.

- 5.3.10. Policy: Pinellas County shall promote the protection, preservation, or sensitive adaptive reuse of historic and archaeological resources located in coastal areas and provide public access where appropriate and possible.
- 5.3.11. Policy: Pinellas County shall continue its historical and archaeological preservation education programs to inform residents and visitors about the history and prehistory of Pinellas County, and to increase an awareness of the significance of the County's historic and archaeological resources.
- 5.3.12. Policy: Pinellas County shall continue to recognize, preserve, protect, and interpret archaeological and historic sites and buildings that are listed on the official National Register, or are of local historical significance within County parks and environmental lands.
- 5.3.13. Policy: Pinellas County shall continue to support County historic and archaeological sites and structures such as the old County Courthouse, the Philippe Park Indian Mound and Fort DeSoto, as well as interpretive centers such as the Weedon Island Preserve Cultural and Natural History Center and Heritage Village, that contribute to heritage-based tourism and cultural stewardship.
- 5.3.14. Policy: When a significant historic structure or archaeological site is acquired by Pinellas County, the County shall assess the feasibility of preserving the historic structure or the significance of the archaeological site.
- 5.3.15. Policy: The County may identify and include public infrastructure improvements as part of its overall program to promote the protection and preservation of significant historic and archaeological resources.
- 5.3.16. Policy: By December 2010, Pinellas County will establish a countywide guide to historically significant facilities.
- 5.3.17. Policy: Pinellas County will maintain repositories for the protection and interpretation of archaeological, historic and public art collections.
- 5.3.18. Policy: Pinellas County will continue to offer historical and cultural programming and interpretation within its system of regional parks and environmental lands, where appropriate and consistent with applicable management plans.

- 5.3.19. Policy: Historical and cultural programming activities will not compromise the environmental, historical, archaeological and resource-based integrity of the regional parks and environmental lands in which they are located.

**SUSTAINABILITY OF THE COUNTY’S RECREATION AND OPEN SPACE SYSTEM**

GOAL SIX: TO PRACTICE AND PROMOTE A SUSTAINABILITY ETHIC, ENSURING THAT ECOLOGICAL LIMITS AND ENVIRONMENTAL IMPACTS ARE CONSIDERED IN ALL DECISIONS AND DESIGNS AFFECTING CULTURAL, RECREATION AND OPEN SPACE PLANNING, AND THAT ALL DECISIONS AND PROJECTS CONTRIBUTE INCREMENTALLY TO ACHIEVING AND SUSTAINING SOCIAL EQUITY, ECONOMIC PROSPERITY AND A QUALITY COMMUNITY FOR CURRENT AND FUTURE RESIDENTS.

- 6.1. Objective: Pinellas County will support and facilitate realization of the concept of livable urban communities by planning for, and providing, quality recreational opportunities and open spaces throughout the County, in a responsible manner that promotes and protects the environmental value of the County’s natural reservations.

- 6.1.1. Policy: In association with the update to the Land Development Code, Pinellas County will review, and amend as necessary, the regulations to implement recreation and open space aspects of quality community/livable community initiatives.

- 6.1.2. Policy: Pinellas County will continue to implement programs that support bicycle lanes, trails and other alternatives to automobile travel, contribute to environmental quality and provide visual relief from urban surroundings.

- 6.1.3. Policy: To meet the needs of residents and further the ideal of quality communities as a function of recreation, leisure and mobility opportunities, the design and functionality of the Pinellas County regional park system and environmental lands, where appropriate, will have a renewed focus on the value of connectivity, on safe and attractive gathering places, on functional and attractive design, and on open vistas and open spaces.

- 6.1.4. Policy: Planning for recreational facilities will consider the needs of all members of the community and strive to provide equal access for everyone, including the underserved, through such means as partnering with the Pinellas Suncoast Transit Authority (PSTA), providing bike lanes where needed, and filling in the gaps where facilities may be inadequate or lacking.

- 6.1.5. Policy: In recognition of the County’s near built-out condition and the fragile balance between the urban interface and its regional parks system and environmental lands, Pinellas County will institutionalize sustainability ethics as a way to help the County’s natural reservations remain intact for habitat value and the enjoyment and benefit of future generations.
- 6.1.6. Policy: Pinellas County will integrate Green Design, as feasible and appropriate, into park and environmental land facilities and structures.

**CAPITAL IMPROVEMENTS ELEMENT**

1. GOAL: PINELLAS COUNTY SHALL UNDERTAKE ACTIONS NECESSARY TO PROVIDE ADEQUATE, NEEDED PUBLIC FACILITIES IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, AND PROMOTES ORDERLY GROWTH.

1.1. Objective: Capital improvements shall be provided to correct existing deficiencies, to replace worn-out or obsolete facilities, and to accommodate desired future growth, as indicated in the Six-Year Schedule of Improvements of this Element.

1.1.1. Policy: The Capital Improvements Element shall include those projects identified in the Natural Resource, Conservation, and Management,—Coastal Management, Surface Water Management, Housing, Recreation, Open Space, and Culture, Potable Water and Sanitary Sewer, Solid Waste and Resource Recovery, Transportation Elements of the Pinellas County Comprehensive Plan.

1.1.2. Policy: To maintain internal consistency of the Comprehensive Plan, the Capital Improvements Element shall be amended and updated at least once each year to reflect any applicable changes to the goals, objectives, and policies or capital improvement needs set forth in the other Comprehensive Plan elements.

1.1.3. Policy: A Capital Improvements Program shall be prepared by the County Administration and affected Departments on an annual basis for the purpose of evaluating and ranking projects for inclusion in the Six-Year Schedule of Improvements, as well as for inclusion in the Pinellas County Comprehensive Plan. Criteria for evaluating and ranking projects will include, but not be limited to, the following criteria as listed in 9J-5, F.A.C.:

1. Elimination of public hazards, and reduction in hurricane evacuation clearance times
2. Elimination of existing capacity deficiencies
3. Local budget impact
4. Location needs based on projected growth patterns
5. Accommodation of new development and redevelopment facility demands



6. Financial feasibility
7. Plans of state agencies and water management districts that provide public facilities within jurisdiction of the Pinellas County Board of County Commissioners

1.2. Objective: Public expenditures that subsidize development in the coastal high-hazard area shall be limited to those improvements that are consistent with applicable goals, objectives, and policies in the Coastal Management, Future Land Use and Quality Communities, Surface Water Management, and Natural Resource, Conservation, and Management Elements of the Pinellas County Comprehensive Plan.

1.2.1. Policy: County-funded infrastructure shall be prohibited within the coastal high-hazard area except for the following:

1. the expenditure is for the maintenance, repair or replacement of existing facilities; or
2. the expenditure is for restoration or enhancement of natural resources or public access; or
3. the expenditure is needed to address an existing deficiency identified in this plan; or
4. the expenditure is for the retrofitting of stormwater management facilities for water quality enhancement of stormwater runoff; or
5. the expenditure is for the development or improvement of public roads and bridges identified in the Transportation Element of this plan; or
6. the expenditure is for a public facility of overriding public interest as determined by the Board of County Commissioners.

1.3. Objective: Future development shall bear a proportionate cost of facility improvements necessitated by development to maintain adopted level of service standards.

1.3.1. Policy: Pinellas County shall continue to implement its transportation impact fee ordinance to finance transportation improvements necessitated by new development.

