

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY OF PINELLAS PARK COMPREHENSIVE PLAN; BY AMENDING THE LAND USE ELEMENT; BY AMENDING THE TRANSPORTATION ELEMENT; BY AMENDING THE STORMWATER MANAGEMENT ELEMENT; BY AMENDING THE HOUSING ELEMENT; BY AMENDING THE PARKS, RECREATION AND OPEN SPACE ELEMENT; BY AMENDING THE PUBLIC SCHOOLS FACILITIES ELEMENT; BY AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT; BY AMENDING THE CAPITAL IMPROVEMENTS ELEMENT; BY ADDING THE PROPERTY RIGHTS ELEMENT; BY ADDING THE ECONOMIC DEVELOPMENT ELEMENT; BY AMENDING APPENDIX I-CAPITAL IMPROVEMENT PROJECTS; BY AMENDING APPENDIX II-DATA REFERENCED BY POLICIES AND RENAMING APPENDIX II-FUTURE LAND USE CATEGORY DESCRIPTIONS; BY AMENDING APPENDIX III-MAPS; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR COMPREHENSIVE PLAN TRANSMITTAL TO THE STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CERTIFICATION OF CONSISTENCY WITH THE COUNTYWIDE PLAN AND CITY'S COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (COMP-2026-00001)

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**WHEREAS**, Section 163, Part II F. S., establishes the Community Planning Act; and

**WHEREAS**, Section 163.3184 F.S., provides the process for adopting amendments to local comprehensive plans; and

**WHEREAS**, the Countywide Rules are part of the Countywide Plan for Pinellas County as defined in Section 3(1) and Section 3(5) and authorized under Section 6(7)(b) of Chapter 2012-245 Laws of Florida, as amended; and

**WHEREAS**, on February 6, 1989, the Countywide Rules were originally adopted by the Pinellas Planning Council to establish parameters and procedures that will be used to determine whether or not the local government's future land use plans and land development regulations are consistent with the Countywide Plan Map and the Countywide Rules; to maintain consistency between local government plans and regulations and the Countywide Plan Map and the Countywide Rules; and to encourage compatibility with and support the implementation of the Countywide Plan; and

**WHEREAS**, In September 2014, the Pinellas Planning Council (PPC) board unified its membership with the Pinellas County Metropolitan Planning Organization (MPO), as stipulated by Chapter 2012-245 Laws of Florida. The merged agency, Forward Pinellas, is charged with addressing countywide land use and transportation concerns as both the PPC and MPO; and

**WHEREAS**, the Countywide Rules apply to Forward Pinellas in their capacity as the Countywide Planning Authority for Pinellas County and the twenty-five (25) local governments in Pinellas County, in the administration of the Countywide Plan Map as applied to all land and water areas of Pinellas County, Florida; and

**WHEREAS**, on August 21, 2023, Forward Pinellas, in its capacity as the Pinellas Planning Council, amended the Countywide Rules by Ordinance 23-14; and

**WHEREAS**, the text amendments to the Pinellas Park Comprehensive Plan in this Ordinance fulfill the consistency requirements and recommendations of the Countywide Plan for Pinellas County; and

**WHEREAS**, Pinellas Park has prepared revisions to previously adopted Goals, Objectives and Policies of the Pinellas Park Comprehensive Plan; and

**WHEREAS**, Pinellas Park has prepared revisions to the previously adopted Appendix I-Capital Improvement Projects, Appendix II-Data Referenced by Policies, and Appendix III-Maps; and

**WHEREAS**, Pinellas Park has prepared a new Property Rights Element consistent with the provisions of Section 163.3177 Florida Statutes; and

**WHEREAS**, Pinellas Park has prepared a new optional Economic Development Element to be incorporated into the City's Comprehensive Plan; and

**WHEREAS**, Florida Statutes states that the Local Planning Agency shall monitor and oversee the effectiveness and status of the Comprehensive Plan and recommend to the governing body such changes in the Comprehensive Plan as may from time to time be required; and

**WHEREAS**, at its regular meeting on June 1, 2023, the Pinellas Park Planning and Zoning Commission held a public hearing and recommended approval of the text amendments to the Pinellas Park Comprehensive Plan; and

**WHEREAS**, duly advertised public hearings were held by the Pinellas Park City Council as required by Florida Statutes; and

**WHEREAS**, Ordinance No. 4208 amending the Pinellas Park Comprehensive Plan was approved by the Pinellas Park City Council as required by the Florida Statutes on February 22, 2024; and

**WHEREAS**, Ordinance No. 4208 was transmitted to FloridaCommerce on March 7, 2024 in accordance with Florida Statutes; and

**WHEREAS**, FloridaCommerce never received the City of Pinellas Park's adopted amendments thereby deeming the previous Pinellas Park Comprehensive Plan amendments withdrawn or otherwise void; and

**WHEREAS**, upon this discovery, the City of Pinellas Park is hereby re-adopting the proposed text amendments to the Comprehensive Plan, also incorporating additional proposed text amendments highlighting the importance of target industries for Pinellas County's economic health and growth, noting their higher average wages and positive economic impact.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA:**

**SECTION 1:** The primary purpose of these amendments is to update the Land Use Element; the Transportation Element; the Stormwater Management Element; the Housing Element; the Parks, Recreation and Open Space Element; the Public Schools Facilities Element; the Intergovernmental Coordination Element; the Capital Improvements Element; Appendix I-Capital Improvement Projects; Appendix II-Data Referenced by Policies; and Appendix III-Maps; and to create the Property Rights Element and the Economic Development Element, to fulfill consistency requirements and modernize the City of Pinellas Park's Comprehensive Plan.

**SECTION 2:** That the Land Use Element of the City of Pinellas Park's Comprehensive Plan is repealed in its entirety and is replaced with the Healthy Places: Future Land Use Element as provided for in "Exhibit A", which is attached hereto and made a part hereof.

**SECTION 3:** That the Transportation Element of the City of Pinellas Park's Comprehensive Plan is amended as provided for in "Exhibit B", which is attached hereto and made a part hereof.

**SECTION 4:** That the Stormwater Management Element of the City of Pinellas Park's Comprehensive Plan is amended as provided for in "Exhibit C", which is attached hereto and made a part hereof.

**SECTION 5:** That the Housing Element of the City of Pinellas Park's Comprehensive Plan is amended as provided for in "Exhibit D", which is attached hereto and made a part hereof.

**SECTION 6:** That the Parks, Recreation, and Open Space Element of the City of Pinellas Park's Comprehensive Plan is amended as provided for in "Exhibit E", which is attached hereto and made a part hereof.

**SECTION 7:** That the Public Schools Facilities Element of the City of Pinellas Park's Comprehensive Plan is amended as provided for in "Exhibit F", which is attached hereto and made a part hereof.

**SECTION 8:** That the Intergovernmental Coordination Element of the City of Pinellas Park's Comprehensive Plan is amended as provided for in "Exhibit G", which is attached hereto and made a part hereof.

**SECTION 9:** That the Capital Improvements Element of the City of Pinellas Park's Comprehensive Plan is amended as provided for in "Exhibit H", which is attached hereto and made a part hereof.

**SECTION 10:** That the Property Rights Element is added to the City of Pinellas Park's Comprehensive Plan to read as provided for in "Exhibit I", which is attached hereto and made a part hereof.

**SECTION 11:** That the Economic Development Element is added to the City of Pinellas Park's Comprehensive Plan to read as provided for in "Exhibit J", which is attached hereto and

made a part hereof.

**SECTION 12:** That Appendix I-Capital Improvement Projects of the City of Pinellas Park's Comprehensive Plan is amended as provided for in "Exhibit K", which is attached hereto and made a part hereof.

**SECTION 13:** That Appendix II-Data Referenced by Policies of the City of Pinellas Park's Comprehensive Plan is renamed Future Land Use Category Descriptions and amended as provided for in "Exhibit L", which is attached hereto and made a part hereof.

**SECTION 14:** That Appendix III-Maps of the City of Pinellas Park's Comprehensive Plan is amended as provided for in "Exhibit M", which is attached hereto and made a part hereof.

**SECTION 15:** That all ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 16:** Pursuant to Section 163.3184 Florida Statutes, the Planning and Development Services Director is authorized to transmit a copy of this Ordinance to the applicable reviewing agencies under the State Coordinated Review process to FloridaCommerce.

**SECTION 17:** It is the intention of City Council that provisions of this Ordinance shall be severable from the remainder of the ordinance in the event that any portion thereof is declared unconstitutional by a court of competent jurisdiction.

**SECTION 18:** The City Council does hereby certify that this Ordinance is consistent with the Countywide Plan for Pinellas County, the City's Comprehensive Plan and elements thereof adopted pursuant to the Community Planning Act.

**SECTION 19:** The effective date of this Comprehensive Plan amendment shall be thirty-one (31) days after receipt of written notice from the State Land Planning Agency that it has received this ordinance unless timely challenged, in which case, the effective date will be the date on which the State Land Planning Agency or Administration Commission enters a final order determining that the adopted amendment is in compliance with Section 163.3184, Florida Statutes. No development orders, development permits, or land uses dependent upon this amendment may be issued or commenced before the effective date of this ordinance. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which shall be sent to the State Land Planning Agency.

PUBLISHED THE \_\_\_\_\_ & \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

FIRST READING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

1<sup>ST</sup> PUBLIC HEARING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

2<sup>ND</sup> PUBLIC HEARING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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Sandra L. Bradbury  
MAYOR

ATTEST:

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Jennifer R. Carfagno, MMC  
CITY CLERK

# Business Impact Estimate

*This form must be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed resolution's title/reference: **Ordinance 2026-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY OF PINELLAS PARK COMPREHENSIVE PLAN; BY AMENDING THE LAND USE ELEMENT; BY AMENDING THE TRANSPORTATION ELEMENT; BY AMENDING THE STORMWATER MANAGEMENT ELEMENT; BY AMENDING THE HOUSING ELEMENT; BY AMENDING THE PARKS, RECREATION AND OPEN SPACE ELEMENT; BY AMENDING THE PUBLIC SCHOOLS FACILITIES ELEMENT; BY AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT; BY AMENDING THE CAPITAL IMPROVEMENTS ELEMENT; BY ADDING THE PROPERTY RIGHTS ELEMENT; BY ADDING THE ECONOMIC DEVELOPMENT ELEMENT; BY AMENDING APPENDIX I-CAPITAL IMPROVEMENT PROJECTS; BY AMENDING APPENDIX II-DATA REFERENCED BY POLICIES AND RENAMING APPENDIX II-FUTURE LAND USE CATEGORY DESCRIPTIONS; BY AMENDING APPENDIX III-MAPS; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR COMPREHENSIVE PLAN TRANSMITTAL TO THE STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CERTIFICATION OF CONSISTENCY WITH THE COUNTYWIDE PLAN AND CITY'S COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (COMP-2026-00001)**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is *not* required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

- The proposed ordinance is enacted to implement the following:
  - a. Development orders and development permits, as those terms are defined in Florida Statutes § 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Florida Statutes § 163.3220-163.3243;
  - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
  - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

**This is an ordinance to update the Land Use, Transportation, Conservation and Natural Groundwater Aquifer Recharge, Potable Water, Sanitary Sewer, Solid Waste, Stormwater Management, Housing, Parks, Recreation and Open Space, Public Schools Facilities, Intergovernmental Coordination, and Capital Improvements Elements of the Pinellas Park Comprehensive Plan and to implement two new elements: Property Rights and Economic Development, for consistency with Florida State Statutes and Forward Pinellas Countywide Rules.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

None.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

None.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

None above those anticipated.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None.

4. Additional information the governing body deems useful (if any):

None.

Healthy Places: Future Land Use Element



- Ordinance 2423, Adopted August 14, 1997
- Ordinance 3002, Adopted August 8, 2002
- Ordinance 3227, Adopted November 23, 2004
- Ordinance 3658, Adopted June 11, 2009
- Ordinance 3735, Adopted October 28, 2010
- Ordinance 3736, Adopted October 28, 2010
- Ordinance 3784, Adopted January 26, 2012
- Ordinance 3970, Adopted May 28, 2016
- Ordinance ~~4208XXXX~~, Adopted ~~February 22, 2024~~Date

## HEALTHY PLACES: FUTURE LAND USE

### GOAL LU.1

Concentrate future residential and commercial growth in an identifiable City center or designated Target Employment Center (TEC); preserve and enhance residential, equestrian/farm, and industrial areas; provide connectivity with complete and safe streets that provide mobility for all users; and coordinate these efforts with the maintenance and enhancement of green space.

#### OBJECTIVE LU.1.1

Provide Future Land Use categories and policies that accommodate projected growth, provide for housing choice, respect the natural environment, protect historic resources, accommodate topography and soil conditions, discourage urban sprawl, and ensure compatibility with adjacent land uses and the community's vision.

#### POLICY LU.1.1.1

Future land use categories and their respective densities and intensities are summarized in Table 1 below. Alternative density and intensity standards for temporary lodging may be applied, where applicable, consistent with maximum allowances in Table 2 below and provisions in Appendix II. Complete descriptions of each category and their permitted uses are located in Appendix II ~~of the Comprehensive Plan.~~

Table 1: Future Land Use Categories

Future Land Use Categories	Max Dwelling Units Per Acre (DUPA) Base Rate/ Affordable and Missing Middle Housing Bonus <sup>1</sup> / <u>Target Employment Center (TEC) Overlay Max Bonus (†)</u>	Max Floor Area Ratio (FAR) Outside Target Employment Center (TEC)/ Inside TEC for Manufacturing, Office and Research/ Development Uses	Max Impervious Surface Area (ISR) / <u>Target Employment Center (TEC) Overlay Max Bonus (†)</u>	Max Residential Equivalency Units
Residential Classifications <sup>2</sup>				
Residential Suburban (RS)	2.5	.30	.60	3.00
Residential Low (RL)	5	.40	.65	3.00
Residential Urban (R)	7.5	.40	.65	3.00
Residential Low Medium (RLM)	10/20	.50	.75	3.00

Residential Medium (RM)	15/30/TEC: 24	.50	.75/TEC: .85	3.00
Residential High (RH)	30/50/TEC: 24	.60	.85	3.00
Mixed-Use Classifications <sup>2</sup>				
Residential/Office General (R/OG)	15/30/TEC: 24	.50/1.0	.75/TEC: .85	3.00
Residential/Office/Retail (R/O/R)	18/36/TEC: 24	.55/1.1	.85	3.00
Commercial Classifications <sup>2</sup>				
Commercial Neighborhood (CN)	10/20/TEC: 24	.40/.80	.80/TEC: .85	3.00
Commercial General (CG) <sup>3</sup>	24/36/TEC: 24	.55/1.1	.90	3.00
Industrial Classifications				
Industrial Limited (IL)	0	.65/1.3	.85	N/A
Industrial General (IG)	0	.75/1.5	.95	N/A
Public/Semi-Public Classifications				
Preservation (P) <sup>4</sup>	0	.10	.20	
Recreation/Open Space (R/OS)	0	.25	.60	
Institutional (I) <sup>2</sup>	12.5	.65	.85	3.00
Transportation/Utility (T/U)	0	.70	.90	
Special Designations				
Water/Drainage Feature	Submerged Land; Drainage Feature (other than as an overlay) - No density/intensity allocation. Drainage Overlay (as an overlay) -- As for the underlying plan category.			
Activity Center (AC)	Overlay. See Otherwise Applicable Category & Multiple Factors.			
Community Redevelopment District (CRD)	25	1.0	.90	3.00

<sup>1</sup>For the purposes of this plan, “Missing Middle” housing refers to attached single family, accessory dwelling units, duplex, triplex, and quadplex, townhomes, live/work buildings, cottage and bungalow courts, and small multifamily buildings up to 20 units and 3 stories. Additionally, the base rate density maximums shall serve as the density maximums for vacation rental uses.

<sup>2</sup>Mixed-Use – Shall not exceed, in combination, the respective numbers of DUPA and FAR permitted, when allocated in their respective proportion to the net land area of the property, except when residential and non-residential uses are vertically mixed. In this case, the total density and intensity for the whole site can be used, consistent with the Countywide Plan.

<sup>3</sup>Recreational Vehicle Park uses in this category are limited to 24 units per acre.

<sup>4</sup>No public water supply use shall exceed an FAR of .25 nor an ISR of .50. Where an entire parcel of property is located seaward of the Coastal Construction Control Line and no transfer of development rights has occurred, the property shall be permitted a minimum beneficial use subject to the various provisions of the Pinellas Countywide Plan Rules and the Countywide Plan Map, but private property shall not be taken without due process of law and the payment of just compensation. In particular, any such property shall be permitted, as a minimum, one (1) dwelling unit irrespective of parcel size, and a maximum of one (1) dwelling unit per acre.

[+Maximum TEC bonuses are subject to provisions stated in the Land Development Code.](#)

Future Land Use category descriptions, including permitted uses, are located in Appendix II of the Comprehensive Plan.

Table 2: Temporary Lodging Alternative Density & Intensity Standards

<b>LAND USE CLASSIFICATIONS</b>	<b>DENSITY/ UNIT PER ACRE</b>	<b>FAR</b>	<b>ISR</b>
<b>Residential/Office/Retail (R/O/R)<sup>1</sup></b>	<b>45</b>	<b>1</b>	<b>0.85</b>
<b>Commercial General (CG)</b>	<b>60</b>	<b>1.2</b>	<b>0.9</b>
<b>Community Redevelopment District (CRD)</b>	<b>60</b>	<b>1.2</b>	<b>0.9</b>
<b>Industrial Limited (IL)<sup>2</sup></b>	<b>75</b>	<b>1.5</b>	<b>0.85</b>
<p><sup>1</sup>Mixed Use - Shall not exceed, in combination, the respective numbers of DUPA and FAR permitted, when allocated in their respective proportion to the net land area of the property, except when residential and non-residential uses are vertically mixed. In this case, the total density and intensity for the whole site can be used, consistent with the Countywide Plan.</p> <p><sup>2</sup>The acreage for the Industrial Limited Category is subject to a five-acre limit, consistent with provisions for Industrial Limited in Appendix II of the Pinellas Park Comprehensive Plan.</p>			

**POLICY LU.1.1.2**

Promote “Health in All Policies,” a collaborative approach that integrates and articulates health considerations into policymaking across sectors to improve the health of all communities and people, through the following actions:

1. Allow community gardens in all residential and mixed-use Future Land Use categories and corresponding zoning districts;
2. Encourage residentially zoned properties to grow food for personal use;
3. Allow “little free libraries” as accessory uses/structures;
4. Ensure that grocery stores are permitted uses within one mile of any residential or mixed-use zoning district;
5. Implement low-impact and light imprint stormwater standards wherever possible;
6. Maintain landscaping standards to require Florida Friendly landscaping appropriate for Pinellas County’s climate;
7. Continue to require minimum 5’ wide sidewalks on both sides of the street;
8. Participate in the Arbor Day Foundation’s Tree City USA program to maintain and increase the tree canopy in the City.
9. Reduce minimum parking requirements in the Land Development Code;
10. Promote and provide multimodal transportation options;
11. Allow for accessory dwelling units and home-based business in residential and mixed-use zoning districts;
12. Increase housing choices by allowing for Missing Middle housing;
13. Eliminate minimum unit size requirements beyond those in the Florida Building Code (Policy H.1.1.5);

14. Implement policies associated with Objective H.1.4 of the Housing Element to increase the supply of affordable housing.
15. Ensure that affordable and senior housing and critical health infrastructure such as hospitals and assisted living facilities are not located in the Special Flood Hazard Area or in the Coastal High Hazard Area;
16. To ensure health equity, consistently include residents and other community stakeholders in the planning, review, and development process of any policies, projects, and programs that impact their neighborhoods, with the exception of entitled development orders; and
17. Require landscaping to provide shade and enhance the environment.

POLICY LU.1.1.3

Through the Zoning Map, fulfill the vision for the City by establishing urban, suburban, and agrarian/equestrian/natural context zones. Uses and structures facing each other on the same block should be similar in form and scale to ensure compatibility.

POLICY LU.1.1.4

Through the use of context-sensitive design, ensure a gradual transition in scale from most to least intensity and design streets to be consistent with the context of the land use vision for the City.

POLICY LU.1.1.5

Utilize the Countywide Plan Strategies and Rules developed by Forward Pinellas to ensure development that is compatible with the [comprehensive plans development patterns](#) of abutting communities.

OBJECTIVE LU.1.2

Reduce the number of existing uses that are inconsistent with the community's character, vision, and/or Future Land Use.

POLICY LU.1.2.1

Continue to use the Land Development Code to prohibit the re-establishment of non-conforming uses once the use has been discontinued for 12 months or more.

POLICY LU.1.2.2

To reduce the number of vacant buildings and encourage the creation of new small businesses and creative spaces, amend the Land Development Code to allow for the adaptive re-use of structures.

OBJECTIVE LU.1.3

Discourage and reduce urban sprawl.

#### POLICY LU.1.3.1

The City effectively discourages urban sprawl ~~when it by~~:

1. Directings economic growth and development to geographic areas of the City in a manner that does not have an adverse impact on natural resources;
2. Promotinges the efficient and cost-effective provision or extension of public infrastructure and service;
3. Providinges compact, walkable, and well-connected neighborhoods;
4. Allowings a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system;
5. Promotinges conservation of water and energy;
6. Preservinges agricultural areas and activities, including farms and equestrian areas such as Farm, Residential Estate, Residential Rural, whenever possible;
7. Preservinges open space and natural lands;
8. Improvinges air quality and reduces greenhouse gas emissions;
9. Providinges for recreational areas and uses such as passive and active parks, trails, community centers, etc.;
10. Creatinges a balance of land uses among residential, employment, civic, and non-residential uses that meet the population's daily needs; and
11. Providinges uses, densities, and intensities of use and urban form that would remediate urban sprawl conditions.

#### POLICY LU.1.3.2

A land use pattern and design standards that offer alternatives to the use of the automobile, maximizes the efficiency of existing infrastructure, and minimizes energy consumption shall be further achieved through the implementation of the adopted Long Range Transportation Plan, the Countywide Plan Strategies and Rulesland use strategies, the Community Redevelopment Plan (2020), the Pinellas Gateway/Mid-County Area Master Plan (Gateway Master Plan, 2020), the Land Development Code, and the Comprehensive Plan.

#### OBJECTIVE LU.1.4

Ensure through the Comprehensive Plan, Land Development Code, and Zoning Map availability of suitable land for public, semipublic, transportation, and utility facilities necessary to support existing and future populations and proposed development.

#### POLICY LU.1.4.1

Ensure that proposed development considered for approval conforms with existing and planned support facilities, (sanitary sewer, solid waste, drainage, and potable water), and that such facilities and services will be available, at the adopted level of service standards, concurrent with the impacts of development.

POLICY LU.1.4.2

All land use designations shall permit all public infrastructure for transportation, drainage, potable water, sewer, reclaimed water, telephone, wireless communications, electric or other like services. These uses may be subject to acreage thresholds and/or design controls.

POLICY LU.1.4.3

Develop Land Development Code design requirements for wireless communications infrastructure.

POLICY LU.1.4.4

Include the City's Transportation and Stormwater, Sewer, and Reclaimed Water Divisions and the Pinellas Park Water Management District in the review of development proposals.

POLICY LU.1.4.5

Amend the Land Development Code to include criteria to evaluate petitions to vacate easements and rights of way.

POLICY LU.1.4.6

When the vacation of a public easement necessitates the relocation of an existing utility and or granting of a new easement, the owner/applicant shall be responsible for providing a suitable alternate easement and/or relocating such public utility at the owner's/applicant's sole expense.

POLICY LU.1.4.7

Provide a variety of recreational facilities and open space that is spatially and equitably distributed throughout the City, in accordance with Policy PROS.1.2.1 of the Parks, Recreation, and Open Space Element.

POLICY LU.1.4.8

Locate recreational facilities such as parks, trails, and passive open spaces such that every neighborhood can access at least one recreational area or facility without having to navigate unsafe crossings, in accordance with (Policy PROS.1.2.1).

POLICY LU.1.4.9

Existing parks should be expanded, or new parks should be created, in accordance with criteria in Policy PROS.1.2.2 of the Parks, Recreation, and Open Space Element.

POLICY LU.1.4.10

Open space/recreational land use distribution shall be consistent with and conform to the Goals, Objectives and Policies of the Parks, Recreation, and Open Space Element of the Comprehensive Plan.

POLICY LU.1.4.11

Consider developing and adopting a Parks and Recreation Master Plan in accordance with Policy PROS.1.1.2 of the Parks, Recreation, and Open Space Element.

POLICY LU.1.4.12

Sufficient public facilities must be available concurrent with the impacts of all new development.

OBJECTIVE LU.1.5

Ensure the maintenance of the adopted levels of service.

POLICY LU.1.5.1

Develop annexation strategies consistent with policies associated with Objective ICE.1.11 of the Intergovernmental Coordination Element and [Florida Statutes](#)~~Pinellas County Code of Ordinances~~.

POLICY LU.1.5.2

Provide the necessary range of public facilities and services to encourage infill development and redevelopment within the Community Redevelopment Area. Infill can be achieved through development of vacant land or adding density and intensity on lots that contain existing development.

POLICY LU.1.5.3

Implement the policies and five-year capital improvement plan in the Capital Improvements Element that address facility improvements within the City's jurisdictional authority.

OBJECTIVE LU.1.6

Assess and mitigate the potential impacts associated with flooding, tropical storms, hurricanes, natural and man-made disasters, climate change, sea level rise, and severe weather events to protect property and the health, safety, and welfare of all residents, businesses, and property owners.

POLICY LU.1.6.1

Annually review, and amend as necessary, the Comprehensive Plan and Land Development Code to comply with the most recent standards of the National Flood Insurance Program, Local Mitigation Strategy, Pinellas County Post-Disaster Redevelopment Plan (2012), and all other applicable federal and state regulations, including any relevant findings derived from interagency hazard mitigation reports.

POLICY LU.1.6.2

Design and utilize mechanisms to assess and mitigate the cumulative, subregional impacts of development within floodplains.

POLICY LU.1.6.3

Review Future Land Use Map amendments for their impact on hurricane evacuation.

POLICY LU.1.6.4

Direct populations away from the Coastal High Hazard Area. The Coastal High Hazard Area is defined as the area below the category 1 storm surge line as established by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model ~~and is depicted in the Future Land Use Map series adopted herein.~~

POLICY LU.1.6.5

Prohibit the location of new or expansion of existing hospitals, nursing homes, and assisted living facilities within the Coastal High Hazard Area.

POLICY LU.1.6.6

Deny any amendment to the City's Future Land Use Map within the Coastal High Hazard Area which results in an increase of density or intensity unless it meets requirements of Section 163.3178(8)(a)3., F.S. and upon a balancing of criteria, as are determined applicable and significant to the subject amendment, consistent with Section 4.2.7 of the Countywide Rules.

POLICY LU.1.6.7

Prohibit the siting of new or the expansion of existing mobile/manufactured home development within the Coastal High Hazard Area.

POLICY LU.1.6.8

Consider acquiring properties that have been subject to repetitive loss within special flood hazard areas and the Coastal High Hazard Area.

POLICY LU.1.6.9

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.

POLICY LU.1.6.10

Cooperate with Pinellas County to reduce the out-of-county hurricane evacuation clearance time of 55 hours, as determined in the most recent Tampa Bay Region Hurricane Evacuation Study, for a category 5 storm event as measured on the Saffir-Simpson scale.

POLICY LU.1.6.11

The adopted level of service standard for evacuation to an in-county shelter for a category 5 storm event as measured on the Saffir-Simpson scale shall be 12 hours.

POLICY LU.1.6.12

Continue to cooperate with Pinellas County to develop a countywide plan to address the current deficiencies in public hurricane shelter spaces.

POLICY LU.1.6.13

Limit public expenditures for infrastructure in the Coastal High Hazard Area, with the exception of maintenance, repair, and replacement of existing facilities; expenditures for protection, restoration, or enhancement of natural resources or public access; or expenditures for a public facility of overriding public interest to ensure public health, safety, and welfare.

POLICY LU.1.6.14

Prior to issuing a certificate of occupancy or certificate of completion for the location of any new or expansion of existing hospitals, nursing homes, or assisted living facilities outside of the Coastal High Hazard Area but within Evacuation zones A, B, or C, such facility shall have a written evacuation and mitigation plan on file with the City.

OBJECTIVE LU.1.7

Maintain and amend, as necessary, a unified Land Development Code that is consistent with and implements the Comprehensive Plan and Community Redevelopment Plan.

POLICY LU.1.7.1

The City Land Development Code shall, at a minimum, provide regulations for the subdivision of land, site and building design, landscaping and buffering, street standards, environmental management, stormwater management, open space, safe and convenient on-site traffic flow, signage, and vehicle parking.

POLICY LU.1.7.2

All development orders shall meet the requirements of the Comprehensive Plan and Land Development Code. The impact of development on water quality and quantity, availability of public facilities, natural resources, and the potential of flooding will each be considered during the development review process.

POLICY LU.1.7.3

Land development regulations that implement the Comprehensive Plan may be more restrictive than the Plan but shall not be less restrictive.

OBJECTIVE LU.1.8

Direct growth and redevelopment to the Community Redevelopment Area (CRA).

POLICY LU.1.8.1

Direct growth into the Community Redevelopment Area that is designated “Activity Center” on the Countywide Plan Map and prioritize infrastructure improvements to meet the service demand in the Community Redevelopment Area. Consider amending the City’s Future Land Use Map to change the area to Activity Center.

POLICY LU.1.8.2

Implement the Community Redevelopment Plan, in coordination with policies associated with Objective ED.3.3 of the Economic Development Element.

POLICY LU.1.8.3

Amend the Land Development Code and official Zoning Map to allow higher density residential and higher intensity mixed office and commercial uses along commercial corridors within the Community Redevelopment Area.

POLICY LU.1.8.4

When there is overlap between the Community Redevelopment Area boundaries and any area designated as a Target Employment Center on the Countywide Plan Map, coordinate planning and investments between the CRA and the TEC subareas.

OBJECTIVE LU.1.9

Preserve, protect, and rehabilitate Historic Resources.

POLICY LU.1.9.1

Protect, to the extent possible, all properties that are eligible for listing or are currently listed on the National Register of Historic Places.

POLICY LU.1.9.2

Review all development proposals and permits to determine whether the site or structure is on the Florida Master Site File (FMSF) list. Work with the developer in determining whether and how any such historically significant sites and buildings should be preserved.

POLICY LU.1.9.3

Develop an historic preservation property tax exemption program to encourage the preservation and rehabilitation of historic properties.

POLICY LU.1.9.4

By 2028~~6~~, update the list of historic resources, prepare new or update master site files, and submit them to the Florida Department of State, Division of Historic Resources.

POLICY LU.1.9.5

To encourage the preservation and rehabilitation of historic structures, develop an historic preservation ordinance and consider becoming a Certified Local Government (CLG) through the Florida Department of State Division of Historic Resources.

OBJECTIVE LU.1.10

Encourage walkable, mixed-use infill development and redevelopment.

POLICY LU.1.10.1

Amend the Land Development Code to include innovative land development techniques and designs, such as performance zoning Planned Unit Developments (zoning based on quantifiable performance standards or form-based codes), light imprint/low impact development, pocket neighborhoods, etc., to achieve the following objectives:

- a. Encourage development that enhances and protects the natural

- environment and implements the overall vision of the community;
- b. Provide vibrant, safe, walkable, and bikeable neighborhoods;
- c. Concentrate growth in areas that are consistent with the community character or the vision for the community;
- d. Place housing in proximity to employment opportunities, services, transit, and recreational areas;
- e. Establish an urban form that supports transportation choices other than single-occupant vehicles and is more efficiently served by transit;
- f. Establish well-designed urban environments that create vibrant, livable places;
- g. Adopt regulations that allow a range of housing types and choices for all income levels, including the provision of affordable housing;
- h. Provide urban areas that incorporate well-designed, accessible open and public spaces; and
- i. Encourage a pattern of land use that is more energy efficient and reduces the emission of greenhouse gases.

POLICY LU.1.10.2

Amend the Land Development Code and Zoning ~~Atlas-Map~~ to allow for mixed-use developments consistent with the Comprehensive Plan.

OBJECTIVE LU.1.11

Provide housing choices and opportunities for a range of incomes, ages, abilities, and lifestyles.

POLICY LU.1.11.1

Allow accessory dwelling units (ADUs) in all mixed-use and residential Future Land Use and zoning categories. ADUs shall not count towards density limits.

POLICY LU.1.11.2

Amend the land development code to allow for innovative housing options and site designs that accommodate Missing Middle housing.

POLICY LU.1.11.3

Missing Middle housing shall be eligible for a density bonus in the following Future Land Use categories:

- Residential Low Medium (RLM)
- Residential Medium (RM)
- Residential High (RH)
- Residential/Office General (R/OG)
- Residential/Office/Retail (R/O/R)
- Commercial Neighborhood (CN)
- Commercial General (CG)

#### POLICY LU.1.11.4

Amend the Land Development Code to allow Missing Middle housing in the R-4, R-5, R-6, ROR, CN, GO, B-1, MXD, and TC zoning districts and to include a process to award a density bonus for Missing Middle housing. The bonuses shall be the same as the affordable housing bonuses for each Future Land Use category in Table 1. The density bonuses in the Land Development Code may be less than each Future Land Use category, but in no case may they be greater than the corresponding category. The Land Development Code shall also be amended to include the following:

1. Definition of Missing Middle housing that is consistent with the definition in the Comprehensive Plan;
2. Identified locations or locational characteristics appropriate for Missing Middle housing, consistent with the Forward Pinellas “Finding the Missing Middle” study published October 2017, incorporated by reference in Countywide Plan Strategy LU 11.4;
3. Methodology for determining density (DUPA) and intensity (FAR) bonuses relative to the underlying zoning and/or Future Land Use category;
4. Form-based or other performance-based zoning regulating the scale of Missing Middle housing; and
5. Design features that encourage walking, biking and transit use, such as low or no minimum parking standards, reduced setbacks, reduced landscape buffers, required sidewalks, etc.

#### POLICY LU.1.11.5

Continue to offer a density bonus for housing affordable for extremely low-income to middle-income households (as defined in Objective H.1.4), subject to requirements described in the Housing Element of the Comprehensive Plan, including Policy H.1.4.1, and requirements defined in the Land Development Code. This density bonus shall not be allowed for developments located within the Coastal High Hazard Area or the Special Flood Hazard Area. The housing shall remain affordable for a minimum of 10 years and shall be recorded with a Land Use Restriction Agreement or other legal means approved by the City. The density bonus for each Future Land Use category is defined in Table 1. Amend the Land Development Code to include a process to determine the procedure by which the bonuses are awarded. In no case can the bonus be greater than what is allowed in each Future Land Use category in Table 1.

#### POLICY LU.1.11.6

Residential density of up to 2.5 units per acre shall be maintained, consistent with the Future Land Use Map, where there is an established large lot development pattern and a more rural and/or equestrian context.

#### OBJECTIVE LU.1.12

Ensure that development improves quality of life and is consistent with the Comprehensive Plan, Gateway Master Plan, and Community Redevelopment Plan through the site plan review process.

POLICY LU.1.12.1

Commercial development shall be located at or near major intersections, within the Community Redevelopment Area, or within a designated TEC, along commercial and multimodal corridors, and within mixed-use categories and developments to ensure access to daily needs and employment.

POLICY LU.1.12.2

Amend the Land Development Regulations-Code to accommodate transit access, micro mobility, bicycle parking, and pedestrian facilities such as sidewalks and pathways for all multifamily and non-residential projects along and in proximity to transit routes and multimodal corridors. Consider mobility hubs within the CRA and other mixed-use areas throughout the city.

POLICY LU.1.12.3

In coordination with PSTA, develop incentives for developers to provide shade structures, seating, trees, and landscaping near transit stops to maximize passenger comfort.

POLICY LU.1.12.4

Promote side-street access, shared access, and cross-access for all properties fronting on arterial roadways in lieu of multiple curb cuts between intersections along arterial roadways.

POLICY LU.1.12.5

Sidewalks internal to development projects shall be designed to integrate and connect with public sidewalks and with public transit in order to ensure safe and efficient access for pedestrians.

POLICY LU.1.12.6

Commercial uses within an industrial area shall be limited to those uses in the respective Future Land Use category that are intended to provide employment and service or support the industrial or residential uses in proximity to that area.

POLICY LU.1.12.7

Review and amend as needed the Land Development Regulations-Code to ensure that targeted industries such as Advanced Manufacturing, Aviation & Aerospace, Business & Financial Services, Defense & Homeland Security, Information Technology, Life Sciences & Medical Technologies are permitted and encouraged in the City.

POLICY LU.1.12.8

Separate heavy industrial uses from adjacent incompatible uses, such as residences, schools, and uses like hospitals and libraries that are sensitive to noise, through the use of transition zones, landscaping, parks, open space, or other buffering areas for the mutual protection of industrial and non-industrial land uses.

POLICY LU.1.12.9

Require that curb cuts and driveways that are not utilized during the redevelopment of properties be removed and replaced with new curbing and sidewalks.

OBJECTIVE LU.1.13

Protect, preserve, and enhance natural resources.

POLICY LU.1.13.1

Preserve, restore, and improve wetlands for use in recharging the groundwater aquifer, managing stormwater, improving water quality through filtering pollutants and nutrients, providing recreational opportunities, and conserving wildlife habitat.

POLICY LU.1.13.2

Any development that includes unavoidable destruction of wildlife habitat shall mitigate all lost habitat according to Department of Environmental Protection standards.

OBJECTIVE LU.1.14

Ensure new development that is in proximity to the St. Pete-Clearwater International Airport supports the airport and surrounding airport related uses.

POLICY LU.1.14.1

Coordinate with the Pinellas County Airport Authority to ensure that new development is consistent with Federal Aviation Authority airspace clearance and height requirements for the St. Pete-Clearwater International Airport.

POLICY LU.1.14.2

Coordinate with the Pinellas County Airport Authority and utilize the current ~~Airport Noise Contours Map~~ PIE Obstacle Free Zone Map (Appendix III – Figure 11) when reviewing new residential development to ensure that dwellings are not within the 65-decibel contour.

OBJECTIVE LU.1.15

The City of Pinellas Park shall encourage utilization of Transfer of Development Rights (TDRs) on a voluntary basis for the following purposes: residential development; environmental management; stormwater management; economic development; and maximization of the infrastructure system.

POLICY LU.1.15.1

TDRs shall be understood to include density and intensity.

POLICY LU.1.15.2

Receiving areas for TDRs will be suitable for development and have existing or proposed infrastructure capable of accommodating increased densities.

POLICY LU.1.15.3

Receiving areas for densities and intensities via TDRs shall be established in accordance with the Land Development Code.

POLICY LU.1.15.4

The maximum density or intensity permitted upon any property receiving TDRs shall not exceed the capacity of the infrastructure system.

POLICY LU.1.15.5

Copies of the recorded instrument shall be provided to the City as a condition of approval of development plans for the property(s) in question.

POLICY LU.1.15.6

The City shall monitor the reallocation of density and intensity resulting from TDRs.

POLICY LU.1.15.7

Development on sites from which densities and intensities have been transferred shall not exceed the remaining density and intensity as indicated on the TDR document recorded in the Official Records of Pinellas County.

POLICY LU.1.15.8

Sites from which all densities have been transferred shall be permitted to be used for the following purposes: environmental management and preservation; public recreation; open space; or stormwater management.

POLICY LU.1.15.9

Site plans for properties receiving TDRs shall be considerate of and compatible with abutting properties. Issues of open space, height, setbacks, building bulk, and other associated site improvements shall be evaluated as they relate to the development and abutting properties.

POLICY LU.1.15.10

TDRs may occur between properties of different ownership.

POLICY LU.1.15.11

There shall be no TDRs from or to submerged land, or from outside the Coastal High Hazard Area into the Coastal High Hazard Area.

POLICY LU.1.15.12

The land use characteristics within any given Future Land Use ~~Plan-Map~~ category shall be consistent with those land use characteristics enumerated for each such category and no transfer of density/intensity shall be permitted that is inconsistent with the use characteristics of a given category.

POLICY LU.1.15.13

The maximum permitted density/intensity of any parcel of land to which density/intensity is transferred (receiving parcel) shall not exceed the density/intensity standards for said parcels as set forth in the Future Land Use ~~Plan Map~~ category, except as specifically provided for in the Future Land Use Element and the Land Development Code.

POLICY LU.1.15.14

Where an entire parcel of property is located in a Preservation or Recreation/Open Space Land Use category, and the density/intensity of such parcel has not been and cannot be transferred, such property shall be permitted a minimum benefit, but private property shall not be taken without due process of law and the payment of just compensation.

POLICY LU.1.15.15

All TDR documents shall require City Council or Community Redevelopment Agency approval, shall contain written evidence of the transfer of densities/intensities, and shall be recorded in the Official Records of Pinellas County. Copies of all such recorded TDR documents shall be filed with the Pinellas Planning Council and the City of Pinellas Park.

OBJECTIVE LU.1.1.16

Direct targeted economic growth and redevelopment to designated TECs.

POLICY LU.1.16.1

Prioritize infrastructure improvements to meet the service demand within the TECs.

POLICY LU.1.16.2

Implement a zoning overlay district, the Target Employment Center overlay, to correspond with designated TECs found on the Countywide Plan Map to support the efforts for coordinated target employment growth.

POLICY LU.1.16.3

Coordinate improvements to manage risk for properties within a designated TEC and Special Flood Hazard Area.

## Transportation Element



Ordinance 2423, Adopted August 14, 1997  
Ordinance 2727, Adopted October 26, 2000  
Ordinance 3658, Adopted June 11, 2009  
Ordinance 3735, Adopted October 28, 2010  
Ordinance 3736, Adopted October 28, 2010  
Ordinance 3970, Adopted May 28, 2016  
Ordinance ~~4208XXXX~~, Adopted ~~February 22, 2024~~Date

## TRANSPORTATION

### GOAL T.1

Provide for a safe, convenient, and energy efficient multimodal transportation system that serves to increase mobility, reduce the incidence of single-occupant vehicles, efficiently utilize roadway capacity, reduce the contribution to air pollution from motorized vehicles, and improve the quality of life throughout the City of Pinellas Park and mid-county area.

#### OBJECTIVE T.1.1

Increase development patterns that support multiple travel modes and multimodal connections, reduce vehicle miles traveled, and reduce greenhouse gas emissions, consistent with the Future Land Use Map and the Advantage Pinellas adopted Long Range Transportation Plan.

