

ORDINANCE NO. 2025-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; 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; PROVIDING FOR AN EFFECTIVE DATE.

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 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 30, 2021, Forward Pinellas, in its capacity as the Pinellas Planning Council, amended the Countywide Rules Plan by Ordinance 21-20; and

WHEREAS, the amendment to the Pinellas Park Comprehensive Plan fulfills the consistency requirements and recommendations related to the Countywide Plan for Pinellas County; 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 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 Planning and Zoning Commission held a public hearing and recommended approval of the text amendments; and

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

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

WHEREAS, the City transmitted the previously adopted Ordinance No. 4208 to FloridaCommerce on March 7, 2024, in accordance with Florida Statutes; and

WHEREAS, FloridaCommerce asserts it never received the adopted amendment thereby deeming the previous Comprehensive Plan Amendments withdrawn; and

WHEREAS, upon this discovery, the City of Pinellas Park is hereby re-adopting the proposed amendments to the Comprehensive Plan; and

WHEREAS, the amendments and revisions in this Ordinance are identical in substance and form to Ordinance No. 4208, previously approved by the City Council on February 22, 2024.

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 the reviewing agencies under the Expedited State Review Process to the State Department of Economic Opportunity.

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 City's Comprehensive Plan and elements thereof adopted pursuant to the Local Government Comprehensive Planning and Land Development Regulation 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 _____, 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

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**

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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

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

- 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;
 - 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, Stormwater Management, Housing, Parks, Recreation and Open Space, Public Schools Facilities, Intergovernmental Coordination, and Capital Improvements 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.

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.

"Exhibit A"

Healthy Places: Future Land Use Element

LAND USE

GOAL LU.1

~~Provide for the organization of land uses and development to meet the physical, social, and economic needs of the present and future population in a planned and orderly manner that will maintain or improve the quality of the natural and man made environment.~~

OBJECTIVE LU.1.1

~~The Land Use Plan will provide land use categories that are appropriate to the natural environment, historic resources, topography and soil conditions, abutting properties, the availability of facilities and adopted levels of service.~~

POLICY LU.1.1.1

~~Standards of density and intensity, permitted uses, and other land use characteristics for all future land use categories are set forth in Appendix II to these Goals, Objectives and Policies and incorporated as part of this policy.~~

POLICY LU.1.1.2

~~Land use designations on the Future Land Use Map shall be compatible with adjacent and surrounding land uses.~~

POLICY LU.1.1.3

~~The City shall utilize for direction and guidance The Countywide Plan Rules developed by the Pinellas Planning Council to ensure development that is compatible and consistent with the comprehensive plans of abutting communities.~~

OBJECTIVE LU.1.2

~~The City shall continue to develop and enforce regulations that eliminate or reduce the number of existing uses that are inconsistent with the community's character and future land use.~~

POLICY LU.1.2.1

~~The City will discourage and reduce the number of nonconforming land uses in the community.~~

POLICY LU.1.2.2

~~The City shall continue to enforce regulations that will ensure compatibility of adjacent land uses.~~

POLICY LU.1.2.3

~~Existing land uses that are inconsistent with characteristics of the surrounding area shall be identified on a case by case basis or through the completion of specific studies.~~

~~POLICY LU.1.2.4~~

~~Through the development regulations, protection and buffering shall be provided for incompatible land uses that abut each other.~~

~~POLICY LU.1.2.5~~

~~The City shall coordinate with the Pinellas County Airport Authority to ensure that new development is consistent with Federal Aviation Authority airspace clearance requirements for the St. Pete-Clearwater International Airport.~~

~~POLICY LU.1.2.6~~

~~The City of Pinellas Park shall 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.1.3~~

~~The City of Pinellas Park shall continue to implement future land use policies that restrict the proliferation of urban sprawl at a density that is not compatible with existing or planned support facilities.~~

~~POLICY LU.1.3.1~~

~~The City of Pinellas Park will continue to promote redevelopment and urban infill development that is compatible with and supports the integrity and viability of existing residential neighborhoods.~~

~~POLICY LU.1.3.2~~

~~A land use pattern and design standards that offer alternatives to the use of the automobile, maximize the efficiency of existing infrastructure, and minimize energy consumption shall be encouraged through coordination with the adopted MPO/PPG Long Range Transportation Plan.~~

~~OBJECTIVE LU.1.4~~

~~The City of Pinellas Park shall ensure through the Comprehensive Plan and Land Development Code availability of suitable land for public, semipublic, and utility facilities necessary to support proposed development.~~

~~POLICY LU.1.4.1~~

~~All land use designations shall permit as a use, all public infrastructure for transportation, roads, drainage, potable water, sewer, reclaimed water, telephone, electric or other like uses and may be subject to acreage thresholds.~~

~~POLICY LU.1.4.2~~

~~Public utility agencies are to be included in the review of development proposals.~~

~~POLICY LU.1.4.3~~

~~Avoid the vacation of public easements that affect the existing or future use of the public easement.~~

~~POLICY LU.1.4.4~~

~~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.1.4.5~~

~~The Land Use Plan shall provide for a variety of recreational facilities and open space that is spatially distributed throughout the City.~~

~~POLICY LU.1.4.6~~

~~Recreation facilities and open space uses will be located such that all such uses may be accessed from residential areas without crossing a roadway of six lanes or more.~~

~~POLICY LU.1.4.7~~

~~Existing parks should be expanded, or new parks should be created, in areas that have been identified as deficient in recreational space.~~

~~POLICY LU.1.4.8~~

~~Open space/recreational land use distribution should be consistent with and conform to the Parks and Recreation Goals, Objectives and Policies of the community.~~

~~OBJECTIVE LU.1.5~~

~~Review annually, and revise as needed, a Concurrency Management Ordinance to discourage the proliferation of urban sprawl and further the Comprehensive Plan for the City of Pinellas Park.~~

~~POLICY LU.1.5.1~~

~~Through implementation of the Concurrency Management System (CMS), the City will ensure that proposed development to be considered for approval shall be in conformance with existing and planned support facilities, (sanitary sewer, solid waste, drainage, and potable water), and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.~~

~~POLICY LU.1.5.2~~

~~Through the annual development and adoption of the Concurrency Management Test Statement, the Community Planning Division will continuously assess the cumulative impact of development on the levels of service for which a level of service standard has been adopted and that are necessary to service new development.~~

~~POLICY LU.1.5.3~~

~~The City shall not issue a development order or permit that results in a reduction in the level of service for the affected public facilities below the adopted levels of service provided in the Comprehensive Plan.~~

~~POLICY LU.1.5.4~~

~~The City shall not issue a development order or permit for a property which utility service is not available concurrent with the impacts of development.~~

~~OBJECTIVE LU.1.6~~

~~The City shall utilize the policies of the Capital Improvements Element to ensure application of local concurrency management requirements and maintenance of the adopted levels of service.~~

~~POLICY LU.1.6.1~~

~~The City will encourage contiguous development and the orderly extension and expansion of public facilities through the Capital Improvement Element.~~

~~POLICY LU.1.6.2~~

~~The City will provide the necessary range of public facilities and services to encourage infilling of vacant land.~~

~~POLICY LU.1.6.3~~

~~The City's Capital Improvement Element will address all facility improvements within the City's jurisdictional authority generated by development.~~

~~OBJECTIVE LU.1.7~~

~~Annually review, and amend as necessary, land use and development code provisions to comply with the most recent standards of the National Flood Insurance Program and all other applicable federal and state regulations, including any relevant findings derived from interagency hazard mitigation reports, in order to protect property and the health, safety, and welfare of all residents.~~

~~POLICY LU.1.7.1~~

~~The Land Development Code provisions regulating development or redevelopment in flood-prone areas shall be reviewed and amended as~~

~~necessary should the criteria in the National Flood Insurance Program be modified.~~

~~POLICY LU.1.7.2~~

~~Future Land Use Map and Plan policies addressing elimination or reduction of land uses susceptible to damage by natural hazard shall be reviewed and amended as necessary based on applicable interagency hazard mitigation report recommendations.~~

~~POLICY LU.1.7.3~~

~~Mechanisms to assess the cumulative, subregional impacts of development on the floodplain and on hurricane evacuation shall be designed and utilized.~~

~~OBJECTIVE LU.1.8~~

~~Develop, adopt and maintain a unified land development code that is consistent with the Future Land Use Map and that provides regulations for the use of land, subdivisions, signage, protection of environmentally sensitive lands, protection of areas subject to seasonal or periodic flooding, on site traffic flow and parking needs, and innovative land.~~

~~POLICY LU.1.8.1~~

~~The topography and soil conditions of a site will be considered in determining the appropriateness of a specific land use.~~

~~POLICY LU.1.8.2~~

~~The City Land Development Code shall provide regulations for environmental management, drainage, stormwater management, open space, safe and convenient on-site traffic flow, and vehicle parking.~~

~~POLICY LU.1.8.3~~

~~All new development shall meet or exceed the Land Development Code regulations of the City. The impact of such development on water quality and quantity, availability of land, water, natural resources, and the potential of flooding will each be considered during the development review process.~~

~~POLICY LU.1.8.4~~

~~Land development regulations that implement the Comprehensive Plan may be more restrictive than the land use standards contained within the Plan.~~

~~POLICY LU.1.8.5~~

~~Conditional uses authorized by the City Council and the Community Redevelopment Agency shall be consistent with the Comprehensive Plan.~~

~~OBJECTIVE LU.1.9~~

~~The Land Development Code will provide incentives for growth within regional activity centers, as designated by the Tampa Bay Regional Planning Council.~~

~~POLICY LU.1.9.1~~

~~The City shall encourage growth in the designated regional activity center(s), and prioritize infrastructure improvements to the service demand in the regional activity center(s).~~

~~POLICY LU.1.9.2~~

~~The City shall encourage large scale quality development in the regional activity center(s) and continue to develop, evaluate and implement appropriate activity center development incentives.~~

~~OBJECTIVE LU.1.10~~

~~The City shall continue to foster the revitalization of areas confronted with slum or blighting conditions.~~

~~POLICY LU.1.10.1~~

~~The Community Redevelopment Agency (CRA) will continue to implement the Pinellas Park Community Redevelopment Plan for the Community Redevelopment District (CRD).~~

~~POLICY LU.1.10.2~~

~~The City will continue to include criteria and incentives in the City's redevelopment plan that will encourage redevelopment of areas that are environmentally suitable for development and prohibit from development those areas that are deemed environmentally sensitive.~~

~~POLICY LU.1.10.3~~

~~The City will implement a review, update, and revision of the redevelopment plan for the Community Redevelopment District.~~

~~POLICY LU.1.10.4~~

~~The City shall recognize activity areas within the Community Redevelopment District, as detailed in the "Pinellas Park Community Redevelopment Plan."~~

~~POLICY LU.1.10.5~~

~~The Town Center shall encourage a diversity of uses with a major emphasis on street level activities including outdoor cafes and evening activities such as entertainment and civic functions.~~

~~POLICY LU.1.10.6~~

~~Private and public development projects within the redevelopment area shall provide pedestrian and bicycle access and amenities on all projects to encourage a significant mixture of vehicular and non-vehicular access.~~

~~POLICY LU.1.10.7~~

~~Development within the CRD shall be encouraged to provide amenities such as public open space and public art.~~

~~POLICY LU.1.10.8~~

~~The Land Development Regulations shall promote a variety of housing types and densities, innovative designs, clustering of units, supportive accessory uses, optimal use of landscaping and buffering, and a system of active and passive open space within the CRD.~~

~~POLICY LU.1.10.9~~

~~A variety of higher density residential developments will be provided adjacent to arterial and collector roadways, with ready accessibility to mass transit facilities, employment centers and shopping areas within the CRD.~~

~~POLICY LU.1.10.10~~

~~Expansion of strip commercial uses shall be discouraged and higher densities of residential infill encouraged along Park Boulevard and adjacent to or within the activity centers.~~

~~POLICY LU.1.10.11~~

~~The Land Development Code shall allow for residential density bonuses for development and redevelopment in the Community Redevelopment District that are consistent with the plans of the Community Redevelopment Agency. These bonuses shall allow the density to exceed the base density of the land use designation, but not exceed the maximum density (25 Units per Gross Acre) permitted by performance bonus standards.~~

~~POLICY LU.1.10.12~~

~~Developers and landowners shall be encouraged to build a variety of housing types within the CRD, including affordable housing as defined within the Housing Element of the Comprehensive Plan.~~

~~POLICY LU.1.10.13~~

~~A diversity of retail activities shall be encouraged within the CRD, ranging from grocery stores to specialty stores to shops which produce and sell artisan or custom creations. The activities of these businesses will be regulated through the City's Land Development Code, to ensure that impacts associated with~~

~~normal business activities do not hinder, impede or negatively impact abutting property owners.~~

~~POLICY LU.1.10.14~~

~~A program of local festivals and activities shall be promoted within the activity centers.~~

~~OBJECTIVE LU.1.11~~

~~The City shall protect natural and historical resources, and at the same time protect property rights.~~

~~POLICY LU.1.11.1~~

~~The City will protect environmentally sensitive land by designating it as Preservation on the Land Use Plan Map.~~

~~POLICY LU.1.11.2~~

~~The City shall strive to protect all properties in the community that are identified by the National Register of Historic Places or the Florida Master Site File.~~

~~POLICY LU.1.11.3~~

~~The City shall require all development proposals to determine whether the site is on the Florida Master Site File (FMSF) list. The City shall work with the developer in determining whether and how any such historically significant buildings should be preserved.~~

~~POLICY LU.1.11.4~~

~~The City shall work with property owners on all demolition, relocations and extensive external remodelings in order to determine whether the structure is on the FMSF and, if so, whether and how the structure should be preserved.~~

~~POLICY LU.1.11.5~~

~~By 2015, update the list of historic resources and submit it to the Florida Department of State, Bureau of Historic Preservation.~~

~~OBJECTIVE LU.1.12~~

~~The City shall continue to encourage innovative land development techniques, including planned unit developments and other mixed use development and redevelopment techniques, in order to achieve the following objectives:~~

- ~~a. Encourage development that is compatible with the natural environment and the overall vision of the community~~
- ~~b. Provide vibrant and safe walkable areas~~

- ~~c. Concentrate growth in relatively discrete areas that are compatible with the community character~~
- ~~d. Place housing in proximity to employment opportunities, services, and amenities~~
- ~~e. Establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit~~
- ~~f. Establish well-designed urban environments that create vibrant, livable places~~
- ~~g. Provide locations that create a range of housing opportunities and choices, including the provision of affordable housing~~
- ~~h. Provide urban areas that incorporate well-designed open and public spaces~~
- ~~i. Encourage a pattern of land use that is more efficient in the use of energy and reduces the emission of greenhouse gases.~~

~~POLICY LU.1.12.1~~

~~The Land Development Code will provide for mixed use developments in the following Future Land Use categories:~~

~~Residential/Office General
 Residential/Office/Retail
 Commercial Neighborhood
 Commercial General
 Industrial Limited (with Master Plan)
 Resort Facilities High
 Resort Facilities Medium
 Community Redevelopment District~~

~~POLICY LU.1.12.2~~

~~Through the application of innovative land development regulations, the City will support planned residential developments and mixed land use development techniques that include intensity and use restrictions designed to make these developments more livable and compatible with the natural and built environments.~~

~~POLICY LU.1.12.3~~

~~The City shall require the following mix of uses within the Community Redevelopment District land use category (CRD): Residential 25% to 60%, Commercial 40% to 75%.~~

~~POLICY LU.1.12.4~~

~~The Residential/Office General (R/OG) and Residential/Office/Retail (R/O/R) land use categories shall require residential and non-residential development at~~

~~the same intensities and shall require the following mixture of uses: Residential 25% to 40%, Non-residential 60% to 75%.~~

~~OBJECTIVE LU.1.13~~

~~The Land Development Code shall provide for a variety of residential uses and housing opportunities.~~

~~POLICY LU.1.13.1~~

~~The character of distinct functional neighborhoods, recognized as stable living areas, shall be preserved in the development and redevelopment of the community.~~

~~POLICY LU.1.13.2~~

~~Promote, through the use of development regulations, innovative designs, variety of housing types and densities, clustering of units, supportive accessory uses, transportation alternatives, optimal use of landscaping and buffering, and a system of active and passive open space.~~

~~POLICY LU.1.13.3~~

~~The Land Development Code may allow a density bonus for affordable housing developments, as defined in the Housing Element of the Comprehensive Plan, subject to development guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Land Development Code and the site plan review process. Subject to the above constraints and considerations, any density bonus allowed for an affordable housing development shall not exceed 50 percent of the allowable density on a property as determined by the Future Land Use Map or the applicable land development regulations, whichever is more restrictive. Where a density bonus is allowed for an affordable housing development, the allowable floor area permitted for the underlying use is not required to be reduced. A density bonus shall not be allowed for affordable housing developments located within the Coastal High Hazard Area.~~

~~POLICY LU.1.13.4~~

~~The City may permit residential development at a lower density or intensity of use than the maximum unit/acre shown in the land use classification.~~

~~POLICY LU.1.13.5~~

~~Residential land use of 2.5 units per acre shall be promoted and maintained where there is an established large lot development and a country atmosphere.~~

~~POLICY LU.1.13.6~~

~~Encourage infill residential development that is consistent and compatible with surrounding land uses.~~

~~OBJECTIVE LU.1.14~~

~~The City will encourage new residential development, infill development, and redevelopment that is consistent with the “Livable Communities” objectives of expanded transportation choices, vibrant public spaces, and enhanced quality of life.~~

~~POLICY LU.1.14.1~~

~~Through the comprehensive planning program and land development regulations, support efforts to create, recreate, and maintain areas of mixed-use development at appropriate locations in order to achieve the following objectives:~~

- ~~a. place housing in proximity to employment opportunities, services and amenities;~~
- ~~b. establish urban and suburban areas that support transportation choices other than privately owned vehicles and are more efficiently served by public transit and/or bicycle and pedestrian transit;~~
- ~~c. provide locations that create a range of housing opportunities and choices, including affordable and workforce housing; and~~
- ~~d. provide vibrant and safe public spaces and walkable areas.~~

~~POLICY LU.1.14.2~~

~~Encourage the use of transfers of development rights (TDRs), Planned Unit Developments, and other innovative development techniques to support mixed use development and livable communities.~~

~~POLICY LU.1.14.3~~

~~Through the land use plan and zoning regulations, support and encourage affordable and workforce housing development that is located in proximity to employment centers, public transportation, and a range of facilities and services.~~

~~POLICY LU.1.14.4~~

~~Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.~~

~~POLICY LU.1.14.5~~

~~Provide adequate buffering and a transition gradient between higher density residential development and proximate, less intensive residential neighborhoods.~~

~~OBJECTIVE LU.1.15~~

~~Continue to require site plan review of all new commercial and office development.~~

~~POLICY LU.1.15.1~~

~~Commercial development shall be located at or near major intersections; within the Community Redevelopment District; and within other mixed use developments and areas to ensure the community's quality of life; access to employment, services, and amenities; and levels of service.~~

~~POLICY LU.1.15.2~~

~~The expansion of strip commercial uses shall be discouraged.~~

~~POLICY LU.1.15.3~~

~~Off street parking for all new development and redevelopment shall provide safe pedestrian and vehicle movement, as well as ingress/egress.~~

~~POLICY LU.1.15.4~~

~~All new commercial facilities shall be located, designed and regulated to benefit from safe vehicular and transit access and to provide proper facilities for pedestrian convenience.~~

~~POLICY LU.1.15.5~~

~~Commercial areas shall be buffered from surrounding streets and uses, through appropriate landscaping and setbacks, in order to facilitate an optimal transition.~~

~~POLICY LU.1.15.6~~

~~Unightly areas such as loading docks, refuse collection areas, outdoor storage areas, etc., shall be screened from roadways and residential properties.~~

~~POLICY LU.1.15.7~~

~~The provision of shade structures, seating, and landscaping near transit stops and associated walkways is encouraged to maximize passenger comfort.~~

~~POLICY LU.1.15.8~~

~~Direct arterial access shall be discouraged if the opportunity to develop a joint or shared access agreement with abutting property owners exists.~~

~~POLICY LU.1.15.9~~

~~The City shall promote side street and shared access for all properties fronting on arterial roadways.~~

~~POLICY LU.1.15.10~~

~~In the development or redevelopment of properties, existing curb cuts or driveways that will not be utilized shall be removed and new curbing installed.~~

~~POLICY LU.1.15.11~~

~~New development and redevelopment projects shall provide safe and efficient on-site pedestrian movement.~~

~~POLICY LU.1.15.12~~

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

~~POLICY LU.1.15.13~~

~~All new development and redevelopment shall utilize underground utility and telecommunications access, whenever possible.~~

~~POLICY LU.1.15.14~~

~~In areas where arterial roadway volumes and speeds are not appropriate for roadway, pedestrian, and bicycle design standards and amenities elsewhere described in Objective LU.1.15, consider the use of these designs on parallel service roads or perpendicular collector roads.~~

~~POLICY LU.1.15.15~~

~~Commercial uses within an industrial area shall be limited to those uses that are intended to service or support the industrial area or residential uses permitted under a special area plan.~~

~~OBJECTIVE LU.1.16~~

~~Continue to provide for site plan review of all industrial development.~~

~~POLICY LU.1.16.1~~

~~Maintain a sufficient supply of industrial land with a minimum of adverse effects on abutting properties.~~

~~POLICY LU.1.16.2~~

~~Prohibit industrial development that pollutes the environment and is not compatible with surrounding land use and zoning.~~

~~POLICY LU.1.16.3~~

~~Industrial uses shall be concentrated in suitable existing locations to prevent a spread of negative effects on the community.~~

~~POLICY LU.1.16.4~~

~~Industrial development shall be separated from adjacent incompatible uses, and from residential uses permitted under special area plans, by transition zones, landscaping, parks, open space, or other buffering areas, for the mutual protection of industrial and non industrial land uses.~~

~~OBJECTIVE LU.1.17~~

~~Provide for adequate public and semipublic facilities that are designed and located to meet the needs of citizens of Pinellas Park, in accordance with demand generated by existing and/or future development.~~

~~POLICY LU.1.17.1~~

~~Continue to provide site plan review for all public and semipublic facilities.~~

~~POLICY LU.1.17.2~~

~~Develop recreation, open space, fencing, and landscape buffer requirements for private educational facilities within the land development regulations.~~

~~POLICY LU.1.17.3~~

~~Federal, State and local government offices shall be encouraged to locate within the Community Redevelopment District.~~

~~OBJECTIVE LU.1.18~~

~~Wetlands and floodways shall be identified within the City and all site plans will be reviewed for areas indicative of being a floodway or wetland habitat. If an area is identified as being a floodway or wetland, the City shall inspect the site and restrict construction to those areas that have not been identified as floodways or wetlands and will require mitigation of impact upon those areas as required by law.~~

~~POLICY LU.1.18.1~~

~~Encourage the preservation of wetlands and maintain and improve natural resources.~~

~~POLICY LU.1.18.2~~

~~Preserve wetlands in their natural state for use in recharging the groundwater aquifer, providing recreational opportunities and acting as wildlife sanctuaries.~~

~~POLICY LU.1.18.3~~

~~The drainage characteristics of preservation sites should not be altered without appropriate approval.~~

~~OBJECTIVE LU.1.19~~

~~As an ongoing goal, all dredge and fill activities shall be carried out only when necessary and in a manner least harmful to the surrounding environment.~~

~~POLICY LU.1.19.1~~

~~Any project including unavoidable destruction of habitat shall mitigate all lost habitat according to Department of Environmental Protection standards.~~

~~POLICY LU.1.19.2~~

~~Unique and irreplaceable natural resources shall be protected from adverse effects, except in cases of overriding public interest.~~

~~POLICY LU.1.19.3~~

~~Mitigation should enhance the overall ecological quality of the area.~~

~~POLICY LU.1.19.4~~

~~Development and redevelopment shall be encouraged to use drought resistant and/or native plant species that are most suitable for the soils and topography of the site.~~

~~OBJECTIVE LU.1.20~~

~~Through the Land Use Plan and Land Development Code, the City shall regulate the types and intensities of uses within those areas that have been identified as being subject to periodic flooding.~~

~~POLICY LU.1.20.1~~

~~Land Use Plan amendments will be reviewed for their impact on the floodplain and hurricane evacuation.~~

~~POLICY LU.1.20.2~~

~~Development or redevelopment in areas that have been identified as being subject to periodic flooding shall be consistent with the floodplain requirements of the Florida Building Code and the floodplain management requirements of the City of Pinellas Park Land Development Code.~~

~~OBJECTIVE LU.1.21~~

~~The City shall restrict development within the Coastal High Hazard Area, and shall direct population concentrations out of the Coastal High Hazard Area.~~

~~POLICY LU.1.21.1~~

~~The Coastal High Hazard Area shall be the area defined as the category 1 storm surge line as established by the Sea, Lake and Overland Surges from Hurricanes~~

~~(SLOSH) computerized storm surge model for the Tampa Bay Basin, using 2016 data.~~

~~POLICY LU.1.21.2~~

~~If 20% or more of a parcel of land is located within the Coastal High Hazard Area then the entire parcel shall be considered within the Coastal High Hazard Area. However, if either a parcel of land or a group of parcels that are part of a master development plan is equal to or greater than 5 acres and less than 50% of the parcel or group of parcels is within the Coastal High Hazard Area the property owner may elect to provide a survey of the parcel or parcels to determine the exact location of the Coastal High Hazard Area.~~

~~POLICY LU.1.21.3~~

~~The City shall prohibit the location of new, or expansion of existing hospitals, nursing homes, and assisted living facilities within the Coastal High Hazard Area.~~

~~POLICY LU.1.21.4~~

~~The City shall deny any amendment to its Future Land Use Map within the Coastal High Hazard Area which results in an increase of density or intensity unless it meets the requirements of Section 163.3178(8)(a).3., F.S. (2018) and upon a balancing of the following criteria, as are determined applicable and significant to the subject amendment, consistent with The Countywide Plan Rules. (2018).~~

- ~~a. Access to Emergency Shelter Space and Evacuation Routes. The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.~~
- ~~b. Utilization of Existing and Planned Infrastructure. The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.~~
- ~~c. Utilization of Existing Disturbed Areas. The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.~~
- ~~d. Maintenance of Scenic Qualities and Improvement of Public Access to Water. The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways, and Tampa Bay.~~

- ~~e. Water Dependent Use. The requested amendment is for uses which are water dependent.~~
- ~~f. Part of a Community Redevelopment Plan. The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated development area.~~
- ~~g. Overall Reduction of Density or Intensity. The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding Coastal High Hazard Area.~~
- ~~h. Clustering of Uses. The requested amendment within the Coastal High Hazard Area provides for the clustering of uses on a portion of the site outside the Coastal High Hazard Area.~~

~~POLICY LU.1.21.5~~

~~Dwelling units may not be reallocated to property within the Coastal High Hazard Area from other properties within the Coastal High Hazard Area, or from other properties outside the Coastal High Hazard Area.~~

~~POLICY LU.1.21.6~~

~~The land development regulations will be amended to allow the transfer of development rights from property within the Coastal High Hazard Area, to designated property in suitable areas outside the Coastal High Hazard Area, in accordance with the Land Use Element, Future Land Use Map Category descriptions, and land development regulations of the City of Pinellas Park.~~

~~POLICY LU.1.21.7~~

~~The City shall prohibit the siting of new or the expansion of existing mobile/manufactured home development within the Coastal High Hazard Area. This policy does not apply to modern manufactured housing constructed after July 13, 1994.~~

~~POLICY LU.1.21.8~~

~~If the City elects to utilize the provisions of Section 163.3178, F.S., to comply with the State's coastal high hazard provisions when amending the Pinellas Park Comprehensive Plan, any appropriate mitigation that may be required by this section to be implemented by the City shall be directed toward sheltering, hardening of structures, stormwater capture and management, flood prevention and control, and flood mitigation that would serve the City of Pinellas Park.~~

~~POLICY LU.1.21.9~~

~~Mitigation required under Policy LU.1.21.8 above shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to their development, and shall require the City and the developer to enter into a binding agreement to memorialize the mitigation plan.~~

~~POLICY LU.1.21.10~~

~~The City shall cooperate with Pinellas County to develop a countywide methodology for calculating impacts on hurricane evacuation times that can reasonably be attributed to an individual development, with such methodology to be developed by December 31, 2015.~~

~~POLICY LU.1.21.11~~

~~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.1.21.12~~

~~The City shall cooperate with Pinellas County to reduce the 2006 out-of-county hurricane evacuation clearance time of 55 hours, as determined in the Tampa Bay Region Hurricane Evacuation Study 2006, for a category 5 storm event as measured on the Saffir-Simpson scale.~~

~~POLICY LU.1.21.13~~

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

~~POLICY LU.1.21.14~~

~~The City shall continue to cooperate with Pinellas County to develop a countywide plan to address the current deficit in public hurricane shelter spaces.~~

~~POLICY LU.1.21.15~~

~~The Land Development Code shall require as a part of the development order that all future regionally significant developments located in Hurricane Evacuation Zones A, B, or C have evacuation plans that are consistent with the State, County and City evacuation plans.~~

~~POLICY LU.1.21.16~~

~~Recognizing that the Coastal High Hazard Area within the City of Pinellas Park lies within the 100-year floodplain of the Cross Bayou Canal, the City shall enforce all appropriate federal, state, and local construction codes appropriate for such location.~~

~~POLICY LU.1.21.17~~

~~The City shall restrict 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.1.21.18~~

~~The City shall require that prior to an occupancy permit being issued for the location of any new, or expansion of existing hospitals, nursing homes, or assisted living facilities within any evacuation zone, that such facility shall have a written evacuation and mitigation plan on file with the City.~~

~~OBJECTIVE LU.1.22~~

~~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.1.22.1~~

~~TDRs shall be understood to include density and intensity.~~

~~POLICY LU.1.22.2~~

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

~~POLICY LU.1.22.3~~

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

~~POLICY LU.1.22.4~~

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

~~POLICY LU.1.22.5~~

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

~~POLICY LU.1.22.6~~

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

~~POLICY LU.1.22.7~~

~~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.1.22.8~~

~~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.1.22.9~~

~~TDRs will be authorized only by the City Council or Community Redevelopment Agency.~~

~~POLICY LU.1.22.10~~

~~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.1.22.11~~

~~TDRs may occur between properties of different ownership.~~

~~POLICY LU.1.22.12~~

~~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.1.22.13~~

~~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.1.22.14~~

~~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.1.22.15~~

~~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.1.22.16~~

~~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.~~

HEALTHY PLACES: FUTURE LAND USE

GOAL LU.1

Concentrate future residential and commercial growth in an identifiable City center; 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

<u>Future Land Use Categories</u>	<u>Max Dwelling Units Per Acre (DUPA) Base Rate/ Affordable and Missing Middle Housing Bonus¹</u>	<u>Max Floor Area Ratio (FAR) Outside Target Employment Center (TEC)/ Inside TEC for Manufacturing, Office and Research/ Development Uses</u>	<u>Max Impervious Surface Area (ISR)</u>	<u>Max Residential Equivalency Units</u>
<u>Residential Classifications²</u>				
<u>Residential Suburban (RS)</u>	<u>2.5</u>	<u>.30</u>	<u>.60</u>	<u>3.00</u>
<u>Residential Low (RL)</u>	<u>5</u>	<u>.40</u>	<u>.65</u>	<u>3.00</u>
<u>Residential Urban (RU)</u>	<u>7.5</u>	<u>.40</u>	<u>.65</u>	<u>3.00</u>
<u>Residential Low Medium (RLM)</u>	<u>10/20</u>	<u>.50</u>	<u>.75</u>	<u>3.00</u>
<u>Residential Medium (RM)</u>	<u>15/30</u>	<u>.50</u>	<u>.75</u>	<u>3.00</u>
<u>Residential High (RH)</u>	<u>30/50</u>	<u>.60</u>	<u>.85</u>	<u>3.00</u>
<u>Mixed-Use Classifications²</u>				

<u>Residential/Office General (R/OG)</u>	<u>15/30</u>	<u>.50/1.0</u>	<u>.75</u>	<u>3.00</u>
<u>Residential/Office/Retail (R/O/R)</u>	<u>18/36</u>	<u>.55/1.1</u>	<u>.85</u>	<u>3.00</u>
<u>Commercial Classifications²</u>				
<u>Commercial Neighborhood (CN)</u>	<u>10/20</u>	<u>.40/.80</u>	<u>.80</u>	<u>3.00</u>
<u>Commercial General (CG)³</u>	<u>24/36</u>	<u>.55/1.1</u>	<u>.90</u>	<u>3.00</u>
<u>Industrial Classifications</u>				
<u>Industrial Limited (IL)</u>	<u>0</u>	<u>.65/1.3</u>	<u>.85</u>	<u>N/A</u>
<u>Industrial General (IG)</u>	<u>0</u>	<u>.75/1.5</u>	<u>.95</u>	<u>N/A</u>
<u>Public/Semi-Public Classifications</u>				
<u>Preservation (P)⁴</u>	<u>0</u>	<u>.10</u>	<u>.20</u>	
<u>Recreation/Open Space (R/OS)</u>	<u>0</u>	<u>.25</u>	<u>.60</u>	
<u>Institutional (I)²</u>	<u>12.5</u>	<u>.65</u>	<u>.85</u>	<u>3.00</u>
<u>Transportation/Utility (T/U)</u>	<u>0</u>	<u>.70</u>	<u>.90</u>	
<u>Special Designations</u>				
<u>Water/Drainage Feature</u>	<u>Submerged Land; Drainage Feature (other than as an overlay) - No density/intensity allocation.</u> <u>Drainage Overlay (as an overlay) -- As for the underlying plan category.</u>			
<u>Activity Center (AC)</u>	<u>Overlay. See Otherwise Applicable Category & Multiple Factors.</u>			
<u>Community Redevelopment District (CRD)</u>	<u>25</u>	<u>1.0</u>	<u>.90</u>	<u>3.00</u>

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.

⁴ 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.

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

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

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, 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.

"Exhibit B"

Transportation Element

Ordinance No. _____

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.

TRAFFIC CIRCULATION AND MOBILITY

OBJECTIVE T.1.1

~~Develop and maintain a multi-modal transportation system that increases mobility for bicyclists, pedestrians, transit users, and motorists which promote~~ 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 MPO/PPG Advantage Pinellas adopted Long Range Transportation Plan (LRTP).

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. ~~Ensure selection, planning and construction of the most efficient and effective means of transportation between areas of activity, with minimum disruption to land uses.~~ The Future Land Use Plan Map shall guide the location, function, and sizing of new transportation facilities.

POLICY T.1.1.2

a. ~~All land use changes, amendments, etc., shall be reviewed for their impact on the transportation system. 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.1.1.23

Designate, plan, and design street transportation improvements to provide sufficient carrying capacity to accommodate to manage and address demand

generated by projected development as indicated by the Healthy Places: Future Land Use Plan Element.

POLICY T.1.1.34

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

POLICY T.1.1.4

~~Require compatibility of development and development intensities with existing and planned transportation facilities. The Future Land Use Plan Map shall guide the location, function, and sizing of new transportation facilities. All land use changes, amendments, etc., shall be reviewed for their impact on the transportation system.~~

POLICY T.1.1.5

~~Utilize existing and proposed mass transit facilities to maintain existing and promote desired land use patterns and growth in the community. 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.1.1.67

~~The City shall coordinate with the MPO/PPG to efficiently utilize the service capacity of roadways.~~ 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.1.1.7

~~Adopt a strategy, timetable, and commitment to not further degrade the operating conditions of backlogged roadway facilities in the City.~~

POLICY T.1.1.8

~~The City shall coordinate with the MPO/PPG in the implementation of Transportation Systems Management Alternatives to reduce road congestion.~~

~~Such strategies shall include van and car pooling, intersection signal timing, and improvements of parallel roadway facilities, where appropriate and feasible.~~

~~POLICY T.1.1.9~~

~~The City of Pinellas Park shall encourage development and redevelopment that will fully utilize the infrastructure, reduce reliance upon the automobile, and promote a community at human scale.~~

~~POLICY T.1.1.10~~

~~Implement Transportation Demand Management System (TDM) and Transportation System Management (TSM) strategies such as intersection improvements, signal coordination, ridesharing or improvement of parallel roadway facilities to relieve traffic congestion on constrained facilities.~~

~~POLICY T.1.1.11~~

~~The City will coordinate with the MPO/PPC to identify the constrained and backlogged roadways and to efficiently utilize the service capacity of these facilities.~~

~~POLICY T.1.1.12~~

~~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), through the application of the following Transportation policies and site plan and right-of-way utilization review processes:~~

- ~~a. All development projects generating new trips shall be subject to payment of a multi-modal impact fee.~~
- ~~b. Development projects that generate between 51 and 300 new peak hour trips on deficient roads shall be required to submit a Transportation Management Plan (TMP) designed to address their impacts while increasing mobility and reducing the demand for single-occupant vehicle travel.~~
- ~~c. Development projects that generate more than 300 new peak hour trips on deficient roads shall be required to conduct a traffic study, submit an accompanying report, and a TMP based on the report findings.~~
- ~~d. Development projects not impacting a deficient road corridor shall, if necessary, be required to conduct a traffic study and/or submit a TMP necessary to address the impact of additional trips generated by the project on the surrounding traffic circulation system.~~
- ~~e. Deficient roads shall include those operating at peak hour level of service (LOS) E and F or volume-to-capacity (V/C) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years.~~
- ~~f. Multi-modal impact fee assessments may be applied as credit toward the cost of a TMP.~~

- ~~g. Multi-modal impact fee revenue shall be utilized to fund multi-modal improvements to local, county, or state facilities that are consistent with the Comprehensive Plan as well as the MPO/PPC adopted Long Range Transportation Plan.~~
- ~~h. Pinellas Park shall work cooperatively with the MPO/PPC and other local governments to complete the biennial update of the Multi-modal Impact Fee Ordinance.~~

~~POLICY T.1.1.13~~

~~The City shall coordinate decisions on Future Land Use Map (FLUM) amendments with the mobility and safety needs of the principal modes of travel including bicycling, walking, transit, and motor vehicles.~~

~~POLICY T.1.1.14~~

~~The City shall, when appropriate and feasible, incorporate bicycle-friendly design standards into all new and reconstructed collector and arterial roads by providing an area where bicyclists may travel adjacent to the outside vehicle lane. On existing collector and arterial roads, bicycle-friendly standards may be implemented at the next resurfacing using the design standards from FDOT's Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways.~~

~~POLICY T.1.1.15~~

~~When roads are improved to the standards identified in Policy T.1.1.14, the bicycle lane shall be designated by marking and signage.~~

~~POLICY T.1.1.16~~

~~When it is not feasible for the area intended for bicycle travel to meet the minimum width standards, a bicycle lane shall not be designated.~~

~~POLICY T.1.1.17~~

~~The width of the inner vehicle lanes may be set at a minimum standard. Outside lanes or individual lanes on a two lane road shall be made as wide as possible to accommodate bicycles.~~

~~POLICY T.1.1.18~~

~~The City shall require new development and redevelopment projects to make adequate provisions for storage/parking areas for bicycles as appropriate.~~

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 the MPO/PPG Forward Pinellas, Pinellas County, the Pinellas Suncoast Transit Authority (PSTA), the State of Florida, and adjacent jurisdictions.

POLICY T.1.2.1

~~Continue to coordinate the City's transportation planning efforts with the MPO/PPG through the following activities:~~

- ~~a. Ensure that the Transportation Element of the City of Pinellas Park's Comprehensive Plan is consistent with the Countywide Plan.~~
- ~~b. Representation by one elected official of the City of Pinellas Park serving on the MPO/PPG; and~~
- ~~c. Representation and active participation by the City of Pinellas Park on the Technical Coordinating Committee (TCC), Bicycle Pedestrian Advisory Committee (BAC), and Citizen's Advisory Committee (CAC) of the MPO/PPG.~~

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

POLICY T.1.2.2

~~Continue to coordinate the City's transportation system improvements to be consistent with Pinellas County Metropolitan Planning Organization adopted Long Range Transportation Plan.~~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

~~Continue dialogue with the MPO/PPG concerning on-going projects and the City's projected needs and programming for the multi-modal transportation system.~~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~~

~~Utilize the Capital Improvements Element (CIE) for the scheduling of capital transportation improvement projects and expenditures.~~

~~POLICY T.1.2.5~~

~~Enforce all bicycle laws as set out in the City Code of Ordinances.~~

~~POLICY T.1.2.6~~

~~Continue to coordinate with the MPO/PPG in the development of an effective and efficient guideway transit system: through review and evaluation of corridor alternative via the Technical Coordinating Committee, Metropolitan Planning Organization, or any new committee structure which may be assembled to assess guideway transit, or other mass transit/rail initiative.~~ 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.1.2.7~~

~~Continue to coordinate with the Pinellas Suncoast Transit Authority in the efficient implementation of a countywide mass transit system through representation of one elected official of the City of Pinellas Park serving on the PSTA.~~

~~POLICY T.1.2.8~~

~~Coordinate with the State of Florida in the development and implementation of a proposed future high-speed rail program.~~

~~POLICY T.1.2.9~~

Coordinate with appropriate governing jurisdictions, including FDOT, regarding ~~Access management for curb cuts and median cuts shall be coordinated with all appropriate governing jurisdictions, including the Florida Department of Transportation (FDOT), to efficiently utilize the service capacity of these facilities.~~

~~POLICY T.1.2.10~~

~~Approval of subdivision plats or site plan for proposed developments within the City is contingent upon the provision of an access plan that provides for safe roadway access and on-site of traffic circulation.~~

~~POLICY T.1.2.11~~

~~Approval of the subdivision plat or site plan for a project sited along a roadway facility not under the jurisdiction of the City must receive 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.~~

~~POLICY T.1.2.12~~

~~Approval of a site plan for large proposed development is contingent upon a well-defined safe and efficient internal traffic circulation system.~~

~~POLICY T.1.2.13~~

~~Proposed roadway projects shall be evaluated and ranked in order of priority based upon facility conditions, traffic flow, safety and impact upon traffic circulation with adjoining neighborhoods.~~

~~POLICY T.1.2.14~~

~~Continue to coordinate with MPO/PPC on the review of the Transportation Improvement Program (TIP).~~

~~POLICY T.1.2.15~~

~~All proposed amendments to the Transportation Element shall include a statement of findings supporting such proposal.~~

~~POLICY T.1.2.16~~

~~The City shall utilize the policies of the Capital Improvements Element to ensure application of the Mobility Management System.~~

~~POLICY T.1.2.17~~

~~Continue to coordinate with Pinellas County and the Florida Department of Transportation to undertake relief road projects to help mitigate existing deficiencies on the State Highway System.~~

~~POLICY T.1.2.18~~

~~Improvements necessary to alleviate congestion, improve flow, and enhance mobility, shall be identified in the City's Capital Improvements Element for all facilities within the community.~~

~~POLICY T.1.2.19~~

~~Coordinate with Pinellas County and Florida Department of Transportation in the implementation of physical and operational improvements and transportation demand management strategies for transportation facilities in the community.~~

POLICY T.1.2.206

Continue to coordinate with the Florida Department of Transportation 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.

POLICY T.1.2.21

~~When making decisions on requests to amend the Future Land Use Map (FLUM) or the Zoning Atlas, Pinellas Park shall review the potential impact on the transportation system by considering the following:~~

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

TRAVEL DEMAND MANAGEMENT AND MOBILITY

OBJECTIVE T.1.3

~~Provide for safe, convenient, and efficient designs for new or improved motorized and non-motorized vehicle transportation facilities to reduce congestion and accidents.~~ 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 ~~as established by governing jurisdictions~~, 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 ~~that are coordinated and consistent to the maximum extent feasible~~ 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.1.3.34

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

POLICY T.1.3.45

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

POLICY T.1.3.5

~~Provide for ongoing installation and improvements on the sidewalk network within the City.~~

POLICY T.1.3.6

~~Continue to monitor high traffic accident locations in order to identify existing and potential problem areas.~~

POLICY T.1.3.7

~~Provide for pedestrian and bicycle pathway alternatives by incorporating sidewalks, recreational paths, bicycle lanes, or wide outside roadway lanes for the purpose of shared use lanes into all future urban roadway improvements.~~

POLICY T.1.3.8

~~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.1.3.9

~~Pedestrian and bicycle pathways shall be located on street and highway rights-of-way, utility easements, mass transit or railroad rights-of-way, where appropriate and justifiable, as part of the transportation system.~~

~~POLICY T.1.3.10~~

~~Review of all proposed development for impact upon level of service shall occur at the preliminary site plan submittal phase of the development process.~~

~~POLICY T.1.3.146~~

~~The provisions for Evaluate and amend as needed Land Development Code provisions for motorized and bicycle parking, and on-site traffic flow, and the pedestrian and bicycle pathways will be regulated through the City's Land Development Code.~~

~~POLICY T.1.3.127~~

~~The City of Pinellas Park recognizes that the Florida Strategic Intermodal System (SIS) facilities in Pinellas County are strategically important as high speed and high volume inter-city and inter-regional roads. To efficiently utilize the capacity of these roads, the City of Pinellas Park shall coordinate with the MPO/PPC in the development and implementation of corridor plans and strategies intended to address operational and safety issues on the major road network. Coordinate with Forward Pinellas on corridor plans and strategies to address operational and safety issues on the major roadway network.~~

~~POLICY T.1.3.13~~

~~Continue to strive to maintain and improve the modal split person trips for the region.~~

~~POLICY T.1.3.14~~

~~Continue to coordinate with the MPO/PPC to establish mobility goals for constrained facilities based on corridor management studies. Numerical indicators shall be developed to measure the achievement of these mobility goals with the MPO/PPC for roads, transit routes and pedestrian and bicycle facilities.~~

~~POLICY T.1.3.15~~

~~Participate with the MPO/PPC to analyze and evaluate land use conditions, and policies, land development regulations and funding issues associated with long-term mobility solutions.~~

~~POLICY T.1.3.16~~

~~Coordinate with MPO/PPC sponsored corridor management studies, analyzing information on existing land uses, future land use plans, existing traffic patterns and bus stop/bench/shelter and sidewalk locations to determine where opportunities exist to implement strategies to encourage mass transit ridership as well as other alternative modes of travel.~~

POLICY T.1.3.178

~~Encourage ride sharing, van and car pooling, and other Transportation Demand Management (TDM) alternatives with efforts of the County's Transportation Management Initiatives (TMIs) which will encourage employers to participate in transportation management plan strategies.~~

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.1.3.18

~~Efficiently utilize roadway capacity, optimize operating efficiency and reduce travel demand through the application of system management and demand management strategies.~~

POLICY T.1.3.19

~~The City shall ensure that decisions regarding traffic signal installations and median opening requests are balanced between impacts on surrounding neighborhoods and compliance with applicable federal, state, and local roadway access rules and regulations.~~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.1.3.20

~~Improve travel conditions and mobility options on constrained road corridors and other facilities afflicted with long-term level of service deficiencies.~~

POLICY T.1.3.210

~~The City shall c~~Coordinate with Pinellas County in the development of 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.

~~POLICY T.1.3.22~~

~~The City shall encourage van and car pooling and ride-sharing activities.~~

~~RIGHT-OF-WAY PROTECTION~~

~~OBJECTIVE T.1.4~~

~~Provide for the safe, efficient, and effective design of new and existing transportation facilities through acquisition and protection of rights-of-way. 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 serve a purpose, 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~~

~~Protect future transportation right-of-way requirements. 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~~

~~Recognize in right-of-way acquisition that intersection capacity is a key to urban roadway capacity. Consequently, dDevelop 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 will occur during the subdivision plat or site plan approval stage, whichever is appropriate.~~

~~POLICY T.1.4.6~~

~~Approval of a site plan for proposed development shall provide for the building setback measured from the right of way line. To the extent feasible, detention/retention ponds, required parking and necessary internal traffic circulation lanes shall not be located within the right of way.~~

POLICY T.1.4.76

~~The City shall continue to maintain measures for identifying Inventory and establish measures to protecting existing rights-of-way, as part of continuing planning operations. In addition, the City shall continue to maintain the integrity of the Future Land Use Map by monitoring the impacts of development and ensuring consistency of new development with the Future Land Use and Transportation Elements.~~

POLICY T.1.4.87

~~The City hereby adopts minimum standards for new road right-of-way as listed below. The City shall preserve existing rights-of-way and enforce standards requiring dedication of roadways, the need for which was generated by new development. The City shall work Collaborate with the County and FDOT to acquire right-of-way in areas withwhere traffic circulation identifies existing or projected deficiencies, in accordance with applicable engineering standards. The right-of-way and construction requirements are listed below shall be:~~

Street Type	Minimum Right-of-Way
Expressway	100—200 feet
Arterial	80 feet
Collector	80 feet
Local	60 feet
Cul-de-Sac	60-foot radius
Source: Land Development Code, City of Pinellas Park	

POLICY T.1.4.9

~~Existing platted local streets and local streets not part of or impacted by new development will be permitted to have right-of-way width of a width sufficient to accommodate the curb, pavement, and any bicycle or pedestrian features proposed, but not less than 50 feet.~~

POLICY T.1.4.10

~~Should physical conditions or policy constraints exist that are in conflict with the minimum standard for new road right-of-way, a variance from the standards may be considered.~~

PUBLIC TRANSPORTATION

OBJECTIVE T.1.5

Improve the modal split of person-trips for the region and inter-modal connectivity. Existing and future trip generators should be provided with fixed route or paratransit service.

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.1.5.43

The City shall eContinue to coordinate with PSTA in the implementation of fixed routes orand paratransit, including for existing and future trip generators.

POLICY T.1.5.2

The City shall coordinate with the MPO/PPG and PSTA in developing locations for transit benches, shelters, and signs to be integrated into new and existing development.

POLICY T.1.5.3

Coordinate with PSTA to provide for efficient and effective mass transit service as well as opportunities for multi-passenger vehicle travel that accommodates the transportation needs of the service area population and the transportation disadvantaged while reducing single-occupant vehicle.

POLICY T.1.5.4

The City shall support the efforts of the Pinellas Suncoast Transit Authority to achieve the goals of its Five-Year Transit Development Plan (TDP) and Ten-Year Mid-Range Transit Plan.

POLICY T.1.5.5

The City shall continue to encourage economically disadvantaged and physically impaired citizens of Pinellas Park to have access to cost-effective and efficient transportation services.

BICYCLE AND PEDESTRIAN TRAVEL

OBJECTIVE T.1.6

Encourage bicycle use to promote healthy pedestrian, commuter, and recreational activities within the community.

