

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, PERTAINING TO COMPREHENSIVE PLANNING; AMENDING ORDINANCE NO. 4208; BY AMENDING THE HEALTHY PLACES: FUTURE LAND USE ELEMENT; BY AMENDING THE ECONOMIC DEVELOPMENT ELEMENT; PROVIDING FOR COMPREHENSIVE PLAN TRANSMITTAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CERTIFICATION OF CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING AN EFFECTIVE DATE (COMP-2025-00001).

WHEREAS, Section 163, Part II, F. S., establishes the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Section 163.3184, F. S., allows for amendments to comprehensive plans; and

WHEREAS, the Countywide Rules are part of the Countywide Plan as defined in Section 3(1) and (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 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 30, 2021, Forward Pinellas, in its capacity as the Pinellas Planning Council, amended the Countywide Rules Plan by Ordinance 21-20; and

WHEREAS, Forward Pinellas published a Target Employment and Industrial Land Study highlighting the importance of target industries for Pinellas County's economic health and growth, noting their higher average wages and positive economic impact; and

WHEREAS, the amendments to the Pinellas Park Comprehensive Plan fulfills the consistency

requirements and recommendations related to the Target Employment and Industrial Land Study; and

WHEREAS, Pinellas Park has prepared revisions to the previously adopted goals, objectives and policies of the Comprehensive Plan; and

WHEREAS, Pinellas Park has prepared revisions to the previously adopted Healthy Places: Future Land Use Element and Economic Development Element; 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.

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

SECTION 1: The primary purpose of these amendments is to update the Healthy Places: Future Land Use Element and the Economic Development Element to support the findings of the Target Employment and Industrial Land Study and incentivize economic development within the City of Pinellas Park Comprehensive Plan.

SECTION 2: That the Land Use Element and the Economic Development 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”, and the Economic Development Element as provided for in “Exhibit B” respectively, which is attached hereto and made a part hereof.

PUBLISHED THE _____, DAY OF _____, 2025.

FIRST READING _____, DAY OF _____, 2025.

PUBLIC HEARING THE _____, DAY OF _____, 2025.

PASSED THIS _____, DAY OF _____, 2025.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____, DAY OF _____, 2025.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

“Exhibit A”

Revised Healthy Places: Future Land Use Element

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 4208, Adopted February 22, 2024

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 ¹ / <u>Target Employment Center (TEC) Overlay Max Bonus (Q)</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 (Q)</u>	Max Residential Equivalency Units
Residential Classifications ²				
Residential Suburban (RS)	2.5	.30	.60	3.00
Residential Low (RL)	5	.40	.65	3.00
Residential Urban (RU)	7.5	.40	.65	3.00
Residential Low Medium (RLM)	10/20	.50	.75	3.00

Residential Medium (RM)	15/30/ <u>TEC: 24</u>	.50	.75/ <u>TEC: 0.85</u>	3.00
Residential High (RH)	30/50/ <u>TEC: 24</u>	.60	.85	3.00
Mixed-Use Classifications ²				

Residential/Office General (R/OG)	15/30/ <u>TEC: 24</u>	.50/1.0	.75/ <u>TEC: 0.85</u>	3.00
Residential/Office/Retail (R/O/R)	18/36/ <u>TEC: 24</u>	.55/1.1	.85	3.00
Commercial Classifications ²				
Commercial Neighborhood (CN)	10/20/ <u>TEC: 24</u>	.40/.80	.80/ <u>TEC: 0.85</u>	3.00
Commercial General (CG) ³	24/36/ <u>TEC: 24</u>	.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) ⁴	0	.10	.20	
Recreation/Open Space (R/OS)	0	.25	.60	
Institutional (I) ²	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

¹For 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.

²Mixed-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.

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

⁴No 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

LAND USE CLASSIFICATIONS	DENSITY/ UNIT PER ACRE	FAR	ISR
Residential/ Office/Retail (R/O/R)¹	45	1	0.85
Commercial General (CG)	60	1.2	0.9
Community Redevelopment District (CRD)	60	1.2	0.9
Industrial Limited (IL)²	75	1.5	0.85
¹ 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. ² 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.			

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 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:

1. Directs economic growth and development to geographic areas of the City in a manner that does not have an adverse impact on natural resources;
2. Promotes the efficient and cost-effective provision or extension of public infrastructure and service;
3. Provides compact, walkable, and well-connected neighborhoods;
4. Allows a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system;
5. Promotes conservation of water and energy;
6. Preserves agricultural areas and activities, including farms and equestrian areas such as Farm, Residential Estate, Residential Rural, whenever possible;
7. Preserves open space and natural lands;
8. Improves air quality and reduces greenhouse gas emissions;
9. Provides for recreational areas and uses such as passive and active parks, trails, community centers, etc.;
10. Creates a balance of land uses among residential, employment, civic, and non-residential uses that meet the population's daily needs; and
11. Provides 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 land 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 (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 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 of 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 2026, 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 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 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 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 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 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 Land Use Plan Map category, except as specifically provided for in the 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.

“Exhibit B”

Revised Economic Development Element

Economic Development Element



Ordinance 4208, Adopted February 22, 2024

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.

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 ordinance's title/reference: **Ordinance 2025-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, PERTAINING TO COMPREHENSIVE PLANNING; AMENDING ORDINANCE NO. 4208; BY AMENDING THE HEALTHY PLACES: FUTURE LAND USE ELEMENT; BY AMENDING THE ECONOMIC DEVELOPMENT ELEMENT; PROVIDING FOR COMPREHENSIVE PLAN TRANSMITTAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CERTIFICATION OF CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

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 law¹ 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
- ☐ 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;

¹ See Section 166.041(4)(c), Florida Statutes.

- 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 to establish regulations and incentives for a Target Employment Center.

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;

The City has not conducted any surveys to determine this but there is not expected to be any costs.

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

There are no new fees or charges proposed.

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

The City has not conducted any surveys to determine this but there is not expected to be any costs.

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

The TEC regulations/incentives are optional so business impact would be voluntary.

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

This ordinance is part of an effort to bring in new employment industries to the TEC area.