##### POLICY T.1.1.1

Account for land use context and goals, objectives, and policies of the Future Land Use, Economic Development, and Housing Elements that relate to land use, development, and redevelopment to inform transportation planning and project implementation. The Future Land Use Map shall guide the location, function, and sizing of new transportation facilities.

##### POLICY T.1.1.2

Review all Future Land Use Map amendments and rezonings for their impact on the transportation system and the mobility and safety needs of multiple modes of travel including bicycles/small vehicles (e.g., wheelchairs, scooters), walking, transit, and motor vehicles. This review shall consider the following:

- a. Ability of the surrounding existing and planned transportation system to meet the mobility objectives of the Comprehensive Plan;
- b. Ability of the surrounding existing and planned transportation system to manage and address any projected additional demand; and
- c. Extent to which the proposed land use amendment or rezoning furthers the intent of the Comprehensive Plan to improve mobility.

##### POLICY T.1.1.3

Designate, plan, and design transportation improvements to manage and address demand generated by projected development as indicated by the Healthy Places: Future Land Use Element.

##### POLICY T.1.1.4

Designate, plan, design, and construct transportation facilities that will minimize disruption and adverse impacts on land uses.

##### POLICY T.1.1.5

Consider existing and proposed mass transit facilities in guiding future land use patterns and growth in the community, in coordination with transit-oriented policies of the Healthy Places: Future Land Use Element.

POLICY T.1.1.6

Evaluate and amend the Land Development Code as needed to promote transit-friendly and supportive design standards in the land development process and create a safer and more comfortable environment for transit users moving between bus stops and proximate buildings, including clearly delineated or buffered pathways through parking areas.

POLICY T.1.1.7

Engage in collaborative transportation planning with Forward Pinellas to analyze and evaluate land use conditions and policies, land development regulations, and funding issues associated with long-term mobility solutions.

POLICY T.1.1.8

Continue to implement the Mobility Management System, including the collection of multimodal impact fees, ~~consistent with Pinellas County Ordinances 16-21 (2016) and 19-15 (2019).~~

POLICY T.1.1.9

Require subdivision plats and site plans for proposed developments to provide an access plan for safe roadway access and on-site of traffic circulation.

POLICY T.1.1.10

Approval of subdivision plats or site plans for projects sited along a roadway outside the City's jurisdiction will be contingent on approval for roadway access from the responsible jurisdiction. In the event that the requirements of another jurisdiction are in conflict with the City of Pinellas Park, the more stringent regulations shall prevail.

OBJECTIVE T.1.2

Maintain a Transportation Element that coordinates with the long-range plans and programs of Forward Pinellas, Pinellas County, the Pinellas Suncoast Transit Authority (PSTA), the State of Florida, and adjacent jurisdictions.

POLICY T.1.2.1

Review proposed amendments to the Transportation Element of the Comprehensive Plan to ensure consistency with the Countywide Plan.

POLICY T.1.2.2

Review and consider the Advantage Pinellas Long Range Transportation Plan and the County's Transportation Improvement Program when making decisions related to transportation planning and system improvements.

POLICY T.1.2.3

Collaboratively plan and communicate with Forward Pinellas, Pinellas County, and the Florida Department of Transportation (FDOT) regarding on-going projects, projected needs, and improvement programming for the multimodal transportation system. Implementation of this effort shall include:

- Representation by one elected official of the City of Pinellas Park serving on the Forward Pinellas Board of Elected Officials; and
- Representation and active participation by the City on the Technical Coordinating Committee (TCC), Bicycle Pedestrian Advisory Committee (BPAC), and Planners Advisory Committee (PAC) of Forward Pinellas.

#### POLICY T.1.2.4

Continue to coordinate with PSTA and Forward Pinellas to plan and implement a countywide transit system to achieve goals of the Transit Development Plan. This system shall meet the needs of service area populations, including individuals that are transportation disadvantaged, have low incomes, and/or have disabilities.

#### POLICY T.1.2.5

Coordinate with appropriate governing jurisdictions, including FDOT, regarding access management for curb cuts and median cuts.

#### POLICY T.1.2.6

Continue to coordinate with FDOT in the efficient implementation of a regional aviation system through representation and participation by Pinellas Park on the Continuing Florida Aviation Systems Planning Process (CFASPP) Committee of the West Central Florida Metropolitan Area.

### OBJECTIVE T.1.3

Improve operation and efficient use of roadway facilities.

#### POLICY T.1.3.1

Roadway segments with level of service E and F or a volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement schedule for construction within three years will be subject to the Mobility Management System requirements. These segments will include the area within one-quarter (1/4) mile of the center line and termini of the impacted road segment.

#### POLICY T.1.3.2

Maintain level of service standards at the peak hour for all roads within the City's jurisdiction consistent with the FDOT's level of service standards for the State Highway System and the Strategic Intermodal System (SIS) program and the Pinellas County level of service standards for County roads.

#### POLICY T.1.3.3

Coordinate with Pinellas County, Forward Pinellas, and FDOT to:

- Identify constrained and backlogged County, State, and Federal roadways in the City;
- Develop mobility goals for constrained roadways, based on corridor management studies and accounting for roads, transit routes, and bicycle/pedestrian facilities;

- Develop numerical indicators to measure the achievement of these mobility goals; and
- Develop a strategy, timetable, and commitment to meet defined goals.

POLICY T.1.3.4

Continue to implement the established maintenance program for local street improvements within the City.

POLICY T.1.3.5

Implement signalization improvements in coordination with appropriate governing jurisdictions and in accordance with the Manual on Uniform Traffic Control Devices.

POLICY T.1.3.6

Evaluate and amend as needed Land Development Code provisions for motorized parking and on-site traffic flow.

POLICY T.1.3.7

Coordinate with Forward Pinellas on corridor plans and strategies to address operational and safety issues on the major roadway network.

POLICY T.1.3.8

Coordinate with Pinellas County, Forward Pinellas, and the private sector to develop and implement a program of strategies to mitigate road congestion, efficiently use transportation facilities, and measure progress towards mutual goals. Such strategies may include but are not limited to:

- Demand management strategies (e.g., van and carpooling, ridesharing, transit improvements, bicycle and pedestrian facility improvements, land use/growth management strategies, telecommuting, flexible work hours, real-time transportation system information, etc.);
- Operational improvements (e.g., intersection improvements, signal timing and other Intelligent Transportation System improvements, traffic incidence management, improvements of parallel roadway facilities, access management, capacity increases); and
- Deployment of real-time transportation system information to users.

POLICY T.1.3.9

For decisions regarding traffic signal installations and median opening requests, consider 1) impacts on surrounding neighborhoods and 2) compliance with applicable federal, state, and local roadway access rules and regulations.

POLICY T.1.3.10

Coordinate with Pinellas County to develop and implement an Intelligent Transportation System (ITS) that conforms to the regional and national ITS standards. ITS refers to information and electronic technologies to enhance transportation management, safety, mobility, etc.

#### OBJECTIVE T.1.4

Maintain adequate right-of-way to meet current and anticipated transportation needs.

##### POLICY T.1.4.1

Avoid the vacation of rights-of-way, alleys, or easements if they provide principal or secondary access to a parcel or serve another public purpose.

##### POLICY T.1.4.2

When vacating a right-of-way, alley, or access easement that affects an existing or future utility, require the retention or dedication of an easement for an existing or proposed utility.

##### POLICY T.1.4.3

Coordinate with external agencies and property owners to evaluate opportunities for use of rights-of-way, creation and use of easements, land acquisition, and right of way dedication to build, connect, and complete bicycle, pedestrian, and trail infrastructure systems.

##### POLICY T.1.4.4

Develop right-of-way requirement and acquisition policies that expand the rights-of-way in the areas of key intersections (especially at existing and future signalized locations) to allow for exclusive right-turn lanes and dual left-turn lanes.

##### POLICY T.1.4.5

Encourage the dedication of right-of-way for proposed roadway improvements during the subdivision plat or site plan approval stage, whichever is appropriate.

##### POLICY T.1.4.6

Inventory and establish measures to protect existing rights-of-way.

##### POLICY T.1.4.7

Collaborate with the County and FDOT to acquire right-of-way in areas with existing or projected deficiencies, in accordance with applicable engineering standards.

#### OBJECTIVE T.1.5

Improve the modal split of person-trips for the region and inter-modal connectivity.

##### POLICY T.1.5.1

Create a Complete Streets and Pathways Plan; for the purposes of this Comprehensive Plan, Complete Streets means public or publicly accessible rights of way that are planned, designed, constructed, operated and maintained for the safety and mobility of pedestrians, bicyclists, motorists, horse riders, low-speed vehicle users, transit riders, freight carriers, emergency responders and adjacent land users, regardless of age or ability. The plan shall:

- Apply FDOT's Complete Streets Policy and Context Classification System to correlate roadway design with the surrounding land use context (or an

- aspirational land use context);
- Coordinate with criteria for the Forward Pinellas Complete Streets Program;
  - Identify Complete Streets projects within City rights-of-way; these projects shall be coordinated with and/or integrated into transportation plans and improvement programs completed by other agencies (e.g., Forward Pinellas' Active Transportation Plan and Transportation Improvement Program, PSTA's Transit Development Plan, etc.);
  - Identify gaps in the trails, multi-use pathways, sidewalks, and bike/micromobility lanes and paths network, in coordination with the Parks and Recreation Master Plan (Policy PROS.1.1.2);
  - Coordination with trails and pathways planning and improvements as part of parks and recreation efforts (policies under Objectives PROS.1.3 and PROS.1.4);
  - Include bicycle and pedestrian master planning and projects, Complete Streets projects, streetscape initiatives, and potential transit service expansion for the Community Redevelopment Area, consistent with the Pinellas Park Community Redevelopment Plan (2020);
  - Evaluate for inclusion multimodal strategies and related proposed projects from the Pinellas Gateway/Mid-County Area Master Plan (Gateway Master Plan, 2020);
  - Incorporate improvements identified through the Sidewalk and Accessibility Ramp Program;
  - Coordinate with Forward Pinellas on corridor-based, non-motorized transportation strategies in support of the Pinellas County Active Transportation Plan;
  - Coordinate with school access initiatives and projects (policies under Objective PS.3.1);
  - Establish street design guidelines to promote Complete Streets and Low Impact Design;
  - Consider "road diets," a roadway improvement involving the removal of roadway vehicle travel lanes to repurpose right-of-way, in order to reduce traffic, increase streetscaping, and increase bicycle and pedestrian facilities;
  - Prioritize capital improvements; and
  - Identify funding sources.

For the purposes of this Comprehensive Plan, micromobility refers to small, low-speed, human- or electric-powered transportation devices, such as bicycles and electric scooters.

#### POLICY T.1.5.2

Coordinate with Forward Pinellas and PSTA to complete corridor management studies and transit analyses, analyzing information on existing land uses, future land use plans, existing traffic patterns and bus stop/bench/shelter and sidewalk locations to identify opportunities to implement strategies to encourage mass transit ridership and alternative modes of travel.

#### POLICY T.1.5.3

Continue to coordinate with PSTA in the implementation of fixed routes and paratransit, including for existing and future trip generators.

#### POLICY T.1.5.4

Amend the bicycle, pedestrian, and trails facility map in Appendix III of the Comprehensive Plan, as needed, to document needs and proposed improvements for trails, multi-use pathways, sidewalks, and bike/micromobility lanes and paths, based on outcomes of the Complete Streets and Pathways Plan (Policy T.1.5.1) and the Parks and Recreation Master Plan (Policy PROS.1.1.2).

#### POLICY T.1.5.5

Provide for pedestrian and bicycle pathway alternatives by incorporating sidewalks, recreational paths, and/or bicycle lanes into future roadway improvements.

#### POLICY T.1.5.6

Design enhancements for existing and future pedestrian and bicycle pathways, such as accessibility compliant curb ramps, shall be integrated into the development of the transportation system.

#### POLICY T.1.5.7

Update the Land Development Code to:

- Update sidewalk, pathway, and trail design standards, consistent with the Complete Streets and Pathways Plan (Policy T.1.5.1);
- Update bike and micromobility parking/storage standards;
- Encourage unified developments to provide for pedestrian, bicycle, and micromobility facilities in their plans consistent with guidelines and standards contained in the Land Development Code;
- Incentivize pedestrian, bicycle, micromobility, and other vehicular linkages between adjacent land uses and off-site connections to adjacent retail, employment, recreation, civic and educational uses;
- Require joint access with neighboring properties and access to secondary streets and service roads, where feasible; and
- Update on-site transit infrastructure/amenity requirements for developments within three miles of an existing or planned future transit stop. These requirements shall reflect needs and locations identified in coordination with Forward Pinellas and PSTA.

POLICY T.1.5.8

All schools, parks and recreation facilities and planned developments shall provide pedestrian and micromobility access. Sidewalks and micromobility facilities provided with road construction projects shall be connected to existing sidewalks and micromobility facilities in the vicinity of the construction.

POLICY T.1.5.9

Collaborate with PSTA and Forward Pinellas to identify locations where the need for pedestrian/wheelchair accommodations between bus stops and the sidewalk network is greatest from a safety standpoint and on the implementation of necessary improvements. These gaps shall be considered as part of efforts under Policies T.1.5.1 and T.1.5.4.

POLICY T.1.5.10

Review roadway design plans for resurfacing and reconstruction projects to ensure the needs of all roadway users, including pedestrians, bicyclists, and low-speed vehicle users, are sufficiently addressed and that Low Impact Design standards are incorporated when feasible; this effort may rely on street design guidelines of the Complete Streets and Pathways Plan (Policy T.1.5.1), as those are developed.

POLICY T.1.5.11

Continue implementation of the Sidewalk and Accessibility Ramp Program to expand the sidewalk network and number of accessibility curb ramps and close remaining gaps in the existing network.

POLICY T.1.5.12

Coordinate efforts with Pinellas County and FDOT to incorporate Complete Streets provisions in the design and construction of expansion and resurfacing projects on County and State roads, where feasible.

POLICY T.1.5.13

When appropriate and feasible, incorporate elements of Complete Streets design standards into all new, reconstructed, and resurfaced roads, using design standards determined in the Complete Streets and Pathways Plan (Policy T. 1.5.1).

POLICY T.1.5.14

Avoid, when possible, the placement of permanent structures such as utility poles and traffic control poles within the sidewalk in a way that restricts pedestrian/wheelchair movement.

POLICY T.1.5.15

Apply for Safe Route to Schools grants to fund sidewalk improvements within two miles of schools.

POLICY T.1.5.16

Consider adopting a micromobility ordinance to increase mobility choices.

#### OBJECTIVE T.1.6

Implement transportation improvements determined by local and regional economic development initiatives to promote economic development, community development, and effective goods movement in the City.

##### POLICY T.1.6.1

Coordinate with Pinellas County to maintain an inventory of roadways for truck movements in Appendix III of the Comprehensive Plan.

##### POLICY T.1.6.2

Collaborate with Forward Pinellas and PSTA to develop and update intermodal facility planning activities.

##### POLICY T.1.6.3

Collaborate with Forward Pinellas, PSTA, ~~TBARTA~~, and FDOT to provide enhanced transit service to existing and future employment centers.

##### POLICY T.1.6.4

In coordination with other Gateway Master Plan Memorandum of Understanding (MOU) signatories, evaluate:

- Roadway network gaps and related projects (identified in the Master Plan) for implementation; and
- The feasibility of a Transportation Management Association and related potential public/private projects that Association would lead, including those related to traffic and parking management and transit improvements such as a circulator, as described in the Master Plan.

##### POLICY T.1.6.5

Implement transportation improvements identified in the City market analysis (Policy ED.1.1.1)

##### POLICY T.1.6.6

Collaborate with local employers, business associations, and other entities to 1) identify and implement opportunities for employer-based transportation solutions to meet transportation and economic development goals and 2) publicize information on Internal Revenue Code deductions allowed under Section 132(f) for employers that provide transportation benefits to their employees.

##### POLICY T.1.6.7

Evaluate opportunities for and implement landscaping, artwork, other aesthetic features, and promotion of the City's cultural and artistic assets in transportation projects. This effort shall coordinate with public art, public space design, streetscape, and branding initiatives described in the Pinellas Park Community Redevelopment Pan.

## OBJECTIVE T.1.7

Eliminate fatal crashes and reduce crashes resulting in serious injury.

### POLICY T.1.7.1

Coordinate with Forward Pinellas to maintain a countywide crash database, including data in Pinellas Park, to 1) monitor, analyze and report on crash occurrences and trends and 2) to assist in the identification of effective countermeasures for incorporation in transportation planning and projects.

### POLICY T.1.7.2

Coordinate with Forward Pinellas to develop and adopt a Vision Zero Action Plan and initiate the necessary mechanisms to carry out its recommendations in partnership with countywide stakeholders. This effort shall incorporate the Health in All Policies (HIAP) and equity approaches developed under Policy T.1.9.1 and consider best practices identified by the Vision Zero Network and other Vision Zero entities.

### POLICY T.1.7.3

Support the installation of street lighting along major roadways, and in and around bus shelters, bus benches, bus stops, and where heavy bicycle, micromobility, and pedestrian activity occurs.

### POLICY T.1.7.4

Identify opportunities for and implement high visibility intersection and pavement markings at key locations to reduce traffic speeds and draw attention to neighborhood character and the presence of nonmotorized travel activity.

### POLICY T.1.7.5

Coordinate with other public agencies to maintain adequate funding programs for the operation and maintenance of the transportation system, including roads and bicycle/micromobility and pedestrian facilities.

### POLICY T.1.7.6

Develop traffic calming measures for implementation in residential and other areas, where appropriate.

### POLICY T.1.7.7

Distribute information on transportation safety education programs and the enforcement of rules and regulations, in cooperation with the Forward Pinellas BPAC.

### POLICY T.1.7.8

Advocate for pedestrian safety through public awareness, education and outreach efforts.

POLICY T.1.7.9

Continue to coordinate with the MPO's BPAC, MPO's School Transportation Safety Committee, FDOT's Community Traffic Safety Team, and other agencies and organizations as appropriate to identify locations where improvements are needed to enhance safety.

POLICY T.1.7.10

Coordinate with FDOT, Forward Pinellas, Pinellas County, other transportation agencies entities, private sector entities, and other groups to identify, evaluate, and implement technologies to reduce crashes and expand micromobility options.

POLICY T.1.7.11

Coordinate with Forward Pinellas, Pinellas County, FDOT, and other transportation agencies to implement safety measures from transportation plans by these other agencies that affect transportation in Pinellas Park.

POLICY T.1.7.12

Implement Community Oriented Policing programs that integrate the equity approach developed in Policy T.1.9.1.

POLICY T.1.7.13

Evaluate public safety improvements for implementation including but not limited to: additional street lighting, on-demand flashing pedestrian crosswalks (i.e., HAWK beacons, or other Pedestrian Hybrid Beacons) and emergency call-boxes.

POLICY T.1.7.14

Incorporate measures into construction and maintenance projects to ensure safe access for all transportation users affected by these projects.

OBJECTIVE T.1.8

Maintain updated information and preparedness measures to respond to environmental hazards.

POLICY T.1.8.1

Participate in and support hurricane evacuation planning activities in coordination with the Pinellas County Department of Emergency Management and the Tampa Bay Regional Planning Council.

POLICY T.1.8.2

Coordinate with Forward Pinellas, Pinellas County, the State of Florida, adjacent municipalities, the Tampa Bay Regional Planning Council, and other local and regional agencies to assess and evaluate the impacts of climate change, including sea level rise, and to identify strategies for implementation to help mitigate these impacts.

POLICY T.1.8.3

Coordinate with Forward Pinellas, the Tampa Bay Regional Planning Council, and other agencies to secure funding for vulnerability assessments, adaptation plans, and adaptation and mitigation measures for critical infrastructure projects needed to protect the transportation system from the impacts of climate change.

POLICY T.1.8.4

Coordinate with Forward Pinellas, FDOT and other partners to develop and track one or more performance measures and targets related to greenhouse gas emissions and impact on climate/sea level rise.

OBJECTIVE T.1.9

Maintain procedures to implement the Transportation Element and additional transportation-related policies of the Comprehensive Plan.

POLICY T.1.9.1

Develop and include an approach to incorporate Health in All Policies (HIAP) and equity aims in local transportation analysis, planning, project development, evaluation criteria, and implementation. This effort shall include consideration of groups experiencing disparate impacts and/or benefits from the transportation system and related planning, project implementation and system operation, including those stemming from historic disparate impacts and/or benefits. It shall also consider methods to effectively address involvement of underrepresented groups in the planning process.

POLICY T.1.9.2

Evaluate and rank in order of priority proposed roadway projects based on:

- Facility conditions;
- Traffic flow;
- Safety, including considerations for improvements to address high traffic crash areas (Policy T.1.7.1) and needed improvements for hurricane evacuation routes and facilities providing access to these routes;
- Impact upon traffic circulation with adjoining neighborhoods;
- HIAP and equity criteria that may be developed under Policy T.1.9.1; and
- Criteria listed in Policy CIE.1.1.5.

Conservation and Natural Groundwater Aquifer Recharge Element



Ordinance 2423, Adopted August 14, 1997

Ordinance 3658, Adopted June 11, 2009

Ordinance XXXX, Adopted Date

## CONSERVATION AND NATURAL GROUNDWATER AQUIFER RECHARGE

### GOAL C.1

The City of Pinellas Park shall conserve, appropriately use, protect and, where possible, enhance and restore the quality of natural resources in Pinellas Park.

#### OBJECTIVE C.1.1

To improve air quality and maintain compliance with all Federal and State ambient air quality standards.

##### POLICY C.1.1.1

Continue to provide adequate ambient air quality monitoring sites on City-owned properties.

##### POLICY C.1.1.2

Continue to reduce automobile-related air pollution by utilizing the Countywide Traffic Signalization System.

##### POLICY C.1.1.3

Give preference, whenever practicable, to those road improvements that will result in the greatest potential reduction of air pollution concentrations.

##### POLICY C.1.1.4

Continue to cooperate with and enhance relationships with Federal, State, and local governments and agencies to ensure strict compliance with ambient air quality standards.

##### POLICY C.1.1.5

Continue to promote the growth of clean industries in the City.

##### POLICY C.1.1.6

Promote the use of ride-sharing, car-pooling, mass transit systems, safe bicycle routes, safe pedestrian routes, and other techniques to improve traffic flow in congested areas.

##### POLICY C.1.1.7

Give high priority to traffic flow improvements that reduce air pollution concentrations when planning and implementing transportation system improvements in the City.

##### POLICY C.1.1.8

Utilize the Pinellas County Department of Environmental Management Air Quality Monitoring program information to ensure that new development complies with all ambient air quality standards.

POLICY C.1.1.9

New industrial point sources of air pollution shall be appropriately located to prevent significant deterioration of ambient air quality of surrounding uses.

POLICY C.1.1.10

The City shall cooperate with the Pinellas County Department of Environmental Management and the Florida Department of Environmental Protection in assessing any negative air quality impacts associated with refuse to energy facilities (e.g., ash and dioxin impacts) as well as hazardous waste transfer, storage, mitigation, treatment, and disposal facilities.

POLICY C.1.1.11

The City shall continue to implement public education efforts addressing air quality issues.

POLICY C.1.1.12

The City shall cooperate with Pinellas County in promoting greater coordination, communication, and cooperation among Federal, State, and local governments and agencies in seeking regional compliance with ambient air quality standards.

POLICY C.1.1.13

The City shall continue enforcement of fugitive dust control measures used during land clearing and development.

POLICY C.1.1.14

The City shall protect Tampa Bay by participation in SWFWMD's Surface Water Improvement and Management (SWIM) initiatives for:

- a. The reduction and/or elimination of excess nutrients and pollutants from point and nonpoint sources;
- b. The preservation, enhancement, restoration, and expansion of existing aquatic habitats;
- c. The adoption of local ordinances that shall protect natural systems, water quality, and wildlife habitat; and
- d. The management of watersheds in a holistic fashion.

OBJECTIVE C.1.2

By the year ~~2025~~ 2030 all surface water bodies in Pinellas Park shall meet or exceed State water quality standards for the intended use.

POLICY C.1.2.1

Continue to improve stormwater runoff quality by improving drainage control and treatment systems.

POLICY C.1.2.2

The City shall continue to encourage the planting of wetland tree and plant species in surface water bodies to improve natural treatment processes.

POLICY C.1.2.3

Establish appropriate procedures for maintenance for all existing and future stormwater control and treatment systems.

POLICY C.1.2.4

The City shall continue to expand the use of reclaimed water for residential and non-residential irrigation, further reducing the use of wells and the potential for saltwater intrusion.

POLICY C.1.2.5

The City shall continue to protect water quality by requiring mitigative measures and/or restricting activities known to adversely affect the quality and quantity of identified water sources including water recharge areas, surface water bodies, and water wells.

POLICY C.1.2.6

The City shall continue to protect and conserve the natural functions of soils, wildlife habitats, lakes, floodplains, and wetlands.

POLICY C.1.2.7

The City shall immediately give priority to providing sanitary sewer service to areas where water quality problems are clearly attributed to poorly functioning septic tanks.

POLICY C.1.2.8

When groundwater pollution sources are identified, the City shall seek assistance in implementation of cleanup actions.

POLICY C.1.2.9

Maintain or improve compliance with all State and Federal groundwater quality standards and by achieving a greater level of participation in conservation activities.

POLICY C.1.2.10

The City of Pinellas Park shall enforce the Southwest Florida Water Management District watering restrictions and prohibit the direct connection of irrigation systems to the potable water distribution lines within the jurisdictional limits of the City and water service area.

POLICY C.1.2.11

The City, in cooperation with the other appropriate agencies, shall seek the implementation of cleanup actions when water pollution sources are identified.

OBJECTIVE C.1.3

The City of Pinellas Park shall continue to identify and appropriately use and protect minerals, soils, and native vegetative communities in the jurisdiction.

POLICY C.1.3.1

The City shall continue to implement measures to protect and mitigate negative impact upon native vegetative communities.

POLICY C.1.3.2

The City shall continue to, through the land use planning and development review processes, conserve and protect wetlands and floodplains from detrimental physical and hydrological alteration.

POLICY C.1.3.3

The City, through the land use planning and development review processes, shall continue to control encroachment into the 100-year floodplain.

POLICY C.1.3.4

The City, through the land development review process, shall promote the use of desirable native wetland plant species for biological filtration and assimilation of pollutants in new and altered existing stormwater retention and detention ponds.

POLICY C.1.3.5

The City shall continue to enforce the use of erosion control measures.

POLICY C.1.3.6

The City shall continue to require the use of native plant species in landscaping for the purposes of maintaining native wildlife populations and conserving water.

POLICY C.1.3.7

The City shall continue to maintain and update a recommended native plant listing and other educational materials to increase public awareness on the need to utilize native plant species in the developed landscape.

POLICY C.1.3.8

The City shall conserve, protect, enhance, and properly utilize wetlands, surface waters, and other associated ecological systems within the City, when identified as being impacted by a proposed development. The subject areas shall be reviewed by a representative of either the Southwest Florida Water Management District or the Department of Environmental Protection to determine the size and value of the wetland or surface water, the level of impact, the level of protection required, and the ratio of mitigation to impacted area for those impacts determined to be unavoidable.

POLICY C.1.3.9

Wetlands shall be evaluated by the SWFWMD and DEP to ensure proper protection and integration into the natural stormwater system for the basin.

POLICY C.1.3.10

In circumstances where the natural boundary of a wetland is unclear, the line of demarcation shall be established by either the SWFWMD or DEP.

POLICY C.1.3.11

The City shall assess the impacts of proposed development activities on the values and function of any wetland or other surface water (excluding man-made drainage channels and retention/detention ponds) that affect fish, wildlife, and listed species. The assessment shall be based upon a review of ecological and hydrological information and field inspection by a representative of the Department of Environmental Protection or the Southwest Florida Water Management District. When assessing the value of such functions, the factors considered will include:

- a. Condition - whether the wetland or other surface water is in a high quality state or has been the subject of past alterations in hydrology, water quality, or vegetative composition.
- b. Hydrologic Connection - the nature and degree of off-site connection that may provide benefits to off-site water resources through detrital export, base flow maintenance, water quality enhancement or the provision of nursery habitat.
- c. Uniqueness - the relative rarity of the wetland or other surface water and its floral and faunal components in relation to the surrounding regional landscape.
- d. Location - the location of the wetland or other surface water in relation to its surroundings. In making this assessment, the reference materials used will include but not be limited to the National Wetlands Inventory, the Florida Natural Areas Inventory, and National Resource Conservation Service Soils maps.

- e. Fish and Wildlife Utilization - the use of wetlands or other surface water for resting, feeding, breeding, nesting, or denning by fish and wildlife, particularly those species that are listed as an endangered, threatened or species of special concern.
- f. Extent of Wetland - the total area within the delineated boundaries of the subject area as defined by the reviewing agency.

POLICY C.1.3.12

Development activities in wetlands shall protect the natural function of those wetlands or as a final option be mitigated in accordance with the SWFWMD and DEP guidelines and criteria as well as consistent with the local Land Use Plan.

POLICY C.1.3.13

Impacts of proposed development upon wetlands shall be required as a final option to mitigate the impact in accordance with the mitigation guidelines and criteria utilized by the SWFWMD and/or DEP, whichever is more stringent.

POLICY C.1.3.14

Mitigation should occur onsite, or upon adjacent lands.

POLICY C.1.3.15

When mitigation is required, a mitigation plan shall be developed, submitted, and approved prior to the issuance of a development order.

POLICY C.1.3.16

Mitigation ratios for the restoration or creation of a wetland shall be in accordance with the SWFWMD and/or DEP guidelines and criteria for mitigation.

POLICY C.1.3.17

Impacts to wetlands or other surface waters shall be mitigated through restoration (or other acceptable means) using native plant material that replaces type, value, and function of the areas impacted.

POLICY C.1.3.18

The City shall permit all land uses to abut preservation, conservation, and wetlands areas providing that when identified as being impacted by a proposed development the subject areas shall be reviewed by a representative of either the Southwest Florida Water Management District or the Department of Environmental Protection to determine the size and value of the wetland or surface water, the level of impact, the level of protection required, the ratio of mitigation to impacted area for those impacts determined to be unavoidable, and that all NPDES, DEP, SWFWMD, and local water quality standards are met.

POLICY C.1.3.19

Identification of wetlands on the Future Land Use Map are presumptive only and must be specifically identified and delineated in accordance with the Southwest Florida Water Management District and/or the Florida Department of Environmental Protection criteria.

POLICY C.1.3.20

Development shall be a final option in wetlands, however, if development occurs, then mitigation shall be required that is consistent with the SWFWMD and/or DEP guidelines and criteria for mitigation.

POLICY C.1.3.21

If wetland development is to occur in areas designated with the water/drainage feature overlay, the development must ensure that the impact or destruction does not degrade the drainage and water quality attributes of the wetland.

POLICY C.1.3.22

The City shall upon assessment and determination by the Department of Environmental Protection or the Southwest Florida Water Management District, initiate measures to protect the identified streams and lake swamps from negative impact and development. Protective measures may include but not be limited to land use changes, and covenants running with the land.

OBJECTIVE C.1.4

The City of Pinellas Park shall continue to identify and appropriately conserve, use, and protect wildlife and wildlife habitats within the community.

POLICY C.1.4.1

Promote education and awareness of the necessity for the protection of and the expansion of wildlife habitats.

POLICY C.1.4.2

The City shall utilize the natural systems inventory maps produced by the Florida Fish and Wildlife Commission to identify natural plant communities that are determined to provide significant wildlife habitats.

POLICY C.1.4.3

The City shall continue to implement the Land Development ~~Regulations Code~~ to conserve and protect significant wildlife habitats as identified by the Florida Fish and Wildlife Commission.

POLICY C.1.4.4

The City shall restrict development activities that adversely affect areas identified and mapped as significant wildlife habitats. Where development activities are proposed in such areas, the City may require site intensive wildlife surveys and other field documentation, as needed, to assess potential impacts.

POLICY C.1.4.5

During the land development review process, the City shall consider effects upon wildlife and wildlife habitats and require mitigative measures on activities known to adversely affect the survival of endangered and threatened wildlife.

POLICY C.1.4.6

The City, in cooperation with Pinellas County Department of Environmental Management, Florida Department of Environmental Protection, and the Florida Fish and Wildlife Commission, shall continue to implement a public education program on the need to protect and manage the habitats of threatened and endangered species, and species of special concern.

POLICY C.1.4.7

The City shall continue to cooperate with the State, region, adjacent local government, and appropriate governmental entity to conserve, protect, and appropriately use unique vegetative communities located within more than one local jurisdiction.

OBJECTIVE C.1.5

The City shall increase coordination with Pinellas County, Tampa Bay Water, and the Southwest Florida Water Management District in meeting future water supply demands through conservation and reuse to prevent excessive groundwater withdrawals.

POLICY C.1.5.1

The City shall continue to cooperate with Pinellas County, the Southwest Florida Water Management District, and Tampa Bay Water, in developing water demand projections.

POLICY C.1.5.2

The City shall continue to implement and expand a Reclaimed Water System that maximizes the use of advanced treated wastewater effluent for irrigation purposes.

POLICY C.1.5.3

The City shall continue to encourage the use of the lowest quality water reasonably available, which is environmentally safe and suitable to a given use, such as irrigation, cooling water, etc., in order to reduce the unnecessary use of potable water.

POLICY C.1.5.4

The City shall, in cooperation with the Southwest Florida Water Management District, continue to promote a comprehensive water conservation public education program.

POLICY C.1.5.5

The City shall implement the Southwest Florida Water Management District water shortage restrictions.

OBJECTIVE C.1.6

The City shall continue its regulation of land excavation activities to ensure effective reclamation and productive reuse of such areas.

POLICY C.1.6.1

The City shall continue to prohibit land excavation activities that adversely impact water levels of either surface water or groundwater on surrounding property.

POLICY C.1.6.2

The City shall continue to ensure adequate standards and requirements are in place to minimize the negative impacts of land excavation, and to ensure that land is effectively reclaimed.

POLICY C.1.6.3

The City shall continue to implement setbacks between the land excavation projects and adjacent land uses to protect public health, safety, and welfare.

POLICY C.1.6.4

The City shall, in cooperation with the appropriate agencies, prohibit land excavations in identified wildlife habitats that support threatened or endangered species or species of special concern.

OBJECTIVE C.1.7

The City shall conserve valuable soil resources and ensure they are utilized in the manner best suited for their capabilities.

POLICY C.1.7.1

During the land development process, the City shall utilize soil capability analyses for flood hazard, stability, permeability, and other relevant soil characteristics when planning for new development.

POLICY C.1.7.2

During the land development process, the City shall require that soils be utilized in accordance with the soil suitability for construction, landscaping, transportation, and recreation. Actual determination of suitability will allow for special exceptions in which proper modification of the natural soil can take place to reduce the limitation for development.

OBJECTIVE C.1.8

The City of Pinellas Park, in cooperation with Pinellas County, shall develop a program that educates and facilitates proper disposal, storage, transfer, and recycling of Hazardous Materials.

POLICY C.1.8.1

The City shall continue to cooperate with Pinellas County to promote public education on the types of hazardous material as well as their proper storage and disposal.

POLICY C.1.8.2

The City in cooperation with Pinellas County shall disseminate information concerning the hazardous household waste disposal program and the need to properly dispose of household and industrial waste products.

POLICY C.1.8.3

The City in cooperation with ~~the Pinellas County Metropolitan Planning Organization~~ Forward Pinellas shall utilize the hazardous materials and waste movement plan to reduce the environmental and public health risks associated the hazardous materials transport.

POLICY C.1.8.4

The City, in cooperation with appropriate agencies, shall continue to inventory potential hazardous waste contamination sites within City boundaries.

POLICY C.1.8.5

The City shall, through the development review process, ensure that development which generates hazardous materials or wastes meets or exceeds the *Land Development Code* requirements for protecting citizens, abutting property owners, and the environment from contamination.

OBJECTIVE C.1.9

As an ongoing objective, the City shall support the Tampa Bay National Estuary Program in its efforts to improve the water quality and the overall environmental conditions of Tampa Bay.

POLICY C.1.9.1

The City shall cooperate with and implement, to the extent of their applicability, those provisions of the Tampa Bay National Estuary Program's Comprehensive Conservation Management Plan that are appropriate to this community and the impacts of development activities on the water quality of Tampa Bay.

POLICY C.1.9.2

The City shall continue to support Pinellas County's participation in the establishment of a coordinated multi-jurisdictional effort for managing Tampa Bay under the leadership of the Tampa Bay National Estuary Program.

OBJECTIVE C.1.10

The City shall promote energy efficiency and energy conservation.

POLICY C.1.10.1

Incorporate sidewalks, recreational paths or bicycle pathways into all future urban roadway expansions.

POLICY C.1.10.2

Continue to fund the Sidewalk, Ramp and Neighborhood Program to provide for the installation of sidewalks and ramps throughout the City.

POLICY C.1.10.3

Assist the ~~MPO-Forward Pinellas~~ and PSTA in encouraging mass transit ridership and other alternative modes of travel through the development of corridor management studies and transit development analyses.

Potable Water Element



Ordinance 2423, Adopted August 14, 1997  
Ordinance 3238, Adopted October 14, 2004  
Ordinance 3658, Adopted June 11, 2009  
Ordinance 3736, Adopted October 28, 2010  
Ordinance 3800, Adopted April 26, 2012  
Ordinance XXXX, Adopted Date

## POTABLE WATER

### GOAL PW.1

Provide needed public facilities in a manner which protects investments in existing and future facilities and promotes safe and orderly growth.

#### OBJECTIVE PW.1.1

The City shall continue to require that all developments obtain a Concurrency Review to ensure that the level of service standards are not degraded below the adopted level without 100 percent mitigation of impact to ensure sufficient facility capacity is available to serve the complete development.

#### POLICY PW.1.1.1

The following Level of Service standards have been established for the City of Pinellas Park and shall be used in determining the availability of facility capacity and demand created by new development:

Potable Water average Level of Service Standard shall be 60 gallons per day per capital for resident development and 30 gallon per day per employee for non-residential development.

#### POLICY PW.1.1.2

All replacements or expansions of the utility systems shall meet or exceed the level of service standards for the facility.

#### POLICY PW.1.1.3

All replacements or expansions of the utility system shall be in accordance with this Element.

#### OBJECTIVE PW.1.2

The City will maintain a 10-year public utility improvements schedule; the schedule will reflect the projected demands identified in this Element and it will be updated annually in conformance with the Capital Improvement Element.

#### POLICY PW.1.2.1

The City will utilize this element when developing the water system portion of the Capital Improvement Element and when upgrading and extending water system service.

#### POLICY PW.1.2.2

The City will coordinate water improvements in accordance with adopted levels of service, the Master Plan, and other related infrastructure improvements.

#### POLICY PW.1.2.3

The City will monitor and annually report facility capacity and demand in order to

determine level of service for potable water.

**OBJECTIVE PW.1.3**

Provide adequate quantities and qualities of water service to all customers of the Pinellas Park Water Service Area.

**POLICY PW 1.3.1**

The Public Works Department shall analyze the condition and adequacy of any water distribution system that the City may inherit through annexation and prepare cost estimates for upgrading those systems to meet City requirements.

**POLICY PW 1.3.2**

When new subdivisions are being developed, it shall be the responsibility of the developer to provide internal water systems which are constructed to City specifications.

**POLICY PW 1.3.3**

Continue to construct water system improvements which will provide adequate quantity, pressure, and duration of fire flows while meeting system user needs.

**POLICY PW 1.3.4**

Continue to develop a system and construct improvements which will conserve energy, water, and other valuable resources.

**POLICY PW 1.3.5**

The City of Pinellas Park shall continue to coordinate with the water management and supply authorities in the implementation of techniques to augment existing water supplies to provide for future needs.

**POLICY PW.1.3.6**

The Public Works Department will work in cooperation with the Fire Department to ensure that adequate pressure flow is available for the protection of life and property.

**OBJECTIVE PW.1.4**

Continue to provide sound fiscal management for the operation and maintenance of potable water service in the City's service area

**POLICY PW.1.4.1**

The Office of Management and Budget will monitor annually the costs and revenues associated with the potable water system.

**POLICY PW.1.4.2**

The Office of Management and Budget will, on an annual basis, review the potable water utility rate structure to ensure adequate financial support.

POLICY PW.1.4.3

The Office of Management and Budget will produce anticipated revenue projections for five-year increments annually for use in potable water capital improvement programming.

POLICY PW 1.4.4

Fees charged users of potable water services shall continue to be adequate to cover system operating costs, repayments of capital costs, and allow for repair and replacement of existing facilities. The City shall also continue to evaluate new rate structures as necessary.

POLICY PW 1.4.5

Prioritization and scheduling of major improvements associated with the potable water system should be accomplished as a component of the capital improvement program.

POLICY PW 1.4.6

Funds set aside for repair and replacement of the potable water system shall not be diverted to other uses.

POLICY PW 1.4.7

The City should continue to seek financial support of the potable water system through grant programs administered by appropriate State and Federal agencies.

POLICY PW 1.4.8

Fees charged users of potable water services shall continue to be adequate to cover system operating costs, repayments of capital costs, and allow for repair and replacement of existing facilities. The City shall also continue to evaluate new rate structures as necessary.

POLICY PW 1.4.9

The City shall continue to refine the water conservation inverted rate structure for potable water users.

OBJECTIVE PW.1.5

The City will annually review and coordinate infrastructure improvements to ensure that maximization of existing facilities is encouraged prior to permitting expansion or upgrading of the utility system.

POLICY PW.1.5.1

The City shall prohibit development in areas where there is not available capacity in the existing utility system or where there does not exist a utility facility, unless impact is mitigated 100 percent by the developer.

POLICY PW.1.5.2

Development approval shall be subject to the determination that the capacity of the

existing facilities is sufficient to serve the proposed development.

POLICY PW.1.5.3

Infill development shall be encouraged where system utilities are already available.

POLICY PW.1.5.4

The planning and siting of new public facilities shall serve as a pro-active growth management tool, discouraging sprawl activity.

POLICY PW.1.5.5

If public utilities and services cannot be extended to certain areas due to constraints (environmental, topographic, etc.) developments proposed for these areas should be guided to other areas where public services and facilities currently exist.

POLICY PW.1.5.6

Where capacity is not available in the existing system, the developer shall be required to upgrade the facility to the acceptable level of service.

GOAL PW.2

Provide potable water services to the City's service areas in accordance with the projected demands identified in this document and subsequent master facilities studies.

OBJECTIVE PW.2.1

Deficiencies of the existing system, which have been identified in this Element, will be addressed in the Capital Improvement Element and reviewed annually.

POLICY PW.2.1.1

Projects shall be initiated in accordance with this Element and in conformance with the CIE.