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.1.6.15.9

~~Pinellas Park shall work~~ Collaborate with Pinellas Suncoast Transit Authority (PSTA) and the MPO/PPC ~~PSTA and Forward Pinellas~~ to identify locations where the need for pedestrian/wheelchair accommodations between bus stops and the sidewalk network is ~~most pronounced~~ 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.1.6.25.10

~~Include sidewalks alongside roadways scheduled for resurfacing in the City's Capital Improvement Program, where feasible. 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.1.6.35.11

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.1.6.4

~~Promote bicycle and pedestrian safety education programs and the enforcement of rules and regulations, in cooperation with the MPO/PPC Bicycle Pedestrian Advisory Committee.~~

POLICY T.1.6.55.12

Coordinate efforts with Pinellas County and FDOT to incorporate ~~bicycle and pedestrian friendly~~ 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.1.6.65.14

Avoid when possible the placement of pPermanent structures such as utility poles and traffic control poles within the sidewalk in a way that restricts pedestrian/wheelchair movement. ~~should be discouraged.~~

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.

POLICY T.6.7

~~Access routes between adjacent parcels and neighborhoods, which create walking and bicycling connections, shall be promoted.~~

~~POLICY T.1.6.8~~

~~Access across property lines which allow vehicular and pedestrian movement between properties without returning to the street should occur where and when feasible.~~

~~POLICY T.1.6.9~~

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

~~POLICY T.1.6.10~~

~~Continue to fund the Sidewalk and Accessibility Ramp Program to provide for the installation of sidewalks and accessibility curb ramps throughout the City.~~

~~POLICY T.1.6.11~~

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

~~POLICY T.1.6.12~~

~~The City shall continue to coordinate with the MPO's Bicycle Pedestrian Advisory Committee, 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.~~

ECONOMIC DEVELOPMENT, GOODS MOVEMENT AND INTERMODAL FACILITIES

OBJECTIVE T.1.76

Facilitate the effective movement of goods in the City of Pinellas Park. 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.1.76.1

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

POLICY T.1.76.2

The City shall participate Collaborate with the MPO/PPC Forward Pinellas and PSTA in the development to develop and update of intermodal facility planning activities.

POLICY T.1.7.6.3

~~The City shall work~~Collaborate with the ~~MPO/PPG~~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.1.7.4.6.5

~~The City shall work with the business community to more accurately determine their transportation service and facility needs. 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 Plan.

POLICY T.1.7.5

~~The City shall support roadway design standards that balance the need to improve operations and traffic carrying capacity with the economic vitality of adjacent land uses.~~

POLICY T.1.7.6

~~The City shall continue a roadway maintenance program to provide for safe operating conditions and to efficiently utilize the service capacity of these facilities.~~

MULTI-MODAL TRANSPORTATION SYSTEM SAFETY AND MAINTENANCE

OBJECTIVE T.1.8.7

~~Ensure the safe accommodation of motorized and non-motorized traffic while reducing the incidence of vehicular conflicts within the city's major transportation corridors. 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.1.8.1

~~Needed improvements to roadways exhibiting high incidents of vehicular accidents shall be appropriately prioritized in the development and scheduling of projects included in the Transportation Improvement Program (TIP).~~

POLICY T.1.8.2

~~Needed improvements to hurricane evacuation routes and to facilities providing access to these routes shall be appropriately prioritized in the development and scheduling of projects.~~

POLICY T.1.8.3

~~The City shall 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.1.7.2

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.1.8.4.3

~~The City shall s~~Support the installation of street lighting along major roadways, and in areas occupied 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.1.8.5

~~The City shall coordinate with the State and County to develop and implement design standards for on-road bicycle facilities.~~

POLICY T.1.8.67.5

~~The City shall encourage~~ 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.1.8.77.6

~~The City shall encourage and support the use of~~ 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.

"Exhibit C"

Stormwater Management Element

Ordinance No. _____

STORMWATER MANAGEMENT

GOAL D.1

~~Stormwater shall be m~~Managed 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 s~~Stormwater management levels of service deficiencies for both existing and projected which that have been identified in this Comprehensive pPlan and/or the City Stormwater Master Plan ~~shall be reduced.~~

POLICY D.1.1.1

~~The City shall i~~Implement all City jurisdictional stormwater improvement measures in the time frame as identified in the Comprehensive Plan and as prioritized by City Council.

POLICY D.1.1.2

~~To accommodate future growth, the City shall c~~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) and 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.1.1.34

Prioritize e~~Existing~~ deficiencies as identified in this Comprehensive pPlan and the Stormwater Master Plan. ~~shall be of first priority.~~Stormwater management measures designed to accommodate future growth shall be a second priority.

POLICY D.1.1.4

~~Stormwater management measures designed to accommodate future growth shall be a second priority.~~

POLICY D.1.1.5

Review and update a list of a~~All identified deficiencies shall be reviewed annually. to ensure that an up-to-date listing of deficiencies exists.~~

POLICY D.1.1.6

~~The City shall~~ Maintain and annually update a prioritized schedule of stormwater management projects.

POLICY D.1.1.7

~~The City shall annually~~ Estimate improvement costs annually for identified stormwater management projects.

POLICY D.1.1.8

~~The City shall continue to~~ Aggressively implement identified stormwater management improvements to correct deficiencies and ~~to~~ accommodate growth.

POLICY D.1.1.9

~~Drainage improvements shall be~~ Modeled, reviewed, and considered drainage improvements for inclusion in all roadway improvements.

POLICY D.1.1.10

~~Hydrological and hydraulic models shall be~~ Used hydrological and hydraulic models to identify the impact of proposed improvements ~~upon~~ the stormwater management system.

POLICY D.1.1.11

~~Schedule p~~Projects with flexibility ~~scheduling and priorities shall be flexible enough to accommodate emergencies, opportunities for shared project funding, and new requirements of the local governments~~ requirements.

POLICY D.1.1.12

~~As a need or emergency arises,~~ Sstormwater 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

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

POLICY D.1.2.1

Ensure that public and private design meets a~~All applicable Federal, State, and local flood control requirements, regulations (as presented in the Regulatory Framework section of the Stormwater Management Element) relating to flood control shall continue to be met in public and private design.~~

POLICY D.1.2.2

Size d~~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 and ensure that. p~~Peak post-development runoff will ~~shall~~ not exceed peak pre-development runoff rates.

POLICY D.1.2.3

Size c~~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.~~

POLICY D.1.2.4

Size d~~Drainage channels serving drainage basins less than one square mile shall be sized to contain a 10~~25~~-year/24-hour storm event within the channel banks and ensure that. P~~peak post-development runoff will ~~shall~~ not exceed peak pre-development runoff rates.

POLICY D.1.2.5

Size c~~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 10~~25~~-year/24-hour storm event. No surcharging will be allowed.~~

POLICY D.1.2.6

Size r~~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.~~

POLICY D.1.2.7

Confine t~~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.~~

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~~

~~The City shall prohibit all construction and infill projects in established areas that currently do not meet the adopted level of service for drainage until such time as an acceptable level of service has been achieved.~~

~~POLICY D.1.2.10~~

~~Continue to control encroachment in the 100-year floodplain.~~

~~POLICY D.1.2.11~~

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

~~POLICY D.1.2.12~~

~~Repetitive street flooding of local streets, within the adopted storm event criteria, shall indicate a current deficiency.~~

~~POLICY D.1.2.13~~

~~Repetitive street flooding of emergency evacuation routes, within the adopted storm event criteria, shall indicate a deficiency of first priority.~~

OBJECTIVE D.1.3

~~The City shall continue to P~~protect and improve surface water quality within the City's its 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 aAll applicable Federal, State, regional, and local requirements ~~(as presented in the Regulatory Framework section of the Stormwater Management Element)~~ relating to water quality ~~shall continue to be met~~ in public and private design.

POLICY D.1.3.2

~~The City shall A~~annually inspect City-owned stormwater management facilities to assure that water quality measures are in place.

POLICY D.1.3.3

~~The City shall r~~Require the inclusion of water quality improvement measures when constructing stormwater retention/detention facilities.

POLICY D.1.3.4

~~City staff will identify required e~~Erosion and sediment control measures shall be required with for new construction or redevelopment projects as identified by the City Engineer.

POLICY D.1.3.5

~~All stormwater management system studies shall include W~~water quality measures and to be implemented along with flood control improvements will be included in all stormwater management system studies.

POLICY D.1.3.6

~~The City shall continue to P~~preserve appropriate wetlands and floodplains as conveyance systems, wildlife habitat, natural storage and treatment areas, and aquifer recharge areas.

POLICY D.1.3.7

~~The City shall C~~ooperate 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

~~The City, through land use planning and development review processes, shall C~~ontinue, 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

~~The City through the land use planning and development review processes shall C~~ontrol encroachment into the 100-year floodplain through the City's land use planning and development review processes.

POLICY D.1.3.10

~~The City, through the land development review process, shall p~~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

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

POLICY D.1.3.12

~~The City shall require measures to improve water quality on~~ Require all development projects involving stormwater management to improve water quality and meet Chapter 62-25 FAC standards.

POLICY D.1.3.13

~~The City shall~~ Coordinate with the County and State to improve the quality of stormwater in ~~these~~ areas where stormwater quality does not meet standards.

POLICY D.1.3.14

~~The City shall~~ investigate and assess alternative approaches to address drainage and mitigation concerns.

POLICY D.1.3.15

~~As a part of the development~~ Review process, construction plans ~~will be reviewed to make~~ ensure that proposed activities do not create an adverse impact upon abutting properties or the stormwater system.

OBJECTIVE D.1.4

~~The City shall continue to~~ Encourage a multi-jurisdictional approach to stormwater management and coordinate and/or jointly participate in project implementation.

POLICY D.1.4.1

~~The City shall continue to~~ Seek inter-governmental cooperation and solutions to multi-jurisdictional stormwater management problems and projects.

POLICY D.1.4.2

~~The City shall continue to~~ 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 ~~shall meet~~ 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 shall be required~~ for all new development, redevelopment, and expansions which ~~that~~ occur in existing

developed areas as provided by law. 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~~ 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 s~~Stormwater discharge facilities ~~shall be designed so as to so that they do not reduce 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 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

~~The City shall~~ Continue to coordinate stormwater management projects with other jurisdictions.

OBJECTIVE D.1.5

~~The City shall~~ Require new development ~~in existing areas or subdivisions~~ to provide ~~for~~ 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 ~~which will that cause the runoff from the entire improved area or subdivision to~~ degrade receiving water bodies.

POLICY D.1.5.2

Infill ~~commercial~~ development ~~in within improved~~ commercial areas existing prior to 1989 must ensure that post-development stormwater runoff will not contribute pollutants ~~that which will cause the runoff from the entire improved area to~~ degrade receiving water bodies.

POLICY D.1.5.3

Infill ~~industrial~~ development ~~within improved in~~ industrial areas existing prior to 1989 must ensure that post-development stormwater runoff will not contribute pollutants ~~that which will cause the runoff from the entire improved area to~~ degrade receiving water bodies.

POLICY D.1.5.4

~~Development shall be P~~prohibited development in areas where there are insufficient drainage facilities, unless improvements will be completed before in place at the time of 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

~~The City shall C~~continue to develop and implement programs that ~~which~~ 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

~~The City shall continue to implement a program of public education on stormwater pollution~~ public education program.

POLICY D.1.6.6

~~The City shall d~~Develop and promote a public education program aimed at property owners ~~which address~~inges the impacts of improperly managed lawn litter and fertilizer herbicide-pesticide applications on surface water quality.

POLICY D.1.6.7

~~The City shall continue to C~~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

~~The City of Pinellas Park shall continue to~~ Guide floodplain construction, reconstruction, and redevelopment within the City.

POLICY D.1.7.1

~~The City of Pinellas Park shall implement Floodplain Management Planning activities and disseminate~~ flood hazard information ~~about flood hazards of the area~~ to residents.

POLICY D.1.7.2

~~The Focus~~ Floodplain Management Planning ~~Activities will focus on:~~ aAvailability of public iInformation; mMapping and regulationsory Activities; flood damage reduction Activities; and flood preparedness.

POLICY D.1.7.3

~~The City of Pinellas Park shall~~ Require and retain elevation certificates ~~based upon Lowest Floor Elevation (finished construction)~~ for all buildings constructed built within the Special Flood Hazard Area (SFHA). ~~These completed certificates shall be maintained in hard copy form and in computer format.~~

POLICY D.1.7.4

~~The City of Pinellas Park shall~~ Use the latest FEMA data to provide flood zone determinations from the latest Flood Insurance Rate Maps (FIRM) to all inquirers for property located within the corporate limits of Pinellas Park.

POLICY D.1.7.5

~~The City of Pinellas Park shall provide inquirers, upon request, verbally or in written form, the following information from the latest FIRM:~~ Provide, upon request, the latest FEMA data and flood map information, which may include Community Number; Panel Number and Suffix; Map Revision Date; FIRM Flood Zone; and Base Flood Elevation.

POLICY D.1.7.6

~~The City of Pinellas Park shall~~ 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

~~The City of Pinellas Park shall be responsible for the~~ Review of all development and redevelopment site plans and construction plans for compliance with Stormwater Management regulations.

POLICY D.1.7.8

~~A parcel which is identified to be partially within the 100-year floodplain shall require a determination by the Floodplain Administrator or a~~ A Certified Floodplain Manager will review parcels in the City that are partially within the 100-year floodplain as to determine if any structure on the parcel is within the 100-year floodplain.

OBJECTIVE D.1.8

~~The City shall~~ Continue to educate the community and enhance residents' awareness and preparedness of flood hazards ~~in the City of Pinellas Park~~ in accordance with FEMA Regulations.

POLICY D.1.8.1

~~The City of Pinellas Park shall~~ Conduct outreach projects which are produced and distributed throughout the community to enhance residents' awareness of and preparedness of flood hazards and preparedness for flood events.

POLICY D.1.8.2

~~A floodplain information section of the City of Pinellas Park Newsletter shall be~~ Ddistributed annually 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 within the City.

POLICY D.1.8.3

~~A Floodplain Notice will be prepared and distributed annually to all addresses within the City located in an SFHA. The distribution of this document shall coincide with the start of the rainy season.~~

POLICY D.1.8.4

~~The Floodplain Notice shall contain information on the following subjects: Local Flood Hazard; Local Flood Hazard Map; Local Flood Warning System; Flood Safety; Flood Insurance; Property Protection; Permit Requirements Substantial Improvement Requirements; and Drainage Maintenance.~~

POLICY D.1.8.35

~~The City of Pinellas Park shall~~ Mmaintain 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.1.8.46

~~The City of Pinellas Park shall~~ Provide the following flood protection assistance:

- ~~a. Site-specific flood and f~~Elood-related data such as finished floor elevations or, ~~data on~~ historical flooding in a~~the~~ neighborhood, ~~or other similar information that is available;~~
- ~~b. Information on how to select a qualified contractor and what recourse people have if they are dissatisfied with a contractor's performance.~~
- ~~b~~e. Site visits to review flooding, drainage, and storm sewer problems and provide one-on-one guidance to the property owner.
- ~~cd~~d. Guidance and assistance on retrofitting techniques to the property owner.

POLICY D.1.8.57

~~The City of Pinellas Park shall~~ Maintain digitized ~~FIRM~~ electronic FEMA flood maps, including. These maps shall be updated ~~se~~ to include all new map revisions, ~~to the City's FIRMs, Letters of Map Amendments, Letters of Map Revisions, and any other changes as appropriate.~~

POLICY D.1.8.68

~~The City of Pinellas Park shall~~ Maintain a accurate, up to date data regarding database in which the following information is tracked:

- ~~a. Whether the propertiesy that are~~ is located in an SFHA;
- ~~b. The specific flood zones of the all propertiesy in the City; and~~
- ~~c. The base flood elevations, if applicable.~~

~~This information shall be updated to include all new revisions to the City's FIRMs, Letters of Map Amendments, Letters of Map Revisions, and any changes as appropriate.~~

POLICY D.1.8.79

~~The City of Pinellas Park shall m~~ Maintain, replace, and/or add to its elevation reference marks located on the FIRM, whenever possible ~~it is notified that one is missing or unusable. These elevation reference marks shall be checked yearly for location and elevation and certified to October 1 of each year.~~

POLICY D.1.8.840

~~The City of Pinellas Park shall~~ Uupdate the Pinellas Park Disaster Operations Plan annually.

OBJECTIVE D.1.9

~~The City shall continue to M~~maintain an operationally effective drainage system.
~~through inspections and routine maintenance.~~

POLICY D.1.9.1

~~The City of Pinellas Park shall be responsible for inspection, maintenance,~~
~~and removal of debris from the City's drainage system, and shall include~~
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

~~The City of Pinellas Park will C~~conduct annual inspections of the drainage system
and maintain records of inspections and debris removal.

POLICY D.1.9.3

~~The City of Pinellas Park shall prohibit anyone from throwing any~~ Prohibit the
disposal of garbage, trash, or refuse in any stream or other body of water.

POLICY D.1.9.4

The City shall identify and evaluate for implementation remedies to address illicit
discharges into water bodies.

"Exhibit D"

Housing Element

Ordinance No. _____

HOUSING

GOAL H.1

Provide affordable, high quality, socially integrated, location efficient, safe, and sanitary; ~~and decent~~ 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, or familial status, or sexual orientation.

OBJECTIVE H.1.1

~~The City will s~~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.1.1.42

~~Continue,~~ through the Comprehensive Plan ~~land use plan~~ and the Land Development Code zoning regulations, ~~the City shall continue~~ 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.1.1.23

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

POLICY H.1.1.34

~~The City shall continue to encourage redevelopment and urban infill residential development that are compatible with and support the integrity and viability of existing residential neighborhoods.~~ 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.1.1.45

~~By 2010 the City shall a~~Amend the Land Development Code to:

- ~~r~~Reduce or eliminate the required minimum livable/habitable floor area per dwelling housing 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;
- 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.1.1.56

~~By 2009, the City shall establish, through the development regulations and building permitting process, provisions for the temporary placement of dwelling structures for the purposes of post-disaster sheltering and recovery. Such structures may include, but are not limited to, manufactured homes, cottage housing, and modular units.~~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.1.1.67

~~Annually review~~Review the City’s existing policies, ordinances, codes, regulations, procedures, and the permitting process annually; for the purpose of eliminating excessive requirements, regulations and amending or adding other requirements as necessary, in order to increase private and non-profit sector participation in meeting the community’s housing needs, while continuing to ensure the residents’ health, welfare, and safety, and welfare of the residents.

POLICY H.1.1.78

Provide information, data, technical assistance, incentives, and supports as available to the public, non-profit, and private sectors in order to maintain a encourage housing production capacity 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.1.1.8

~~Encourage the provision of affordable, workforce, and special needs housing by providing information, data, technical assistance, and other incentives and supports as available, to the development community, not-for-profit organizations, and other public and private entities and partnerships interested in expanding the supply of such units.~~

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.1.23

~~The City will continue to modify and update local code and regulations to encourage~~ Increase new residential development, infill development, and redevelopment that is ~~consistent with the "Livable Communities" aligns with the following objectives: of~~ expanded transportation choices; protected environmental health; easy access to employment, schools, and amenities; expanded vibrant public spaces; and enhanced quality of life.

POLICY H.1.2.43.1

~~Support. Through the comprehensive planning program and land development regulations~~ Comprehensive Plan and Land Development Code, support efforts to create, ~~recreate,~~ increase, and maintain ~~areas of mixed-use development at~~ appropriate locations ~~in order to~~ achieve the following objectives:

- a. ~~Place~~ Place housing in proximity to employment opportunities, transit, educational facilities, services, and amenities;
- b. ~~Establish site design standards~~ urban and suburban areas that support transportation choices other than privately-owned vehicles and are more efficiently development served by public transit and/or bicycle and pedestrian facilities ~~transit;~~

- c. ~~Create, through the Future Land Use and Zoning Maps, provide locations that create a range of housing opportunities and choices, including affordable and workforce 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 streetsareas;~~ and
- e. ~~Increase environmental benefits, such as improved air and water quality and increased energy efficiency.~~

POLICY H.1.2.23.2

~~Continue to encourage promote the use of transfers of development rights (TDRs), 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.1.23.3

~~Support and encourage, Through the land use plan and zoning regulationsFuture Land Use Map and Official Zoning Map, support and encourage affordable and workforce 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.1.2.4

~~Foster residential development and redevelopment at an intensity and scale that is compatible with proximate residential neighborhoods.~~

POLICY H.1.23.45

~~Provide adequate buffering and a transition gradient between~~ Amend the Land Development Code to allow for gradual density transitions between higher density residential neighborhoods and development and proximate, 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.1.3.4

~~The City will encourage the provision of~~ Encourage an adequate supply of affordable and workforce 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), and middle-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.1.3.1

~~Affordable and workforce housing units are those serving households whose income does not exceed the limits specified below, with no more than 30% of household income expended on housing costs.~~

- ~~a. Extremely low income — 30% of adjusted area median income~~
- ~~b. Very low income — 50% of adjusted area median income~~
- ~~c. Low Income — 80% of area median income~~
- ~~d. Moderate Income — 120% of area median income~~
- ~~e. Middle Income/Workforce Housing — 150% of area median income~~

POLICY H.1.3.2

~~Continue to ensure that all residential districts as designated by the Future Land Use Map and Land Development Code shall permit development of affordable and workforce housing, including manufactured housing, modular housing, and developments containing units affordable to a range of income groups.~~

POLICY H.1.3.34.1

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

- ~~a. The proposed development is located in proximity to places of employment.~~
- ba. A mode of Located within a half-mile of access to transportation other than privately-owned vehicles (e.g., a bus stops such as transit, trails, micromobility, mobility hubs, etc.); is available or will be available within walking distance of the proposed development.
- ~~eb. The proposed development is located in proximity to neighborhood services such as a grocery store, pharmacy, or bank.~~Located within a mile of a grocery store (or other facility that sells fresh food, like a farmers market, butcher, etc.);
- ~~ec. There is adequate infrastructure to serve the proposed development;~~Located where public water, sewer, and electricity are available to the site; and
- ~~ed. The proposed development is~~Located outside the Coastal High Hazard Area and/or the Special Flood Hazard Area.

POLICY H.1.3.4

Support housing developments that provide a mix of housing to serve a range of income levels, integrating traditional market value housing with affordable housing opportunities, while avoiding concentration of affordable units in specific areas.

POLICY H.1.3.5

Encourage mixed use development, density transfers, density bonuses, Planned Unit Development, and other innovative methods to reduce impediments to affordable housing development.

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.1.3.64.3

~~A density bonus shall be available for affordable housing developments, subject to development guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Land Development Code and the site plan review process. Subject to the above constraints and considerations, any density bonus allowed for an affordable housing development shall not exceed 50 percent of the allowable density on a property as determined by the Future Land Use Map or the applicable land development regulations, whichever is more restrictive. Where a density bonus is allowed for an affordable housing development, the allowable floor area permitted for the underlying use is not required to be reduced. A density bonus shall not be allowed for affordable housing developments located within the Coastal High Hazard Area.~~

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.1.3.7

~~Continue to offer expedited permitting to developers of affordable rental and ownership units.~~

POLICY H.1.3.8

~~Support the development of affordable and workforce housing units that address long term affordability through innovative design elements that reduce maintenance and operational costs.~~

POLICY H.1.3.9

~~Encourage the provision of affordable and workforce housing by providing information, data, technical assistance, and incentives as available to the development community, not-for-profit organizations, and other public and private entities interested in developing workforce housing and housing for extremely low, very low, low, moderate, and middle income families.~~

POLICY H.1.3.104.4

~~Continue to cooperate~~ 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, and—purchase assistance, and
rehabilitation assistance.

POLICY H.1.3.114.5

~~Support the provision of additional~~ new rental housing and preservation of existing rental housing for extremely low, very low-, low-, and moderate-, median, and middle- income households ~~through~~ 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.1.3.12

~~By July 1, 2007 and every three years thereafter, the City will prepare an inventory list of all real property to which it holds fee simple title that may be appropriate for use as affordable housing.~~

POLICY H.1.3.134.6

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

POLICY H.1.3.14

~~Continue to review ordinances, codes, regulations and the permitting process for the purpose of eliminating or modifying conflicting and excessive requirements.~~

POLICY H.1.3.15

~~By 2010, provide a review of available incentives for providing affordable and workforce housing to determine their effectiveness, and indicate any changes to the Comprehensive Plan, Land Development Code, or other instruments that need to be made in order to offer such incentives.~~

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.1.4~~

~~The City will encourage the preservation of existing affordable and workforce housing stock.~~

~~POLICY H.1.4.1~~

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

~~POLICY H.1.4.2~~

~~In the development and redevelopment of the City, consider the effects of proposed development upon the existing supply of affordable and workforce housing.~~

~~POLICY H.1.4.3~~

~~Encourage and promote preservation and rehabilitation programs and strategies for identified neighborhoods and other residential and mixed use areas.~~

~~POLICY H.1.4.4~~

~~Focus available funding resources on housing and community facility improvements in declining neighborhoods.~~

~~POLICY H.1.4.5~~

~~Cooperate with the Pinellas County Community Development Department, Pinellas County Housing Finance Authority, and other public and private entities in public outreach, administration, and implementation of housing assistance programs for rehabilitation of substandard rental and ownership housing.~~

~~OBJECTIVE H.1.5~~

~~The City will continue to provide for adequate sites in residential areas or areas of residential character for group homes, foster care facilities, and special needs housing in order to meet identified or projected housing needs.~~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 for the location of licensed group homes, foster care facilities, and other supportive housing and services in all residential zoning districts, and encourage their location where there is adequate supporting infrastructure, facilities, and services. 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 the provision of housing for households with special needs through public, private and joint ventures and collaborations.~~

POLICY H.1.5.3

~~Continue to allow housing for persons with special living needs in residential neighborhoods.~~

POLICY H.1.5.42

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

POLICY H.1.5.53

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

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

~~The City will continue to ensure that existing housing stock is safe, sanitary, and decent by providing enforcement of building code and minimum housing criteria.~~
Ensure a safe, sanitary, and decent quality housing stock for rent and ownership.

~~POLICY H.1.6.1~~

~~Provide prompt review and enforcement of building code infractions.~~

~~POLICY H.1.6.2~~

~~Enforce the *Land Development Code* and *Code of Ordinances* to maintain housing quality within the community.~~

POLICY H.1.6.1

Continue to implement the Home Improvements Matching Reimbursement Grant Program.

POLICY H.1.6.3

~~Demolish or~~ Provide funding through the annual budget process for the demolition of dilapidated, structures deemed unsafe by the building official. dwelling units.

~~POLICY H.1.6.4~~

~~Through the *Land Development Code* and *Code of Ordinances*, protect residential neighborhoods from incompatible uses that have a negative or deteriorating effect.~~

OBJECTIVE H.1.7

~~The City will direct appropriate resources toward the renovation, repair, and, when necessary, the removal of substandard housing.~~

~~POLICY H.1.7.1~~

~~Through both private and public resources, continue to work toward eliminating substandard housing conditions.~~

~~POLICY H.1.7.2~~ 6.3

~~The City will~~ 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.

POLICY H.1.7.3

~~Target available rehabilitation funds to prevent neighborhood decline, promote the maintenance and aesthetic improvement of ownership and rental properties, and promote the sustainability of new and existing housing stock.~~

POLICY H.1.7.4

~~When necessary, the City will cooperate with the Pinellas County Urban Consortium to direct available funding resources to demolition of substandard housing in the Community Redevelopment Area.~~

OBJECTIVE H.1.87

~~The City will work to e~~Ensure that all households displaced through public development, redevelopment, or code enforcement activities are able to relocate to standard, 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.1.8-17.3

~~The City shall d~~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.1.8.27.4

~~The City will p~~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.1.8.37.5

~~The City will c~~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.

POLICY H.1.8.4

~~The City will continue to balance the enforcement of the Land Development Code and Code of Ordinances and the safety of all Pinellas Park residents with the need to avoid the result of homelessness due to code enforcement actions.~~

OBJECTIVE H.1.9

~~The City will continue to cooperate with other public and private entities in public outreach, administration, and implementation of housing assistance programs for rehabilitation of substandard rental and ownership housing.~~

POLICY H.1.9.1

~~Continue to implement a housing rehabilitation awareness outreach program to increase public awareness and use of housing rehabilitation programs available through the Pinellas County Consortium.~~

POLICY H.1.9.2

~~Continue to cooperate with local, state, and federal agencies to promote and facilitate the use of Community Development Block Grant, State Housing Initiatives Partnership, and other appropriate funding sources in promoting housing rehabilitation and neighborhood improvements.~~

OBJECTIVE H.1.108

~~The City will promote~~ Increase energy efficiency in housing.

POLICY H.1.10-18.1

~~The City will e~~Enforce the 2007-Florida Building Code, as amended, as it relates to energy efficiency.

POLICY H.1.10-28.2

~~The City will e~~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.1.10-38.3

~~The City will p~~Promote the use of alternative forms of energy-uses 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.

"Exhibit E"

Parks, Recreation, and Open Space Element

PARKS, RECREATION, AND OPEN SPACE

GOAL PROS.1

~~Provide, develop, and maintain~~Ensure adequate, accessible, and functional parks, open space, and recreational facilities for all segments of the present and future population regardless of age, race, sex, religion, socio-economic status, ethnic origin, or handicapability.

OBJECTIVE PROS.1.1

~~Public recreation facilities will be accessible to all neighborhoods, the disabled and the elderly of the community, and will have adequate motorized and non-motorized access and vehicular parking to serve the facility.~~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

~~Parks and recreational facilities will be designed and constructed that meet all land development requirements of the City including, but not limited to, handicap, pedestrian, and non-motorized accessibility as well as parking and landscaping.~~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

~~All recreational facilities will be equipped and properly maintained with durable apparatuses and fixtures to reduce maintenance and replacement costs and that will provide utility for present and future residents and visitors of Pinellas Park.~~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

~~Implement a balanced parks and recreation system plan, based upon service area coverage and the desires of the community, which address the public's identified needs and ensure the facilities are adequately and efficiently supplied and maintained.~~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

~~The City shall maintain 3 acres of open space/recreational acreage for every 1,000 persons. This standard and the definition of parkland shall be adopted in the Land Development Code Regulations.~~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

~~The City shall utilize the Site Guidelines below as standards and definitions for use in development and maintenance of recreation resources, facilities, and programs.~~

Site Guidelines for Community Outdoor Recreation Resources and Facilities

PARK FACILITY	LOCATION	SERVICE AREA / POPULATION SERVED	AREA PER 1,000 POPULATION	PARK ACREAGE		FACILITIES
				ADJOINING SCHOOL	SEPARATE PARK	
Equipped Play Area or Tot Lot	Neighborhood area adjacent to elementary school when feasible	Up to ¼ mile, serving up to 2,500	½ acre	Minimum of ¼ acre	Minimum of 1 acre	Play apparatus areas, open space, landscaping, and picnic tables.
Neighborhood Park	Neighborhood area adjacent to elementary school when feasible	¼ to ½ mile, serving up to 5,000	2 acres	Minimum of 2 acres	Minimum of 5 acres	Play apparatus areas, recreation buildings, sports fields, paved multipurpose courts, senior citizen areas, picnic area, open or free play area, and landscaping.
Community Park	Designed to serve residents of a group of neighborhoods, adjacent to junior or senior high school when feasible	½ to 3 miles, serving up to 25,000	2 acres	Minimum of 5 acres	Minimum of 20 acres	All facilities found in neighborhood park plus facilities to service entire family. Pools, softball/baseball fields, tennis courts, play areas, picnic area, passive and active rec areas, and recreation building.
Urban-District Park	In a large urban area or its periphery	30 to 40 minutes driving time/one park for each 50,000	5 acres	---	Minimum of 100 acres; but 200 acres or larger if more desirable	Playground apparatus areas, restrooms, hiking and riding trails, nature center, boating, swimming, picnic area, and sports fields.
Special Use Areas and Parks	Near center of urban area	No specific service area as most serve entire urban area	Specific facilities will dictate	---	Varies depending on condition and nature of use	Exhibits, museum, botanical garden, special facilities to serve a specific group, and drainage easements.

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

~~The City shall correct or improve existing deficiencies in parks and recreational facilities, ensure usability, and accessibility.~~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

~~Identify and define recreational needs of the community through public hearings, recreation board meetings, citizens' surveys, and the city's parkland facilities guidelines as detailed in the Parkland Dedication Ordinance.~~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

~~Maintain an effective interface between the Pinellas Park Recreation Board, Pinellas Park Equestrian Board, City staff, and the City Council in identifying recreational needs within the community.~~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

~~The Parkland Dedication Ordinance shall be strictly enforced and fees utilized as permitted.~~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

~~The Parkland Dedication Fee shall be monitored on an annual basis by the Finance and Community Development Departments to ensure the fee is realistic to actual costs and funds are expended as required by the Parkland Dedication Ordinance.~~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.1.2.810

The City shall continue to actively pursue available federal, state and county revenue sources to supplement local funding sources. 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.1.2.911

All acquisition of, and physical improvements to, parks and recreation facilities that are required by this element and have an estimated cost in excess of \$50,000 will be scheduled in the Capital Improvements Element. 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.

POLICY PR.1.2.10

The acquisition of property suitable for new parkland or expansion of existing facilities should be thoroughly investigated when the opportunity arises.

POLICY PR.1.2.11

The designation and acquisition of natural reservations as well as recreation and park sites shall be made in accordance with the long-range Comprehensive Plan for the City.

POLICY PR.1.2.12

Park and recreational lands shall be planned for multiple active and passive usages and located in areas most suitable to adequately satisfy the needs and age of the resident and seasonal population.

POLICY PR.1.2.13

Planning of park and recreational facilities shall include concern for protection of environmental and natural resources, urban wildlife populations, energy efficiency and the orderly extension and expansion of other public facilities and services.

POLICY PR.1.2.14

~~Address varying desires of the City's population when implementing plans, with special attention to needs of those who may have significantly limited recreational alternatives such as low and moderate income groups, minorities, youth, and elderly.~~

POLICY PR.1.2.15

~~Ensure appropriate recreational trail types are deliberately set aside and planned in the park, recreation, and open space system.~~

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 map 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.1.35

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.1.35.1

~~Coordinate the establishment of all recreation and open space Levels of Service standards with all state, regional, or local entities having operational and maintenance responsibility for such facilities.~~Coordinate with Pinellas County, Forward Pinellas, the Tampa Bay region, and the State of Florida to increase recreational opportunities throughout the City.

POLICY PROS.1.35.2

~~Coordinate with the Pinellas Park Water Management District, governmental entities, and all public and private organizations, for the joint use and/or development of existing and future recreational facilities.~~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 PR.1.3.3~~

~~Parkland credits provide for developments dedicating open space that directly yields recreational utility for City residents, to the extent as outlined in the City's Parkland Dedication Ordinance.~~

~~POLICY PR.1.3.4~~

~~New residential developments shall adhere to the provisions of the Parkland Dedication Ordinance of the Land Development Code.~~

~~POLICY PR.1.3.5~~

~~Continue to enforce the adopted Recreation and Open Space Land Dedication Requirements for the express purpose of maintaining the existing Levels of Service of recreation lands and facilities.~~

~~POLICY PROS.1.3.65.3~~

~~The City shall continue existing joint use agreements with the public school system to maximize utilization of recreational facilities.~~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.~~

~~POLICY PR.1.3.7~~

~~During the site planning process of a residential development, land may be set aside for recreational purposes and should not be the land that is remaining after design. If a developer who opts not to dedicate a portion land for recreation purposes, a Parkland Dedication Fee must be paid.~~

~~POLICY PR.1.3.8~~

~~Tracts of land, greater than 1 acre in size, which are determined to be environmentally sensitive as a mutual decision of the owner and City, shall be designated Preservation or Open Space/Recreation on the Future Land Use Plan Map and shall exist as a natural reservation.~~

~~POLICY PR.1.3.9~~

~~Environmentally sensitive areas designated as Preservation or Open Space/Recreation on the Future Land Use Plan shall be protected.~~

~~OBJECTIVE PR.1.4~~

~~Lands designated as Open Space/Recreation shall be protected from future incompatible land uses and will continue to function as components of the City's Parks and Recreation System.~~

~~POLICY PR.1.4.1~~

~~Open space buffers between community facilities, residential areas, and pedestrian attractors will be maintained, whenever possible.~~

~~POLICY PR.1.4.2~~

~~Aesthetics of the community will be protected through adherence to the land development requirements of the community as stated in the City's Codes of Ordinances and Land Development Code.~~

~~POLICY PR.1.4.3~~

~~The City shall strive to conserve and preserve the natural resources and wildlife habitats located in City park facilities.~~

~~POLICY PR.1.4.4~~

~~Parks and recreation facilities shall be held inviolate against diversion to other uses, except in the instance of overriding public need.~~

~~POLICY PR.1.4.5~~

~~The Parks and Recreation System should encompass and encourage the conservation, preservation, and restoration of natural features, scenic areas and sites of historical significance.~~

~~POLICY PR.1.4.6~~

~~New development shall be compatible with the recreational use of adjacent areas and, where appropriate and feasible, provide for pedestrian and non-vehicular access.~~

~~POLICY PR.1.4.7~~

~~The City should utilize areas of ecological, historical, or archaeological value for parks and recreation areas.~~

~~OBJECTIVE PR.1.5~~

~~Expand the recreational pathway system to provide for the safe, convenient and efficient linking and coordination of recreational facilities and pedestrian and non-vehicular attractors.~~

~~POLICY PR.1.5.1~~

~~The shared roadway concept between motorized and non-motorized vehicles should be incorporated into the design of all new street facilities, when feasible.~~

~~POLICY PR.1.5.2~~

~~Strict adherence to the City's Code of Ordinances and Land Development Code regulations will be maintained with regard to sidewalk installation.~~

~~POLICY PR.1.5.3~~

~~Linkages between recreational facilities, governmental complexes, pedestrian attractors and residential areas should be created whenever possible to form a network of common corridors within the City.~~

~~POLICY PR.1.5.4~~

~~A recreational path and sidewalk system network will continue to be expanded to connect the various public facilities and pedestrian attractors within the community.~~

~~POLICY PR.1.5.5~~

~~The City shall seek to enhance or expand its recreational pathway system by identifying potential links with other public recreational facilities adjacent to the City.~~

~~OBJECTIVE PR.1.6~~

~~Pinellas Park shall assess active recreation needs and citizen priorities, including neighborhood-level priorities, as a means to determine the best strategies and funding mechanisms to support a long term investment in active recreation.~~

~~POLICY PR.1.6.1~~

~~Partnership opportunities will be a part of the City's recreation program, and will include consideration of mutually beneficial interlocal and joint use agreements between the City and the School Board, adjacent municipalities, volunteer groups and other recreational service providers.~~

~~OBJECTIVE PR.1.7~~

~~Ensure the Equestrian Trail Network is safe, convenient, and efficient linking and coordination of the trails.~~

~~POLICY PR.1.7.1~~

~~The Equestrian Trail Network is open to pedestrians as well as equestrian activities.~~

~~POLICY PR.1.7.2~~

~~The City shall maintain and expand the Equestrian Trail Network.~~

"Exhibit F"

Public Schools Facilities Element

PUBLIC SCHOOL FACILITIES

GOAL PS.1

~~Through partnerships and effective collaboration among local governments and the Pinellas County School District (the "School District"), and because of a shared commitment to educational excellence,~~ Provide all students of the Pinellas County School District ~~(the "School District") shall be provided with~~ the opportunity for high student achievement through the availability of and enhanced connection to high quality public educational facilities.

OBJECTIVE PS.1.1

~~The City of Pinellas Park agrees to c~~Coordinate with local governments and the School District to base ~~their plans~~ for future development upon consistent projections of population growth and student enrollment, ~~and will coordinate in sharing of~~ 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, ~~the City of Pinellas Park shall continue to notify the School District of all Local Planning Agency (Planning and Zoning Commission) hearings where land use plan amendments and/or rezonings will be considered~~ that increase or decrease residential densities will be considered. (Section 163.31777, & Section 163.3174(1), F.S.).

POLICY PS.1.1.2

~~The City of Pinellas Park shall i~~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. ~~An example would be infrastructure projects that would disrupt the use of sidewalks that are utilized by students accessing public school facilities.~~

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 of the City of Pinellas Park. ~~Thereafter,~~ 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 ~~for~~ existing public—elementary, middle, and high—school facilities; ancillary facilities; and land banked sites owned by the School District ~~are depicted in figures in Appendix III~~ are shown in Map PS-1.

~~OBJECTIVE PS.1.2~~

~~The City of Pinellas Park shall practice effective intergovernmental coordination with its partner local governments and the School District to ensure coordination of land use plans, development approvals, and capital facilities planning.~~

~~POLICY PS.1.2.1~~

~~The City of Pinellas Park shall appoint one elected official to represent the City's interest to the Pinellas Schools Collaborative, to provide for collaborative oversight and to provide coordination and direction regarding implementation of the Public Schools Interlocal Agreement.~~

GOAL PS.2

~~The City of Pinellas Park shall coordinate with its partner local governments and the School District on projects that e~~Encourage cohesive neighborhoods, ~~that contribute to community~~ quality and safety, ~~building, and that provide for long-term sustainability.~~

OBJECTIVE PS.2.1

~~The City of Pinellas Park shall s~~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

~~The City of Pinellas Park shall p~~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~~

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

POLICY PS.2.1.32

Public educational facilities of the School District are an allowable use within the following ~~f~~Future L~~and u~~Use categories:

~~Residential Rural~~
~~Residential Estate~~
Residential Suburban
Residential Low
Residential Urban
Residential Low Medium
Residential Medium
Residential High
Residential/Office General
Residential/Office/Retail
~~Residential/Office Limited~~
Institutional
Activity Center
Community Redevelopment District
Commercial Neighborhood
Commercial Recreation
Commercial General

POLICY PS.2.1.43

The location and construction of new public educational facilities, or the expansion of an existing site, ~~within one of the future land use categories listed in Policy PS.2.1.3~~ 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.2.1.54

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

1. The proposed location is compatible with present and projected uses of adjacent propertyies.
2. The site area of the proposed location is adequate for its intended use based on the State Requirements for Educational Facilities and provides sufficient area to accommodate all needed utilities and support facilities and allow for adequate buffering of surrounding land uses.
3. ~~Based on the Five Year Work Program of the School Board and the City of Pinellas Park Comprehensive Plan, there will be~~ 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 location is well-drained site has adequate drainage and soils ~~are~~ suitable for development, or ~~are~~ the site is adaptable for development and outdoor educational purposes with drainage improvements.
- ~~7. The proposed location is not in conflict with the City of Pinellas Park Stormwater Management Plan and any watershed management plans adopted by the City of Pinellas Park, if applicable.~~
- ~~87.~~ 87. The proposed location is not in a velocity flood zone, ~~or a floodway, or the Coastal High Hazard Area.~~
- ~~98.~~ 98. The proposed location can accommodate the required parking and anticipated queuing of vehicles onsite.
- ~~109.~~ 109. 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.2.1.65

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.2.1.76

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.2.1.87

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

POLICY PS.2.1.98

~~At the time of consistency determination, t~~The City of Pinellas Park may impose reasonable conditions for development of the site as it relates to any of the criteria in Policies PS.2.1.54 and PS.2.1.65. Conditions may not be imposed which conflict with those established in Chapter 1013 of the Florida Statutes or the Florida State Uniform Building Code or Chapter 1013, F.S., unless mutually agreed to by the City of Pinellas Park and the School District.

POLICY PS.2.1.140

Before a significant change of program at a public educational facility is implemented, the School District and the City of Pinellas Park shall ~~require a review of the facility's onsite and offsite impacts and~~ require a review of the facility's onsite and offsite impacts. ~~The School District and the City of Pinellas Park will work cooperatively to mitigate any on-site and off-site impacts, including impacts to public facilities, identified through the review.~~

POLICY PS.2.1.140

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 ~~f~~Future ~~I~~Industry and ~~u~~Use policies, ~~the City shall 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

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

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

~~The City of Pinellas Park will s~~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

~~The City of Pinellas Park will coordinate with the School District and other local governments to improve the safety of students as they access public school facilities.~~
Ensure safe access to public school facilities.

OBJECTIVE PS.3.1

~~The City of Pinellas Park shall c~~ollaborate with the School District and other local governments to promote safe access for students to public school facilities.

POLICY PS.3.1.1

~~The City of Pinellas Park shall p~~articipate on the School Transportation Safety Committee (STSC) of Forward Pinellas ~~the MPO/PPG~~ to identify locations within the County where student safety is a concern, ~~and to develop recommendations in response to student safety issues raised by the School District, local governments, the School Transportation and Enhanced Pedestrian Safety (STEPS) Committee, or the community to enhance the safety of students accessing public school facilities.~~

POLICY PS.3.1.2

~~The City of Pinellas Park shall c~~onsider implementation of recommendations from the STSC that affect Pinellas Park ~~its jurisdiction, in coordination with the School District and any agencies that have some involvement in the identified action,~~ to support student access to public schools in a manner that both improves student safety and is compatible with the surrounding community.

POLICY PS.3.1.3

~~The City of Pinellas Park shall c~~ooperate 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

~~The City of Pinellas Park shall, in its Capital Improvement Program, determine the priority for~~ 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 ~~MPO/PPG~~ 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

~~Opportunities are maximized for~~ Design public schools ~~to be designed such~~ 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

~~The City of Pinellas Park shall~~ 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 ~~that are not located within category 1, 2 or 3 evacuation zones,~~ shall be designed to serve the public as emergency shelters, consistent with Section 1013.372 F.S. These public school facilities shall be designed according to the public shelter criteria outlined in the Florida Building Code.

POLICY PS.4.1.3

~~The City of Pinellas Park shall annually~~ Update ~~its~~ 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

~~enabling the~~ In coordination with Pinellas County Emergency Management, provide ~~of~~ existing and planned public school facilities with the required local capital projects needed to provide emergency shelter spaces, as identified by the ~~Tampa Bay Regional Hurricane Evacuation Study, developed by the Tampa Bay Regional Planning Council.~~

"Exhibit G"

Intergovernmental Coordination Element

INTERGOVERNMENTAL COORDINATION

GOAL ICE.1

To maintain and improve the efficiency and effectiveness of coordination with adjacent cities, Pinellas County, the School Board, public and private service providers, independent special districts, the regional planning agency, and state agencies, thereby ensuring and enhancing the coordination of plans and programs. 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.1.43

~~The City will continue to coordinate with adjacent and overlapping jurisdictions to ensure that the local Comprehensive Plan does not conflict with plans of other governmental and special entities and that appropriate information is available for issues of mutual concern. 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.1.1.1

~~The City shall coordinate City services and plans in areas of mutual concern with local, county, regional and state governmental entities, special entities and the School Board through Interlocal Agreements or other appropriate mechanisms.~~

POLICY ICE.1.1.2

~~The City shall continue to coordinate with Pinellas County on the issues of solid waste disposition and resource recovery.~~

POLICY ICE.1.1.3

~~The City shall coordinate with Pinellas County Community Development in the preparation of grant applications and the administration of housing and community development programs.~~

POLICY ICE.1.1.4

~~The City shall vigorously pursue joint planning agreements with Pinellas County for areas of potential annexation.~~

POLICY ICE.1.1.5

~~All joint planning agreements shall be reviewed and renewed five years from the date of agreement, or as often as necessary to continue the Agreement.~~

POLICY ICE.1.1.6

~~All joint planning agreements shall include maps depicting the area(s) under the agreement, provisions for termination of the agreement, assignment of responsibility for plan amendment processing and land development coordination, a method of conflict resolution, and provision for reporting on an annual basis. Reports should summarize all annexation activities and provide maps depicting the changes.~~

POLICY ICE.1.1.7

~~The City shall continue to participate with the existing forums for cooperative actions and conflict resolutions such as the Tampa Bay Regional Planning Council, the Pinellas Planning Council, the Technical Coordinating Committee, the Local Mitigation Strategy Workgroup, the School Collaborative Workgroup, the Planners Advisory Committee and any future forum of this nature which may be created.~~

POLICY ICE.1.1.8

~~The City shall utilize the Tampa Bay Regional Planning Council Dispute Resolution process when the need for conflict resolution arises.~~

POLICY ICE.1.1.9

~~The City shall seek to formalize through: agreements, letters of understanding, contracts, formal resolutions or other means, existing coordinative efforts when such formal coordinative mechanisms do not exist.~~

POLICY ICE.1.1.10

~~The City shall review the growth and development in its adopted Comprehensive Plan with the current plans of adjacent municipalities, the County, and the School Board to identify and resolve any conflicts, insure consistency and coordinate issues of service delivery.~~

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.1.2

~~The City shall provide for notification and discussion on development which exceeds the thresholds of anticipated impacts established in the Countywide land use plan with all affected jurisdictions.~~

POLICY ICE.1.2.1

~~The City shall coordinate planning, development, provision of services and other appropriate activities with the school board, abutting jurisdictions, and other affected agencies through (a) written notification before hearings and/or actions, (b) formal consideration of comments which may be received on a proposed activity, or (c) participation through existing channels of dialogue.~~

POLICY ICE.1.2.2

~~The City shall coordinate planning, development, provision of services and other appropriate activities with the state, regional and federal agencies through (a) written notification before hearings and/or actions, (b) formal consideration of comments which may be received on a proposed activity, or (c) participation through existing channels of dialogue.~~

POLICY ICE.1.2.3

~~The City shall maintain, through various citizen committees such as the Planning and Zoning Commission, Recreation Board and City Council, an ongoing program to ensure citizen involvement.~~

POLICY ICE.1.2.4

~~Proposed development which is more intense than that identified in the adopted local plan shall be coordinated with adjacent communities plans through the Future Land Use Map Amendment Process to allow for comments, requests for information and resolution of issues.~~

POLICY ICE.1.2.5

~~The City shall continue to practice collaborative and coordinated planning with Pinellas County to ensure the provision of sufficient regional and passive recreational lands, and shall continue to enter into formal individual agreements where necessary to facilitate the operation and maintenance of these facilities.~~

OBJECTIVE ICE.1.36

~~The City shall coordinate with all entities having operational and maintenance responsibility of public facilities within Pinellas Park. The issuance of all development permits within the City shall require approval of the entity having operational and maintenance responsibilities in accordance with applicable laws and regulations of such entities.~~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.1.3.1

~~The City shall coordinate with the Florida Department of Transportation on the issue of level of service standards for FDOT jurisdictional roadways.~~

POLICY ICE.1.3.2

~~The City shall coordinate with the MPO/PPC on the issue of level of service standards for Pinellas County jurisdictional roadways.~~

POLICY ICE.1.3.3

~~The City shall coordinate and not conflict with Pinellas County regarding the issue of stormwater drainage.~~

POLICY ICE. 1.3.4

~~The City shall coordinate and not conflict with the Pinellas Park Water Management District regarding the issue of stormwater drainage.~~

POLICY ICE.1.3.5

~~The City shall coordinate and not conflict with the Southwest Florida Water Management District regarding the issues of stormwater management, development, and water usage.~~

POLICY ICE.1.3.6

~~The City shall coordinate with Pinellas County, through contractual agreements, for the disposal of wastewater generated by the community. The requirements of the contract shall establish the criteria with which the level of service is to be determined.~~

POLICY ICE.1.3.7

~~The City shall coordinate with the Cities of Largo and St. Petersburg, through Interlocal Agreement, for the disposal of wastewater generated by portions of the community. The requirements of the Interlocal Agreement shall establish the criteria with which the Level of Service is to be determined.~~

~~POLICY ICE.1.3.8~~

~~The City shall coordinate with the City of St. Petersburg, through Interlocal Agreements, for providing water to portions of the community. The requirements of the Interlocal Agreement shall establish the criteria with which the Level of Service is to be determined.~~

~~POLICY ICE.1.3.9~~

~~The City shall coordinate with Pinellas County, through contractual agreements, for providing water to portions of the community. The requirements of the contract shall establish the criteria with which the Level of Service is to be determined.~~

~~POLICY ICE.1.3.10~~

~~The City of Pinellas Park will continue to coordinate with the MPO/PPC and PSTA, in the promotion of various modes of the transportation system in Pinellas County through:~~

- ~~a. existing committee structure of the MPO/PPC,~~
- ~~b. existing committee structure of the PSTA,~~
- ~~c. redevelopment decisions coordinated with Long Range Highway and Transit Plans, and,~~
- ~~d. future and redevelopment decisions coordinated with a formally adopted transit plan.~~

~~POLICY ICE.1.3.11~~

~~The City shall coordinate with the Southwest Florida Water Management District and Pinellas County on issues relative to the provision of potable water to the community.~~

~~POLICY ICE.1.3.12~~

~~The City shall coordinate with Pinellas County regarding the development of potable water resources and reducing dependence upon existing water sources.~~

~~POLICY ICE.1.3.13~~

~~The City will review the plans and independent special district facility reports of the Pinellas Park Water Management District (PPWMD), the Pinellas Suncoast Transit Authority (PSTA), Tampa Bay Water (TBW), the Southwest Florida Water Management District (SWFWMD), and the Pinellas Park Community Redevelopment Agency (CRA) to identify and resolve conflicts with the City's Comprehensive Plan, including concurrency related items.~~

~~POLICY ICE.1.3.14~~

~~The City will coordinate with the PPWMD, the PSTA, TBW staff, the SWFWMD, and the Pinellas Park CRA in order to resolve issues identified in Policy ICE 1.3.13.~~

POLICY ICE.1.3.15

The City will consider amending its Comprehensive Plan based upon the review of plans and discussions identified in Policy ICE 1.3.14.