- 1.3.2. Policy: Pinellas County’s potable water and sewer impact fee revenues, also known as potable water and sewer connector fee revenues, shall be allocated primarily for capital improvements related to expansion of potable water and sewer facilities.
- 1.3.3. Policy: Pinellas County shall continue to provide the option of using development agreements to provide public facilities to accommodate new development.
- 1.4. Objective: Pinellas County will manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders, future development, and redevelopment in a manner that maintains the adopted level of service standards as listed in Policy 1.5.1. of this Element.
  - 1.4.1. Policy: Building permits and development orders for developments of regional impact shall not be issued for any development prior to that point in time when all public facilities needed to serve said development, at or above the adopted level of service standards, are available.
  - 1.4.2. Policy: Pinellas County shall annually adopt a six-year capital improvement program. The Six-Year Schedule of Improvements from the Capital Improvements Element of the Pinellas County Comprehensive Plan shall be included within the Six-Year Capital Improvements Program. Pinellas County shall continue to adopt a capital budget as part of its annual budget process.
  - 1.4.3. Policy: Pinellas County shall manage its debt by only programming funds for capital facilities and programs which do not exceed the County’s fiscal capacity.
  - 1.4.4. Policy: Pinellas County shall confine long-term borrowing to capital improvements that cannot be financed from current revenues on a “pay-as-you-go” basis.
  - 1.4.5. Policy: 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.
  - 1.4.6. Policy: Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.
  - 1.4.7. Policy: Pinellas County shall continue to utilize infrastructure sales tax revenue, through the year 2020, as its principal funding source to help pay for stormwater management capital projects.

- 1.4.8. Policy: Revenue available to Pinellas County from the one-cent infrastructure sales tax, pursuant to Chapter 212.055(2), Florida Statutes, shall continue to be used as a funding source, through the year 2020, for needed capital improvements identified in the Pinellas County Comprehensive Plan.
- 1.4.9. Policy: Pinellas County shall extend its local option gas tax levies from the present ten-year period to the authorized thirty-year period to finance transportation needs identified in the Transportation Element of the Pinellas County Comprehensive Plan.
- 1.4.10. Policy: Pinellas County shall continue to collect a three-percent tourist tax and shall use one-half cent to implement needed improvements identified in the Coastal Management Element of the Pinellas County Comprehensive Plan.
- 1.4.11. Policy: Fiscal policies of the Board of County Commissioners to direct expenditures for capital improvements shall be consistent with all goals, objectives, and policies of the Pinellas County Comprehensive Plan.
- 1.4.12. Policy: Pinellas County shall include capital improvement projects for the renewal and replacement of public facilities to maintain adopted level of service standards in the Six-Year Schedule of Improvements.
- 1.4.13. Policy: In the event that a referendum and/or required action of the Board of County Commissioners is not approved and, as a result, funding for capital improvement projects identified within the Capital Improvements Element is not available, Pinellas County shall utilize one or more of the following actions and alternatives:
1. Increase the amount of ad valorem tax revenue to be used for capital improvements financing;
  2. Increase the use of long-term borrowing to finance capital improvements;
  3. Reduce the cost of capital improvements necessary for implementation of the Comprehensive Plan;
  4. Change the timing of project implementation within the Six-Year Schedule of Improvements.

5. Reduce level of service standards within the Comprehensive Plan while ensuring that the public safety and welfare of the residents of Pinellas County is not jeopardized. Reduction of level of service standards will be recommended by the Pinellas County Local Planning Agency to the Board of County Commissioners for action following required public hearing.

6. Halt issuance of development orders and permits unless public facilities which meet adopted level of service standards are available or are assured to be available concurrently with the impacts of development; and

7. Utilize actions and alternatives not identified within this policy

1.4.14. Policy: The County shall continue to investigate other funding sources and strategies for the operation and maintenance of built and proposed capital improvements.

1.4.15. Policy: The County shall continue to refine County processes for promoting public/private partnerships, sponsorships, grants, and the like to defray the costs of providing or operating services and facilities.

1.4.16. Policy: The County shall investigate and identify specific funding strategies and opportunities for implementing the long-term vision of the Cultural System Master Plan.

1.4.17. Policy: The County shall determine the best financial strategy(ies) to support and protect public access to water-dependent land uses. Such strategies may include, but not limited to, land acquisition, partnerships, and tax incentives.

1.4.18. Policy: The County shall establish explicit funding strategies and commitments, including those from the Pinellas County Affordable Housing Task Force, that can best address the need for affordable or community housing.

1.4.19. Policy: The County shall acquire, assemble, and “bank” lands for current and future economic development needs.

1.5. Objective: Decisions regarding the issuance of development orders and permits shall be based upon coordination of the development requirements included in this plan, the land development code of Pinellas County, and the availability of necessary public facilities needed to support such development at the time needed. This shall be accomplished by the County's Concurrency Management System, the monitoring of the Pinellas County Comprehensive Plan, and related actions of the Board of County Commissioners.

1.5.1. Policy: Upon plan adoption, Pinellas County shall use the following level of service standards in reviewing the impacts of new development and redevelopment upon public facility provision.

1. Drainage

All applicable federal, state, and local regulations (as indicated in the Regulatory Framework section of the Surface Water Management Element) relating to flood control, stormwater treatment and wetland protection, shall continue to be met in public and private project design. The twenty-five year storm design standard shall confine the runoff from a 25 year, 24 hour rainfall event, within drainage channel banks, or within designated twenty-five year floodplains, in order to protect human life and minimize property damage. The one-hundred year storm design standard shall protect homes and commercial buildings 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.

2. Recreation

Fourteen acres of County park and environmental lands for every 1,000 residents within the County.

3. Solid Waste and Resource Recovery

The level of service standard shall be to dispose of 1.30 tons per person per year.

4. Water Supply

Except as otherwise provided in the Master Water Supply Contract and in the associated Interlocal Agreement, all potable water required by Pinellas County Utilities to service its customers shall be supplied by Tampa Bay Water.

In the event that Tampa Bay Water determines that the regional system has experienced a “shortfall” or “production failure” as defined in the Interlocal Agreement, Pinellas County shall respond with one or more of the following actions and alternatives.

- a. Institute additional water conservation measures;
- b. Halt or otherwise restrict the issuance of development orders and permits;
- c. Develop new sources of potable water within the parameters of the Interlocal Agreement;
- d. Purchase potable water from suppliers other than Tampa Bay Water;
- e. Cooperate with Tampa Bay Water, the Southwest Florida Water Management District, and the affected local governments to develop a regional response to the situation; and
- f. Use actions and alternatives not identified within this policy.

Pinellas County shall use the following Level of Service Standard when preparing its annual 5-year and 20-year potable water demand projections for the Pinellas County Water Demand Planning Area, which are required by the Master Water Supply contract to enable Tampa Bay Water to formulate its capital improvement program:

**Pinellas County Water Demand Planning Area (gpcd)\***

Year	1990	1994	1995	1997	2000	2005	2010	2015	2020	2025
gpcpd	150	145	135	125	125	120	120	120	115	115

Note: \*gpcd=gallons per capita per day

To determine whether adequate capacity is available for a development or redevelopment 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.