POLICY PW.2.1.2

The City shall require that all developments obtain a Concurrency Review to ensure an adequate Level of Service.

POLICY PW.2.1.3

The size of a water main necessary to provide adequate potable water service into a developing area shall be determined not only by the absolute needs of a particular consumer but shall reflect the needs for adequate fire protection for the area and type of development and the ability of the water system to provide service to all potential consumers on an area basis.

OBJECTIVE PW.2.2

Projected demands through the year ~~2025-2030~~ will be met by undertaking the projects detailed in this Element.

POLICY PW.2.2.1

The City will provide and / or secure adequate financing to plan and construct the needed improvements listed.

POLICY PW.2.2.2

The City will undertake the improvements in accordance with the Master Plan and this Element.

POLICY PW.2.2.3

The planning and expansion of new public facilities shall be based upon demand forecasts and the rate of private development.

GOAL PW.3

Ensure the water distribution system is well maintained and delivers high quality safe potable water.

OBJECTIVE PW.3.1

The City will continue annual inspections to ensure the environmental quality and integrity of utility facilities.

POLICY PW.3.1.1

Life expectancy schedules for infrastructure components will be used to provide for the maintenance, repair, renovation and replacement of such facilities.

OBJECTIVE PW.3.2

The City will implement a program that will prohibit the issuance of a building permit if the proposed development will effectively reduce the environmental and functional integrity of the utility system below the acceptable Level of Service standard, in accordance with Article 16 of the *Land Development Code*.

POLICY PW.3.2.1

The City will continue to improve circulation of the extremities of the potable water system.

OBJECTIVE PW.3.3

Continue to maintain the water system in a safe, sound, and efficient manner.

POLICY PW 3.3.1

The Public Works Administration, Water Division, shall monitor water quality and the operation of the water distribution system with the intent of repairing and replacing deficient portions of the system within the framework of the capitalized budgeting process.

POLICY PW 3.3.2

Continue to provide adequate spacing of fire hydrants to provide optimum hose lays

and fire flow.

**POLICY PW 3.3.3**

Require at the time of application for connection to the public potable water system, that minimum fire flows and hydrant spacing be consistent with fire district standards.

**OBJECTIVE PW.3.4**

Continue to develop a potable water system that is compatible with the environment and seeks to conserve and protect sensitive natural resources.

**POLICY PW 3.4.1**

Except for areas of the City where reclaimed water is available, shallow wells shall be recognized as a viable source of water for irrigation purposes.

**POLICY PW 3.4.2**

The City shall require water conserving fixtures in newly constructed or remodeled buildings.

**POLICY PW 3.4.3**

Manage the supply of water in quantities which would minimize significant adverse impacts on the natural system and protect the long term public interest.

**GOAL PW.4**

Establish and utilize potable water conservation strategies and techniques to ensure the availability of potable water resources in the future.

**OBJECTIVE PW.4.1**

The City will annually conduct programs and efforts to conserve potable water supplies.

**POLICY PW.4.1.1**

The City will continue to coordinate with Pinellas County in developing alternative water sources and offsetting potable water consumption, to ensure future water supplies.

**POLICY PW.4.1.2**

For all developments with irrigation systems, the system shall not be connected to the City's potable water system.

**POLICY PW.4.1.3**

The City of Pinellas Park shall enforce the Southwest Florida Water Management District watering restrictions and the Pinellas County ordinance prohibiting the direct connection of lawn sprinkler systems to the potable water distribution lines within the jurisdictional limits of the community.

POLICY PW.4.1.4

The City shall expand its water conservation program to reduce the demand on the potable water resource and to limit the impact of fresh water withdrawals on the natural environment.

POLICY PW.4.1.5

The City shall implement a Reclaimed Water System which maximizes the use of advanced treated wastewater effluent for irrigation purposes.

POLICY PW.4.1.6

The City shall continue to utilize its reclaimed water system and shall expand the system to ensure maximum productivity with minimal environmental impacts.

POLICY PW.4.1.7

The City shall, in cooperation with the SWFWMD, continue to promote a comprehensive water conservation public education program.

POLICY PW.4.1.8

The City shall annually present a public information program which addresses issues of water conservation, recycling, and other environmental issues that face society today.

POLICY PW.4.1.9

The City shall continue its comprehensive educational program with specifically targeted messages for residential, commercial industrial, and institutional consumers to discourage waste and conserve potable water resources.

POLICY PW.4.1.10

The City shall continue to cooperate with Pinellas County, the SWFWMD, and Tampa Bay Water, in developing water demand projections.

POLICY PW.4.1.11

The City shall encourage the use of the lowest quality water reasonably available, which is environmentally safe and suitable to a given use, such as irrigation, cooling water, etc. in order to reduce the unnecessary use of potable water.

POLICY PW.4.1.12

The City shall enforce existing requirements, and establish new requirements and procedures as needed, to assure that low water usage plumbing fixtures are used in all new buildings or in conjunction with renovations.

POLICY PW.4.1.13

The City shall continue to promote water conservation through public education programs, promoting plumbing retrofitting, expanding the local reclaimed water system, and promoting drought-tolerant landscaping. Such efforts shall include

continuing water restriction enforcement, the distribution of brochures promoting water conservation, and utilizing conservation information from Pinellas County.

**POLICY PW.4.1.14**

The City shall promote the use of native and drought-tolerant plantings, including the promotion of the principles of Florida-friendly landscaping, as a means of conserving water through continued public education and enforcement of development.

**POLICY PW.4.1.15**

The City shall encourage the use of low impact development design techniques for private development and as part of its own public works projects.

Sanitary Sewer Element



Ordinance 2423, Adopted August 14, 1997

Ordinance 3658, Adopted June 11, 2009

Ordinance XXXX, Adopted Date

## SANITARY SEWER

### GOAL SS.1

Provide needed public facilities in a manner that protects investments in existing facilities and promotes safe and orderly growth.

#### OBJECTIVE SS.1.1

The City shall require that all development obtain Concurrency Approval to ensure that the level of service (LOS) standards are not degraded below the adopted level without 100 percent mitigation of impact to ensure sufficient facility capacity is available to serve the completed development.

#### POLICY SS.1.1.1

The following ADF (average daily flow) design standards shall be the basis for determining the availability of facility capacity prior to the issuance of a permit for a development project for Sanitary Sewer (no gravity line surcharging; pumping stations pumping the peak inflow with the largest station out of service):

- a. Residential (1985 and after): 100 gallons per day per person
- b. Non-Residential: 1,000 gallons per day per acre

Peak factors, the multiples of ADF used to determine the highest hourly flow expected in any year, shall be as follows:

ADF	PEAK FACTOR
0.0-0.2	3.50
0.2-0.8	3.00
0.8-2.0	2.50
2.0-4.0	2.25
4.0-Greater	2.00

#### POLICY SS.1.1.2

All replacements or expansions of the utility systems shall meet or exceed the LOS standards for the facility.

#### POLICY SS.1.1.3

All replacements or expansions of the utility system shall be in accordance with the Master Plan or any updates.

#### POLICY SS.1.1.4

To determine whether adequate wastewater treatment capacity is available for a development or redevelopment project in Pinellas Park, the City will utilize the adopted level of service standard for the South Cross Bayou Wastewater Reclamation Facility.

#### OBJECTIVE SS.1.2

The City will maintain a ten-year schedule for public utility improvements; the schedule will reflect the projected demands identified in this Element and Master Plan, and it will be updated annually in conformance with the Capital Improvement Element (CIE).

##### POLICY SS.1.2.1

The City will utilize this Element and Master Plan when developing the sewer projects for the CIE and when upgrading and extending water and wastewater system service.

##### POLICY SS.1.2.2

The City will coordinate sewer line improvements with other infrastructure improvements in accordance with adopted LOS and with the Master Plan and this Element.

##### POLICY SS.1.2.3

The City will monitor facility capacity and demand in order to determine LOS provided by wastewater facilities.

#### OBJECTIVE SS.1.3

The Office of Management & Budget will annually review the City's ability to ensure adequate financial support for operations, maintenance and contingency funds associated with the wastewater system.

##### POLICY SS.1.3.1

The Office of Management & Budget will monitor annually the costs and revenues associated with the sewer system.

##### POLICY SS.1.3.2

The Office of Management & Budget will, on an annual basis, review the sewer utility rate structure to ensure adequate financial support.

##### POLICY SS.1.3.3

The Office of Management & Budget will annually produce anticipated revenue projections for 5-year increments annually for use in sewer capital improvement programming.

##### POLICY SS.1.3.4

Fees charged users of sewer services shall be adequate to cover system operating costs, repayment of capital costs, suitable coverage for payment of bonded indebtedness to maintain desirable bond rating, and allow for repair and replacement of existing facilities.

#### OBJECTIVE SS.1.4

The City will annually review procedures to ensure that maximization of existing facilities is encouraged prior to permitting expansion or upgrading of the utility system.

##### POLICY SS.1.4.1

The City shall prohibit development in areas where there is not available capacity in the existing utility system or there does not exist a utility facility, unless impact is mitigated.

##### POLICY SS.1.4.2

Development approval shall be subject to the determination that the capacity of the existing facilities is sufficient to serve the proposed development.

##### POLICY SS.1.4.3

Needed extensions or upgrades to the existing utility system should occur in an orderly manner as to discourage sprawl.

##### POLICY SS.1.4.4

The planning and siting of new public facilities shall serve as a pro-active growth management tool, discouraging sprawl activity.

##### POLICY SS.1.4.5

If public utilities and services cannot be extended to certain areas due to constraints (environmental, topographic, etc.), developments proposed for these areas should be guided to other areas where public services and facilities currently exist.

##### POLICY SS.1.4.6

Where capacity is not available in the existing system, the developer shall be required to upgrade the facility to the acceptable LOS. The City may participate in the cost of the project, when the improvement provides for communitywide benefit.

##### POLICY SS.1.4.7

When new subdivisions are being developed, the developer shall provide internal sewer systems which that are constructed to City specifications.

##### POLICY SS.1.4.8

The City will continue to extend force mains and lift station capacity to serve new infill development.

##### POLICY SS.1.4.9

The City will continue the cleaning and lining of major interceptors to protect the integrity of the sewer system.

POLICY SS.1.4.10

The use of reclaimed water for irrigation of City parks, golf courses, ball fields, soccer fields and other appropriate land uses will continue to be developed in an effort to conserve potable water.

POLICY SS.1.4.11

The City will continue to encourage long-term agreements with golf course operators and other individuals or groups to use reclaimed water for irrigation by offering reclaimed water on an incentive-based fee schedule.

POLICY SS.1.4.12

The City will expand the reclaimed water network to serve all areas to optimize potable water conservation efforts, while concurrently providing for optimum use for wastewater effluent.

GOAL SS.2

Provide sanitary sewer services to the City's service areas in accordance with the projected demands identified in this Element and subsequent master facilities studies.

OBJECTIVE SS.2.1

Deficiencies of the existing system, which have been identified in this Element, will be addressed in the CIE, as dictated by the actual demand and rate of development.

POLICY SS.2.1.1

Projects will be initiated in accordance with the Master Plan and this Element, and in conformance with the CIE.

POLICY SS.2.1.2

Projects that address identified deficiencies will have a high priority in the formulation of the CIE.

POLICY SS.2.1.3

New development will comply with Article 16 of the *Land Development Code*, ensuring that the LOS for sewer facilities that serve the development can be maintained.

OBJECTIVE SS.2.2

Projected demands through the year 2025-2030 will be met by undertaking the projects as detailed in this Element.

POLICY SS.2.2.1

The City will provide and/or secure adequate financing to plan and construct the needed improvements listed under Objective SS.2.2.

POLICY SS.2.2.2

The City will undertake the improvements in accordance with the Master Plan and this Element, and in conformance with the CIE procedures.

POLICY SS.2.2.3

The planning and expansion of new public facilities shall be based upon demand forecasts and the rate of private development.

GOAL SS.3

Ensure that the environmental and functional integrity of the sanitary sewer facilities of the City is maintained on a basis reflective of demand and age of the facility.

OBJECTIVE SS.3.1

The City will continue annual inspections of utility facilities to ensure functional integrity.

POLICY SS.3.1.1

The City will continue to monitor compliance with the Sewer Use Ordinance.

OBJECTIVE SS.3.2

The City will prohibit the issuance of a building permit if the proposed development will effectively reduce the environmental and functional integrity of the utility system below the acceptable LOS standards, in accordance with Article 16 of the *Land Development Code*.

POLICY SS.3.2.1

The City's review of proposed development will include review of anticipated characteristics of the waste stream and their compliance with the Sewer Use Ordinance.

GOAL SS.4

Prevent existing and future sources of wastewater from adversely impacting the groundwater, estuaries, and quality of life.

OBJECTIVE SS.4.1

Installation of individual on-site disposal systems will be prohibited, unless undue hardship is proven to the agency responsible for permitting such disposal systems within Pinellas County.

POLICY SS.4.1.1

Adequate sanitary sewerage will continue to be provided to eliminate the need for installation of individual on-site disposal systems.

Solid Waste Element



Ordinance 2423, Adopted August 14, 1997  
Ordinance 3658, Adopted June 11, 2009  
Ordinance 3736, Adopted October 28, 2010  
Ordinance 3970, Adopted May 28, 2016  
Ordinance XXXX, Adopted Date

## SOLID WASTE

### GOAL SW.1

To provide a cost-effective, and efficient method of collecting, recycling, and disposing solid waste throughout the City of Pinellas Park in an environmentally sound manner which will protect the public health and safety.

#### OBJECTIVE SW.1.1

The City of Pinellas Park will maintain a monitoring system to identify service and facility deficiencies on an annual basis.

##### POLICY SW.1.1.1

When a deficiency is identified the City of Pinellas Park shall allocate the necessary personnel and resources to remedy the deficiency.

##### POLICY SW.1.1.2

If an identified deficiency is associated with the Pinellas County Solid Waste Operations, the City will cooperate with Pinellas County and the Technical Management Committee to remedy the deficiency.

##### POLICY SW.1.1.3

The City shall monitor the performance of the solid waste collection contractor to ensure the minimum Levels of Service.

#### OBJECTIVE SW.1.2

The City of Pinellas Park will continue to provide a level of solid waste collection services to meet the existing and future needs of the City, and ensure that all solid waste is being collected in a cost-effective, efficient and environmentally sound manner.

##### POLICY SW.1.2.1

The City will maintain the following level of solid waste service:

- a. A twice weekly garbage pick up, and a once weekly recycling pick up, for residents. This service includes unlimited can service and the removal of white goods (refrigerators, stoves, washing machines, etc).
- b. Commercial accounts are picked up on as needed basis.
- c. The capacity to collect, recycle or otherwise dispose of up to 1.3 tons per person per year, consistent with Pinellas County's level of service standard.

##### POLICY SW.1.2.2

Services of the private waste collection contractor will be monitored to ensure the acceptable performance standards relative to the needs of the City.

OBJECTIVE SW.1.3

The City of Pinellas Park will ensure that solid waste collection service is available for all existing and future City residents and businesses.

POLICY SW.1.3.1

The City shall make available at the time of annexation solid waste collection service or require proof of existing service by a licensed solid waste collection service.

POLICY SW.1.3.2

The City shall include solid waste collection as a part of the utility services for City residents and businesses.

POLICY SW.1.3.3

The City shall provide collection service to every residential and commercial location within the City.

OBJECTIVE SW.1.4

The City of Pinellas Park will strive to reduce the local solid waste stream by 30 percent or a target range consistent with the current State requirements.

POLICY SW.1.4.1

The City will continue the citywide curbside recycling program.

POLICY SW.1.4.2

The City shall continue the office paper recycling program for all City buildings.

POLICY SW.1.4.3

The City shall strive to purchase products and supplies that are made from recycled materials, pursuant to the procurement procedures of the City.

POLICY SW.1.4.4

A public information program which will utilize both printed and electronic media will be used and periodically updated, to educate the public about the waste reduction and recycling program, and the need to reduce the amount of solid waste being generated.

POLICY SW.1.4.5

The City shall continue to support the separation and removal of recyclable metals from the solid waste stream prior to disposal.

OBJECTIVE SW.1.5

Support solid waste management practices which protect the environment and promote the public health, safety, and welfare.

POLICY SW.1.5.1

Enforce Section 11-101 through 11-111 and Section 16-106 through 16-109 of the Pinellas Park *Code of Ordinances* which defines proper procedures for the storage, treatment, transfer, and disposal of solid waste.

POLICY SW.1.5.2

Enforce the regulations established in the City of Pinellas Park Land Development Code, Section ~~18-1531.1026-906 (Ordinance No. 144, September 27, 1984)~~ with regard to the storage, treatment, and transfer of hazardous waste, and Section ~~18-1530.11(A)726-705(D)~~ outdoor storage of industrial by-products or similar type of material.

POLICY SW.1.5.3

A public information program which will utilize both printed and electronic media will be used to educate the public about sound solid waste management practices.

POLICY SW.1.5.4

A public information program will be used to educate the public about hazardous materials, products and wastes and their proper disposal.

POLICY SW.1.5.5

Review on an annual basis and amend, if necessary, Sections 18-15~~3009~~ and 18-15~~3107~~ of the *Land Development Code* to ensure that regulations established in regard to the storage, treatment, and transfer of hazardous waste and industrial by-products be updated to ensure a state of the art regulating mechanisms.

POLICY SW.1.5.6

Continue to respond to and investigate illegal dumping and prosecute illegal excavation activities.

POLICY SW.1.5.7

Minimize litter on public roads and water bodies through a combination of educational programs and scheduled maintenance.

POLICY SW.1.5.8

Continue to cite violators who dump along the road or who abandon vehicles or appliances in an unsafe or unsanitary manner, as defined by City Ordinance.

OBJECTIVE SW.1.6

The City shall require that hazardous wastes and materials are handled, collected, transported, stored, disposed and recycled in a manner adequate to protect human health, safety and the environment.

POLICY SW.1.6.1

Support and follow existing Federal and State regulations regarding large quantity

generators of hazardous waste.

POLICY SW.1.6.2

Encourage and support State efforts to develop a stronger statewide Hazardous Waste Management Program.

POLICY SW.1.6.3

The City shall support the efforts of the Local Emergency Planning Committee (LEPC) as the repository for the District VIII SARA Title III information.

POLICY SW.1.6.4

The City shall continue to implement its Hazardous Materials Management Program for all City government departments and operations.

POLICY SW.1.6.5

The siting of hazardous waste transfer facilities within reasonable travel distance to industrial parks and other businesses shall be guided by the City *Land Development Code*.

POLICY SW.1.6.6

Continue to coordinate with the County-wide Hazardous Materials Response Team for hazardous waste accidents or spills.

POLICY SW.1.6.7

Direct citizens to authorized sites for disposal and transfer/temporary storage facilities located in Pinellas County for hazardous household wastes.

POLICY SW.1.6.8

Support and encourage the Household Chemical Collection Program provided by Pinellas County by assisting in notifying citizens of drop-off sites through the City's various outreach programs.

POLICY SW.1.6.9

Provide education to inform citizens of the need and opportunities for recycling through the City's various outreach programs.

OBJECTIVE SW.1.7

Through daily monitoring of service and periodic review of the contract, the City shall continue to provide sound management for solid waste collection, transport, disposal and recycling.

POLICY SW.1.7.1

Fees charged residents and commercial customers shall be adequate to cover operating costs.

OBJECTIVE SW.1.8

Continue the implementation of a dumpster and recycling container screening program to support the visual appearance objectives of the City.

POLICY SW.1.8.1

All dumpsters in the City shall continue to be screened.

OBJECTIVE SW.1.9

The City shall coordinate debris collection activities with Pinellas County following a natural disaster.

POLICY SW.1.9.1

Debris removal and disposal procedures after a natural disaster shall be consistent with the Pinellas Park Debris Removal Plan.

POLICY SW.1.9.2

The City shall have contracts in place for debris collection prior to the occurrence of a natural disaster.

OBJECTIVE SW.1.10

The City shall coordinate with the County and all appropriate entities regarding solid waste collection and disposal.

POLICY SW.1.10.1

The City shall utilize its Technical Management Committee as a joint planning and work group for solid waste issues to further intergovernmental coordinating with all the municipalities within the County.

Stormwater Management Element



Ordinance 2423, Adopted August 14, 1997

Ordinance 3658, Adopted June 11, 2009

Ordinance ~~4208XXXX~~, Adopted ~~February 22, 2024~~Date

## STORMWATER MANAGEMENT

### GOAL D.1

Manage stormwater to provide flood protection for the residents and businesses of the City of Pinellas Park and to preserve, protect, and/or enhance the water quality of receiving water bodies.

#### OBJECTIVE D.1.1

The City will work to reduce existing and projected stormwater management levels of service deficiencies that have been identified in this Comprehensive Plan and/or the Stormwater Master Plan.

##### POLICY D.1.1.1

Implement all stormwater improvement measures in the time frame identified in the Comprehensive Plan and as prioritized by City Council.

##### POLICY D.1.1.2

Complete a Stormwater Master Plan to analyze and evaluate the stormwater management system, basin-by-basin, to identify stormwater management and flood control deficiencies. Account for shared stormwater project planning, implementation, and maintenance that is part of implementation of the Pinellas Gateway/Mid-County Area Master Plan (2020) or other shared projects (Objective D.1.4).

##### POLICY D.1.1.3

Update the City's Stormwater Master Plan at intervals consistent with State statutes, or more often if necessary.

##### POLICY D.1.1.4

Prioritize existing deficiencies as identified in this Comprehensive Plan and the Stormwater Master Plan. Stormwater management measures designed to accommodate future growth shall be a second priority.

##### POLICY D.1.1.5

Review and update a list of all identified deficiencies annually.

##### POLICY D.1.1.6

Maintain and annually update a prioritized schedule of stormwater management projects.

##### POLICY D.1.1.7

Estimate improvement costs annually for identified stormwater management projects.

POLICY D.1.1.8

Aggressively implement identified stormwater management improvements to correct deficiencies and accommodate growth.

POLICY D.1.1.9

Model, review, and consider drainage improvements for inclusion in all roadway improvements.

POLICY D.1.1.10

Use hydrological and hydraulic models to identify the impact of proposed improvements on the stormwater management system.

POLICY D.1.1.11

Schedule projects with flexibility to accommodate emergencies, opportunities for shared project funding, and new local government requirements.

POLICY D.1.1.12

Stormwater projects required to address localized issues, such as neighborhood flooding, may take precedence over planned improvements during an emergency.

POLICY D.1.1.13

The CRA may assist in undertaking improvements and upgrades to the stormwater system in conjunction with road and streetscape improvements within the Redevelopment Area.

OBJECTIVE D.1.2

Implement level of service standards and regulations regarding flood control for both public and private development to reduce deficiencies identified in this Comprehensive Plan and/or the Stormwater Master Plan.

POLICY D.1.2.1

Ensure that public and private design meets all applicable Federal, State, and local flood control requirements.

POLICY D.1.2.2

Size drainage channels serving basins greater than one square mile to contain a 25-year/24-hour storm event within the channel banks and ensure that peak post-development runoff will not exceed peak pre-development runoff rates.

POLICY D.1.2.3

Size closed conduit (storm sewer) systems serving basins greater than one square mile so that the hydraulic grade-line is no higher than the inlet grate, inlet throat, or rim elevations for a 25-year/24-hour storm event. No surcharging will be allowed.

POLICY D.1.2.4

Size drainage channels serving basins less than one square mile to contain a 25-year/24-hour storm event within the channel banks and ensure that peak post-development runoff will not exceed peak pre-development runoff rates.

POLICY D.1.2.5

Size closed conduit (storm sewer) systems serving drainage basins less than one square mile so that the hydraulic grade-line is no higher than the inlet grate, inlet throat, or rim elevations for a 25-year/24-hour storm event. No surcharging will be allowed.

POLICY D.1.2.6

Size retention or detention facilities so that the post-development condition discharge amount does not exceed the pre-development condition discharge amount for a 25-year/24-hour storm event and 6 inches of freeboard is maintained.

POLICY D.1.2.7

Confine the 100-year/24-hour storm event to streets and yards for all new construction in order to protect human life and minimize structural damage.

POLICY D.1.2.8

Require review of all construction and infill projects to ensure that adopted levels of service are maintained.

POLICY D.1.2.9

Continue to control encroachment in the 100-year floodplain.

POLICY D.1.2.10

Repetitive flooding of collector or arterial streets, local streets, or emergency evacuation routes within the adopted storm event criteria is evidence of a deficiency.

OBJECTIVE D.1.3

Protect and improve surface water quality within the City's jurisdiction to meet or exceed the standards established in Chapter 62-25 Florida Administrative Code (FAC).

POLICY D.1.3.1

The City will continue to meet all applicable Federal, State, regional, and local requirements relating to water quality in public and private design.

POLICY D.1.3.2

Annually inspect City-owned stormwater management facilities to assure that water quality measures are in place.

POLICY D.1.3.3

Require the inclusion of water quality improvement measures when constructing stormwater retention/detention facilities.

POLICY D.1.3.4

City staff will identify required erosion and sediment control measures for new construction or redevelopment.

POLICY D.1.3.5

Water quality measures and flood control improvements will be included in all stormwater management system studies.

POLICY D.1.3.6

Preserve appropriate wetlands and floodplains as conveyance systems, wildlife habitat, natural storage and treatment areas, and aquifer recharge areas.

POLICY D.1.3.7

Cooperate with Pinellas County and the Department of Environmental Protection, as appropriate, to improve monitoring and compliance enforcement of all point and non-point source discharges within the City boundaries.

POLICY D.1.3.8

Continue, through land use planning and development review processes, to conserve and protect wetlands and floodplains from detrimental physical and hydrological alteration.

POLICY D.1.3.9

Control encroachment into the 100-year floodplain through the City's land use planning and development review processes.

POLICY D.1.3.10

Promote the use of desirable native wetland plant species for biological filtration and assimilation of pollutants in new and altered existing stormwater retention and detention ponds.

POLICY D.1.3.11

Cooperate with other agencies to implement cleanup actions when water pollution sources are identified.

POLICY D.1.3.12

Require all development projects involving stormwater management to improve water quality and meet Chapter 62-25 FAC standards.

POLICY D.1.3.13

Coordinate with the County and State to improve the quality of stormwater in areas where stormwater quality does not meet standards.

POLICY D.1.3.14

Investigate and assess alternative approaches to address drainage and mitigation concerns.

POLICY D.1.3.15

Review construction plans to ensure that proposed activities do not create an adverse impact upon abutting properties or the stormwater system.

OBJECTIVE D.1.4

Encourage a multi-jurisdictional approach to stormwater management and coordinate and/or jointly participate in project implementation.

POLICY D.1.4.1

Seek inter-governmental cooperation and solutions to multi-jurisdictional stormwater management problems and projects.

POLICY D.1.4.2

Coordinate with the Pinellas Park Water Management District, Pinellas County, the Southwest Florida Water Management District, and the Florida Department of Transportation to improve drainage conditions throughout the community.

POLICY D.1.4.3

Ensure that all new development meets State and SWFWMD drainage and water quality requirements, except as provided by law.

POLICY D.1.4.4

As part of drainage improvements in areas without detention, evaluate the use of detention facilities as a method to reduce flood impacts.

POLICY D.1.4.5

Require treatment of stormwater runoff for all new development, redevelopment, and expansions that occur in developed areas as provided by law. In accordance with Chapter 62-25 FAC, provide a level of treatment for runoff from the first 1 inch of rainfall in stormwater treatment systems for projects in drainage basins of 100 acres or more. For projects with drainage basins less than 100 acres, the stormwater treatment systems must provide a level of treatment for the first one-half inch of runoff in accordance with Chapter 62-302, Section 62-302.500 FAC. Design stormwater discharge facilities so that they do not reduce receiving water quality or degrade the

receiving water body below the minimum conditions for the designated use of its classification as established in Chapter 62-302 FAC.

POLICY D.1.4.6

Continue to coordinate with the Pinellas Park Water Management District and Pinellas County on the implementation of improvements to upgrade the primary system under their jurisdiction.

POLICY D.1.4.7

Continue to coordinate stormwater management projects with other jurisdictions.

OBJECTIVE D.1.5

Require new development to provide stormwater drainage to protect properties from flooding and pollution.

POLICY D.1.5.1

Infill residential development within improved residential areas or subdivisions existing prior to 1989 must ensure that post-development stormwater runoff will not contribute pollutants that degrade receiving water bodies.

POLICY D.1.5.2

Infill development in commercial areas existing prior to 1989 must ensure that post-development stormwater runoff will not contribute pollutants that degrade receiving water bodies.

POLICY D.1.5.3

Infill development in industrial areas existing prior to 1989 must ensure that post-development stormwater runoff will not contribute pollutants that degrade receiving water bodies.

POLICY D.1.5.4

Prohibit development in areas where there are insufficient drainage facilities, unless improvements will be completed before development impact.

POLICY D.1.5.5

All new development will ensure that post-development stormwater runoff will not contribute pollutants which will degrade receiving water bodies.

OBJECTIVE D.1.6

Continue to develop and implement programs that reduce pollutant discharge into the environment.

POLICY D.1.6.1

Coordinate with Pinellas County and the State to implement programs that monitor stormwater and assure the quality is improved.

POLICY D.1.6.2

Continue to implement a program of routine maintenance for City-operated stormwater facilities.

POLICY D.1.6.3

Require that private drainage facilities be routinely maintained to ensure quality of discharge.

POLICY D.1.6.4

Routinely clean streets to reduce pollutants from entering the stormwater conveyance system.

POLICY D.1.6.5

Implement a stormwater pollution public education program.

POLICY D.1.6.6

Develop and promote a public education program aimed at property owners addressing the impacts of improperly managed lawn litter and fertilizer herbicide-pesticide applications on surface water quality.

POLICY D.1.6.7

Cooperate with Pinellas County to eliminate the discharge of inadequately treated runoff into waters of the State in accordance with Chapter 62-25 FAC and National Pollutant Discharge Elimination System (NPDES) program standards.

OBJECTIVE D.1.7

Guide floodplain construction, reconstruction, and redevelopment within the City.

POLICY D.1.7.1

Implement Floodplain Management activities and disseminate flood hazard information to residents.

POLICY D.1.7.2

Focus Floodplain Management activities on: availability of public information; mapping and regulations; flood damage reduction; and flood preparedness.

POLICY D.1.7.3

Require and retain elevation certificates for all buildings constructed within the Special Flood Hazard Area (SFHA).

POLICY D.1.7.4

Use the latest FEMA data to provide flood zone determinations to all inquirers for property located within the corporate limits of Pinellas Park.

POLICY D.1.7.5

Provide, upon request, the latest FEMA data and flood map information, which may include Community Number; Panel Number and Suffix; Map Revision Date; Flood Zone; and Base Flood Elevation.

POLICY D.1.7.6

Continue to inform the owners of all properties located in an SFHA, that the purchase of flood insurance is mandatory for federally insured mortgages according to the Flood Disaster Protection Act of 1973.

POLICY D.1.7.7

Review all development and redevelopment site plans and construction plans for compliance with Stormwater Management regulations.

POLICY D.1.7.8

A Certified Floodplain Manager will review parcels in the City that are partially within the 100-year floodplain to determine if any structure on the parcel is within the 100-year floodplain.

OBJECTIVE D.1.8

Continue to educate the community and enhance residents' awareness and preparedness of flood hazards in accordance with FEMA Regulations.

POLICY D.1.8.1

Conduct outreach projects to enhance residents' awareness of flood hazards and preparedness for flood events.

POLICY D.1.8.2

Distribute flyers with information on local flood hazards; local flood warning systems; flood safety; flood insurance; property protection; permit requirements, Substantial Improvement requirements; and drainage maintenance annually to all addresses that receive a City of Pinellas Park water bill.

POLICY D.1.8.3

Maintain and annually update in the Reference Section of the public library the following information: a copy of the Flood Insurance Rate Map with an explanation of its use; documents on flood insurance; documents on retrofitting flood prone buildings; documents on community floodplain management and flood hazard mitigation; and a directory of addresses and telephone numbers of local offices that can provide additional information on the above topics.

POLICY D.1.8.4

Provide the following flood protection assistance:

- a. Flood-related data such as finished floor elevations or historical flooding in a neighborhood;
- b. Site visits to review flooding, drainage, and storm sewer problems and provide one-on-one guidance to the property owner.
- c. Guidance and assistance on retrofitting techniques to the property owner.

POLICY D.1.8.5

Maintain electronic FEMA flood maps, including updates to include map revisions, Letters of Map Amendments, Letters of Map Revisions, and any other changes as appropriate.

POLICY D.1.8.6

Maintain accurate, up to date data regarding properties that are located in an SFHA; flood zones of all properties in the City; and base flood elevations, if applicable.

POLICY D.1.8.7

Maintain, replace, and/or add to its elevation reference marks located on the FIRM, whenever possible.

POLICY D.1.8.8

Update the Pinellas Park Disaster Operations Plan annually.

OBJECTIVE D.1.9

Maintain an operationally effective drainage system.

POLICY D.1.9.1

Inspect, maintain, and remove debris from the City's drainage system, including those canals, ditches, channels, stream enclosures, culverts, bridge openings, street gutters, underground storm sewers, inlets, catch basins, and any retention basins over which the City has jurisdictional authority.

POLICY D.1.9.2

Conduct annual inspections of the drainage system and maintain records of inspections and debris removal.

POLICY D.1.9.3

Prohibit the disposal of trash or refuse in any stream or other body of water.

POLICY D.1.9.4

Identify and evaluate for implementation remedies to address illicit discharges into water bodies.

Housing Element



Ordinance 2423, Adopted August 14, 1997

Ordinance 3658, Adopted June 11, 2009

Ordinance ~~4208XXXX~~, Adopted ~~February 22, 2024~~Date

## HOUSING

### GOAL H.1

Provide affordable, high quality, socially integrated, location efficient, safe, and sanitary housing in a variety of types, sizes, locations and costs to meet the needs of current and future residents regardless of race, color, ethnic or national origin, religion, sex, age, disability, income, familial status, or sexual orientation.

#### OBJECTIVE H.1.1

Support the provision of an adequate and equitable supply of dwelling units in a variety of types, locations, and costs to meet the current and projected housing needs of all residents.

##### POLICY H.1.1.1

Establish criteria to evaluate and monitor housing supply and characteristics, including affordability, within the City and identify housing and neighborhood needs.

##### POLICY H.1.1.2

Continue, through the Comprehensive Plan and the Land Development Code regulations, to support a land use pattern and land use decisions that provide for diverse housing opportunities and choices at varying densities and locations, while ensuring the provision of adequate public services, utilities, and amenities.

##### POLICY H.1.1.3

Through utilization of Planned Unit Developments, subdivision regulations, and other provisions of the Land Development Code, continue to encourage innovative housing development techniques that contribute to livability, mobility, cost efficiency, and sustainability.

##### POLICY H.1.1.4

Amend the Land Development Code to allow for redevelopment and infill projects that 1) support a transitional gradient between higher density/urban scale residential and mixed-use neighborhoods and proximate, lower density/lower scale residential neighborhoods and 2) allow for adequate buffering between residential uses and heavy commercial and industrial activities.

##### POLICY H.1.1.5

Amend the Land Development Code to:

- Reduce or eliminate the required minimum livable/habitable floor area per dwelling unit in order to support a broader range of housing opportunities, choices, densities, and costs and meet the intent of federal and state fair housing laws;
- Allow accessory dwelling units that are located on single-family residential

lots and that can be rented, consistent with Policy LU.1.11.1 of the Healthy Places: Future Land Use Element; and

- ~~Amend the definition of “Family” to increase or eliminate the maximum number of persons occupying a dwelling unit; and~~
- Allow “missing middle” housing types (see Policy LU.1.1.1), including implementation of the density bonus for “missing middle” types (Policies LU.1.11.3 and LU.1.11.4).

#### POLICY H.1.1.6

Amend the Land Development Code in accordance with Pinellas County Ordinance No. 14-46 (2014) to allow for temporary housing options for displaced residents when Pinellas County or the City issues an emergency housing declaration. Temporary housing, which includes recreational vehicles, tiny homes on wheels, manufactured and modular housing, may be placed on land in any Future Land Use category except Preservation during an emergency declaration.

#### POLICY H.1.1.7

Review the City’s existing policies, regulations, procedures, and permitting process annually; eliminate excessive regulations and amend or add other requirements as necessary to increase private and non-profit sector participation in meeting the community’s housing needs, while continuing to ensure residents’ health, safety, and welfare.

#### POLICY H.1.1.8

Provide information, data, technical assistance, incentives, and support as available to the public, non-profit, and private sectors in order to encourage housing production sufficient to meet current and future market demand. These efforts shall be coordinated with those completed under Policies H.1.4.2 and H.1.5.4.

#### Policy H.1.1.9

Focus funding for housing and community facility improvements in areas that are relatively under-resourced or have experienced relatively less overall investment, where permitted by funding program requirements.

#### POLICY H.1.1.10

Implement housing and community development initiatives with Community Development Block Grant (CDBG) funding, consistent with the Pinellas Park Annual Action Plans and the Consolidated Plan.

#### POLICY H.1.1.11

Pursuant to Section 166.0451, F.S., every three years, prepare an inventory list of all real property within City limits to which the City holds fee simple title that is

appropriate for use as affordable housing. The inventory shall be reviewed and adopted at a public hearing. The identified properties may be:

- Offered for sale, with proceeds used to purchase land for affordable housing or to increase a fund earmarked for affordable housing;
- Sold with a restriction requiring the property to be developed as permanent affordable housing;
- Donated to a nonprofit housing organization for the construction of permanent affordable housing; or
- Otherwise made available for the production and preservation of permanent affordable housing.

#### OBJECTIVE H.1.2

Ensure fair housing choice free from discrimination based on race, color, ethnic or national origin, religion, sex, age, disability, familial status, and sexual orientation within the City's jurisdiction.

##### POLICY H.1.2.1

Improve coordination with other local and regional entities engaged in fair housing initiatives through actions including but not limited to the following (based on recommendations in the City's Analysis of Impediments to Fair Housing Choice, 2018):

- Officially designate a Fair Housing Officer on the City staff to coordinate fair housing actions and issues;
- Actively participate in regular fair/affordable housing meetings, conferences, forums, and consortiums, which encompass the greater Tampa Bay area of Pinellas, Hillsborough, and Pasco counties;
- Seek and distribute information on fair housing initiatives from other local stakeholders, including the Pinellas County Office of Human Rights, the Pinellas County Housing Authority, the Housing Finance Authority of Pinellas County, Pinellas County Economic Development Department, and the Countywide Planning Authority. Information may include but is not limited to how to file a fair housing complaint, local homebuyer education classes, and resources available for non-English speaking populations, such as translated materials, information on bi-lingual landlords, and translation services; and
- Streamline and coordinate referral processes for housing assistance and other available community services programs available in Pinellas Park.

##### POLICY H.1.2.2

Maintain records and data to monitor fair housing and equal opportunity outcomes, in accordance with the City's Analysis of Impediments to Fair Housing Choice.

### OBJECTIVE H.1.3

Increase new residential development, infill development, and redevelopment that aligns with the following objectives: expanded transportation choices; protected environmental health; easy access to employment, schools, and amenities; expanded vibrant public spaces; and enhanced quality of life.

#### POLICY H.1.3.1

Support, through the Comprehensive Plan and Land Development Code, efforts to create, increase, and maintain mixed-use development at appropriate locations to achieve the following objectives:

- a. Place housing in proximity to employment opportunities, transit, educational facilities, services, and amenities;
- b. Establish site design standards that support transportation choices other than privately-owned vehicles and development served by public transit and/or bicycle and pedestrian facilities;
- c. Create, through the Future Land Use and Zoning Maps, a range of housing opportunities and choices, including housing affordable for extremely low-income to middle-income households (defined in Objective H.1.4);
- d. Provide vibrant and safe public spaces and walkable streets; and
- e. Increase environmental benefits, such as improved air and water quality and increased energy efficiency.

#### POLICY H.1.3.2

Continue to promote the use of Planned Unit Developments and other innovative development techniques available in Pinellas Park to support mixed-use development, compact or cluster development, and livable communities.

#### POLICY H.1.3.3

Support and encourage, through the Future Land Use Map and Official Zoning Map, housing development that is affordable for extremely low-income to middle-income households (defined in Objective H.1.4) and that is located in proximity to employment centers, public transportation, and a range of facilities and services.

#### POLICY H.1.3.4

Amend the Land Development Code to allow for gradual density transitions between higher density residential neighborhoods and less intensive residential neighborhoods.

#### POLICY H.1.3.5

Develop incentives for developers to include on-site amenities, such as walking trails, playgrounds, and dog parks in multi-family developments.

POLICY H.1.3.6

Allow for multi-family developments that may include shared kitchen, living room, dining room, office, and/or outdoor space.

POLICY H.1.3.7

Review existing policies and regulations to allow for home offices and shared work spaces and remove any barriers that prevent residents from working from home.

POLICY H.1.3.8

Enforce Section 559.955, F.S., which allows for home-based businesses.

OBJECTIVE H.1.4

Encourage an adequate supply of housing that is affordable to extremely low-income (30% or less Area Median Income), very low-income (50% or less Area Median Income), low-income (80% or less Area Median Income), and moderate-income (140% or less Area Median Income) households.

Affordable is defined as no more than 30% of household income spent on housing costs.

Use the Area Median Income, adjusted for household size, published annually by Florida Housing Finance Corporation and the Community Planning and Development Income Eligibility Calculator related to the CDBG program as tools to calculate affordability, as appropriate.

POLICY H.1.4.1

Use the following criteria in determining preferred locations for housing affordable for extremely low-income to middle-income households and that is subsidized by the City:

- a. Located within a half-mile of access to transportation other than privately-owned vehicles (such as transit, trails, micromobility, mobility hubs, etc.);
- b. Located within a mile of a grocery store (or other facility that sells fresh food, like a farmers market, butcher, etc.);
- c. Located where public water, sewer, and electricity are available to the site; and
- d. Located outside the Coastal High Hazard Area and/or the Special Flood Hazard Area.

POLICY H.1.4.2

Provide information, data, technical assistance, and incentives (in coordination with efforts completed under Policies H.1.1.7 and H.1.5.4), as available, to developers who provide the following:

- Developments that meet preferred location criteria in Policy H.1.4.1;
- Developments that provide housing for a mix of income levels, integrating market-rate housing with income-restricted housing and avoiding

- concentration of income-restricted units in one area;
- Projects to rehabilitate and preserve housing affordable for extremely low-income to middle-income households;
- Units that address long-term affordability through innovative design elements that reduce maintenance and operational costs (e.g., green building, energy efficient design, design to prevent storm damage, etc.); and/or
- Brownfield redevelopment projects.