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.1.410

~~As an ongoing objective, the City will coordinate with Pinellas County, State of Florida, Tampa Bay Regional Planning Council and other units of government as detailed in the County Charter and State Legislation to ensure continued coordination of all disaster and hurricane evacuation plans.~~
Ensure continued coordination of all disaster and hurricane evacuation plans.

POLICY ICE.1.4.1

~~The City, through the City Manager and/or his designee, shall work with the Pinellas County Department of Emergency Management, the Tampa Bay Regional Planning Council and the State of Florida in the coordination and furthering of local emergency management plans and dissemination of information.~~

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.1.5

~~The City shall recognize campus master plans which may be located within the Pinellas Park Planning Area in the future.~~

~~POLICY ICE.1.5.1~~

~~The City shall review and coordinate with the appropriate entity regarding the potential future location of campus master plans within the city.~~

~~OBJECTIVE ICE.1.6~~

~~The City shall support efforts that facilitate coordination of planning between the City and School Board for population projections and for the location and development of public educational facilities within the City.~~

~~POLICY ICE.1.6.1~~

~~The City shall use the process contained in the Interlocal Agreement between the City and the School Board of Pinellas County to review proposed public education facility sites to be located within the City.~~

~~POLICY ICE.1.6.2~~

~~The City and the School Board shall annually coordinate in the development of their respective capital improvement programs.~~

~~POLICY ICE.1.6.3~~

~~The City shall coordinate with Pinellas County in developing countywide population projections that include expected growth shown in the City's Comprehensive Plan.~~

~~POLICY ICE.1.6.4~~

~~The City will forward the population projections used in the City's Comprehensive Plan to the School Board for their consideration of projected growth and development relating to the future needs for schools in the School Board's 5, 10, and 20-year facility plans.~~

~~POLICY ICE.1.6.5~~

~~The City will coordinate with the School Board regarding the joint utilization of consistent population projections.~~

~~POLICY ICE.1.6.6~~

~~Proposed school locations will be reviewed for opportunities to integrate/collocate schools with other public facilities, including but not limited to: bicycle and pedestrian paths, libraries, parks, emergency shelters, and community centers.~~

~~POLICY ICE.1.6.7~~

~~The City and the Pinellas County School Board will annually share information and assess future needs to identify areas of mutual concern and financial savings concerning the construction of public facilities.~~

~~POLICY ICE.1.6.8~~

~~The City will enter into an interlocal agreement with the Pinellas County School Board if it is determined that the collocation of public facilities such as parks, libraries, and community centers, is advantageous and mutually agreeable.~~

~~OBJECTIVE ICE.1.7~~

~~The City will identify and describe joint processes for collaborative planning on facilities subject to concurrency, facilities with countywide significance, and problematic land uses.~~

~~POLICY ICE.1.7.1~~

~~The City will coordinate with Pinellas County to determine future needs for water and sewer within areas served by the City.~~

~~POLICY ICE.1.7.2~~

~~The City shall coordinate with Pinellas County in the development of their respective capital improvements for water and sewer facilities in unincorporated areas within the City's service areas.~~

~~POLICY ICE.1.7.3~~

~~The City will coordinate, through the MPO/PPC, the transportation needs of the City with those of Pinellas County and the Florida Department of Transportation.~~

~~POLICY ICE.1.7.4~~

~~The City will coordinate with service providers having no regulatory land use authority in the City to improve coordination of the City's concurrency management methodologies and systems, and levels of service.~~

~~POLICY ICE.1.7.5~~

~~The City will coordinate with Pinellas County regarding joint projects identified in the City's and County's Stormwater Management Plans.~~

~~POLICY ICE.1.7.6~~

~~The City will continue to coordinate with the Pinellas County Board of County Commissioners for the provision of countywide facilities, including but not limited to solid waste disposal, the St. Pete/Clearwater International Airport, and the Pinellas County Emergency Operations Center.~~

~~POLICY ICE.1.7.7~~

~~The City will continue to coordinate with the MPO/PPC and the Pinellas Suncoast Transit Authority for the provision of major transportation facilities and mass transit.~~

~~POLICY ICE.1.7.8~~

~~The City will forward notice of proposed future land use plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population within coastal high hazard areas, to the TBRPC and the Pinellas County Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuation populations on evacuation clearance times and routes.~~

~~POLICY ICE.1.7.9~~

~~The City will periodically review its development standards to avoid conflicting with the standards of neighboring jurisdictions and in an effort to coordinate a countywide approach to development standards, thereby providing uniformity.~~

~~POLICY ICE.1.7.10~~

~~The City will coordinate with the Pinellas Planning Council, or the appropriate ad hoc committees, in the development, review, and recommendation of efficient countywide guidelines in the location of problematic land uses.~~

OBJECTIVE ICE.1.8.11

~~The City will identify, implement, and coordinate~~ 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.1.8.11.2~~

~~The City will coordinate with the Pinellas Planning Council, and other jurisdictions as appropriate, to establish a more comprehensive and better integrated annexation process that will include consideration of the following:~~

- ~~a. Advance Notices – a procedure that provides for advance notice of all annexations to the respective parties of interest;~~
- ~~b. Accurate Legal Descriptions – a means to review and validate the legal descriptions for annexations;~~
- ~~c. State Law Compliance – definitions and examples by which to determine compliance with the state law for contiguity, compactness, enclaves, and procedures for annexation agreements/indentures;~~
- ~~d. Ability to Serve – pre-determined or administrative means to establish a municipality's ability to serve the area;~~

- ~~e. Service Contracts – enabling provisions for Pinellas County and each municipality to enter into mutually acceptable agreements to provide selected services where it is beneficial to the citizenry and cost-effective to do so in lieu of annexation;~~
- ~~f. Consistency – a requirement for consistency with the Comprehensive Future Land Use Plan at the time of annexation; and~~
- ~~g. Coordination with State Plan Amendment Review Process – to establish eligibility for waiver of the requirement for plan amendment pursuant to Section 163.3171(3) FS, at the time of annexation.~~

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.1.8.211.3

~~The City will provide a copy of its~~ 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.

OBJECTIVE ICE.1.9

~~The City of Pinellas Park shall continue to coordinate its Comprehensive Plan with plans of Pinellas County, the School Board of Pinellas County and other local governments through participation in joint planning processes and procedures.~~

POLICY ICE.1.9.1

~~The City of Pinellas Park shall implement the Public Schools Interlocal Agreement in coordination with Pinellas County, the School District and the other local governments that are signatories to the Agreement (the partner local governments).~~

~~POLICY ICE.1.9.2~~

~~The City of Pinellas Park shall continue its participation on the Pinellas Schools Collaborative as a means of facilitating planning and coordination among local governments and the School Board.~~

~~POLICY ICE.1.9.3~~

~~The City of Pinellas Park shall include a Public School Facilities Element as a part of its adopted Comprehensive Plan and will coordinate with the School District to maintain data useful for coordinated planning between local governments and the School Board.~~

~~POLICY ICE.1.9.4~~

~~The City of Pinellas Park shall coordinate and share information with the School District and the Pinellas County Planning Department to determine whether there is available public school capacity to support the anticipated students from residential site plans and final residential subdivision approvals.~~

~~POLICY ICE.1.9.5~~

~~The City of Pinellas Park shall coordinate with the School Board of Pinellas County to implement the public educational facilities siting requirements of Chapter 163 and Chapter 1013, F.S., as stipulated in Section 4 of the Public Schools Interlocal Agreement.~~

~~POLICY ICE.1.9.6~~

~~The City of Pinellas Park shall coordinate with the School Board of Pinellas County to implement the public educational facilities siting and co-location requirements of Chapter 163 and 1013, F.S., and as outlined in the interlocal agreement entered into between Pinellas Park, impacted local governments, Pinellas County, and the School Board of Pinellas County, and as identified in the Future Land Use Element.~~

~~POLICY ICE.1.9.7~~

~~The City of Pinellas Park shall enter into interlocal agreements, or other appropriate formal agreements and understandings, when necessary to formalize cooperative understandings and processes.~~

~~OBJECTIVE ICE.1.10~~

~~The City shall continue to recognize and implement existing infrastructure service agreements, and enter into new agreements as necessary, for the purpose of ensuring adequate, efficient and equitable provision of needed services.~~

~~POLICY ICE.1.10.1~~

~~The City shall continue to provide water, wastewater collection and reclaimed water service to unincorporated areas in accordance with the conditions contained within the individual billing, connection and service agreements established between the respective governments.~~

~~OBJECTIVE ICE.1.11~~

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

~~POLICY ICE.1.11.1~~

~~The Plan shall be presumed to be internally consistent, but if a segment of the Plan is found to be inconsistent with another segment of the Plan, the City shall initiate an amendment or take other appropriate action to correct the inconsistency.~~

~~GOAL ICE.2~~

~~Pinellas Park shall maintain an innovative and proactive program of intergovernmental and interagency coordination, cooperation and partnership in order to provide the most efficient and effective operations and services, to identify and resolve mutual issues and concerns, to protect, preserve, and enhance significant natural resources, and to protect the quality of life for existing and future Pinellas Park residents and visitors.~~

~~OBJECTIVE ICE.2.1~~

~~Pinellas Park shall continue to coordinate its Comprehensive Plan with those units of government which provide service within the City's municipal boundaries, but which do not have regulatory authority over the use of land.~~

~~POLICY ICE.2.1.1~~

~~The City shall ensure that implementation of the Pinellas Park Comprehensive Plan is coordinated with the relevant plans and regulatory requirements of Pinellas County, Federal and State agencies including, but not limited to, the Florida Department of Transportation and the Federal Department of Transportation.~~

~~POLICY ICE.2.1.2~~

~~The City shall coordinate with the School Board of Pinellas County and Pinellas County, to implement the public educational facilities siting and collocation requirements of Chapter 163 and 1013, F.S., as outlined in the interlocal agreement entered into, and as identified in the Public Schools Facilities Element.~~

~~OBJECTIVE ICE.2.2~~

~~The City shall continue to ensure that its planning activities are coordinated with the plans of Pinellas County and adjacent local governments within Pinellas Park's area of concern.~~

~~POLICY ICE.2.2.1~~

~~The City shall enter into interlocal agreements, or other appropriate formal agreements, and understandings, when necessary to formalize cooperative understandings and processes.~~

~~POLICY ICE.2.2.2~~

~~Pinellas Park shall ensure that implementation of the Comprehensive Plan is coordinated with the plans of regional and countywide planning bodies including, but not limited to, Pinellas County, the Tampa Bay Regional Planning Council, MPO/PPC, at a minimum, reviewing and commenting on respective plans, by initiating and participating in coordination meetings as necessary, and by representative membership on specific committees, boards and councils.~~

~~POLICY ICE.2.2.3~~

~~Pinellas Park shall ensure that implementation of the Comprehensive Plan is coordinated with the plans of Federal, State and Regional regulatory agencies including, but not limited to, the U.S. Environmental Protection Agency, the Florida Department of Environmental Protection, and the Southwest Florida Water Management District by, at a minimum, adherence to regulatory permits and requirements.~~

~~POLICY ICE.2.2.4~~

~~Pinellas Park shall coordinate with the Pinellas Planning Council to maintain consistency with the Countywide Comprehensive Plan by: Participating in the countywide planning process through representation on, and coordination with, the Pinellas Planning Council; maintaining the procedures, and responsibility therefore, by which to determine the need for and processing of any requisite amendment to the Countywide Future Land Use Plan.~~

~~POLICY ICE.2.2.5~~

~~Pinellas Park shall continue to participate in the collaborative process with the County, the School Board, and other agencies to develop, coordinated population projections.~~

~~OBJECTIVE ICE.2.3~~

~~Pinellas Park shall continue to coordinate with governments regarding the siting of facilities of significance and in assessing the potential for development related impacts.~~

~~POLICY ICE.2.3.1~~

~~Pinellas Park shall continue to share development-related information, including proposed amendments to the Future Land Use Map, with affected municipalities and counties, and shall consider all relevant comments received before arriving at decisions which may have multi-jurisdictional impact.~~

~~POLICY ICE.2.3.2~~

~~Pinellas Park shall continue to utilize, among other processes, the development of regional impact review process as a means of participating in the siting of projects with regional (including countywide) significance.~~

~~OBJECTIVE ICE.2.4~~

~~Pinellas Park shall continue to practice collaborative planning with affected governments and agencies to facilitate the locating and extension of facilities subject to concurrency, and shall formalize, as necessary, through specific agreements, its process for coordinating the establishment of level of service standards with other state, regional or local governments and service providers who have operational and maintenance responsibility for public facilities providing service.~~

~~POLICY ICE.2.4.1~~

~~As provided for within the Transportation Element, Pinellas Park shall coordinate with Pinellas County, FDOT, MPO/PPC, PSTA, and affected local governments, concerning the biennial updates of the Multi-Modal Impact Fee Ordinance through the MPO/PPC Planning Process and the implementation of the Pinellas County Mobility Management System.~~

~~POLICY ICE.2.4.2~~

~~Pinellas Park shall continue to coordinate with the SWFWMD, including with its adopted Regional Water Supply Plan, and area governments and agencies in planning for a reliable long term regional potable water supply. The City shall update the Potable Water Element's Ten Year Water Supply Facilities Work Plan within 18 months after the update to SWFWMD's Regional Water Supply Plan is approved.~~

~~POLICY ICE.2.4.3~~

~~Pinellas Park shall continue to collaborate with adjacent governments and agencies to manage surface water in an efficient and coordinated manner by entering into specific interlocal/interagency agreements describing responsibility and formalizing specific commitments.~~

~~POLICY ICE.2.4.4~~

~~The City shall cooperate with the MPO/PPC and other local governments to complete the biennial update of the Multi-Modal Impact Fee Ordinance through the MPO/PPC Planning Process.~~

~~OBJECTIVE ICE.2.5~~

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

~~POLICY ICE. 2.5.1~~

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

~~OBJECTIVE ICE.2.6~~

~~Pinellas Park shall coordinate with local governments and agencies for the purpose of protecting and restoring functional and connected habitats and associated living resources for the purpose of meeting regional surface water management goals, and for the practice of efficient resource planning and regulation.~~

~~POLICY ICE.2.6.1~~

~~Pinellas Park shall encourage, initiate where appropriate, and participate in multi-jurisdictional cooperation and coordination in watershed planning, in meeting National Pollutant Discharge Elimination System (NPDES) program requirements, in the implementation of the Comprehensive Conservation and Management Plans (CCMP), and in the implementation of the CCMP, and in the implementation of efficient, effective and comprehensive surface water management programs.~~

~~POLICY ICE.2.6.2~~

~~Pinellas Park shall practice multi-jurisdictional cooperation and coordination in developing and promoting educational programs related to water resource management and in the resolution of resource issues.~~

~~POLICY ICE.2.6.3~~

~~Pinellas Park shall continue to use the ongoing NPDES coordination process as one means of coordination to facilitate the sharing of stormwater project information, to collectively identify and meet surface water resource educational information needs, and to collaboratively address, as appropriate, surface water-related mandates such as NPDES municipal storm sewer permit requirements.~~

~~POLICY ICE.2.6.4~~

~~Pinellas Park shall remain an active participant in regional technical studies and policy forums on wetlands.~~

~~POLICY ICE.2.6.5~~

~~Pinellas Park shall encourage, and participate in, as appropriate, efforts by the SWFWMD to prioritize the identification of the recharge area within the Northern Tampa Bay Water Use Caution Area (NTBWUCA).~~

~~OBJECTIVE ICE.2.7~~

~~Pinellas Park shall, as a practice, work towards cooperative and mutually beneficial relationships with governments and agencies, and shall endeavor to anticipate and address issues before conflicts arise.~~

~~POLICY ICE.2.7.1~~

~~Pinellas Park shall utilize available formal and informal dispute resolution processes, including those to be provided by the Tampa Bay Regional Planning Council, when necessary and appropriate.~~

~~POLICY ICE.2.7.2~~

~~Pinellas Park shall continue to place emphasis on the informal and efficient coordination processes that provide greater mutual benefit and foster professional relations.~~

"Exhibit H"

Capital Improvements Element

Ordinance No. _____

CAPITAL IMPROVEMENTS

GOAL CIE.1

~~The City shall utilize sound fiscal policies to~~ 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

~~The City shall Utilize the Capital Improvements Element of the Comprehensive Plan to meet the City's needs of the local government for the construction of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth, and to renovate or replace obsolete or outdated worn-out facilities.~~

POLICY CIE.1.1.1

Capital improvement shall mean a one-time cost acquisition of \$25,000 or more for land, ~~improvements to land, structures, or improvements to structures~~ (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 City Administration and affected Departments shall annually review, evaluate and prioritize projects of T~~the Capital Improvements Element will be reviewed and evaluated annually for inclusion in the annual Capital Budget section of the City's Annual bBudget.

POLICY CIE.1.1.3

The Capital Improvements Element shall provide for the availability of public facilities and services ~~for which a level of service standard has been adopted and that are needed to support development concurrent with the impacts of such development.~~

POLICY CIE.1.1.4

Public facility and service availability ~~shall be deemed~~ will be considered sufficient if necessary ~~the public facilities and services for a development are phased, or the development is phased, so that the public facilities and those related services that are deemed necessary by the local government to operate the facilities necessitated by that development, are available concurrent with the impacts of that development.~~

POLICY CIE.1.1.54

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 ~~shall be consistent with all other elements of this Plan.~~

POLICY CIE.1.1.65

The City shall utilize the "Criteria for Establishing Priority" located 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. ~~The~~ Elimination of public hazards;
- b. ~~The~~ Renewal and replacement of obsolete or outdated ~~worn-out~~ facilities;
- c. ~~The elimination of existing~~ Ensuring adequate capacity deficits;
- d. ~~Local budget impact on the City's budget;~~
- e. Locational ~~needs~~ determined based on projected growth patterns;
- f. ~~The~~ accommodating demands ~~on~~ of new development and redevelopment ~~facility demands;~~
- g. Financial feasibility;
- h. Potential ~~Cost~~ savings from ~~due to factors such as matching funds or grants funds and private contributions;~~ and
- i. Plans of ~~S~~tate agencies, water management districts, and other regional and local agencies and departments that provide public facilities within the City's jurisdiction.

POLICY CIE.1.1.76

~~In addition to Criteria for Establishing Priority (Policy CIE.1.1.5), consider criteria of Policy T.1.10.2 in~~ For prioritization of transportation capital improvements, consider criteria of Policy T.1.9.2 in addition to Criteria for Establishing Priority (Policy CIE.1.1.6).

POLICY CIE.1.1.78

~~The City shall~~ 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.1.1.89

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.1.1.910

~~The City of Pinellas Park shall, where cost effective,~~ Utilize rehabilitation and reuse techniques on existing public facilities, structures, and buildings, where cost effective, as the preferred alternative to new construction.

POLICY CIE.1.1.101

~~The Capital Improvements Element shall~~ Plan ~~provide for the to replacement or renovate~~ ion of existing public facilities to occur when within the planning increment in which the life expectancy or level of service of the facilities is to be exceeded.

POLICY CIE.1.1.142

~~Inclusion of a capital facility and related service in the Capital Improvements Element will consider~~ 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.1.1.123

~~The Capital Improvements Element will~~ indicate the anticipated years of project commencement, construction, and completion.

POLICY CIE.1.1.13

~~A plan amendment will be required to defer, delay, or eliminate the construction of, a project identified in the Capital Improvements Element.~~

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

~~Through the land development process, the City shall~~ Ensure that public facility needs do not exceed the ability to fund and provide needed capital improvements and 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

~~The City of Pinellas Park shall direct the land development~~ Consider during the review process for new development in a way that strategies to maximize the use of existing public facilities.

POLICY CIE.1.2.2

~~The estimated costs of all needed~~ Plan capital improvements so that the estimated costs do ~~shall not exceed conservative estimates of available revenue sources. pursuant to City ordinances, and which have not been rejected by referendum if a referendum is required to enact a source of revenue.~~

POLICY CIE.1.2.3

~~The City's maximum~~ Limit the City's of bonded indebtedness shall be 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

~~The City of Pinellas Park shall implement a Mobility Management System and~~ Use multi-modal impact fee revenue to fund multi-modal improvements to the City's transportation facilities.

POLICY CIE.1.2.6

~~The City of Pinellas Park shall continue to~~ Evaluate and establish such impact fees, user fees, special assessments, or other revenue sources necessary to recapture the costs of providing public facilities and services ~~to new growth~~.

POLICY CIE.1.2.7

~~The City shall provide or arrange for others to~~ 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

~~A Local Government Development Agreements~~ must include ~~shall be considered to be in compliance with adopted level of service standards when a commitment by the development to mitigate the pro rata share of the costs of public facility and service improvements necessitated by that development is clearly delineated within the agreement, and is scheduled to occur such that the facility and those related service improvements that are deemed necessary, are available 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

~~The City of Pinellas Park shall~~ 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. ~~approved by the City of Pinellas Park.~~

“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 ~~located within the City's jurisdiction:~~

- 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 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).
- 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. ~~Treatment of stormwater runoff shall be~~

~~required for all new development, redevelopment, and expansion which occur in existing developed areas as provided by law.~~ 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

~~The City of Pinellas Park shall 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. ~~Until a level of service compliance has been met, before construction is~~ will not be permitted.

POLICY CIE.1.3.7

~~Consistent with public health and safety, S~~sanitary sewer, solid waste, stormwater management, adequate water supplies, and potable water facilities shall be in place and available to serve new development ~~before thea no later than the issuance of a certificate of occupancy is issued. or its functional~~

~~equivalent. Prior to approval of a building permit or other development order, the City shall consult with the water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy.~~

POLICY CIE.1.3.8

~~Consistent with the public welfare, The land for parks and recreation facilities to serve new development shall be in place or under actual construction no later than one year after issuance of a certificate of occupancy. However, the acreage for such facilities shall be dedicated to or acquired by the City prior to issuance of a certificate of occupancy.~~

POLICY CIE.1.3.9

~~Consistent with the public welfare, T~~ransportation 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 ~~encourage efficient provision of capital improvements by restricting~~ public expenditures for infrastructure away from ~~in~~ the Coastal High Hazard Area.

POLICY CIE.1.4.1

Public expenditures for infrastructure in the Coastal High Hazard Area will be restricted to ~~the following~~:

- ~~a.~~ maintenance, repair, and replacement of existing facilities or;
- ~~b.~~ expenditures for protection, restoration, or enhancement of natural resources or public access;
- ~~c.~~ or expenditures for a public facility of overriding public interest to ensure public health, safety, and welfare.

"Exhibit I"

Property Rights Element

Ordinance No. _____

PROPERTY RIGHTS

GOAL PR.1: Protect Property Owners' Constitutional and Statutory Rights.

OBJECTIVE PR.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.

"Exhibit J"

Economic Development Element

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, 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 or 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.

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.

"Exhibit K"

Appendix I-Capital Improvement Projects

APPENDIX I
CAPITAL IMPROVEMENTS PROJECTS



PINELLAS PARK

• SIMPLY CENTERED •

Table 1
Capital Improvements Project Listing 2011–2016

Related Comp. Plan Policies	Required By Comp. Plan?	Project	Description	Funding Sources	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY15/16
<u>Transportation</u>									
T1.3.3	Yes	Street Resurfacing (5-Yr Annual Program—Citywide)	Annual recurring maintenance expense for resurfacing, paving, striping, manhole adjustments, and micro-paving of roads.	Infrastructure Sales Tax	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
T1.3	No	Thermoplastic Striping of Major Intersections	Apply thermoplastic striping at intersections on 82nd Ave from Belcher to US 19 and on 52nd Street from 70th Ave to 94th Ave.	Infrastructure Sales Tax	\$51,000				
T1.1.12	No	Illuminated Street Name Signs	Install illuminated street name signs on Park Blvd at 40th Street, 49th Street, and 52nd Street intersections to better guide motorists on Park Blvd.	TIF 10A	\$72,000				
T1.3.5	yes	Solar Pushbutton Pedestrian Crossing at Davis Field	Install Pedestrian Crossing on 78th Avenue from Public Works parking lot to Davis Field.	TIF 10	\$25,000				
T1.1.12	NO	Left Turn Bay at 110th Ave and 49th Street	Add a left turn bay eastbound on 110 Ave at 49th Street to aid signal coordination and reduce delay.	TIF 10	\$340,000				
T1.8.4	NO	Street Lights for 60th Street from 102nd Ave thru 114th Ave	Install street lighting on 60th Street northward from 102nd Ave thru 114th Ave.	TIF 10	\$12,000				
			Total Transportation		\$800,000	\$300,000	\$300,000	\$300,000	\$300,000
<u>Community Facilities</u>									
LU.1.10.1 LU.1.10.2	No	Downtown Façade Grants (CRA)	This project is to implement a community infrastructure project in the Community Redevelopment Area.	CRA/Tax Increment Fin.	\$100,000	\$30,000	\$30,000	\$30,000	\$30,000
SW.1.4.3	No	Recycled Materials	This project is to implement a	Pinellas	-				

Related Comp. Plan Policies	Required By Comp. Plan?	Project	Description	Funding Sources	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY15/16
		Program (Citywide)	recycled materials program (Citywide). Annual availability of Municipal Recycling Grant pending County Commissioners Action.	County Recycle Grant	\$20,000				
None	No	Purchase of Properties Adjacent to Public Works Service Facility and Performing Arts Center	This is the amortization of principal and interest for the purchase of the "Harris" property for future expansion of the Public Works Service Facility and the "Wilson" property adjacent to the PAC.	Infrastructure Sales Tax	\$ 35,727	\$ 35,726	\$ 35,726	\$ 35,725	\$35,727
LU.1.10	No	CRA Landscape Renovation Program	Program for the ongoing planting of beds on traffic medians on Park Blvd and at City buildings within the CRA.	CRA/Tax Increment Fin.	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
None	No	Fuel Tank Replacement at Fire Station #35	Installation of new convault fuel tank for generator. Replacement due to deterioration.	Infrastructure Sales Tax			\$35,000		
None	No	Replace Roof at Fire Station #36	Roof is metal deck with perlite, smooth built up/age unknown.	Pinellas Co. Fire District		\$65,000			
None	No	Replace Air Conditioning System at Fire Station #36	Two split systems/both approx. 11 years old and deteriorating.	Pinellas Co. Fire District Funding		\$20,000			
None	No	LED Message Board Sign at Park Station	Replace the existing outdoor sign with a 6'x10' double-sided informational message board to be used to inform the public of upcoming events and meetings at the facility.	CRA/Tax Increment Fin.	\$50,000				
None	No	LED Message Board Event Signs at City Hall, PAC & Town Square Plaza	Installation of 4 full-color double-sided LED informational message boards to be used to inform the public of current & upcoming events at these locations.	CRA/Tax Increment Fin.	\$200,000				
None	No	Matching Funds for Annual CDBG Grants Program	Provides for the required City Matching funds for Community Development Block Grants	CRA/Tax Increment Fin.		\$50,000	\$50,000	\$50,000	\$50,000
H.1.4.3	No	Homeowner's Assistance Grant Program	Program to fund grants to homeowners in the CRA for improvements resulting from building code, police and code compliance, and health and welfare	CRA/Tax Increment Fin.	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000

Related Comp. Plan Policies	Required By Comp. Plan?	Project	Description	Funding Sources	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY15/16
			issues.						
None	No	CRA Property Purchases	Provides funding for the acquisition of properties within the CRA when opportunities and needs arise.	CRA/Tax Increment Fin.	\$200,000	\$100,000	\$75,000	\$75,000	\$75,000
LU.1.10.1	No	CRA Slum and Blight Removal Program	Program to address health and safety issues for businesses, homeowners and visitors that cannot be remedied through traditional means.	CRA/Tax Increment Fin.	\$200,000	\$100,000	\$75,000	\$75,000	\$75,000
LU.1.10.1	No	Small Business Assistance Grant Program	Provides funding for a program to assist small businesses within the CRA who face short term unanticipated financial obstacles and impediments.	CRA/Tax Increment Fin.	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
LU1.10.1	No	United Cottages Improvements	Project includes Public Works improvements including drainage, utilities, roadways and lighting.	CRA/Tax Increment Fin. CDBG Grant	\$260,000 \$50,000				
None	No	Police & Fire Complex Property Acquisition & Design	Acquire property for the development of new combined Police & Fire Department Operations Center. New complex would replace current PD and FS 35, 36 & 37. Acquire property in FY 14/15. Design project in FY 15/16.	Infrastructure Sales Tax	- -			\$1,000,000	\$1,000,000
C.1.10	No	Insulate Roof on East End of Maintenance Facility	Install 3" thick VR-R insulation in existing uninsulated portion of the east end of Fleet Maintenance facility Building A.	Infrastructure Sales Tax	\$12,250	-			
C.1.10	No	Heating System in Fleet Maintenance Facility	Replace existing propane heaters in the Fleet Maintenance Facility with a radiant heating system.	Infrastructure Sales Tax	\$14,490	-			
		Paint and Repair Interior Walls of City Buildings	Paint interior walls according to the following: Library & FS 35 in FY 11/12; FS 33 in FY 12/13; Park Station & FS 34 in FY 13/14; PD & City Auditorium in FY 14/15; PAC & PWTS in FY 15/16.	Infrastructure Sales Tax	\$16,200	\$7,500	\$16,000	\$17,000	\$18,000
LU1.10.1	None	Adamek Site	Demolish three existing sheds on	Infrastructure	\$15,000				

Related Comp. Plan Policies	Required By Comp. Plan?	Project	Description	Funding Sources	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY15/16
		Hurricane Sheds Demolition	the Adamek property and move the emergency sandbag and equipment staging area to the Public Works Service Facility site.	Sales Tax					
C.1.10	No	PAC Enhancements	Funding to address anticipated upgrades at the Performing Arts Center including technology, energy efficiency and facility improvements.	CRA/Tax Increment Fin.	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
None	No	Elevator Code Upgrades	Upgrade elevators to State Code standards. PD in FY 11/12; City Hall in FY 13/14.	Infrastructure Sales Tax	\$45,800		\$45,800		
C.1.10	No	Replace Library Roof	Replace Library roof with a reflective cool roof system equipped with PV solar panel brackets.	Infrastructure Sales Tax			\$165,000		
C.1.10	No	Neighborhood Services and City Warehouse Roof Replacement	Install Reflective Cool Roof System and replace warehouse skylights with solar lighting.	Infrastructure Sales Tax	\$48,500	-			
C.1.10	No	Former Tire Kingdom Facility Roof Replacement	Install Reflective Cool Roof Coating System to replace existing failing 18-yr old rubber roofing system.	Infrastructure Sales Tax	\$12,600	-			
None	No	Park Station Roof Repairs	Repairs to Park Station roofing system. Original limited warranty has expired and permanent repairs are needed.	Infrastructure Sales Tax	\$46,000	-			
C.1.10	No	HVAC Controls in City Buildings	Install new or upgrade existing HVAC controls with a web-based or network controls to reduce energy expenses throughout City facilities.	Infrastructure Sales Tax	\$48,000	-			
C.1.10	No	Window Film in City Buildings	Install solar and/or security film on windows throughout City buildings for improved energy savings and security.	Infrastructure Sales Tax	\$92,500	-			
			Total Community Facilities		\$1,622,066	\$563,226	\$682,525	\$1,437,727	\$1,438,727
<u>Parks & Recreation</u>									
PR.1.2.3 C.1.10	No	Athletic Field Lighting Improvements at	Replace deteriorated wooden poles with concrete poles at soccer fields	Infrastructure Sales Tax	\$85,700	\$350,100			

Related Comp. Plan Policies	Required By Comp. Plan?	Project	Description	Funding Sources	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY15/16
		Youth Park	1-5. Retrofit Field #7. Includes use of energy efficient lighting & computerized control system.						
PR.1.2.3	No	Renovation of Restrooms at Davis Field and Youth Park	Renovate the interior of all restrooms at these parks—Davis in FY 11/12, Youth Park in FY 12/13. Includes new fixtures, partitions and the addition of skylights for energy conservation.	Infrastructure Sales Tax	\$45,000	\$20,000			
None	No	Shade Structures for Davis Field Bleachers	Purchase and install shade coverings over remaining bleachers at Davis Field Complex.	Infrastructure Sales Tax	\$53,000				
C.1.10	No	Helen Howarth Park Sports Field Lighting Improvements	Retrofit existing concrete poles with energy efficient fixtures & computerized control system—Little League fields in FY 11/12, Senior Field in FY 12/13.	Infrastructure Sales Tax	\$147,000	\$99,000			
PR.1.2.5	No	Helen Howarth Park Equestrian Park Improvements	Annual improvements to equestrian facilities including electrical service improvements, a new equine arena judges stand, additional site amenities and upgrades.	Infrastructure Sales Tax	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
PR.1.2.3	No	Youth Park Soccer Field Playground Improvements	Replace 17 year old deteriorating playground equipment.	Infrastructure Sales Tax	\$35,000				
PR.1.2.12	No	Park Blvd Phase III Park	Development of a passive recreational area surrounding the Park Blvd Ph III Retention Pond.	CRA/Tax Increment Fin.	\$150,000				
PR.1.2.3	No	Youth Park Parking Lot Expansion	Expand the existing paved parking area at the park to include 50-60 new paved parking spaces.	Parkland Dedication Fee	\$47,000	\$63,000			
				Infrastructure Sales Tax		\$137,000	-	-	-
PR.1.2.3	No	Resurface City Outdoor Hard Surface Courts	Ongoing program to resurface all deteriorating outdoor hard court surfaces at: Broderick Park, City Basketball Court, Davis Field, Forbes, Pinebrook, Sparkle Lake and Youth Park.	Infrastructure Sales Tax	\$15,000	\$15,000	\$10,000	\$10,000	\$10,000
PR.1.2.3	No	Parks Playground Replacement	Removal and Replacement of aging playground structures at: Youth	Infrastructure Sales Tax	\$35,000	\$130,000	\$80,000	\$100,000	\$120,000

Related Comp. Plan Policies	Required By Comp. Plan?	Project	Description	Funding Sources	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY15/16
		Program	Park, Broderick Park, Pinebrook Park, Helen Howarth Park and Davis Field.						
PR.1.2.3	No	City Parks Fence Replacement Program	Removal and replacement of deteriorating park fencing including athletic field backstop fencing.	Infrastructure Sales Tax	\$65,000	\$65,000	\$65,000	\$30,000	\$30,000
PR.1.2.3	No	Athletic Court Lighting at City Courts	Purchase and install lighting at basketball and volleyball courts at 7900 60th Street.	Infrastructure Sales Tax		\$65,000			
PR.1.2.3	No	New Pavilion in Helen Howarth Park	Construction of a new pavilion at Helen Howarth due to need driven by the increased use of existing pavilions.	Infrastructure Sales Tax		\$45,000			
PR.1.2.3	No	Freedom Lake Park Community Gardens Expansion	Add approximately 16 planter boxes to the Freedom Lake Park Community Garden site to accommodate increased need.	Infrastructure Sales Tax	\$15,000				
PR.1.2.3	No	Skyview Recreation Center Complex Renovation and Expansion	Replace existing pool bathhouse and construct Splash Park with improved drainage, parking & landscaping. Design & permitting in FY 12/13; Parking and drainage in FY 13/14; Construction of Bathhouse & Splash Park in FY 14/15.	Infrastructure Sales Tax		\$315,000	\$585,000	\$1,325,000	
PR.1.2.3 C.1.10	No	Senior Center Roof	Remove the existing deteriorated roofing, repair roof deck and install new Cool Roof system.	Infrastructure Sales Tax	\$41,500				
C.1.10	No	HVAC Controls at City Recreation Buildings	Install new or upgrade existing HVAC Controls with a web-based or network controls to reduce energy expenses in City recreation facilities.	Infrastructure Sales Tax	\$12,000				
			Total Parks and Recreation		\$766,200	\$1,324,100	\$760,000	\$1,485,000	\$180,000
Stormwater									
D.1.2	No	Stormwater Rehabilitation Program	Provides for stormwater facilities rehabilitation and pipe relining. Larger pipes complete in Years 1 thru 3.	Utility Fee	\$100,000	\$100,000	\$100,000	\$50,000	\$50,000

Related Comp. Plan Policies	Required By Comp. Plan?	Project	Description	Funding Sources	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY15/16
D.1.1.3	No	Homeland Subdivision Drainage	This project is based on the Drainage Study recommended the upgrading and upsizing of storm sewer facilities in area. Water quality features have been added.	CRA/Tax Increment Fin.	\$725,000				
				Infrastructure Sales Tax	\$290,000				
				SWFWMD Grant	\$850,000				
				Utility Fee	\$435,000				
D.1.2.11	No	Secondary Drainage Improvements – Garnett & North Disston Subdivisions	Improve drainage in 40-acre area 82nd Ave to 86th Ave, 46th St to 49th St where roadway ponding & flooding occurs. Study complete in FY 10/11. Design in FY 11/12. Construction in FY 12/13.		-				
				CRA/Tax Increment Fin.	\$350,000	1,575,000			
D.1.3	No	Longhill Drive Drainage Improvements Construction	Project includes culverting of existing 1,220 linear ft. drainage ditch to eliminate ditch bank and yard erosion. Project would improve water quality of stormwater discharging into Cross Bayou Canal. Design complete FY 10/11.		-				
				Infrastructure Sales Tax	\$510,603				
D.1.2	No	CRA Drainage Improvements	Secondary drainage improvements within the CRA to facilitate stormwater drainage and installation of sidewalks.	CRA/Tax Increment Fin.	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000
			Total Stormwater		\$3,860,603	3,650,000	\$150,000	\$100,000	\$100,000
Sidewalk Program									
T.1.3.5; T1.6.3	Yes	Sidewalk, Ramp, and Neighborhood Program	Provides for installation of sidewalks and access ramps throughout City neighborhoods.	Infrastructure Sales Tax	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
T.1.3.5	No	CRA Sidewalks Improvements	Installation of sidewalks throughout the Community Redevelopment Area.	CRA/Tax Increment Fin.	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000
				CDBG Grant	\$100,000				
		60th Street Sidewalks and Related Drainage Improvements	Install culverts and sidewalks on the west side of 60th Street between 105th Ave and 110th Ave to improve pedestrian safety.	Infrastructure Sales Tax		\$123,500			
			Total Sidewalk		\$275,000	\$248,500	\$125,000	\$125,000	\$125,000
Potable Water									
PW.1.1.1	No	Homeland	To be completed in conjunction with	-	-				

Related Comp. Plan Policies	Required By Comp. Plan?	Project	Description	Funding Sources	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY15/16
		Subdivision Potable Water Distribution System	Homeland Drainage Project. Replace existing 2" waterlines with upsized watermain to provide improved fire protection and water quality.	Water and Sewer Fund	\$45,000				
				CRA/Tax Increment Fin.	\$45,000	-	-	-	-
PW.2.2.2; SS.2.1.1	No	Water & Sewer Master Plan Update	The Master Plan for Water & Sewer Utilities was last updated in 2001. The project includes evaluation and analysis of existing conditions and plan updates for immediate and long range improvements.		-				
				Water and Sewer Fund	-	\$250,000			
			Total Potable Water		\$90,000	\$250,000	\$0	\$0	\$0
Sanitary Sewer									
SS.1.2	No	Sewer Inspection, Rehabilitation and Relining Program	Annual program for inspection, rehabilitation and relining of deteriorating sewer lines. Rehab and inspection programs are combined.	Water and Sewer Fund	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000
SS.1.2	Yes	Lift Station Rehabilitation Program	Program consists of the in-house rehabilitation of 5 lift stations each year by City crews. The work includes the replacement of control systems, pumps, piping, and related appurtenances per station.	- Water and Sewer Fund	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000
SS.1.2;	Yes	Manhole Rehabilitation Program	This project is for the outsourcing of the manhole repair and rehabilitation work.	Water and Sewer Fund	\$184,000	\$184,000	\$225,000	\$225,000	\$225,000
SS.1.2	Yes	Lift Station 30 Force Main Rehabilitation	The force main along 110th Ave from this 40 year old Lift Station has experienced failures over the past three years and sections are in need of rehab.	Water and Sewer Fund	-		\$170,000		
SS.1.2	Yes	Lift Station 31 Wet Well Rehabilitation	Design and engineering of stairs and landings to the wet well; structural and surface repairs to walls and floor; and lighting and	Water and Sewer Fund	-	\$450,000			

Related Comp. Plan Policies	Required By Comp. Plan?	Project	Description	Funding Sources	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY15/16
			electrical upgrades.						
SS.1.2	Yes	Lift Station 8 Force Main Replacement	The force main in the area of 49th Street and 82nd Ave was constructed approx. 50 years ago. The piping has reached its expected life span.	Water and Sewer Fund	-			\$160,000	
SS.1.2	Yes	Lift Station 7 Force Main Replacement	The force main in the area of 49th Street and 76th Ave was constructed approx. 50 years ago. The piping has reached its expected life span.	Water and Sewer Fund	-			\$114,500	
SS.1.2	Yes	Lift Station 5 Force Main Replacement	The force main running along the northbound lanes of 49th Street was constructed approx. 50 years ago. The piping has reached its expected life span.	Water and Sewer Fund	-			\$125,000	
			Total Sanitary Sewer		\$864,000	1,314,000	1,075,000	\$1,304,500	\$905,000
Reclaimed Water									
SS.1.4.10, SS.1.4.11, SS.1.4.12	Yes	Reclaimed Water System Extension	Install approximately 900 LF of 6" reclaimed water line and meter annually to neighborhoods where transmission system is in place and residents have requested reclaimed water service.	Water and Sewer Fund	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
SS.1.4.10, SS.1.4.11, SS.1.4.12	Yes	Homeland Subdivision Reclaimed Water	To be completed in conjunction with Homeland Drainage Project. Extend reclaimed water system throughout Homeland Subdivision.	Water and Sewer Fund	\$85,000				
				GRA/Tax Increment Fin.	\$85,000				
			Total Reclaimed Water		\$190,000	\$20,000	\$20,000	\$20,000	\$20,000
Source: Pinellas Park Budget, 2010.									

Table 2
Transportation Projects By Other Agencies

Related Comprehensive Plan Policies	Project No.	Project	Description	Funding Sources	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16
					\$	\$	\$	\$	\$
T.1.3.18	FPN: 2295	SR 693 (66th Street): Gulf Boulevard to US 19	ATMS-Arterial Traffic management	FDOT	175,000	50,000	1.25M	1,458,250	
				LGT	175,000	50,000	1.25M	1,458,250	
				Total	350,000	100,000	2.5M	2916500	
T.1.3.18	FPN: 2159	SR 694 (Park Boulevard): 4 th Street to Gulf Boulevard	ATMS-Arterial Traffic management	FDOT			250,000		
				LGT	351,200	400,000	250,000	4,800,700	
				Total	351,200	400,000	500,000	4,800,700	
T.1.3.18	FPN 2294	Bryan Dairy Rd: 28 th Street to Alt US 19	ITS Communication System	FDOT			500,000	910,850	
				LGT	100,000	450,000	500,000	910,850	
				Total	100,000	450,000	1,000,000	1,821,700	
T.1.1	920588	Bryan Dairy: Starkey Road to 72 nd Street North	Reconstruction and widening to 6LD	P4P	4,197,400	964,000			
				State CIGP	3,350,000	764,000			
				Total	7,547,400	1,728,000			
T.1.1	2182	Bryan Dairy Rd @ Starkey Rd.	Intersection Improvements	Cnty P4P	466,900	1,330,000	405,000		
				State CIGP	375,000	1,250,000	375,000		
				Total	841,900	2,580,000	780,000		
T.1.1	922276	62 Ave N 49 th St to 34 th St.	Design for widening from 2 to 4 lanes	Cnty P4P	52,000				
				Total	52,000				
T.1.1	1618	118 th Avenue Expressway: US19 to I-275	Design & Construct expressway. Funding commitment to FDOT.	Cnty P4P	6,500		10,000,000	10,000000	8,960,000
				Total	6,500		10,000,000	10,000000	8,960,000
FDOT: Florida Dept. of Transportation — LGT: Local Gas Tax — State CIGP: State County Incentive Grant Program — P4P: Penny for Pinellas — Source: Pinellas County MPO, 2011.									

Table 3
2011/12 Projects by School District

Location	Description	Funding Source	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16
Schools in Pinellas Park Cross Bayou Elementary, Marjorie Kinnan Rawlings Elementary, Pinellas Central Elementary, Pinellas Park Elementary, Skyview Elementary Pinellas Park Middle, Morgan Fitzgerald Middle, Richard L. Sanders Exceptional, Nina Harris Exceptional, Pinellas Secondary, Pinellas Park High*	Maintenance/ Repair*	Pinellas County School Board	\$0	\$39,500,000	\$39,500,000	\$39,500,000	\$39,500,000
	Infrastructure*	Pinellas County School Board	\$ 7,985,000	\$7,985,000	\$7,985,000	\$7,985,000	\$7,985,000
	HVAC	Pinellas County School Board	\$2,215,000				
	Flooring	Pinellas County School Board	\$549,000				
	Roofing	Pinellas County School Board	\$2,746,600				
	Safety to Life	Pinellas County School Board	\$1,100,000				
	Electrical	Pinellas County School Board	\$375,000				
	Paint	Pinellas County School Board	\$1,500,000				
	PECO Maintenance Expenditures	Pinellas County School Board	\$0	\$2,708,670	\$6,040,107	\$7,406,807	\$7,968,629
	Energy	Pinellas County School Board	\$950,000				
	Paving	Pinellas County School Board	\$650,000				
	Playgrounds	Pinellas County School Board	\$300,000				
	Sites and Grounds	Pinellas County School Board	\$410,000				
	Plumbing	Pinellas County School Board	\$460,000				
	EPA	Pinellas County School Board	\$1,011,000				
	Spectator Seating	Pinellas County School Board	\$400,000				
	Portable Rehab	Pinellas County School Board	\$300,000				
	Restroom Renovation	Pinellas County School Board	\$200,000				
	Stage & gym floors	Pinellas County School Board	\$58,000				
	Ceiling & lights	Pinellas County School Board	\$105,000				
	Gasework	Pinellas County School Board	\$573,000				
	Flammable storage	Pinellas County School Board	\$23,000				
	Window Replacement	Pinellas County School Board	\$294,000				
	Site lighting	Pinellas County School Board	\$80,000				
These projects are from the Five Year District Facilities Work program for Pinellas County School District, 2011-2012, adopted by Pinellas County School Board. The entire Work Program has been adopted by reference pursuant to Policy CIE.1.4.6. *Budgets are for all schools and facilities in Pinellas County, not just those in Pinellas Park. Source: Pinellas County School District, 2011.							

J:\Comm Development Divisions\Community Planning\Comprehensive Plan\CIE 2011\projects by school dist 2011

Table 4
Ten-Year Potable Water System Work Plan

	FY2010/11	FY2011/12	FY2012/13	FY2013/14	FY2014/15	FY2015/16	FY2016/17	FY2017/18	FY2018/19	FY 2019/2020	TOTAL
Year 1 Repair and Replacement	\$181,500										\$181,500
Year 2 Repair and Replacement		\$199,650									\$199,650
Year 3 Repair and Replacement			\$219,615								\$219,615
Year 4 Repair and Replacement				\$241,577							\$241,577
Year 5 Repair and Replacement					\$265,734						\$265,734
Year 6 Repair and Replacement						\$292,308					\$292,308
Year 7 Repair and Replacement							\$321,538				\$321,538
Year 8 Repair and Replacement								\$353,692			\$353,692
Year 9 Repair and Replacement									\$389,061		\$389,061
Year 10 Repair and Replacement										\$427,967	\$427,967
TOTAL	\$181,500	\$199,650	\$219,615	\$241,577	\$265,734	\$292,308	\$321,538	\$353,692	\$389,061	\$427,967	\$2,892,642
Source: Pinellas Park Planning Division, 2010.											