## 5. Sanitary Sewer

Pinellas County Utilities (PCU) shall provide the levels of service necessary for proper wastewater treatment, reuse and disposal in order 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 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 as directed by 62-600.405, F.A.C, and determine whether facility expansion is required or if the service area is built out.

To determine whether adequate capacity is available for a development or redevelopment 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.

## 6. Traffic Circulation

Pinellas County shall use policies under Objective 1.1 of the Transportation Element of the Pinellas County Comprehensive Plan, to review the impacts of new development and redevelopment on State and County roads. Also, these policies shall be used to implement and maintain the level of service standards for State and County roads.

**Mass Transit**

Pinellas County shall use the level of service standard contained in Objective 1.2. of the Transportation Element.

1.5.2. Policy: Pinellas County shall continue to implement its concurrency management ordinance (Section 134-221, et seq., Pinellas County Land Development Code.

1.5.3. Policy: Amendments to the Pinellas County Comprehensive Plan and requests for new development or redevelopment shall be evaluated according to the following guidelines:

1. Contribute to a condition of public hazard as described in the Surface Water Management, Coastal Management, Natural Resources, Conservation, and Management, Potable Water and Sanitary Sewer, and/or Solid Waste and Resource Recovery Elements.
2. Aggravate any existing condition of public facility deficiencies, as described in the Surface Water Management, Potable Water and Sanitary Sewer, Recreation, Open Space, and Culture, Solid Waste and Resource Recovery, and Transportation Elements.
3. Generate public facility demands that may exceed capacity increases planned in the Six-Year Schedule of Improvements.
4. Conform to land uses as shown on the Future Land Use Map of the Future Land Use and Quality Communities Element.
5. Accommodate public demands based upon adopted level of service standards and attempts to meet specified measurable objectives when public facilities are provided by developers.
6. Demonstrate financial feasibility, subject to this Element, when public facilities will be provided, in part or whole, by Pinellas County.



7. Affect on state agencies and the Southwest Florida Water Management District’s facility plans.

1.5.4. Policy: Pinellas County shall ensure that public facilities and services needed to support development will be available concurrent with the impacts of development. This policy shall be implemented through use of the Concurrency Management System adopted as part of the Pinellas County Comprehensive Plan.

1.5.5. Policy: Pinellas County shall ensure that development orders issued prior to the adoption of the Pinellas County Comprehensive Plan shall be provided with necessary facilities and public services.

1.5.6 Policy: Through an analysis of the capital and service program needs of the Pinellas County Comprehensive Plan and an evaluation of the County’s funding needs, funding options, and funding sources, the County shall assure that its Comprehensive Plan is financially feasible.

1.6: Objective: Pinellas County, in coordination with the School District, shall ensure that the capacity of public schools is sufficient to support the anticipated students from residential site plans and final residential subdivision approvals consistent with the adopted level-of-service standard for public schools.

1.6.1: Policy: Pinellas County shall utilize the following level-of-service standard for public school facilities, which shall be applied consistently district-wide by the School District and by the local governments within Pinellas County that signed the Public Schools Interlocal Agreement (the partner local governments).

District-wide Level of Service Standard: Student enrollment plus vested students divided by *Florida Inventory of School Houses (FISH)* School Capacity plus additional capacity does not exceed 100 percent. This level-of-service standard shall apply to each type of public school facility.

1.6.2: Policy: Amendments to the adopted level-of-service standard shall be accomplished using the procedure contained in Section 10 of the Public School Facilities Interlocal Agreement.

- 1.6.3: Policy: The *School Capacity and Level of Service Report*, prepared by the School District, approved by the School Board, and delivered to Pinellas County no later than November 30<sup>th</sup> of each year, and as adjusted throughout the year based on the official student enrollment count of the fall semester and the estimated number of vested students, shall be utilized by Pinellas County as the basis for assessing the existing level of service conditions and the available capacity within each Concurrency Service Area.
- 1.6.4: Policy: By December 1<sup>st</sup> of each year, Pinellas County shall adopt by reference the School District's Five-Year Work Program to ensure the level-of-service standard is achieved and maintained during the period covered by the five-year schedule within the Capital Improvements Element.
- 1.6.5: Policy: The School Board, in coordination with the partner local governments, will use the procedure in Section 3(a) of the Public Schools Interlocal Agreement to annually update the District's Five-Year Work Program to maintain a financially-feasible capital improvements program that is able to achieve and maintain the adopted level-of-service standard within the period covered by the five-year schedule.
- 1.6.6: Policy: Pinellas County hereby adopts by reference, the School District's Five-Year Work Program for FY 2007/08 through 2011/12, as adopted by the School Board on September 11, 2007.

**INTERGOVERNMENT COORDINATION ELEMENT**

- 1. GOAL: PINELLAS COUNTY MAINTAINS AN INNOVATIVE AND PROACTIVE PROGRAM OF INTERGOVERNMENTAL AND INTERAGENCY COORDINATION, COOPERATION AND PARTNERSHIP IN ORDER TO PROVIDE THE MOST EFFICIENT AND EFFECTIVE OPERATIONS AND SERVICES, TO IDENTIFY AND RESOLVE MUTUAL ISSUES AND CONCERNS, TO PROTECT, PRESERVE, AND ENHANCE SIGNIFICANT NATURAL RESOURCES, AND TO PROTECT AND IMPROVE THE QUALITY OF LIFE FOR EXISTING AND FUTURE PINELLAS COUNTY RESIDENTS AND VISITORS.
  
- 1.1. Objective: Pinellas County shall continue to coordinate its Comprehensive Plan with those units of government which provide service to the unincorporated County, but which do not have regulatory authority over the use of land.
  
- 1.1.1. Policy: In order to foster more effective coordination between the County and independent special districts, the County shall assist these special districts in meeting special data and analysis needs that could appropriately be met through related comprehensive planning activities, and shall endeavor to ensure that requisite special district public facility reports are submitted to the County.
  
- 1.1.2. Policy: Pinellas County shall ensure that implementation of the Pinellas County Comprehensive Plan is coordinated with the relevant plans and regulatory requirements of Federal and State agencies including, but not limited to, the Florida Department of Transportation and the Federal Department of Transportation.
  
- 1.2. Policy: Pinellas County shall continue to ensure that its planning activities are coordinated with the plans of other local governments and agencies, including municipal comprehensive plans and the plans of adjacent county governments, within Pinellas County’s area of concern.
  
- 1.2.1. Policy: Pinellas County shall enter into interlocal agreements, or other appropriate formal agreements and understandings, when necessary to formalize cooperative understandings and processes.