#### POLICY H.1.4.3

Continue to offer a density bonus for housing affordable for extremely low-income to middle-income households, in accordance with Policy LU.1.11.6 in the Healthy Places: Future Land Use Element of the Comprehensive Plan.

#### POLICY H.1.4.4

Coordinate with the Pinellas County Community Development Department, Pinellas County Department of Human Services, and the Pinellas County Housing Finance Authority in funding, implementation, outreach, and referrals for affordable housing programs, including new housing construction, homebuyer assistance, purchase assistance, and rehabilitation assistance.

#### POLICY H.1.4.5

Support new rental housing and preservation of existing rental housing for extremely low, very low-, low-, and moderate- income households by distributing information about and assisting with the administration of programs administered by Pinellas County, the State of Florida, the U.S. Department of Housing and Urban Development (HUD), and other public and private entities.

#### POLICY H.1.4.6

The Pinellas Park Planning and Development Services Division will review any City-owned land that is to be declared surplus in order to assess its potential for affordable housing.

#### POLICY H.1.4.7

Research housing funding through the State Housing Initiatives Partnership (SHIP) program. Explore the possibility of creating a City program that utilizes SHIP funds.

#### POLICY H.1.4.8

Review the City's Comprehensive Plan, policies, ordinances, codes, regulations, procedures, and permitting process to identify and implement amendments that encourage and/or facilitate the provision and preservation of housing for extremely low-income to moderate-income households. Include a review of incentives for providing and preserving affordable housing (e.g., density bonuses, parking

requirement reductions, site development flexibility, etc.) to determine their potential effectiveness in Pinellas Park.

#### POLICY H.1.4.9

Consider developing a down payment and closing costs program through the City and Community Redevelopment Agency (CRA). Assistance may be for the purchase of pre-existing structures or new construction. Redevelopment funding may be used to augment this program or specifically target new home construction as means for alleviating the shortage of affordable housing.

#### OBJECTIVE H.1.5

Ensure an adequate supply of housing to meet special needs populations, including but not limited to seniors, battered spouses, abused/neglected children, persons living with HIV/AIDS, illiterate adults, migrant farm workers, veterans, homeless, children in foster care, and adults with disabilities.

#### POLICY H.1.5.1

Provide through the Land Development Code and Official Zoning Map potential locations of community residential homes, when consistent with the zoning district and neighboring uses. Follow the requirements in Section 419.00, F.S.

#### POLICY H.1.5.2

Encourage barrier free, accessible housing for individuals with disabilities by cooperating with and possibly funding programs that help qualifying residents with ramps, railings, special equipment, and other accommodations to enhance the lives of residents with disabilities.

#### POLICY H.1.5.3

As new living arrangement alternatives are determined for those with special housing needs, update the Land Development Code to provide appropriate accommodations.

#### POLICY H.1.5.4

Encourage the provision of special needs housing by providing information, data, technical assistance, and other incentives and supports to the development community, not-for-profit organizations, and other public and private affordable housing organizations; coordinate these efforts with those completed under policies H.1.1.7 and H.1.4.2.

#### OBJECTIVE H.1.6

Ensure a safe, sanitary, and decent quality housing stock for rent and ownership.

POLICY H.1.6.1

Continue to implement the Home Improvements Matching Reimbursement Grant Program.

POLICY H.1.6.2

Provide funding through the annual budget process for the demolition of structures deemed unsafe by the building official.

POLICY H.1.6.3

Cooperate with other public and private entities in public outreach, administration, and implementation of housing assistance programs for rehabilitation of substandard housing and neighborhood improvements.

POLICY H.1.6.4

Evaluate additional programs and incentives to promote, in coordination with the CRA, for homeowners to rehabilitate their homes. Such incentives may include low interest rate loans or information on other funding sources for the repair of homes depending on the applicant's income and monthly budget.

OBJECTIVE H.1.7

Ensure that all households displaced through public development, redevelopment, or code enforcement activities are able to relocate to safe and affordable housing.

POLICY H.1.7.1

Implement actions to minimize displacement of persons, families, and individuals from their homes and neighborhoods as a result of programs, projects, or activities assisted with Federal funds, including but not limited to actions listed in the City's Residential Anti-Displacement and Uniform Relocation Assistance Plan.

POLICY H.1.7.2

Prior to entering into a contract committing to provide CDBG funds for any activity that will directly result in the demolition of low-income dwelling units or the conversion of low-income dwelling units to another use, submit to HUD and make public certain information detailed in the City's Residential Anti-Displacement and Uniform Assistance Plan through advertisement in a local publication of general circulation and on the City's website.

POLICY H.1.7.3

Determine, prior to relocation, the housing needs of households that are to be displaced due to public facility construction or infrastructure improvement projects.

POLICY H.1.7.4

Provide technical assistance to assist displaced very low-, low-, and moderate-income persons in finding affordable replacement housing, including but not limited to relocation assistance activities described in the City's Residential Anti-Displacement and Uniform Assistance Plan.

POLICY H.1.7.5

Continue to work with the Pinellas County Housing and Community Development Department, the Pinellas County Department of Human Services, the Pinellas County Housing Authority, and other public and private entities to provide replacement housing for extremely low-, very-low, low-, and moderate-income persons displaced from substandard housing.

POLICY H.1.7.6

Provide a process for persons to appeal decisions concerning their eligibility for and the amount of assistance, accounting for but not limited to requirements listed in the City's Residential Anti-Displacement and Uniform Assistance Plan.

OBJECTIVE H.1.8

Increase energy efficiency in housing.

POLICY H.1.8.1

Enforce the Florida Building Code, as amended.

POLICY H.1.8.2

Encourage the retrofitting of existing housing in order to make the structures more efficient by allowing the use of Home Improvements Matching Reimbursement Grant Program funds for these retrofits; encouraging weatherization improvements in projects seeking funds administered by the City, where permitted by associated funding programs; and distributing information on available options and related resources to complete these retrofits.

POLICY H.1.8.3

Promote the use of alternative forms of energy such as photovoltaic cells or solar heating in residential buildings by distributing information on available options and related resources.

POLICY H.1.8.4

Consider amending the Land Development Code to implement incentives such as height bonuses and parking and setback reductions for projects that use green building techniques.

Parks, Recreation, and Open Space Element



Ordinance 2423, Adopted August 14, 1997  
Ordinance 3658, Adopted June 11, 2009  
Ordinance 3736, Adopted October 28, 2010  
Ordinance 3970, Adopted May 28, 2016  
Ordinance ~~4208XXXX~~, Adopted ~~February 22, 2024~~Date

## PARKS, RECREATION, AND OPEN SPACE

### GOAL PROS.1

Ensure adequate, accessible, and functional parks, open space, and recreation facilities for all segments of the present and future population regardless of age, race, sex, religion, socioeconomic status, ethnic origin, or ability.

#### OBJECTIVE PROS.1.1

Encourage diverse citizen and stakeholder engagement to assess parks, recreation, and open space needs and priorities, at neighborhood, citywide, and regional scales, that will inform funding and implementation activities.

##### POLICY PROS.1.1.1

Identify parks, recreation, and open space improvements for implementation in the Performing Arts District by completing the Performing Arts District Master Plan (Policy ED.3.3.1).

##### POLICY PROS.1.1.2

The Leisure Services Division will seek input to create a Parks and Recreation Master Plan, which will:

- Highlight the community's parks, recreation, and open space needs and priorities;
- Consider supply, access, programming, and funding options;
- Be consistent with Pinellas Park's Community Redevelopment Plan (2020), Forward Pinellas' Pinellas Gateway/Mid-County Area Master Plan (Gateway Master Plan, 2020), and guidelines detailed in the Parkland Dedication Ordinance (Ordinance No. 1601, 1986, and Ordinance No. 2028, 1990);
- Be based on a process that includes a variety of outreach and engagement methods, such as public workshops, Parks & Recreation Advisory Board meetings, citizen surveys, and public hearings, to focus on residents with limited access to parks, recreation, and open space facilities and/or those who may be underrepresented (e.g., youth, underrepresented racial and ethnic groups, low-income households and individuals, individuals with disabilities, and older adults); and
- Include an evaluation for implementation of a level of service standard for parks and recreation programming.

##### POLICY PROS.1.1.3

Maintain effective communications and information sharing between the Pinellas Park Parks & Recreation Advisory Board, City staff, and the City Council/Community Redevelopment Agency (CRA) in identifying recreational needs within the community and implementing plans to address needs.

## OBJECTIVE PROS.1.2

Efficiently maintain an adequate supply of parks, open space, and recreation system facilities and programs that 1) ensures equitable service area coverage and access for all neighborhoods and 2) addresses the community's identified preferences, needs, and priorities.

### POLICY PROS.1.2.1

Strive to provide recreational opportunities for all ages and abilities within a half mile of every residential property in the City. Recreational opportunities can include, but are not limited to, regional parks, playgrounds, trails, and pocket parks (defined for the purposes of this Comprehensive Plan as small parks usually no more than a quarter of an acre in size). The City may consider private parks, recreation facilities, and open space that are publicly accessible in meeting this access standard. Locate recreational facilities such as parks, trails, and passive open spaces such that every neighborhood can access at least one recreational area or facility without having to navigate unsafe crossings.

### POLICY PROS.1.2.2

Identify and evaluate opportunities to create or expand open space, preservation land, parks, and recreation facilities, with considerations that include but are not limited to the following:

- Alignment with the vision and policy framework of the Comprehensive Plan;
- Equitable service area coverage aligned with City standards (Policy PROS.1.2.1);
- Conservation, preservation, and restoration of natural features; scenic areas; and sites of historical, ecological, and/or archaeological significance;
- Advancement of resiliency through natural buffering, floodplain management, storm impact mitigation, and other similar measures as appropriate; and
- Context sensitivity so that open space, park, and recreation facility functions and activities are not impeded by adjacent uses and vice versa.

### POLICY PROS.1.2.3

Plan open space, preservation land, parks, and recreation facilities to meet the community's needs, with additional considerations including but not limited to the following:

- Active and passive uses,
- Location and expansions,
- Protection of natural resources and wildlife habitats, and
- Resilient and efficient design.

### POLICY PROS.1.2.4

Provide recreation facilities and active parks with durable equipment and infrastructure to reduce the need for maintenance and to reduce replacement costs.

POLICY PROS.1.2.5

Implement park, recreation facility, and open space improvements in the Park Station District, based on recommendations from the Pinellas Park's City Center Plan (2021).

POLICY PROS.1.2.6

Continue to implement the Parkland Dedication Ordinance and Parkland Dedication Fee provisions contained therein. Evaluate implementation of the ordinance every ten years to 1) adjust the fee as needed based on actual costs of providing parks and recreation facilities and 2) ensure that fee revenues are expended as permitted by the ordinance.

POLICY PROS.1.2.7

Provide parkland impact fee credits to developments dedicating land and/or facilities that meet the standards of acceptance per the City's Parkland Dedication Ordinance (codified in Section 18-307 of the Land Development Code).

POLICY PROS.1.2.8

Deny any amendment to the Future Land Use Map that results in a conversion of City-owned lands designated as Preservation or Open Space/Recreation to other categories, except where such a conversion serves an overriding public need.

POLICY PROS.1.2.9

Develop incentives and a process for awarding incentives to encourage private property owners to convert lands to Open Space and Preservation areas.

POLICY PROS.1.2.10

Continue to actively pursue available federal, state and county revenue sources for preservation land, parks, and recreation facilities to supplement local funding sources.

POLICY PROS.1.2.11

Acquisition of and/or improvements to preservation land, parks, and recreation facilities that have an estimated cost of more than \$25,000 will be included in the City's five-year Capital Improvements Plan.

OBJECTIVE PROS.1.3

Expand the multimodal transportation network to provide safe, convenient, and efficient access to parks, recreation facilities, and open space areas via various transportation methods (walking, biking, horseback riding, wheelchairs, micromobility, etc.)

POLICY PROS.1.3.1

Amend the ~~bicycle, pedestrian, and trails facility~~ Recreational Trails Mmap (Figure 8) in Appendix III of the Comprehensive Plan as needed to document proposed improvements to trails, multi-use paths, sidewalks, and bike lanes.

POLICY PROS.1.3.2

Coordinate with external agencies and property owners to evaluate opportunities for use of rights-of-way, creation and use of easements, land acquisition, and right-of-way dedication to build, connect, and complete bicycle, pedestrian, and trail infrastructure systems.

POLICY PROS.1.3.3

In coordination with Pinellas County, FDOT, Forward Pinellas, private developers, and property owners, identify appropriate locations for bike lanes. This effort shall consider needs and future planned improvements ~~identified in Map T-3 of the Comprehensive Plan~~, Advantage Pinellas (the Forward Pinellas 2045 Long Range Transportation Plan), and other long-range plans.

POLICY PROS.1.3.4

Address gaps in and expand the network of recreational pathways, horse trails, and sidewalks to create links between public facilities, parks and open spaces, neighborhoods, commercial areas, and other destinations.

OBJECTIVE PROS.1.4

Ensure that all public open spaces, parks, and recreational facilities are accessible to people of various physical abilities and by motorized and non-motorized means of transportation.

POLICY PROS.1.4.1

Continue to implement the Florida Building Code, Land Development Code, and Americans with Disabilities Act (ADA) standards to ensure accessibility to and within open spaces, parks, and recreational facilities.

POLICY PROS.1.4.2

Assess public open spaces, parks, and recreational facilities for upgrades and maintenance to comply with the ADA and establish a program for implementation.

POLICY PROS.1.4.3

Evaluate and amend as needed the Land Development Code and design and engineering standards to ensure accessibility to open space, parks, and recreational facilities by various motorized and non-motorized transportation modes, including parking for different vehicle types.

POLICY PROS.1.4.4

Continue to provide access to adaptive sports and activities at the Wounded Warriors Activity Ranch at Laurie Park.

OBJECTIVE PROS.1.5

Coordinate efforts with appropriate governmental entities and the private sector to provide for open space and recreational needs and opportunities for City residents.

POLICY PROS.1.5.1

Coordinate with Pinellas County, Forward Pinellas, the Tampa Bay region, and the State of Florida to increase recreational opportunities throughout the City.

POLICY PROS.1.5.2

Coordinate with the Pinellas Park Water Management District and other public and private entities to establish joint use agreements, engage in collaborative redevelopment of existing spaces and facilities, and engage in collaborative development of new spaces and facilities for the provision of open space, parks, recreation facilities, and water management services.

POLICY PROS.1.5.3

Continue existing joint use agreements with Pinellas County Public Schools to optimize the use of playgrounds, sports courts, and other recreation facilities.

POLICY PROS.1.5.4

Identify additional opportunities for mutually beneficial partnerships with the School Board, adjacent municipalities, volunteer groups, and other recreational service providers to provide open space, parks, recreational facilities, and associated programming. Implement these partnerships through joint use agreements, contracts, memoranda of understanding, and other appropriate means.

POLICY PROS.1.5.5

Co-locate parks and other public City facilities where feasible.

Public Schools Facilities Element



Ordinance 3578, Adopted February 14, 2008

Ordinance 3658, Adopted June 11, 2009

Ordinance 3736, Adopted October 28, 2010

Ordinance 3818, Adopted October 11, 2012

Ordinance 3970, Adopted May 28, 2016

Ordinance ~~4208XXXX~~, Adopted ~~February 22, 2024~~Date

## PUBLIC SCHOOL FACILITIES

### GOAL PS.1

Provide all students of the Pinellas County School District (the “School District”) with the opportunity for high student achievement through the availability of and enhanced connection to high quality public educational facilities.

#### OBJECTIVE PS.1.1

Coordinate with local governments and the School District to base plans for future development on consistent projections of population growth and student enrollment to share 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. (Section 163.31777, F.S.)

##### POLICY PS.1.1.1

To ensure that land use and zoning decisions are adequately coordinated with public school facility planning, continue to notify the School District of all Local Planning Agency (Planning and Zoning Commission) hearings where land use plan amendments and/or rezonings that increase or decrease residential densities will be considered (Section 163.31777 & Section 163.3174(1), F.S.).

##### POLICY PS.1.1.2

Inform the School District in advance of infrastructure projects that will restrict vehicular or pedestrian accessibility to public schools with sufficient time for the School District to review and comment, in compliance with Section 3(b) of the Public Schools Interlocal Agreement.

##### POLICY PS.1.1.3

Per the Public School Interlocal Agreement, the School District shall notify the City of Pinellas Park of the need for on-site or off-site improvements to support new schools, proposed school expansions, or redevelopment of existing schools within the jurisdiction. Representatives of the School District and the City of Pinellas Park will meet and determine the responsibility for making such improvements and identify other agencies that should be involved. The School District and the City of Pinellas Park 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 and Section 163.31777(2), F.S.

##### POLICY PS.1.1.4

The locations of existing public—elementary, middle, and high—school facilities are shown in [Map PS-1 Figure 23 in Appendix III](#).

## GOAL PS.2

Encourage cohesive neighborhoods, contribute to community quality and safety, and provide for long-term sustainability.

### OBJECTIVE PS.2.1

Support efforts that facilitate coordination of planning between the City and the School District for the location and development of public educational facilities.

#### POLICY PS.2.1.1

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 the Section 4 of the existing Public Schools Interlocal Agreement.

#### POLICY PS.2.1.2

Public educational facilities of the School District are an allowable use within the following Future Land Use categories:

- Residential Suburban
- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium
- Residential High
- Residential/Office General
- Residential/Office/Retail
- Institutional
- Activity Center
- Community Redevelopment District
- Commercial Neighborhood
- Commercial Recreation
- Commercial General

#### POLICY PS.2.1.3

The location and construction of new public educational facilities, or the expansion of an existing site shall only be allowed upon a determination by the City of Pinellas Park that the proposed site is consistent with the City's Comprehensive Plan.

#### POLICY PS.2.1.4

The proposed location of a new or expanded public educational facility of the School Board shall meet the following general criteria:

1. The proposed location is compatible with present and projected uses of adjacent properties.

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. Adequate public services and facilities to support the public educational facility will be available based on the Five-Year Capital Outlay Plan and the Facilities Work Plan of the School Board and the City of Pinellas Park Comprehensive Plan.
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 site has adequate drainage and soils suitable for development, or the site is adaptable for development with drainage improvements.
7. The proposed location is not in a velocity flood zone, a floodway, or the Coastal High Hazard Area.
8. The proposed location can accommodate the required parking and anticipated queuing of vehicles onsite.
9. 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.

#### POLICY PS.2.1.5

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

Elementary Schools, Special Education Facilities, and Alternative Education Facilities:

1. The proposed location shall have direct access to at least a collector, minor arterial, or principal arterial road, or as otherwise approved by the City of Pinellas Park 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 maximize students' safety and minimize impacts on adjacent properties.

Middle Schools:

1. The proposed location shall have direct access to at least a collector, minor arterial, or principal arterial road, or as otherwise approved by the City of Pinellas Park 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 maximize students' safety and minimize impacts on adjacent properties.

High Schools:

1. The proposed location shall have direct access to at least a collector, minor arterial, or principal arterial road, or as otherwise approved by the City of Pinellas Park 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, minor arterial, or principal arterial road, or as otherwise approved by the City of Pinellas Park 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 PS.2.1.6

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 City of Pinellas Park Comprehensive Plan provided the requirements of Section 1013.36, F.S. are met and off-site impacts can be adequately mitigated.

POLICY PS.2.1.7

A determination of consistency of a proposed new site with the City of Pinellas Park Comprehensive Plan may be conditioned with references to specific types of public educational facilities.

POLICY PS.2.1.8

The City of Pinellas Park may impose reasonable conditions for development of a site as it relates to any of the criteria in Policies PS.2.1.4 and PS.2.1.5. Conditions may not be imposed which conflict with those established in the Florida Building Code or Chapter 1013, F.S., unless mutually agreed to by the City of Pinellas Park and the School District.

POLICY PS.2.1.9

Before a significant change of program at a public educational facility is implemented, the School District and the City of Pinellas Park shall review and work cooperatively to mitigate any on-site and off-site impacts.

POLICY PS.2.1.10

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

OBJECTIVE PS.2.2

Consistent with Section 163.3177(6)(a), F.S. and consistent with the City of Pinellas Park's Future Land Use policies, explore those opportunities where co-location of public facilities and public schools provides a mutual benefit, serves a desirable community purpose, and/or represents an efficient use of finances and staff resources.

POLICY PS.2.2.1

The City of Pinellas Park and the School Board shall, where appropriate, co-locate existing or planned school sites with other public facilities, including but not limited to: bike and pedestrian pathways, libraries, parks, community and recreation centers and facilities, museums, performing arts centers, auditoriums, stadiums, healthcare and social services, and other uses as may be determined appropriate.

POLICY PS.2.2.2

Should the City of Pinellas Park 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, a City of Pinellas Park resolution, or a memorandum of understanding.

OBJECTIVE PS.2.3

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 PS.2.3.1

The City of Pinellas Park 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 PS.3

Ensure safe access to public school facilities.

OBJECTIVE PS.3.1

Collaborate with the School District and other local governments to promote safe access for students to public school facilities.

POLICY PS.3.1.1

Participate on the School Transportation Safety Committee (STSC) of Forward Pinellas to identify locations within the County where student safety is a concern.

POLICY PS.3.1.2

Consider implementation of recommendations from the STSC that affect Pinellas Park to support student access to public schools in a manner that both improves student safety and is compatible with the surrounding community.

POLICY PS.3.1.3

Cooperate with School District initiatives that implement STSC recommendations or similar initiatives, such as Safe Routes to School, for modifications to a school campus.

POLICY PS.3.1.4

Prioritize in the City's Capital Improvement Program construction of those sidewalks, crosswalks, bicycle paths, and other improvements that help to provide continuous access to public schools for pedestrians and bicyclists.

POLICY PS.3.1.5

For new development or redevelopment within a two-mile radius of any existing or planned public school facility, the City of Pinellas Park may 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 "Advantage Pinellas," the adopted Forward Pinellas Long Range Transportation Plan.

POLICY PS.3.1.6

Publicize school safety programs such as walking school buses, bike rodeos (bicycle safety clinics often geared towards children), school pools, and others sponsored by the Pinellas School District and other agencies.

GOAL PS.4

Design public schools so that they can serve a vital emergency management purpose in times of disaster.

OBJECTIVE PS.4.1

The health and safety of the public shall be a high priority when designing future public school facilities and renovating existing facilities.

POLICY PS.4.1.1

Coordinate with the School District and Pinellas County on emergency preparedness issues, including the use of public school facilities for emergency shelters.

POLICY PS.4.1.2

Future public school facilities 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 PS.4.1.3

Update the City's Capital Improvements Element annually to ensure that the School District's capital needs are reflected in the Comprehensive Plan.

POLICY PS.4.1.4

In coordination with Pinellas County Emergency Management, provide existing and planned public school facilities with the required local capital projects needed to provide emergency shelter spaces, as identified by the Regional Evacuation Study.

Intergovernmental Coordination Element



Ordinance 2423, Adopted August 14, 1997  
Ordinance 2590, Adopted July 22, 1999  
Ordinance 3578, Adopted February 14, 2008  
Ordinance 3658, Adopted June 11, 2009  
Ordinance 3735, Adopted October 28, 2010  
Ordinance 3818, Adopted October 11, 2012  
Ordinance 3970, Adopted May 28, 2016  
Ordinance ~~4208XXXX~~, Adopted ~~February 22, 2024~~Date

## INTERGOVERNMENTAL COORDINATION

### GOAL ICE.1

To ensure efficient, effective, and proactive intergovernmental and interagency coordination and partnership to identify and resolve mutual concerns; collaboratively plan for areas of mutual interest; provide the most efficient and effective operations and services; protect, preserve, and enhance significant natural resources; and protect the quality of life for existing and future Pinellas Park residents, businesses, and visitors.

#### OBJECTIVE ICE.1.1

Establish and/or maintain clear and up to date documentation tools to formalize coordination efforts.

##### POLICY ICE.1.1.1

Formalize the provision of plans, public services, and public facilities in areas of mutual concern and cooperative understandings and processes with local, county, regional, and state governmental agencies, as well as the School Board and other special entities, through the following agreements and similar tools:

- Interlocal agreements,
- Letters of understanding,
- Contracts,
- Formal resolutions, or
- Other appropriate means.

Renew these agreements and similar tools every five years or as often as necessary to continue the agreement, in coordination with the other signatories.

##### POLICY ICE.1.1.2

Agreements and similar tools described in Policy ICE.1.1.1 shall include maps, provisions for termination of the agreement, assignment of responsibilities, a method of conflict resolution, and a provision for reporting on an annual basis.

#### OBJECTIVE ICE.1.2

Maintain cooperative and mutually beneficial relationships with other governments and agencies, anticipating, identifying, and addressing conflicts in proactive and constructive ways.

##### POLICY ICE.1.2.1

Participate in cooperative forums and dispute resolution through the Tampa Bay Regional Planning Council, Forward Pinellas, the Local Mitigation Strategy Workgroup, the School Collaborative Workgroup, and any future forum of this nature.

### OBJECTIVE ICE.1.3

Eliminate existing and avoid future conflicts between the Pinellas Park Comprehensive Plan, other adopted City plans, and plans of other governments and special entities through information sharing and collaboration between Pinellas Park and these entities.

#### POLICY ICE.1.3.1

Develop coordinated population projections through collaboration with the County, School Board, and other agencies to share projections so that they are available for future growth and development planning, including but not limited to the City's Comprehensive Plan and the School Board's 5-, 10-, and 20-year facility plans.

#### POLICY ICE.1.3.2

Periodically review plans and regulatory requirements of government agencies and entities including but not limited to the following:

- Adjacent municipalities,
- Pinellas County,
- Forward Pinellas,
- The School Board of Pinellas County,
- Tampa Bay Regional Planning Council,
- Southwest Florida Water Management District (SWFWMD),
- Federal agencies including but not limited to the Federal Department of Transportation (USDOT) and U.S. Environmental Protection Agency (EPA),
- State agencies including but not limited to the Florida Department of Transportation (FDOT) and Florida Department of Environmental Protection (FDEP), and
- Units of government which provide services within the Pinellas Park's municipal boundaries but do not have regulatory authority over the use of land.

These efforts may include identification and resolution of conflicts between plans and coordination of service delivery.

#### POLICY ICE.1.3.3

Review the plans and reports of the following special entities to identify and resolve conflicts with the City's Comprehensive Plan:

- Pinellas Park Water Management District (PPWMD);
- Forward Pinellas;
- Pinellas Suncoast Transit Authority (PSTA);
- Tampa Bay Water (TBW);
- SWFWMD;
- Pinellas County School Board;
- Pinellas Park Community Redevelopment Agency (CRA); and
- Other special districts which provide services for, operate, and/or maintain facilities in the Pinellas Park community.

Facilitate discussions with representatives of these entities to identify solutions to resolve identified conflicts.

#### POLICY ICE.1.3.4

Consider and implement as needed amendments to the Pinellas Park Comprehensive Plan and Land Development Code based on the outcomes of activities completed under Policies ICE.1.3.2 and ICE.1.3.3.

#### POLICY ICE.1.3.5

Participate in joint and collaborative planning efforts with other jurisdictions and special entities, including but not limited to Pinellas County Government; Pinellas County School Board; Forward Pinellas; Tampa Bay Regional Planning Council; Florida Department of Health in Pinellas County; adjacent local governments; and other agencies at the regional, state, and federal levels for areas of mutual concern. These joint and collaborative planning efforts include but are not limited to:

- Maintaining representative membership on committees, boards; and councils;
- Initiating and participating in coordination meetings;
- Reviewing and commenting on plans and proposed activities;
- Formally considering comments from other jurisdictions and special entities which may be received on a proposed activity; and
- Providing written notification to other jurisdictions and special entities before hearings and/or actions that may affect them.

#### POLICY ICE.1.3.6

Maintain consistency with the County's Comprehensive Plan and the Countywide Rules and Strategies by participating in the planning process through representation on the Forward Pinellas Board and committees; amend the City's Comprehensive Plan as necessary for consistency.

#### POLICY ICE.1.3.7

Engage in collaborative planning and implementation activities consistent with the Pinellas Gateway/Mid-County Area Master Plan (Gateway Master Plan, 2020) with jurisdictions that signed the Gateway Master Plan Memorandum of Understanding (MOU), in accordance with the terms of the MOU.

#### POLICY ICE.1.3.8

Continue to share development-related information, including proposed amendments to the Future Land Use Map, with affected jurisdictions; consider all comments before making decisions that may have multi-jurisdictional impact.

#### POLICY ICE.1.3.9

Periodically review the City's development standards to avoid conflicting with the standards of neighboring jurisdictions and support a more uniform countywide approach to development standards.

POLICY ICE.1.3.10

Participate in joint planning with Forward Pinellas and appropriate committees related to the Future Land Use Map.

POLICY ICE.1.3.11

Coordinate with the Pinellas Park CRA to implement the Community Redevelopment Plan (2020) and the City Center Plan (2021); collaboratively plan with the CRA on subsequent district master plans for the Community Redevelopment Area.

OBJECTIVE ICE.1.4

Maintain the internal consistency of the Comprehensive Plan, ensuring that the goals, objectives, and policies of each Element further and do not conflict with those of the other Elements.

POLICY ICE.1.4.1

Take appropriate action to correct any inconsistencies in the Comprehensive Plan.

OBJECTIVE ICE.1.5

Participate in joint planning efforts with the Pinellas County School Board to optimize location and development of public educational facilities within the City.

POLICY ICE.1.5.1

Implement the Public Schools Interlocal Agreement in coordination with all signatories.

POLICY ICE.1.5.2

Participate in the Pinellas Schools Collaborative to facilitate planning and coordination among local governments and the School Board.

POLICY ICE.1.5.3

Maintain a Public School Facilities Element as a part of the City's adopted Comprehensive Plan.

POLICY ICE.1.5.4

Implement the public educational facilities siting and co-location requirements of Chapter 163 and 1013, F.S., as outlined in the Public Schools Interlocal Agreement and as identified in the Public Schools Facilities Element.

POLICY ICE.1.5.5

Review proposed public education facility sites within the City using the process described in the Public Schools Interlocal Agreement.

POLICY ICE.1.5.6

Collaborate with the School Board to maintain data that is useful for coordinated planning between local governments and the School Board; engage in annual correspondence, meetings, or similar efforts with the School Board to:

- Identify mutual areas of interest and concern,

- Identify financial savings related to the construction of public facilities, and
- Coordinate development of respective Capital Improvement Programs.

#### POLICY ICE.1.5.7

Review proposed school locations for opportunities to integrate/co-locate schools with other public facilities, including but not limited to: bicycle and pedestrian paths, libraries, parks, playgrounds, emergency shelters, and community centers.

#### POLICY ICE.1.5.8

Enter into an interlocal agreement with the Pinellas County School Board if it is determined that the collocation of a public facility such as a park, playground, library, or community center, is advantageous and mutually agreeable.

#### POLICY ICE.1.5.9

Coordinate with the School Board and the Pinellas County Planning Department to determine whether there is available public school capacity to support the anticipated students from any proposed new residential developments.

#### OBJECTIVE ICE.1.6

Coordinate with transportation, stormwater, drainage, water, sewer, and solid waste service providers in Pinellas Park to ensure adequate provision of services and to determine locations and extensions of public facilities.

#### POLICY ICE.1.6.1

Engage in collaborative planning with service providers to maintain consistent concurrency management methodologies, systems, and levels of service in the city and update these items as needed. Formalize, as necessary, this coordination process through specific agreements.

#### POLICY ICE.1.6.2

Require approval from transportation, stormwater, drainage, water, sewer, and solid waste service providers before issuing development orders.

#### POLICY ICE.1.6.3

Recognize level of service standards for FDOT jurisdictional roadways and coordinate improvements to these roadways.

#### POLICY ICE.1.6.4

Recognize level of service standards established by the County and Forward Pinellas for Pinellas County jurisdictional roadways and coordinate improvements to these roadways.

#### POLICY ICE.1.6.5

Engage in collaborative planning with Forward Pinellas, Pinellas County, FDOT, and PSTA to promote and support multimodal transportation, ensure coordinated and consistent planning and implementation, and identify and resolve related conflicts through:

- a. Participation in Forward Pinellas and PSTA committee meetings;
- b. Participation in established long-term transportation planning processes (e.g., the regular updates to the Long-Range Transportation Plan and Transit Development Plan); and
- c. Incorporation of Advantage Pinellas, the related Transportation Improvement Program, Transit Development Plan, and other applicable long-range transportation plans into the Comprehensive Plan.

#### POLICY ICE.1.6.6

As provided for within the Transportation Element, coordinate with Pinellas County, FDOT, Forward Pinellas, PSTA, and affected local governments, concerning the biennial updates of the Multi-Modal Impact Fee Ordinance and the implementation of the Pinellas County Mobility Management System.

#### POLICY ICE.1.6.7

Collaboratively plan with Pinellas County, FDOT, Forward Pinellas, and PSTA for the provision of major transportation facilities and mass transit.

#### POLICY ICE.1.6.8

Collaboratively plan with SWFWMD, Pinellas County, and the PPWMD for coordinated and consistent stormwater drainage planning, including coordinated planning and implementation with Pinellas County for joint projects identified in the City's and County's Stormwater Management Plans.

#### POLICY ICE.1.6.9

Establish interlocal agreements as needed with other signatories of the Gateway Master Plan MOU to detail responsibilities and commitments for design and implementation of shared district stormwater management projects.

#### POLICY ICE.1.6.10

Collaboratively plan with Pinellas County for coordinated and consistent solid waste disposal and resource recovery planning and implementation.

#### POLICY ICE.1.6.11

Collaboratively plan with SWFWMD, Pinellas County, the City of St. Petersburg, and other area governments and agencies for coordinated and consistent water usage planning. Focus on ensuring a long-term regional potable water supply and evaluate options to reduce dependence on existing water sources. These efforts shall also account for SWFWMD's adopted Regional Water Supply Plan.

POLICY ICE.1.6.12

Maintain an interlocal agreement with Pinellas County for providing water to Pinellas Park. The requirements of the interlocal agreement shall establish the criteria with which the level of service is to be determined.

POLICY ICE.1.6.13

Collaboratively plan with Pinellas County, the City of Largo, and the City of St. Petersburg for coordinated and consistent wastewater management.

POLICY ICE.1.6.14

Maintain contractual agreements with Pinellas County, the City of Largo, and the City of St. Petersburg for the disposal of wastewater generated by Pinellas Park. The requirements of the contract shall establish the criteria with which the level of service is to be determined.

POLICY ICE.1.6.15

Collaboratively plan with Pinellas County for the provision of countywide facilities, including but not limited to solid waste disposal facilities, the St. Pete/Clearwater International Airport, and the Pinellas County Emergency Operations Center.

POLICY ICE.1.6.16

Provide water, wastewater collection and/or treatment, and reclaimed water service to incorporated and unincorporated areas in accordance with the conditions contained within the individual billing, connection, and service agreements established between the respective governments.

POLICY ICE.1.6.17

Coordinate with Pinellas County to determine future needs for water and sewer within areas served by the City.

POLICY ICE.1.6.18

Provide input to Pinellas County in the development of the County's Capital Improvements Plan for water and sewer facilities in unincorporated areas within the City's jurisdiction.

POLICY ICE.1.6.19

Enter into new agreements as necessary, for the purpose of ensuring adequate, efficient, and equitable provision of needed services and facilities.

OBJECTIVE ICE.1.7

Coordinate with local governments and agencies to protect and restore functional and connected plant and animal habitats for the purpose of meeting regional surface water management goals and ensure efficient resource planning and regulation.

#### POLICY ICE.1.7.1

Encourage, initiate, and participate in the following multi-jurisdictional collaborations:

- Watershed planning;
- Meeting National Pollutant Discharge Elimination System (NPDES) program requirements;
- Implementing the Comprehensive Conservation and Management Plan; and
- Implementing efficient, effective, and comprehensive surface water management programs.

Enter into specific interlocal and interagency agreements describing responsibilities and formalizing specific commitments.

#### POLICY ICE.1.7.2

Practice multi-jurisdictional cooperation and coordination in developing and promoting educational programs related to water resource management.

#### POLICY ICE.1.7.3

Use the NPDES coordination process as one way to facilitate sharing stormwater project information, to collectively identify and meet surface water resource educational information needs, and to collaboratively address surface water-related mandates such as NPDES municipal storm sewer permit requirements.

#### POLICY ICE.1.7.4

Participate in regional technical studies and policy forums related to wetlands to assess and identify best strategies for protection and restoration.

#### POLICY ICE.1.7.5

Encourage and participate in efforts by SWFWMD to identify the recharge area within the Northern Tampa Bay Water Use Caution Area (NTBWUCA).

#### OBJECTIVE ICE.1.8

Maintain sufficient regional and passive recreational lands for residents of Pinellas Park in coordination with meeting needs for these lands at the countywide level.

#### POLICY ICE.1.8.1

Participate in joint planning processes with Pinellas County, Forward Pinellas, the Tampa Bay Regional Planning Council, and the State of Florida regarding regional and passive recreation lands to provide City residents with an equitable provision and access to these lands; enter into formal individual agreements where necessary to facilitate the maintenance of this land.

POLICY ICE.1.8.2

Coordinate with Pinellas County, Pinellas County Public Schools, the Pinellas Park Water Management District, and other agencies to identify opportunities for and establish joint use agreements for recreation facilities, parks, and open spaces and collaboratively plan development/design of new spaces and redevelopment/re-design of existing spaces to meet joint needs.

OBJECTIVE ICE.1.9

Coordinate with other government agencies and other entities, where applicable, to identify and obtain grant funding and administer programs that implement joint priorities.

POLICY ICE.1.9.1

Coordinate internally and externally with other entities, including but not limited to the Pinellas County Government, the Florida Department of Health in Pinellas County, the Housing Finance Authority of Pinellas County, Forward Pinellas, the Tampa Bay Regional Planning Council, and the Pinellas County School Board, to support grant applications, program administration, and implementation strategies. This effort shall be accomplished by establishing partnerships, maintaining strong lines of communication, and sharing data and educational materials.

OBJECTIVE ICE.1.10

Ensure continued coordination of all disaster and hurricane evacuation plans.

POLICY ICE.1.10.1

Update, distribute information related to, and implement as needed local emergency management plans in coordination with the Pinellas County Department of Emergency Management, the TBRPC, the State of Florida Department of Emergency Management, the Federal Emergency Management Agency (FEMA), and other government entities.

POLICY ICE.1.10.2

Notify the TBRPC and the Pinellas County Emergency Management Department of proposed future land use plan policies related to hurricane shelters, evacuation routes, and map amendments resulting in an increase in population within the Coastal High Hazard Areas.

OBJECTIVE ICE.1.11

Identify and implement joint planning areas for annexation and provision of services.

POLICY ICE.1.11.1

Continue to evaluate areas for potential joint planning and annexation consistent with the interlocal agreement between Pinellas County and the City of Pinellas Park, which details the Pinellas Park Planning Area (annexation boundary). Consider costs and benefits for both Pinellas Park and the adjacent unincorporated areas under consideration.

POLICY ICE.1.11.2

Coordinate with Pinellas County and other jurisdictions, as appropriate, to implement an annexation process which will include the following:

- a. Advance notice of all annexations to the respective parties of interest;
- b. Accurate legal descriptions for properties proposed to be annexed;
- c. Compliance with State law for contiguity, compactness, enclaves, and procedures for annexation agreements/indentures;
- d. A determination of the City's ability to serve the area proposed for annexation;
- e. Mutually acceptable agreements to provide selected services where it is beneficial to the citizenry and cost-effective to do so in lieu of annexation; and
- f. A requirement for consistency with the Comprehensive Plan at the time of annexation.

POLICY ICE.1.11.3

Provide a copy of the City's published or posted notice of annexation, via certified mail, to the Board of County Commissioners as required by Section 171.044(6), F.S.

Capital Improvements Element



Ordinance 3578, Adopted February 14, 2008

Ordinance 3658, Adopted June 11, 2009

Ordinance 3708, Adopted November 24, 2009

Ordinance 3735, Adopted October 28, 2010

Ordinance 3752, Adopted November 23, 2010

Ordinance 3818, Adopted October 11, 2012

Ordinance 3970, Adopted May 28, 2016

Ordinance ~~4208XXXX~~, ~~February 22, 2024~~ Adopted Date

## CAPITAL IMPROVEMENTS

### GOAL CIE.1

Ensure through the City's land development and capital improvements planning processes the timely and efficient provision of public facilities concurrent with the impact of development.

#### OBJECTIVE CIE.1.1

Utilize the Capital Improvements Element of the Comprehensive Plan to meet the City's needs for the construction of capital facilities necessary to meet existing deficiencies, to accommodate future growth, and to renovate or replace obsolete or outdated facilities.

##### POLICY CIE.1.1.1

Capital improvement shall mean a one-time cost of \$25,000 or more for land, structures, or improvements (including planning, design, engineering, permitting, and construction) and initial furnishings, or have an anticipated life expectancy of at least 10 years.

##### POLICY CIE.1.1.2

The Capital Improvements Element will be reviewed and evaluated annually for inclusion in the annual Capital Budget section of the City's annual budget.

##### POLICY CIE.1.1.3

The Capital Improvements Element shall provide for the availability of public facilities and services needed to support the impacts of development.

##### POLICY CIE.1.1.4

Public facility and service availability will be considered sufficient if necessary public facilities and services are available concurrent with the impacts of development.

##### POLICY CIE.1.1.5

The schedule of capital improvements shall be based upon the Land Use, Water, Sewer, Solid Waste, Stormwater Management, Transportation, Economic Development, and Parks, Recreation and Open Space Elements of the Comprehensive Plan and consistent with all other elements of this Plan.

##### POLICY CIE.1.1.6

The City shall utilize the following "Criteria for Establishing Priority" ~~in the Capital Improvements Element~~ to review, evaluate and prioritize all projects in the Comprehensive Plan. These criteria may be amended periodically to reflect changing circumstances but shall include, at a minimum, the following considerations:

- a. Elimination of public hazards;
- b. Renewal and replacement of obsolete or outdated facilities;
- c. Ensuring adequate capacity;
- d. Impact on the City's budget;
- e. Location determined based on projected growth patterns;

- f. Accommodating demands of new development and redevelopment;
- g. Financial feasibility;
- h. Potential cost savings from matching funds or grants; and
- i. Plans of State agencies, water management districts, and other regional and local agencies and departments that provide public facilities within the City's jurisdiction.

POLICY CIE.1.1.7

For prioritization of transportation capital improvements, consider criteria of Policy T.1.9.2 in addition to the Criteria for Establishing Priority (Policy CIE.1.1.6)

POLICY CIE.1.1.8

Encourage citizen participation in the Capital Improvements process through formal boards, statutory hearings, citizen advisory board meetings, public meetings, information forums, town meetings, workshops, or City Council meetings.