Table 5
Facilities To Be Built, Improved, or Expanded Through 2015, Tampa Bay Water

Facility	Function	Size	Potential Capacity	Projected Construction Start-End Date	Location	Financing
Northwest Hillsborough Pipeline Project	Regional System Delivery Point for Hillsborough County	36-inch pipeline	Not less than 15-mgd-of transmission capacity	December 2009 April 2011	Northwest Hillsborough County	Utility Bonds and SWFWMD and State Funding
Cypress Creek Pump Station Expansion	Regional System Delivery Pressurization	Additional pumping capacity	Not less than 165-mgd-of pumping capacity	April 2009 April 2011	Central Pasco County	Utility Bonds and SWFWMD and State Funding
:- Morris Bridge Booster Station	Regional System Delivery to City of Tampa	Maintain pumping capacity	Maintain current capacity at higher pressure	April 2009 July 2010	Northern Hillsborough County	Utility Bonds and SWFWMD and State Funding
Northwest Hillsborough Well #7 Connection	Interconnecting NWH Well #7 to the Section 21 Wellfield pipeline	24-inch and 12-inch pipeline	Not less than 3-mgd-of transmission capacity	April 2009 August 2010	Northwest Hillsborough County	Capital Improvement Fund and possible SWFWMD and State Funding
Lithia Hydrogen Sulfide Treatment Plant (SCHIP Phase 3)	Control hydrogen sulfide in water delivered from South Central Hillsborough Wellfield	N/A	44.6-mgd-of treatment capacity	April 2011 October 2012	South Central Hillsborough County	Utility Bonds
BUD-5R Collection Main	Interconnect replacement production well BUD-5R	To be determined, potentially 16-inch	2-mgd	December 2010 May 2012	South Central Hillsborough County	Utility Bonds
Regional Surface Water Treatment Plant Expansion	Treats surface water from the Tampa Bypass Canal, Alafia River and Regional Reservoir	N/A	Not less than 99-mgd-of treatment capacity	April 2007 December 2010	Central Hillsborough County	Utility Bonds and SWFWMD and State Funding

Regional High Service Pump Station Expansion	Regional System Delivery Pressurization	N/A	Not less than 135 mgd of pumping capacity	September 2008 August 2010	Central Hillsborough County	Utility Bonds and SWFWMD and State Funding
Repump Station Expansion	Delivery of excess water from the Tampa Bypass Canal to the Regional Reservoir	N/A	Not less than 180 mgd of pumping capacity	September 2008 August 2010	Central Hillsborough County	Utility Bonds and SWFWMD and State Funding
Tampa Bypass Canal Pump Station Expansion	Withdrawal of water from the Tampa Bypass Canal and delivery to the Regional Facilities Site	N/A	Not less than 200 mgd of pumping capacity	September 2008 May 2011	Central Hillsborough County	Utility Bonds and SWFWMD and State Funding
Offstream Reservoir Pump Station	Increase capacity of delivery of water from the Regional Reservoir to the SWTP	N/A	Not less than 120 mgd of pumping capacity	November 2009 June 2011	South Hillsborough County	Utility Bonds and SWFWMD and State Funding
South-Central Hillsborough Intertie Booster Station	Increase capacity of flows in the South-Central Hillsborough Intertie	N/A	Not less than 180 mgd of pumping capacity	November 2009 July 2011	South-Central Hillsborough County	Utility Bonds and SWFWMD and State Funding
Source: Tampa Bay Water, 2010.						

Table 6
~~Proposed Facility Replacement Through 2020, Tampa Bay Water~~

Facility	Function	Size	Location	Date Scheduled to Begin-End	Financing
Not Applicable (NA)*	NA	NA	NA	NA	NA
*There are currently no proposed facilities in need of replacement between now and 2020. Source: Tampa Bay Water, 2010.					

Table 7
Potential Facilities Available To Meet 2020-2031 Water Supply Needs, Tampa Bay Water

Project	Function	Project Type	Potential Capacity	Location	Potential Financing
Configuration III potential projects include: — Gulf Coast Desalination — Small Footprint Reverse Osmosis- Pinellas County — Tampa Bay Water Desalination Plant Expansion — Additional Potable Groundwater From Existing Northern Tampa Bay Wellfields — Thonotosassa Wells — Surface and Recharge Water Projects	Potable water supply	System Configuration III	20 mgd by 2019 20 mgd by 2030*	Various locations	Utility Bonds, SWFWMD and Basin Board funding, State funding
*Timing and Capacity of Need to be updated following completion of the Future needs Analysis in 2011. Source: Tampa Bay Water, 2010.					

Overall Financing

Tampa Bay Water has financed projects through Utility System Revenue Bonds that are secured by a pledge of and lien upon the net revenues derived from the operation of Tampa Bay Water's utility system. Tampa Bay Water is not limited to this method of financing. Tampa Bay Water is also utilizing variable rate demand bonds and has utilized the Florida Local Government Finance Commission Commercial Paper Loan Program to finance several of its projects on a short-term basis. Certain projects may be funded through rate collection and through capital contributions. Tampa Bay Water has also been successful in securing over \$57 million in Federal Funds for the C.W. Bill Young Regional Reservoir project and secured \$183 million through the Partnership Agreement with the Southwest Florida Water Management District (District) to assist in the development of eligible projects for System Configuration I. The District, State and Federal sources have provided funding for planning and design of alternative water supply projects. The District funded \$11.25 million for design and construction of the West Pasco Infrastructure Project. The District and the northern Tampa Bay Basin Boards have approved 50% co-funding (in an amount up to \$116 million) for System Configuration II. Tampa Bay Water will also seek co-funding for System Configuration III.

Table 8
Pinellas County Utilities Ten Year Water Supply Facilities Work Plan

					FY09/10	FY10/11	FY11/12	FY12/13	FY13/14	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19	FY19/20	
CAPITAL PROGRAMS					PCU¹ Total Water Demand (mgd)											
					58.00	57.00	53.50	54.00	49.50	49.50	50.00	50.50	51.00	51.00	51.00	
TYPE	CIP-PROJECT TITLE²	CIP-PROJECT NUMBER/ COST CENTER³	FUNDING-SOURCE	LOCATION	TEN-YEAR SCHEDULE OF IMPROVEMENTS (\$1,000)											Work Plan Total
-	-	-	-	-	FY09/10	FY10/11	FY11/12	FY12/13	FY13/14	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19	FY19/20	-
Facility Replacement	Water Distribution-Mains	543-/6543005	Water-Enterprise-Fund	Throughout-Service-Area	2,400	2,350	2,150	2,650	1,175	1,100	1,100	1,100	1,100	1,100	1,100	17,325
Facility Replacement	Source-of-Supply-and-Treatment	533/6543001	Water-Enterprise-Fund	Throughout-Service-Area	2,625	805	505	505	55	55	55	55	55	55	55	4,825
Facility Replacement	Water-Transmission Mains	534/6543002	Water-Enterprise-Fund	Throughout-Service-Area	8,250	7,683	1,483	3,484	2,150	150	150	150	150	150	150	23,950
Facility Replacement	Distribution Stations	544/6543006	Water-Enterprise-Fund	Throughout-Service-Area	170	295	495	965	515	0	0	0	0	0	0	2,440
New-Facilities	CIAC²	546/6543009	Water-Enterprise-Fund	Throughout-Service-Area	4,736	5,236	5,736	6,736	6,736	7,236	7,236	7,236	7,236	7,236	7,236	72,096
New-Facilities	Water-Blending Facility	1248/6590200	Water-Enterprise-Fund	Throughout-Service-Area	0	46,800	34,000	0	0	0	0	0	0	0	0	80,800
Future-Need	Treatment-Plants	1641/6652200³	Revenue-Bonds	North & South-Pinellas Service Areas	6,425	3,825	0	0	0	0	0	0	0	0	0	10,250
Facility Replacement	South-Cross Additions and Improvements (Including Reuse System)	555/6614900	Sewer-Enterprise-Fund; SWFWMD	South-Cross-Bayou Wastewater-Treatment Facility	585	235	4,535	4,665	905	835	835	835	835	835	835	15,935
Facility Replacement	W.E.-Dunn-Water Reclamation-Facility	552/6614300	Sewer-Enterprise-Fund; SWFWMD	W.E.-Dunn-North-Pinellas Service Area	3,543	303	376	397	2,753	353	353	353	353	353	353	9,490
Fiscal Year Total - - - -					28,734	67,532	49,280	18,902	14,289	9,729	9,729	9,729	9,729	9,729	9,729	237,111
-																-
-																-
O&M PROGRAMS																-
Conservation Projects⁴	Efficient-Use-of-Potable Water	-	Water-/Wastewater Enterprise	Throughout-Service-Area	746	535	335	270	270	270	270	270	270	270	270	3,776
Conservation Education⁵	Education-and-Outreach	-	Water-/Wastewater Enterprise	Countywide	240	240	240	240	240	240	240	240	240	240	240	2,640
Fiscal Year Total - - - -					986	775	575	510	510	510	510	510	510	510	510	6,416

¹-PCU = Pinellas County Utilities; the PCU water service area includes approximately 111,442 retail water accounts as of September 2009. PCU provides wholesale service to the cities of Clearwater, Safety Harbor, Pinellas Park, Tarpon Sp

²-CIAC = Contributions in Aid of Construction – for example, the implementation of the reclaimed water system benefits the water system in that the system doesn't need to expand to meet the new demand. Therefore, funds are transferred from the water sys

³-The expansion of Pinellas County's reclaimed water distribution system and incentives to citizens to utilize alternative water sources for irrigation are key conservation and potable water demand reduction strategies. —Also, Reuse System Expansion

⁴-Water conservation programs are focused on: a) Ultra-low volume toilet retrofits (\$1.36 million estimated); b) Alternate water sources for irrigation (\$0.97 million estimated);

⁵-Due to reducing per capita consumption of water, the focus will shift to maintaining public knowledge and sensitivity to water resource issues.

NOTES: *These Project Titles and Numbers are a cross reference to and are consistent with the Pinellas County Capital Improvements Program (CIP) Six-Year Work Plan: FY 2010 – FY 2015. All figures are projections based on best available.

9/16/2009

**Capital Improvements Program (CIP)
Funded Projects and Programs
FY 2022/2023 to 2026/2027**

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
TRANSPORTATION								
Citywide Street Resurfacing Program: Annual recurring maintenance expense for resurfacing, paving, manhole adjustments, and micro-paving of roads. Account No. 301481-562538	No increase to current costs	Infrastructure Sales Tax	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$3,500,000
23481/104-PROGRAM-CONSTRUT			\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$3,500,000
Pavement Evaluation - Citywide: The inspection and grading of the roadway network within the City of Pinellas Park is on a 3 year rotating basis. Pavement Condition Index scores are used to assist and guide management of transportation assets and future CIPs. Account No. 301481-562520	\$150	Infrastructure Sales Tax	\$0	\$0	\$60,000	\$0	\$0	\$60,000
23481/122-INSP			\$0	\$0	\$60,000	\$0	\$0	\$60,000
Citywide Replacement of Existing Curb Program: 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	No increase to current costs	Infrastructure Sales Tax	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
23481/108-PROGRAM-CONSTRUT			\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
New Sidewalk and Accessibility Ramp Program: Installation of new sidewalks and accessibility ramps for safety concerns. Account No. 301481-562538	\$2,500	Infrastructure Sales Tax	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
23481/106-PROGRAM-CONSTRUT			\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Sidewalk and Accessibility Ramp Repair and Replacement ADA Program: Repair and replace existing sidewalks to meet ADA standards for accessible design. Account No. 301481-562538	\$2,500	Infrastructure Sales Tax	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$825,000
23481/105-PROGRAM-CONSTRUT			\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$825,000
60th Street N. Roadway, Utilities and Drainage Design: Design for the improvement of drainage and related infrastructure along 60th St N. from 102nd Ave to 110th Ave, including culverting existing ditches, installing sidewalks, replacement of existing asbestos concrete water main with new 6" PVC, and reconstruction of existing roadway. Construction phase currently on unfunded list. Account No.	No increase to current costs	Infrastructure Sales Tax	\$375,000	\$0	\$0	\$0	\$0	\$375,000
23481/103-DESIGN Account No. 301481-562520			\$375,000	\$0	\$0	\$0	\$0	\$375,000
Roadway Improvement Design: 114th Terrace N. and 115th Avenue N. west of 58th Street N. Roadway Improvement Design. This design includes improving two unimproved roads which will include construction of a paved asphalt, curb, sidewalks, and replacing utilities.	No increase to current costs	Infrastructure Sales Tax	\$60,000	\$0	\$0	\$0	\$0	\$60,000
23481/101-DESIGN Account No. 301481-562520			\$60,000	\$0	\$0	\$0	\$0	\$60,000
69th Avenue N. sidewalk project: 69th Avenue N. sidewalk project between 66th Street N. and 67th Street N. This project includes the construction of sidewalks and driveway replacement along this block.	\$2,500	Infrastructure Sales Tax	\$175,000	\$0	\$0	\$0	\$0	\$175,000
23481/102-CONSTR Account No. 301481-562538			\$175,000	\$0	\$0	\$0	\$0	\$175,000

Capital Improvements Program (CIP) Funded Projects and Programs FY 2022/2023 to 2026/2027

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
Regulatory signage updates: Regulatory signage updates per 2021 FDOT revisions of the FDOT Design Manual The updates / revisions were put in place to implement enhanced signing countermeasures for wrong-way driving (WWD) on arterial and collector roadways 23481/136-CONSTR Account No. 301481-562538	No increase to current costs	Infrastructure Sales Tax	\$40,000	\$0	\$0	\$0	\$0	\$40,000
			\$40,000	\$0	\$0	\$0	\$0	\$40,000
Paving of Public Works Parking Lot: Paving of the Public works parking lot and associated facilities. 23481/165-CONSTR Account No. 301481-562538	No increase to current costs	Infrastructure Sales Tax	\$0	\$250,000	\$0	\$0	\$0	\$250,000
			\$0	\$250,000	\$0	\$0	\$0	\$250,000
Citywide Intersection Upgrade Progr: Upgrades to existing intersections citywide. To include, curbing, handicap ramps, signing, thermoplastic, and street lights. 23481/199-PROGRAM- CONSTRUT Account No. 301481-562538	\$2,500	Infrastructure Sales Tax	\$90,000	\$50,000	\$50,000	\$50,000	\$50,000	\$290,000
			\$90,000	\$50,000	\$50,000	\$50,000	\$50,000	\$290,000
Youth Park/PSTA Safety Trail: Construct a community safety trail crossing 70th Avenue that connects the PSTA bus stop into Youth Park. Year one design phase, construction year 2 & 3 23481/601-DESIGN Account No. 301481-562538	\$5,000	Transportation Impact Fees - Area 10	\$25,000	\$250,000	\$36,583	\$0	\$0	\$311,583
		Multimodal Impact Fees - Area 10			\$113,417			\$113,417
			\$25,000	\$250,000	\$150,000	\$0	\$0	\$425,000
Total Transportation			\$1,980,000	\$1,765,000	\$1,475,000	\$1,265,000	\$1,265,000	\$7,750,000
GENERAL FACILITIES								
CRA Homeowner Improvement Grant Program: Provides grant funds to homeowners to correct code violations, improve accessibility and appearance of CRA residential properties. Homeowners living within the CRA and meeting annual household income criteria may qualify for partial or full grant funding. Account No. 301175-574293 23175/603-PROGRAM-ADMIN	No increase to current costs	CRA - TIF / City	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
			\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
CRA Business Façade Improvements Reimbursement Grant Program: 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. 301781-573477 23781/623-PROGRAM-ADMIN	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
CRA Property Remediation and Revitalization: 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 23175/606-PROGRAM-ADMIN	Varies by project	CRA - TIF / County	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
			\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
CRA Placemaking: Planning, design and management of public spaces located in the CRA Account No. 301175-562520 23175/612-PROGRAM-IMPROVE	Varies by project	CRA - TIF / City	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
			\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000

**Capital Improvements Program (CIP)
Funded Projects and Programs
FY 2022/2023 to 2026/2027**

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
CRA Property Management: Management, maintenance and renovation of CRA-owned property to improve CRA assets in preparation for the sale or lease of sites where applicable 301175-562512	Varies by project	CRA - TIF / City	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
23175/610-IMPROVE			\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
CRA Property Acquisition: Acquisition and assemblage of property located in the CRA for redevelopment purposes. Account No. 301175-562504	Varies by project	CRA - TIF / County	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,750,000
			\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,750,000
CRA COMMERCIAL INCENTIVE PROGRAM: Incentive programs open to commercial businesses (retail, restaurants, ect.) In the cra to help miligate costs associated with relocation, expansion or new development. Account No. 301175-574347	Varies by project	CRA - TIF / City	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,750,000
23175/607-PROGRAM-ADMIN			\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,750,000
CRA Professional Services: Administrative, land development, marketing and other services as required. Account No. 301175-562520	Varies by project	CRA - TIF / City	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
23175/608-PROGRAM-ADMIN			\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
PRECAST CONCRETE WALL FOR PWOC: Construction of precast concrete wall around the public works operation center yard. Account No. 301175-562512	No increase to current costs	General Fund Bal.	\$0	\$200,000	\$0	\$0	\$0	\$200,000
23175/200-CONSTR			\$0	\$200,000	\$0	\$0	\$0	\$200,000
CITY HALL RESTROOMS: Remodel of city hall restrooms 1st and 2nd floor. Account No 301175-562512	No increase to current costs	General Fund Bal.	\$150,000	\$0	\$0	\$0	\$0	\$150,000
23175/201-CONSTR			\$150,000	\$0	\$0	\$0	\$0	\$150,000
City Home Improvement Reimbursement Sliding Grant Scale: Provides grant funds to homeowners to correct code violations, improve accessibility and appearance of residential properties located within the City, but not within the CRA District. Homeowners meeting grant criteria may qualify for partial or full grant funding. Account No. 301175-573048	No increase to current costs	General Fund Bal.	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
23175/210-PROGRAM-ADMIN			\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Debt Service for Purchase of Property Adjacent to Public Works Service Facility 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)	No increase to current costs	Infrastructure Sales Tax	\$24,014	\$25,237	\$26,523	\$27,874	\$29,294	\$132,942
Account No. 301175-582130(I)		Infrastructure Sales Tax	\$7,741	\$6,518	\$5,232	\$3,881	\$2,461	\$25,833
			\$31,755	\$31,755	\$31,755	\$31,755	\$31,755	\$158,775

**Capital Improvements Program (CIP)
Funded Projects and Programs
FY 2022/2023 to 2026/2027**

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
Debt Service for Purchase of Property Adjacent to the Performing Arts Center: 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	\$2,965	\$3,120	\$3,275	\$3,442	\$3,617	\$16,419
		CRA - TIF / City	\$1,010	\$855	\$695	\$528	\$353	\$3,441
			\$3,975	\$3,975	\$3,970	\$3,970	\$3,970	\$19,860
Interfund loan repayment for the construction of a parking facility 58th Street & Park Blvd. (Principal)	No increase to current costs	CRA - TIF / County	\$0	\$0	\$407,644	\$420,043	\$432,819	\$1,260,506
Interest		CRA - TIF / County	\$0	\$0	\$324,426	\$312,027	\$299,251	\$935,704
			\$0	\$0	\$732,070	\$732,070	\$732,070	\$2,196,210
Public Spaces Art Program: Future funding for the public spaces art program that is currently under development. Account No. 301175-562520	\$1,000	General Fund Bal.	\$100,000	\$0	\$0	\$0	\$0	\$100,000
			\$100,000	\$0	\$0	\$0	\$0	\$100,000
23175/252-ADMIN Pinellas Park Housing Rehabilitation Program: Rehabilitation of owner-occupied single family homes for low to moderate-income persons. Account No.	No increase to current costs	CDBG	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$400,000
			\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$400,000
Total General Facilities								
LEISURE SERVICES City-Center: Multi-year project to develop Downtown / City-Center-Davis Field and construct phased addition of public amenities including new splash pad and pedestrian improvements. Estimated project cost \$4,850,000 Account No. 301781-562512	\$500,000	CRA - TIF / County	\$1,810,730	\$1,860,730	\$1,660,725	\$1,660,725	\$1,660,725	\$8,553,635
			\$1,150,000	\$1,150,000	\$800,000	\$750,000		\$3,850,000
		FY21/22 available	\$991,161					
22781/600-CONSTR-NEWCONST			\$1,150,000	\$1,150,000	\$800,000	\$750,000	\$0	\$3,850,000
Multi Level Parking Facility: Construct a multi level parking facility with approximately 500 parking spaces and elevators near 58th street and Park Blvd. Twenty year loan from general fund beginning 10/1/2023 with semi annual repayments at 3% interest.	\$3,000	CRA - TIF / County	\$0	\$4,000,000	\$0	\$0	\$0	\$4,000,000
		Interfund Loan from GF	\$0	\$11,000,000	\$0	\$0	\$0	\$11,000,000
			\$0	\$15,000,000	\$0	\$0	\$0	\$15,000,000
Tingler Park New Composite Boardwalk: Purchase and installation of foundation, walking and handrail boards for the Tingler Park boardwalk. Possible 50% Match from FDEP Recreational Trails Program . Account No 301781-562520	\$3,000	FDEP Grant (submitted)	\$0	\$175,000	\$0	\$0	\$0	\$175,000
		Infrastructure Sales Tax	\$0	\$175,000	\$0	\$0	\$0	\$175,000
20781/302-CONSTR (DESIGN PHASE \$5,000)			\$0	\$350,000	\$0	\$0	\$0	\$350,000

**Capital Improvements Program (CIP)
Funded Projects and Programs
FY 2022/2023 to 2026/2027**

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
Youth Park Sports Complex: Design and construction of Youth Park Sports Complex. Complex to include football fields and other facility amenities. Funding includes: \$775,404 from Infrastructure Sales Tax and \$650,000 from CRA County Account No.301781-562520	\$25,000	Infrastructure Sales Tax	\$775,404	\$0	\$0	\$0	\$0	\$775,404
		CRA - TIF / County	\$373,572					
		State Grant	\$13,500,000					
		American Rescue Plan	\$4,900,000					
		CER fund		\$3,201,024				
		General Fund Bal.	\$750,000					
21781/645-CONSTR (DESIGN \$320,000)			\$20,298,976	\$3,201,024	\$0	\$0	\$0	\$23,500,000
Citywide Community Gardens Program: Build new Citywide Community Gardens. Locations to be determined. Project can be funded by Parkland funds until FY24/25. Account No. 301781-562520	\$5,000	Parkland Dedication Fee	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
23781/314-PROGRAM-CONSTRUT			\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
City Courts Sports Court Resurfacing: Re-surfacing of outdoor sports courts at Broderick Recreation, Account No. 301781-562520	No increase to current costs	Infrastructure Sales Tax	\$24,000	\$0	\$0	\$0	\$0	\$24,000
23781/316-IMPROVE			\$24,000	\$0	\$0	\$0	\$0	\$24,000
Helen Howarth Equestrian Center Improvements Program: 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
23781/318-PROGRAM-IMPROVE			\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Citywide Recycled Materials Program: This project is to continue a Citywide recycled materials program. Annual availability of Municipal Recycling Grant pending County Commissioners action. Account No. 301781-562520	\$2,500	Pinellas Co. Recycle. Grant	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$175,000
23781/323-PROGRAM-ADMIN			\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$175,000
City Parks Tot / Neighborhood New Parks Program: 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
23781/324-PROGRAM-CONSTRUT			\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
NEW PLAYGROUND FOR YOUTH PARK: New playground equipment for the Youth Park Sports Complex. Account No 301781-562520	\$5,000	Parkland Dedication Fee	\$150,000	\$0	\$0	\$0	\$0	\$150,000
23781/332-CONSTR			\$150,000	\$0	\$0	\$0	\$0	\$150,000
DESIGN FOR NEW CITY INDOOR GYMNASIUM: Location, planning & design for new city indoor gymnasium building. Account No. 301781-562512	No increase to current costs	Infrastructure Sales Tax	\$100,000	\$0	\$0	\$0	\$0	\$100,000
23781/333-DESIGN			\$100,000	\$0	\$0	\$0	\$0	\$100,000
Broderick Recreation Roof Replacement: Replace the roof at Broderick Park Recreation Center. Account No. 301781-562512	No increase to current costs	Infrastructure Sales Tax	\$220,000	\$0	\$0	\$0	\$0	\$220,000
23781/334-CONSTR-IMPROVE			\$220,000	\$0	\$0	\$0	\$0	\$220,000

**Capital Improvements Program (CIP)
Funded Projects and Programs
FY 2022/2023 to 2026/2027**

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
Broderick Recreation Door Replacement: Double door replacements at Broderick Park Recreation Center Bldg 2. Account No. 301781-562512	No increase to current costs	Infrastructure Sales Tax	\$25,000	\$0	\$0	\$0	\$0	\$25,000
23781/336-CONSTR-IMPROVE			\$25,000	\$0	\$0	\$0	\$0	\$25,000
FORBES RECREATION RESTROOM REMODEL: Remodel of floors , walls, and restroom partitions in all three Forbes Recreation Center restrooms., Account No. 301781-562512	No increase to current costs	Infrastructure Sales Tax	\$33,000	\$0	\$0	\$0	\$0	\$33,000
23781/337-IMPROVE-CONSTRUT			\$33,000	\$0	\$0	\$0	\$0	\$33,000
EQUESTRIAN CENTER ARENA COVER: 170' X 120'Open Air Arena Cover for the Helen Howarth Park Equestrian Center Large Arena., Account No. 301781-562520		Infrastructure Sales Tax	\$0	\$1,500,000	\$0	\$0	\$0	\$1,500,000
23781/338-CONSTR			\$0	\$1,500,000	\$0	\$0	\$0	\$1,500,000
LIGHTING FOR CITY VOLLEYBALL COURTS: Lighting Improvements for New Volleyball Courts at City Courts., Account No. 301781-562520		Infrastructure Sales Tax	\$0	\$45,000	\$0	\$0	\$0	\$45,000
23781/339-CONSTR			\$0	\$45,000	\$0	\$0	\$0	\$45,000
Total Leisure Services			\$22,065,976	\$21,311,024	\$865,000	\$815,000	\$65,000	\$45,122,000
PUBLIC SAFETY								
Police & Fire Operations Center Campus Design and site preparation for new Police & Fire Operations Center. New centralized public safety campus would combine facilities for Police Department and Fire Administration. Account No.301281-562512	\$1,800,000	Bond Funds	\$25,000,000					\$25,000,000
21281/410-DESIGN			\$25,000,000	\$0	\$0	\$0	\$0	\$25,000,000
Total Public Safety			\$25,000,000	\$0	\$0	\$0	\$0	\$25,000,000
WATER								
Backflow Preventer Replacement Program: Replace backflow preventers, meters, and assembly parts including checks, springs, repair kits, and outside stem and yoke valves.. Account No.301381-532538	No increase to current costs	Water and Sewer Fund	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
23381/533-PROGRAM-CONSTRUT			\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Electronic Water Meter Installation Program: Installation of electronic water meters in targeted residential and commercial areas. Account No. 301381-575662	\$12,000	Water and Sewer Fund	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$3,000,000
23381/535-PROGRAM-IMPROVE			\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$3,000,000
Total Water			\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$3,050,000

**Capital Improvements Program (CIP)
Funded Projects and Programs
FY 2022/2023 to 2026/2027**

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
RECLAIMED WATER								
Reclaimed Water System Extension Program: Extend reclaimed water distribution service to currently unavailable areas and new developments. Install piping, meters, services, and related appurtenances. Account No. 301381-562538	No increase to current costs	Water and Sewer Fund	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
23381/529-PROGRAM-CONSTRUCT			\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
Total Reclaimed Water			\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
SEWER								
Inflow and Infiltration Prevention Program: Provide for purchase of equipment and training to perform monitoring of various sub-basins that compromise the overall sewer system. Account No. 301381-575613	increase to revenues due to increased ability to accurately report collections.	Water and Sewer Fund	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
23381/534-PROGRAM-ADMIN			\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
Lift Station Rehabilitation Program: Annual program that consists of in-house rehabilitation of lift stations each year by City crews. Work includes replacement of control systems, pumps, piping, and related appurtenances. Account No. 301381-562538	No increase to current costs	Water and Sewer Fund	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$900,000
23381/532-PROGRAM-IMPROVE			\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$900,000
Manhole Rehabilitation Program: Annual program to rehabilitate system-wide sanitary sewer manholes. Account No. 301381-562538	No increase to current costs	Water and Sewer Fund	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
23381/536-PROGRAM-IMPROVE			\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
Sewer Inspection, Cleaning, and Rehabilitation Program: Annual program for the rehabilitation of system-wide sanitary sewer. Account No. 301381-562538	No increase to current costs	Water and Sewer Fund	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$2,750,000
23381/540-PROGRAM-IMPROVE			\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$2,750,000
BELCHER SEWER INTERCEPTOR REPLACE: 42" interceptor replacement and LS 31 upgrades. Pinellas County Utilities joint project. Initial design and engineering phase. Account No. 301381-562538	No increase to current costs	American Rescue Plan	\$6,000,000	\$0	\$0	\$0	\$0	\$6,000,000
23381/599-DESIGN			\$6,000,000	\$0	\$0	\$0	\$0	\$6,000,000
Total Sewer			\$7,105,000	\$1,105,000	\$1,105,000	\$1,105,000	\$1,105,000	\$11,525,000
STORMWATER								
GRACE SUBDIVISION POND DREDGING: Grace Subdivision Pond Dredging. Perform maintenance on two dry ponds and bring them back to the original site plan specifications and dredge. Account No. 301382-562520	No increase to current costs	Stormwater Fee	\$205,000	\$0	\$0	\$0	\$0	\$205,000
23382/704-CONSTR			\$205,000	\$0	\$0	\$0	\$0	\$205,000
Garnett Subdivision Drainage Improvements: Improve drainage to the Garnett Subdivision. Roadway ponding and flooding occurs within this subdivision. Project already designed. Account No. 301382-562520	\$2,500	Stormwater Fee	\$65,000	\$2,500,000	\$0	\$0	\$0	\$2,565,000
23382/708-DESIGN			\$65,000	\$2,500,000	\$0	\$0	\$0	\$2,565,000

**Capital Improvements Program (CIP)
Funded Projects and Programs
FY 2022/2023 to 2026/2027**

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
Citywide Stormwater Infrastructure Replacement Program: Replaced damaged stormwater pipes prior to the repair of sidewalks, for the purpose of increasing drainage throughout the City. Account No. 301382-562538	Reduces annual costs by extending life of the pipes	Stormwater Fee	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
23382/742-PROGRAM-CONSTRUT			\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
Stormwater Rehabilitation Program: Provides for stormwater facilities rehabilitation and pipe relining. Account No. 301382-562538	Reduces annual costs by extending life of the pipes	Stormwater Fee	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
23382/744-PROGRAM-CONSTRUT			\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
37th Street Culvert Inspection and Replacement Study: 58'X100' steel culvert runs from 70th Ave south to 67th Ave. Culvert has shown deterioration and failure. Project is to inspect structural status of the culvert and suggest cost effective rehabilitation or replacement options. Account No. 301382-562520	No increase to current costs	Stormwater Fee	\$30,000	\$0	\$0	\$0	\$0	\$30,000
22382/701-INSP			\$30,000	\$0	\$0	\$0	\$0	\$30,000
37th Street Culvert Repair: Repair of culvert running along 37th Street from 70th Ave to Channel 3. Follow up to project 22382/701-INSPECT. Account No. 301382-562538	No increase to current costs	Stormwater Fee	\$200,000	\$200,000	\$0	\$0	\$0	\$400,000
23382/750-CONSTR			\$200,000	\$200,000	\$0	\$0	\$0	\$400,000
FREEDOM LAKE PARK PIPE REPLACEMENT: Replacement of equalizer pipe between the two lakes. Includes design of 48" pipe and all associated permitting, engineering and survey. Account No. 301382-562538	No increase to current costs	Stormwater Fee	\$50,000	\$0	\$0	\$0	\$0	\$50,000
23382/760-DESIGN			\$50,000	\$0	\$0	\$0	\$0	\$50,000
Cedar Place Pond Dredging: Perform maintenance on a wet pond and bring it back to the original site plan specifications and dredge. Account No. 301382-562520	No increase to current costs	Stormwater Fee	\$0	\$130,000	\$0	\$0	\$0	\$130,000
24382/703-CONSTR			\$0	\$130,000	\$0	\$0	\$0	\$130,000
OAK BLUFF SUBDIVISION POND DREDGING: Perform maintenance on two dry ponds and bring them back to the original site plan specifications and dredge. Account No. 301382-562520	No increase to current costs	Stormwater Fee	\$0	\$0	\$167,000	\$0	\$0	\$167,000
25382/705-CONSTR			\$0	\$0	\$167,000	\$0	\$0	\$167,000
BEACON RUN SOUTH POND DREDGING: Beacon Run Unit 2 South Pond Dredging. Perform maintenance on a wet pond and bring it back to the original site plan specifications and dredge. Account No. 301382-562520	No increase to current costs	Stormwater Fee	\$0	\$0	\$0	\$273,000	\$0	\$273,000
26382/706-CONSTR			\$0	\$0	\$0	\$273,000	\$0	\$273,000
BEACON RUN NORTH POND DREDGING: Perform maintenance on a wet pond and bring it back to the original site plan specifications and dredge. Account No. 301382-562520	No increase to current costs	Stormwater Fee	\$0	\$0	\$0	\$0	\$586,000	\$586,000
27382/707-CONSTR			\$0	\$0	\$0	\$0	\$586,000	\$586,000
Total Stormwater			\$775,000	\$3,055,000	\$392,000	\$498,000	\$811,000	\$5,531,000
GRAND TOTAL			\$ 59,361,706	\$ 29,721,754	\$ 6,122,725	\$ 5,968,725	\$ 5,531,725	\$ 106,606,635

Appendix A - Exhibit A
Pinellas County Ten-Year Water Supply Facilities Work Plan (Fiscal Year 2020/21 through Fiscal Year 2030/31)

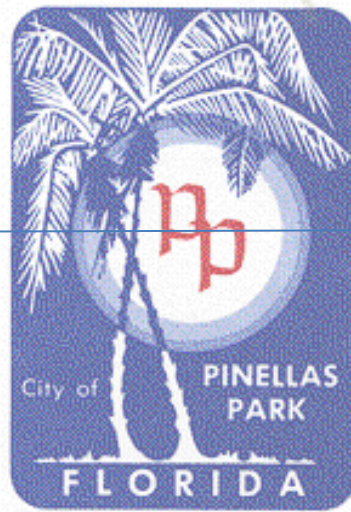
				Total Water Demand (MGD) for the Pinellas County's Water Demand Service Area (PCWDPA) ¹											
				FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	
CAPITAL PROGRAMS				53	53	53	50	50	51	51	51	51	51	51	
TYPE	CIP PROJECT TITLE	FUNDING SOURCE	LOCATION	Dollar amounts for capital programs are rounded to the nearest thousandth											Work Plan Total
				FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	
Facility Replacement	Water Supply & Transmission	Water Enterprise Fund	Throughout Service Area	0	540	2,882	2,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	26,422
Facility Replacement	Water Distribution	Water Enterprise Fund	Throughout Service Area	1,196	5,797	4,125	2,962	5,400	3,000	3,300	3,250	3,250	5,500	7,500	45,280
Fiscal Year Total				1,196	6,337	7,007	4,962	8,400	6,000	6,300	6,250	6,250	8,500	10,500	71,702
O&M PROGRAMS															
Conservation/Education / Enforcement	Education and Outreach	Water / Wastewater Enterprise	Countywide	211	211	211	211	211	211	211	211	211	211	211	2,321
Fiscal Year Total				211	211	211	211	211	211	211	211	211	211	211	2,321

¹PCWDPA includes approximately 115,000 retail water accounts as of September 2021. As of September 2021, Pinellas County provides wholesale service to the cities of Clearwater, Safety Harbor, Pinellas Park, and Tarpon Springs and provides retail service to the cities of Belleair Beach, Belleair Bluffs, Belleair Shore, Indian Rocks Beach, Indian Shores, Kenneth City, Largo, Madeira Beach, North Redington Beach, Redington Beach, St. Pete Beach, Redington Shores, Seminole and Treasure Island.

"Exhibit L"

Appendix II-Future Land Use Category Descriptions

APPENDIX II
DATA REFERENCED BY POLICIES FUTURE LAND USE CATEGORY
DESCRIPTIONS



Referenced by Policy LU.1.1.1:

~~I.A. Future Land Use Map Categories~~

~~I.A.1 Residential Suburban (RS)~~

~~I.A.2 Residential Low (RL)~~

~~I.A.3 Residential Urban (RU)~~

~~I.A.4 Residential Low Medium (RLM)~~

~~I.A.5 Residential Medium (RM)~~

~~I.A.6 Residential High (RH)~~

~~I.A.7 Residential/Office General (R/OG)~~

~~I.A.8 Residential/Office/Retail (R/O/R)~~

~~I.A.9 Resort Facilities Medium (RFM)~~

~~I.A.10 Resort Facilities High (RFH)~~

~~I.A.11 Commercial Neighborhood (CN)~~

~~I.A.12 Commercial Recreation (CR)~~

~~I.A.13 Commercial General (CG)~~

~~I.A.14 Industrial Limited (IL)~~

~~I.A.15 Industrial General (IG)~~

~~I.A.16 Preservation (P)~~

~~I.A.17 Recreation/Open Space (R/OS)~~

~~I.A.18 Institutional (I)~~

~~I.A.19 Transportation/Utility (T/U)~~

~~I.A.20 Special Designations~~

~~I.A.20.a. Water/Drainage Feature~~

~~I.A.20.b. Activity Center (AC)~~

~~I.A.20.c. Community Redevelopment District (CRD)~~

~~I.B. Land Use Classification Standards, Density and Intensity~~

~~I.C. Temporary Lodging Alternative Density and Intensity Standards~~

I.A. FUTURE LAND USE MAP CATEGORIES

As required in the ~~Error! Hyperlink reference not valid.~~ Section 4.2.2.1 (2018), the following table illustrates that the land use categories for Pinellas Park are consistent with the Countywide Plan categories:

Countywide Plan Land Use Classifications Corresponding To Pinellas Park Comprehensive Plan Land Use Classifications

Countywide Plan Land Use Classifications	Pinellas Park Comprehensive Plan Land Use Classifications
Residential Low-Medium	Residential Suburban
	Residential Low
	Residential Urban
	Residential Low-Medium
Residential Medium	Residential Medium
Residential High	Residential High
Office	Residential/Office General
Resort	Resort Facilities Medium
	Commercial Recreation
	Resort Facilities High
Retail & Services	Commercial Neighborhood
	Residential/Office/Retail
	Commercial General
Employment	Industrial Limited
Industrial	Industrial General

Countywide Plan Land Use Classifications	Pinellas Park Comprehensive Plan Land Use Classifications
Public/Semi-Public	Institutional
	Transportation/Utility
Recreation/Open Space	Recreation/Open Space
Preservation	Preservation
Activity Center	Activity Center
	Community Redevelopment District
No Category	Water Drainage Feature

I.A.1. RESIDENTIAL SUBURBAN (RS)

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 suburban, low density residential manner; and to recognize such areas as primarily well suited for residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

Use Characteristics — Those uses appropriate to and consistent with this category include:

— Primary Uses — Residential; Agricultural

— Secondary Uses — Residential Equivalent; Institutional; Transportation/Utility; Public Education Facility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics — This category is generally appropriate to locations outside urban activity centers; in areas where use and development characteristics are suburban residential in nature; and in areas serving as a transition between more rural and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.

Traffic Generation Characteristics — The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 28 trips per day per acre.

Density/Intensity Standards — Shall include the following:

— Residential Use — Shall not exceed two and one half (2.5) dwelling units per acre.

— Residential Equivalent Use — Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 2.5 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.

~~— Non Residential Use — Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .18 and an ISR of .45.~~

Other Standards — Shall include the following:

~~Acreage Limitations — The following areas shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), that exceeds the designated threshold shall require a plan map amendment that shall include such use and all contiguous like uses:~~

~~Ancillary Non-Residential; Transportation/Utility Use — Shall not exceed a maximum of three (3) acres.~~

~~Institutional Use (except Public Educational Facilities, which are not subject to this threshold) — Shall not exceed a maximum area of five (5) acres.~~

I.A.2. RESIDENTIAL LOW (RL)

~~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 low density residential manner, and to recognize such areas as primarily well suited for residential uses that are consistent with the low density, non-intensive qualities and natural resource characteristics of such areas.~~

~~**Use Characteristics** — Those uses appropriate to and consistent with this category include:~~

~~**Primary Uses** — Residential~~

~~— **Secondary Uses** — Residential Equivalent; Institutional; Transportation/Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space~~

~~**Location Characteristics** — This category is generally appropriate to locations outside urban activity centers; in areas where use and development characteristics are low density residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.~~

~~**Traffic Generation Characteristics** — The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 50 trips per day per acre.~~

~~**Density/Intensity Standards** — Shall include the following:~~

~~— Residential Use — Shall not exceed five (5) dwelling units per acre.~~

~~— Residential Equivalent Use — Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 5 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.~~

~~— Non Residential Use — Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65. The standard for the purpose of establishing relative intensity and~~

potential impacts shall be a FAR of .24 and an ISR of .50.

Other Standards — Shall include the following:

~~Acreage Limitations — The following areas shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), that exceeds the designated threshold shall require a plan map amendment that shall include such use and all contiguous like uses:~~

~~Ancillary Non-Residential; Transportation/Utility Use — Shall not exceed a maximum of three (3) acres.~~

~~Institutional Use (except Public Educational Facilities, which are not subject to this threshold) — Shall not exceed a maximum area of five (5) acres.~~

I.A.3. RESIDENTIAL URBAN (RU)

~~**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 an urban low density residential manner, and to recognize such areas as primarily well suited for residential uses that are consistent with the urban qualities and natural resource characteristics of such areas.~~

~~**Use Characteristics** — Those uses appropriate to and consistent with this category include:~~

~~— **Primary Uses** — Residential~~

~~— **Secondary Uses** — Residential Equivalent; Institutional; Transportation Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space~~

~~**Locational Characteristics** — This category is generally appropriate to locations removed from, but in close proximity to urban activity centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.~~

~~**Traffic Generation Characteristics** — The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 68 trips per day per acre.~~

~~**Density/Intensity Standards** — Shall include the following:~~

~~— **Residential Use** — Shall not exceed seven and one-half (7.5) dwelling units per acre.~~

~~— **Residential Equivalent Use** — Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 7.5 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.~~

~~— **Non-Residential Use** — Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65. The standard for the purpose of establishing relative intensity and~~

potential impacts shall be a FAR of .24 and an ISR of .50.

Other Standards — Shall include the following:

~~Acreage Limitations — The following areas shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), that exceeds the designated threshold shall require a plan map amendment that shall include such use and all contiguous like uses:~~

~~Ancillary Non-Residential; Transportation/Utility Use — Shall not exceed a maximum of three (3) acres.~~

~~Institutional Use (except Public Educational Facilities, which are not subject to this threshold) — Shall not exceed a maximum area of five (5) acres.~~

I.A.4. RESIDENTIAL LOW MEDIUM (RLM)

~~**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 low to moderately intensive residential manner, and to recognize such areas as primarily well suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.~~

~~**Use Characteristics** — Those uses appropriate to and consistent with this category include:~~

~~**Primary Uses** — Residential~~

~~— **Secondary Uses** — Residential Equivalent; Institutional; Transportation/ Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space~~

~~**Locational Characteristics** — This category is generally appropriate to locations in close proximity to urban activity centers; in areas where use and development characteristics are low medium residential in nature; and in areas serving as a transition between low density and high density residential areas. These areas are generally served by and accessed from minor and collector roadways that connect to the arterial and thoroughfare highway network.~~

~~**Traffic Generation Characteristics** — The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 67 trips per day per acre.~~

~~**Density/Intensity Standards** — Shall include the following:~~

~~— Residential Use — Shall not exceed ten (10) dwelling units per acre.~~

~~— Residential Equivalent Use — Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 10 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.~~

~~— Non-Residential Use — Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .30 and an ISR of .56.~~

Other Standards — Shall include the following:

~~Acreage Limitations — The following areas shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses:~~

~~Ancillary Non-Residential; Transportation/Utility Use — Shall not exceed a maximum of three (3) acres.~~

~~Institutional Use (except Public Educational Facilities, which are not subject to this threshold) — Shall not exceed a maximum of five (5) acres.~~

I.A.5. RESIDENTIAL MEDIUM (RM)

~~**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 moderately intensive residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.~~

~~**Use Characteristics** — Those uses appropriate to and consistent with this category include:~~

~~**Primary Uses** — Residential~~

~~**Secondary Uses** — Residential Equivalent; Institutional; Transportation/ Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space~~

~~**Locational Characteristics** — This category is generally appropriate to locations within or in close 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. Outside of these areas, this category is also appropriate within ¼ mile of the centerlines of Primary Corridors, Secondary Corridors, or Supporting Corridors depicted on the [Error! Hyperlink reference not valid.](#) (2018).~~

~~**Traffic Generation Characteristics** — The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 102 trips per day per acre.~~

~~**Density/Intensity Standards** — Shall include the following:~~

~~— Residential Use — Shall not exceed fifteen (15) dwelling units per acre.~~

~~— Residential Equivalent Use — Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 15 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.~~

~~— Non-Residential Use — Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .30 and an ISR of .56.~~

Other Standards — Shall include the following:

~~Acreage Limitations — The following areas shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses:~~

~~Ancillary Non-Residential; Transportation/Utility Use — Shall not exceed a maximum of three (3) acres.~~

~~Institutional Use (except Public Educational Facilities, which are not subject to this threshold) — Shall not exceed a maximum area of five (5) acres.~~

I.A.6. RESIDENTIAL HIGH (RH)

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 highly intensive 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 and natural resource characteristics of such areas.~~

Use Characteristics — ~~Those uses appropriate to and consistent with this category include:~~

Primary Uses — Residential

Secondary Uses — Residential Equivalent; Institutional; Transportation/Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics — ~~This category is generally appropriate in locations that are supportive of transit. This includes locations within or in close proximity to urban activity centers; in areas where use and development characteristics are high density residential in nature; in areas serving as an urban center; and in areas within ¼ mile of the centerlines of Primary Corridors or Secondary Corridors as depicted on the **Error! Hyperlink reference not valid.** (2018). This designation is generally not appropriate for the Coastal High Hazard Area.~~

Traffic Generation Characteristics — ~~The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 198 trips per day per acre.~~

Density/Intensity Standards — Shall include the following:

~~Residential Use — Shall not exceed thirty (30) dwelling units per acre.~~

~~Residential Equivalent Use — Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 30 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.~~

~~Non-Residential Use — Shall not exceed a floor area ratio (FAR) of .60, nor an impervious surface ratio (ISR) of .85. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .36 and an ISR of .65.~~

Other Standards— Shall include the following:

~~Acreage Limitations— The following uses shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), that exceeds the designated threshold shall require a plan map amendment that shall include such use and all contiguous like uses:~~

~~Ancillary Non-Residential; Transportation/Utility Use— Shall not exceed a maximum area of three (3) acres.~~

~~Institutional Use (except Public Educational Facilities, which are not subject to this threshold)— Shall not exceed a maximum area of five (5) acres.~~

I.A.7. RESIDENTIAL/OFFICE GENERAL (R/OG)

~~**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 an office and/or medium density residential use; and to recognize such areas as primarily well-suited for mixed use of an office/residential character consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas.~~

~~**Use Characteristics**— Those uses appropriate to and consistent with this category include:~~

~~**Primary Uses**— Residential; Office~~

~~**Secondary Uses**— Residential Equivalent; Research/Development; Institutional; Transportation/Utility; Public Educational Facility; Personal Service/Office Support; Ancillary Non-Residential; Recreation/Open Space.~~

~~**Locational Characteristics**— This category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive non-residential 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 close proximity to and served by the arterial and major thoroughfare highway network, as well as by mass transit.~~

~~**Traffic Generation Characteristics**— The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 178 trips per day per acre.~~

~~**Density/Intensity Standards**— Shall include the following:~~

~~Residential Use— Shall not exceed fifteen (15) dwelling units per acre.~~

~~Residential Equivalent Use— Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 15 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.~~

~~Non-Residential Use— Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .30 and an ISR of .56.~~

~~Mixed Use— Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.~~

Other Standards — Shall include the following:

~~Acreage Limitations— The following areas shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses:~~

~~Ancillary Non-Residential; Transportation/Utility Use — Shall not exceed a maximum of three (3) acres.~~

~~Institutional Use (except Public Educational Facilities, which are not subject to this threshold)— Shall not exceed a maximum area of five (5) acres.~~

~~Personal Service/Office Support Use — Such use shall not exceed a floor area of five thousand (5,000) square feet; and no combination of such uses in any single multi-tenant building or, in the alternative, in any group of buildings that are integral to and function as part of a unified project, shall exceed ten (10) percent of the gross floor area of said building(s).~~

~~Research/Development Use— Shall be allowed in this category only on the basis of and pursuant to local government standards which address, as a minimum, the following criteria in relationship to the nature of the proposed use: neighboring uses and the character of the commercial area in which it is located; noise, solid waste and air quality emission standards; hours of operation; traffic generation; and parking, loading, storage and service provisions.~~

I.A.8. RESIDENTIAL/OFFICE/RETAIL (R/O/R)

~~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 residential, office and/or retail commercial use; and to recognize such areas as well-suited for mixed use of a residential/office/retail character consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas.