- 1.2.2. Policy: Pinellas County shall ensure that implementation of the Pinellas County Comprehensive Plan is coordinated with the plans of regional and countywide planning bodies including, but not limited to, the Tampa Bay Regional Planning Council, the Pinellas Planning Council, the Metropolitan Planning Organization, and the Tampa Bay Estuary Program, by, at a minimum, reviewing and commenting on respective plans, by initiating and participating in coordination meetings as necessary, and by representative membership on specific committees, boards and councils.
- 1.2.3. Policy: Pinellas County shall ensure that implementation of the Pinellas County Comprehensive Plan is coordinated with the plans of Federal, State and regional regulatory agencies including, but not limited to the U.S. Environmental Protection Agency, the Florida Department of Environmental Protection, and the Southwest Florida Water Management District by, at a minimum, adherence to regulatory permits and requirements.
- 1.2.4. Policy: Pinellas County shall coordinate with the Pinellas Planning Council to maintain consistency with the Countywide Comprehensive Plan by:
- Participating in the countywide planning process through representation on, and coordination with, the Pinellas Planning Council as prescribed by Chapter 73-594, F.S., as amended; and
- Maintaining the procedures, and responsibility therefore, by which to determine the need for and processing of any requisite amendment to the Countywide Future Land Use Plan.
- 1.2.5. Policy: Pinellas County shall continue to take the lead role in the collaborative process with the municipalities, the School Board and other agencies for the development of coordinated population projections.
- 1.2.6. Policy: The County, in association with the other participating agencies and governments, shall continue to use the Metropolitan Planning Organization Technical Coordination Committee process as the formal means of joint planning and decision-making for population projections.

- 1.2.7. Policy: Pinellas County, through its Local Planning Agency, shall continue to coordinate implementation of the County's Comprehensive Plan with the comprehensive plans of municipalities within the County by, at a minimum, reviewing and providing comment on local plan amendments to the local government as well as the Department of Community Affairs.
  
- 1.3. Objective: Pinellas County shall continue to coordinate with governments within its area of concern regarding the siting of facilities with countywide significance and in assessing the potential for development related impacts.
  - 1.3.1. Policy: Pinellas County shall continue to share development-related information, including proposed amendments to the Future Land Use Map, with affected municipalities and counties, and shall consider all relevant comments received before arriving at decisions which may have multi-jurisdictional impact.
  
  - 1.3.2. Policy: Pinellas County shall continue to utilize, among other processes, the development of regional impact review process as a means of participating in the siting of projects with regional (including countywide), significance.
  
  - 1.3.4 Policy: Where there are common concerns or issues in the siting of locally unwanted land uses, the County shall utilize the available processes, including informal and formal workshops and meetings, for identifying locally unwanted land uses and addressing locational concerns.
  
- 1.4. Objective: Pinellas County shall continue to practice collaborative planning with affected governments and agencies to facilitate the locating and extension of facilities subject to concurrency, and shall continue to coordinate-with other State, regional or local governments and service providers who have operational and maintenance responsibility for public facilities providing service to the unincorporated County.
  - 1.4.1. Policy: As provided for within the Transportation Element, Pinellas County shall coordinate the implementation of long term concurrency management, the US Highway 19 Corridor Action Plan, and any other concurrency management strategies having multi-jurisdictional impacts, with the Florida Department of Transportation, the Metropolitan Planning Organization, and affected local governments.

- 1.4.2. Policy: Pinellas County shall adopt the respective municipal level of service standard for potable water and wastewater treatment when service is provided to the unincorporated area by a municipality, and shall coordinate with those governments receiving County services to try and assure reciprocity in the recognition of level of service standards.
- 1.4.3. Policy: Pinellas County shall continue to coordinate with the Pinellas Suncoast Transit Authority (PSTA) in monitoring the performance of their fixed route system and the extent to which it meets the adopted level of service standard as indicated in the Transportation Element and Pinellas County Concurrency Test Statement.
- 1.4.4. Policy: Where an identified need for regional wastewater treatment is not being met, individual service agreements may be arrived at between the County and other affected governments which are unique in their location and scope and provide an individualized solution to provision of the desired service.
- 1.4.5. Policy: Pinellas County shall continue to coordinate with the Southwest Florida Water Management District, including with its adopted Regional Water Supply Plan, and area governments and agencies in planning for a reliable long term regional potable water supply.
- 1.4.6. Policy: Pinellas County shall continue to participate in collaborative and coordinated planning directed at ensuring a reliable long term water supply through its formal membership in Tampa Bay Water and shall establish additional agreements with other agencies and governments as necessary to facilitate innovative approaches to water supply issues.
- 1.4.7. Policy: To encourage multi-jurisdictional discussion of solid waste disposal issues, Pinellas County shall continue to participate in the formal collaborative process established by the Pinellas County Solid Waste and Resource Recovery Act of 1988 and through membership on the Solid Waste Technical Management Committee.

- 1.4.8. Policy: Pinellas County shall continue to practice collaborative and coordinated planning with adjacent municipalities to ensure the provision of sufficient regional and passive recreational lands countywide, and shall continue to enter into formal individual agreements where necessary to facilitate the operation and maintenance of these facilities.
- 1.4.9. Policy: Pinellas County shall continue to collaborate with adjacent governments and agencies to manage surface water in an efficient and coordinated manner by entering into specific interlocal/ interagency agreements describing responsibility and formalizing specific commitments.
- 1.4.10. Policy: Pinellas County shall continue to develop mutually-beneficial partnerships with other governments, non-profits and agencies as a means of making more active recreation opportunities available to unincorporated residents.
- 1.5. Objective: As provided under the authority of Section 163.3171, Florida Statutes, Pinellas County shall continue to cooperate in establishing and implementing joint municipal planning areas through interlocal agreements with participating municipalities.
- 1.5.1. Policy: When establishing boundaries for joint municipal planning areas, Pinellas County and the municipalities shall, at a minimum, consider 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.
- 1.5.2. Policy: Subsequent to establishing an interlocal agreement and as long as it remains in effect, the following provisions shall apply to the unincorporated area located within an established municipal planning area:
1. An amendment to the applicable municipal comprehensive plan shall be required in order to include such unincorporated areas within the municipal plan.
  2. The Pinellas County Comprehensive Plan and implementing land development regulations shall remain in effect for all unincorporated areas. Upon annexation, the applicable local comprehensive plan and land development regulations shall be determined as follows:

- a. If Provision 1 above has been accomplished, the municipal comprehensive plan and land development regulations shall take effect at the time of voluntary annexation subject to a determination by the Pinellas County Local Planning Agency that the requirements contained in the applicable interlocal agreement have been satisfied and subject to the completion of any subsequent final plan amendment action that may be required, or
- b. The Pinellas County Comprehensive Plan and land development regulations shall remain in effect until the municipality adopts a municipal plan amendment that includes the annexed area.

1.5.3. Policy: The Pinellas County Local Planning Agency, in association with the affected municipalities, shall review the existing interlocal agreements and identify any revisions, or planning area boundary adjustments, that may need to be considered for inclusion in those interlocal agreements renewed after September 2000.

1.6. Objective: Pinellas County shall continue to recognize and implement existing infrastructure service agreements, and enter into new agreements as necessary, for the purpose of ensuring adequate, efficient and equitable provision of needed services.

1.6.1. Policy: Pinellas County shall continue to provide water, wastewater collection and/or treatment, and reclaimed water service to incorporated areas in accordance with the conditions contained within the individual billing, connection and service agreements established between the respective governments.

1.6.2. Policy: When necessary, including when requested by a municipality receiving County service, the County will revisit individual service agreements to ensure that County and municipal services continue to be provided in an adequate, equitable and efficient manner to the wholesale or retail customer.

1.7. Objective: The Comprehensive Plan shall be internally consistent, and the goals, objectives, and policies of one Element shall further, and not conflict with, those of any other Element.