POLICY CIE.1.1.9

The Capital Improvements Program shall provide for the availability of public facilities to serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan.

POLICY CIE.1.1.10

Utilize rehabilitation and reuse techniques on existing public facilities, structures, and buildings, where cost effective, as the preferred alternative to new construction.

POLICY CIE.1.1.11

Plan to replace or renovate existing public facilities to occur when the life expectancy or level of service of the facilities is to be exceeded.

POLICY CIE.1.1.12

The financial feasibility of providing recurring annual operating and maintenance costs will be considered before including a capital facility and related services in the Capital Improvements Element.

POLICY CIE.1.1.13

Indicate the anticipated years of project commencement, construction, and completion.

POLICY CIE.1.1.14

The Capital Improvements Element shall be amended and updated once each year if necessary to reflect any applicable changes to the goals, objectives, and policies or capital improvement needs set forth in the other Comprehensive Plan elements.

## OBJECTIVE CIE.1.2

Ensure that future development will bear a proportionate cost of facility and service improvements necessitated by the development in order to adequately maintain adopted level of service standards.

### POLICY CIE.1.2.1

Consider during the review process for new development strategies to maximize the use of existing public facilities.

### POLICY CIE.1.2.2

Plan capital improvements so that the estimated costs do not exceed conservative estimates of available revenue sources.

### POLICY CIE.1.2.3

Limit the City's bonded indebtedness to no more than 25% of assessed valuation, as set forth in the City Charter.

### POLICY CIE.1.2.4

Future development shall bear a proportionate, pro-rata share of costs of facility improvements necessitated by the development in order to adequately maintain adopted level of service standards.

### POLICY CIE.1.2.5

Use multi-modal impact fee revenue to fund multi-modal improvements to the City's transportation facilities.

### POLICY CIE.1.2.6

Evaluate and establish impact fees, user fees, special assessments, or other revenue sources necessary to recapture the costs of providing public facilities and services.

### POLICY CIE.1.2.7

Provide the public facilities and services which have been identified in the Comprehensive Plan.

### POLICY CIE.1.2.8

All development projects generating new trips shall be subject to the multi-modal impact fee.

### POLICY CIE.1.2.9

Local Government Development Agreements, as described in Sections 163.3220-163.3243, F.S., shall allow private enterprise to construct public facilities consistent with the goals, objectives, and policies in the Comprehensive Plan.

POLICY CIE.1.2.10

Development Agreements must include a commitment by the developer to mitigate the pro rata share of the costs of public facility and service improvements necessitated by that development concurrent with the impacts of that development.

POLICY CIE.1.2.11

A Development Agreement may include provision for joint efforts on the part of the developer and the City of Pinellas Park; construction of the needed facility by either party; or payment to the local government for the construction of the needed facility.

POLICY CIE.1.2.12

The City of Pinellas Park recognizes that the Florida Strategic Intermodal System facilities in Pinellas County are strategically important as high speed and high volume inter-city and inter-regional roads. To protect the efficiency of these roads, development should be mitigated and phased in order to minimize the impacts on roadway capacity.

OBJECTIVE CIE.1.3

Land use decisions and available or projected fiscal resources will be coordinated with a schedule of capital improvements that maintains adopted level of service standards and meets existing and future facility needs.

POLICY CIE.1.3.1

Require public facilities and services for which a level of service standard has been adopted and that are needed to support development to be available concurrent with the impacts of any new development.

“Concurrent” shall mean that all adopted level of service standards be maintained during and following the development of all such projects, or the impacts of said development are mitigated consistent with this Plan, in accordance with the level of service review standards established by this Comprehensive Plan.

POLICY CIE.1.3.2

The City adopts the level of service standards for the following public facilities and services:

- a. Potable Water: 80 gallons per capita per day at a minimum pressure of 30 psi.
- b. Sanitary Sewer (with no gravity line surcharging; pumping stations pumping the peak inflow with the largest station out of service):
  - i. Residential (1985 and after): 100 gallons per day per person
  - ii. Non-Residential: 1,000 gallons per day per acre
  - iii. Peak factors, the multiples of Average Daily Flow (ADF) used to determine the highest hourly flow expected in any year, shall be as follows:

ADF	PEAK FACTOR
0.0-0.2	3.50
0.2-0.8	3.00
0.8-2.0	2.50
2.0-4.0	2.25
4.0-Greater	2.00

c. Solid Waste:

- i. A twice weekly garbage pickup, and a once weekly recycling pickup, for residents. This service includes unlimited can service and the removal of white goods (refrigerators, stoves, washing machines, etc.).
- ii. Commercial accounts are picked up on as needed basis.
- iii. The capacity to collect, recycle or otherwise dispose of up to 1.3 tons per person per year, consistent with Pinellas County's level of service standard.

d. Stormwater Management:

- i. Drainage channels serving drainage basins greater than one square mile shall be sized to contain a 25-year/24-hour storm event within the channel banks. Peak post-development runoff shall not exceed peak pre-development runoff rates.
- ii. Closed conduit (storm sewer) systems serving drainage basins greater than one square mile shall be sized so that the hydraulic grade-line is no higher than the inlet grate, inlet throat or rim elevations for a 25-year/24-hour storm event. No surcharging will be allowed.
- iii. Drainage channels serving drainage basins less than one square mile shall be sized to contain a 25-year/24-hour storm event within the channel banks. Peak post-development runoff shall not exceed peak pre-development runoff rates.
- iv. Closed conduit (storm sewer) systems serving drainage basins less than one square mile shall be sized so that the hydraulic grade-line is no higher than the inlet grate, inlet throat or rim elevations for a 25-year/24-hour storm event. No surcharging will be allowed.
- v. Retention or detention facilities shall be sized so that the post-development condition discharge amount does not exceed the pre-development condition discharge amount for a 25-year/24-hour storm event and 6 inches of freeboard is maintained.
- vi. The 100-year/24-hour storm event shall be confined to streets and yards for all new construction in order to protect human life and minimize structural damage.
- vii. Treatment of stormwater runoff shall be required for all new development, redevelopment, and/or expansions in existing developed areas as provided by law, unless the project meets Land Development Code exemption requirements. In accordance with Chapter 62-25 FAC, the stormwater treatment systems shall provide a level of treatment for the runoff from the first 1 inch of rainfall for projects in drainage basins of 100 acres or more. For projects with

drainage basins less than 100 acres, the stormwater treatment systems must provide a level of treatment for the first one-half inch of runoff in accordance with Chapter 62-302, Section 62-302.500 FAC. Stormwater discharge facilities shall be designed so as to not lower receiving water quality or degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302 FAC.

POLICY CIE.1.3.3

Implement a Concurrency Management System to ensure that public facility impacts associated with development do not cause violation of adopted level of service standards. The Concurrency Management System shall include the Capital Improvements Element, the 5-year Schedule of Capital Improvements; a Concurrency Management Test Statement updated annually; and a Level of Service Compliance Review.

POLICY CIE.1.3.4

A Level of Service Compliance Review for stormwater management, sanitary sewer, potable water, and solid waste shall be required prior to issuance of any Development Order as part of the Concurrency Management System. Determination of level of service compliance shall be a condition of all site plan, rezoning and land use approvals, and building permits.

POLICY CIE.1.3.5

All level of service compliance approvals shall provide for an expiration date of no more than 12 months from the date of issuance.

POLICY CIE.1.3.6

A level of service compliance approval shall be required for each phase of a multi-phase project before construction is permitted.

POLICY CIE.1.3.7

Sanitary sewer, solid waste, stormwater management, adequate water supplies, and potable water facilities shall be in place and available to serve new development before the certificate of occupancy is issued.

POLICY CIE.1.3.8

The land for parks and recreation facilities to serve new development shall be dedicated to or acquired by the City prior to issuance of a certificate of occupancy.

POLICY CIE.1.3.9

Transportation facilities needed to serve new development shall be in place or under actual construction within three (3) years after the City approves a building permit or other development order that results in traffic generation.

OBJECTIVE CIE.1.4

The City shall direct public expenditures for infrastructure away from the Coastal High Hazard Area.

POLICY CIE.1.4.1

Public expenditures for infrastructure in the Coastal High Hazard Area will be restricted to maintenance, repair, and replacement of existing facilities or expenditures for protection, restoration, or enhancement of natural resources or public access.

Citizen Participation Element



~~Ordinance 2423, Adopted August 14, 1997~~  
~~Ordinance 3658, Adopted June 11, 2009~~

## **CITIZEN PARTICIPATION**

### **GOAL CP.1**

~~To encourage participation of the citizens of Pinellas Park and to keep them informed of matters affecting the growth and direction of the City.~~

#### **OBJECTIVE CP.1.1**

~~Seek representation of diverse community interests on citizen advisory committees.~~

##### **POLICY CP.1.1.1**

~~Residents, business owners and property owners shall be informed, through the local media, of the creation of new advisory committees.~~

##### **POLICY CP.1.1.2**

~~Coordination with local business, civic, and cultural organizations is encouraged.~~

##### **POLICY CP.1.1.3**

~~Residents, business owners, and property owners will be notified, through the local media, of any openings on advisory committees.~~

##### **POLICY CP.1.1.4**

~~Residents, business owners, and property owners may apply to be on citizen advisory committees at any time.~~

#### **OBJECTIVE CP.1.2**

~~Establish procedures for keeping the general public informed of matters affecting the growth and direction of the City.~~

##### **POLICY CP.1.2.1**

~~Residents, business owners, and property owners shall be notified of actions affecting the use of their property through mailings and/or announcements in newspapers of general circulation.~~

##### **POLICY CP.1.2.2**

~~Residents, business owners and property owners shall be informed of actions of the City Council through local sources.~~

##### **POLICY CP.1.2.3**

~~Draft and final planning documents shall be made available for review by the general public.~~

##### **POLICY CP.1.2.4**

~~The Pinellas Park City Clerk's Office and Pinellas Park Library shall be an official depositories for all adopted comprehensive planning elements.~~

~~POLICY CP.1.2.5~~

~~Coordination with local media to educate and inform residents, business owners and property owners shall be continued.~~

~~POLICY CP.1.2.6~~

~~Continue to utilize the City Newsletter as a medium of information dissemination.~~

~~OBJECTIVE CP.1.3~~

~~Establish procedures for maintaining two-way communication with residents, business owners and property owners of the City.~~

~~POLICY CP.1.3.1~~

~~Written comments concerning City documents, policies, and actions shall be retained for response or consideration.~~

~~POLICY CP.1.3.2~~

~~Additional mediums of information exchange should be investigated by the City.~~

Property Rights Element



Ordinance ~~4208XXXX~~, Adopted ~~February 22, 2024~~Date

## PROPERTY RIGHTS

### GOAL PR.1

Protect Property Owners' Constitutional and Statutory Rights.

#### OBJECTIVE PR.1.1

Consider private property rights in the decision-making process.

##### POLICY PR.1.1.1

Consider the right of a property owner to physically possess and control his or her interest in the property, including easements, leases, or mineral rights.

##### POLICY PR.1.1.2

Consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

##### POLICY PR.1.1.3

Consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

##### POLICY PR.1.1.4

The city shall consider the right of a property owner to dispose of his or her property through sale or gift.

Economic Development Element



Ordinance ~~4208XXXX~~, Adopted ~~February 22, 2024~~Date

## ECONOMIC DEVELOPMENT

### GOAL ED.1

Maintain a thriving and resilient business landscape.

#### OBJECTIVE ED.1.1

Increase overall number of businesses, with a focus on increasing the number of businesses represented in target industries and target business types.

##### POLICY ED.1.1.1

Complete a market study using quantitative tools, relevant and credible literature, expert opinions of individuals and organization, and existing plans to inform the development of a Business Assistance Program (Policy ED.1.1.2); the study may evaluate and identify items including but not limited to the following:

- Target industries and related sectors for support, the evaluation of which may include but is not limited to:
  - Those identified by Pinellas County Economic Development and Enterprise Florida,
  - Those that offer and support high-paying jobs and may be well suited to the City,
  - The medical industry and related sectors in support of Pinellas Park's Medical District,
  - Tourism,
  - Arts and cultural activities,
  - Local food and agricultural production and distribution,
  - Manufacturing, and
  - Essential services that support workforce and economic development (e.g., childcare services).
- Target business types for support (e.g., corporate headquarters, small businesses, large businesses, locally owned businesses, businesses owned by individuals with underrepresented identities in the business landscape, etc.).
- Types of business assistance that will effectively support general business growth and identified target industries and business types, the evaluation of which may include but is not limited to:
  - Evaluation of existing business support efforts by the City, including the Business Retention Program;
  - Inclusion of an updated land inventory of City-owned parcels, vacant parcels, target parcels for redevelopment (e.g., those noted under Goal ED.3) in coordination with Policy ED.3.3.8;
  - Regulatory, financial, land acquisition, technical, and programmatic assistance types;

- General capital improvements needed to support businesses (e.g., those related to utilities, transportation infrastructure, and internet and mobile network infrastructure);
- Assistance to maintain and expand existing businesses, attract new businesses through relocation, and support the creation of new businesses;
- Resiliency and post-disaster assistance (Policies ED.1.3.3 through ED.1.3.5) and other strategies that may be identified through activities completed under Policy ED.1.3.1 to promote economic resiliency; and
- Strategies that support the economic development focus of redevelopment areas, activity centers, and catalyst sites discussed under Goal ED.3.

#### POLICY ED.1.1.2

Develop a Business Assistance Program, including adjustments to existing business support efforts and related implementation tools, to implement recommendations from the market study completed under Policy ED.1.1.1. Create this program in coordination with efforts by the City’s Community Redevelopment Agency (CRA) to implement business support recommendations in the City’s Community Redevelopment Plan (2020; see Policies ED.3.3.5 through ED.3.3.7).

#### POLICY ED.1.1.3

Adjust economic development performance metrics and data reporting as needed based on recommendations from the market study (Policy ED.1.1.1).

#### POLICY ED.1.1.4

Protect existing land designated for employment-generating uses, especially those areas identified as Target Employment Centers (TECs) on the Countywide Plan Map, whether vacant or developed, from encroachment of incompatible uses through Healthy Places: Future Land Use Element policies and Land Development Code regulations.

#### POLICY ED.1.1.5

Distribute information about and advocate for transportation and transit improvements at the regional level that will support regional connectivity and facilitate economic development, consistent with overall Comprehensive Planning goals.

### OBJECTIVE ED.1.2

Improve communications between the City, businesses, and other entities that may support economic development in Pinellas Park.

#### POLICY ED.1.2.1

Provide predictable, competitive, consistent, non-duplicative/non-contradictory tax,

legal, and regulatory policies relevant to businesses and economic development.

#### POLICY ED.1.2.2

Provide economic development data, analysis, and other related input to support data, analysis, planning, and implementation efforts of local and regional economic development entities, which may include but are not limited to the Pinellas Park Chamber of Commerce, Pinellas County Economic Development, the Tampa Bay Regional Planning Council, the Tampa Bay Partnership, and other similar entities.

#### POLICY ED.1.2.3

Develop and implement a marketing strategy tailored to prospective target industries and businesses and other entities that may support economic development in Pinellas Park; this campaign may include but is not limited to:

- Varied effective communication methods and materials (e.g., City website; City social media platforms; digital and print materials; presentation materials for marketing meetings, calls, events, and other outreach opportunities);
- Information on the City's economic development goals; what is needed to promote healthy economic development; and the role businesses, elected officials, community leaders, and other interested parties can play in the City's economic development;
- A summary of offerings from the Business Assistance Program (Policy ED.1.1.2);
- A summary of local community assets and workforce characteristics;
- Availability and cost of utilities, internet and mobile network options, transportation options, and similar essential infrastructure and services for businesses;
- Information on local and regional economic development organizations, including their business support resources, events, partnership opportunities, and other related resources; organizations may include but are not limited to the Pinellas Park Chamber of Commerce, Pinellas County Economic Development, the Tampa Bay Regional Planning Council, the Tampa Bay Partnership, and the Tampa Bay Innovation Center;
- Information that showcases businesses and developments in the City (e.g., brownfield redevelopment projects); and
- Coordination with the Community Redevelopment Area and related sub-district branding and marketing effort described in the Community Redevelopment Plan and City Center Plan (2021).

#### POLICY ED.1.2.4

Coordinate with local business organizations and other partners to identify opportunities to administer local business surveys and collect additional information on economic development program performance.

### OBJECTIVE ED.1.3

Improve preparation for, response to, and recovery from acute economic shocks, as well as preparation for and response to long-term evolution of the economy.

#### POLICY ED.1.3.1

Provide data, analysis, and other related input to support local and regional agencies and organizations, such as the Tampa Bay Regional Planning Council, Pinellas County, and Tampa Bay Partnership, in maintaining informational programs, updating data, and preparing studies to identify and understand potential acute threats and long-term evolutions to local and regional economic activities.

#### POLICY ED.1.3.2

Participate in the Tampa Bay Regional Planning Council's Resiliency Coalition.

#### POLICY ED.1.3.3

Develop or participate in a training program to educate and train government staff and local businesses on mitigation, continuity, and recovery plans for natural and human-made disasters.

#### POLICY ED.1.3.4

Develop, in coordination with the City's general Business Assistance Program (Policy ED.1.1.2), a technical assistance program to assist businesses pre-disaster in creating Business Continuity and Preparedness Plans to implement in the event of a disaster.

#### POLICY ED.1.3.5

Assist with the implementation of Pinellas County's Post Disaster Redevelopment Plan (2012) and related Economic Restoration Action Plan to aid economic recovery following a disaster; actions may include but are not limited to:

- Identify potential sites for physical Business Recovery Centers (assistance centers);
- Disseminate information about virtual Business Recovery Centers, including links to these resources on the City's website and related digital communications;
- Identify and assist with the acquisition of temporary space for businesses, if necessary;
- Disseminate information on obtaining access to financial assistance programs;
- Disseminate information on and accelerate permitting processes (e.g., repairs and rebuilds, temporary sign permits, health inspections, temporary use, etc.);
- Promote the use of local businesses and workers in disaster recovery, including public relations campaigns to support local businesses;

- Assist in identifying and disseminating effective and consistent messaging and communications;
- Assist with the re-establishment of communications infrastructure, critical utilities, and supply chains to and from the community; and
- Implement other strategies identified with the County and/or other supporting agencies and organizations during post disaster redevelopment and appropriate for the City's role to allow businesses to stay local and assist businesses with the transition from short to long-term recovery.

## GOAL ED.2

Ensure quality employment for workers and residents in Pinellas Park.

### OBJECTIVE ED.2.1

Increase access to high-paying job opportunities in the City, including jobs for City residents, and flexible workplace opportunities.

#### POLICY ED.2.1.1

Distribute information about existing initiatives and tools, such as Tampa Bay Works and CareerSource Pinellas, that facilitate communication and partnerships between workforce development agencies, local schools/universities, and/or local businesses in sectors with high paying jobs to create, maintain, and/or enhance local workforce development initiatives, apprenticeship programs, job placement programs, and other related workforce development activities.

#### POLICY ED.2.1.2

Distribute information about employment opportunities identified by local workforce development agencies, schools/universities, local businesses, and other similar organizations and efforts related to workforce development and/or job placement (e.g., Tampa Bay Works, CareerSource Pinellas).

#### POLICY ED.2.1.3

Identify opportunities for and encourage the use of local hire agreements for development or redevelopment projects, such as those requiring developer agreements and those discussed under Goal ED.3, and to promote local hire of employees among local businesses in Pinellas Park.

#### POLICY ED.2.1.4

Establish and maintain land uses and zoning regulations that will facilitate telecommuting, home-based occupations, mixed-use developments, and other occupational and workplace options that are helpful to job creation, retention, and flexibility.

POLICY ED.2.1.5

Partner with Pinellas County Economic Development to seek leads on new businesses entering the Pinellas Park market within targeted employment industries, as determined by Pinellas County.

OBJECTIVE ED.2.2

Increase support and assistance for the City's workforce during post-disaster recovery and redevelopment.

POLICY ED.2.2.1

Assist with the implementation of Pinellas County's Post-Disaster Redevelopment Plan (2012) and related items in the Economic Restoration Action Plan; actions may include but are not limited to:

- Distribute information about local childcare services available;
- Implement temporary housing measures as part of local Housing Emergency Declarations (Policy H.1.1.6); distribute information about these efforts and related efforts of the County Disaster Housing Program;
- Contribute to and distribute information from centralized tools created by the County and/or other organizations providing local post-disaster support for collecting and distributing employment announcements throughout the county through multi-media outlets as well as the Disaster Recovery Centers (DRCs), County offices, chambers of commerce, and social media; and
- Distribute information about expansions of employment counseling services, workforce training programs, or other worker assistance provided by government agencies, local workforce development agencies, schools/universities, businesses, or other similar organizations and efforts supporting local workforce development and employment assistance.

GOAL ED.3

Optimize quality of life, environmental, and economic development benefits from key development and redevelopment sites in the City.

OBJECTIVE ED.3.1

Designate and ensure redevelopment of brownfield sites in a manner consistent with the recommendations of Pinellas Park's Health Impact Assessment on the Brownfield Program for the City of Pinellas Park (2019).

POLICY ED.3.1.1

Establish a Brownfield Program that uses the best available health and equity data to prioritize redevelopment in areas that have lower socioeconomic status, exhibit poorer health conditions, are closer to public places, and/or can improve community connectivity and quality.

#### POLICY ED.3.1.2

Establish an Advisory Board to guide implementation and monitoring of the Brownfield Program.

#### POLICY ED.3.1.3

Define desired businesses/industries for designated brownfield sites, in addition to those identified in the Pinellas Park Community Redevelopment Plan and the Pinellas Gateway/Mid-County Area Master Plan (Gateway Master Plan, 2020) and establish a marketing plan that will attract compatible economic development projects; these efforts should be coordinated with the Business Assistance Program (Policy ED.1.1.2) and general marketing strategy (Policy ED.1.2.3).

#### POLICY ED.3.1.4

Identify and distribute information on incentives, grants, programs, and/or public investment opportunities that can support brownfield redevelopment in conjunction with goals of the Comprehensive Plan. These efforts should be coordinated with the marketing strategy (Policy ED.1.2.3).

#### POLICY ED.3.1.5

Distribute information on brownfield development opportunities to facilitate collaboration between developers and property-owners, as well as external agencies such as Pinellas County, for projects that protect and promote health.

#### POLICY ED.3.1.6

Develop and maintain a database of ongoing and completed brownfield projects and evaluate the option to conduct site tours of redeveloped sites to show program progress; publicize projects through the City's marketing strategy (Policy ED.1.2.3).

#### OBJECTIVE ED.3.2

Promote the development and redevelopment of key project sites featured in the Gateway Master Plan that are planned in and adjacent to Pinellas Park.

#### POLICY ED.3.2.1

Coordinate with Pinellas County, the City of Largo, and the City of St Petersburg to conduct analyses and develop plans to facilitate implementation of the Gateway Master Plan (consistent with the Gateway Master Plan Memorandum of Understanding, MOU).

#### OBJECTIVE ED.3.3

Facilitate redevelopment in the Community Redevelopment Area, including targeted sub-districts, consistent with the Pinellas Park Community Redevelopment Plan and City Center Plan.

#### POLICY ED.3.3.1

Coordinate with the Pinellas Park CRA to prepare master plans for the Performing Arts District and other priority areas designated in the Community Redevelopment Plan.

#### POLICY ED.3.3.2

Amend, in coordination with the Pinellas Park CRA, Land Development Code regulations and Zoning Map designations that affect the Park Station District area and other districts designated in the Community Redevelopment Plan to formally establish these districts and enable and encourage redevelopment that reinforces the vision of the Community Redevelopment Plan and subsequent district master plans for the Redevelopment Area. This effort may include but is not limited to the preparation and adoption of the following items:

- A form-based code for targeted redevelopment sites;
- Allowance of flexible parking requirements and regulations;
- Architectural design standards and site location requirements;
- Allowance and encouragement of cultural facilities and museums, local retailers, specialty retailers, boutiques, micro-breweries, food-courts, and restaurants;
- A public art program;
- Regulations that allow and encourage a mix of uses including government, business, retail uses, as well as cafes with outdoor dining, entertainment uses, and venues for civic functions;
- Regulations that promote a pedestrian-oriented environment, including streetscaping (design of corridor right-of-way including landscaping, sidewalks, sidewalk furniture, utility poles, traffic management, etc.) and pedestrian/bicycles access and amenities for all projects;
- Allowance of a wider variety of housing types and lot sizes, including accessory dwelling units;
- Regulations that incentivize private developers to provide public amenities such as fountains, statues, public open spaces, and art; and
- Evaluation of regulatory recommendations from the City Center Plan for implementation.

#### POLICY ED.3.3.3

Coordinate with the Pinellas Park CRA to issue Requests for Qualifications/Requests for Proposals for the selection of development teams to implement desired development at targeted sites.

#### POLICY ED.3.3.4

Share findings from the City's market study with the Pinellas Park/Gateway Chamber and Pinellas County Economic Development to identify and inform action to address development impediments, regulatory revisions, and potential assistance programs to

facilitate additional private sector investment and support business development within the Community Redevelopment Area.

#### POLICY ED.3.3.5

Amend, in coordination with the Pinellas Park CRA, the regulatory language to remove identified development impediments (Policy ED.3.3.4) and include regulatory incentives, in coordination with implementation of the City's general Business Assistance Program (Policy ED.1.1.2), to support targeted businesses, desired uses and development types (e.g., those highlighted in Policy ED.3.3.2), public art, arts-related development and activities, and local artists and professionals located in or aimed at relocating to the Community Redevelopment Area.

#### POLICY ED.3.3.6

Implement, in coordination with the Pinellas Park CRA, the City's general Business Assistance Program (Policy ED.1.1.2) to develop business assistance programs and financial incentives that may include but are not limited to the following to support targeted businesses, desired uses and development types (e.g., those highlighted in Policy ED.3.3.2), public art, arts-related development and activities, and local artists and professionals located in or aimed at relocating to the Community Redevelopment Area:

- Commercial façade grants;
- Commercial building stabilization grants;
- Targeted-business rental subsidies, including those for National Business Incubation Association graduate companies;
- Landscape improvement grants;
- Brownfield programs;
- Affordable housing;
- A public art program; and
- Support for quarterly business training and counseling sessions in coordination with Small Business Development Council and Pinellas County Economic Development.

#### POLICY ED.3.3.7

Develop, in coordination with the Pinellas Park CRA, a plan to better define and support the City's Medical District with consideration of findings from efforts completed under Policies ED.1.1.1 and ED.3.3.4; amend regulations and regulatory incentives and business assistance programs and incentives (Policies ED.1.1.2 and ED.3.3.6) as needed to implement recommendations of the plan.

#### POLICY ED.3.3.8

Maintain, in coordination with the Pinellas Park CRA, an inventory of parcels owned by the City or CRA within the Community Redevelopment Area and consider use or disposal of the property to further the vision in the Community Redevelopment Plan.

POLICY ED.3.3.9

Identify and fund, in coordination with the Pinellas Park CRA, the acquisition of properties to further implement the Community Redevelopment Plan; this effort shall be undertaken using public- private partnerships, interagency and interlocal agreements, and contracts with professional firms and organizations where applicable to enable these acquisitions and in accordance with Florida Statutes.

POLICY ED.3.3.10

Identify and publicize, in coordination with the Pinellas Park CRA, opportunities to establish pop-up art expositions and other alternative uses in empty storefronts.

POLICY ED.3.3.11

Develop and implement, in coordination with the Pinellas Park CRA and the Pinellas Park/Gateway Chamber of Commerce, programming to distribute information on available business development resources and support; this programming shall include business meetups financed by the CRA for business owners and operators within the Community Redevelopment Area.

POLICY ED.3.3.12

Determine, in coordination with the Pinellas Park CRA, a brand to distinguish the Pinellas Park Community Redevelopment Area and related districts from the greater Pinellas County area.

POLICY ED.3.3.13

Host, in coordination with the Pinellas Park CRA, a workshop with local residents, property owners, business owners, artists, and merchants to develop a cohesive marketing strategy for businesses and events in line with the Community Redevelopment Area and sub-districts brands (Policy ED.3.3.12).

POLICY ED.3.3.14

Update print materials consistent with the Pinellas Park Community Redevelopment Area and sub-districts brands (Policy ED.3.3.12) that detail the CRA's available programs and services.

POLICY ED.3.3.15

Design and develop, in coordination with the Pinellas Park CRA, built environment features (e.g., wayfinding signs, paver patterns/styles, shade structures, transit stop amenities, etc.) consistent with the Community Redevelopment Area and sub-districts brands and incorporate these items into the built environment of the Community Redevelopment Area; this effort may involve the development of a Wayfinding Master Plan to implement branded wayfinding signs and use of branding as part of a Bus Shelters Partnership with the Pinellas Suncoast Transit Authority (PSTA).

#### POLICY ED.3.3.16

Disseminate, in coordination with the Pinellas Park CRA, information about the CRA's resources, programs, and events on the City's website and social media accounts; information disseminated shall also include general events, activities, festivals, and performances occurring in the Community Redevelopment Area, including those organized by local artists and arts groups.

#### POLICY ED.3.3.17

Find, in coordination with the Pinellas Park CRA, a location for a Visitor Information Center in the Park Station District to orient local and regional tourists and determine an implementation strategy. This effort may include support for a new shop selling locally made products.

#### POLICY ED.3.3.18

Market, in coordination with the Pinellas Park CRA, the Community Redevelopment Area and its districts at local, regional, and national development markets and to new, expanding, or relocating commercial and professional businesses through the marketing strategy developed under Policy ED.1.2.3.

#### POLICY ED.3.3.19

Implement capital improvements based on recommendations on the Community Redevelopment Plan, City Center Plan, and additional district master plans undertaken for the Community Redevelopment Area. These improvements shall be completed in accordance with the Capital Improvements Element.

#### OBJECTIVE ED.3.4

Identify and ensure the development or redevelopment of additional opportunity sites to forward economic development goals.

#### POLICY ED.3.4.1

Evaluate other sites in the City to identify additional potential catalyst development and redevelopment sites, complete small area planning, amend Future Land Use policies and the Land Development Code consistent with resulting small area plans, and provide assistance through the Business Assistance Program (Policy ED.1.1.2), as needed; this evaluation might focus on but is not limited to the following considerations:

- Parcel size;
- Parcels that are vacant or that may benefit from redevelopment, including shovel-ready sites; and
- Parcels where development/redevelopment can be used to capitalize on particular advantages to promote economic development goals.

OBJECTIVE ED.3.5

Minimize displacement of persons due to federally funded programs, projects, or activities.

POLICY ED.3.5.1

Implement actions to minimize direct and indirect displacement of persons (families, individuals, businesses, for-profit organizations, not-for-profit organizations, and farms) from their homes and neighborhoods as a result of programs, projects or activities assisted with Community Development Block Grants (CDBG), including but not limited to actions listed in the City's Residential Anti-Displacement and Uniform Relocation Assistance Plan and/or the Neighborhood Impact Element from the Community Redevelopment Plan.

**APPENDIX I  
CAPITAL IMPROVEMENTS PROJECTS**





**Capital Improvements Program (CIP)  
Funded Projects and Programs  
FY 2025/26- 2029/30**

Project	Estimated Impact on future funds	Funding Sources	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	Total
<b>Citywide Replacement of Existing Curb Program:</b> Replace existing curb due to age and deterioration. As a result of the curb replacement, the existing roadway will need to be resurfaced at the same time. Account No. 301481-562538 <u>26481/108-IMPROVE</u>	No increase to current costs	Infrastructure Sales Tax	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000
			\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,000,000
<b>118TH Ave Trail Project:</b> Design and construction of an 8-foot-wide trail located on the north side of 118th Avenue N between Belcher Road and 62nd Street N. FDOT is paying for the construction through lap funding \$3,000,000.00 Account No. 301481-562538 <u>26481/187-CONSTR</u>	\$2,500	Infrastructure Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FDOT Grant	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
			\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
<b>Citywide Intersection Upgrade Program:</b> Upgrades to existing intersections citywide. To include: curbing, handicap ramps, signing, thermoplastic, and street lights. Account No. 301481-562538 <u>26481/199</u>	\$2,500	Infrastructure Sales Tax	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 450,000
			\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 450,000
<b>Jan Cory Subdivision Improvements:</b> Combined Transportation and Stormwater project. FY 24/25-Preliminary Engineering and Drainage study to assist with future drainage planning. FY 25/26- Design of Improvements Account No. 301481-562538 <u>25481/999-CONSTR</u>	No increase to current costs	Infrastructure Sales Tax	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000
		Stormwater Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000
<b>40th Street Roadway Improvement:</b> Roadway work for new entrance to Sprows Horizon park. Includes roadway improvements, drainage, curb, sidewalks. Account No. 301481-562538 <u>26481/699-INFRASTR-IMPROVE</u>	\$2,500	CRA - TIF / County	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 3,000,000
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ 1,500,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 3,000,000
<b>60th Street Improvements North Seg:</b> Complete Streets improvements along 60th Street between 78th Avenue and 82nd Avenue consistent with 60th Street plan. 1/4-mile length. Account No. 301481-562520 <u>28481/102-CONSTR</u>	\$2,500	Multimodal Impact Fees - Area 10	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
			\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
<b>66th Ave 46th Street Drainage Improvements:</b> Joint Transportation and Stormwater project. Drainage improvements for the 66th Ave and 46th Street Neighborhood to relocate outfall from CSX to Channel 1. Include curb and filling in ditches. Account No. 301481-562520 <u>28481/755-DESIGN</u>	\$2,500	Stormwater Fee	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
			\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
<b>Total Transportation</b>			\$ 9,215,000	\$ 6,515,000	\$ 2,855,000	\$ 6,015,000	\$ 2,015,000	\$ 26,615,000



**Capital Improvements Program (CIP)  
Funded Projects and Programs  
FY 2025/26- 2029/30**

Project	Estimated Impact on future funds	Funding Sources	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	Total
<b>CRA COMMERCIAL INCENTIVE PROGRAM:</b> Incentive programs open to commercial businesses (retail, restaurants, etc.). In the CRA to help mitigate costs associated with relocation, expansion or new development. Account No. 301175-574347 <b>26175/805-PROGRAM-IMPROVE</b>	Varies by project	CRA - TIF / County	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
			\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
<b>CRA Property Remediation and Revitalization:</b> Redevelopment and land reuse through addressing health and safety issues that cannot be remedied through traditional means. Funds for demolition and environmental remediation as needed (i.e. Brownfield sites) and to remove perceived barriers to redevelopment. Account No. 301175-574345 <b>26175/806-PROGRAM-IMPROVE</b>	Varies by project	CRA - TIF / County	\$ 300,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 700,000
			\$ 300,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 700,000
<b>CRA Professional Services:</b> Administrative, land development, marketing and other services as required. Account No. 301175-562520 <b>26175/808-PROGRAM-IMPROVE</b>	Varies by project	CRA - TIF / City	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
			\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
<b>CRA Property Management:</b> Management, maintenance and renovation of CRA-owned property to improve CRA assets in preparation for the sale or lease of sites where applicable. Account No. 301175-562512	Varies by project	CRA - TIF / City	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
			\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
<b>CRA Placemaking:</b> Planning, design and management of public spaces located in the CRA. Account No. 301175-562520 <b>26175/812-PROGRAM-IMPROVE</b>	Varies by project	CRA - TIF / City	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
			\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
<b>CRA Business Façade Improvements Reimbursement Grant Program:</b> Provide for matching grant fund to business owners within CRA District to improve landscaping, signage, and façade structures. Business owners must match grant amounts 50:50. Account No. 301781-573477 <b>26781/623-PROGRAM-IMPROVE</b>	No increase to current costs	CRA - TIF / County	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 375,000
			\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 375,000
<b>Debt Service for Purchase of Property Adjacent to Public Works Service Facility</b> This is the amortization of principal and interest for the purchase of the "Harris" property for future expansion of the Public Works Service Facility. Account No. 301175-585109(P) Account No. 301175-582130(I)	No increase to current costs	Infrastructure Sales Tax	\$ 27,874	\$ 29,294	\$ 30,787	\$ -	\$ -	\$ 87,955
		Infrastructure Sales Tax	\$ 3,881	\$ 2,461	\$ 968	\$ -	\$ -	\$ 7,310
			\$ 31,755	\$ 31,755	\$ 31,755	\$ -	\$ -	\$ 95,265
<b>Debt Service for Purchase of Property Adjacent to the Performing Arts Center:</b> This is the amortization of principal and interest for the purchase of the "Wilson" property adjacent to the PAC. Account No. 301175-585109(P) Account No. 301175-582130(I)	No increase to current costs	CRA - TIF / City	\$ 3,442	\$ 3,617	\$ 3,801	\$ -	\$ -	\$ 10,860
		CRA - TIF / City	\$ 528	\$ 353	\$ 169	\$ -	\$ -	\$ 1,050
			\$ 3,970	\$ 3,970	\$ 3,970	\$ -	\$ -	\$ 11,910
<b>Total General Facilities</b>			\$ 4,075,725	\$ 925,725	\$ 925,725	\$ 830,000	\$ 830,000	\$ 7,587,175

**Capital Improvements Program (CIP)  
Funded Projects and Programs  
FY 2025/26- 2029/30**

Project	Estimated Impact on future funds	Funding Sources	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	Total
<b>LEISURE SERVICES</b>								
<b>Youth Park Sports Complex:</b> Design and construction of Youth Park Sports Complex. Complex to include football fields and other facility amenities. Funding sources include: \$1,145,592- CRA-City, \$5,726,096 CRA- County, \$13,500,000- State Grant, and \$1,800,000- American Rescue Plan Account No.301781-562520	\$25,000	CRA - TIF / City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		CRA - TIF / County	\$ -					\$ -
		State Grant	\$ 13,500,000					\$ 13,500,000
		American Rescue Plan	\$ -					\$ -
<b>21781/645-CONSTR (DESIGN \$320,000)</b>			\$ 13,500,000	\$ -	\$ -	\$ -	\$ -	\$ 13,500,000
<b>Furnishing for new Teen Center:</b> Furnishings to outfit new Teen Center, to include but not limited to: couches, TV's, headsets, gaming systems, Account No. 301781-562520	Varies by project	CRA - TIF / County	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
			\$ -	\$ -				\$ -
<b>25781/394-IMPROVE</b>			\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
<b>Library Hardening &amp; Renovation:</b> Disaster hardening and interior space renovation. Account No. 301781-562520	Varies by project	Infrastructure Sales Tax	\$ -	\$ -	\$ 1,425,140	\$ 2,750,000	\$ 2,750,000	\$ 6,925,140
			\$ -	\$ -				\$ -
<b>25781/397-CONSTR-IMPROVE</b>			\$ -	\$ -	\$ 1,425,140	\$ 2,750,000	\$ 2,750,000	\$ 6,925,140
<b>Helen Howarth Equestrian Center Improvements Program:</b> Annual improvements to equestrian facilities. Includes electrical service improvements, additional site amenities, and upgrades. Account No. 301781-562520	No increase to current costs	Infrastructure Sales Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
			\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
<b>26781/308-PROGRAM-IMPROVE</b>			\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
<b>Citywide Community Gardens Program:</b> Build new Citywide Community Gardens. Locations to be determined. Project can be funded by Parkland funds until FY24/25. Account No. 301781-562520	No increase to current costs	Parkland Dedication Fee	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
			\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
<b>26781/314-PROGRAM-CONSTRUT</b>			\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
<b>Citywide Recycled Materials Program:</b> This project is to continue a Citywide recycled materials program. Annual availability of Municipal Recycling Grant pending County Commissioners action. Account No. 301781-562520	\$2,250	Pinellas Co. Recycle. Grant	\$ 39,797	\$ 39,797	\$ 39,797	\$ 39,797	\$ 39,797	\$ 198,985
			\$ 39,797	\$ 39,797	\$ 39,797	\$ 39,797	\$ 39,797	\$ 198,985
<b>26781/323-PROGRAM-IMPROVE</b>			\$ 39,797	\$ 39,797	\$ 39,797	\$ 39,797	\$ 39,797	\$ 198,985
<b>City Parks Tot / Neighborhood New Parks Program:</b> Build Citywide Tot / Neighborhood Parks. Account No. 301781-562520	\$3,500	Parkland Dedication Fee	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
			\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
<b>26781/324-PROGRAM-CONSTRUT</b>			\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
<b>Skyview Rec Playground Replacement:</b> Replace aging playground. Playground has hardware and poles rusting out. Account No. 301781-562520	No increase to current costs	Parkland Dedication Fee	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
			\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
<b>26781/325-CONSTR-IMPROVE</b>			\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
<b>Full Pool Facility Resurfacing:</b> Renovation and resurfacing of Skyview Pool and Poly Wog features. 14 year old surfacing is showing signs of wear and has been patched repeatedly. Poly Wog features have not been updated since 2011 and are in need of replacement. Account No. 301781-562538	No increase to current costs	Infrastructure Sales Tax	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000
			\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000
<b>25781/344-IMPROVE</b>			\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000

**Capital Improvements Program (CIP)  
Funded Projects and Programs  
FY 2025/26- 2029/30**

Project	Estimated Impact on future funds	Funding Sources	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	Total
<b>Broderick Rec. Reno &amp; Expansion:</b> Renovation of recreation center to improve facility where needed and expand services to better meet the needs of the surrounding community. Account No. 301781-562538 <b>26781/395-CONSTR-IMPROVE</b>	Varies by project	General Fund Bal.	\$ -	\$ -	\$ 10,000,000	\$ -	\$ -	\$ 10,000,000
			\$ -	\$ -	\$ 10,000,000	\$ -	\$ -	\$ 10,000,000
<b>Teen Center Recreation Amenity:</b> Teen Center outdoor recreation amenity to create unique play feature for teens. Account No. 301781-562538 <b>26781/396-CONSTR</b>	Varies by project	CRA - TIF / County	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
			\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
<b>Teen Center Site Work and Parking:</b> New Parking lot and site work for teen center Account No. 301781-562538 <b>26781/399-CONSTR</b>	Varies by project	CRA - TIF / County	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
			\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
<b>Davis Commons Site and Buildings:</b> The construction of Davis Commons park site work and buildings. Including all stormwater, utilities and parking infrastructure. Also row improvements Including 76th Ave and Eastern half of 61st. Account No. 301781-562512 <b>26781/600-CONSTR-IMPROVE</b>	\$500,000	CRA - TIF / City	\$ 5,500,000	\$ -	\$ -	\$ -	\$ -	\$ 5,500,000
		CRA - TIF / County	\$ 5,500,000	\$ -	\$ -	\$ -	\$ -	\$ 5,500,000
		\$ 11,000,000	\$ -	\$ -	\$ -	\$ -	\$ 11,000,000	
<b>Davis Commons Playground:</b> Playground for Davis Commons. Account No. 301781-562512 <b>26781/601-CONSTR</b>	\$3,500	CRA - TIF / County	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
			\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
<b>Davis Commons Splash Pad:</b> Construction and Installation of splashpad. Account No. 301781-562512 <b>26781/602-CONSTR</b>	Varies by project	CRA - TIF / City	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ 650,000
			\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ 650,000
<b>Davis Commons Site Furniture:</b> Site furnishings for Davis Commons Park, Including benches, picnic tables, trashcans lights, cameras etc. Account No. 301781-562512 <b>26781/603-CONSTR</b>	Varies by project	CRA - TIF / City	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000
			\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000
<b>Teen Center Skate Park:</b> Design and build of stake park at Teen center Account No. 301781-562520 <b>26781/625-CONSTR</b>	Varies by project	CRA - TIF / County	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ 70,000
			\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ 70,000
<b>Total Leisure Services</b>			\$ 28,689,797	\$ 69,797	\$ 11,494,937	\$ 2,819,797	\$ 2,819,797	\$ 45,894,125