~~Use Characteristics~~ — Those uses appropriate to and consistent with this category include:

— **~~Primary Uses~~** — Residential; Residential Equivalent; Office; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Temporary Lodging

— **~~Secondary Uses~~** — Institutional; Transportation/Utility; Ancillary Non-Residential; Recreation/Open Space; Research/Development; Light Manufacturing/Assembly (Class A); Mini-warehouse Storage

~~Locational Characteristics~~ — This category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive non-residential use to residential, office or public/semi-public use; and in areas where the size and scale of development

~~will accommodate true mixed residential, office and retail use. These areas are typically in close proximity to and served by the arterial and major thoroughfare highway network in and adjacent to activity centers where mixed use development allows interaction between uses and encourages mass transit and non-vehicular trips.~~

Traffic Generation Characteristics ~~— The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 339 trips per day per acre.~~

Density/Intensity Standards ~~— Shall include the following:~~

~~— Residential Use — Shall not exceed eighteen (18) dwelling units per acre.~~

~~— Residential Equivalent Use — Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 18 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.~~

~~Temporary Lodging Use — Shall not exceed: (1) thirty (30) units per acre; or (2) in the alternative, upon adoption of an approved Development Agreement and local comprehensive plan amendment, the alternative densities set forth in Table I.C. at the end of this section, consistent with Section 5.2.1.3 of the [Error! Hyperlink reference not valid.](#) (2018).~~

~~— Non Residential Use — Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .85, except as provided for in the Countywide Plan Rules. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .24 and an ISR of .65.~~

~~— Mixed Use — Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.~~

Other Standards ~~— Shall include the following:~~

~~Acreage Limitations — The following such uses shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), that exceeds the designated threshold shall require a plan map amendment that shall include such use and all contiguous like uses:~~

~~Ancillary Non Residential; Transportation/Utility Use — Shall not exceed a maximum of three (3) acres.~~

~~Institutional Use (except Public Educational Facilities, which are not subject to this threshold) — Shall not exceed a maximum of five (5) acres.~~

~~Research/Development; Light Manufacturing/Assembly Use (Class A) — Shall be allowed in the Residential/Office/Retail (R/O/R) land use category only on the basis of and pursuant to the City's standards which address the following criteria in relationship to the nature of the proposed use: neighboring uses and the character of the commercial area in which it is located; noise, solid waste and air quality emission standards; hours of operation; traffic generation; and parking, loading, storage and service provisions.~~

I.A.9. RESORT FACILITIES MEDIUM (RFM)

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 medium density residential and resort, tourist facility use; and to recognize such areas as well suited for the combination of residential and temporary lodging use consistent with their location, surrounding uses, transportation facilities and natural resource characteristics of such areas.

Use Characteristics — Those uses appropriate to and consistent with this category include:

Primary Uses — Residential; Temporary Lodging

Secondary Uses — Residential Equivalent; Tourist Facilities; Office; Personal Service/Office Support; Commercial Recreation; Institutional; Transportation/Utility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics — This category is generally appropriate to locations where it would identify existing moderately intensive mixed residential and hotel/motel use in the resort areas of the County; in locations where unique recreational assets warrant the combination of permanent and temporary accommodations in close proximity to and served by the arterial and major thoroughfare network, as well as by mass transit.

Traffic Generation Characteristics — The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 178 trips per day per acre.

Density/Intensity Standards — Shall include the following:

Residential Use — Shall not exceed eighteen (18) dwelling units per acre.

Residential Equivalent Use — Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 18 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.

Temporary Lodging Use — Shall not exceed: (1) thirty (30) units per acre; or (2) in the alternative, upon adoption of an approved Development Agreement and local comprehensive plan amendment, the alternative densities set forth in Table I.C. at the end of this section, consistent with Section 5.2.1.3 of the ~~Error! Hyperlink reference not valid.~~ (2018).

Non-Residential Use — Shall not exceed a floor area ratio (FAR) of .65, nor an impervious surface ratio (ISR) of .85. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .39 and an ISR of .65.

Mixed Use — Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.

Other Standards — Shall include the following:

Acreage Limitations — The following uses shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), that exceeds the designated threshold shall require a plan map amendment that shall

include such use and all contiguous like uses:

1. ~~Ancillary Non-Residential; Transportation/Utility Use — Shall not exceed a maximum area of three (3) acres.~~
2. ~~Institutional Use (except Public Educational Facilities, which are not subject to this threshold) — Shall not exceed a maximum area of five (5) acres.~~

I.A.10. RESORT FACILITIES HIGH (RFH)

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 high density residential and resort, tourist facility use; and to recognize such areas as well suited for the combination of residential and temporary lodging use consistent with their location, surrounding uses, transportation facilities and natural resource characteristics of such areas.~~

Use Characteristics — ~~Those uses appropriate to and consistent with this category include:~~

— ~~**Primary Uses** — Residential; Temporary Lodging~~

— ~~**Secondary Uses** — Residential Equivalent; Tourist Facilities; Office; Personal Service/Office Support; Convention Center; Commercial Recreation; Institutional; Transportation/Utility; Ancillary Non-Residential; Recreation/Open Space~~

Locational Characteristics — ~~This category is generally appropriate to locations where it would identify existing highly intensive mixed residential and hotel/motel use in the resort areas of the City; in locations where unique recreational assets warrant the combination of permanent and temporary accommodations in close proximity to and served by the arterial and major thoroughfare network, as well as by mass transit. New development at this density will be discouraged in the Coastal High Hazard Area.~~

Traffic Generation Characteristics — ~~The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 331 trips per day per acre.~~

Density/Intensity Standards — ~~Shall include the following:~~

— ~~Residential Use — Shall not exceed thirty (30) dwelling units per acre.~~

— ~~Residential Equivalent Use — Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 30 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.~~

~~Temporary Lodging Use — Shall not exceed: (1) fifty (50) units per acre; or, (2) in the alternative, upon adoption of an approved Development Agreement and local comprehensive plan amendment, the alternative densities set forth in Table I.C. at the end of this section, consistent with Section 5.2.1.3 of the [Error! Hyperlink reference not valid.](#) (2018).~~

— ~~Non-Residential Use — Shall not exceed a floor area ratio (FAR) of 1.2, nor an impervious surface ratio (ISR) of .95, except as provided for in the “Special Rules” of the Countywide Plan Rules. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .72 and an ISR of .72.~~

~~—Mixed Use— Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.~~

Other Standards — Shall include the following:

~~Acreage Limitations— The following areas shall not exceed the respective acreage threshold designated for such uses. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses:~~

~~Ancillary Non-Residential; Transportation/Utility Use — Shall not exceed a maximum of three (3) acres.~~

~~Institutional Use (except Public Educational Facilities, which are not subject to this threshold)— Shall not exceed a maximum of five (5) acres.~~

I.A.11. COMMERCIAL NEIGHBORHOOD (CN)

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 manner designed to provide local, neighborhood scale, convenience commercial goods and services; and to recognize such areas as primarily well suited for neighborhood commercial use consistent with the need, scale, and character of adjoining residential areas that they serve.

Use Characteristics — Those uses appropriate to and consistent with this category include:

~~—Primary Uses— Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service~~

~~—Secondary Uses— Residential; Residential Equivalent; Institutional; Transportation/Utility; Recreation/Open Space~~

Locational Characteristics — This category is generally appropriate to locations adjacent to and on the periphery of large, definable residential neighborhoods; in areas distant from other commercially designated properties and situated so as to preclude strip-like commercial development. These areas are generally located on a collector roadway and oriented to a specific and limited geographic neighborhood as distinct from through traffic on an arterial or major thoroughfare.

Traffic Generation Characteristics — The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 362 trips per day per acre.

Density/Intensity Standards — Shall include the following:

~~—Residential Use— Shall not exceed ten (10) dwelling units per acre.~~

~~—Residential Equivalent Use— Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 10 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.~~

~~Non-Residential Use — Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .80. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .24 and an ISR of .60.~~

~~Mixed Use — Shall not exceed in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.~~

Other Standards — Shall include the following:

~~Acreage Limitations — Institutional; Transportation/Utility Use — Shall not exceed a maximum of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses.~~

I.A.12. COMMERCIAL RECREATION (CR)

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 manner designed to provide commercial recreation activities; and to recognize such areas as primarily well-suited for commercial recreation consistent with the need, scale, and character of adjoining areas that they serve.~~

Use Characteristics

Primary Uses — ~~Commercial Recreation including Waterfront/Marina Facilities; Sports Stadium; Race Track/Para-mutual Facility~~

Secondary Uses — ~~Residential; Residential Equivalent; Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Temporary Lodging; Recreational Vehicle Parks; Institutional; Transportation/Utility; Recreation/Open Space~~

Locational Characteristics — ~~This category is generally appropriate to locations adjacent to activity centers or areas designated for commercial use; in water dependent locations for aquatic and boat service use; and with good access to major transportation facilities so as to serve the commercial recreation and major sports facility needs of the resident and tourist population of the City.~~

Traffic Generation Characteristics — ~~The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 550 trips per day per acre.~~

Density/Intensity Standards — Shall include the following:

~~Residential Use — Shall not exceed twenty four (24) dwelling units per acre.~~

~~Residential Equivalent Use — Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 24 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.~~

~~Temporary Lodging Use — Shall not exceed (1) forty (40) units per acre; or (2) in the alternative, upon adoption of an approved Development Agreement and local comprehensive plan amendment, the alternative densities set forth in Table I.C. at the end of this section, consistent with" Section 5.2.1.3 of the Error! Hyperlink reference not valid. (2018).~~

~~Non-Residential Use— Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .33 and an ISR of .68.~~

~~Mixed Use— Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.~~

Other Standards— Shall include the following:

~~Acreage Limitations— Institutional; Transportation/Utility Use— Shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses.~~

I.A.13. COMMERCIAL GENERAL (CG)

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 manner designed to provide communitywide and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.~~

Use Characteristics— ~~Those uses appropriate to and consistent with this category include:~~

Primary Uses— ~~Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Wholesale/Distribution (Class A); Storage/Warehouse (Class A); Temporary Lodging~~

Secondary Uses— ~~Commercial Recreation; Residential; Residential Equivalent; Institutional; Transportation/Utility; Recreation/Open Space; Research/Development; Light Manufacturing/Assembly (Class A)~~

Locational Characteristics— ~~This category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit.~~

Traffic Generation Characteristics— ~~The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 487 trips per day per acre.~~

Density/Intensity Standards— Shall include the following:

— ~~Residential Use— Shall not exceed twenty four (24) dwelling units per acre.~~

~~Residential Equivalent Use— Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 24 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.~~

~~Temporary Lodging Use— Shall not exceed: (1) forty (40) units per acre; or (2) in the~~

~~alternative, upon adoption of an approved Development Agreement and local comprehensive plan amendment, the alternative densities set forth in Table I.C. at the end of this section, consistent with Section 5.2.1.3 of the [Error! Hyperlink reference not valid.](#) (2018).~~

~~Non Residential Use — Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90, except as provided for in the “Special Rules” of the Countywide Plan Rules. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .33 and an ISR of .68~~

~~Mixed Use — Shall not exceed in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.~~

Other Standards — Shall include the following:

~~Acreage Limitations — Institutional; Transportation/Utility Use — Shall not exceed a maximum of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses.~~

~~Research/Development; Light Manufacturing/Assembly (Class A) Use — Shall be allowed in the Commercial General (CG) land use category only on the basis of and pursuant to City standards which address the following criteria in relationship to the nature of the proposed use: neighboring uses and the character of the commercial area in which it is to be located; noise, solid waste and air quality emission standards; hours of operation; traffic generation; and parking, loading, storage and service provisions.~~

I.A.14. INDUSTRIAL LIMITED (IL)

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 limited industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial and industrial/mixed use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.~~

Use Characteristics — ~~Those uses appropriate to and consistent with this category include:~~

Primary Uses — ~~Office; Research/Development; Light Manufacturing/Assembly (Class A) and (Class B); Wholesale/Distribution (Class A) and (Class B); Storage/Warehouse (Class A) and (Class B)~~

Secondary Uses — ~~Residential (limited to locations in Gateway Centre developed prior to August 7, 2015, pursuant to Section 2.3.3.14(E) of the [Error! Hyperlink reference not valid.](#) (2018));⁴ Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Institutional; Transportation/Utility; Recreation/Open Space; Transfer/Recycling; Incinerator Facility; Agricultural.~~

Locational Characteristics — ~~This category is generally appropriate to locations with sufficient size to encourage an industrial park arrangement, as well as integrated industrial/mixed use~~

projects, with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses; and serviced by the arterial and thoroughfare highway network, as well as mass transit.

Traffic Generation Characteristics — The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 178 trips per day per acre. Traffic impacts for industrial/mixed use projects shall be determined based on the composition and density/intensity of the specific project.

Density/Intensity Standards — Shall include the following:

Temporary Lodging Use — Shall not exceed: (1) fifty (50) units per acre; or (2) in the alternative, upon adoption of an approved Development Agreement and local comprehensive plan amendment, the alternative densities set forth in Table I.C. at the end of this section, consistent with Section 5.2.1.3 of the ~~Error! Hyperlink reference not valid.~~ (2018).

— All Other Uses — Shall not exceed a floor area ratio (FAR) of .65 nor an impervious surface ratio (ISR) of .85, except as provided for in the ~~Error! Hyperlink reference not valid.~~ (2018). The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .39 and an ISR of .65.

Other Standards — Shall include the following:

Industrial Uses Adjacent to Residential Categories — An appropriate buffer, as determined by the City except for an industrial/mixed use project requiring the submission of a master plan as outlined below, shall be provided in and between the Industrial Limited category and an adjoining Residential classification.

Acreage Limitations for Non-Industrial Secondary Uses that Are Not Part of a Master Development Plan — Institutional; Transportation/Utility; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Agricultural Uses — shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses, consistent with the Countywide Plan Rules.

The five acre threshold shall not apply for planned industrial/mixed use projects which constitute a Development of Regional Impact or which comprise not less than 100 acres.

Standards for Industrial/Mixed Use Projects

Number of uses — Provision for two or more primary or secondary uses that are mutually supportive, and designed to be physically and functionally integrated.

Public Transit — Location within reasonable proximity, and with specific provision for access, to a designated public transit corridor and connection point.

Project Components — Integration of project components, consistent with the provisions of the Countywide Plan Rules.

~~Master Development Plan—Preparation of a master development plan that stipulates the type and scale of uses, permitted densities and intensities, and relationships among plan components. Such plan shall distinguish the industrial/mixed use project from the unplanned placement of uses on a site or sites, resulting from separate unrelated actions of distinct developments that fail to provide for synergism between uses.~~

Master Development Plan Requirements for Industrial/Mixed Use Projects—Shall include the following:

~~An industrial/mixed use project that comprises not less than fifty (50) acres may include secondary Institutional; Transportation/Utility; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; and Temporary Lodging uses, consistent with the Countywide Plan Rules.~~

I.A.15. INDUSTRIAL GENERAL (IG)

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 general industrial manner, and so as to encourage the reservation and use of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.~~

Use Characteristics—~~Those uses appropriate to and consistent with this category include:~~

Primary Uses—~~Research/Development; Light Manufacturing/Assembly (Class A) and (Class B); Heavy Manufacturing/ Assembly; Wholesale/Distribution (Class A) and (Class B); Storage/Warehouse (Class A) and (Class B); Agricultural Processing; Vehicular Salvage~~

Secondary Uses—~~Agricultural; Institutional; Transportation/Utility; Commercial Recreation; Solid Waste/Refuse Disposal; Transfer/Recycling; Incinerator Facility; Electric Power Generation Plant; Recreation/Open Space~~

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 thoroughfare highway network, as well as mass transit.~~

Traffic Generation Characteristics—~~The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 216 trips per day per acre.~~

Density/Intensity Standards—Shall include the following:

~~No use shall exceed a floor area ratio (FAR) of .75 nor an impervious surface ratio (ISR) of .95. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .45 and an ISR of .72.~~

Other Standards—Shall include the following:

~~Office; Retail Commercial; Personal Service/Office Support; and Commercial/Business Service~~ Shall be allowed only as accessory uses, located within the structure to which it is accessory, and not to exceed twenty five (25) percent of the floor area of the principal use to which it is accessory.

~~Industrial; Other Use~~—An appropriate buffer shall be provided in and between the Industrial General category and an adjoining classification other than Industrial or Transportation/Utility.

~~Acreage Limitations~~—~~Institutional; Transportation/Utility; Agricultural Use~~—Shall not exceed a maximum of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses.

I.A.16. PRESERVATION (P)

Purpose—It is the purpose of this category to depict those areas of the City that are now characterized, or appropriate to be characterized, as a natural resource feature worthy of preservation; and to recognize the significance of preserving such major environmental features and their ecological functions.

Use Characteristics—Those uses appropriate to and consistent with this category include:

Primary Uses—Open and undeveloped areas consistent with the following natural resource features and considerations: Non-Tidal Wetlands including Freshwater Swamps, Freshwater Marsh, Stream; 25-year Floodplains; Natural Drainageways; Habitat for endangered or threatened species; and such additional areas determined to have environmental significance.

Secondary Uses—Use characteristics provided for and located in adjoining Land Use Plan Map categories that are accessory to or are the incidental extension of the permitted adjoining use.

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 that they are intended to preserve, these features will frequently occur in a random and irregular pattern interposed among the other plan categories.

Traffic Generation Characteristics—The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 0.3 trips per day per acre.

Density/Intensity Standards—Shall include the following:

—No use shall exceed a floor area ratio (FAR) of .10 nor an impervious surface ratio (ISR) of .20. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .05 and an ISR of .10.

Transfer of development rights shall be allowed consistent with the “Special Rules” of the Countywide Plan Rules.

Other Standards—Shall include the following:

~~An appropriate buffer shall be provided for wetland Preservation areas.~~

~~Where the mapped delineation of these areas is inconclusive due to the scale of the Future Land Use Map, 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, the Pinellas County Environmental Management Department, or by a qualified Consultant, consistent with the above-described purpose and use characteristics and the provisions of Division 6.3 of the Countywide Plan Rules.~~

I.A.17. RECREATION/OPEN SPACE (R/OS)

~~Purpose~~ — ~~It is the purpose of this category to depict those areas of the City that are now used, or appropriate to be used, for open space and/or recreational purposes; and to recognize the significance of providing open space and recreational areas as part of the overall land use plan.~~

~~Use Characteristics~~ — ~~Those uses appropriate to and consistent with this category include:~~

~~Primary Uses~~ — ~~Public/Private Open Space; Public/Private Park; Public Recreation Facility; Public Beach/Water Access; Golf Course/Clubhouse.~~

~~Secondary Uses~~ — ~~Transportation/Utility in compliance with F.S. 163.3208.~~

~~Locational Characteristics~~ — ~~This category is generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the City; and in recognition of the natural and man-made conditions that contribute to the active and passive open space character and recreation use of such locations.~~

~~Traffic Generation Characteristics~~ — ~~The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 3 trips per day per acre.~~

~~Density/Intensity Standards~~ — ~~Shall include the following:~~

~~No use shall exceed a floor area ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .15 and an ISR of .45.~~

~~Transfer of development rights shall be consistent with the Countywide Plan Rules.~~

~~Other Standards~~ — ~~Shall include the following:~~

~~An appropriate buffer, as determined by the local jurisdiction, shall be provided between any such Transportation/Utility use, authorized pursuant to F.S. 163.3208, and any other adjoining use.~~

I.A.18. INSTITUTIONAL (I)

~~Purpose~~ — ~~It is the purpose of this category to depict those areas of the City that are now used, or appropriate to be used, for public/semi public institutional purposes; and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding~~

uses, transportation facilities, and natural resource features.

Use Characteristics — These uses appropriate to and consistent with this category include:

- **Primary Uses** — Public Educational Facilities; Private Schools; Colleges; Hospital; Medical Clinic; Church; Religious Institution; Cemetery; Funeral Home/Mortuary; Social/Public Service Agency; Child Day Care; Fraternal; Civic Organization; Municipal Office Building; Courthouse; Library; Public Safety Facility; Emergency Medical Service Building; Convention Center
- **Secondary Uses** — Residential; Residential Equivalent; Recreation/Open Space; Transportation/Utility; Ancillary Non-Residential.

Locational Characteristics — This category is generally appropriate to those locations where educational, health, public safety, civic, religious and like institutional uses 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.

Traffic Generation Characteristics — The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 192 trips per day per acre. Where the specific type of proposed use is known, one of the following subcategories within the Institutional category and their corresponding traffic generation rates may be used to calculate estimated traffic impact:

- Educational Facilities — 114 vehicles trips per day per acre.
- Medical Facilities — 173 vehicles trips per day per acre.
- Religious/Civic Facilities — 104 vehicles trips per day per acre.
- Municipal/Public Facilities — 835 vehicles trips per day per acre.
- Other — 67 vehicles trips per day per acre.

Density/Intensity Standards — Shall include the following:

- Residential Use — Shall not exceed twelve and one half (12.5) dwelling units per acre.
- Residential Equivalent Use — Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 12.5 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impact shall be the equivalent of 2.5 beds per dwelling unit.
- All Other Uses — Shall not exceed a floor area ratio (FAR) of .65, except for hospital use, which shall not exceed 1.0 within any single jurisdiction, subject to and based on the bonus provision set forth in Section 2.3.3.10 of the Countywide Plan Rules (2018), nor exceed an impervious surface ratio (ISR) of .85. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .39 and an ISR of .65.

Other Standards — Shall include the following:

~~Acreage Limitations — Ancillary Non-Residential; Transportation/Utility Use — Shall not exceed a maximum area of ten (10) acres. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses.~~

~~Institutional (I) Overlay Designation — The Institutional land use category may be used as an overlay in combination with an underlying principal land use category in accord with the map symbol and legend as depicted on the Future Land Use Plan Map. The Institutional overlay designation may be used to provide for one or more selected use(s) from those Primary and Secondary Uses permitted in the Institutional land use category, while retaining the otherwise applicable standards of the underlying principal land use category. The purpose of the Institutional overlay designation is to provide the option of narrowing the range of permitted uses allowed in the Institutional land use category and to preserve the otherwise applicable provisions of the underlying principal land use category as to permitted uses and density/intensity standards.~~

I.A.19. TRANSPORTATION/UTILITY (T/U)

~~**Purpose** — It is the purpose of this category to depict those areas of the City that are now used, or appropriate to be used, for transport and public/private utility services; and to recognize such areas consistent with the need, character and scale of the transport/utility use relative to surrounding uses, transportation facilities, and natural resource features.~~

~~**Use Characteristics** — Those uses appropriate to and consistent with this category include:~~

~~**Primary Uses** — Airport; Electric Power Generation Plant; Utility Transmission Line; Municipal Water Supply; Wastewater Disposal Facility; Solid Waste/Refuse Disposal; Transfer Recycling Facility; Public Works Garage/Storage; Electric Power Substation; Telephone Switching Station; Wholesale/Distribution (Class A) and (Class B)~~

~~— **Secondary Uses** — Storage/Warehouse (Class A) and (Class B); Recreation/Open Space; Institutional; Ancillary Non-Residential~~

~~**Locational Characteristics** — This category is generally appropriate to those air transport terminals, utility installations, major transmission lines, refuse disposal and public works facilities serving the City; and to reflect the unique siting requirements and consideration to adjoining uses required in the placement of these facilities.~~

~~**Traffic Generation Characteristics** — The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 18 trips per day per acre. Where the specific type of proposed use is known, one of the following subcategories within the Transportation/Utility category and their corresponding traffic generation rates may be used to calculate estimated traffic impact:~~

~~— Transportation — 15 vehicles trips per day per acre.~~

~~— Municipal/Public Facilities — 16 vehicles trips per day per acre.~~

~~— Other — 79 vehicles trips per day per acre.~~

Density/Intensity Standards — Shall include the following:

- No use shall exceed a floor area ratio (FAR) of .70, nor an impervious surface ratio (ISR) of .90. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .42 and an ISR of .68.

Other Standards — Shall include the following:

An appropriate buffer shall be provided within and between the Transportation/Utility category and any other adjoining classification, other than Industrial.

Where a utility transmission line otherwise included within this category is located in an easement as distinct from a right of way, this category shall be shown as an overlay, superimposed over, and applicable in addition to, the otherwise applicable underlying category.

Acreage Limitations — Institutional; Ancillary Non-Residential Use — Shall not exceed a maximum of ten (10) acres. Any such use, alone or when added to existing contiguous like use(s), that exceeds this threshold shall require a plan map amendment that shall include such use and all contiguous like uses.

I.A.20. SPECIAL DESIGNATIONS

I.A.20.a. 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.

Traffic Generation Characteristics — Not Applicable.

Density/Intensity Standards — Shall be as follows:

~~— Submerged Land; Drainage Feature (other than as an overlay) — No density/intensity allocation.~~

~~— Drainage Overlay (as an overlay) — As for the underlying plan category.~~

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.~~

I.A.20.b. 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.

Traffic Generation Characteristics — The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be based upon the underlying categories, adjusted to account for the proposed density/intensity within each category.

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.

I.A.20.c. 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.

Traffic Generation Characteristics— The standard for the purpose of calculating typical traffic impacts relative to a Countywide Plan Map amendment for this category shall be based upon the actual mix and intensity of land use proposed in the special area plan, calculated by using the appropriate traffic generation characteristics for each corresponding category of land use, adjusted to account for the proposed density/intensity of said land use.

Density/Intensity Standards— Shall be as set forth for each classification of use and location in the approved special area plan. Densities/intensities shall be consistent with the redevelopment strategy for this plan category and shall generally parallel the medium to high density/intensity standards of the conventional plan categories for the respective types of use characteristics provided for thereunder.

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.

I.B. LAND USE CLASSIFICATION STANDARDS, DENSITY AND INTENSITY

LAND-USE CLASSIFICATIONS	MAX D.U./Acre	MAX F.A.R.	MAX I.S.R.	MAX RES. EQUIV.
Residential Classifications	-	-	-	-
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	.50	.75	3.00
Residential Medium (RM)	15	.50	.75	3.00
Residential High (RH)	30	.60	.85	3.00
Mixed-Use Classifications*				
Residential/Office-General (R/OG)	15	.50	.75	3.00
Residential/Office/Retail (R/O/R)	18	.40	.85	3.00
Resort Facilities-Medium (RFM)	18	.65	.85	3.00
Resort Facilities-High (RFH)	30	1.20	.95	3.00
Commercial Classifications				
Commercial Neighborhood (CN)	10	.40	.80	3.00
Commercial Recreation (CR)	24	.55	.90	3.00
Commercial General (CG)	24	.55	.90	3.00
Industrial Classifications				
Industrial-Limited (IL)		.65	.85	
Industrial-General (IG)		.75	.95	
Public/Semi-Public Classifications				
Preservation (P)		.10	.20	
Recreation/Open Space (R/OS)		.25	.60	
Institutional (I)	12.5	.65	.85	3.00
Transportation/Utility (T/U)		.70	.90	
Special Designations				
Water/Drainage Feature	Not Applicable			
Activity Center (AC)	See Otherwise Applicable Category & Multiple Factors			
Community Redevelopment District (CRD)	Per Approved Plan			
* Mixed Use – Shall not exceed, in combination, the respective numbers of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.				

I.C. TEMPORARY LODGING ALTERNATIVE DENSITY AND INTENSITY STANDARDS

LAND USE CLASSIFICATIONS	DENSITY/UNIT PER ACRE			FAR			ISR		
	<1 Acre	1-3 Acre	>3 Acre	<1 Acre	1-3 Acre	>3 Acre	<1 Acre	1-3 Acre	>3 Acre
Residential Classifications	-	-	-	-	-	-	-	-	-
Residential Suburban (RS)*	-	-	-	-	-	-	-	-	-
Residential Low (RL)*	-	-	-	-	-	-	-	-	-
Residential Urban (RU)*	-	-	-	-	-	-	-	-	-
Residential Low-Medium (RLM)	-	-	-	-	-	-	-	-	-
Residential Medium (RM)	-	-	-	-	-	-	-	-	-
Residential High (RH)	-	-	-	-	-	-	-	-	-
Mixed-Use Classifications**	-	-	-	-	-	-	-	-	-
Residential/Office-General (R/OG)	-	-	-	-	-	-	-	-	-
Residential/Office/Retail (R/O/R)	45	45	45	4	4	4	0.85	0.85	0.85
Resort Facilities Medium (RFM)	45	60	75	4	4.5	2	0.85	0.85	0.85
Resort Facilities High (RFH)	75	100	125	2	3	4	0.95	0.95	0.95
Commercial Classifications	-	-	-	-	-	-	-	-	-
Commercial Neighborhood (CN)	-	-	-	-	-	-	-	-	-
Commercial Recreation (CR)	60	60	60	1.2	1.2	1.2	0.9	0.9	0.9
Commercial General (CG)	60	60	60	1.2	1.2	1.2	0.9	0.9	0.9
Industrial Classifications	-	-	-	-	-	-	-	-	-
Industrial Limited (IL)***	75			1.5	1.5	1.5	0.85	0.85	0.85
Industrial General (IG)	-	-	-	-	-	-	-	-	-
Public/Semi-Public Classifications	-	-	-	-	-	-	-	-	-
Preservation (P)	-	-	-	-	-	-	-	-	-
Recreation/Open Space (R/OS)	-	-	-	-	-	-	-	-	-
Institutional (I)	-	-	-	-	-	-	-	-	-
Transportation/Utility (T/U)	-	-	-	-	-	-	-	-	-
Special Designations	-	-	-	-	-	-	-	-	-
Water/Drainage Feature	-	-	-	-	-	-	-	-	-
Activity Center (AC)	-	-	-	-	-	-	-	-	-
Community Redevelopment District (CRD)*	-	-	-	-	-	-	-	-	-
*City Code allows for Bed and Breakfasts in this land use category. Each dwelling is permitted a max of 3 ERU. Max ERU is determined by the density permitted. The FAR and ISR are determined by the Zoning District in which the parcel is located.									

~~* **Mixed Use — Shall not exceed, in combination, the respective numbers of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.~~
~~***The acreage for the Industrial Limited Category is subject to a five-acre limit, consistent with Section I.A.14. of Appendix II of the Pinellas Park Comprehensive Plan.~~

Referenced by Policy CIE.1.1.5:

Criteria for Establishing Priority

Criteria	Indicator
Public Health or Safety	Extent to which project alleviates an existing hazard
External Requirements	Whether project is required and by whom.
Improving Integrity of the System	How critical project is to saving structural integrity of existing system.
Operating Budget Impact	Whether project will increase or decrease operating costs.
Timeliness	How soon is the project required to be implemented.
Public Necessity	How much is the project needed.
Economic Development	What effect project has on facilities investment, job increase or tax base.
Life Expectancy of Project	How long the project will meet the needs of the community.
Percentage of Population Served by Project	How much of the population is served by the project.
Relation to Adopted Plan	Whether project is included as part of a formal adopted plan.
Intensity Use	How often project will be utilized.
Benefit/Cost	What the return on the investment is.
Special Need	Project meets the needs of a segment of the population with special needs.
Scheduling	How soon the project can be started.
Potential for Duplication	Whether project is similar to projects of other agencies.
Availability	Extent to which revenues are available to fund the project.
Energy Consumption	How project will affect amount of energy consumed.
Source: Pinellas Park Community Planning Division, 2008	

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

<u>Countywide Plan Categories</u>	<u>Pinellas Park Future Land Use Categories</u>
<u>Residential Low Medium</u>	<u>Residential Suburban</u>
	<u>Residential Low</u>
	<u>Residential Urban</u>
	<u>Residential Low Medium</u>
<u>Residential Medium</u>	<u>Residential Medium</u>
<u>Residential High</u>	<u>Residential High</u>
<u>Office</u>	<u>Residential/Office General</u>
<u>Retail & Services</u>	<u>Commercial Neighborhood</u>
	<u>Residential/Office/Retail</u>
	<u>Commercial General</u>
<u>Employment</u>	<u>Industrial Limited</u>
<u>Industrial</u>	<u>Industrial General</u>

<u>Countywide Plan Categories</u>	<u>Pinellas Park Future Land Use Categories</u>
<u>Public/Semi-Public</u>	<u>Institutional</u>
	<u>Transportation/Utility</u>
<u>Recreation/Open Space</u>	<u>Recreation/Open Space</u>
<u>Preservation</u>	<u>Preservation</u>
<u>Target Employment Center Overlay</u>	<u>Target Employment Center Overlay</u>
<u>Activity Center</u>	<u>Activity Center</u>
	<u>Community Redevelopment District (CRD)</u>
<u>No Category</u>	<u>Water Drainage Feature</u>

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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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:

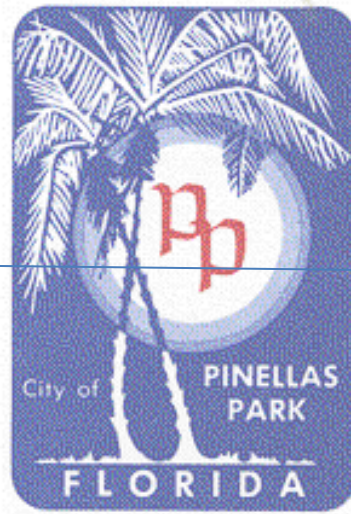
- Special Area Plan Required – The utilization of this category shall require a special area plan that shall be approved by official action of the City Council, in a form sufficient to ensure compliance with the special area plan, consistent with the Countywide Plan Rules.

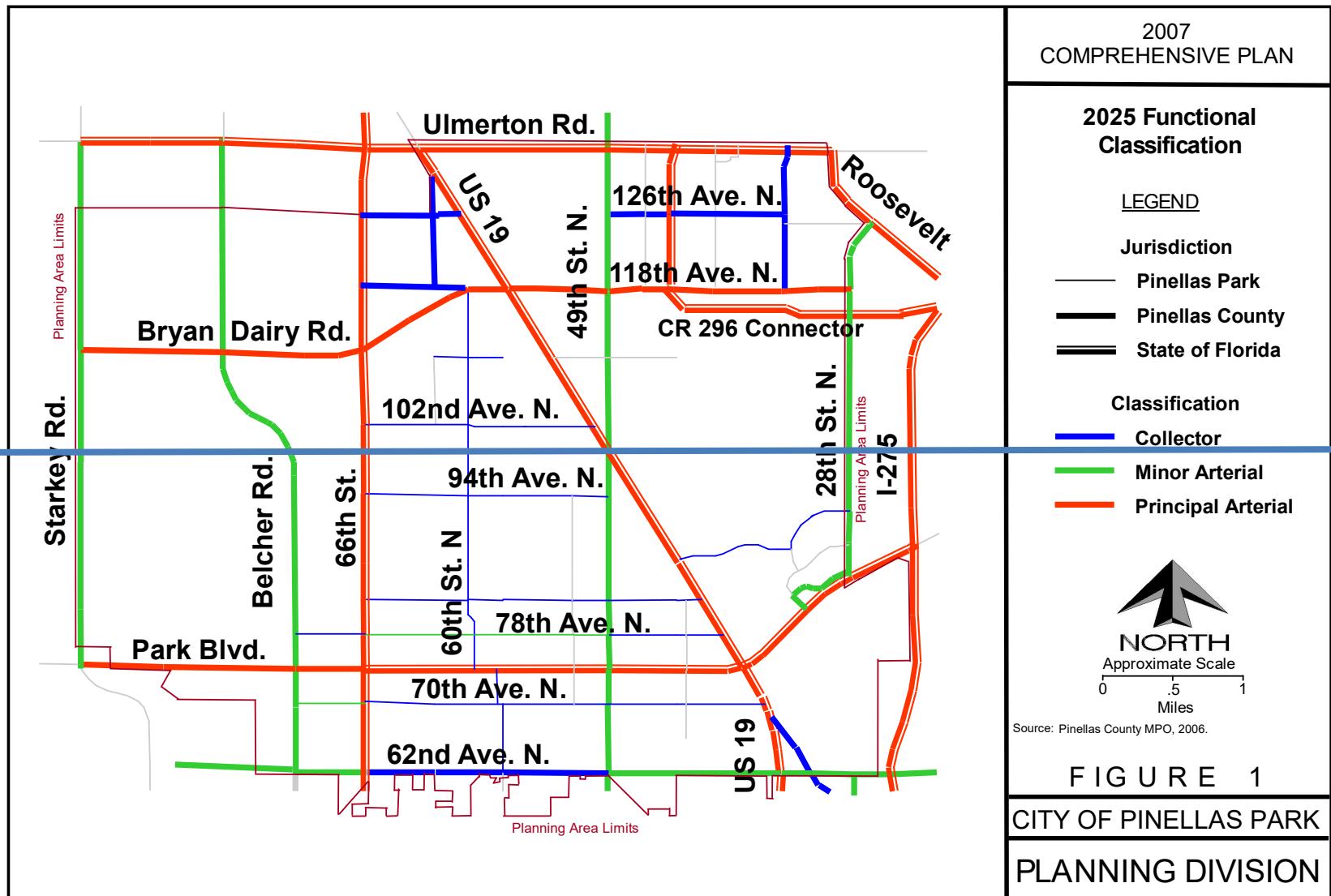
"Exhibit M"