- 1.7.1. Policy: The Plan shall be presumed to be internally consistent, but if a segment of the Plan is found to be inconsistent with another segment of the Plan, the County shall initiate an amendment or take other appropriate action to correct the inconsistency.
- 1.8. Objective: Pinellas County shall continue to support the Tampa Bay Estuary Program (TBEP) and its partnership approach to the protection and restoration of Tampa Bay.
  - 1.8.1. Policy: By signature to the implementing agreement associated with the Comprehensive Conservation and Management Plan (CCMP) for Tampa Bay, the County commits to implementation of the respective and applicable Pinellas County action plan components, consistent with provisions of the agreement.
  - 1.8.2. Policy: Pinellas County shall proactively pursue and facilitate countywide coordination and participation in the implementation of the CCMP, and related plans, as a necessary and efficient means of achieving both regional resource management and restoration goals, as well as a means of cooperatively achieving local, but mutually beneficial, resource goals.
- 1.9. Objective: Pinellas County shall actively coordinate with affected local governments and agencies for the purpose of protecting and restoring functional and connected habitats and associated living resources, for the purpose of meeting regional surface water management goals, and for the practice of efficient resource planning and regulation.
  - 1.9.1. Policy: Pinellas County shall support consistent and coordinated management of bays, estuaries and harbors that fall under the jurisdiction of more than one local government through its continued cooperation with the Southwest Florida Water Management District, the Florida Department of Environmental Protection, the Agency on Bay Management, the Tampa Bay Estuary Program and other agencies in the development and implementation of management plans for Tampa Bay and the Pinellas County aquatic preserves, and through its countywide authority to regulate certain activities below the mean high water as the Pinellas County Water and Navigation Control Authority.

- 1.9.2. Policy: Where mutual benefit is achieved, Pinellas County shall actively pursue interactive and functional partnerships with the School Board of Pinellas County, as well as area colleges and environmental organizations, in order to assist in meeting local environmental education needs.
- 1.9.3. Policy: Pinellas County shall encourage, initiate where appropriate, and participate in multi-jurisdictional cooperation and coordination in watershed planning, in meeting National Pollutant Discharge Elimination System (NPDES) program requirements, in the implementation of the CCMP, and in the implementation of efficient, effective and comprehensive surface water management programs.
- 1.9.4. Policy: Pinellas County shall practice multi-jurisdictional cooperation and coordination in developing and promoting educational programs related to water resource management and in the resolution of resource issues.
- 1.9.5. Policy: Where Pinellas County is involved, the County shall, through the use of individual interlocal agreements, ensure that the costs of implementing surface water management projects and programs are equitably shared by the affected local governments.
- 1.9.6. Policy: Pinellas County shall support opportunities to coordinate land acquisition activities with other local governments and agencies as a means of practicing comprehensive and integrated watershed management, and connecting or enhancing functional natural areas.
- 1.9.7. Policy: Pinellas County shall continue to use the ongoing NPDES coordination process as one means of coordination to facilitate the sharing of stormwater project information, to collectively identify and meet surface water resource educational information needs, and to collaboratively address, as appropriate, surface water-related mandates such as NPDES municipal storm sewer permit requirements.
- 1.9.8. Policy: Pinellas County shall remain an active participant in regional technical studies and policy forums on wetlands.
- 1.9.9. Policy: Pinellas County shall encourage, and participate in, as appropriate, efforts by the SWFWMD to prioritize the identification of the recharge area within the Northern Tampa Bay Water Use Caution Area (NTBWUCA).

- 1.9.10. Policy: Pinellas County shall encourage other local governments, and assist them as practical, in the development and application of recharge area/wellhead protection measures related to the application of local Future Land Use regulations.
- 1.9.11. Policy: Pinellas County shall continue to be an active participant at the State, regional, and local level in the identification of water issues, in requiring a sound scientific base upon which to develop fair water policy, and in setting a national standard for water resource management and conservation.
- 1.10. Objective: The County supports the concept of cooperative and regional solutions to disaster planning and, in particular, to resolution of the existing emergency shelter deficit.
- 1.10.1. Policy: Pinellas County will continue to take a leadership role in identifying local solutions to the shelter deficit.
- 1.11. Objective: Pinellas County shall, as a practice, work towards cooperative and mutually beneficial relationships with governments and agencies within its area of concern, and shall endeavor to anticipate and address issues before conflicts arise.
- 1.11.1. Policy: Pinellas County shall utilize available formal and informal dispute resolution processes, including those to be provided by the Tampa Bay Regional Planning Council, when necessary and appropriate.
- 1.11.2. Policy: Pinellas County shall continue to place emphasis on the informal and efficient coordination processes that provide greater mutual benefit and foster professional relations.
- 1.12. Objective: Pinellas County shall recognize the University of South Florida - Bayboro Campus Plan in the development and implementation of the Pinellas County Comprehensive Plan.
- 1.12.1. Policy: As opportunities arise, Pinellas County shall review proposed changes to the Campus Plan for their potential impact on the County's Comprehensive Plan and any other County programs and activities.
- 1.13. Objective: Pinellas County shall continue to coordinate its Comprehensive Plan with plans of the School Board of Pinellas County and other local governments through participation in joint planning processes and procedures.

- 1.13.1: Policy: Pinellas County shall implement the Public Schools Interlocal Agreement in coordination with the School District and the other local governments that are signatories to the Agreement (the partner local governments).
- 1.13.2: Policy: In fulfillment of Section 8 of the Public Schools Interlocal Agreement, Pinellas County shall continue its participation on the Pinellas Schools Collaborative, which shall meet at least once a year to evaluate implementation of the Public Schools Interlocal Agreement and school concurrency, and propose amendments for improvement if deemed necessary.
- 1.13.3: Policy: Pinellas County, the School District, and the partner local governments shall coordinate annually in preparing a staff report on the effectiveness of school concurrency that will be presented at the annual meeting of the Pinellas Schools Collaborative, with the annual *School Capacity and Level of Service Report* forming the basis for the staff report.
- 1.13.4: Policy: Pinellas County, the School District, and the partner local governments shall coordinate in amending the Public School Facilities Element according to the procedures in Section 10 of the Public Schools Interlocal Agreement, to ensure that the Public School Facilities Element within the local government comprehensive plans remains coordinated and consistent with one another and with the plans of the School Board.
- 1.13.5: Policy: Pinellas County, through the implementation of its concurrency management system and the Public Schools Interlocal Agreement, shall coordinate and share information with the School District and the Pinellas County Planning Department to determine whether there is available public school capacity to support the anticipated students from residential site plans and final residential subdivision approvals.
- 1.13.6: Policy: Pinellas County, its partner local governments, and the School District shall cooperate in establishing a procedural manual for implementation of school concurrency. This manual and any subsequent changes to the manual will be developed by the School Planning Workgroup and approved by the Pinellas Schools Collaborative.
- 1.13.7: Policy: Pinellas County shall coordinate with the School Board of Pinellas County to implement the public educational facilities siting requirements of Chapter 163 and Chapter 1013, F.S., as stipulated in section 4 of the Public Schools Interlocal Agreement, filed on April 24, 2007.