**Capital Improvements Program (CIP)  
Funded Projects and Programs  
FY 2025/26- 2029/30**

Project	Estimated Impact on future funds	Funding Sources	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	Total
<b>PUBLIC SAFETY</b>								
<b>Police &amp; Fire Operations Center Campus</b> Design and site preparation for new Police & Fire Operations Center. New centralized public safety campus would combine facilities for Police Department and Fire Administration. Police and Fire breakdown: Fire: \$8,000,000 Police: \$25,000,000 Total Project cost \$33,000,000	\$1,800,000	Bond Funds	\$ 9,280,000	\$ -	\$ -	\$ -	\$ -	9,280,000
Account No.301281-562512		Pinellas County	\$ 720,000	\$ -	\$ -	\$ -	\$ -	720,000
<b>21281/410-DESIGN</b>			\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	10,000,000
<b>Exterior Renovation Station 34 Barn:</b> The Station 34 'Barn' provides vehicle and gear storage and houses gear washers and the station fitness center. The exterior metal skin of the building has corroded, exposing insulation and interior to the elements, and must be replaced.	No increase to current costs	Infrastructure Sales Tax	\$ 100,000	\$ -	\$ -	\$ -	\$ -	100,000
Account No.301282-562512			\$ 100,000	\$ -	\$ -	\$ -	\$ -	100,000
<b>26282/454-IMPROVE</b>			\$ 100,000	\$ -	\$ -	\$ -	\$ -	100,000
<b>Gear Washer Stations 35 &amp; 36:</b> Includes purchase of gear washers for SCBA, helmets, and gloves, equipment estimated at \$35,000 each; Installation of appropriate plumbing and electrical at each station, estimated at \$15,000 each.	No increase to current costs	Infrastructure Sales Tax	\$ 100,000	\$ -	\$ -	\$ -	\$ -	100,000
Account No.301282-562512			\$ 100,000	\$ -	\$ -	\$ -	\$ -	100,000
<b>26282/455-IMPROVE</b>			\$ 100,000	\$ -	\$ -	\$ -	\$ -	100,000
<b>Station 35 Laundry Facility:</b> Construct indoor laundry room at Station 35, including appropriate plumbing and electrical, vents, shelving, and commercial grade electric washer and dryer.	No increase to current costs	Infrastructure Sales Tax	\$ 35,000	\$ -	\$ -	\$ -	\$ -	35,000
Account No.301282-562512			\$ 35,000	\$ -	\$ -	\$ -	\$ -	35,000
<b>26282/456-IMPROVE</b>			\$ 35,000	\$ -	\$ -	\$ -	\$ -	35,000
<b>Station 36 Warehouse AC:</b> Station 36 Warehouse is currently not climate controlled. This project would install one or more air conditioning units, including necessary electrical capacity.	Increase to electricity TBD	Infrastructure Sales Tax	\$ 25,000	\$ -	\$ -	\$ -	\$ -	25,000
Account No.301282-562512			\$ 25,000	\$ -	\$ -	\$ -	\$ -	25,000
<b>26282/458-IMPROVE</b>			\$ 25,000	\$ -	\$ -	\$ -	\$ -	25,000
<b>Total Public Safety</b>			\$ 10,260,000	\$ -	\$ -	\$ -	\$ -	10,260,000
<b>WATER</b>								
<b>Electric Water Meter Installation:</b> Replace Water / RC water meters with new AMI or AMR technology city wide while being customer portal accessible. Total project cost: \$15,000,000	\$12,000	Water and Sewer Fund	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	5,000,000
Account No.301381-575862			\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	5,000,000
<b>24381/535-CONSTR-CONSTRUCT</b>			\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	5,000,000
<b>Water Booster Station #1&amp;2 Design:</b> This is for the design of improvements and refurbishment of the water booster stations #1 and #2. The stations need to be updated and automated as well as replacement of old infrastructure.	No increase to current costs	Water and Sewer Fund	\$ 200,000	\$ -	\$ -	\$ -	\$ -	200,000
Account No.301381-532538			\$ 200,000	\$ -	\$ -	\$ -	\$ -	200,000
<b>26381/550-DESIGN</b>			\$ 200,000	\$ -	\$ -	\$ -	\$ -	200,000



**Capital Improvements Program (CIP)  
Funded Projects and Programs  
FY 2025/26- 2029/30**

Project	Estimated Impact on future funds	Funding Sources	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	Total
<b>Manhole Rehabilitation Program:</b> Annual program to rehabilitate system wide sanitary sewer manholes. Including lining, mainline cleaning, repair, replacement, and/or relocation. Account No. 301381-562538 <b>26381/536-PROGRAM-IMPROVE</b>	\$300,000	Water and Sewer Fund	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	9,500,000
			\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000	\$ 1,900,000
<b>Gateway Sewer Basin Study:</b> Due to the growth and future growth of projections of the gateway area, existing infrastructure needs to be reconfigured and potentially upsized to achieve greater pumping efficiency. Account No. 301381-562538 <b>26381/538-DESIGN</b>	Varies by project	Water and Sewer Fund	\$ 150,000	\$ -	\$ -	\$ -	\$ -	150,000
			\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Utility Satellite Leak Detection:</b> This project uses satellite imagery to help identify leaks in water and sewer pipe. This will be a great tool to help identify possible points of exfiltration and recapture water loss. Account No. 301381-562520 <b>26381/539-CONSULT</b>	Varies by project	Water and Sewer Fund	\$ 100,000	\$ -	\$ -	\$ -	\$ -	100,000
			\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sewer Inspection, Cleaning, and Rehabilitation Program:</b> Annual program for the rehabilitation of system-wide sanitary sewer. Lining, installation, and improvements. Account No. 301381-562538 <b>26381/540-PROGRAM-IMPROVE</b>	No increase to current costs	Water and Sewer Fund	\$ 1,850,000	\$ 1,850,000	\$ 1,850,000	\$ 1,850,000	\$ 1,850,000	9,250,000
			\$ 1,850,000	\$ 1,850,000	\$ 1,850,000	\$ 1,850,000	\$ 1,850,000	\$ 1,850,000
<b>Purchase Tiger Dam:</b> Pending State Appropriations: Purchase of a Tiger dam system for Lift Station 31. Account No. 301381-562538 <b>26381/545-CONSTR</b>	No increase to current costs	Water and Sewer Fund	\$ 70,000	\$ -	\$ -	\$ -	\$ -	70,000
			\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Clean and Rehab 30" Line by LS #31:</b> Inspect and rehab 30" lines surrounding Lift station #31. During the emergency repair ( Project String 24381/541), calcified grease was noted on the 30" lines surrounding the lift station. This is in need of cleaning and potential rehabilitation. Account No. 301381-562538 <b>26381/546-CONSTR</b>	No increase to current costs	Water and Sewer Fund	\$ 850,000	\$ -	\$ -	\$ -	\$ -	850,000
		State Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>LS 52 Reconstruction Build:</b> Following the design, this project funds the construction cost of commissioning a new lift station with a deep well adjacent to LS 52, construct gravity mains from LS 51, 52, 53, 54 to connect to this new wet well, and abandon the 4 existing stations. Account No. 301381-562538 <b>27381/525-CONSTR</b>	No increase to current costs	Water and Sewer Fund	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	2,000,000
			\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
<b>Relocate Lift Station #2 Construct:</b> Following the design, this project funds the construction cost of relocate Lift Station #2 200 feet north to improve vehicular accessibility to the station for maintenance. Account No. 301381-562538 <b>27381/527-CONSTR</b>	No increase to current costs	Water and Sewer Fund	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	1,500,000
			\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -
<b>Modification of 12" FM LS 37-30:</b> This project will redesign the force main located between lift station #30 and #37 located on 43rd St. This force main will need to be refurbished and upsized to provide a contingency flow path should a failure occur on lift station #37's force main. Account No. 301381-562538 <b>29381/575-CONSTR</b>	Varies by project	Water and Sewer Fund	\$ -	\$ -	\$ -	\$ 150,000	\$ -	150,000
			\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -

**Capital Improvements Program (CIP)  
Funded Projects and Programs  
FY 2025/26- 2029/30**

Project	Estimated Impact on future funds	Funding Sources	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	Total
Lift Station #30 FM Phase 2 Design: This project will cover the design for replacing and upsizing the remaining force main (5,500 lf) leaving lift station #30. This project force main is located between lift station 30 itself and will tie into the east side of the new segment.  Account No. 301381-562520 <b>30381/574-DESIGN</b>	Varies by project	Water and Sewer Fund	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
			\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
<b>Total Sewer</b>			\$ 7,075,000	\$ 8,445,000	\$ 4,405,000	\$ 4,555,000	\$ 4,905,000	\$ 29,385,000
<b>STORMWATER</b>								
<b>OAK BLUFF SUBDIVISION POND DREDGING:</b> Perform maintenance on two dry ponds and bring them back to the original site plan specifications and dredge.  Account No. 301382-562520 <b>25382/705-CONSTR-CONSTRUT</b>	No increase to current costs	Stormwater Fee	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000
			\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000
<b>79th Ave- 2 Pipes CIPP:</b> Cure in place pipe lining on 2 storm pipes on 79th Avenue.  Account No. 25382-562520 <b>25382/777-CONTR-IMPROVE</b>	Reduces annual costs by extending life of the pipes	Stormwater Fee	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ 700,000
			\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ 700,000
<b>Citywide Stormwater Infrastructure Replacement Program:</b> Replaced damaged stormwater pipes prior to the repair of sidewalks, for the purpose of increasing drainage throughout the City.  Account No. 301382-562538 <b>26382/742-CONSTR</b>	Increase cost of \$25,000	Stormwater Fee	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000
			\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000
<b>Stormwater Rehabilitation Program:</b> Provides for stormwater facilities rehabilitation and pipe relining.  Account No. 301382-562538 <b>26382/744-CONSTR</b>	Reduces annual costs by extending life of the pipes	Stormwater Fee	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000
			\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000
<b>43rd St Drainage Improvement:</b> Project to improve outfall and ditch running west to 43rd street. To help alleviate flooding and maintenance costs.  Account No. 301382-562538 <b>26382/791-INFRASTR-DESIGN</b>	No Increase to current costs	Stormwater Fee	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
			\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
<b>COUNTRY HAVEN POND DREDGING:</b> Perform maintenance on two wet ponds asset: PND00566-PND00566 and bring it back to its original designed state.  Account No. 301382-562520 <b>27382/710-CONSTR</b>	No increase to current costs	Stormwater Fee	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ 1,000,000
			\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ 1,000,000
<b>Total Stormwater</b>			\$ 1,525,000	\$ 1,350,000	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 4,875,000
<b>GRAND TOTAL</b>			\$ 66,340,522	\$ 20,105,522	\$ 20,980,662	\$ 15,019,797	\$ 11,369,797	\$ 133,816,300

**PROJECTS CURRENTLY IN PROGRESS**  
**CAPITAL IMPROVEMENT PROGRAM (CIP)**

<b>PROJECT TYPE</b>	<b>TITLE</b>	<b>PROJECT</b>	<b>2025 EXPENSE AVAILABLE as of 04/23/25</b>
General Facility	Precast Concrete Wall for PWOC	23175/200	\$ 26,321.00
General Facility	HVAC UNITS-SENIOR CENTER	23175/223	\$ 274,795.00
General Facility	CITY HALL CHILLER AIR CONDITIONING	23175/260	\$ 1,855,947.00
General Facility	Park Station Hardening & Generator	25175/227	\$ 1,334,547.00
General Facility	Public Facilities Retrofit	25175/229	\$ 1,736,811.00
Recreation	City-Center	22781/600	\$ 1,801,355.00
Recreation	Freedom Lake Bocce Courts	24781/341	\$ 70,690.00
Recreation	Helen Howarth Dog Park	24781/399	\$ 285,000.00
Recreation	Citywide Parks and Recreation Plan	25781/300	\$ 350,000.00
Recreation	City Sport Court Resurfacing	25781/316	\$ 22,400.00
Recreation	Forbes Recreation BB Goal Upgrade	25781/342	\$ 60,000.00
Public Safety	Station 34 Bay Resurfacing	24282/449	\$ 3,210.00
Public Safety	Station 35 Training Tower Site	25282/451	\$ 1,868,016.00
Stormwater	Stormwater Utility Masterplan Devel	22382/710	\$ 171,538.00
Stormwater	43rd Street Preliminary Engine	24382/791	\$ 222,402.00
Stormwater	Pipe Replacement 82nd Ave 46th	24382/797	\$ 391,599.00
Stormwater	6290 66th Ave N Rehab	24382/799	\$ 300,000.00
Stormwater	Pinebrook Estates Pond Dredging	25382/711	\$ 290,500.00
Stormwater	Stormwater Maintenance Design- Fairtawn	25382/778	\$ 200,000.00
Transportation	Park Station Improvements	25481/170	\$ 1,452,128.00
Transportation	Lakes Sub Sidewalk and Paving	24481/176	\$ 36,764.00
Transportation	60th St Signal	24481/190	\$ 2,943,455.00
Transportation	53rd Street School Access Plan	25481/603	\$ 175,000.00
Transportation	76th Ave Improvements	25481/607	\$ 900,000.00
Utilities	LIFT STATION 30 DESIGN	21381/501	\$ 2,582,180.00
Utilities	REHAB OF L.S. 5, 7, & 30	21381/573	\$ 2,873,657.00
Utilities	Rostan Grant & Project Management	23381/557	\$ 309,690.00
Utilities	LS 52 Reconstruction	25381/524	\$ 103,500.00
Utilities	Relocate Lift Station #2	25381/526	\$ 150,000.00
Utilities	LS 11 Wet Well Expansion	25381/528	\$ 134,000.00
Utilities	Inflow & Infiltration Study	25381/530	\$ 270,000.00
Utilities	Main Line Repairs	25381/541	\$ 398,000.00
Utilities	LS 31 Pump	25381/543	\$ 13,467.00
Utilities	LS 1 Pump Rebuild	25381/545	\$ 102,512.00
Utilities	PC Interceptor Repl. Joint Project	26381/555	\$ 8,000,000.00
<b>TOTAL</b>			<b>\$ 31,709,484.00</b>

**UNFUNDED PROJECTS**  
**CAPITAL IMPROVEMENTS PROGRAM (CIP)**  
**FY25/26 TO FY29/30**

Section	Project	FY 25/26
<b>Transportation</b>		
	Pedestrian Trail: 110th Ave/58th St	\$355,000
	Harmony Heights- Phase 2 Constr	\$1,300,000
	34th St Improvements	\$500,000
	78th Ave Complete Street improvements - 66th street to 49th street	\$10,172,400
	78th Ave Improvements 49th street to US 19	\$5,797,892
	60th St Roadway Improvements	\$7,000,000
	<b>Total Transportation</b>	<b>\$25,125,292</b>
<b>Leisure Services</b>		
	New Senior Center Building	\$2,800,000
	Barbara S. Ponce Library Renovation and Remodel. Partially funded and in progress	\$4,500,000
	Dr Luire Park Pavilion 2	\$60,000
	Gymnasium Building Expansion	\$1,200,000
	Tingler Park Boardwalk	\$375,000
	Teen Center Skate Park	\$630,000
	<b>Total Cultural &amp; Recreation</b>	<b>\$9,565,000</b>
<b>Public Safety</b>		
	New Fire Administration building and land acquisition	\$7,000,000
	Remodel Admin building to Fire Dept Training Center	\$3,000,000
	FS #34: Relocation and Construction	\$7,000,000
	FS #35: Relocation and Construction	\$8,000,000
	Pinellas County Unified Public Safety Software	\$400,000
	<b>Total Public Safety</b>	<b>\$18,400,000</b>
<b>Public Utilities</b>		
	71st Ave Interceptor Rehabilitation Project	\$850,000
	Belcher Rd Water Main Extension: 102nd Ave to 95th Ave	\$520,000
	Belcher Rd Water Main Extension: 86th Ave to 90th Ave	\$200,200
	Emergency Generator for Water Pump Station 1	\$310,000
	Lift Station 2 Relocation	\$275,000
	Lift Station 31 Force Main Replacement Phase II	\$1,350,000
	Lift Station 31-24" Force Main Replacement / Relocation	\$2,225,000
	Lift Station 5,6,7,8 Pump and Motor Controls Replacement	\$1,200,000
	NE Lift Station Replacement: Replace pumps, controls, wet wells and valves at 5 NE Lift Stations	\$700,000
	Reclaimed Water to Unserved Properties in the CRA	\$248,538
	<b>Total Utilities</b>	<b>\$7,878,738</b>
<b>Stormwater</b>		
	Fairlawn Park Infrastructure Phase I	\$4,372,833
	Fairlawn Park Infrastructure Phase II	\$202,495
	Orchid Lake Pond Improvements	\$981,450
	Pinebrook Estates Unit 2 Pond Dredging	\$400,000
	Jan Cory Subdivision Infrastructure Improvements	\$4,197,500
	<b>Total Stormwater</b>	<b>\$10,154,278</b>
	<b>GRAND TOTAL FY25/26</b>	<b>\$71,123,308</b>

**APPENDIX II  
FUTURE LAND USE CATEGORY DESCRIPTIONS**



## Future Land Use Category Characteristics

As required in Section 4.2.2.1 of the Countywide Plan Rules for Pinellas County, Table A2-1 illustrates that the Future Land Use categories for Pinellas Park are generally consistent with Countywide Plan categories. Some categories are subject to use and acreage limitations, and the Countywide Plan categories should be consulted before issuing a development order.

Table A2-1: Countywide Plan Categories Corresponding to Pinellas Park Comprehensive Plan Future Land Use Categories

Countywide Plan Categories	Pinellas Park Future Land Use Categories
Residential Low Medium	Residential Suburban
	Residential Low
	Residential Urban
	Residential Low Medium
Residential Medium	Residential Medium
Residential High	Residential High
Office	Residential/Office General
Retail & Services	Commercial Neighborhood
	Residential/Office/Retail
	Commercial General
Employment	Industrial Limited
Industrial	Industrial General

Countywide Plan Categories	Pinellas Park Future Land Use Categories
Public/Semi-Public	Institutional
	Transportation/Utility
Recreation/Open Space	Recreation/Open Space
Preservation	Preservation
Target Employment Center Overlay	Target Employment Center Overlay
Activity Center	Activity Center
	Community Redevelopment District (CRD)

**Characteristics of Pinellas Park Future Land Use Categories**

Definitions from the Pinellas Countywide Plan Rules as of June 2022 shall guide uses stated herein. Refer to the Countywide Rules for characteristics and parameters for changes to the Countywide Map.

**1. Residential Suburban**

**Purpose** - This category is intended:

- To depict areas that are now developed, or appropriate to be developed, in a suburban manner and
- To recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, and natural resources of such areas.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), F.S.; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a Future Land Use Map amendment to another land use category that permits the

use(s) where the acreage maximum does not apply:

- Uses Subject to One Acre Maximum – Office; Personal Service/Office Support; Retail Commercial.
- Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.
- Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2 of the Countywide Plan Rules).

**Locational Characteristics** – This category is generally appropriate to locations ranging from rural areas to low density areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network.

## 2. Residential Low, Residential Urban, Residential Low Medium

**Purpose** – These categories are intended:

- To depict areas that are now developed, or appropriate to be developed, in a low density or moderately dense residential manner and
- To recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities; transportation facilities, including transit; and natural resources of such areas.

**Use Characteristics** – Those uses appropriate to and consistent with these categories include:

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), F.S.; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a Future Land Use Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to One Acre Maximum – Office; Personal Service/Office Support; Retail Commercial.
  - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.
  - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2 of the Countywide Plan Rules).

**Locational Characteristics** – These categories are generally appropriate to suburban areas near or in proximity to urban activity centers; in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to

more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network.

**Scenic/Noncommercial Corridor (SNCC)** – Amendments to Residential Low Medium in SNCCs are governed by Section 6.5.4.1.4 of the Countywide Plan Rules, which restricts the Countywide Plan category associated with these categories and their permitted uses to certain SNCC classifications.

### 3. Residential Medium

**Purpose** – It is the purpose of this category:

- To depict those areas of the City that are now developed, or appropriate to be developed, in a medium-density residential manner and
- To recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities; transportation facilities, including transit; and natural resources of such areas.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), F.S.; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a Future Land Use Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility.
  - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2 of the Countywide Plan Rules).

**Locational Characteristics** – This category is generally appropriate to locations within or in proximity to urban activity centers; in areas where use and development characteristics are medium-density residential in nature; and in areas serving as a transition between less urban and more urban residential and mixed-use areas. These areas are generally served by and accessed from minor and collector roadways, which connect to arterial roadways and/or highways. The higher densities are typically in proximity to, and may have direct access from, the arterial and highway network.

**SNCC** – Amendments to Residential Medium in SNCCs are governed by Section 6.5.4.1.4 of the Countywide Plan Rules, which restricts the Countywide Plan category associated with this category and its permitted uses to certain SNCC classifications.

#### 4. Residential High

**Purpose** – It is the purpose of this category:

- To depict those areas of the county that are now developed, or appropriate to be developed, in a high-density residential manner and
- To recognize such areas as primarily well-suited for residential uses that are consistent with the urban and intensive qualities; transportation facilities, including transit; and natural resources of such areas.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), F.S.; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a Future Land Use Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility.
  - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2 of the Countywide Plan Rules).

**Locational Characteristics** –

- This category is generally appropriate to locations within or in proximity to urban activity centers; often in close, walkable, or bikeable proximity to high-intensity communities and supporting services; or in areas where use and development characteristics are high density residential in nature. These areas are typically in proximity to and may have direct access from the arterial and highway network and are served by transit in a manner that provides an alternative to individual automobile use.
- Amendments designating the Residential High category are most appropriate within ½ mile of Multimodal Corridors or Future Transit Corridors depicted on the Land Use Strategy Map of the Countywide Plan and shall be discouraged in other locations.

**SNCC** – Amendments to Residential High in SNCCs are governed by Section 6.5.4.1.4 of the Countywide Plan Rules, which restricts the Countywide Plan category associated to this category to certain SNCC classifications.

#### 5. Residential/Office General

**Purpose** – This category is intended to accommodate areas developed, or appropriate

to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development.

**Use Characteristics** - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Personal Service/Office Support; Residential Equivalent; Research/Development-Light; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a Future Land Use Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility; Manufacturing-Light.
  - Uses Subject to Five Acre Maximum – Residential; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), F.S.; Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2 of the Countywide Plan Rules).

**Locational Characteristics** – This category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive nonresidential use to low-density residential or public/semi-public use and in areas where the size and scale of office and residential use is appropriate to free standing office, medium density residential or a combination thereof. These areas are typically in proximity to and served by the arterial, collector, and highway network, as well as Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map of the Countywide Plan.

**SNCC** – Amendments to Office in SNCCs are governed by Section 6.5.4.1.4 of the Countywide Plan Rules, which restricts the Countywide Plan category associated with this category to certain SNCC classifications.

## **6. Commercial Neighborhood**

**Purpose** – This category is intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that

- Provide for the shopping and personal service needs of the community at a local neighborhood scale,
- Provide for employment opportunities,
- Accommodate target employment uses, and
- May include residential uses as part of the mix of uses.

**Use Characteristics** - Those uses appropriate to and consistent with these categories

include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), F.S.; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a Future Land Use Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to Five Acre Maximum – Institutional; Transportation/Utility; Agricultural.

**Locational Characteristics** – These categories are generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map of the Countywide Plan, where their proximity to transit service supports the type and density/intensity of the proposed use characteristics.

**SNCC** – Amendments to Retail & Services in SNCCs are governed by Section 6.5.4.1.4 of the Countywide Plan Rules, which restricts the Countywide Plan category associated with these categories and their permitted uses to certain SNCC classifications.

## 7. Residential/Office/Retail

**Purpose** – These categories are intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that

- Provide for the shopping and personal service needs of the community or region,
- Provide for employment opportunities,
- Accommodate target employment uses, and
- May include residential uses as part of the mix of uses.

**Use Characteristics** - Those uses appropriate to and consistent with these categories include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), F.S.; Temporary Lodging; Research/Development-Light; Storage/Warehouse/Distribution-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone

or when added together, exceeding the acreage maximum shall require a Future Land Use Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:

- Uses Subject to Three Acre Maximum – Manufacturing-Medium.
- Uses Subject to Five Acre Maximum – Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential.

**Locational Characteristics** – These categories are generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map of the Countywide Plan, where their proximity to transit service supports the type and density/intensity of the proposed use characteristics.

**SNCC** – Amendments to Retail & Services in SNCCs are governed by Section 6.5.4.1.4 of the Countywide Plan Rules, which restricts the Countywide Plan category associated with these categories and their permitted uses to certain SNCC classifications.

## **8. Commercial General**

**Purpose** – These categories are intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that

- Provide for the shopping and personal service needs of the community or region,
- Provide for employment opportunities,
- Accommodate target employment uses, and
- May include residential uses as part of the mix of uses.

**Use Characteristics** - Those uses appropriate to and consistent with these categories include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), F.S.; Recreational Vehicle Park; Temporary Lodging; Research/Development-Light; Storage/Warehouse/Distribution-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a Future Land Use Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to Three Acre Maximum – Manufacturing-Medium.
  - Uses Subject to Five Acre Maximum – Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential.

**Locational Characteristics** – These categories are generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map of the Countywide Plan, where their proximity to transit service supports the type and density/intensity of the proposed use characteristics.

**SNCC** – Amendments to Retail & Services in SNCCs are governed by Section 6.5.4.1.4 of the Countywide Plan Rules, which restricts the Countywide Plan category associated with these categories and their permitted uses to certain SNCC classifications.

## 9. Industrial Limited

**Purpose** – This category is intended to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts.

**Use Characteristics** - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the respective acreage threshold specified below, alone or when added together within any distinct, separately delineated area designated Industrial Limited, exceeding the acreage maximum shall require a Future Land Use Map amendment to another category that permits the use(s) where the acreage maximum does not apply:
  - Uses Subject to Three Acre Maximum – Retail Commercial; Personal Service/Office Support; Transfer/Recycling.
  - Uses Subject to Five Acre Maximum – Temporary Lodging; Commercial/Business Service; Commercial Recreation; Institutional; Transportation/Utility; Community Garden; Agricultural-Light; Agricultural.

**Locational Characteristics** – This category is generally appropriate to locations with sufficient size to support target employment and other industrial uses, as well as integrated industrial/mixed-use projects, with provision for internal service access and other necessary site improvements in locations suitable for light industrial use with minimal adverse impact on adjoining uses; served by the collector, arterial, and highway network; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map of the Countywide Plan, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.

**SNCC** – Amendments to Employment in SNCCs are governed by Section 6.5.4.1.4 of the Countywide Plan Rules, which restricts the Countywide Plan category associated with this category to the enhancement connector SNCC classification.

## 10. Industrial General

**Purpose** – This category is intended to depict areas developed, or appropriate to be developed, in a general industrial manner; and so as to encourage the reservation and use of areas for industrial use in a manner consistent with surrounding use, transportation facilities, other necessary infrastructure, and natural resources.

**Use Characteristics** - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds or Other Limitations – Research/Development-Light; Research/Development-Heavy; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Manufacturing-Light; Manufacturing-Medium; Manufacturing-Heavy; Agricultural Processing; Vehicular Salvage; Transfer/Recycling; Solid Waste/Refuse Disposal; Electric Power Generation Plant; Incinerator Facility; Commercial Recreation.
- Permitted Uses Subject to Acreage Thresholds – Institutional, Transportation/Utility, Community Garden, Agricultural-Light, and Agricultural uses are subject to a five-acre maximum. Any contiguous use or combination of uses subject to this acreage threshold, alone or when added together, exceeding the acreage maximum shall require a Future Land Use Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply.
- Permitted Uses Subject to Other Limitations – Office; Retail Commercial; Personal Service/Office Support; Commercial/Business Service are allowed only as accessory to the uses listed under “Permitted Uses Not Subject to Acreage Thresholds or Other Limitations” above; must be located within the structure to which they are accessory; and may not exceed 25% of the floor area of the permitted use to which they are accessory.

**Locational Characteristics** – This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access and adequate buffering of adverse noise, odor, or emissions; with minimal adverse impact on adjoining uses; and served by the arterial and highway network.

**SNCC** – Amendments to Industrial General in SNCCs are governed by Section 6.5.4.1.4 of the Countywide Plan Rules, which restricts the Countywide Plan category associated with this category to the enhancement connector SNCC classification.

## 11. Institutional

**Purpose** – This category is intended to recognize institutional uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds

established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.

**Use Characteristics** – Permitted Uses Not Subject to Acreage Thresholds: Institutional; Transportation/Utility; Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), F.S.; Recreation/Open Space; Community Garden; Agricultural-Light; Ancillary Nonresidential.

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

**SNCC** – Amendments to the Countywide Plan category associated with this category in SNCCs are governed by Section 6.5.4.1.4 of the Countywide Plan Rules, which restricts the associated Countywide Plan category to certain SNCC classifications.

## **12. Transportation/Utility**

**Purpose** – This category is intended to recognize transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features.

**Use Characteristics** – Those uses appropriate to and consistent with this category include: Permitted Uses Not Subject to Acreage Thresholds – Institutional; Transportation/Utility; Storage/Warehouse/Distribution-Light; Storage/Warehouse/Distribution-Heavy; Recreation/Open Space; Ancillary Nonresidential.

**Locational Characteristics** – This category is generally appropriate to those locations where transportation/utility uses (such as air and sea transport terminals, utility installations, major transmission lines, refuse disposal, and public works facilities) are required to serve the community. It is appropriate to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

**SNCC** – Amendments to the Countywide Plan category associated with this category in SNCCs are governed by Section 6.5.4.1.4 of the Countywide Plan Rules, which restricts the associated Countywide Plan category to certain SNCC classifications.

## **13. Recreation/Open Space**

**Purpose** – This plan category is intended to recognize recreation/open space uses that serve the community or region.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Recreation/Open Space; Community Garden; Agricultural-Light; Electric substations in compliance with Section 163.3208, F.S.
- Permitted Uses Subject to Acreage Thresholds – Transportation/Utility uses (excluding electric substations) are subject to a five-acre maximum. Any contiguous use or combination of uses subject to this acreage threshold, alone or when added together, exceeding the acreage maximum, shall require a Future Land Use Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply.

**Locational Characteristics** – This category is generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the City with recognition of the natural and man-made conditions which contribute to the active and passive open space character and recreation use of such locations.

**SNCC** – Per the provisions of Section 6.5.4.1.4 of the Countywide Plan Rules, the Countywide Plan category associated with this category is permitted in all SNCC classifications.

**Other Standards** – Shall include the following:

- The Land Development Code shall require a buffer between any such Transportation/Utility use and an adjacent parcel pursuant to F.S. 163.3208,

### 13. Preservation

**Purpose** – This plan category is intended to recognize natural resource features worthy of preservation and those areas of the City that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.

**Use Characteristics** – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Preservation; Environmental Education/Research; Wellfield Protection, and Groundwater Monitoring and Recharge; Resource-Based Recreation; Replacement/Repair of Water Infrastructure; Site Alterations as permitted by an approved Management Plan
- Uses subject to requirements of the management plan: Wellfield Development; Water Supply Infrastructure and Facilities

**Locational Characteristics** – This category is generally appropriate to those natural resource features it is designed to recognize wherever they may appear and at a size significant to the feature being depicted in relationship to its surroundings. In recognition of the natural conditions which they are intended to preserve, these features will

frequently occur in a random and irregular pattern interposed among the other categories. This category is also generally appropriate to those properties that are the assets of a regional, county or municipal utility, held and operated for the provision, operation and delivery of a public water supply system consistent with the natural resource features of the property, pursuant to a management plan approved by the City.

**SNCC** – Per the provisions of Section 6.5.4.1.4 of the Countywide Plan Rules, the Countywide Plan category associated with this category is permitted in all SNCC classifications.

**Other Standards** – Shall include the following:

- The Land Development Code shall require a buffer for wetland Preservation areas; this buffer shall also be set forth in the approved management plan, if applicable.
- Appropriate height, setback and buffer requirements for any facility located within the Preservation category and development in the adjoining Future Land Use Map category shall be determined by the City in conjunction with the regional, county or municipal facility operator; these requirements shall be set forth in the approved management plan, if applicable.
- Where the mapped delineation of these areas is inconclusive due to the Future Land Use Map scale or the nature of the environmental feature, a field determination and mapping of the actual boundary at an appropriate scale may be required as part of any amendment or project approval determination. Where determined necessary, such field survey will be conducted by the City or by a qualified Consultant, consistent with the above-described purpose and use characteristics and the provisions of Division 7.3, and in particular Section 7.3.8, of the Countywide Plan Rules.

#### **14. Target Employment Center Overlay**

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

**Use Characteristics** - Permitted Uses: See applicable underlying categories.

**Locational Characteristics** – This category is generally appropriate to those areas based on their size, concentration of, and potential for, target employment opportunities, i.e., those employers and industries paying above-average wages and producing goods and services for sale and consumption that import revenue to the community.

**SNCC** – Amendments to Target Employment Center in SNCCs are governed by Section 6.5.4.1.4 of the Countywide Plan Rules, which restricts the category to certain SNCC classifications.

**Other Standards** - Shall include the following: Minimum Size – These locations shall be a minimum of ten acres in size.

## 15. Water/Drainage Feature

**Purpose** - It is the purpose of this category to depict those water and drainage features, now committed, or proposed to be recognized for, these respective functions based on their physical characteristics and use. Water bodies include lake, pond, river, stream and drainage detention areas. Drainage features recognize existing natural and man-made drainageways and water bodies, and proposed drainageways and water bodies, that are shown in the Stormwater Management Element of the Comprehensive Plan or that are part of an approved site plan or other authorized development order action.

**Use Characteristics** - Those uses appropriate to and consistent with this category include:

**Primary Uses** - Open and undeveloped consistent with the water and/or drainage feature(s) that characterize these locations.

**Secondary Uses** - Use characteristics limited to drainage structures/facilities, environmental restoration, and non-permanent open space and recreation uses consistent with the primary purpose of stormwater management in the case of the drainage feature designation used as the principal category (other than as an overlay); these same use characteristics plus those provided for in the underlying Land Use Plan Map category in the case of the drainage feature designation used as an overlay; and use characteristics provided for and located in the adjoining Land Use Plan Map category that are accessory to or are the extension of the permitted adjoining use in the case of a water feature.

**Locational Characteristics** - This category is designed to reflect water bodies and drainage features as defined herein and located on the Future Land Use Plan Map, as same may be revised from time to time through the map amendment or map adjustment process, and subject to their actual location on the ground.

**Other Standards** - Shall include the following:

Water bodies of three (3) or more acres shall be designated as Water/Drainage Feature on the Future Land Use Plan Map with the appropriate map symbol for water bodies. Drainage features shall be designated on the Future Land Use Plan Map using the appropriate map symbol for drainage facility.

The drainage feature map symbol may be used as the principal category (other than as an overlay) or in combination with an underlying principal category (as an overlay).

Water bodies of less than three (3) acres shall be as shown on the Future Land Use Plan Map as amended through September 30, 1995; and thereafter may be added or deleted through the map amendment or map adjustment process.

## 16. Activity Center (AC)

**Purpose** – It is the purpose of this category to depict, utilizing an overlay, those areas of the City that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate mixed-use development as focal points of commerce, employment and housing of a countywide significance, and to provide a mechanism whereby separate standards for density/intensity of use are employed, consistent with their special purpose, character and capacity for service.

**Use Characteristics** – See applicable underlying categories.

**Locational Characteristics** – This category is generally appropriate to those concentrated commercial and mixed-use centers that are well-suited to a more intense and integrated pattern of development; that are situated to serve a significant area of the countywide population; and to recognize and provide for those concentrated activity centers in a manner consistent with their relationship to adjoining uses and the transportation system, including mass transit. There will be two types of Activity Centers:

- 1) These locations shall be a minimum of fifty (50) acres in size and shall be of countywide significance.
- 2) The designated locations for activity centers shall include mixed land uses and may include regional shopping centers, major office and employment centers, public facilities, commercial recreation complexes, and high density residential.

**Density/Intensity Standards** - Shall include the following:

- Shall not exceed 2.5 times otherwise permitted density/intensity.

**Other Standards** - Shall include the following:

- Special Area Plan Required - The utilization of this category shall require a special area plan that shall be approved by official action of the City Council, in a form sufficient to ensure compliance with the special area plan, consistent with the Countywide Plan Rules.

## 17. Community Redevelopment District (CRD)

**Purpose** - It is the purpose of this category to depict those areas of the City that are now designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan therefor.

**Use Characteristics** - Those uses appropriate to and consistent with this category shall include:

**Primary Uses** - Residential; Office; Commercial; Industrial; Institutional; and Transportation/Utility uses as enumerated in the approved special area plan.

**Locational Characteristics** - This category is generally appropriate to those community

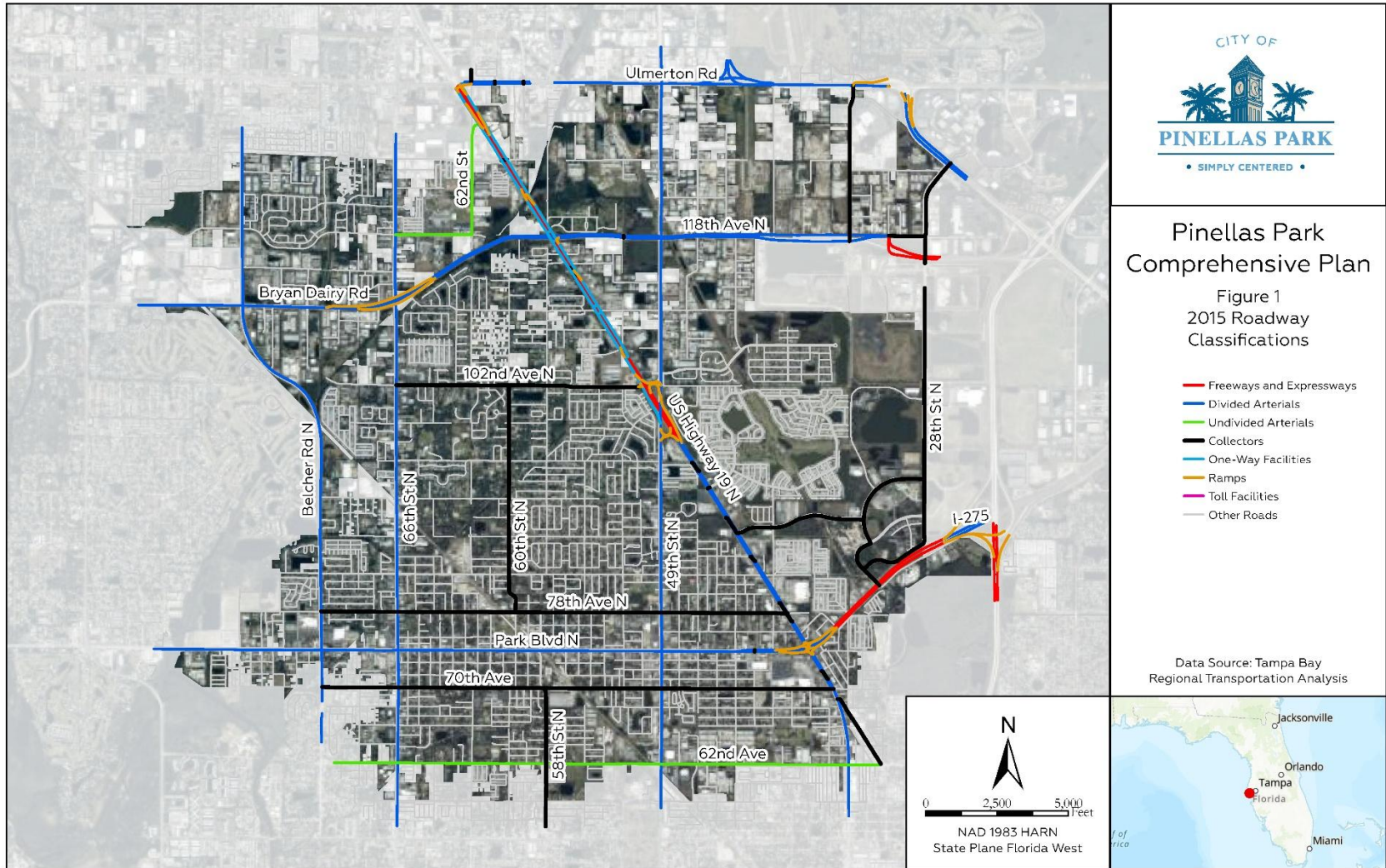
areas designed to serve as local retail, financial, governmental, residential, and employment focal points for a community; and to specified target neighborhoods designed to encourage redevelopment in one or a combination of uses as identified above and set forth in the special area plan therefor.