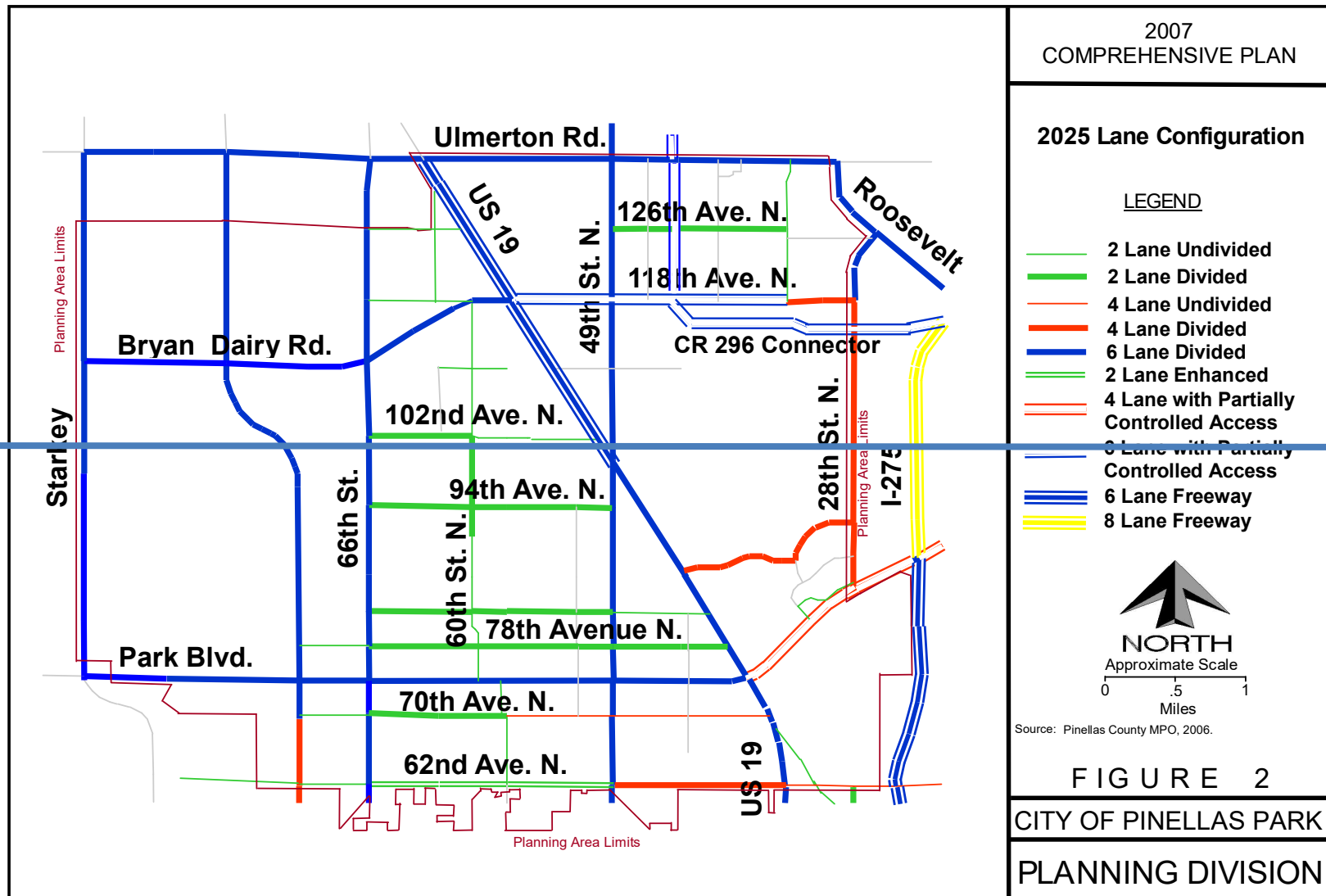
Appendix III-Maps

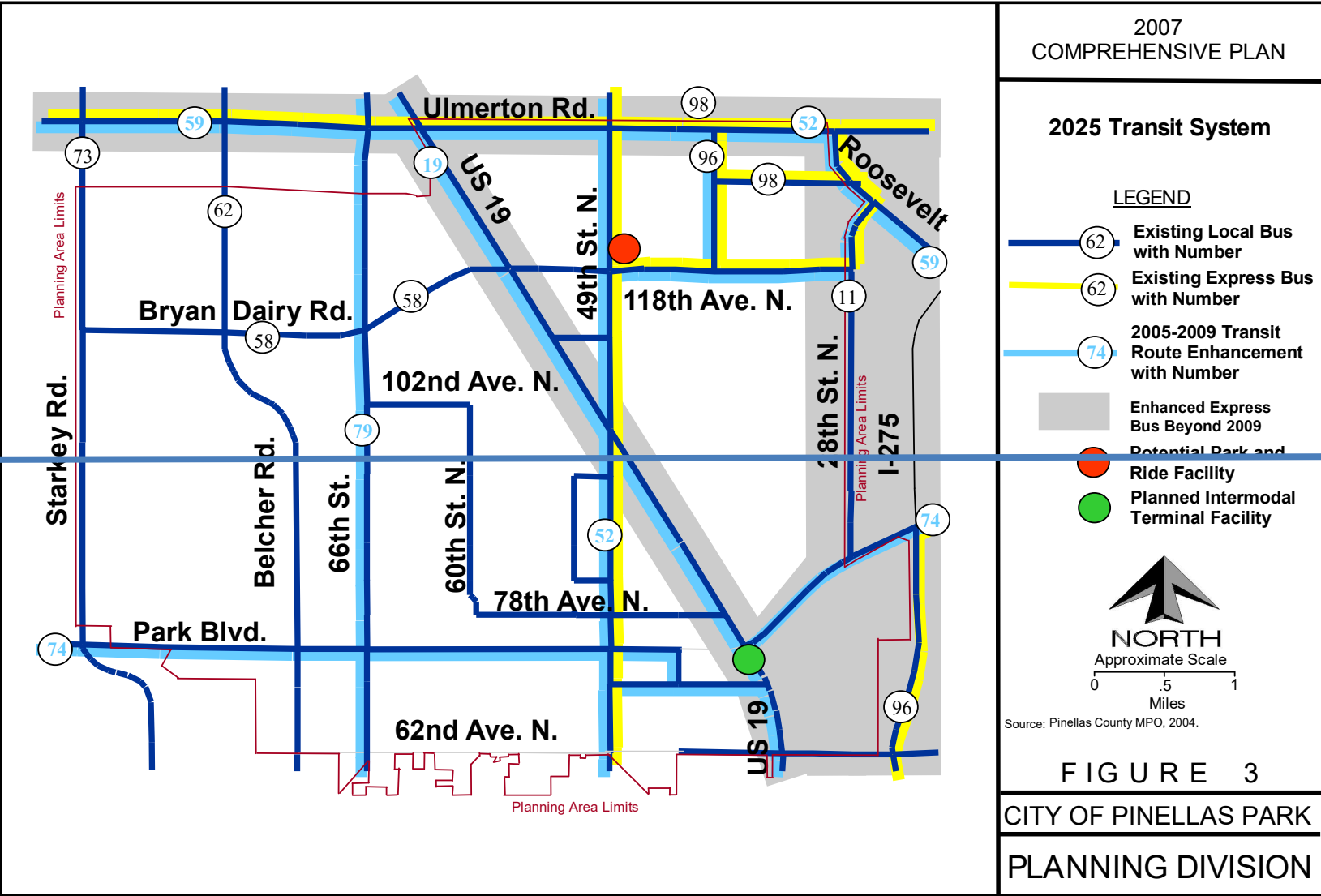
Ordinance No. _____

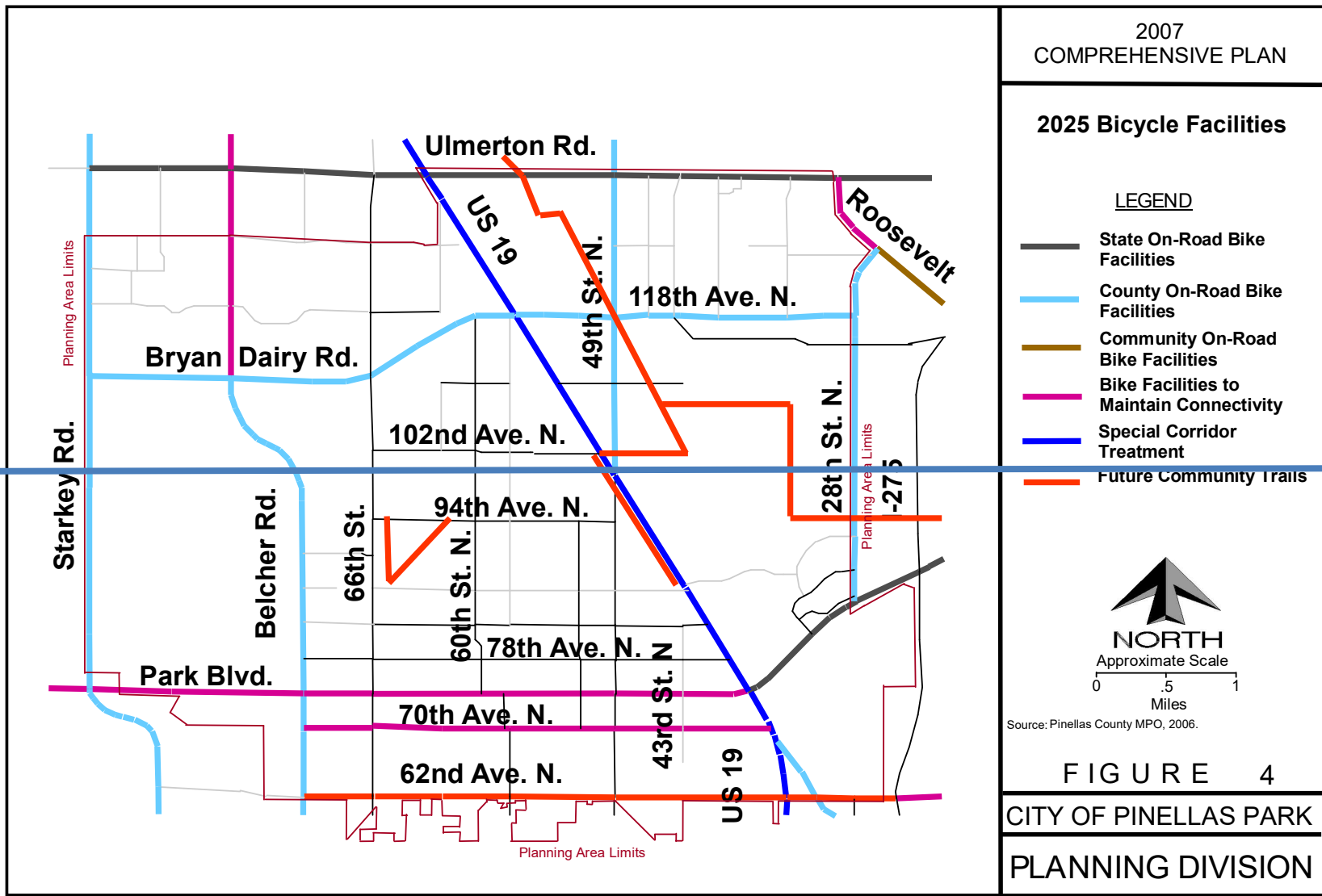
APPENDIX III MAPS

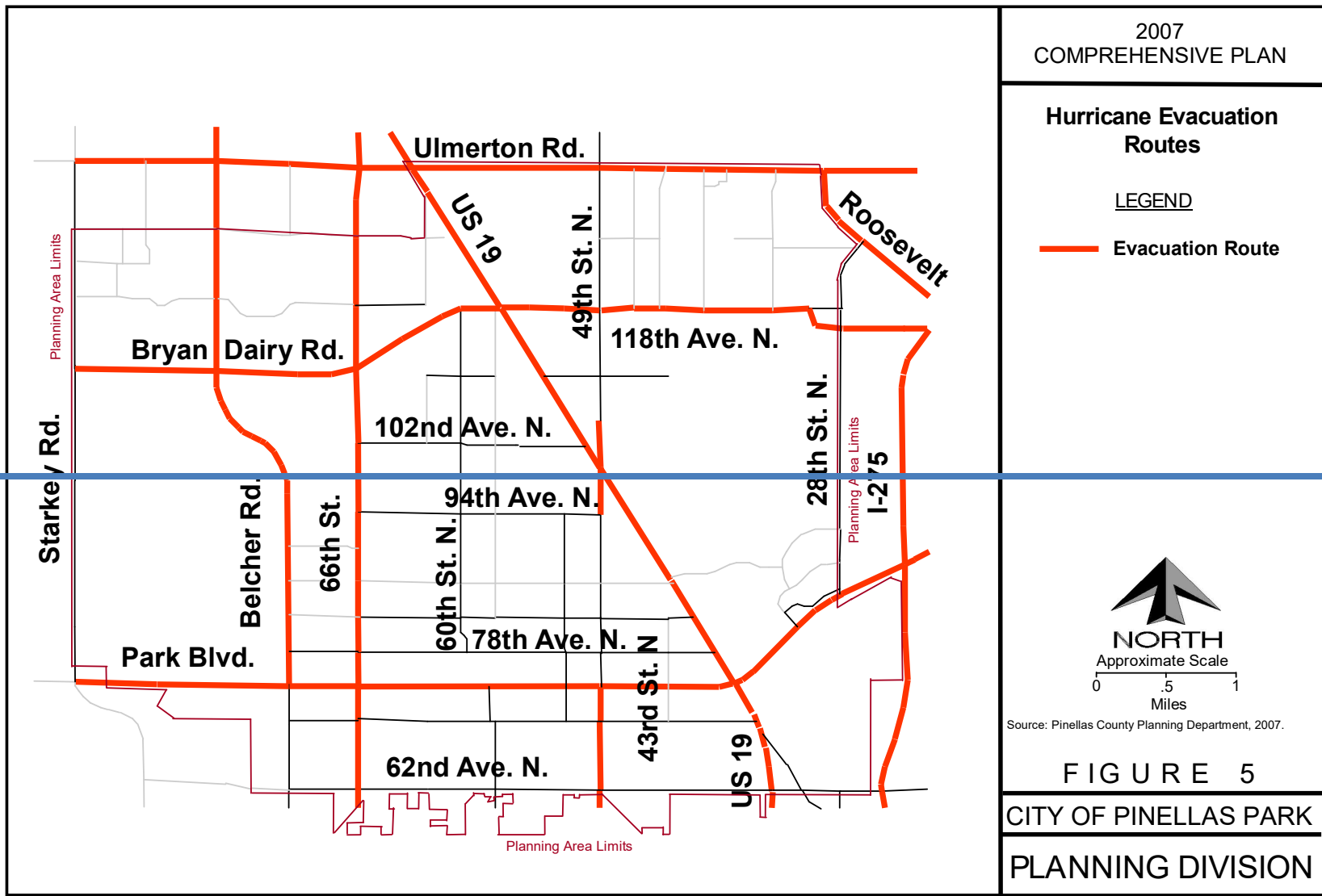


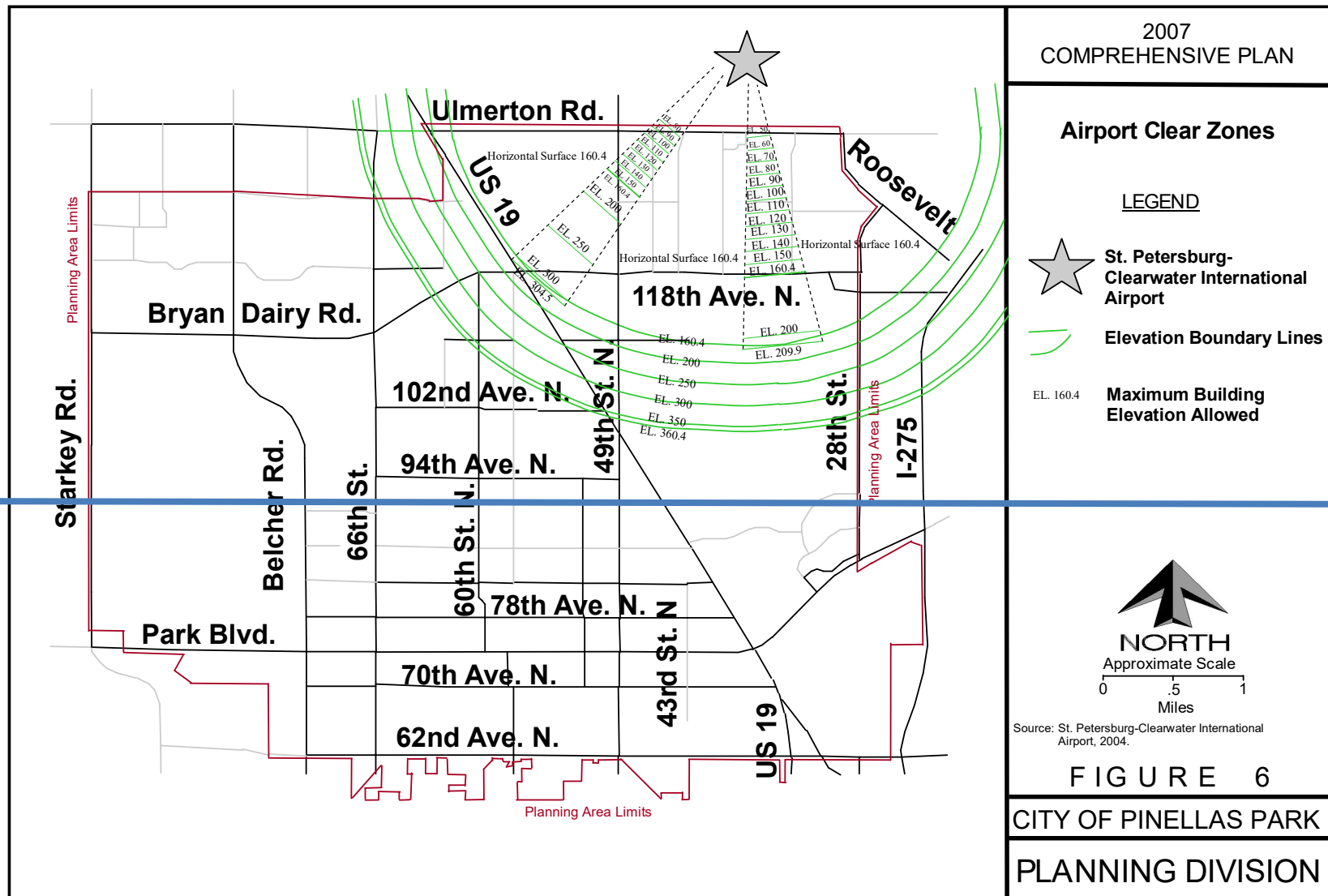


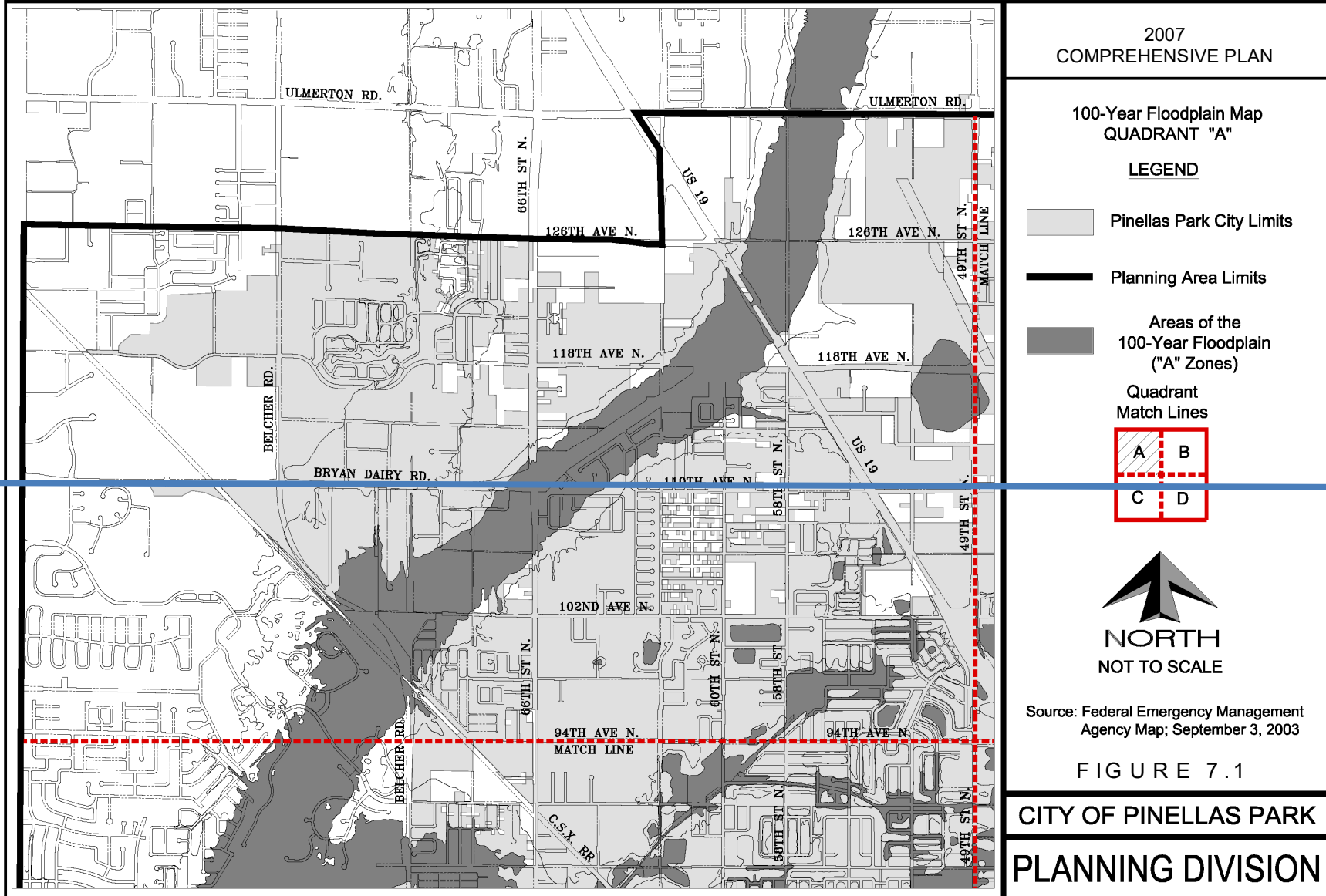


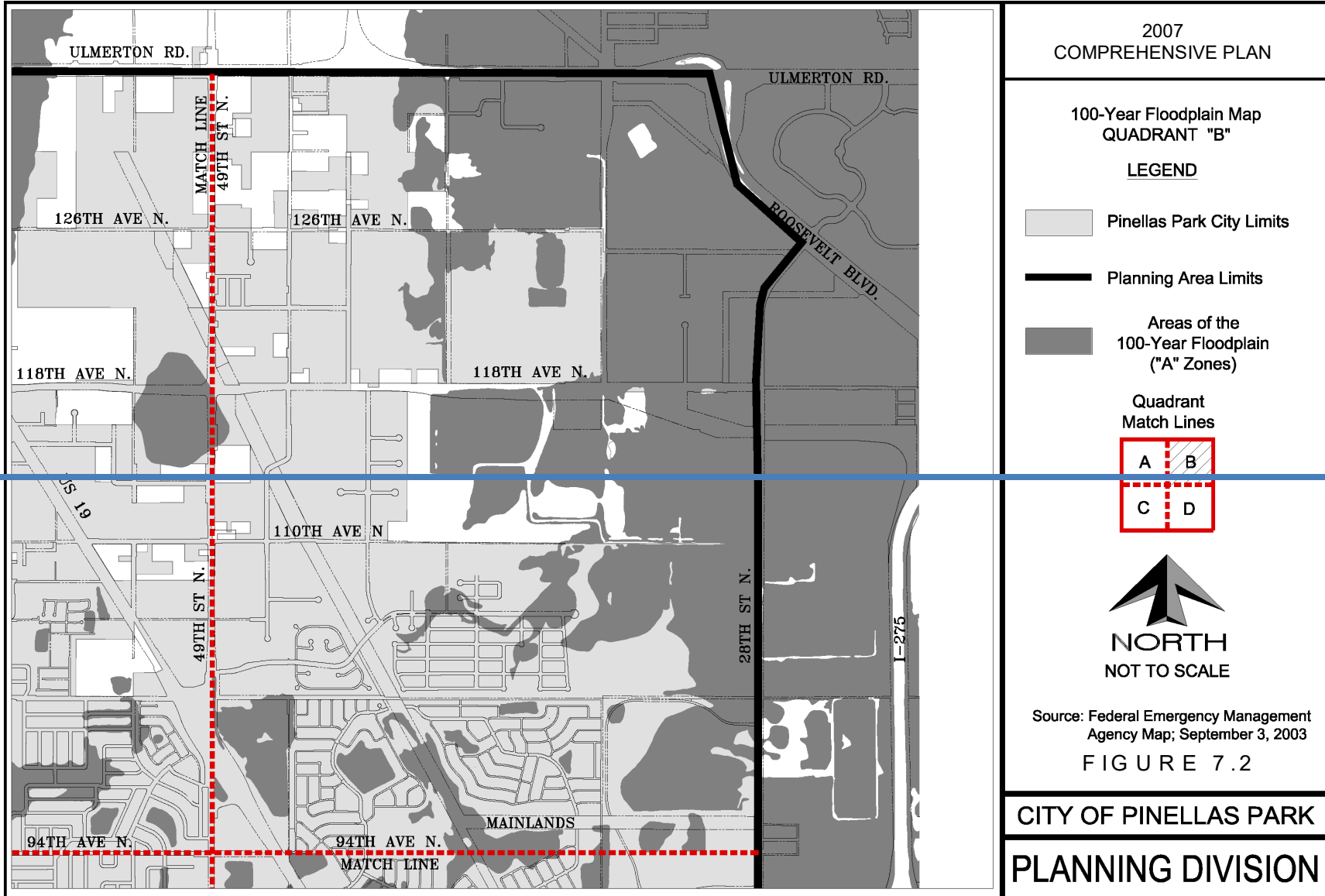


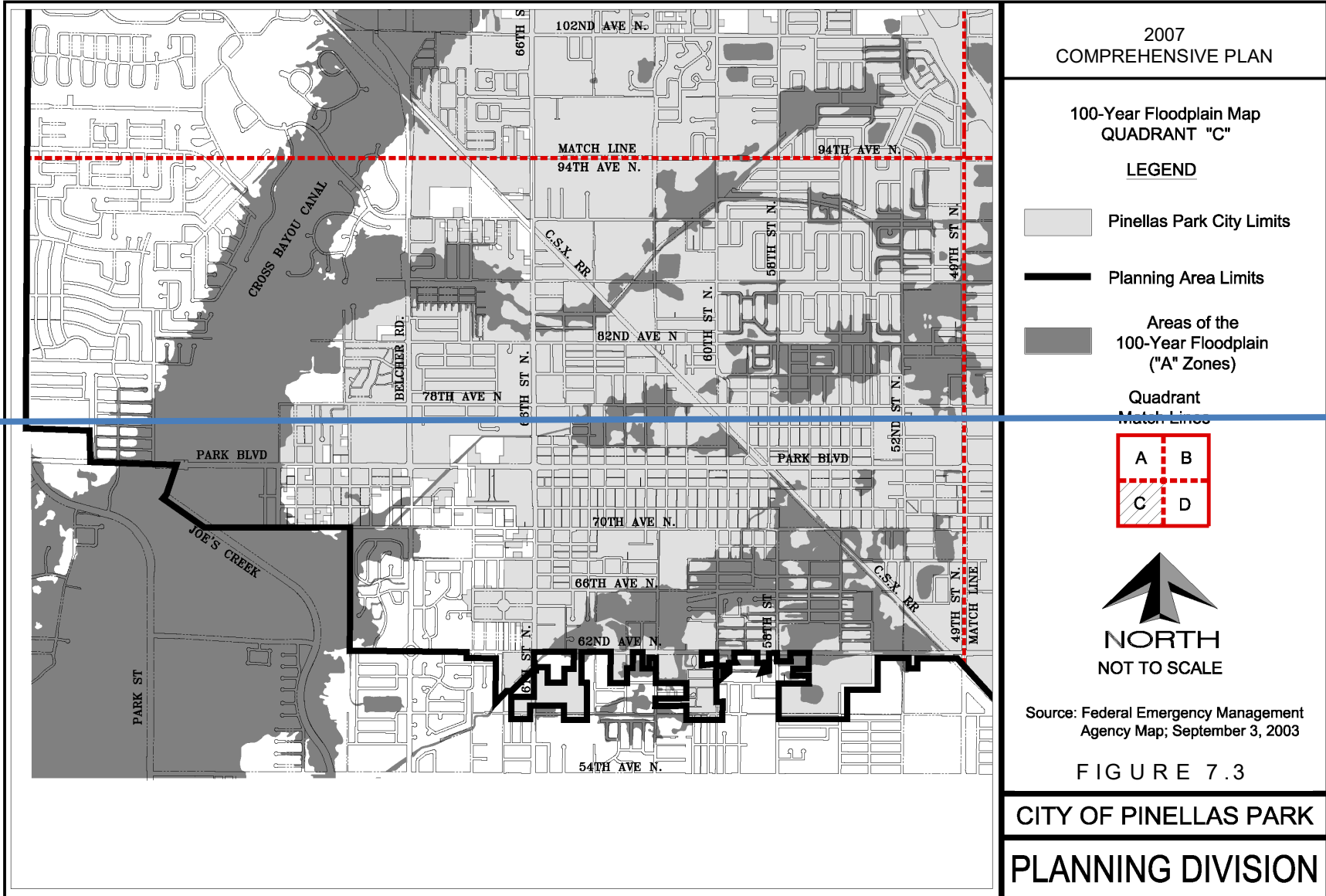


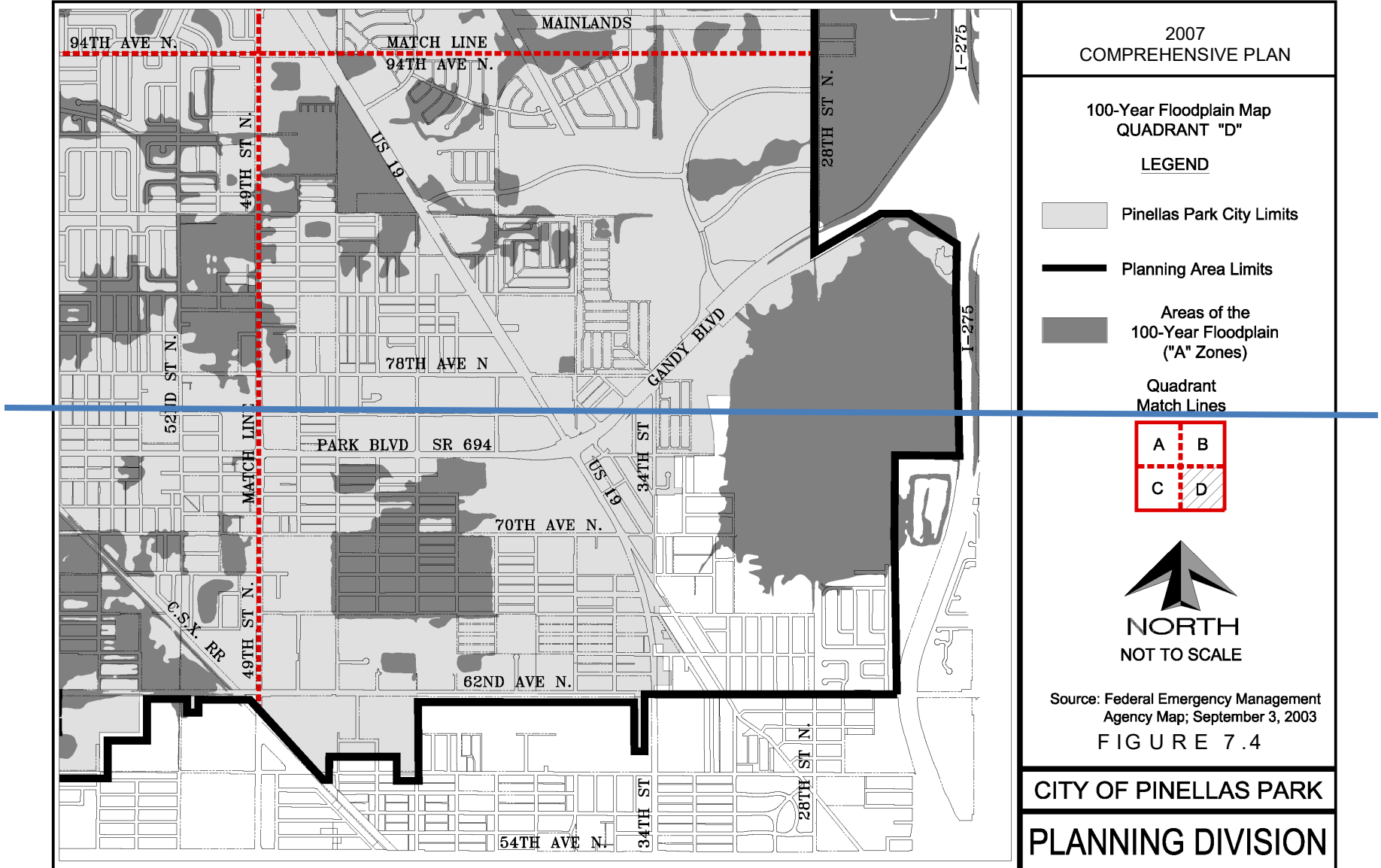


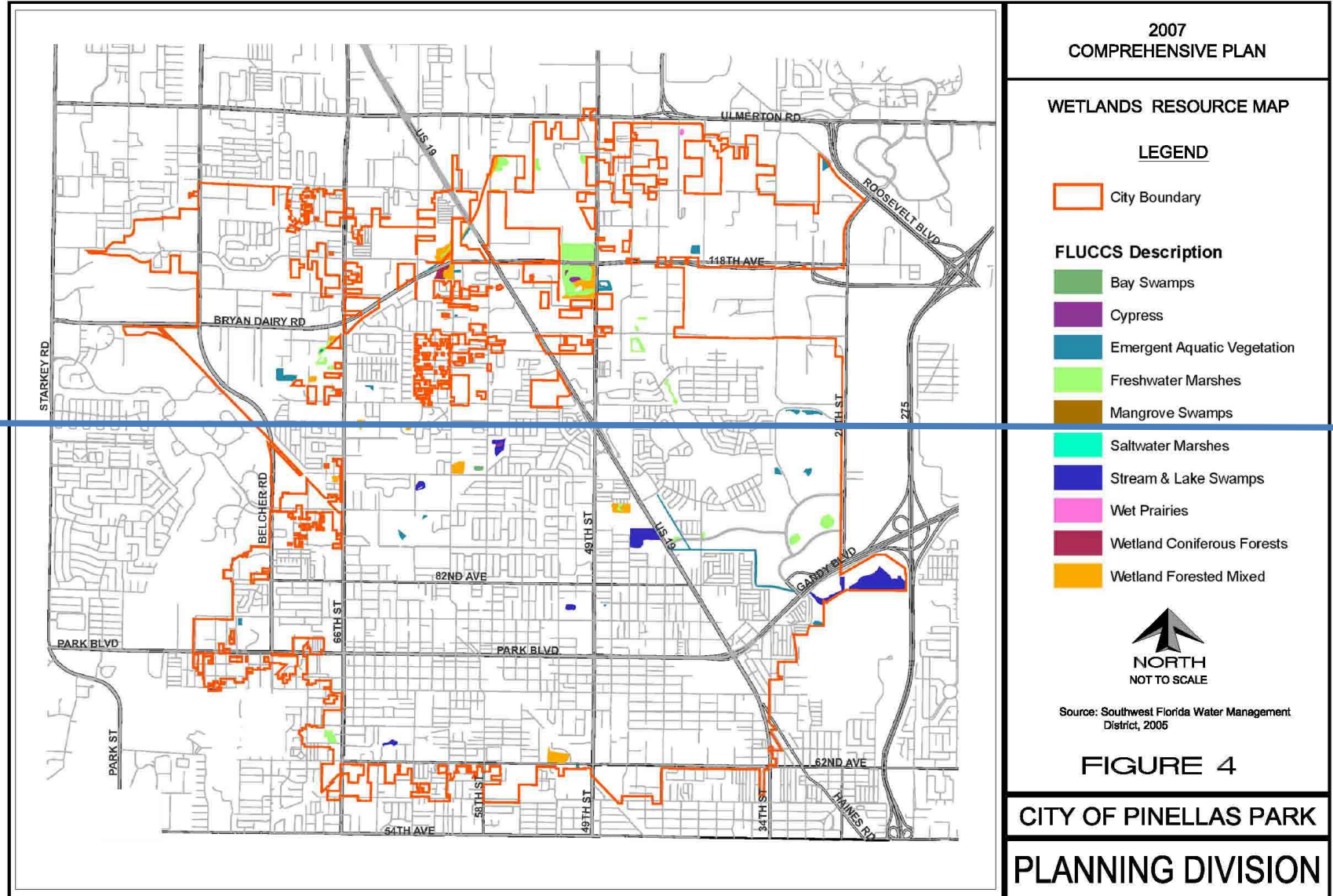


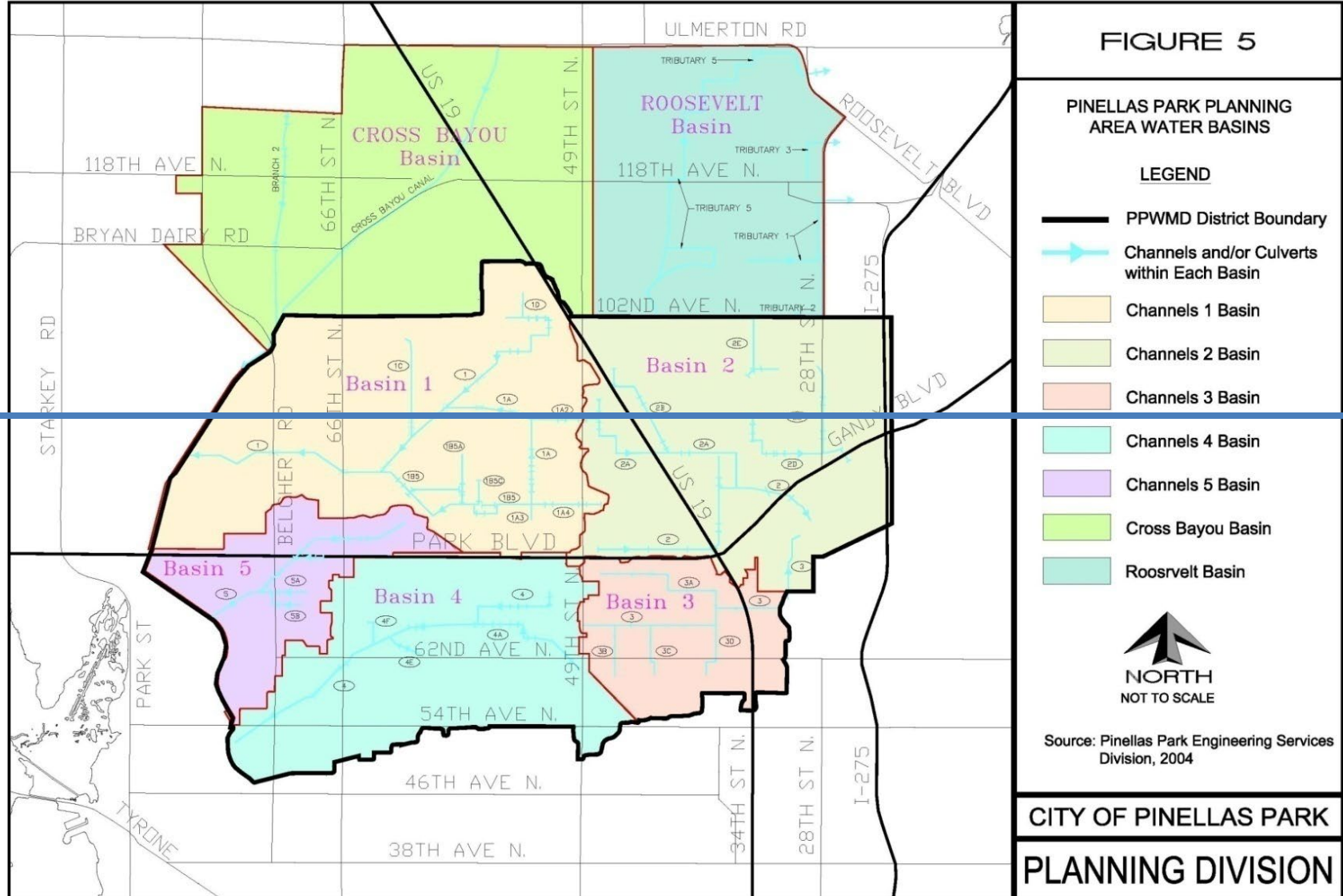


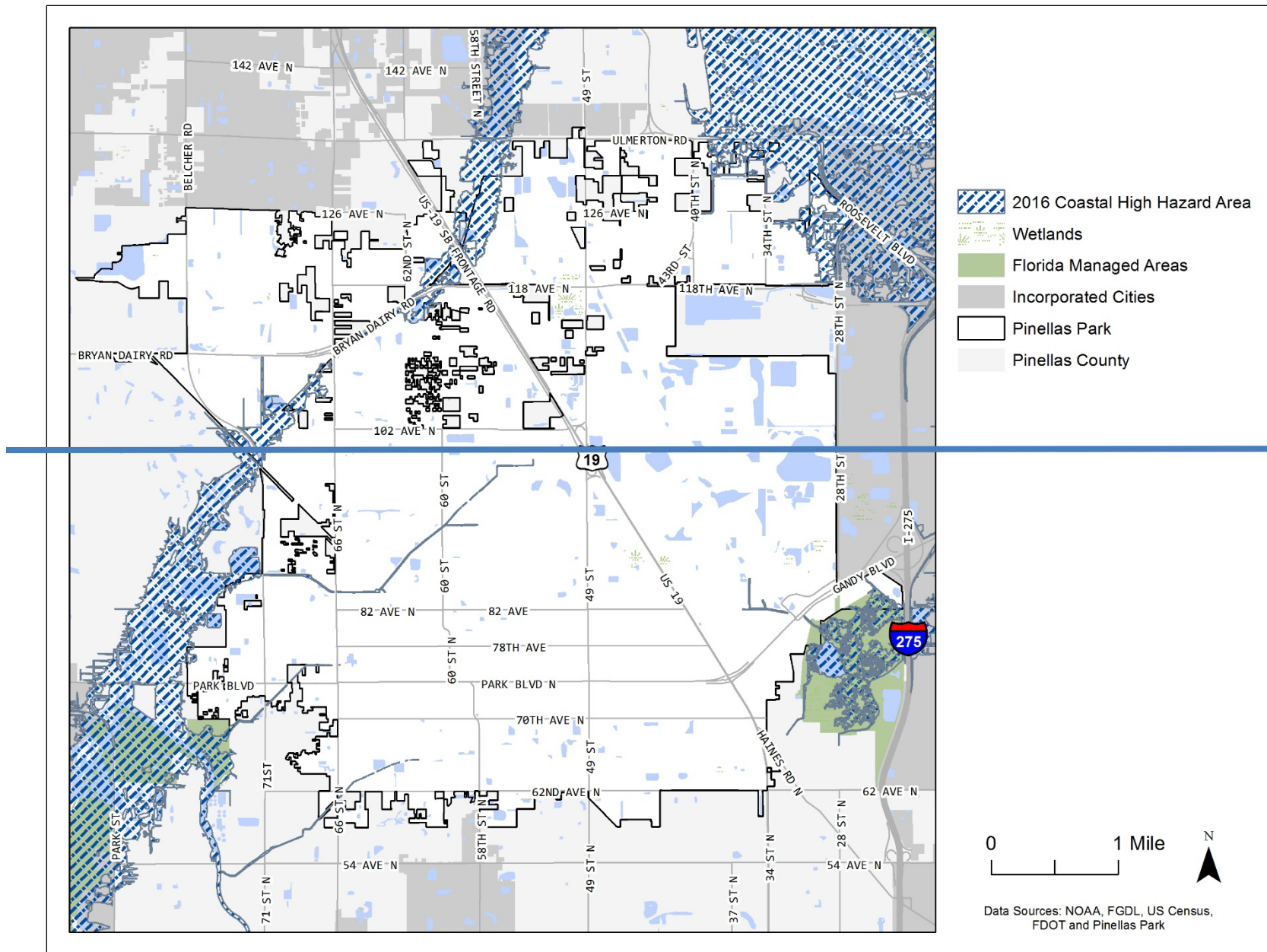


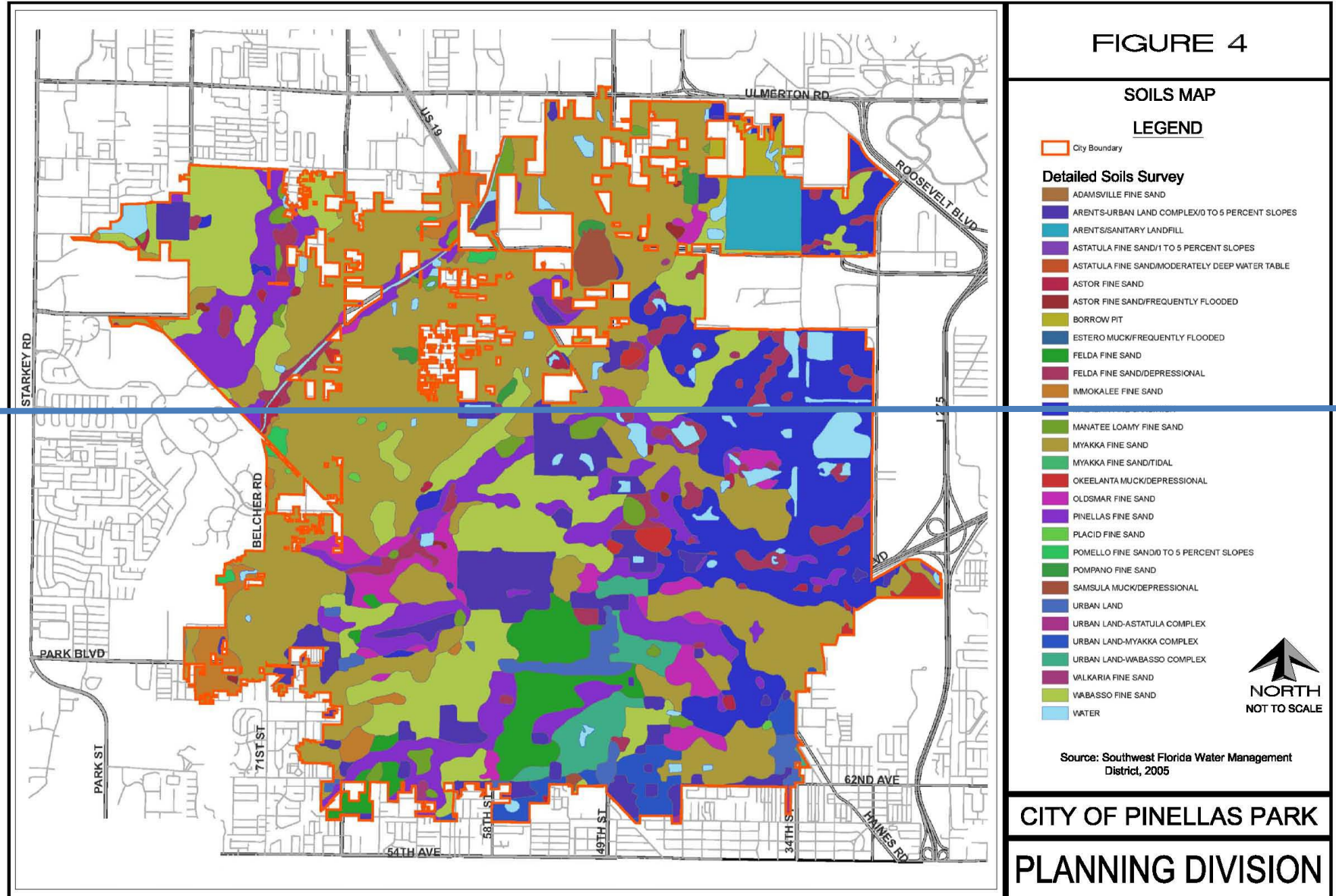












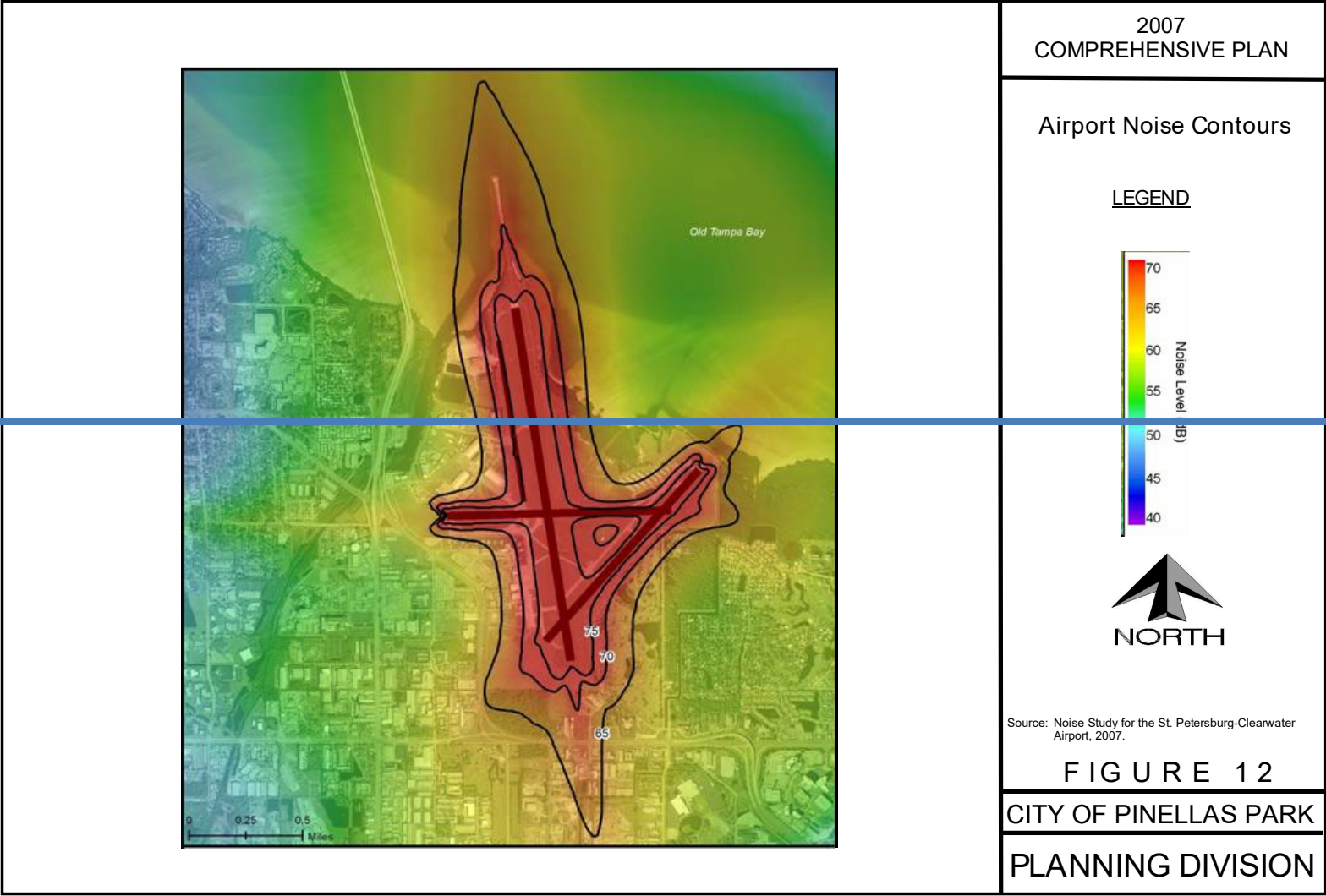


Figure 1 – Roadway Classifications

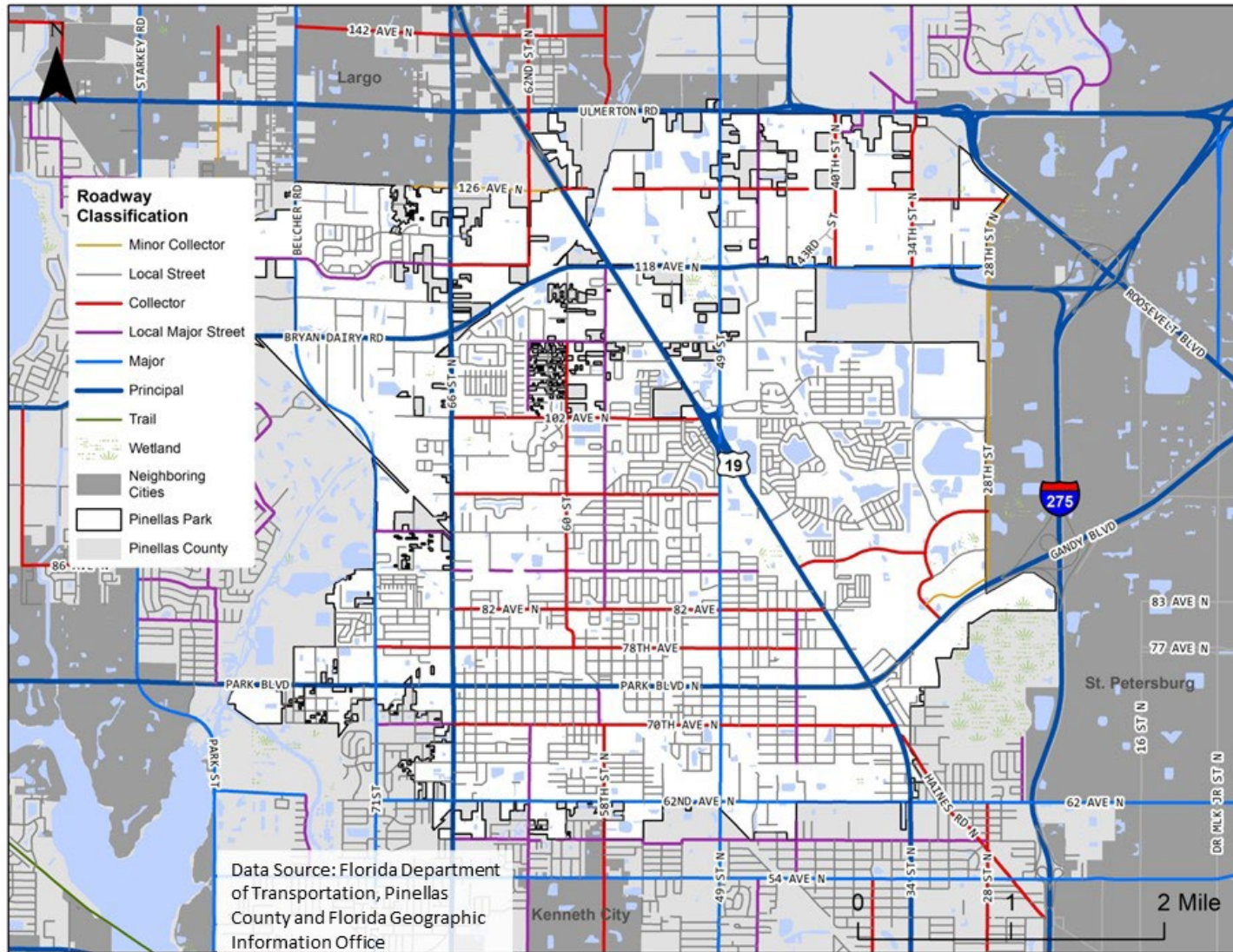


Figure 2 – 2015 Lanes

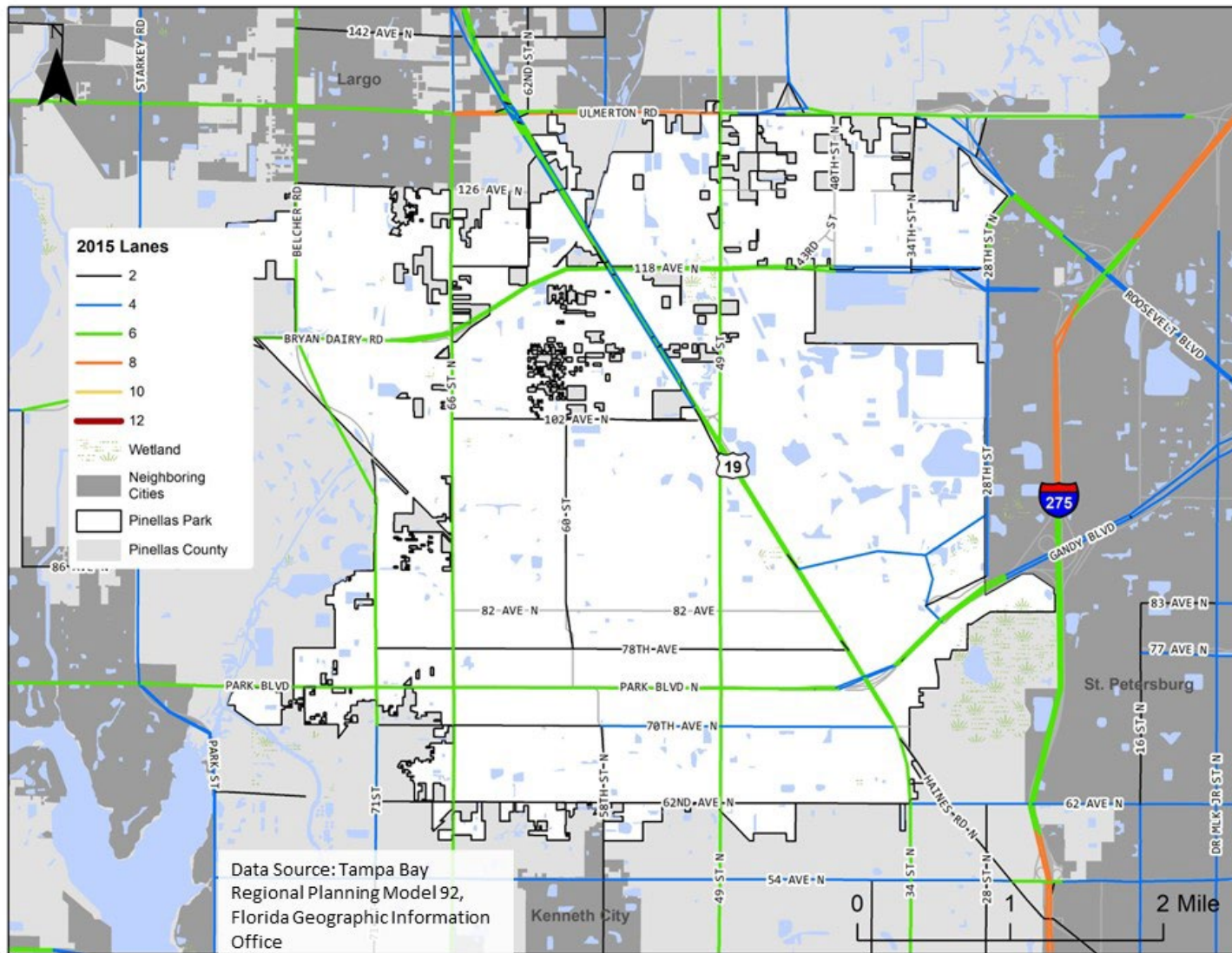


Figure 3 – 2045 Lanes

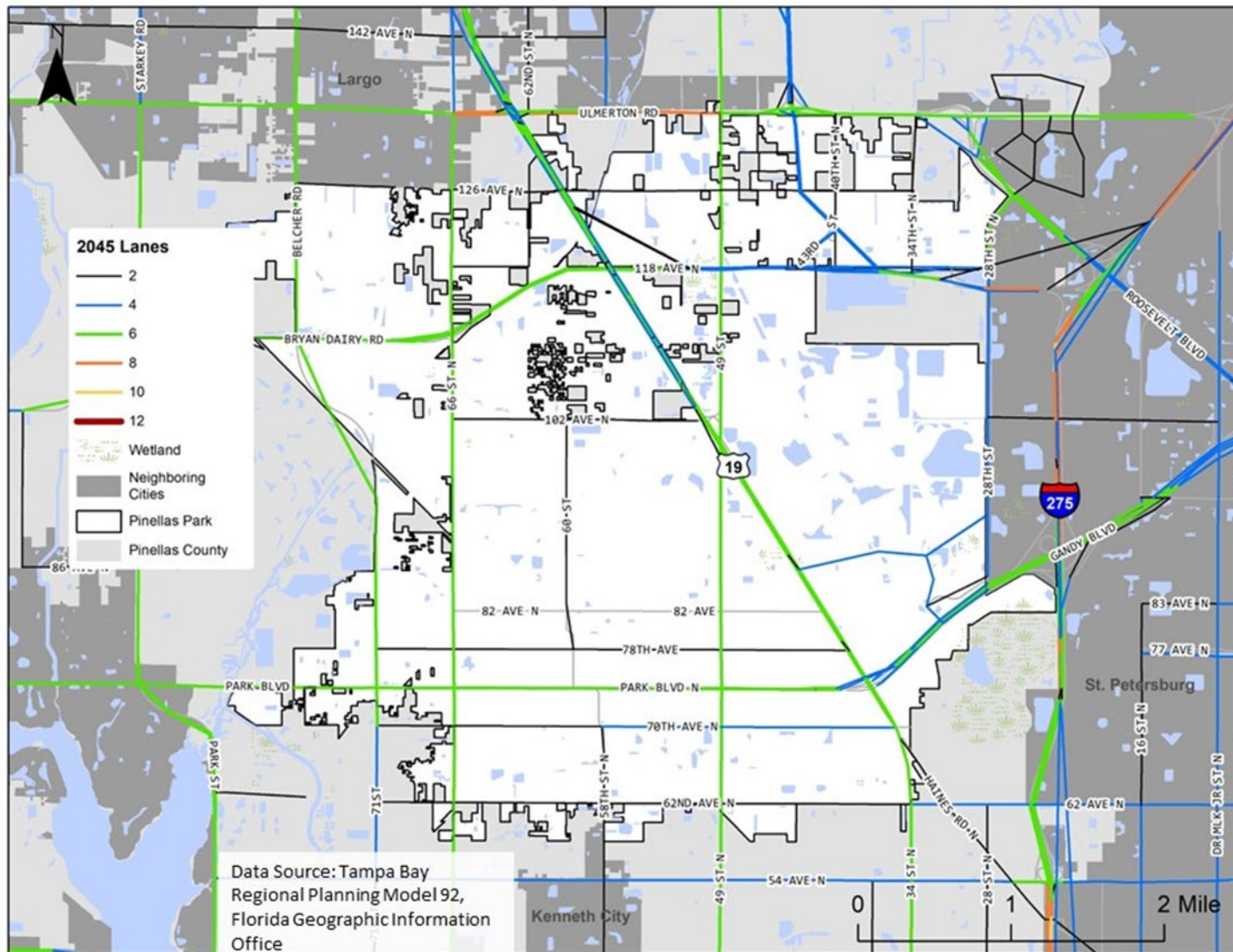


Figure 4 – Transit Routes

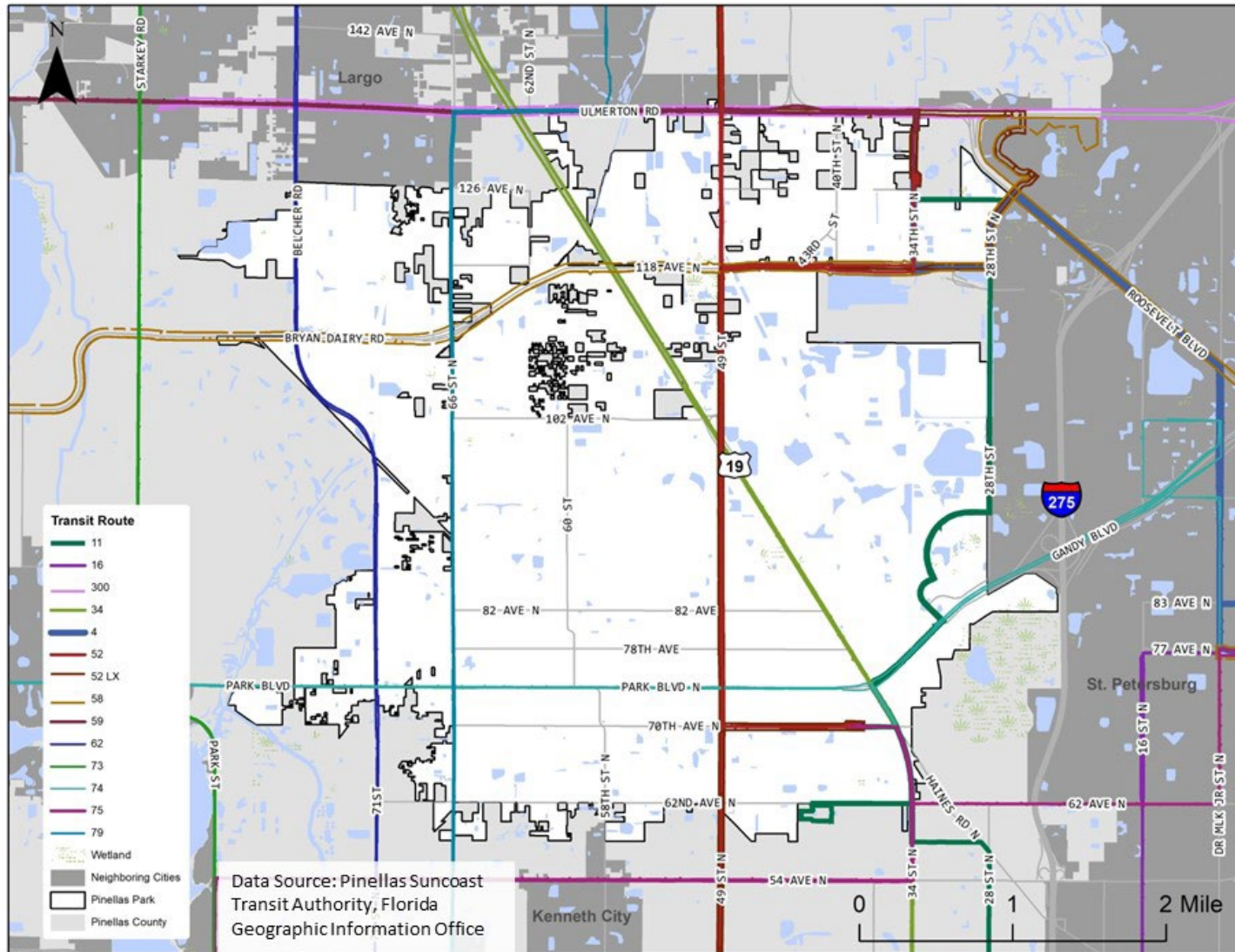


Figure 5 – Bicycle/Pedestrian & Non-Bicycle/Pedestrian Crashes

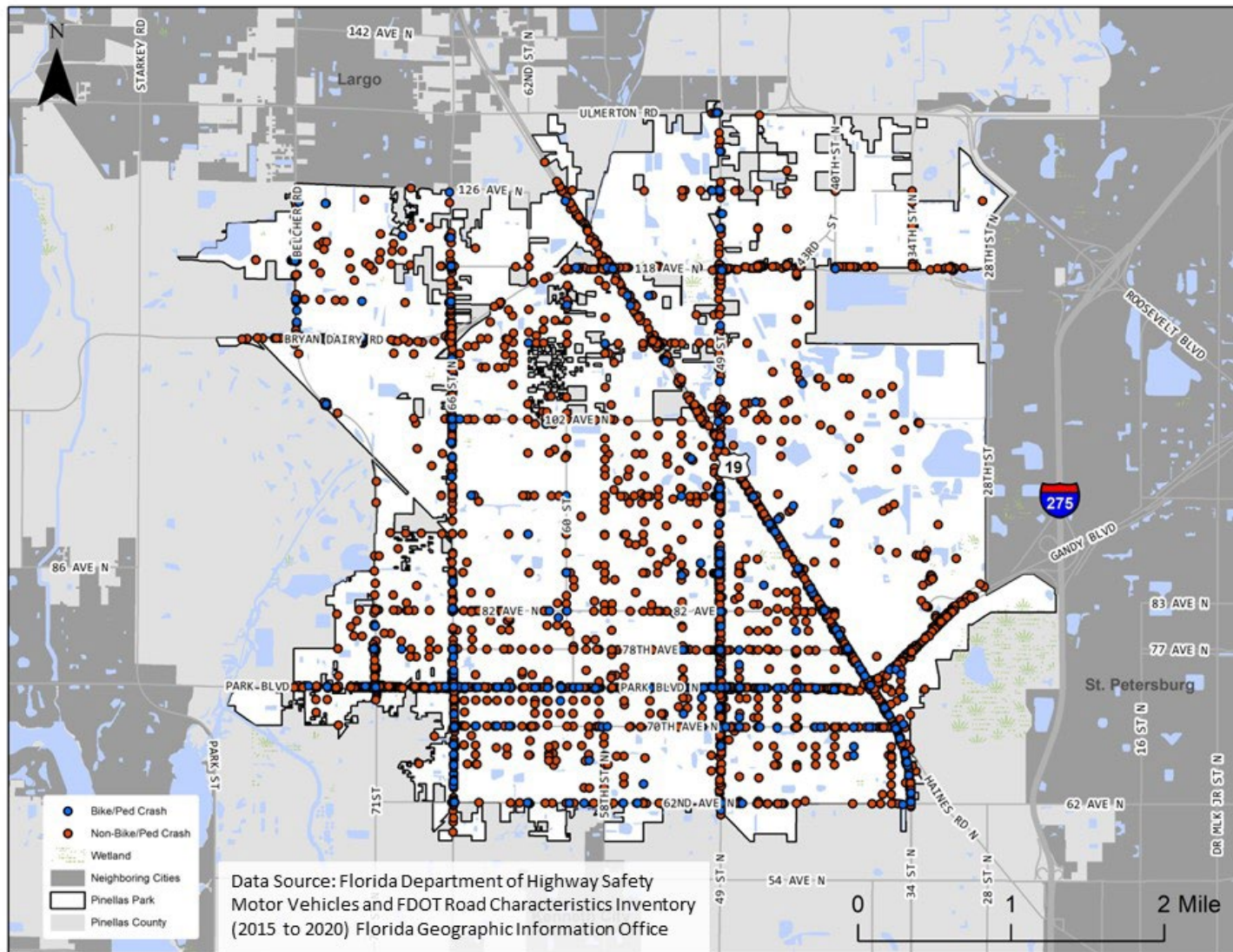


Figure 6 – Non-Bicycle/Pedestrian Crashes

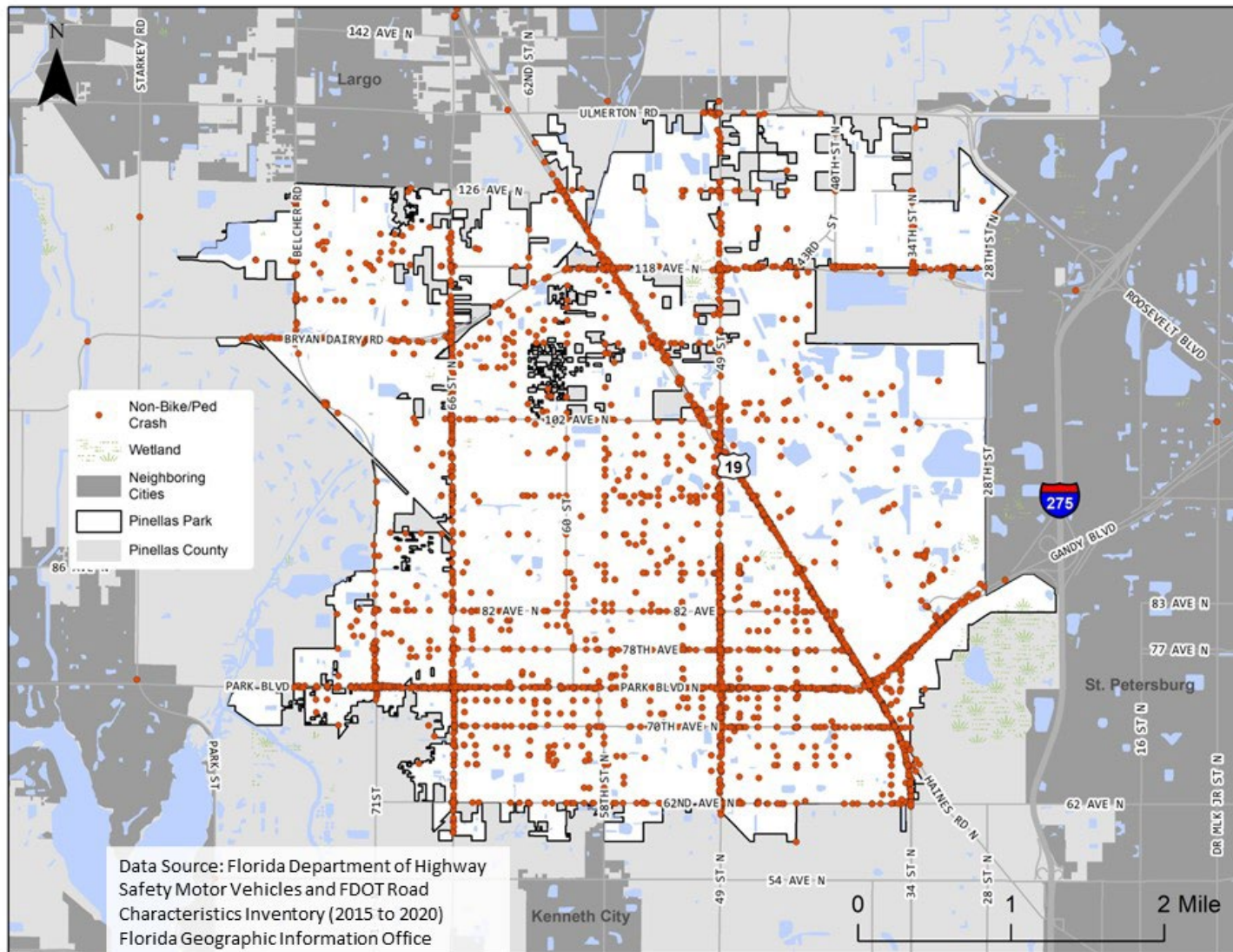


Figure 7 - Trails