**PUBLIC SCHOOL FACILITIES ELEMENT**

**GOAL 1:** THROUGH PARTNERSHIPS AND EFFECTIVE COLLABORATION AMONG LOCAL GOVERNMENTS AND THE PINELLAS COUNTY SCHOOL DISTRICT, AND BECAUSE OF A SHARED COMMITMENT TO EDUCATIONAL EXCELLENCE, ALL STUDENTS OF THE PINELLAS COUNTY SCHOOL DISTRICT SHALL BE PROVIDED THE OPPORTUNITY FOR HIGH STUDENT ACHIEVEMENT THROUGH THE AVAILABILITY OF HIGH QUALITY PUBLIC EDUCATIONAL FACILITIES. (Rule 9J-5.025 (3) (a), F.A.C)

**OBJECTIVE 1.1:** Pinellas County, its partner local governments, and the School District agree to coordinate and base their plans upon consistent projections of population growth and student enrollment, and will coordinate in sharing of information on proposed school facility changes, certain planned infrastructure improvements, and proposed land use plan amendments and/or rezonings that increase or decrease residential densities. (Rule 9J-5.025 (3)(b)5, F.A.C. & Section 163.31777(2)(a) & Section 163.31777(2)(b), F.S.)

**Policy 1.1.1:** Pinellas County its partner local governments, and the School District, will utilize population growth projections prepared by the Pinellas County Metropolitan Planning Organization’s Technical Coordinating Committee, when developing their plans and student enrollment projections, consistent with Section 2 of the Public Schools Interlocal Agreement.

**Policy 1.1.2:** To ensure that land use and zoning decisions are adequately coordinated with public school facility planning, Pinellas County shall continue to notify the School District of all Local Planning Agency hearings where land use plan amendments and/or rezonings will be considered that increase or decrease residential densities. (Section 163.31777(2), F.S.)

**Policy 1.1.3:** Pinellas County shall inform the School District in advance of infrastructure projects that will restrict vehicular or pedestrian accessibility to public schools with sufficient time for School District review and comment, in compliance with Section 3(b) of the Public Schools Interlocal Agreement. An example would be infrastructure projects that would disrupt the use of sidewalks that are utilized by students accessing public school facilities

**Policy 1.1.4:** The School District shall notify Pinellas County of the need for on site or off-site improvements to support new, proposed expansion, or redevelopment of existing schools within the jurisdiction of Pinellas County. Thereafter, representatives of the School District and Pinellas County will meet and determine the responsibility for making such improvements and identify other agencies that should be involved. The School District and Pinellas County will then meet with the other agencies to coordinate the completion of the on-site and off-site improvements, in accordance with Section 5 of the Public Schools Interlocal Agreement. (Section 163.31777(2)(d), F.S. & Rule 9J-5.025(3)(c)5, F.A.C).

**OBJECTIVE 1.2:** Pinellas County, through implementation of its concurrency management system for public school facilities, and in coordination with the School District, shall ensure that there is available public school capacity to support the anticipated students from residential site plans and final residential subdivision approvals (“Residential Approvals”) consistent with the adopted level-of-service standard for public school concurrency throughout the five years covered by the Five-Year Work Program, as amended, and the period of the long-range planning program contained in the Public School Facilities Element. (Rule 9J-5.025(3)(b)2, F.A.C.)

**Policy 1.2.1:** Pinellas County hereby adopts, consistent with Section 11 of the Public Schools Interlocal Agreement, the following level-of-service standard, which shall be applied consistently district-wide by all partner local governments within Pinellas County and by the School District.

**District-wide Level-of-Service Standard:** Student enrollment plus vested students divided by *Florida Inventory of School Houses (FISH)* School Capacity plus additional capacity does not exceed 100 percent. This level-of-service standard shall apply to each type of public school facility.

**Policy 1.2.2:** If the utilization rate established by the State Requirements for Educational Facilities (SREF) is changed and it will impact how the School District determines school capacity, the School District will notify all partner local governments of the change.

**Policy 1.2.3:** Amendments to the adopted level-of-service standard shall be accomplished using the procedure contained in Section 10 of the Public Schools Interlocal Agreement.

**Policy 1.2.4:** School concurrency shall be measured and applied on the basis of Concurrency Service Areas, as established by the School Board and as documented in the data and analysis support section of the Public School Facilities Element. (Rule 9J-5.025(3)(c)1, F.A.C.)

**Policy 1.2.5:** The School Board shall maximize school capacity through program adjustments and/or through adjustments to Concurrency Service Area boundaries, consistent with Section 12 of the Public Schools Interlocal Agreement, to ensure that each Concurrency Service Area will, in the aggregate, operate at the adopted level-of-service standard throughout the five-year period covered by the Five-Year Work Program, as amended. (Rule 9J-5.025(3)(c)1, F.A.C. & Section 120.54, F.S.)

**Policy 1.2.6:** When adjusting Concurrency Service Area boundaries, the School Board shall take into consideration the factors identified in Section 12 of the Public Schools Interlocal Agreement. (Rule 9J-5.025(3)(c)1, F.A.C.)

- Policy 1.2.7:** Consistent with Sections 1002.33(1) and 1002.33(2), F.S., Pinellas County and the School District shall recognize charter schools as public school facilities. Such facilities shall serve to expand the school capacity of the School District and are a potential option for mitigating the impact that new Residential Approvals may have on public school facilities.
- Policy 1.2.8:** Pinellas County, its partner local governments, and the School District shall utilize the uniform, district-wide procedure in Section 13 of the Public Schools Interlocal Agreement to implement school concurrency within their respective jurisdictions.
- Policy 1.2.9:** Pinellas County and the School District shall utilize the *School Capacity and Level of Service Report*, prepared by the School District, approved by the School Board, and delivered to Pinellas County, no later than November 30<sup>th</sup> of each year, and as adjusted throughout the year based on the official student enrollment count of the fall semester and the estimated number of vested students, as the basis for assessing the existing level of service conditions and the available capacity within each Concurrency Service Area.
- Policy: 1.2.10:** In order to facilitate the accurate annual assessment of projected public school facility capacity, Pinellas County shall, throughout the year, notify the Pinellas County Planning Department of development permits, including certificates of occupancy issued for new dwelling units and expired school concurrency Residential Approvals, that affect the availability of school capacity, consistent with Section 13 of the Public Schools Interlocal Agreement, so that an estimate of the number of vested students can be maintained for school concurrency purposes. (Section 163.31777(2)(b), F.S.)
- Policy 1.2.11:** A school concurrency Residential Approval shall be valid for purposes of the issuance of development orders or permits for 12 months from the date of issuance.
- Policy 1.2.12:** In accordance with Section 13 of the Public Schools Interlocal Agreement, if the School District determines that there is not Available Capacity within an affected Concurrency Service Area to accommodate the estimated number of students that would be generated by a proposed Residential Approval and maintain the adopted level-of-service standard, then the School District shall consider whether there is Available Capacity in the contiguous Concurrency Service Area(s). (Rule 9J-5.025(3)(c)8, F.A.C.)
- Policy: 1.2.13:** If the School District determines that, in the aggregate, there is Available Capacity in the affected Concurrency Service Area and in the contiguous Concurrency Service Area(s) to accommodate the estimated number of students from the proposed Residential Approval, then an adequate level of service would be provided and the Residential Approval shall be issued a School Concurrency Approval by Pinellas County.