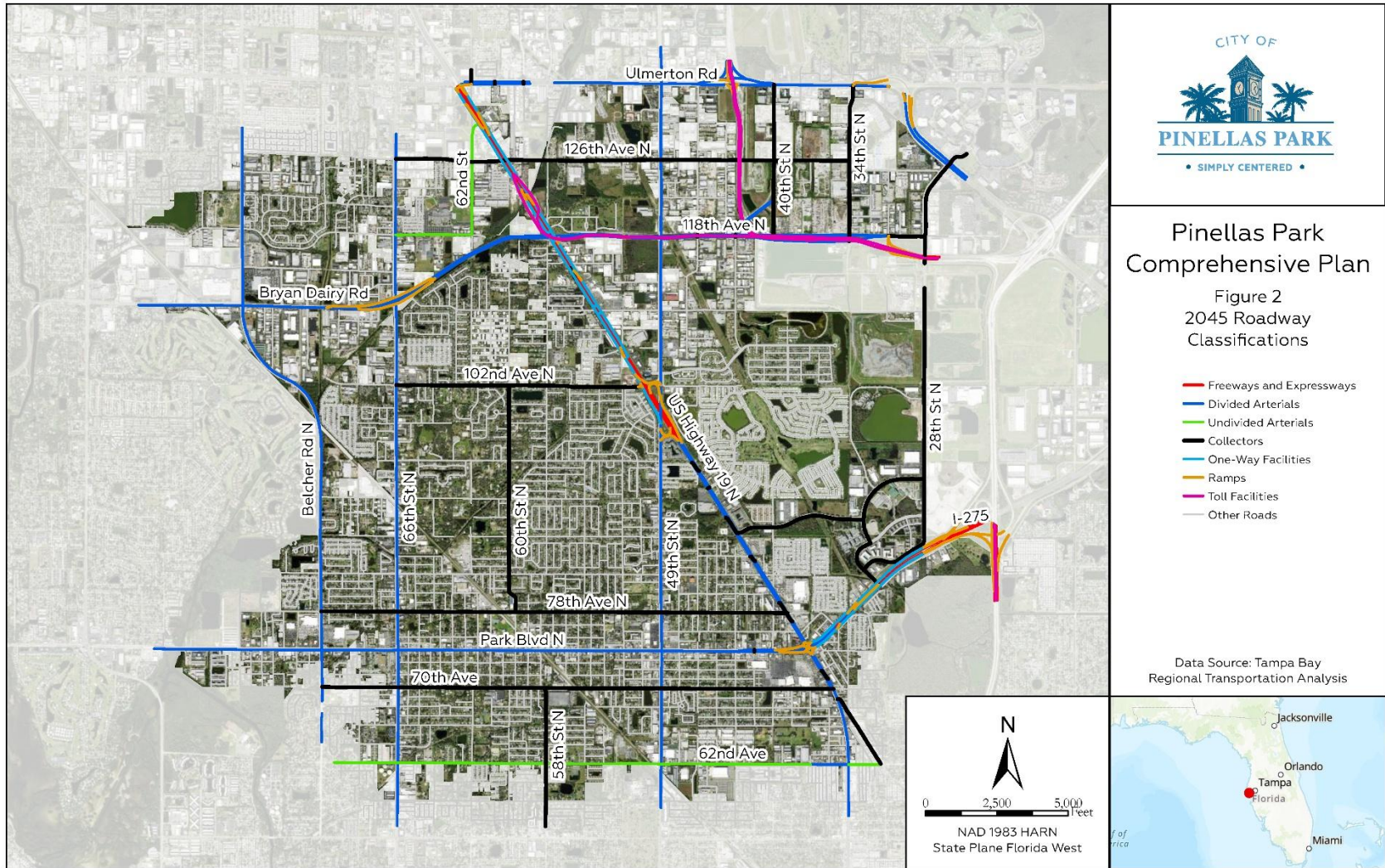
**Other Standards** - Shall include the following:

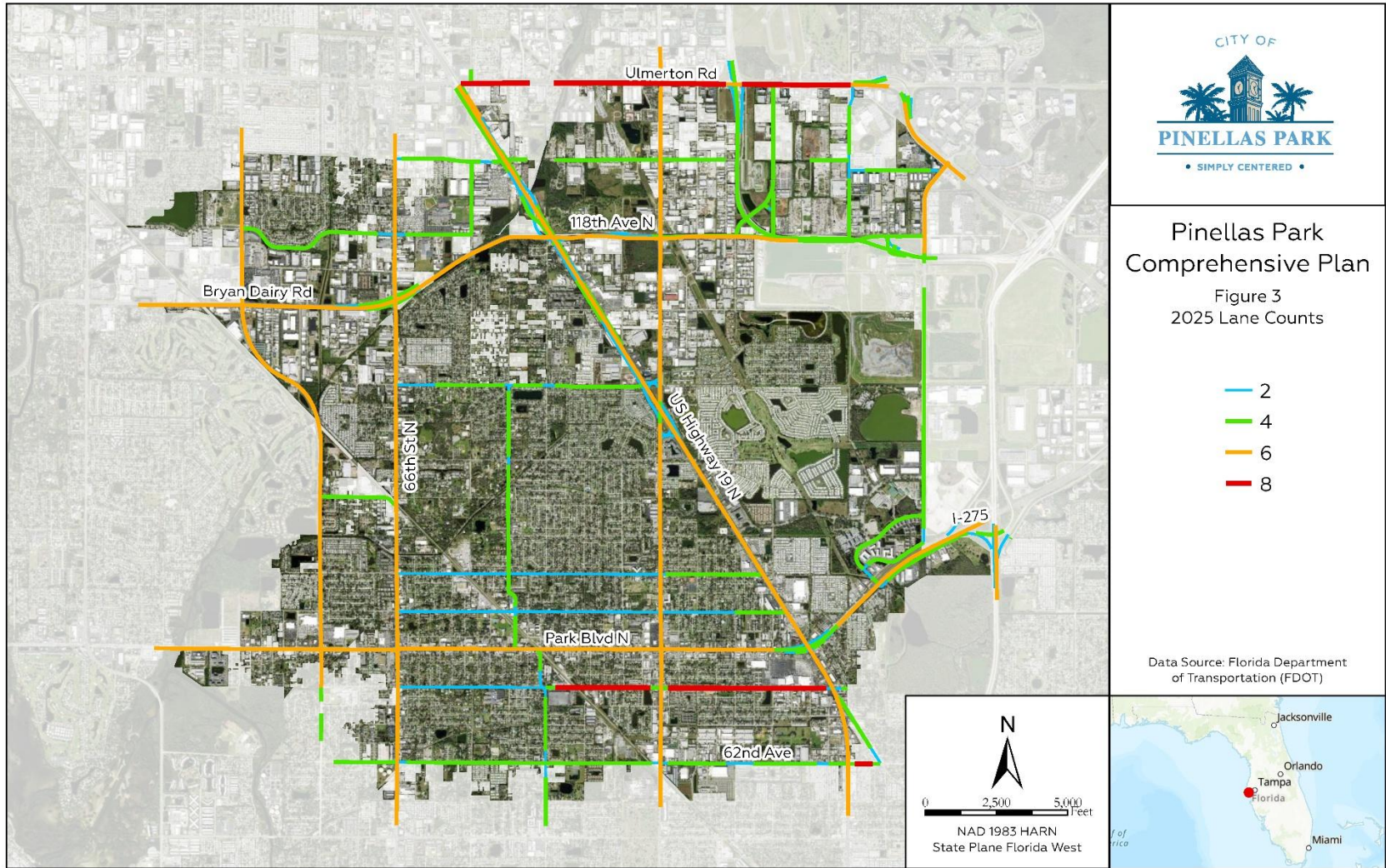
- **Special Area Plan Required** – The utilization of this category shall require a special area plan that shall be approved by official action of the City Council, in a form sufficient to ensure compliance with the special area plan, consistent with the Countywide Plan Rules.

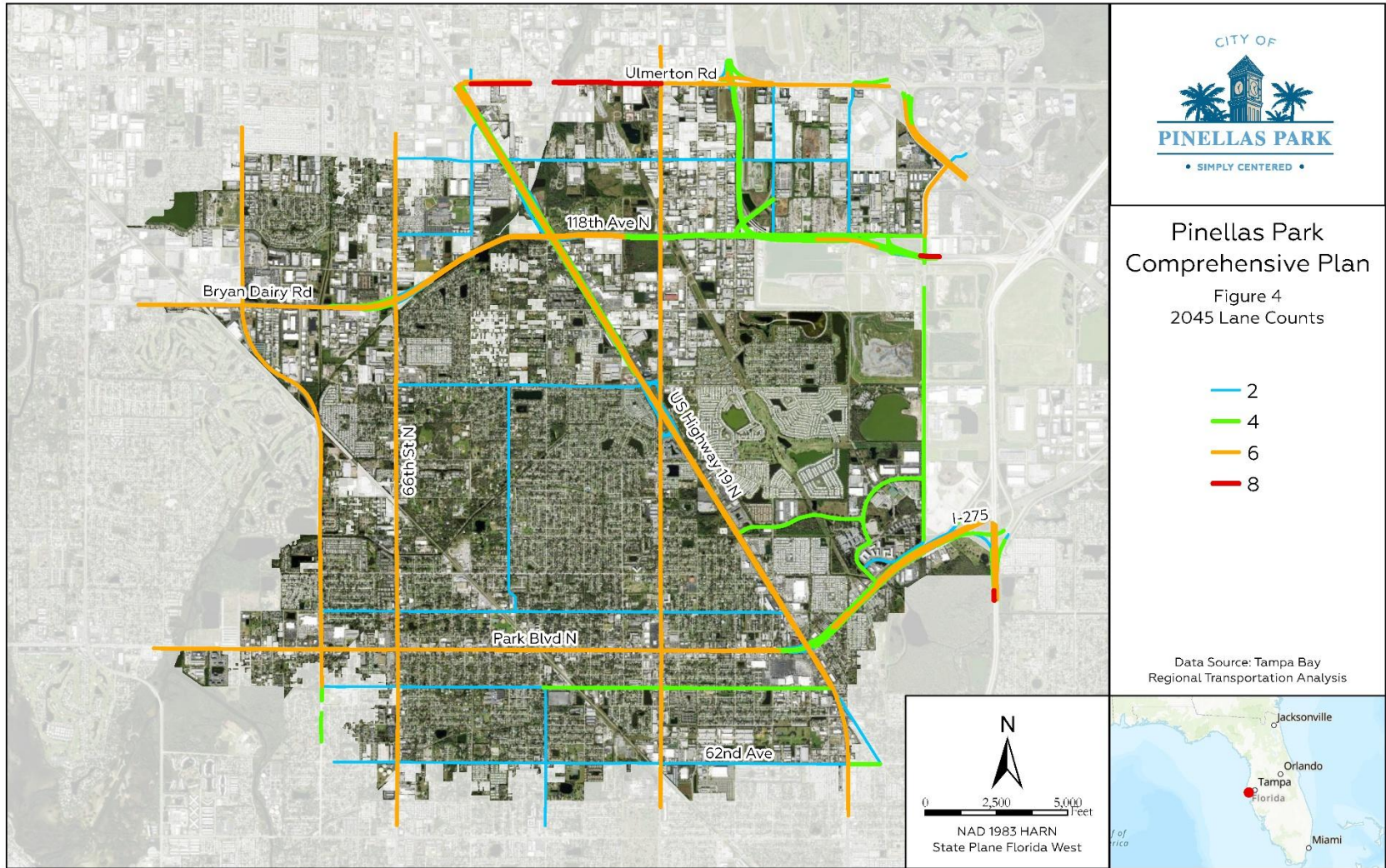
**APPENDIX III  
MAPS**

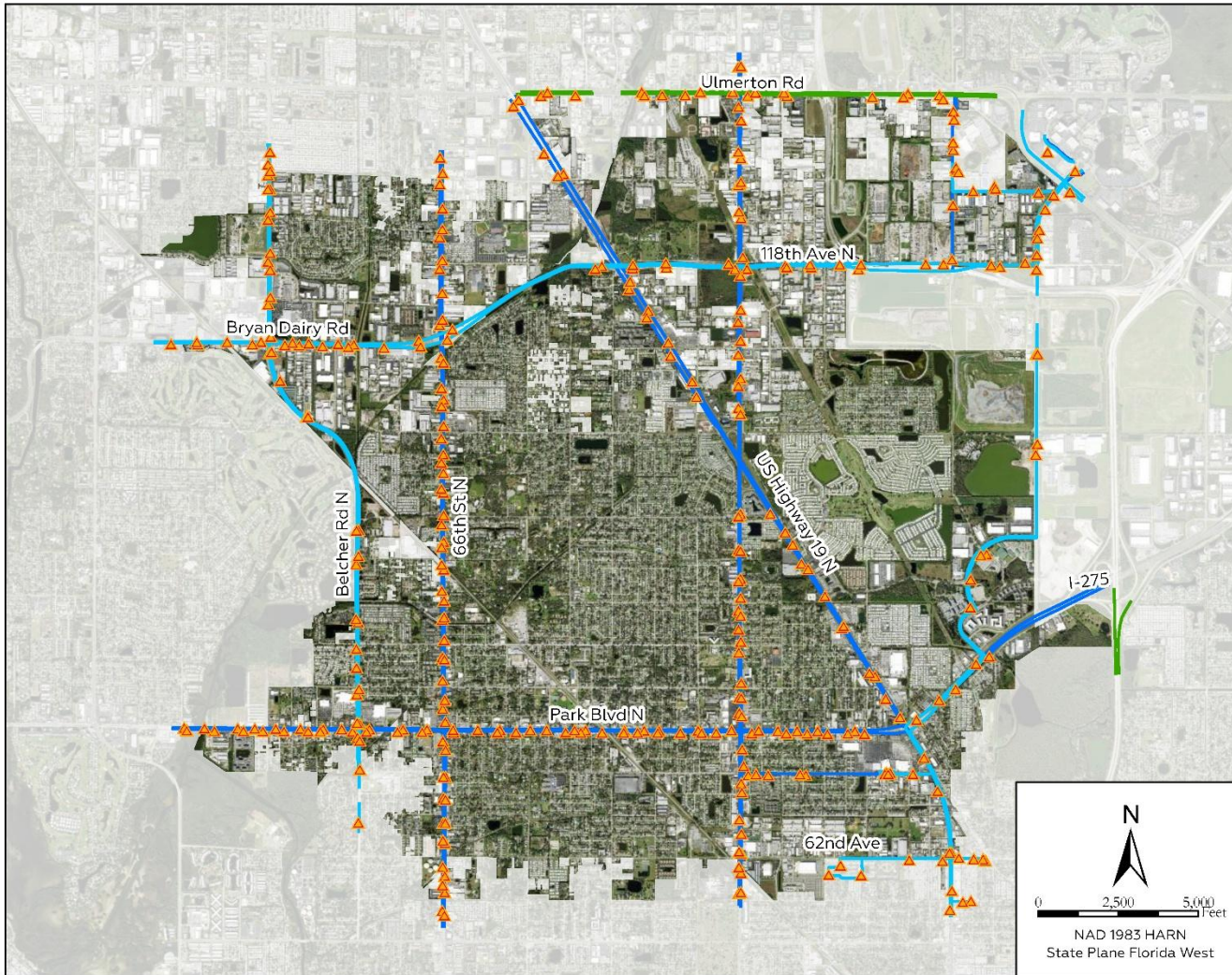








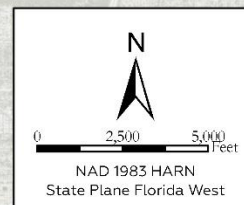


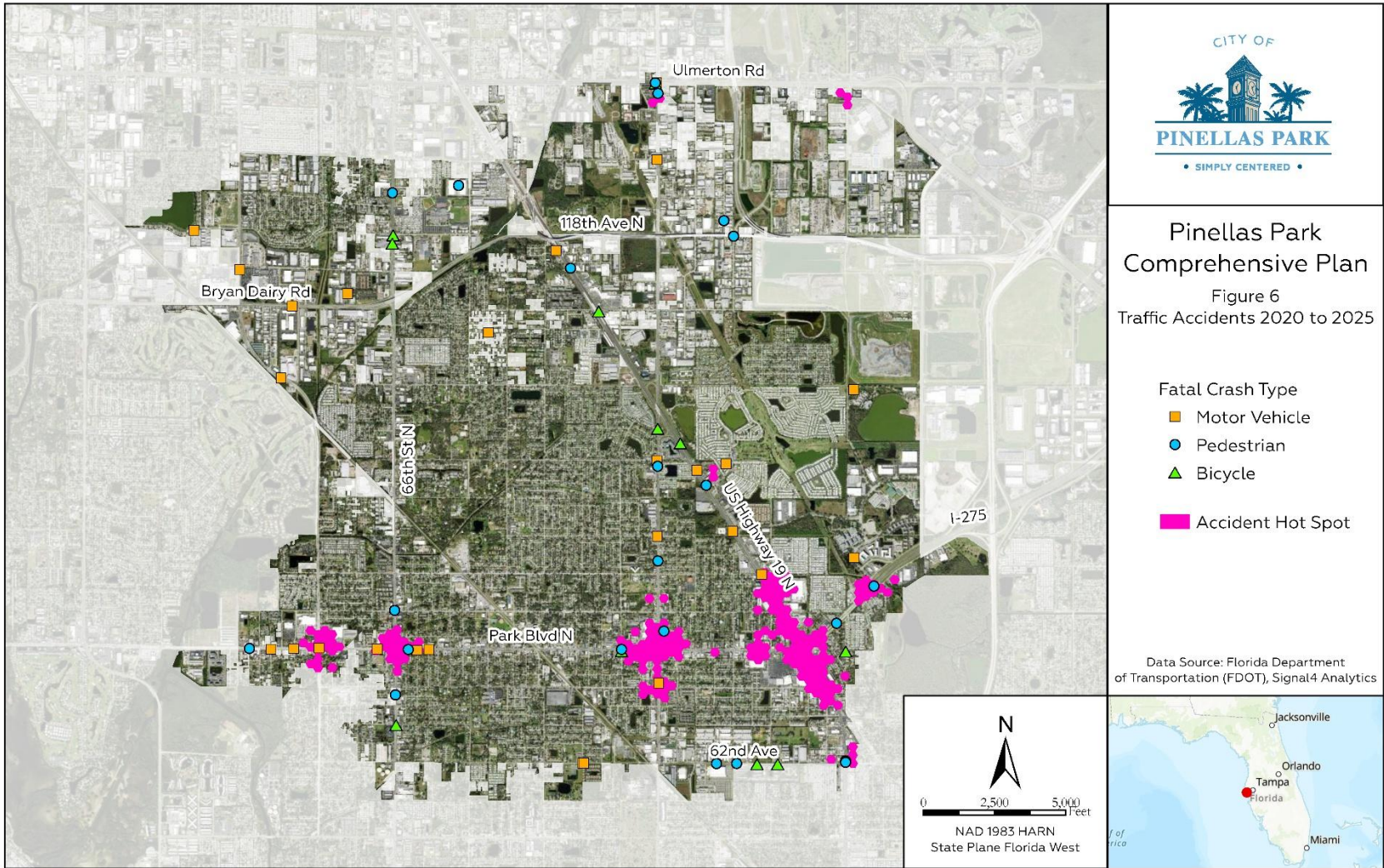


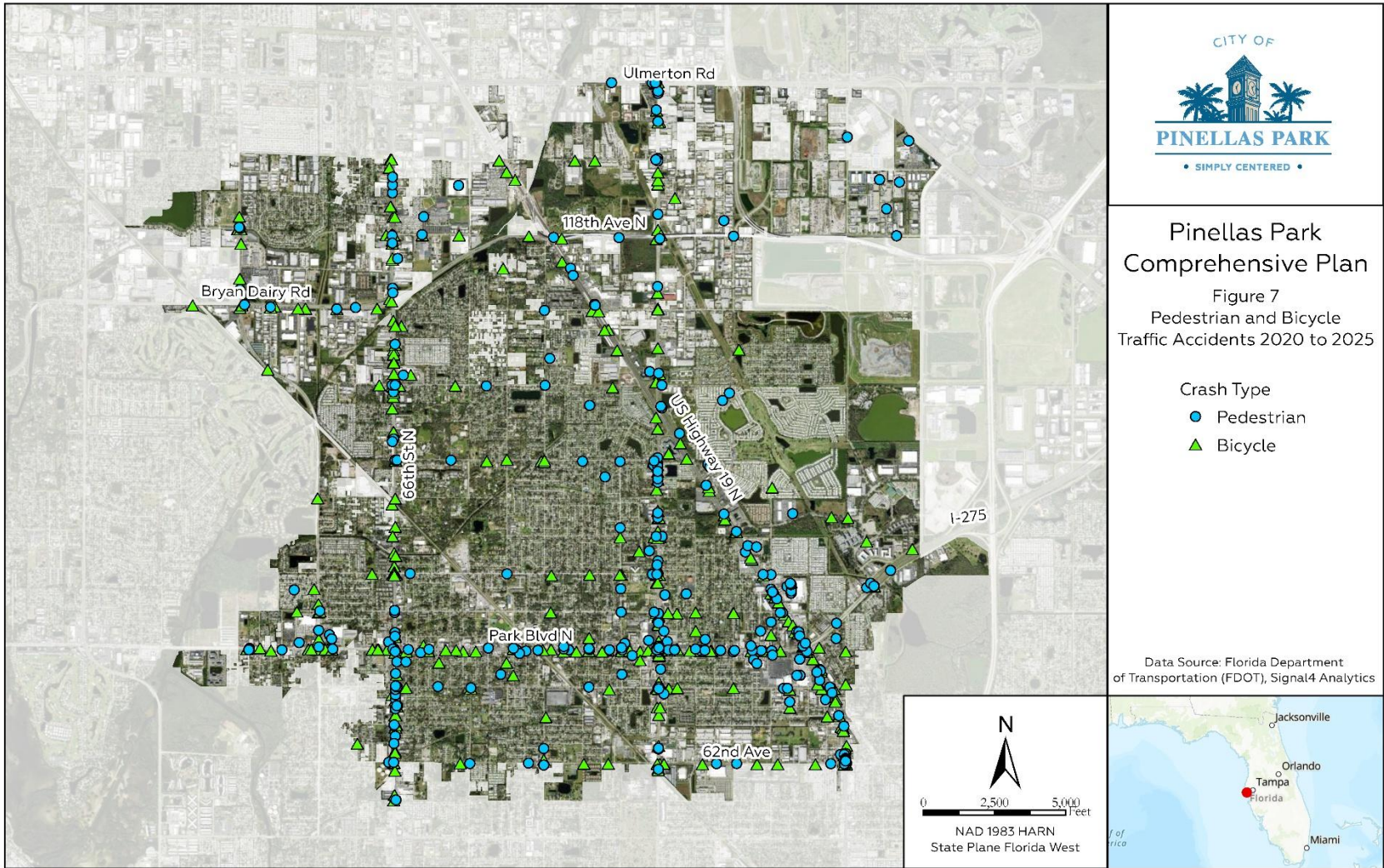
Pinellas Park  
Comprehensive Plan  
Figure 5  
Pinellas Suncoast  
Transit Authority (PSTA)

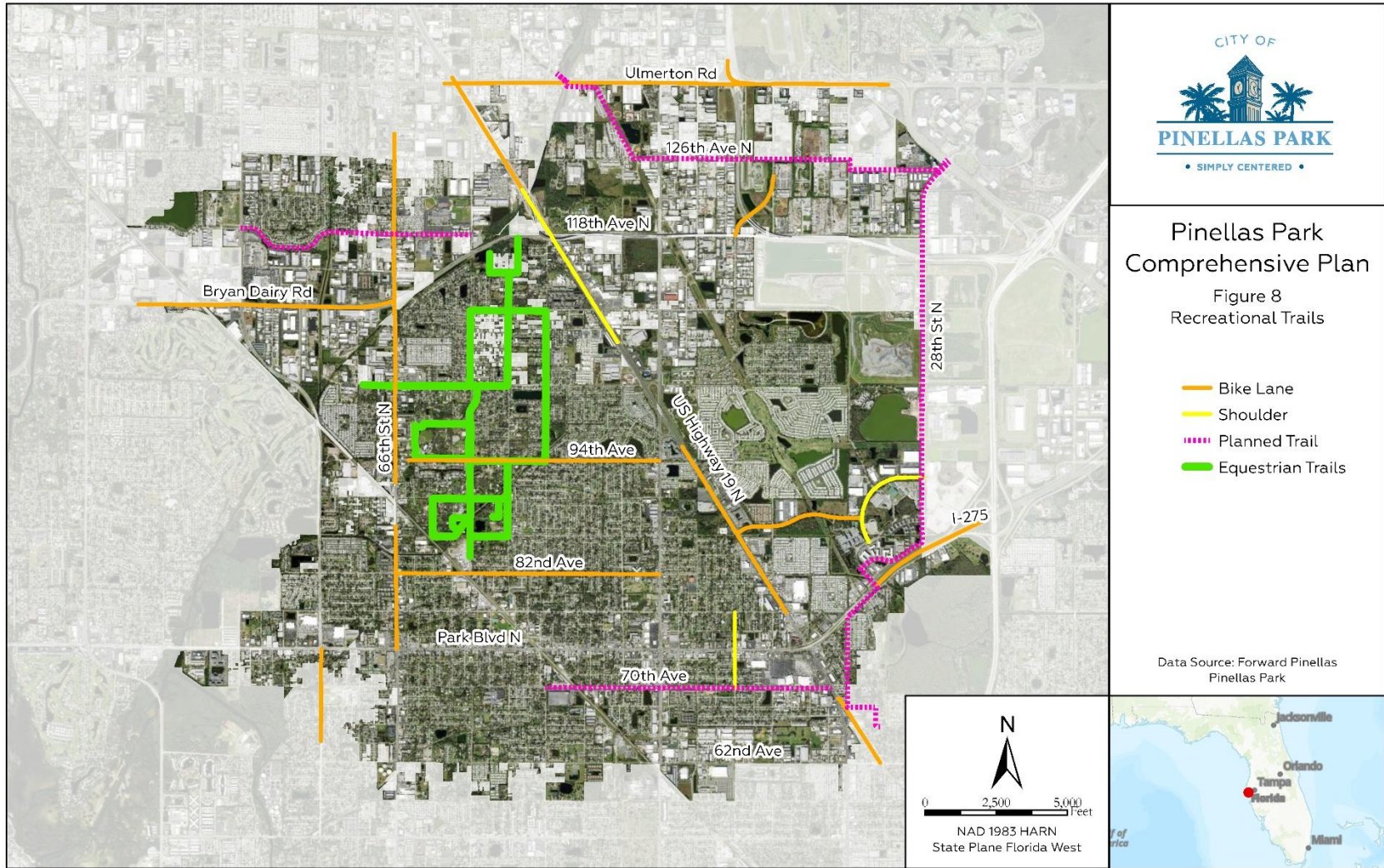
- ▲ Service Stop
- Route Type**
- Frequent
- Local
- Express

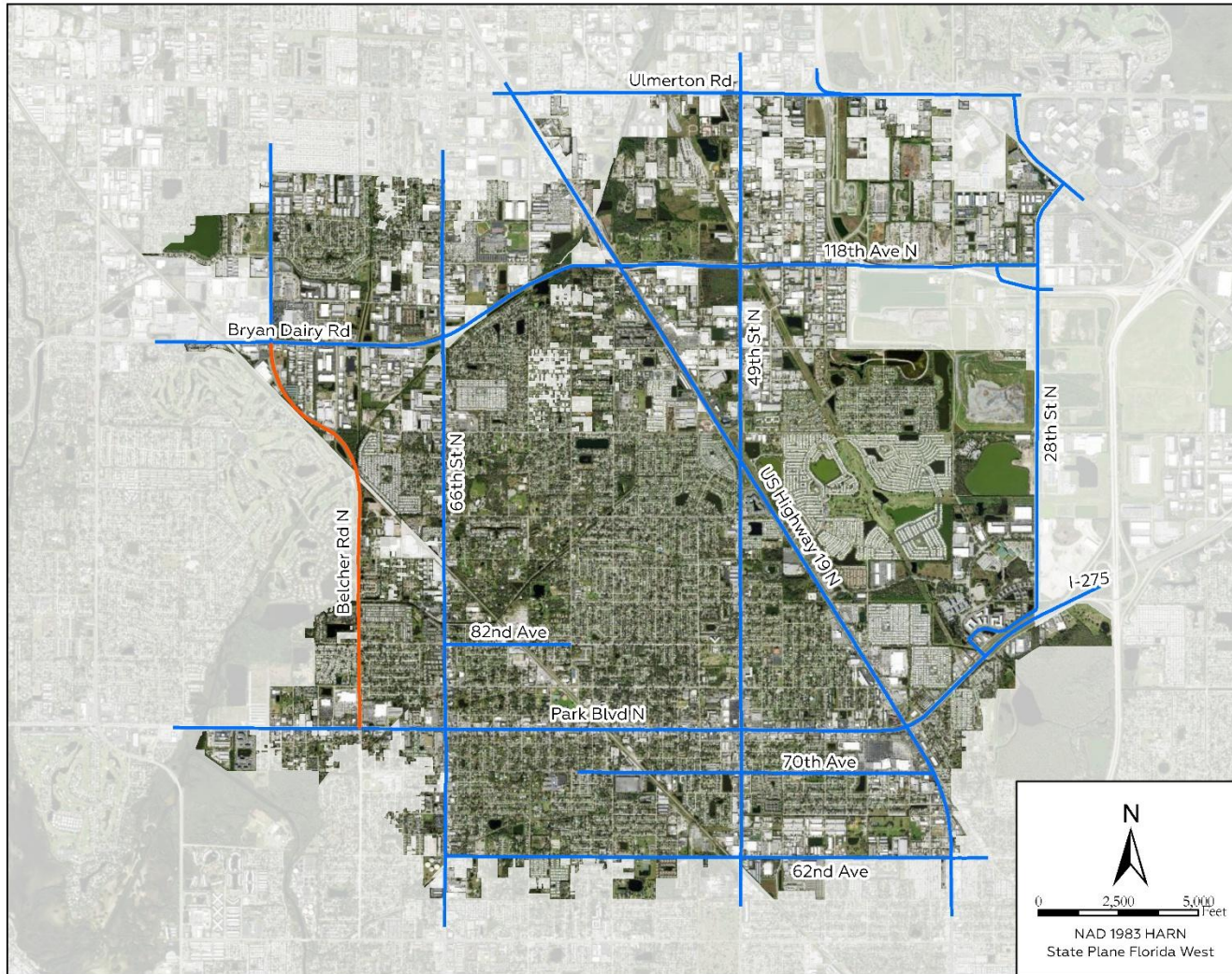
Data Source: Pinellas County







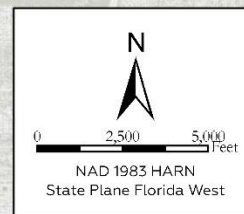


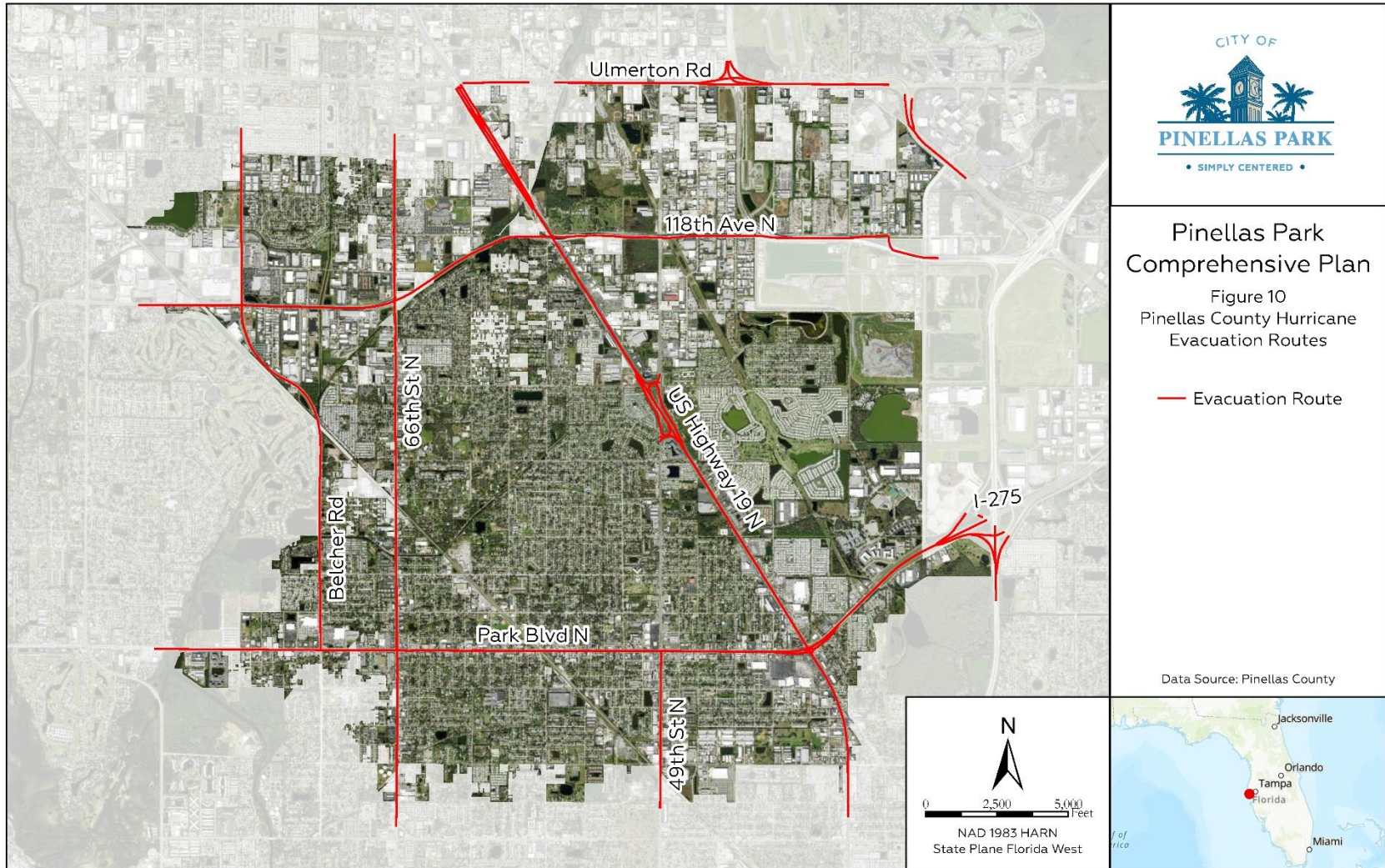


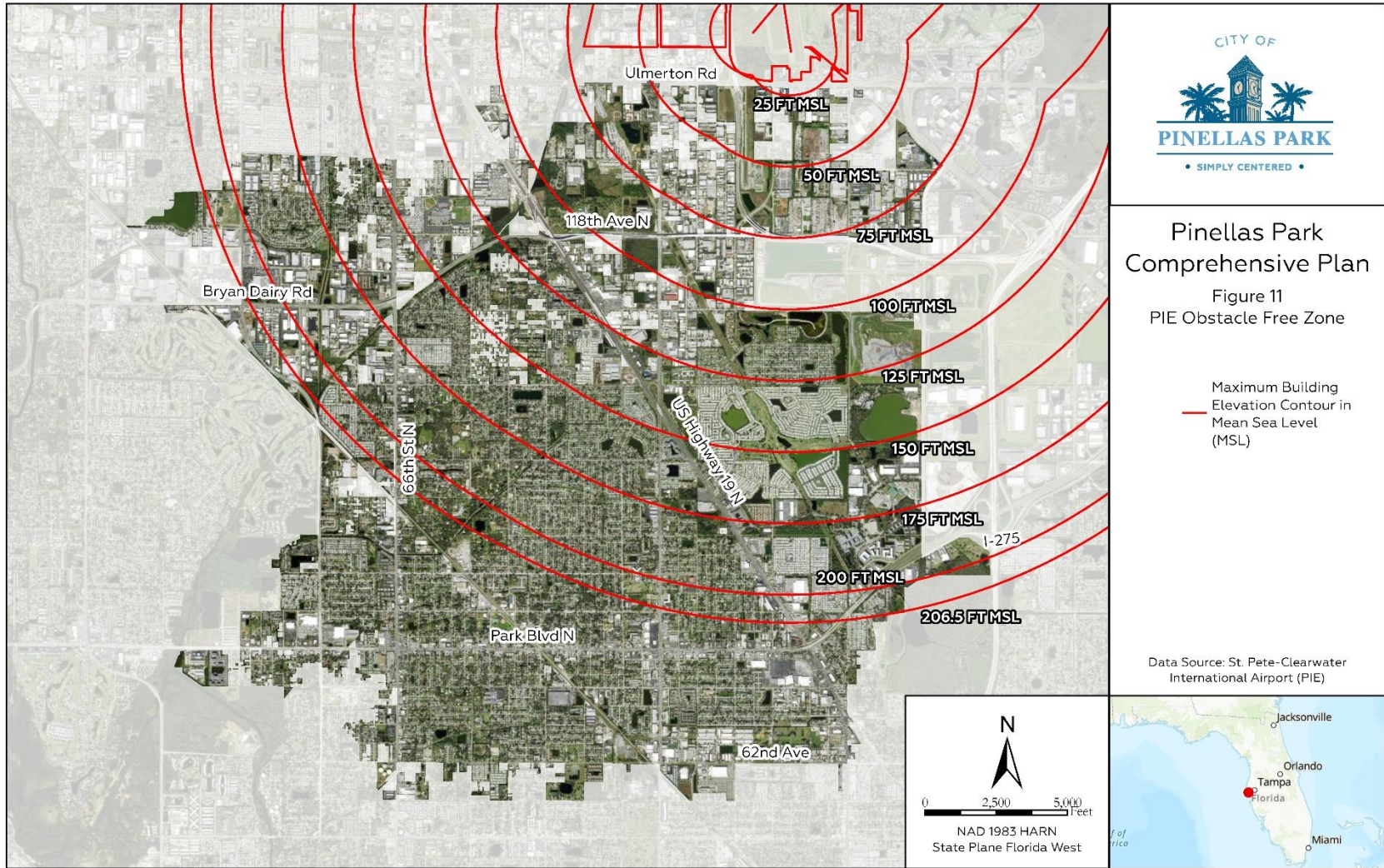
Pinellas Park  
Comprehensive Plan  
Figure 9  
Truck Routes

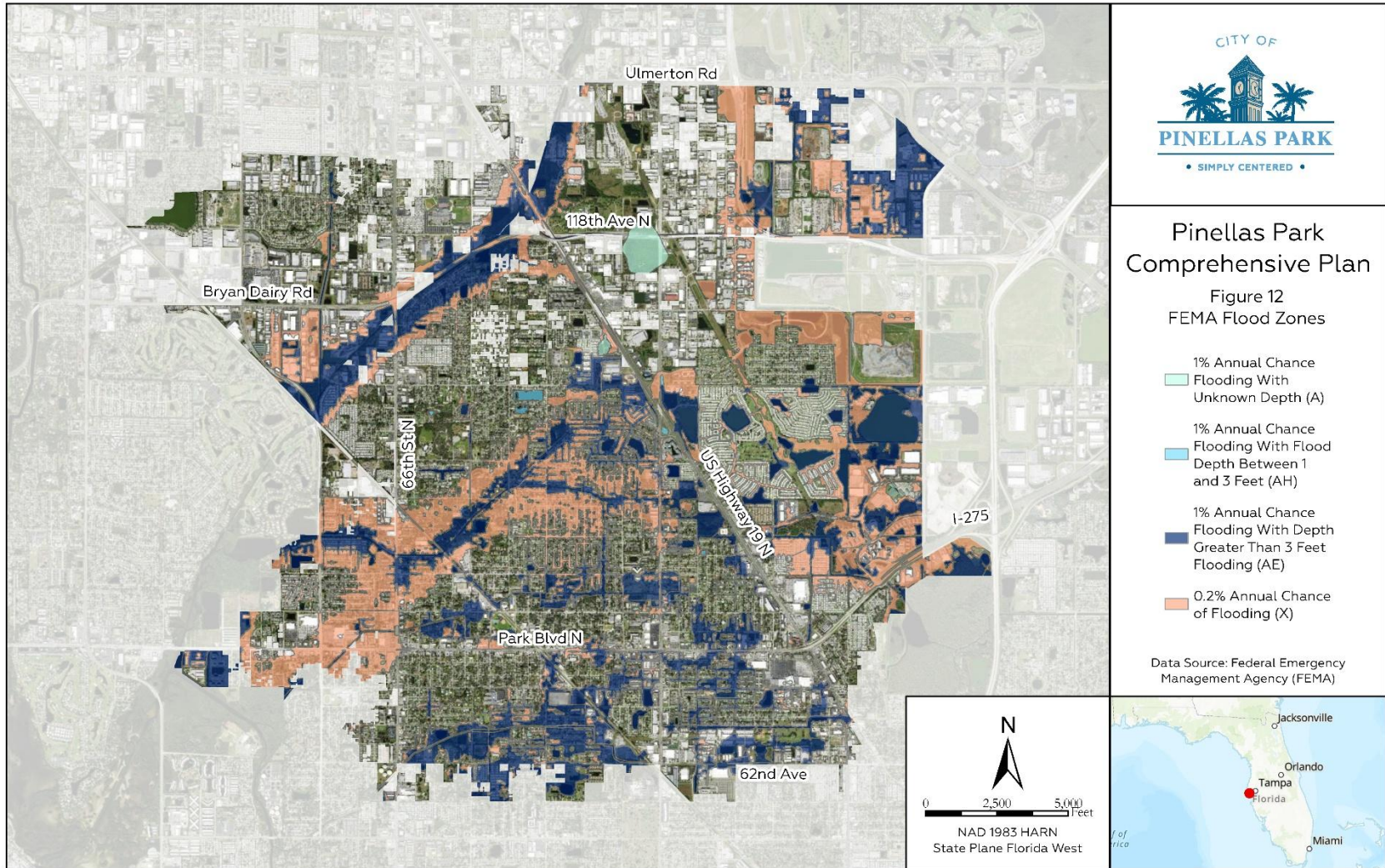
- Daylight Use Only
- Unrestricted Through Routes