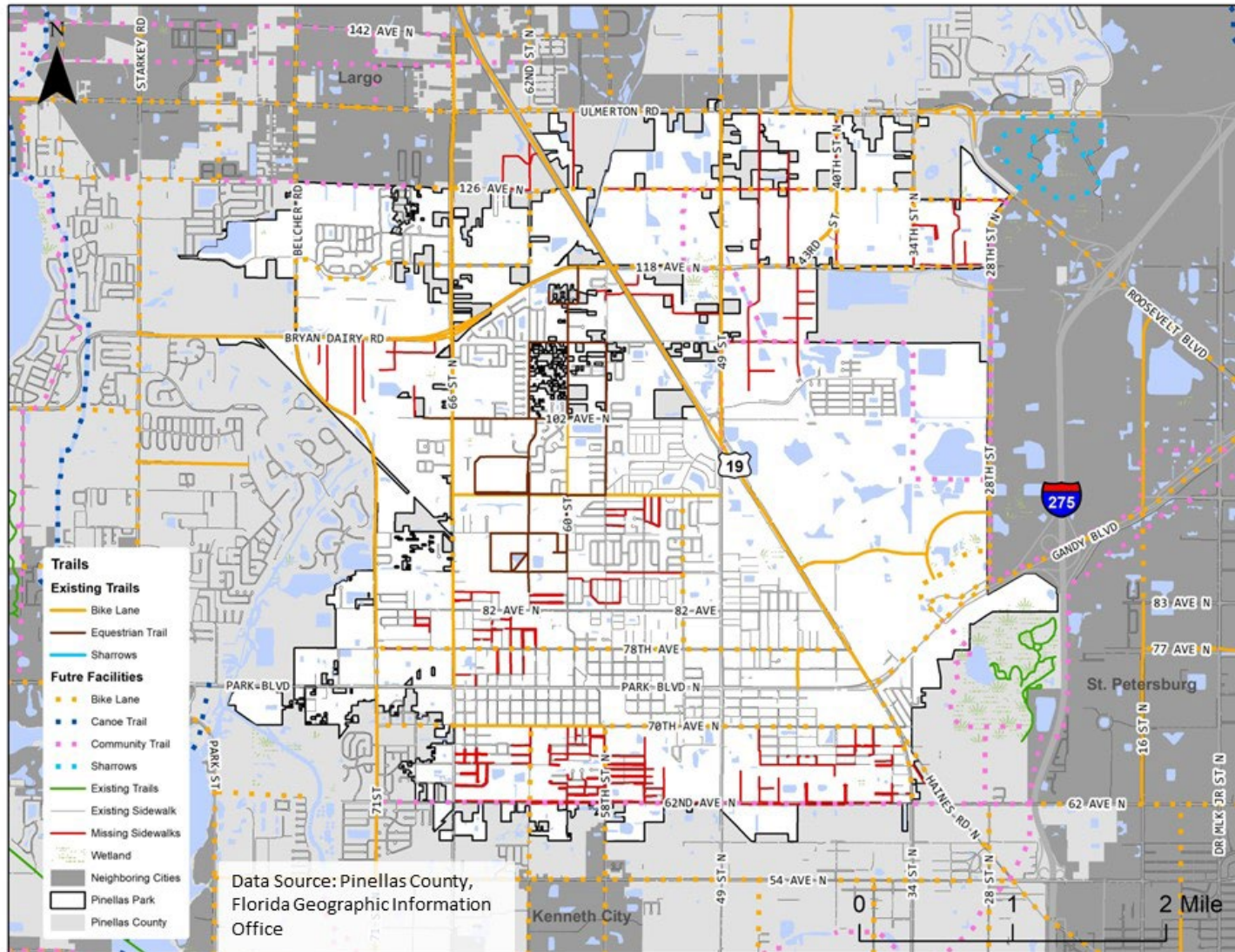


Figure 8 – Bicycle/Pedestrian Crashes/Trails

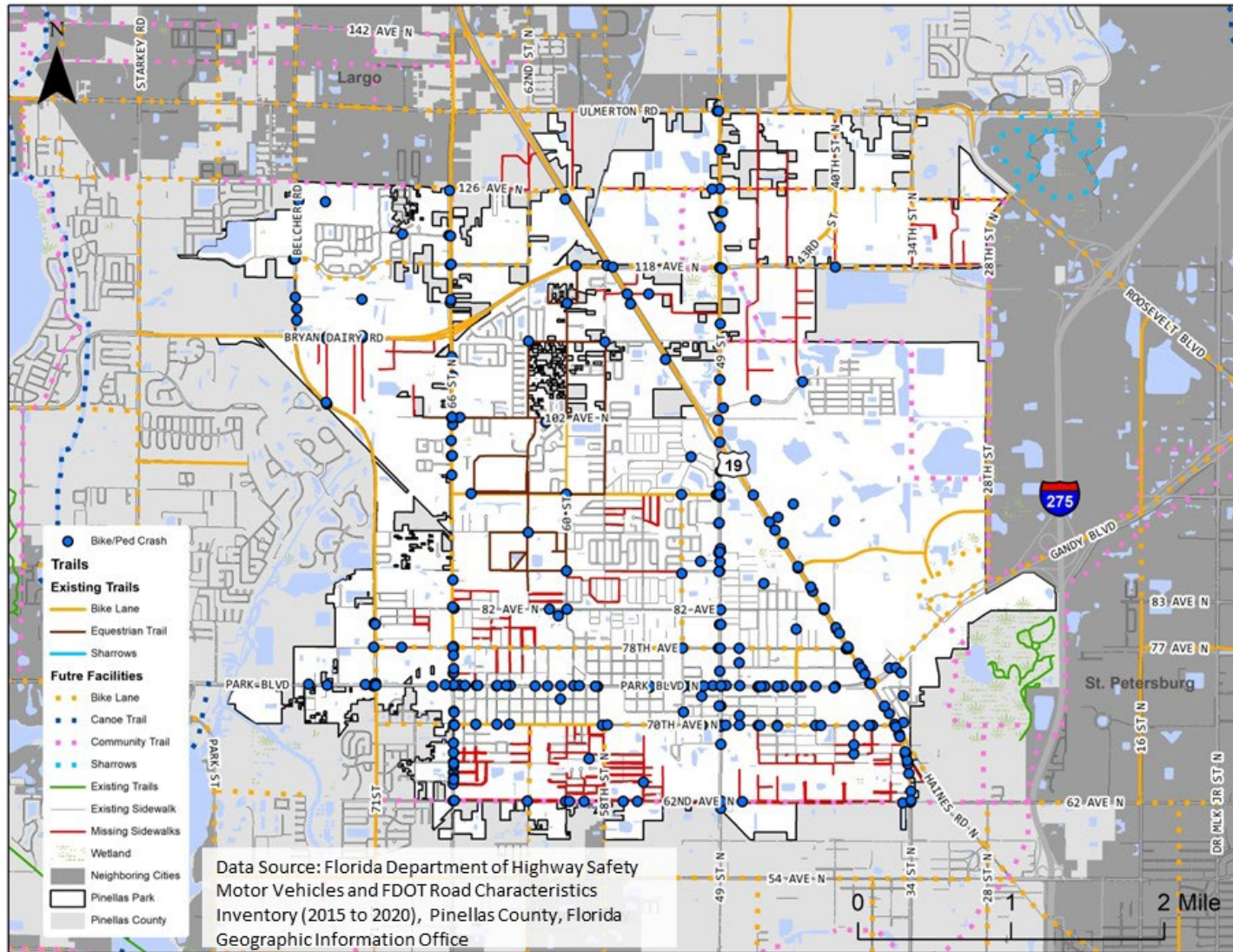


Figure 9 – Truck Routes

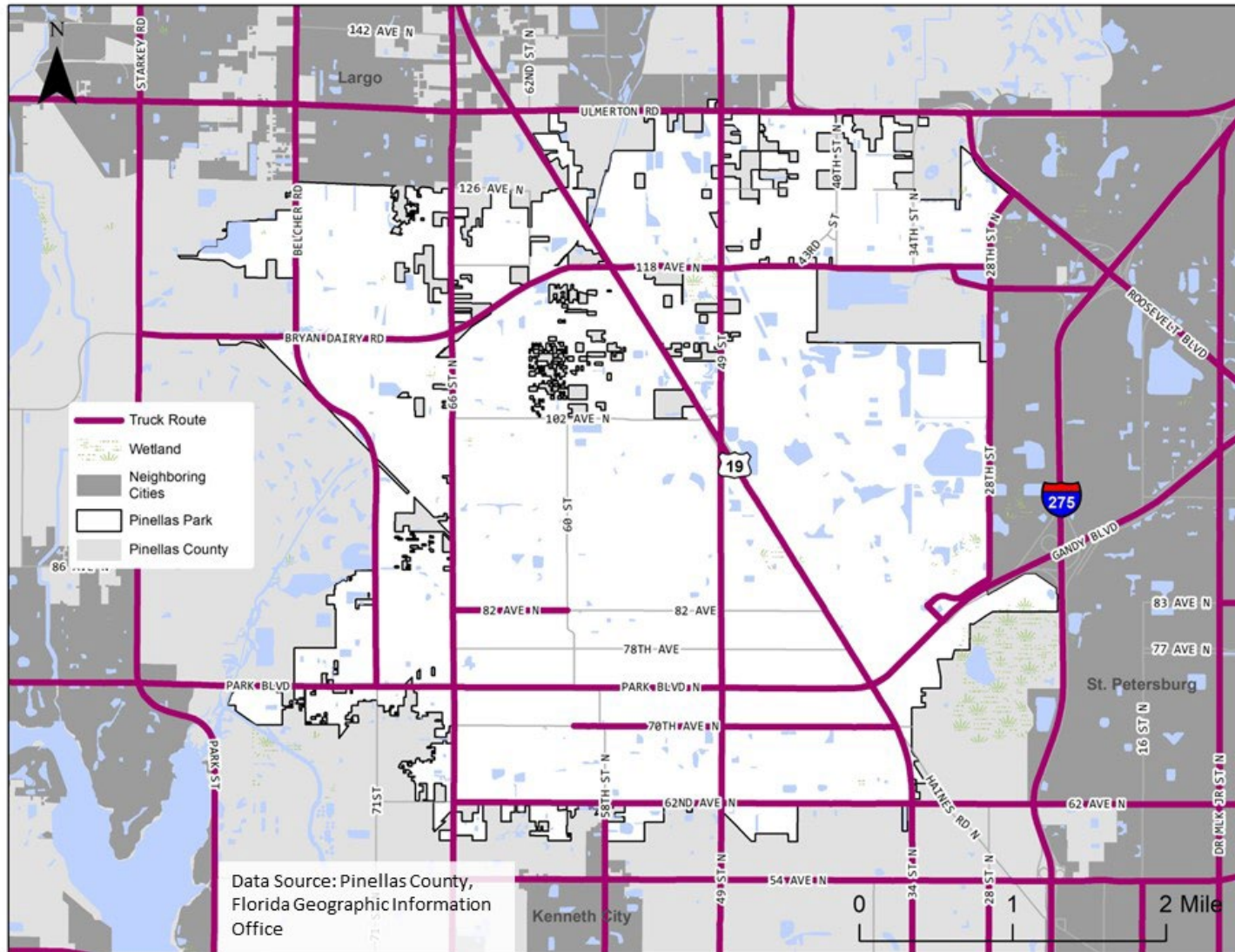


Figure 10 – Hurricane Evacuation Routes

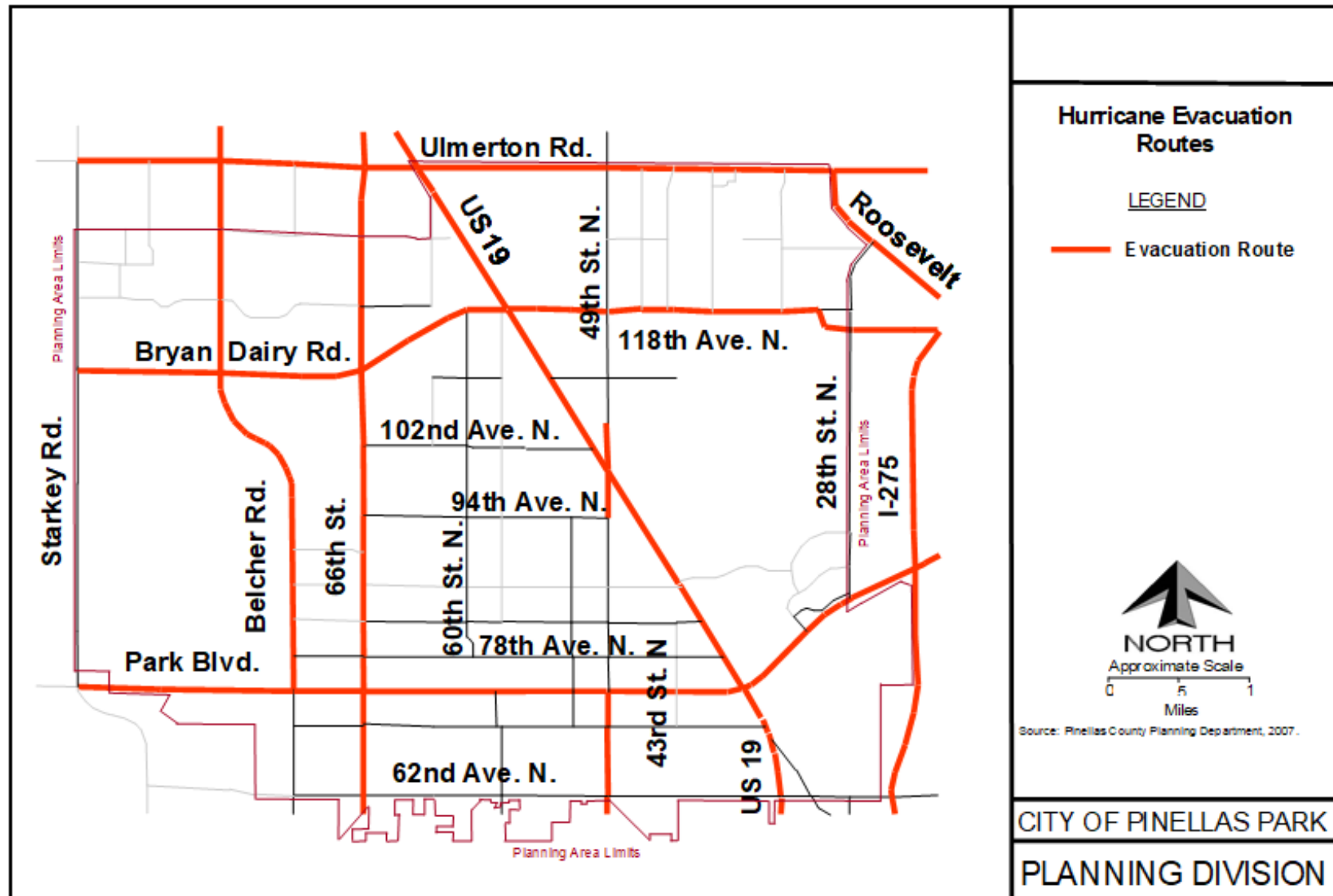


Figure 11 – Airport Clear Zones

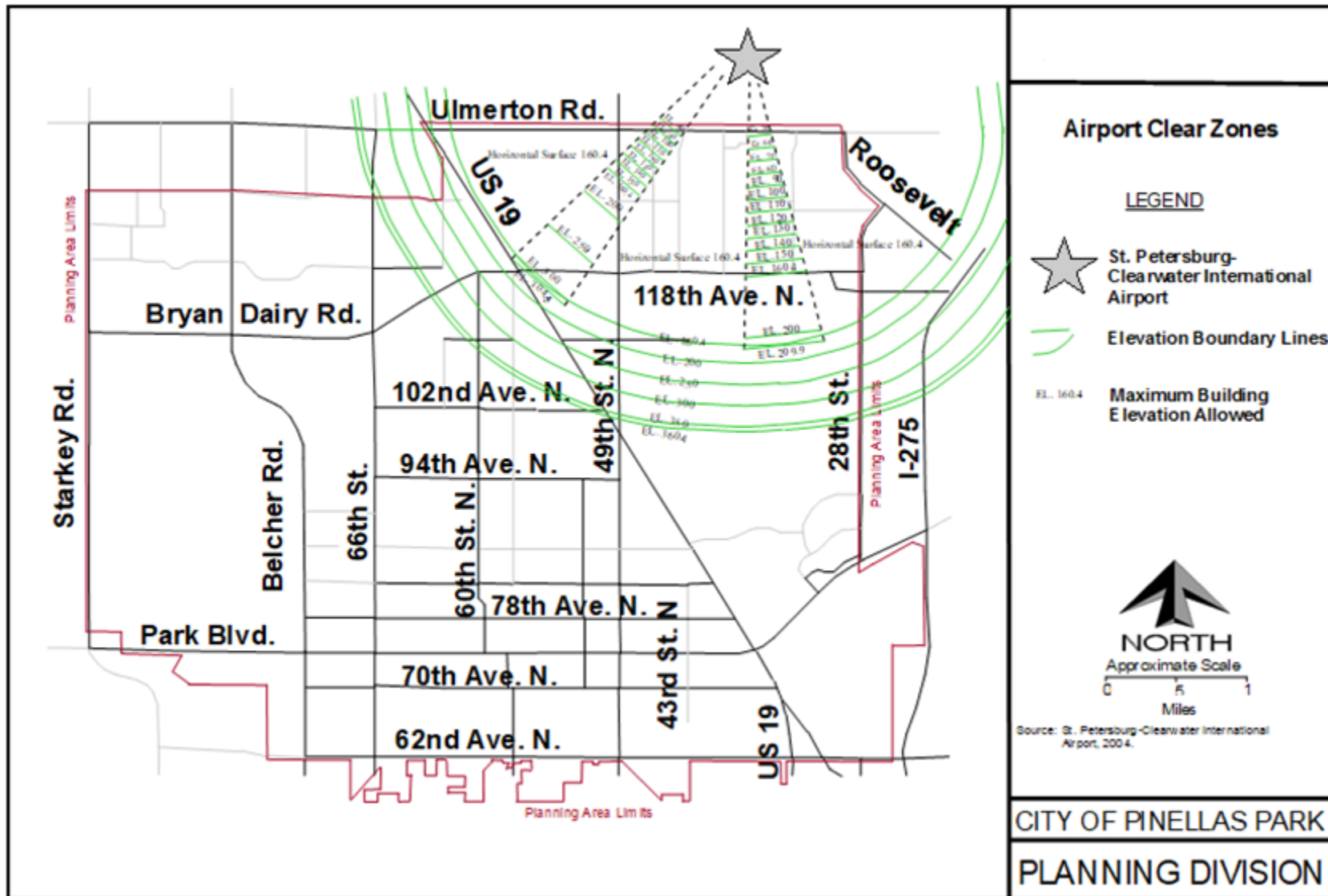


Figure 12 – Flood Zones

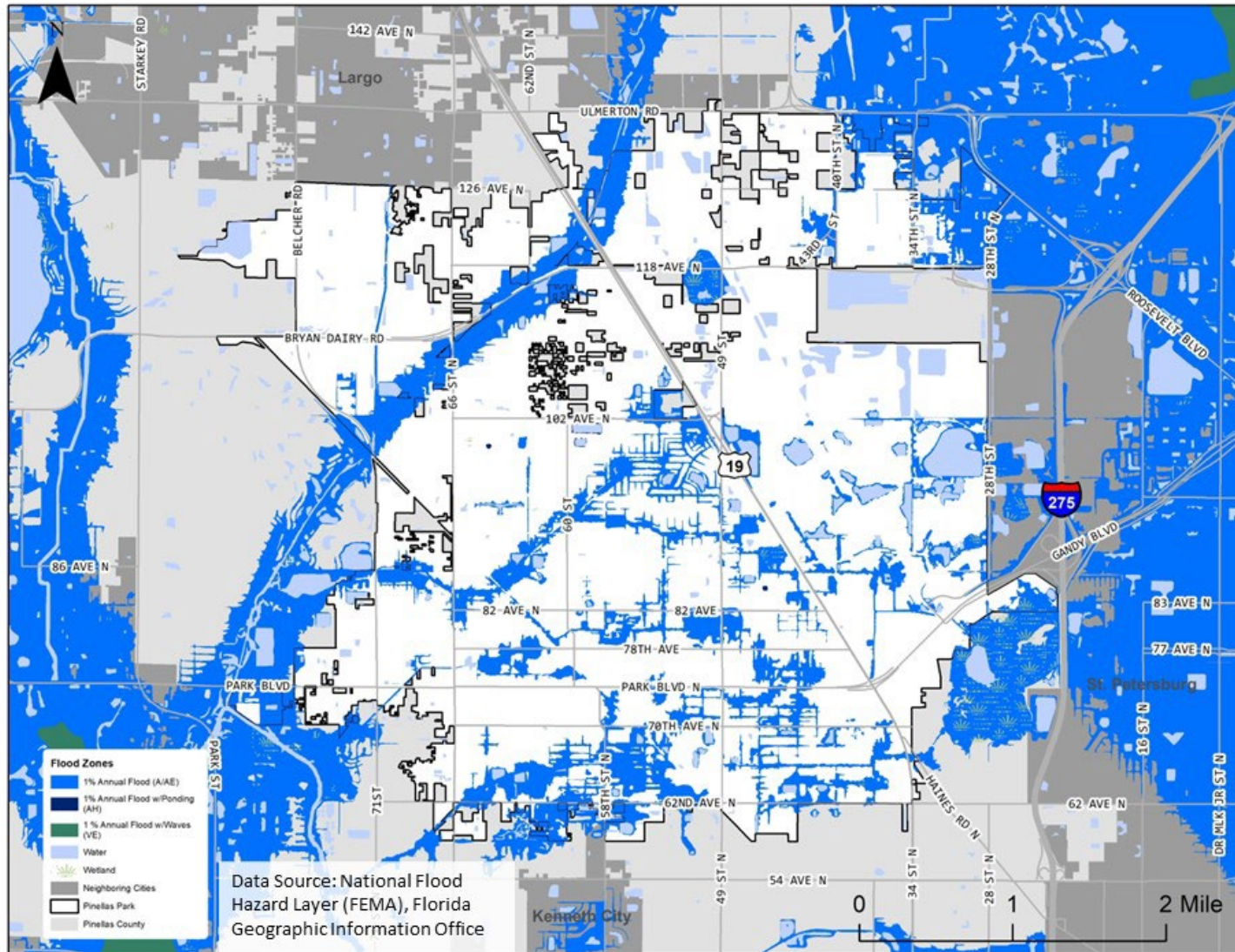
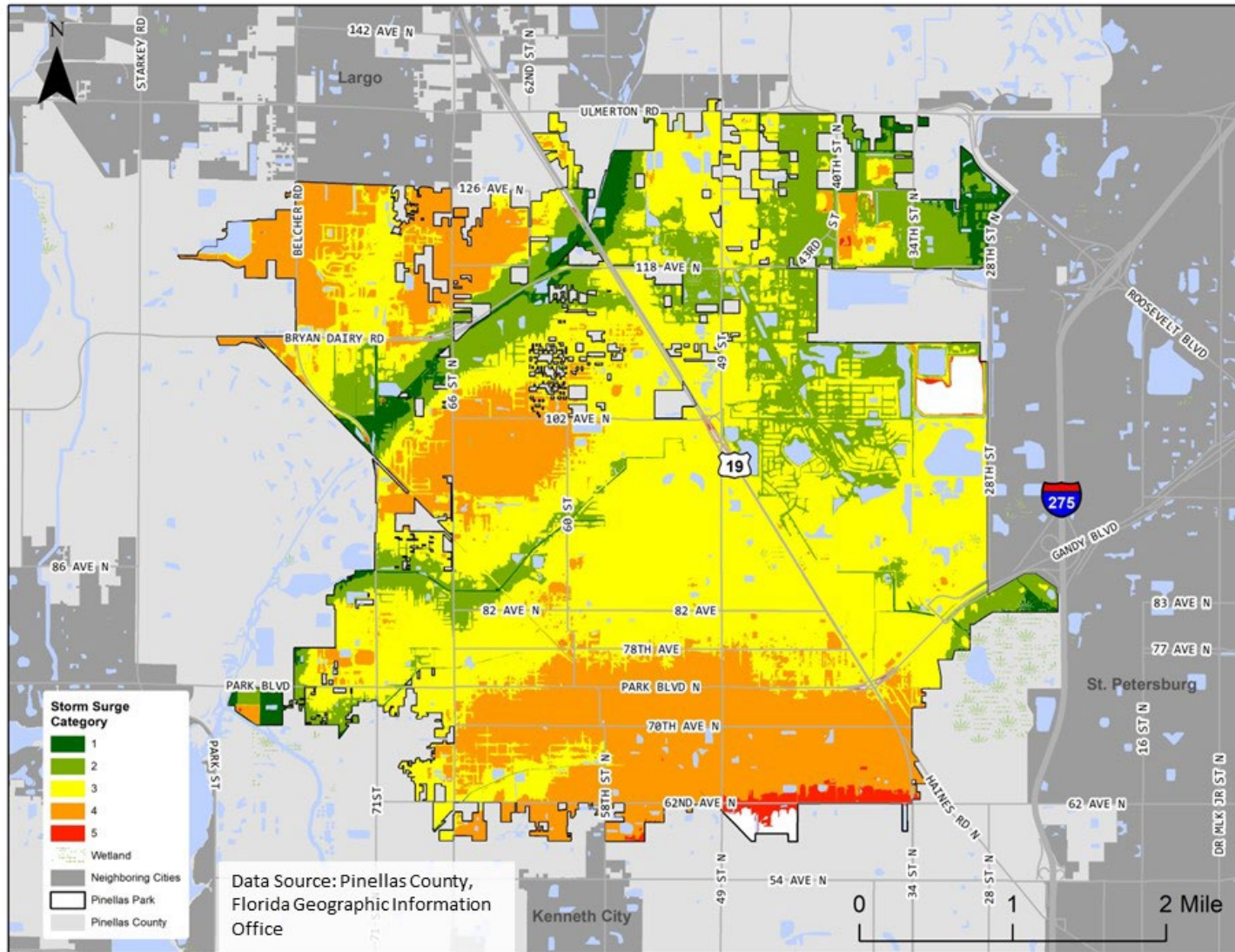


Figure 13 – Storm Surge Categories



Map of Pinellas County, Florida, showing coastal high hazard areas. The map includes a legend, a north arrow, and a scale bar. The legend indicates: Coastal High Hazard (blue hatched area), Wetland (green wavy line), Neighboring Cities (gray area), Pinellas Park (black outline), and Pinellas County (light gray area). The map shows the coastline of Pinellas County, with various streets and highways labeled. The coastal high hazard areas are primarily along the western and southern coasts. The map also shows the locations of Largo, St. Petersburg, and Kenneth City. The data source is Pinellas County, Florida Geographic Information Office.