**Policy 1.2.14:** If the School District determines that, in the aggregate, there is not Available Capacity within an affected Concurrency Service Area and the adjacent Concurrency Service Area(s) to accommodate the estimated number of students from the proposed Residential Approval, a proposed Residential Approval will not proceed without execution of a legally binding development mitigation agreement between the applicant, the School Board, and Pinellas County designed to mitigate the impacts anticipated to be caused by the proposed Residential Approval on public school facilities, consistent with Section 163.3180, F.S., and Section 13 of the Public Schools Interlocal Agreement. The applicant and the School Board shall attempt to negotiate a development mitigation agreement. If the applicant and the School Board are unable to agree on an acceptable form of mitigation, Pinellas County may utilize the conflict resolution provision in Section 14 of the Public Schools Interlocal Agreement to attempt to resolve the impasse.

**Policy 1.2.15:** A development mitigation agreement shall include the applicant’s commitment to continue to renew the development agreement until the mitigation is completed as determined by the School Board or as determined through the conflict resolution procedures provided for in Section 14 of the Public Schools Interlocal Agreement, if applicable. (Rule 9J-5.025(3)(c)9, F.A.C.)

**Policy 1.2.16:** Acceptable forms of proportionate share mitigation that may be allowed by the School Board and the standards that determine the appropriate use of any mitigation funds required by the School District are identified in Section 13 h. of the Public Schools Interlocal Agreement. (Rule 9J-5.025(3)(c)9, F.A.C.)

**Policy 1.2.17:** Pinellas County and the School District shall utilize student generation rates developed by the School District for purposes of calculating the anticipated number of public school students that would be generated by Residential Approvals and for developing student enrollment projections. (Rule 9J-5.025(3)(c)3, F.A.C. & Section 163.31777, F.S.)

**Policy 1.2.18:** Prior to the utilization of new student generation rates, Pinellas County, through its participation on the School Planning Workgroup, will have the opportunity to review and comment on the proposed student generation rates developed by the School District before they are finalized by the District. (Rule 9J-5.025(3)(c)3, F.A.C.)

**OBJECTIVE 1.3:** The Pinellas County five-year schedule of capital improvements shall include those projects necessary to address any existing public school facility deficiencies and future public school facility needs consistent with the adopted level-of-service standard. (Rule 9J-5.025(3)(b)1 and Rule 9J-5.025(3)(b)3, F.A.C.)



**Policy 1.3.1:** By December 1<sup>st</sup> of each year, Pinellas County shall amend its Capital Improvements Element to incorporate, by reference, the updated School District Five-Year Work Program adding a new fifth year to maintain a financially feasible capital improvements program and to ensure the level-of-service standard will continue to be achieved and maintained throughout the subsequent five-year planning period. (Rule 9J-5.025(3)(c)2, F.A.C. & Section 163.3177(3)(b)1, F.S.).

**OBJECTIVE 1.4.:** Pinellas County shall practice effective intergovernmental coordination with its partner local governments and the School District to ensure that land use plans, development approvals, and capital facilities planning are coordinated with the availability of public school facilities. (Rule 9J-5.025 (3)(b)4, F.A.C.)

**Policy 1.4.1:** Pinellas County shall appoint one elected official to represent Pinellas County’s interest to the Pinellas Schools Collaborative, to provide for collaborative oversight and to provide coordination and direction regarding the conduct of the school concurrency process and implementation of the Public Schools Interlocal Agreement.

**Policy 1.4.2:** Pinellas County, the School District, and partner local governments shall coordinate annually in preparing a staff report on the effectiveness of school concurrency that will be presented at the annual meeting of the Collaborative, with the annual *School Capacity and Level of Service Report* forming the basis for the staff report.

**Policy 1.4.3:** Pinellas County shall coordinate with the Pinellas County Planning Department in the maintenance of a countywide residential development tracking system, by providing necessary and timely development data, including demolitions and vested development data, required to accurately assess the impact of Residential Approvals on available school capacity.

**Policy 1.4.4:** Amendment of the Public Schools Facilities Element shall occur according to the procedure in Section 10 of the Public Schools Interlocal Agreement to ensure that the Element within the local government comprehensive plans remains coordinated and consistent with one another and with the plans of the School Board. (Rule 9J-5.025 (3)(c)3, F.A.C. & Section 163.3177(12), F.S.)

**Policy 1.4.5:** Pinellas County, its partner local governments, and the School District shall coordinate in establishing a procedural manual for implementation of school concurrency. This manual and any subsequent changes to the manual will be developed by the School Planning Workgroup and approved by the Pinellas Schools Collaborative.

**GOAL 2:** PINELLAS COUNTY SHALL COORDINATE WITH ITS PARTNER LOCAL GOVERNMENTS AND THE SCHOOL DISTRICT ON PROJECTS THAT ENCOURAGE COHESIVE NEIGHBORHOODS, THAT CONTRIBUTE TO COMMUNITY BUILDING, AND THAT PROVIDE FOR LONG-TERM SUSTAINABILITY. (Rule 9J-5.025 (3) (a), F.A.C)

**OBJECTIVE 2.1:** Pinellas County shall support efforts that facilitate coordination of planning between Pinellas County and the School District for the location and development of public educational facilities. (Rule 9J-5.025(3)(b)4, F.A.C. & Sections 163.3177(6)(a), 163.31777(2)(c), 163.3180(13)(g), 1013.33(10)-(14).

**Policy 2.1.1:** Pinellas County shall participate with the School District in the process of evaluating potential school closures, significant renovations to existing schools, and school site selection before land acquisition in accordance with Section 4 of the existing Public Schools Interlocal Agreement, filed on April 24, 2007. (Rule 9J-5.025(3)(c)4, F.A.C.)

**Policy 2.1.2:** For purposes of Objective 2.1, public educational facilities are defined as elementary schools, special education facilities, alternative education facilities, middle schools, high schools, and area vocational-technical schools of the Pinellas County School District.

**Policy 2.1.3:** Public educational facilities of the School District are an allowable use within the following future land use categories:

- Residential Rural
- Residential Estate
- Residential Suburban
- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium
- Residential/Office General
- Residential/Office Limited
- Institutional
- Mixed Use Planned Redevelopment

**Policy 2.1.4:** The location and construction of new public educational facilities, or the expansion of an existing site, within one of the future land use categories listed in Policy 2.1.3 shall only be allowed upon a determination by Pinellas County that the proposed site is consistent with the Pinellas County Comprehensive Plan. (Rule 9J-5.025(3)(c)6, F.A.C.)

**Policy 2.1.5:** In addition to consistency with the Pinellas County Comprehensive Plan, the proposed location of a new or expanded public educational facility of the School Board within one of the land use categories listed in Policy 2.1.3 shall be reviewed and considered with the following general criteria:

1. The proposed location is compatible with present and projected uses of adjacent property.
2. The site area of the proposed location is adequate for its intended use based on the State Requirements for Educational Facilities and provides sufficient area to accommodate all needed utilities and support facilities and allow for adequate buffering of surrounding land uses.
3. Based on the Five-Year Work Program of the School Board and the Pinellas County Comprehensive Plan, there will be adequate public services and facilities to support the public educational facility.
4. There are no significant environmental constraints that would preclude development of a public educational facility on the site.
5. There will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by a local government as locally significant historic or archaeological resources.
6. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
7. The proposed location is not in conflict with the Pinellas County Stormwater Management Plan and any watershed management plans adopted by Pinellas County, if applicable.
8. The proposed location is not in a velocity flood zone or a floodway.
9. The proposed location can accommodate the required parking and anticipated queuing of vehicles onsite.
10. The proposed location lies outside the area regulated by Section 333.03(3), F.S., regarding the construction of public educational facilities in the vicinity of an airport. (Rule 9J-5.025(3)(c)4, F.A.C. & Rule 9J-5.025(3)(c)5, F.A.C. & Rule 9J-5.025(3)(c)10, F.A.C.)