Data Source: Pinellas County







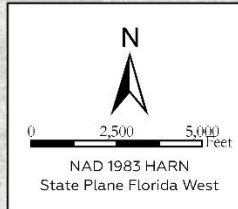


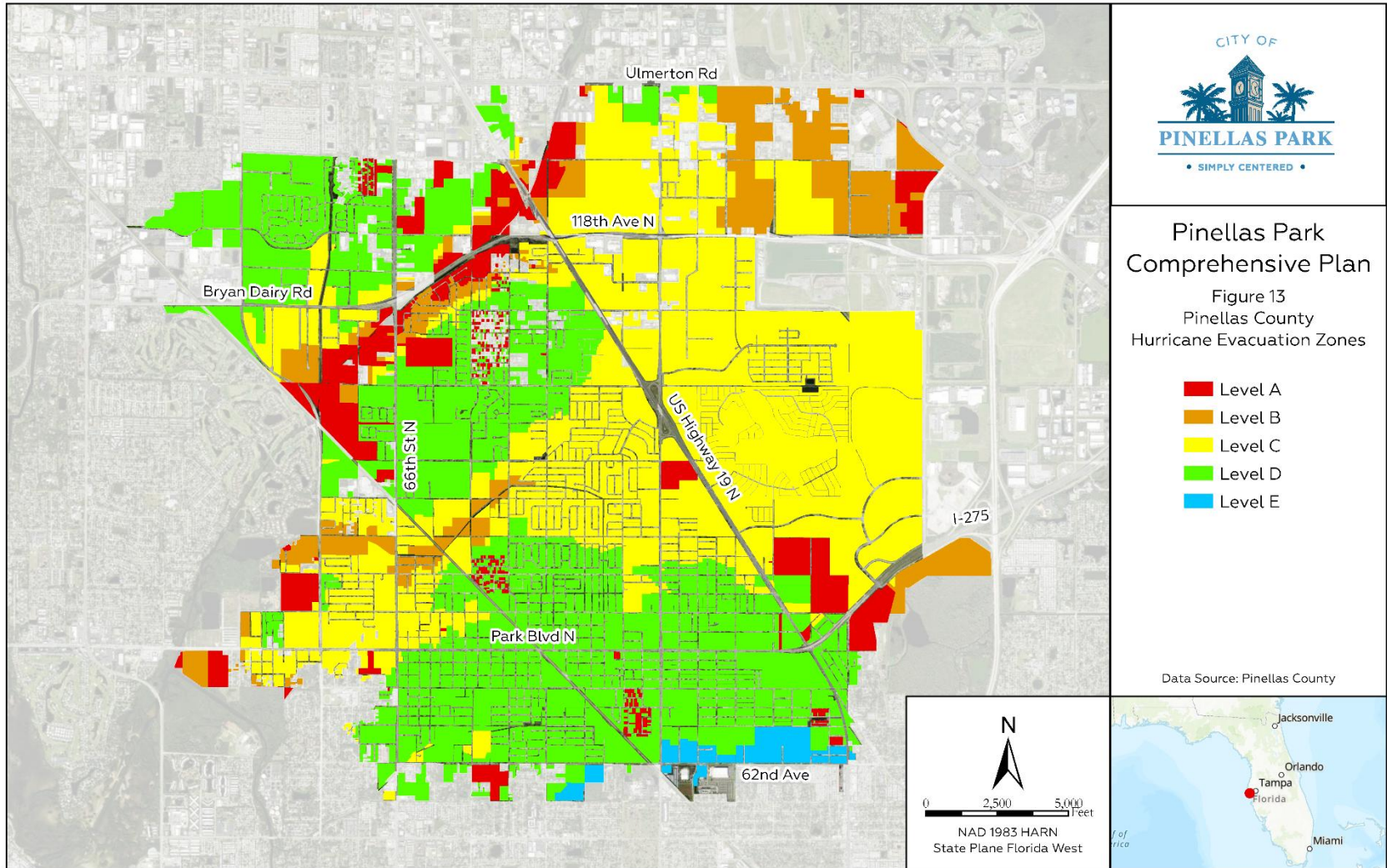
**Pinellas Park  
Comprehensive Plan**

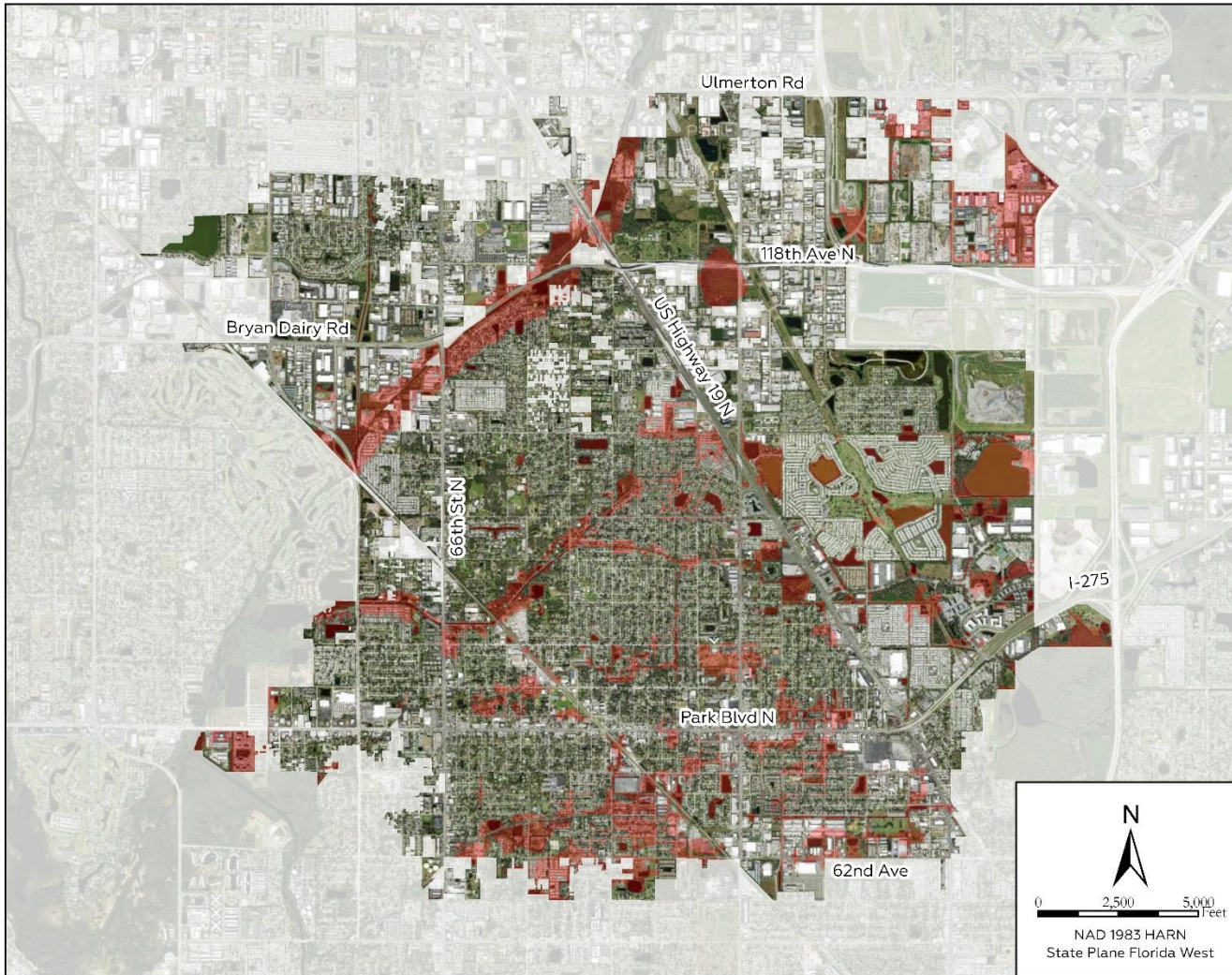
Figure 12  
FEMA Flood Zones

- 1% Annual Chance Flooding With Unknown Depth (A)
- 1% Annual Chance Flooding With Depth Between 1 and 3 Feet (AH)
- 1% Annual Chance Flooding With Depth Greater Than 3 Feet (AE)
- 0.2% Annual Chance of Flooding (X)

Data Source: Federal Emergency Management Agency (FEMA)





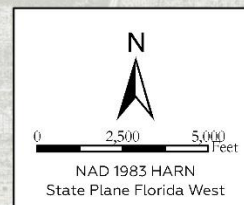


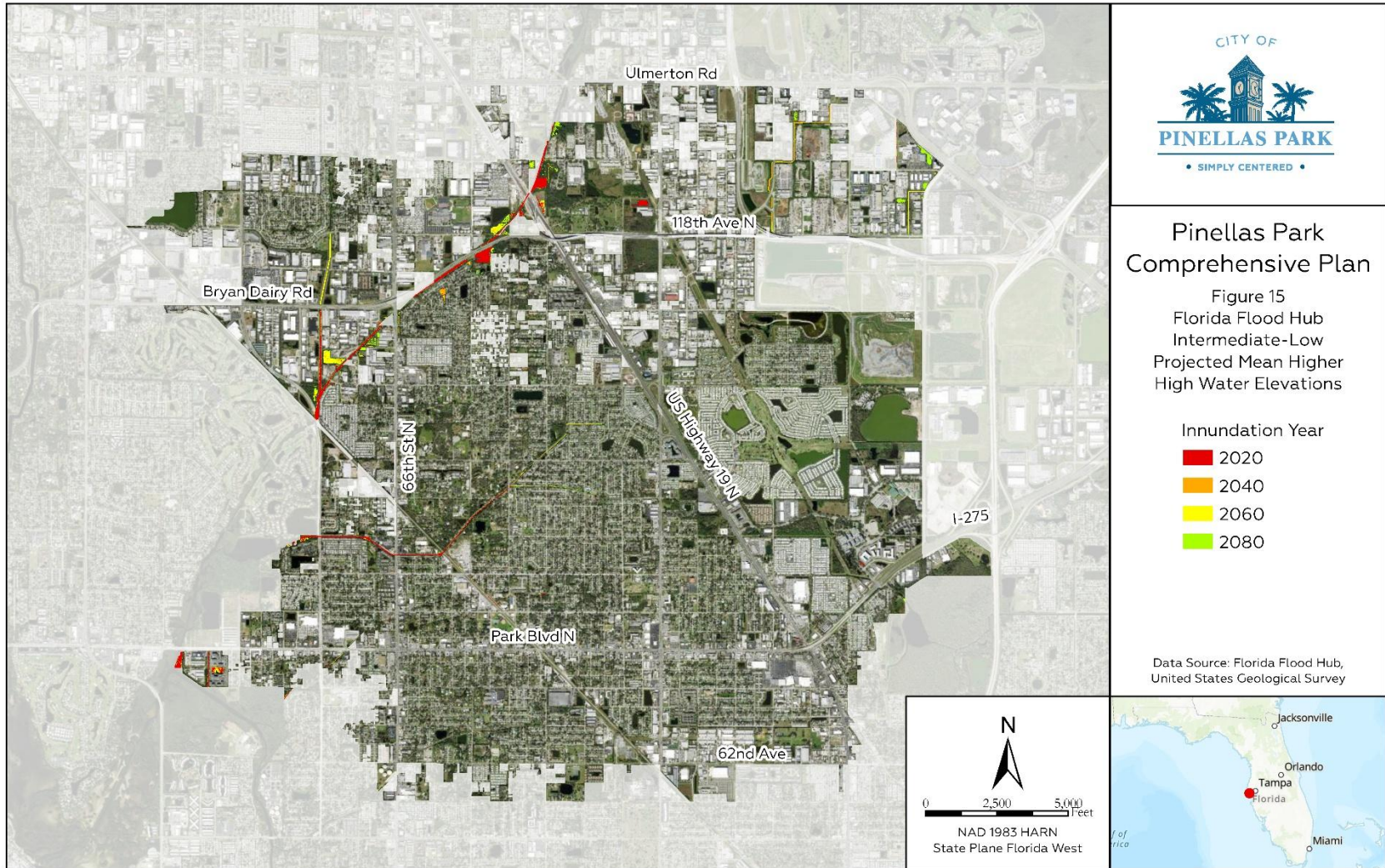
Pinellas Park  
Comprehensive Plan

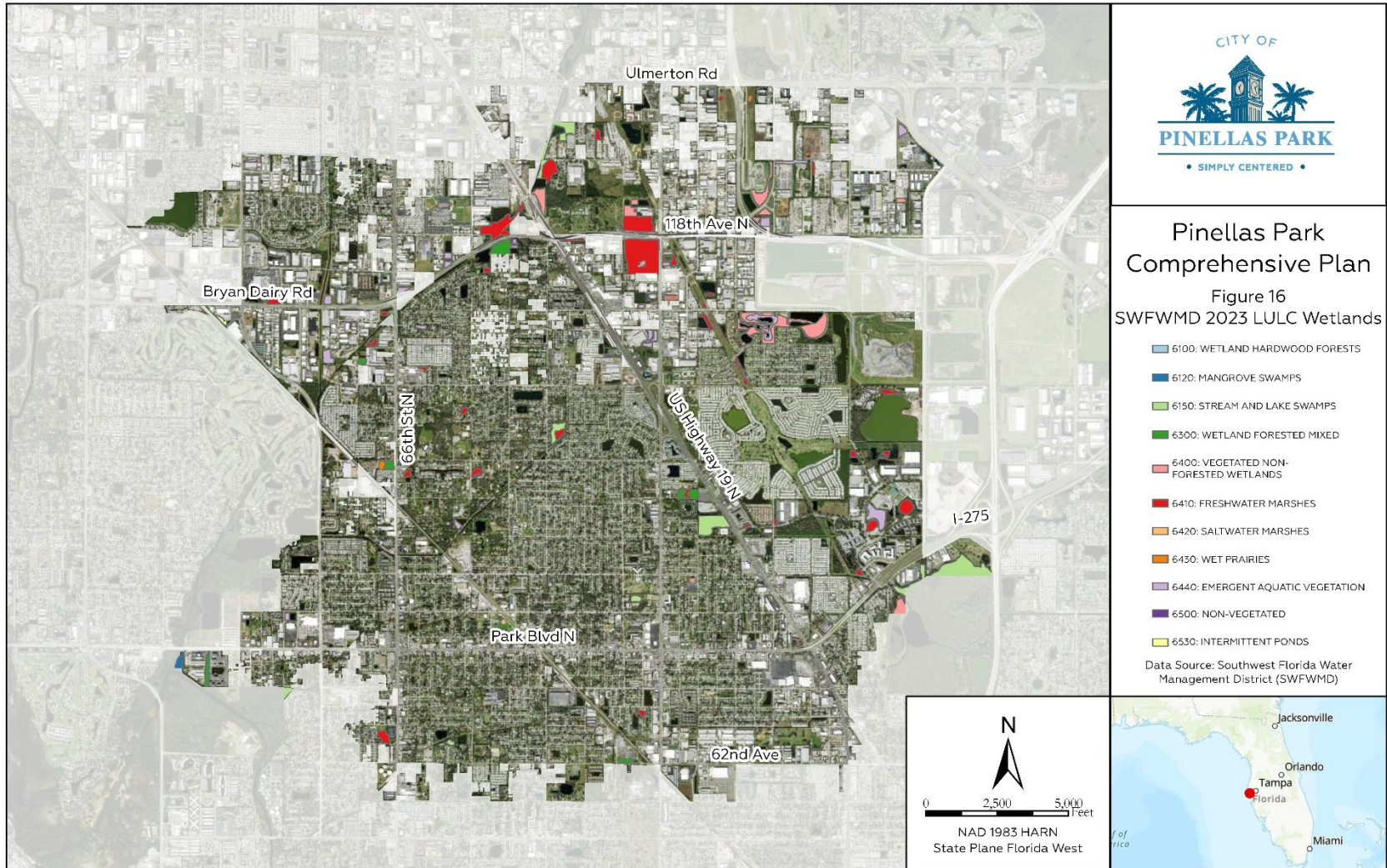
Figure 14  
FEMA Special Flood  
Hazard Area (SFHA)

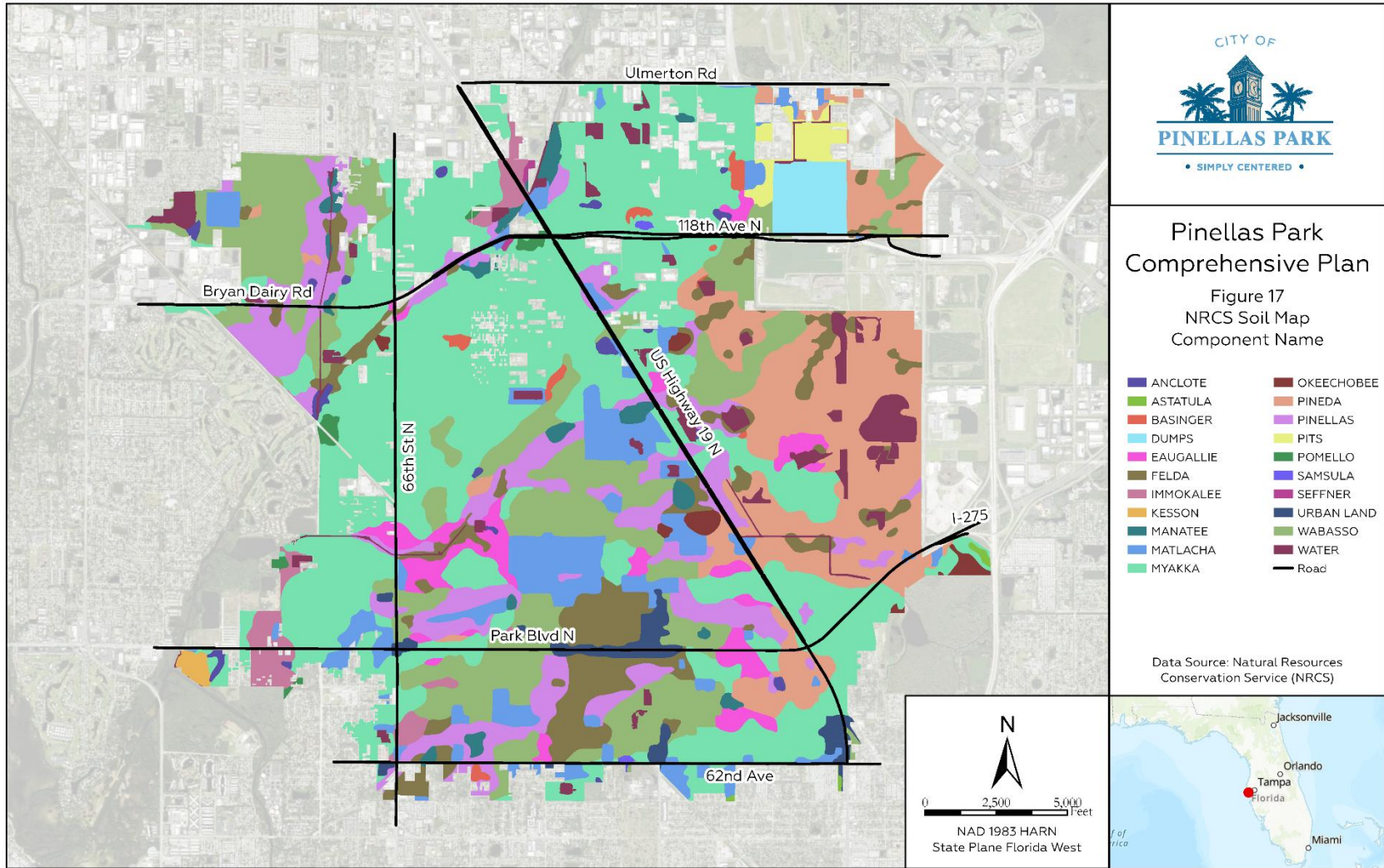
■ SFHA

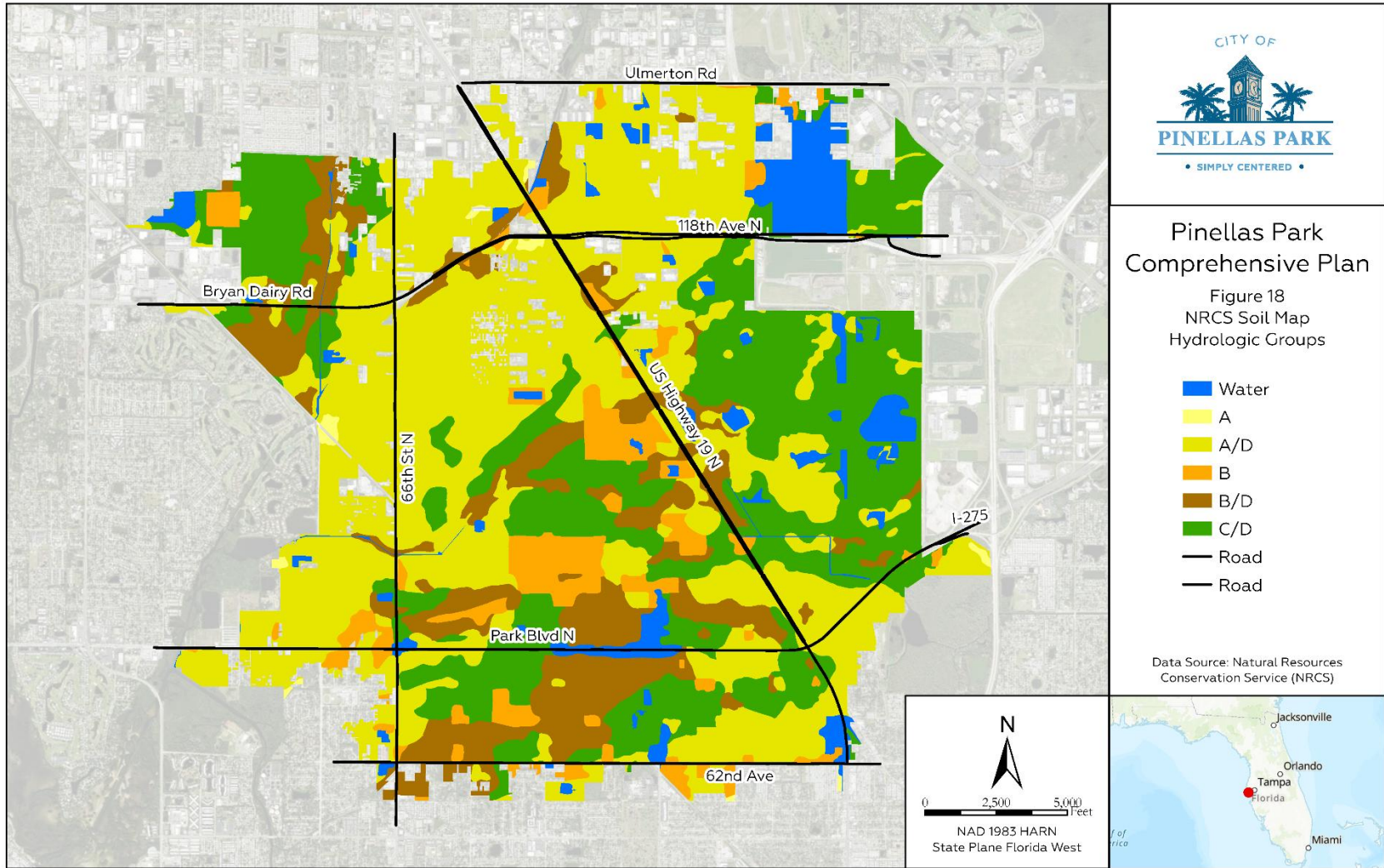
Data Source: Federal Emergency  
Management Agency (FEMA)

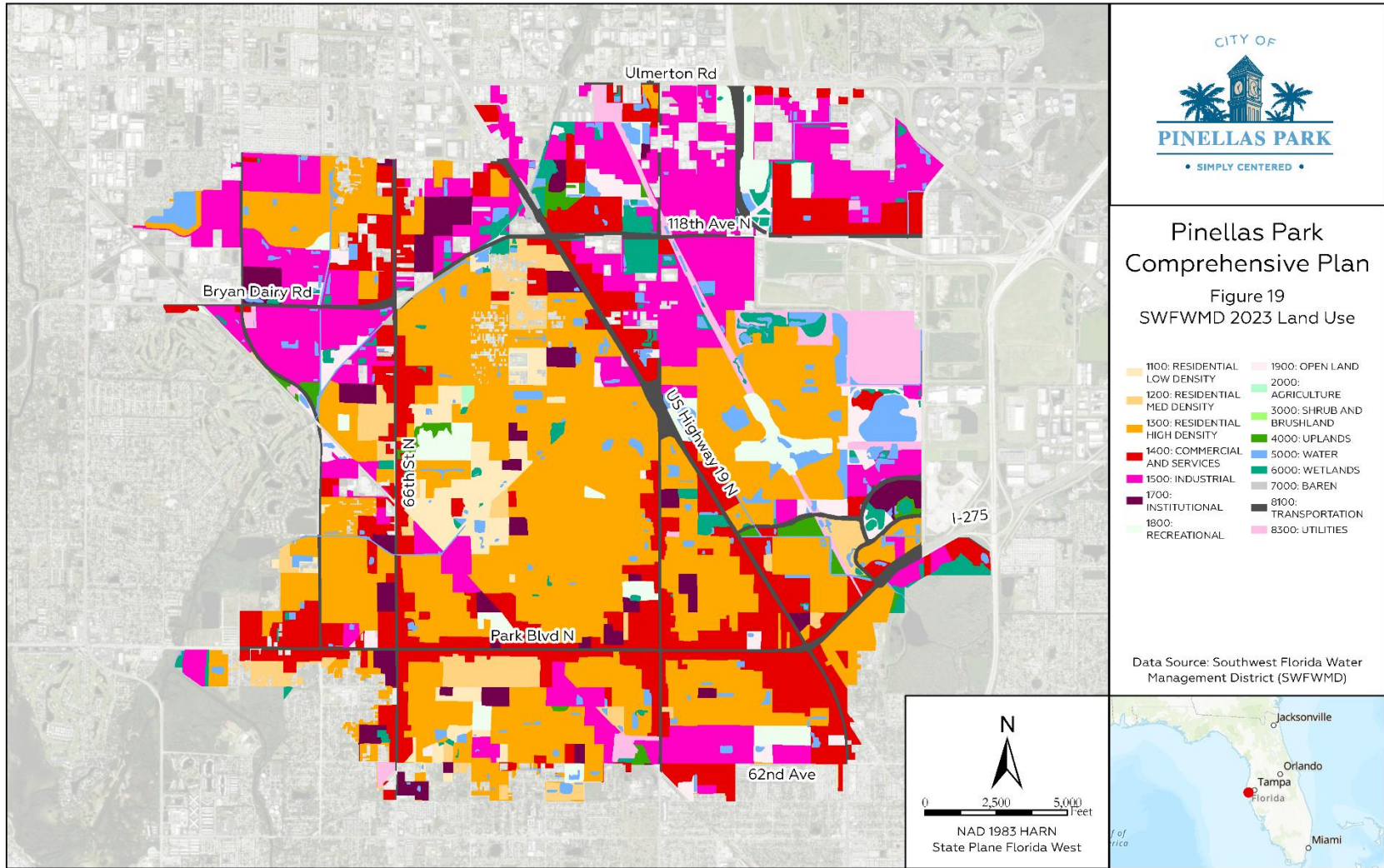


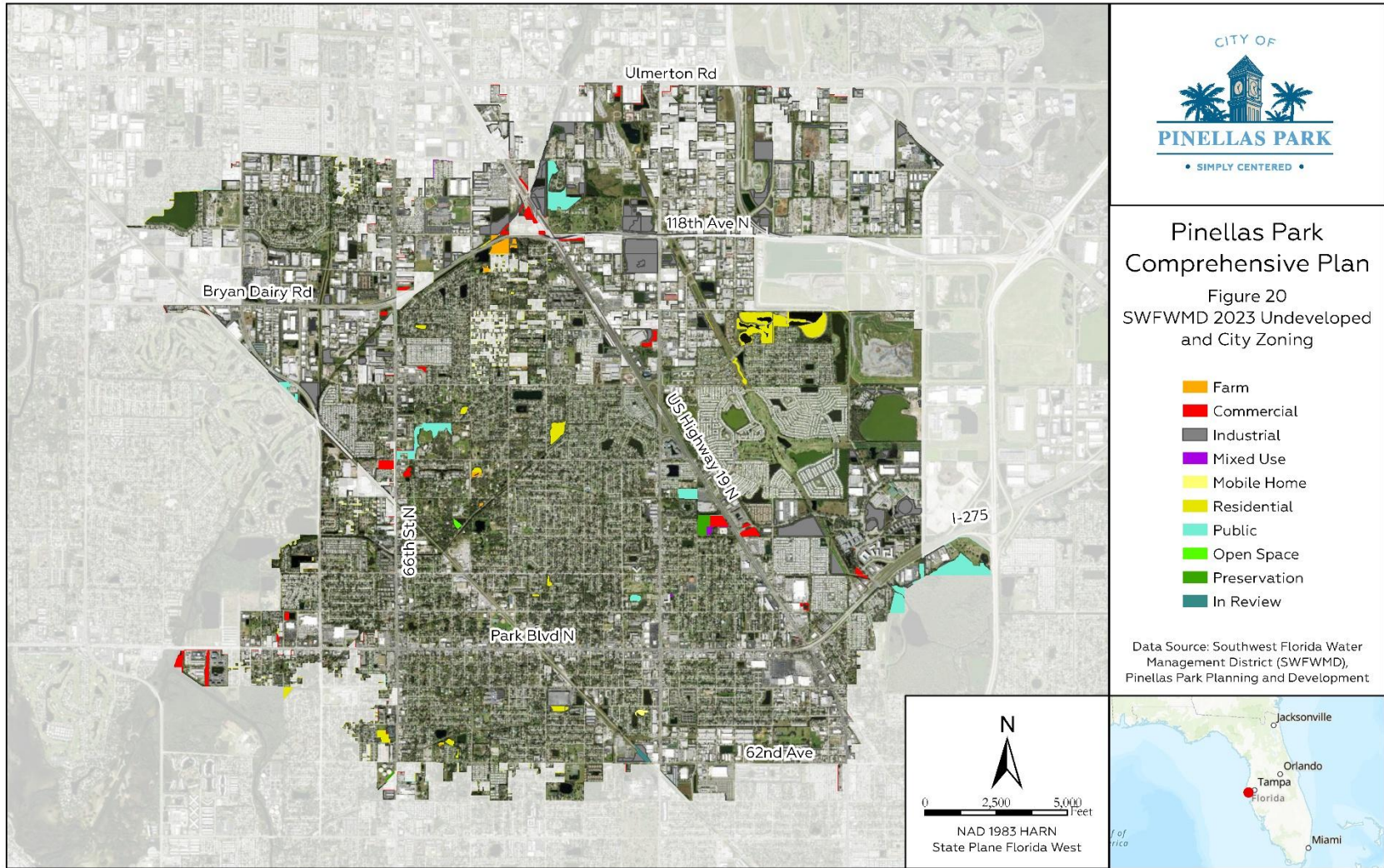








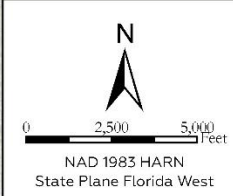


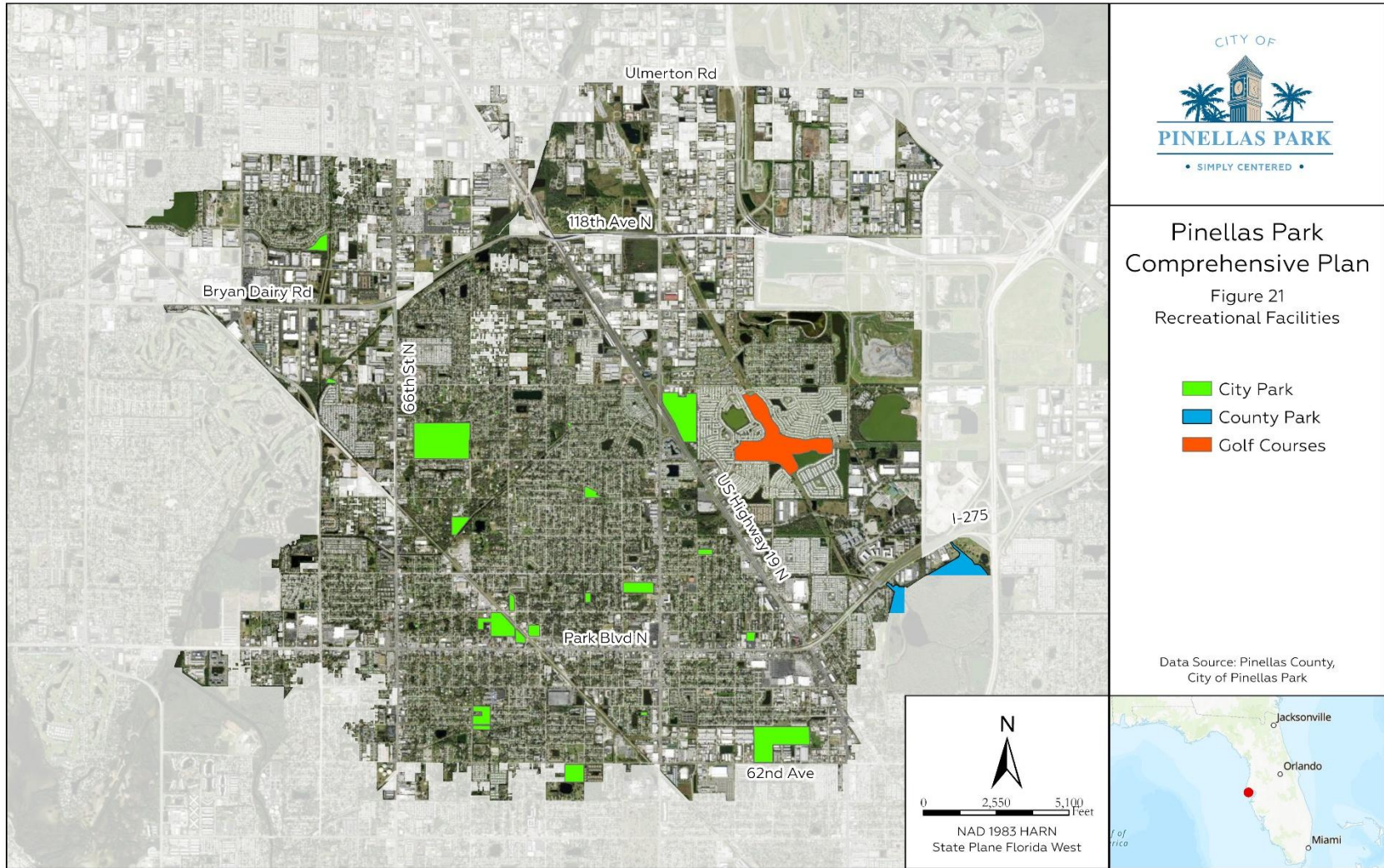


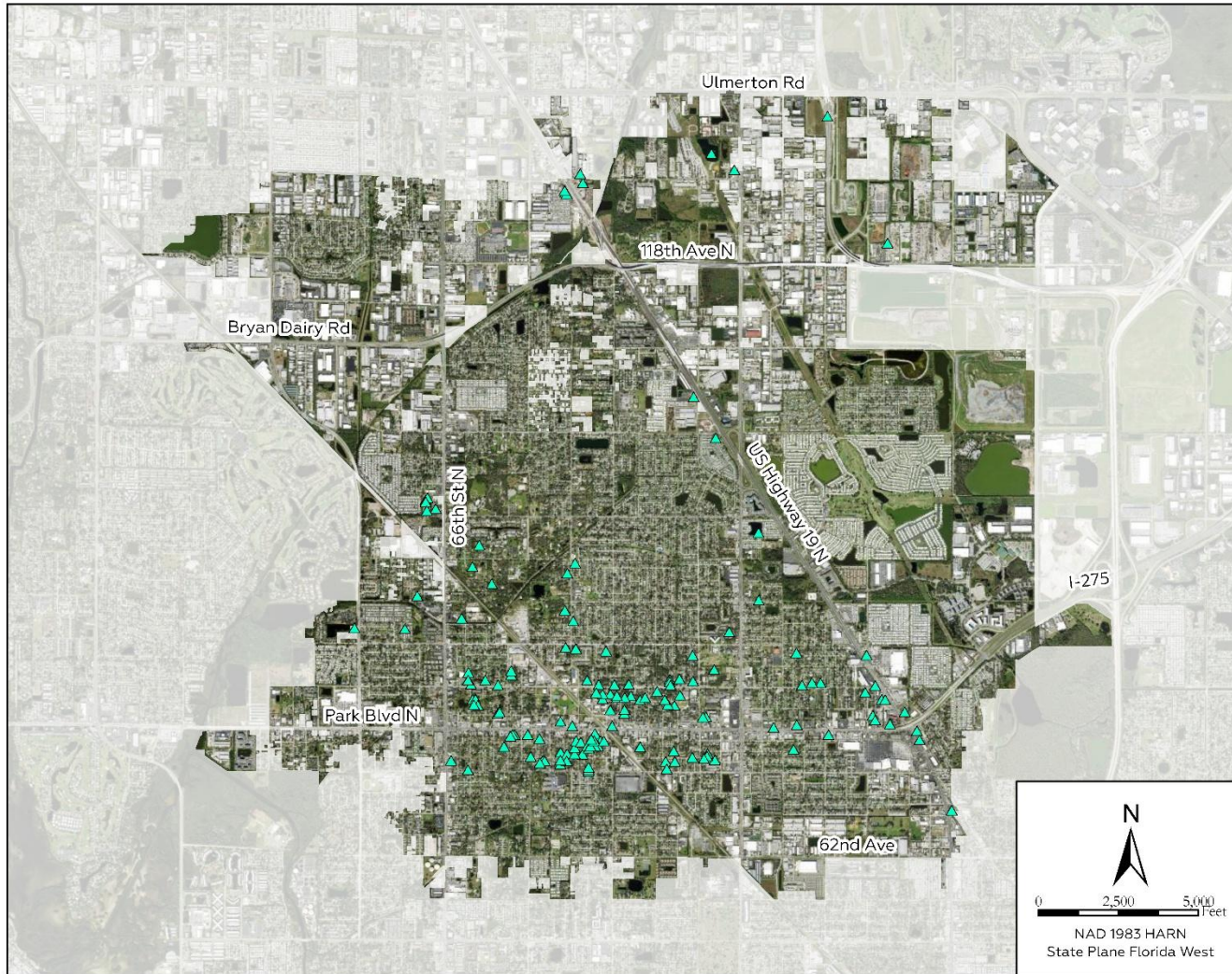
Pinellas Park  
Comprehensive Plan  
Figure 20  
SWFWMD 2023 Undeveloped  
and City Zoning

- Farm
- Commercial
- Industrial
- Mixed Use
- Mobile Home
- Residential
- Public
- Open Space
- Preservation
- In Review

Data Source: Southwest Florida Water Management District (SWFWMD), Pinellas Park Planning and Development



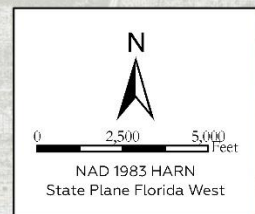


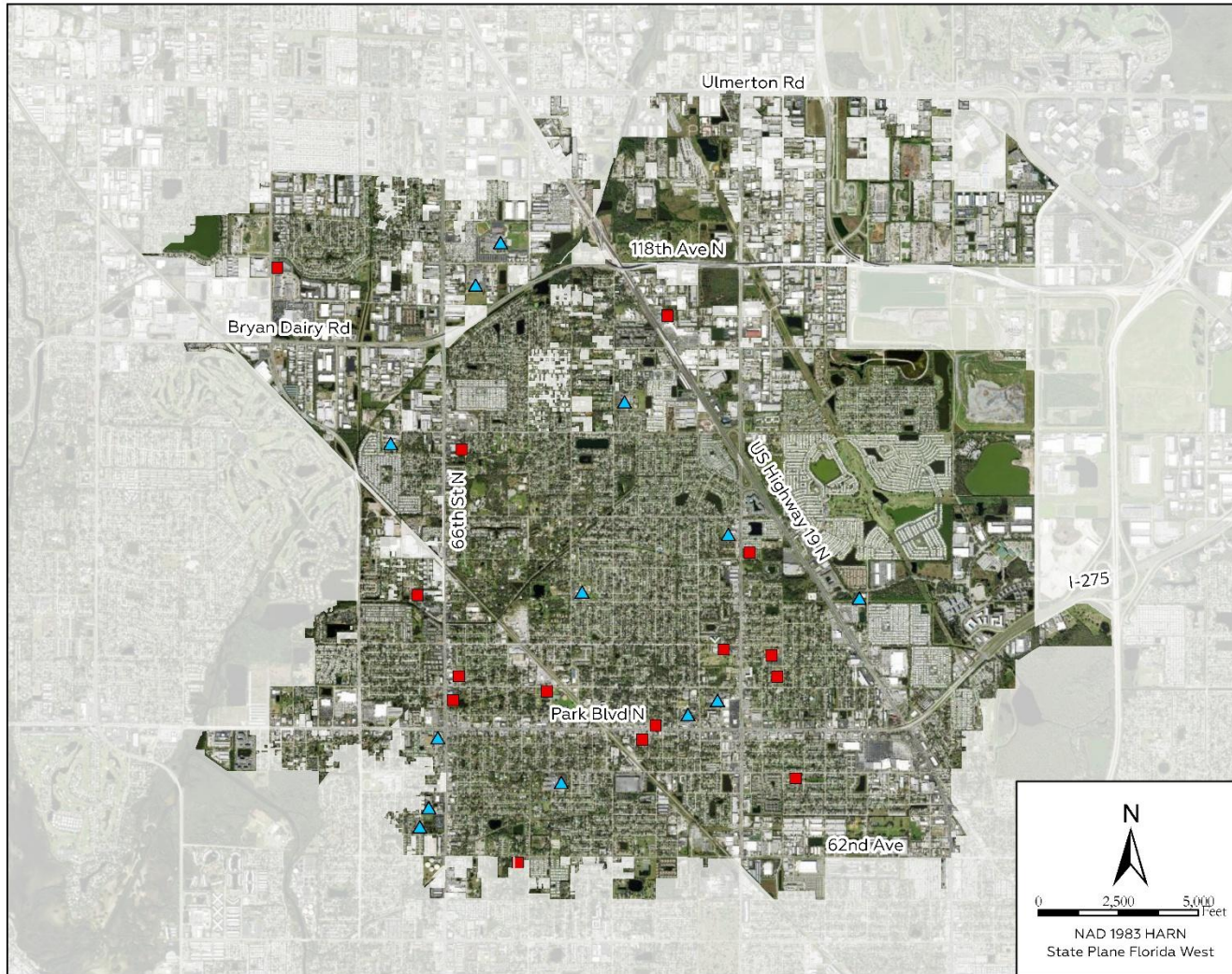


Pinellas Park  
Comprehensive Plan  
Figure 22  
FDOS Inventory of Historical,  
Cultural Resources

▲ Historical Site

Data Source: Florida Department  
of State (FDOS)

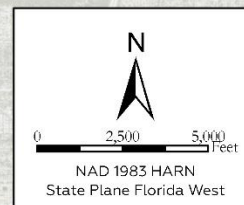




Pinellas Park  
Comprehensive Plan  
Figure 23  
Public and Private Schools

- School Type
- ▲ Public
  - Private

Data Source: Pinellas County



**APPENDIX IV  
FUTURE LAND USE PLAN MAP**