**Policy 2.1.6:** The following criteria shall also be used to evaluate whether proposed locations of specific types of schools are consistent with the Pinellas County Comprehensive Plan:

Elementary Schools, Special Education Facilities, and Alternative Education Facilities

1. The proposed location shall have direct access to at least a collector road or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.

#### Middle Schools

1. The proposed location shall have direct access to at least a collector road or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.
2. Outdoor recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

#### High Schools

1. The proposed location shall have direct access to at least a collector road, or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.
2. Stadiums, outdoor recreational facilities, and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

#### Vocational -Technical Schools

1. The proposed location shall have direct access to at least a collector road, or as otherwise approved by the local government after determination of acceptable traffic impacts on adjacent roads of lesser classification.
2. Industrial education facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

**Policy 2.1.7:** Proposed locations that are less than the standard site acreage as prescribed in the Florida Department of Education State Requirements of Educational Facilities may be determined to be consistent with the Pinellas County Comprehensive Plan provided the requirements of Section 1013.36, F.S., are met and off-site impacts can be adequately mitigated.

**Policy 2.1.8:** A consistency determination for a proposed new site or additional property with the Pinellas County Comprehensive Plan may be conditioned with references to specific types of public educational facilities.

**Policy 2.1.9:** At the time of consistency determination, Pinellas County may impose reasonable conditions for development of the site as it relates to any of the criteria in Policies 2.1.5 and 2.1.6. Conditions may not be imposed which conflict with those established in Chapter 1013 of the Florida Statutes or the State Uniform Building Code, unless mutually agreed to by Pinellas County and the School District.

**Policy 2.1.10:** Before a significant change of program at a public educational facility is implemented, the School District and Pinellas County shall require a review of the facility's onsite and offsite impacts. The School District and Pinellas County will work cooperatively to mitigate onsite and offsite impacts, including impacts to public facilities, identified through the review.

**Policy 2.1.11:** The policies in Objective 2.1 are intended to be consistent with, and not conflict with, the provisions in Chapter 1013, F.S.

**OBJECTIVE 2.2:** Consistent with Section 163.3177(6)(a), F.S., and consistent with the Pinellas County future land use policies, Pinellas County shall explore those opportunities where co-location of public facilities and public schools provides a mutual benefit, serves a desirable community purpose, or represents an efficient use of finances and staff resources. (Rule 9J-5.025, (3)(b)6, F.A.C. & Section 163.3177(12)(g), 163.3180(13)(g)2, F.S.)

**Policy 2.2.1:** As the opportunity arises, Pinellas County and the School Board, shall evaluate the ability to enter into an agreement to co-locate existing or planned school sites with other public facilities, including but not limited to: bike and pedestrian pathways, libraries, parks, community and recreational centers and facilities, museums, performing arts centers, auditoriums, stadiums, healthcare and social services and other uses as may be determined appropriate. (Rule 9J-5.025(3)(c)4, F.A.C.)

**Policy 2.2.2:** Should Pinellas County and the School Board determine that the co-location of public facilities is mutually advantageous and desirable, the appropriate method of agreement will be decided upon, and could include such options as, but not be limited to, interlocal agreement, Pinellas County resolution, or memorandum of understanding. (Rule 9J-5.025(3)(c)4, F.A.C.)

**Objective 2.3:** Pinellas County will support the School District's commitment to sustainable design and operations, as public schools are integral contributors to the quality of the surrounding community.

**Policy 2.3.1:** Pinellas County and the School District will share information on sustainable design and green building practices, and take advantage of opportunities to incorporate demonstration projects and technologies onsite, so that local schools can serve as community models of environmental efficiency.

**GOAL 3:** PINELLAS COUNTY WILL COORDINATE WITH THE SCHOOL DISTRICT AND OTHER LOCAL GOVERNMENTS TO IMPROVE THE SAFETY OF STUDENTS AS THEY ACCESS PUBLIC SCHOOL FACILITIES. (Rule 9J-5.025(3)(a), F.A.C)

**OBJECTIVE 3.1:** Pinellas County shall collaborate with the School District and other local governments to promote safe access for students to public school facilities.

**Policy 3.1.1:** Pinellas County shall participate on the School Transportation Safety Committee (STSC) of the Pinellas County Metropolitan Planning Organization (MPO) to identify locations within the County where student safety is a concern, and to develop recommendations in response to student safety issues raised by the School District, local governments, the School Transportation and Enhanced Pedestrian Safety (STEPS) Committee, or the community to enhance the safety of students accessing public school facilities.

**Policy 3.1.2:** Pinellas County shall consider implementation of recommendations from the STSC that affect its jurisdiction, in coordination with the School District and any agencies that have some involvement in the identified action, to support student access to public schools in a manner that both improves student safety and is compatible with the surrounding community.

**Policy 3.1.3:** Pinellas County shall cooperate with School District initiatives that implement STSC recommendations for modifications to a school campus.

**Policy 3.1.4:** Pinellas County shall, in its capital improvement program, give priority to the construction of those sidewalks, crosswalks, bicycle paths, and other improvements that help to provide continuous access to public schools for pedestrians and bicyclists.

**Policy 3.1.5:** Pinellas County shall annually update its Capital Improvements Element to identify the School District's capital needs in the Comprehensive Plan, enabling the coordination of existing and planned public school facilities with the required local capital projects needed to provide support services for the safety of public school students.

**Policy 3.1.6:** For new development or redevelopment within a two-mile radius of any existing or planned public school facility, Pinellas County shall require the developer to construct sidewalks along the corridor contiguous to the property being developed that directly serves the public school facility, in support of Section 1013.36 (5), F.S. and the MPO 2025 Transportation Plan.

**GOAL 4:** OPPORTUNITIES ARE MAXIMIZED FOR PUBLIC SCHOOLS TO BE DESIGNED SUCH THAT THEY CAN SERVE A VITAL EMERGENCY MANAGEMENT PURPOSE IN TIMES OF DISASTER.

**OBJECTIVE 4.1:** The safety of the public shall be a high priority when designing future public school facilities and renovating existing facilities.

**Policy 4.1.1:** Pinellas County shall coordinate with the School District on emergency preparedness issues, including the use of public school facilities for emergency shelters. (Rule 9J-5.025(3)(c)11, F.A.C.)

**Policy 4.1.2:** Future public school facilities that are not located within category 1, 2 or 3 evacuation zones, shall be designed to serve the public as emergency shelters, consistent with Section 1013.372 F.S. These public school facilities shall be designed according to the public shelter criteria outlined in the Florida Building Code.

**Policy 4.1.3:** Pinellas County shall annually update its Capital Improvements Element to ensure that the School District's capital needs are reflected in the Comprehensive Plan, enabling the coordination of existing and planned public school facilities with the required local capital projects needed to provide emergency shelter spaces, as identified by the ***Tampa Bay Regional Hurricane Evacuation Study***, developed by the Tampa Bay Regional Planning Council.