Figure 15 – 2040 Mean High Water Line

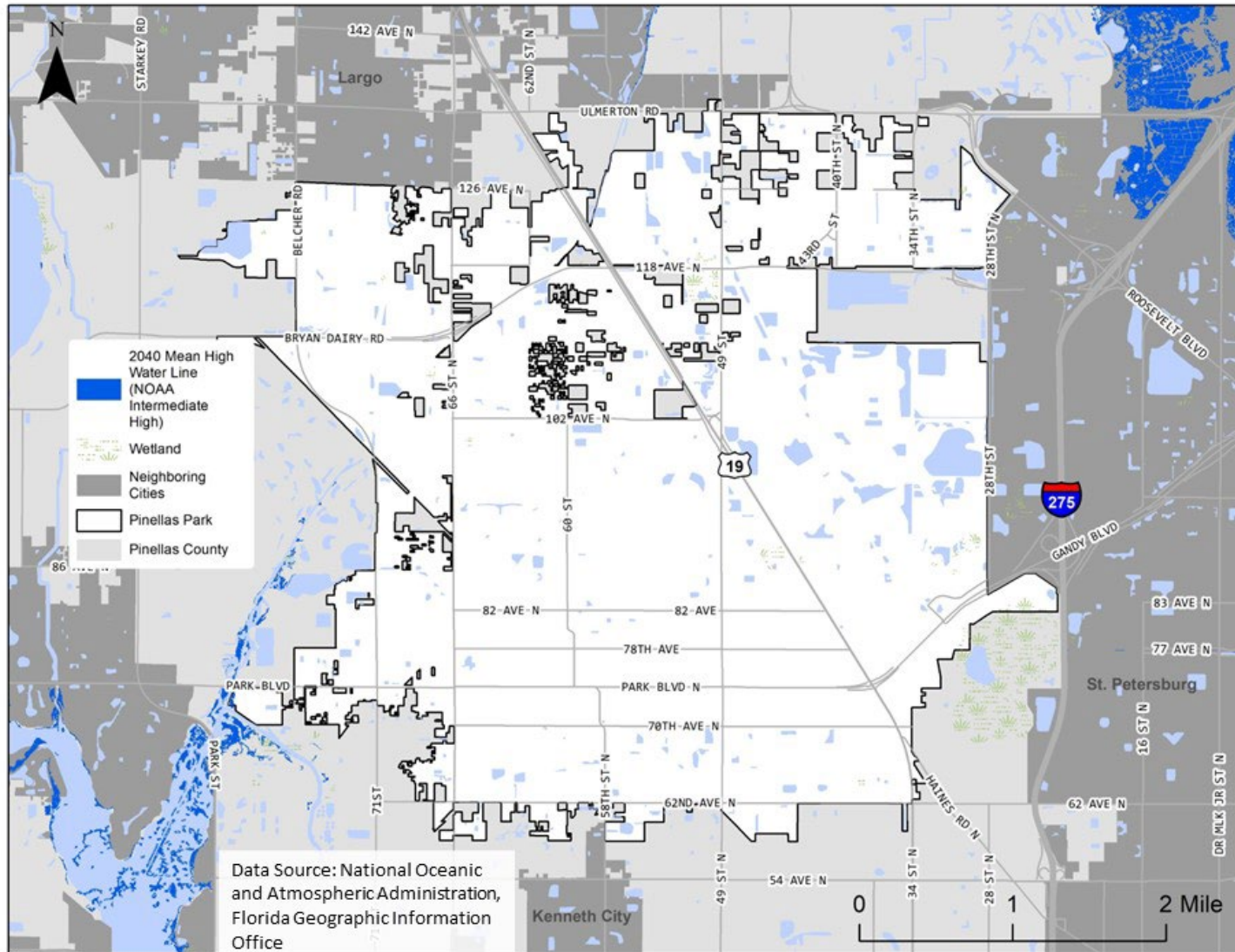


Figure 16 – Wetlands Resource Map

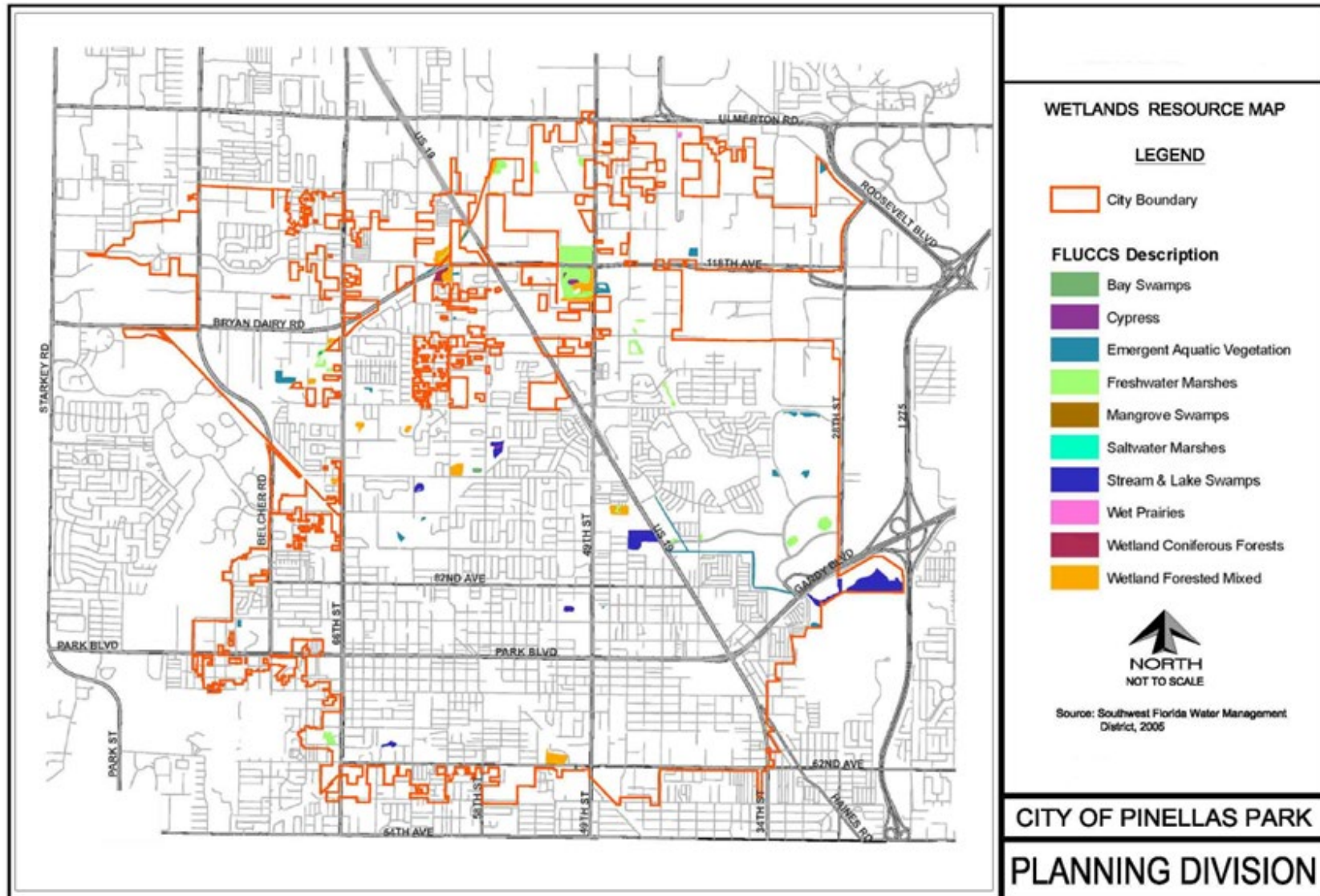


Figure 17 – Area Water Basins

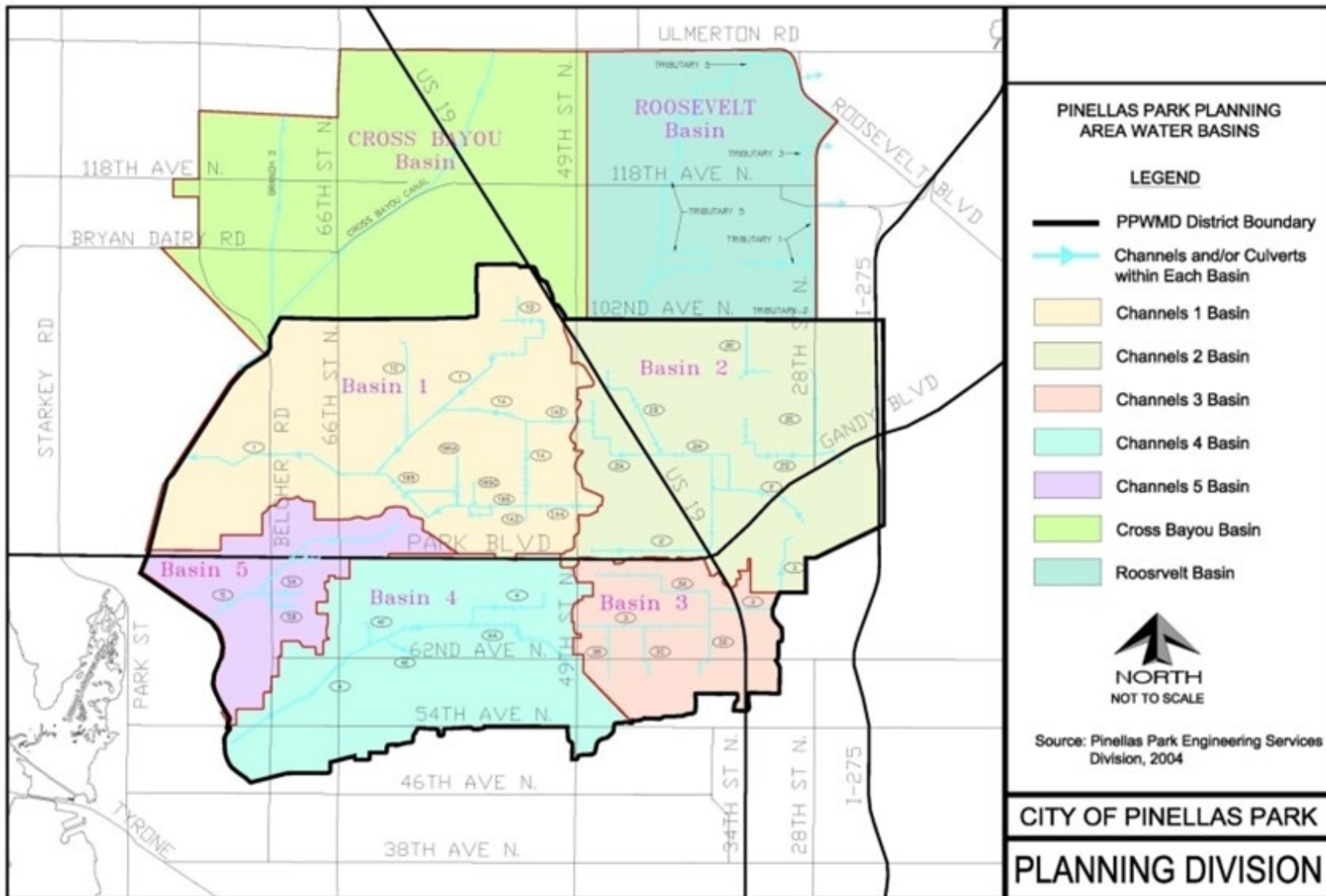


Figure 18 – Soil Types

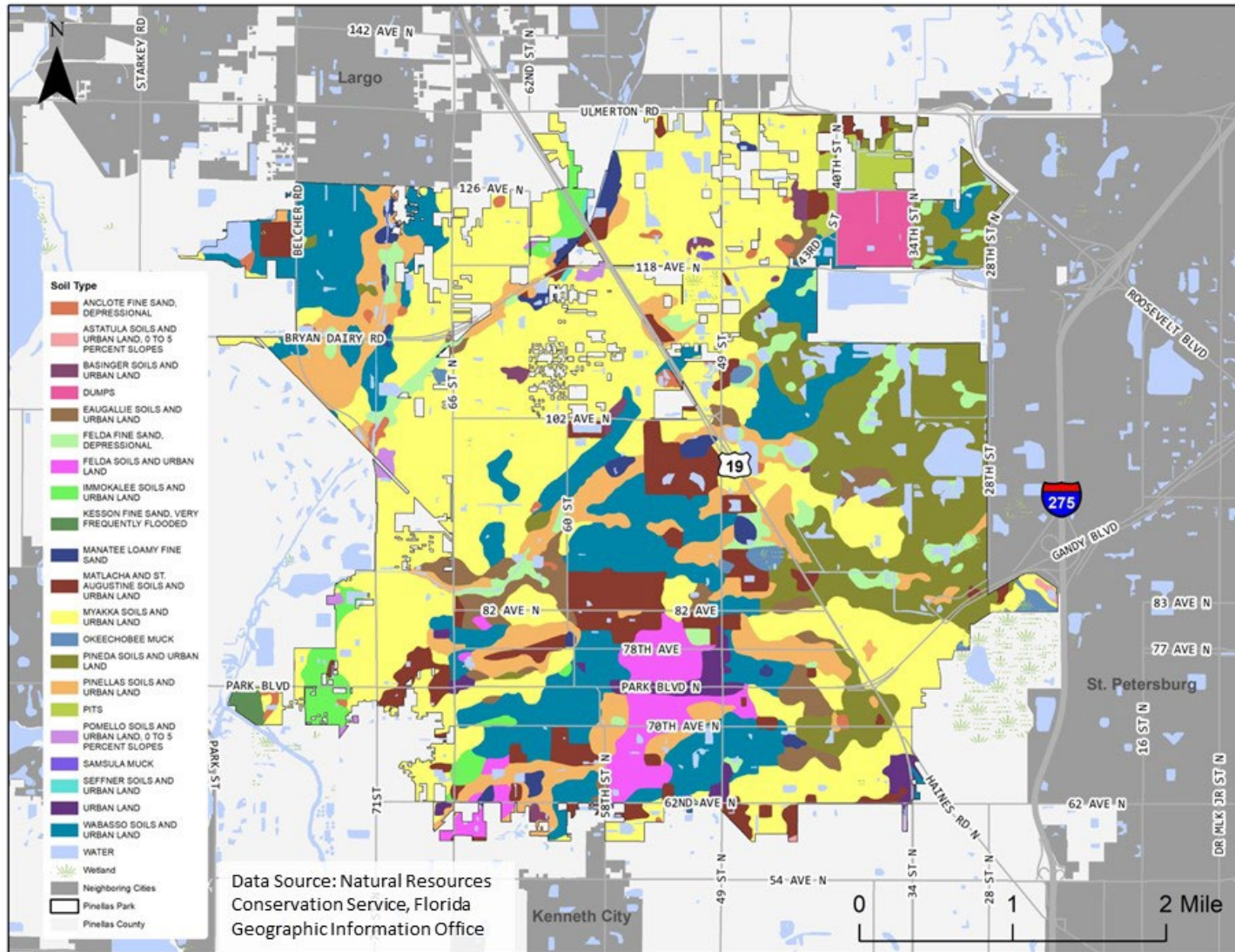


Figure 19 – Existing Land Uses

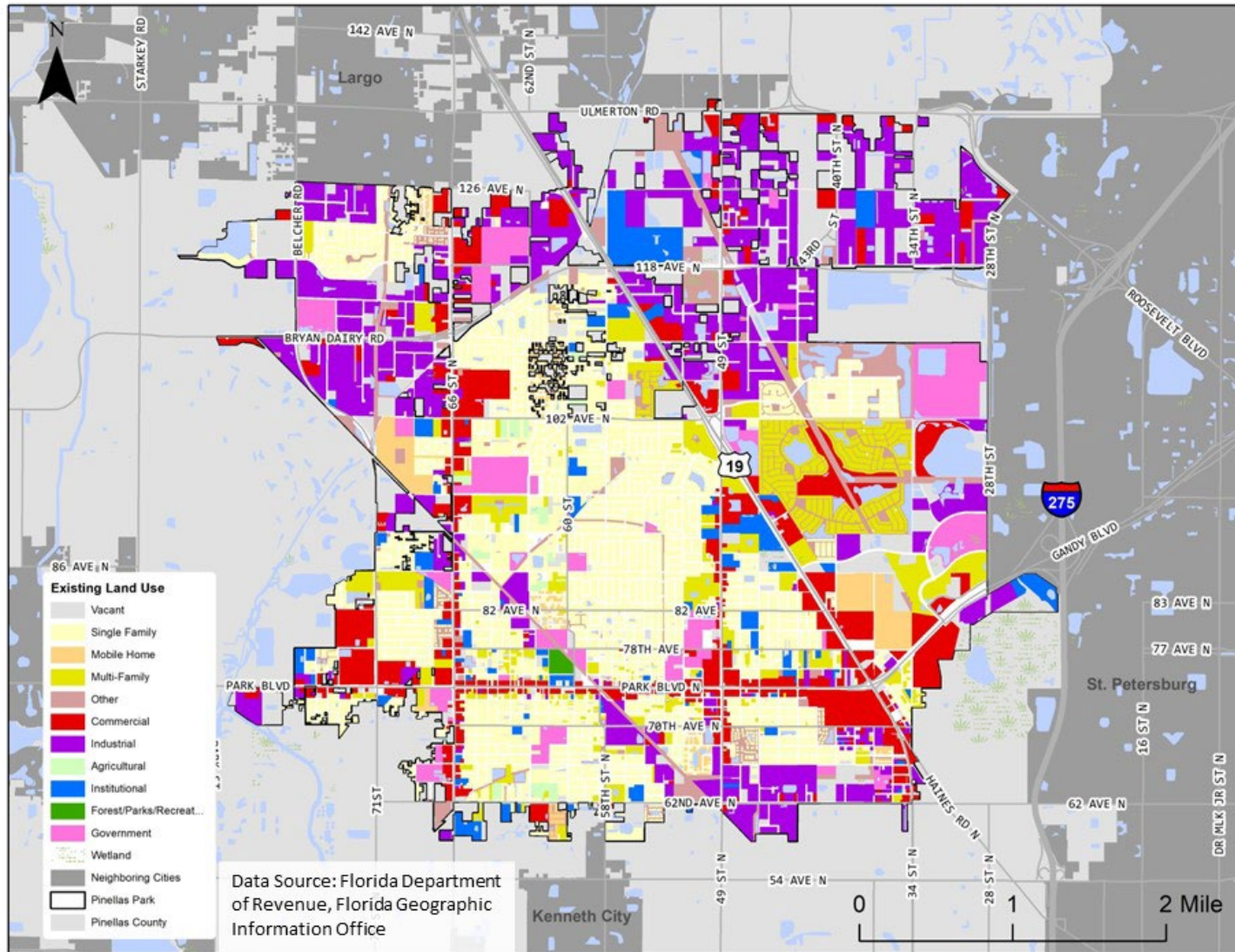


Figure 20 – Vacant Zoning Descriptions

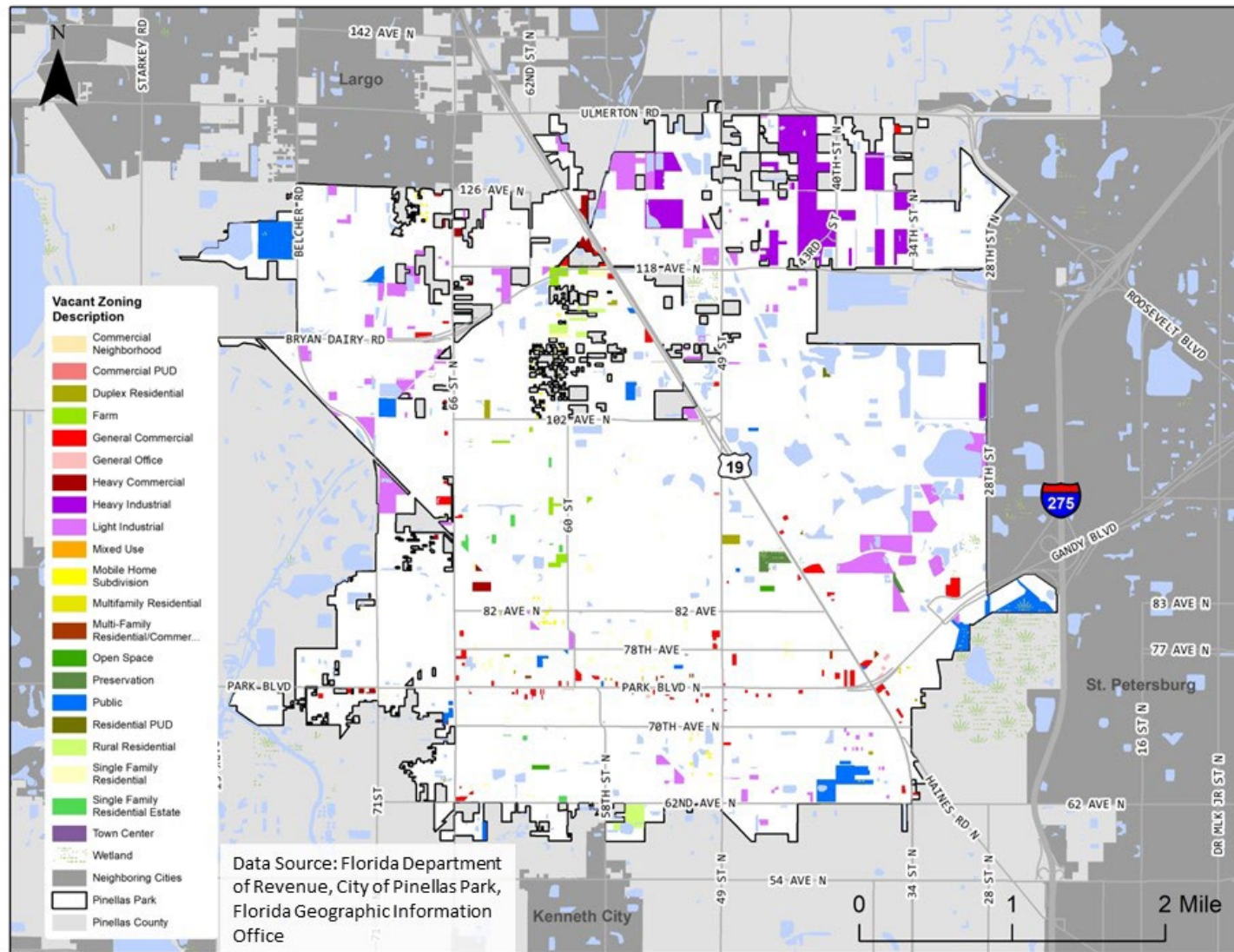


Figure 21 – Parks & Wetlands

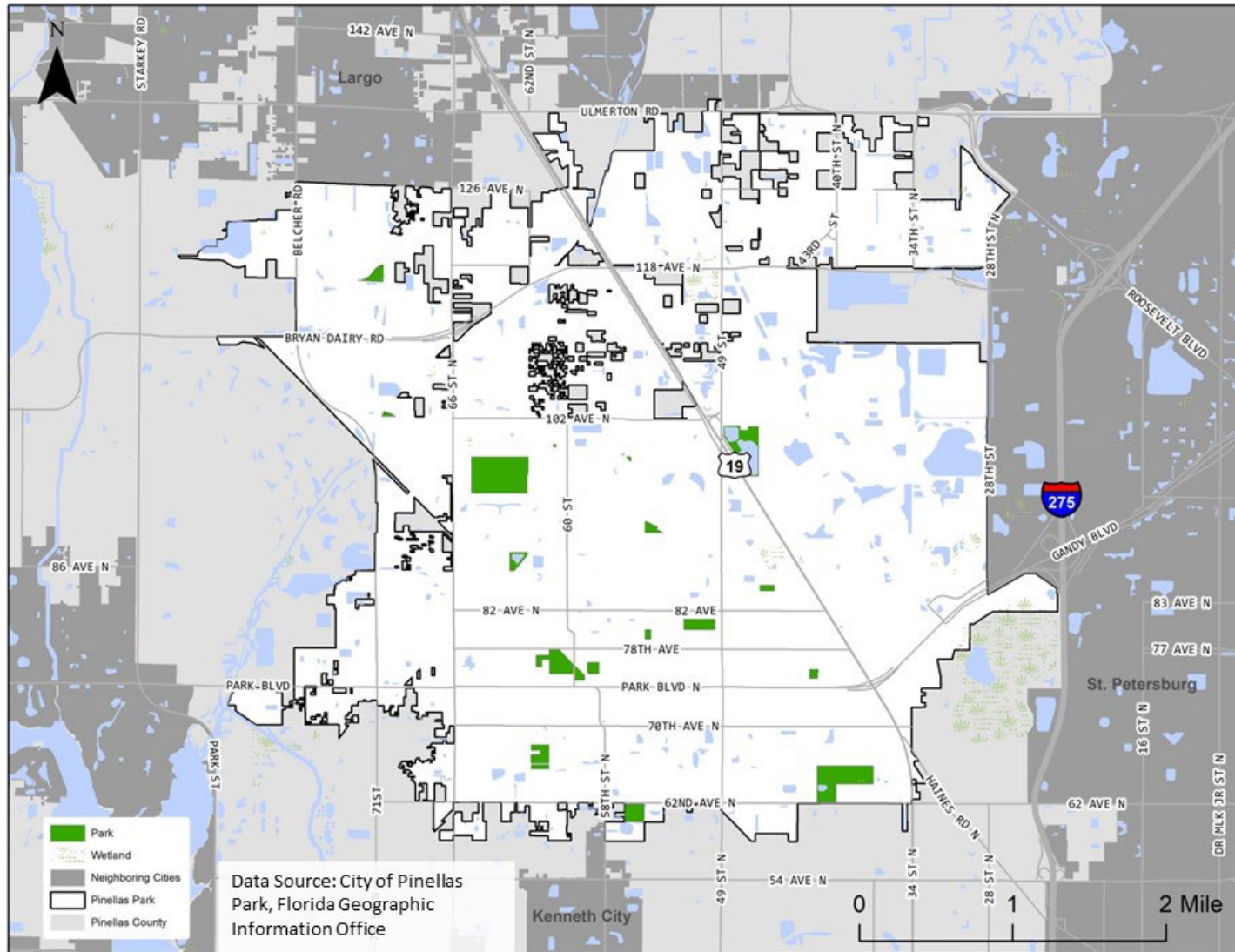


Figure 22 – Potential Historic Sites

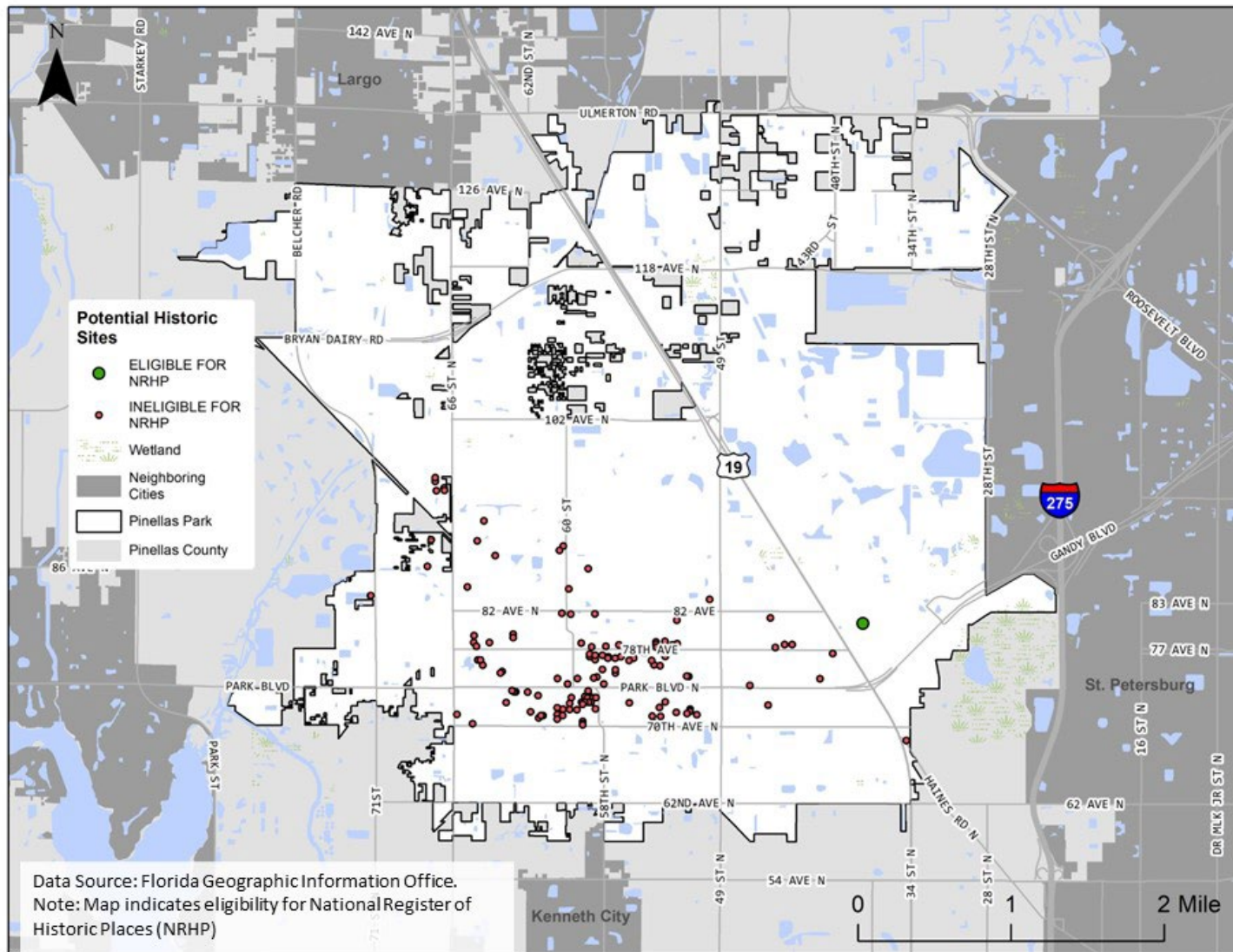


Figure 23 – Affordable Housing Units

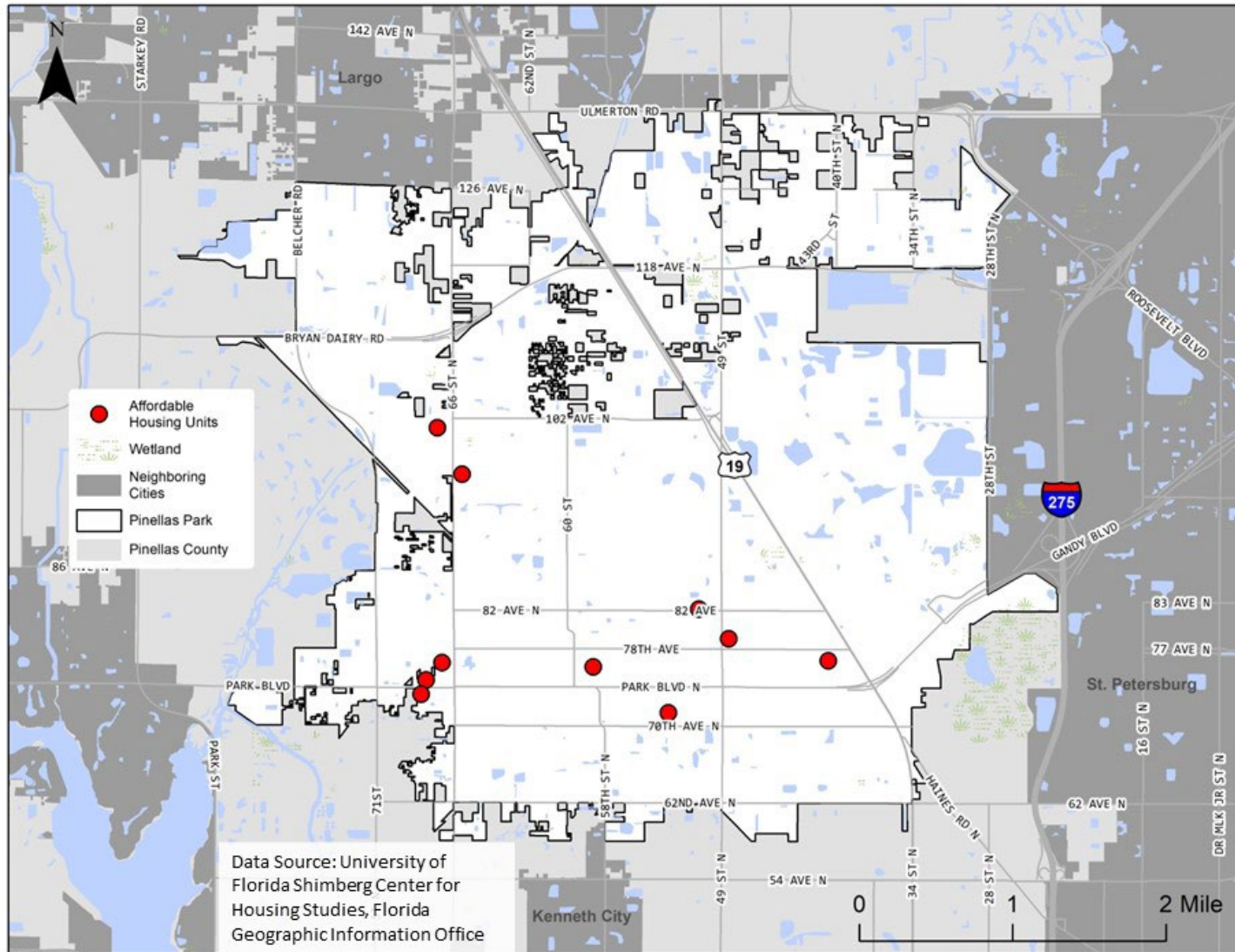
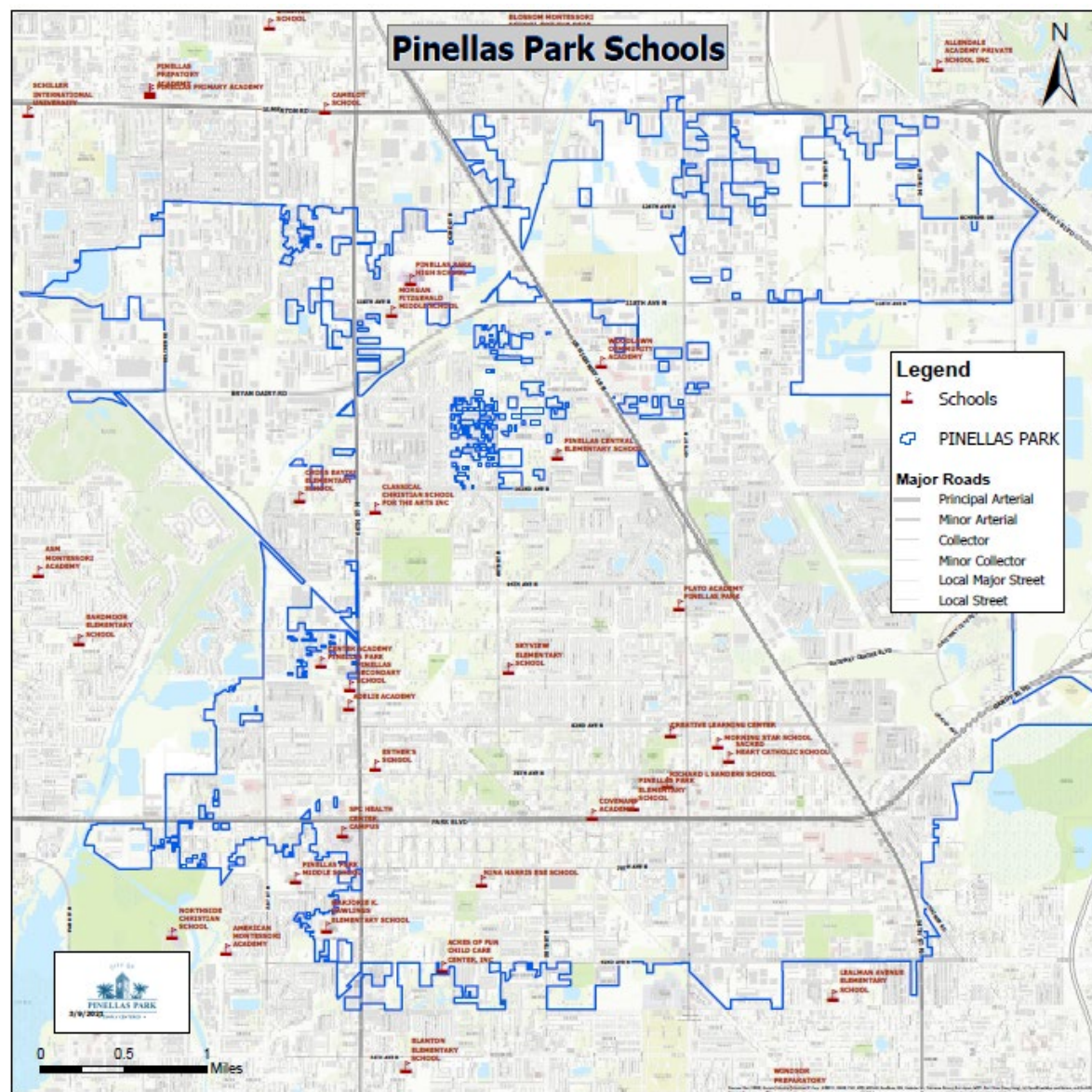
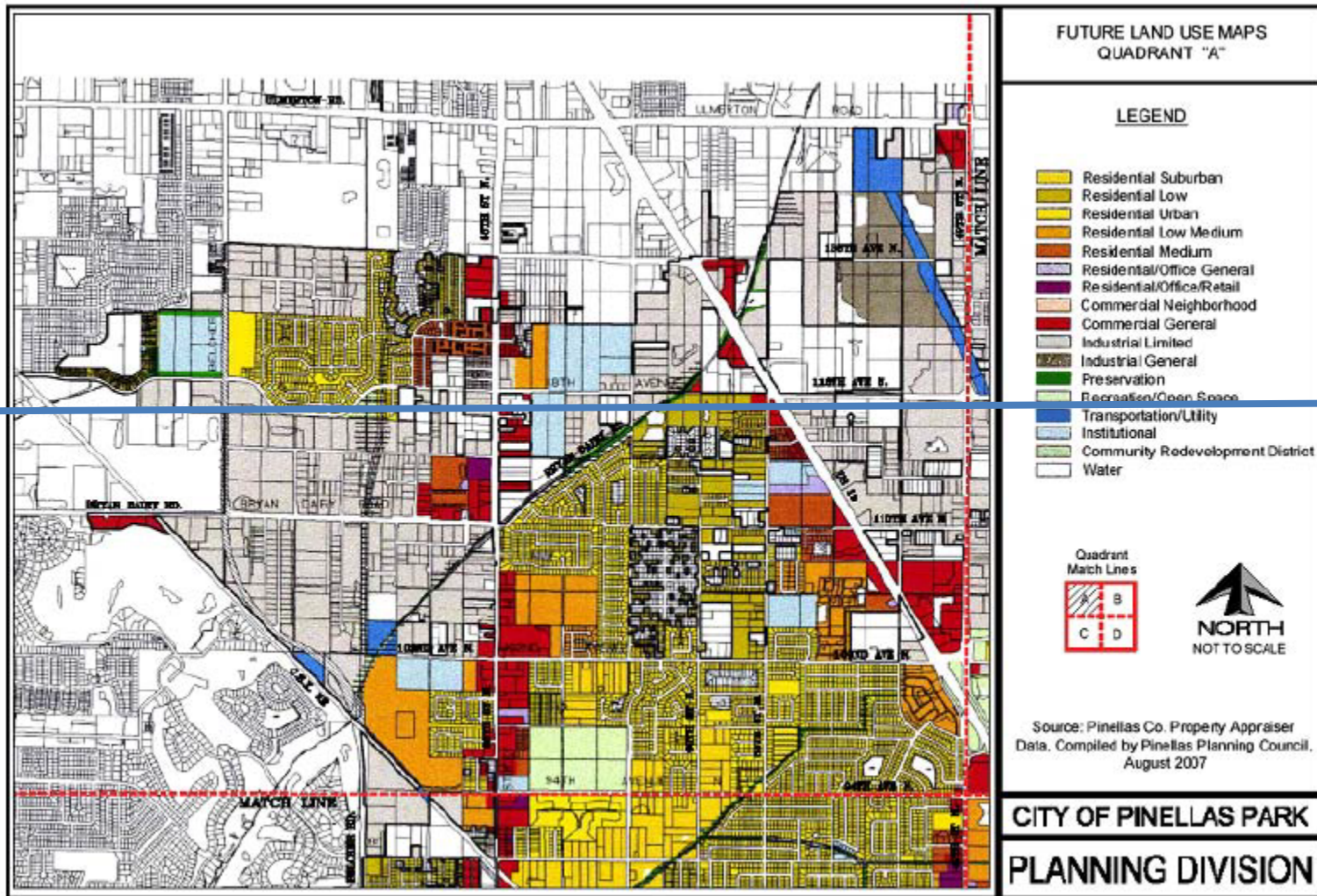


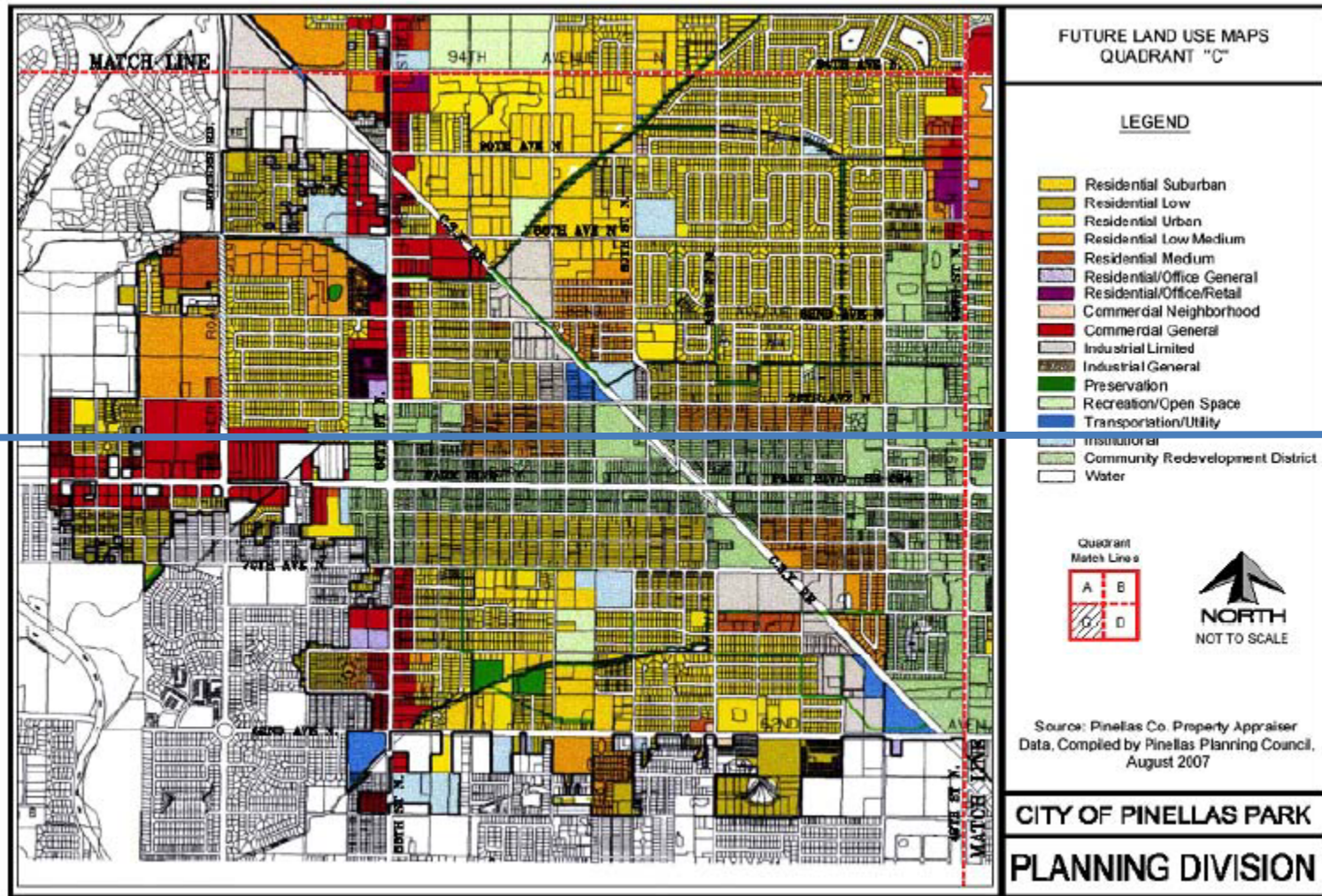
Figure 24 – Public/Private School

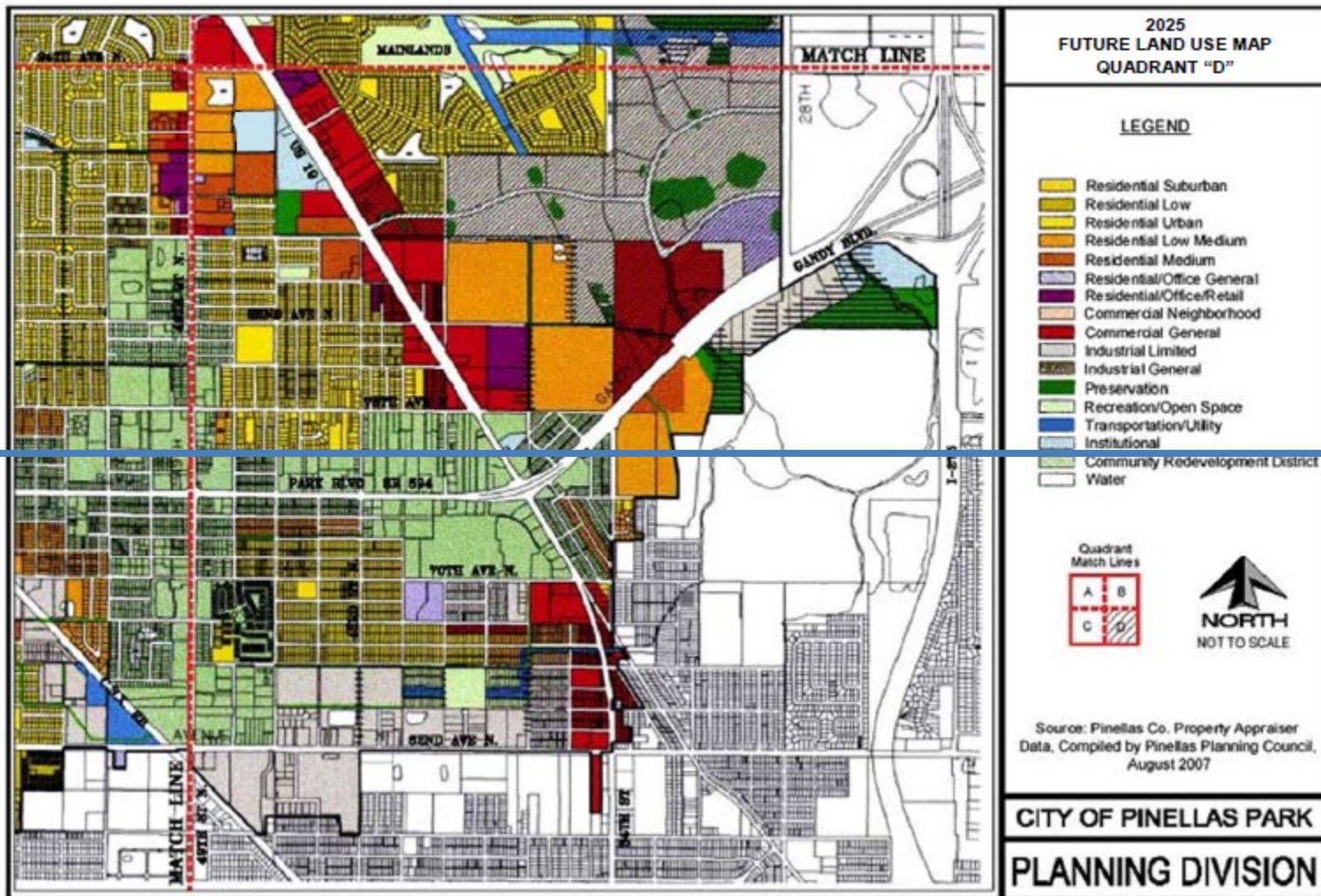


**APPENDIX IV
FUTURE LAND USE PLAN MAP**





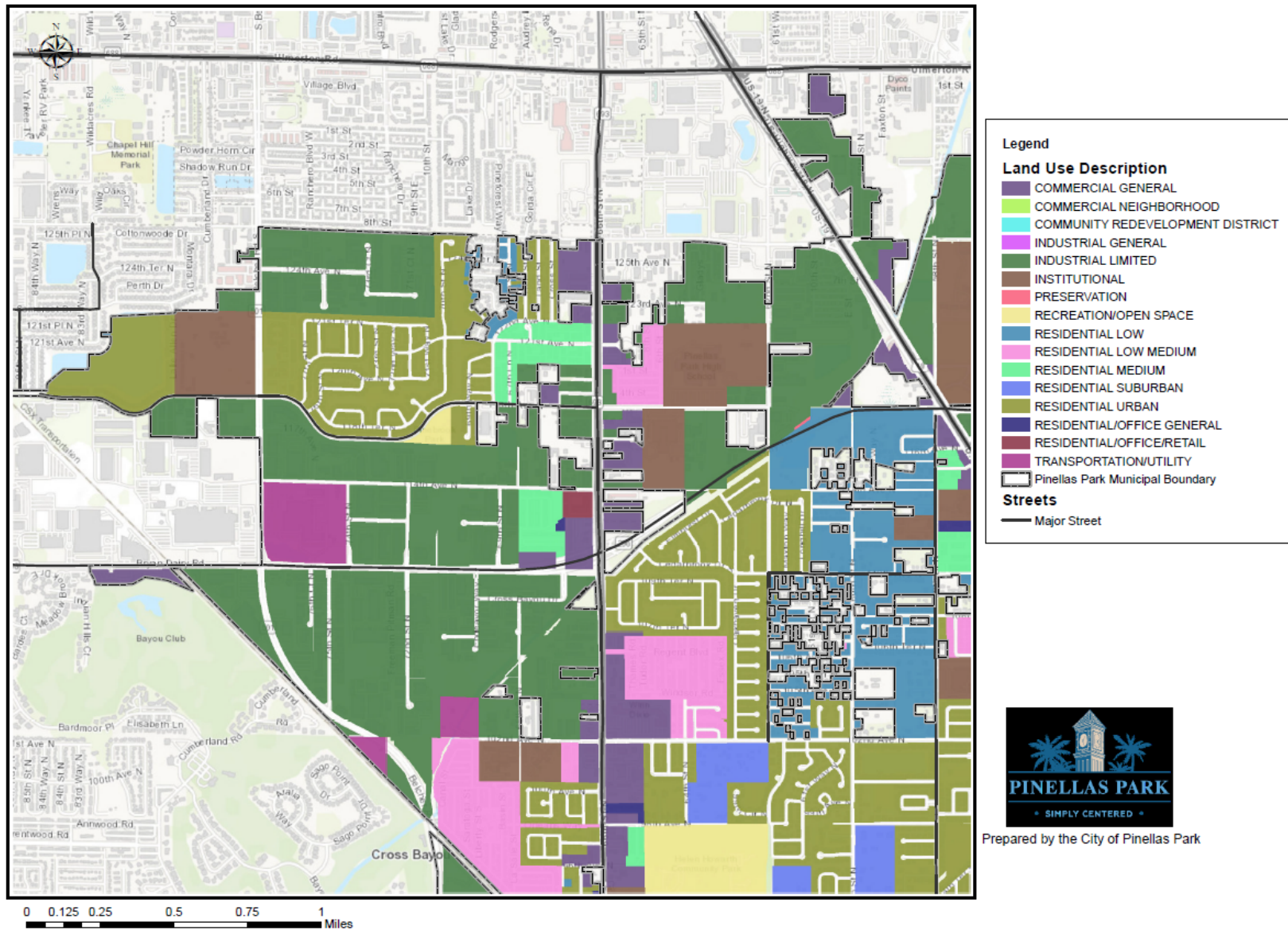




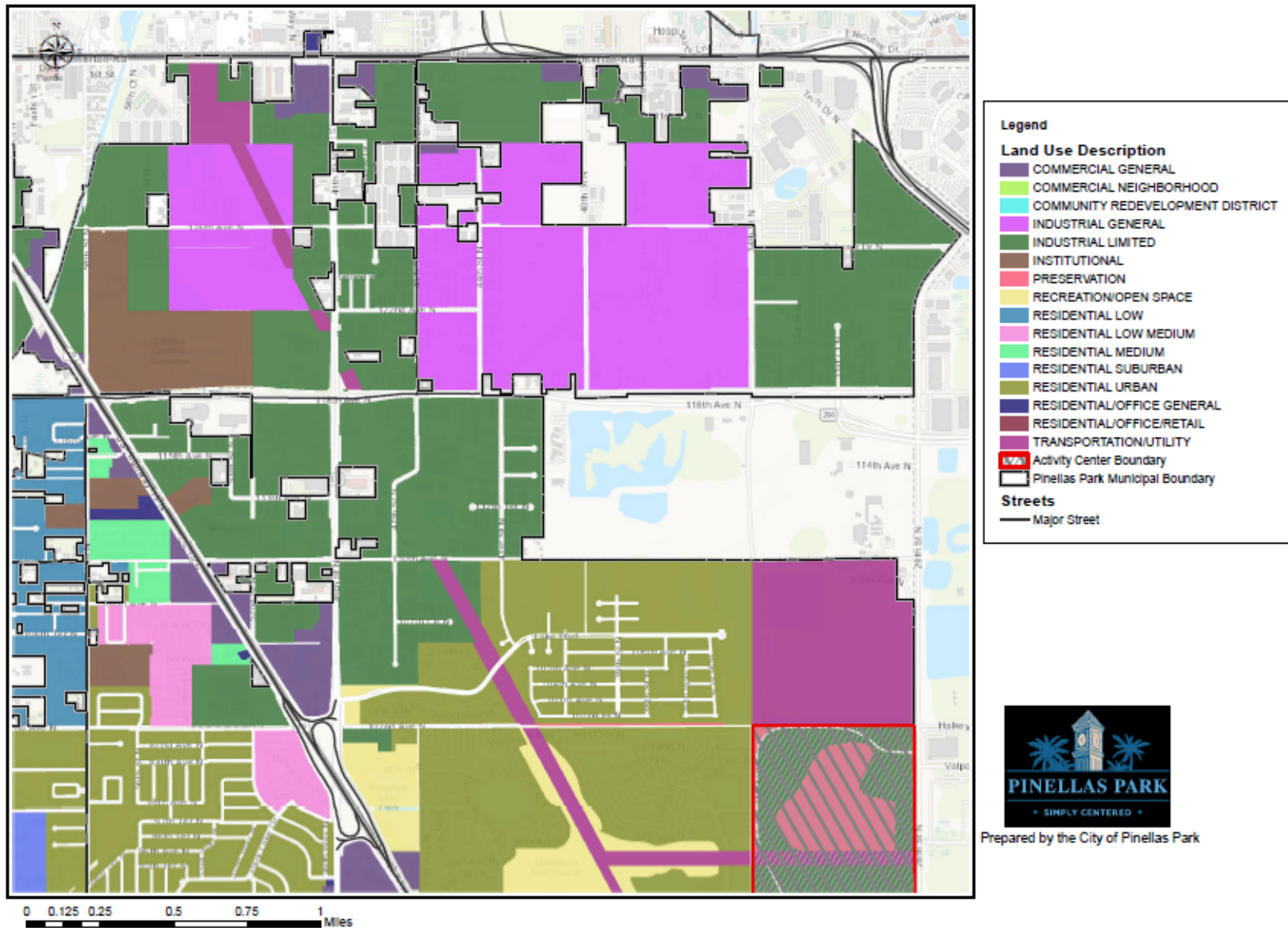
Future Land Use Map Amendments

Ordinance Number	Adoption Date	Location	Land Use Change	Quad Map
3737	10/28/10	9100 46 th Street	RLM to I	D
Pursuant to Section 9J-11.011(5)(b)2, FAC.				

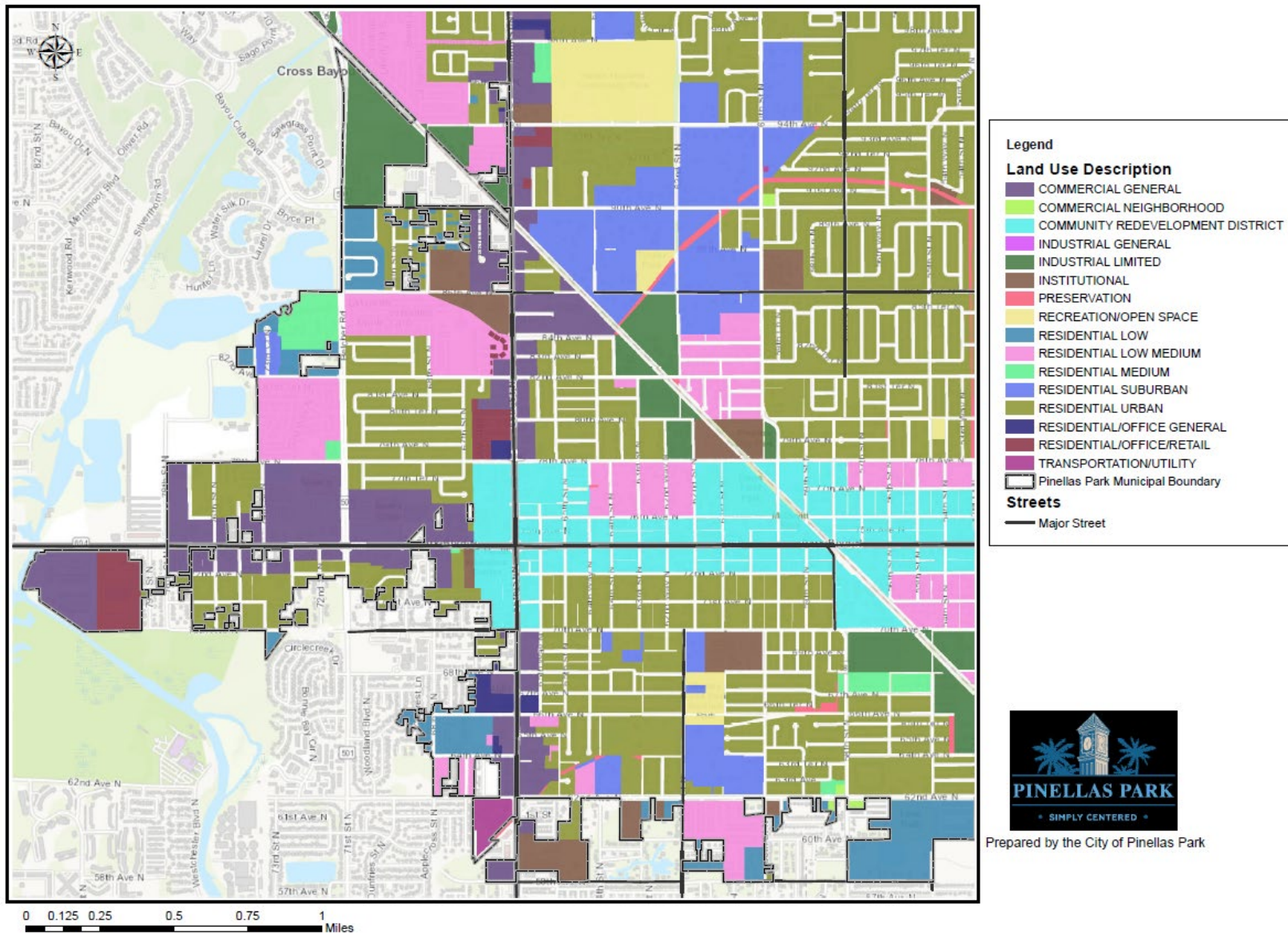
Pinellas Park Land Use Quadrant A



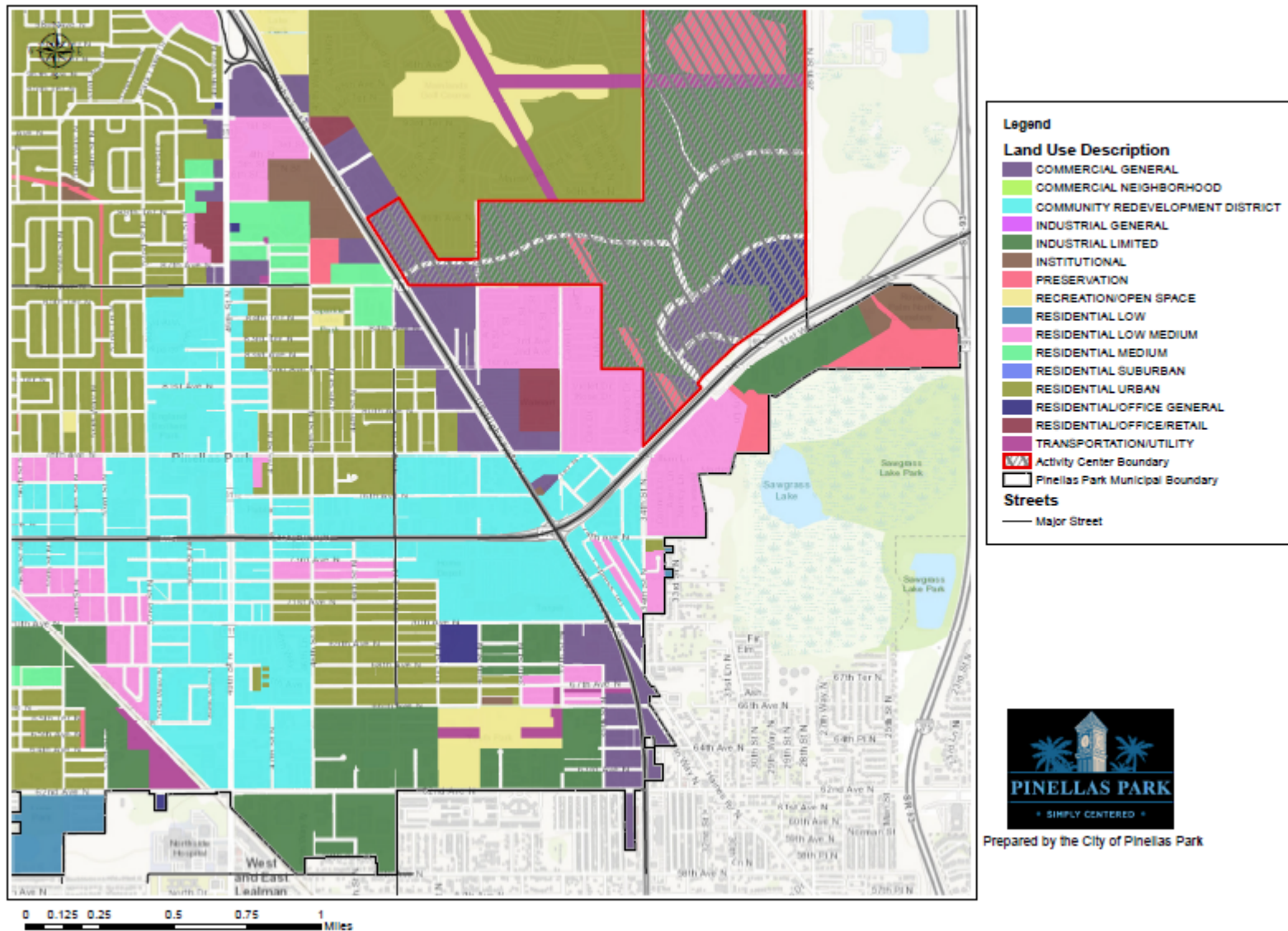
Pinellas Park Land Use Quadrant B



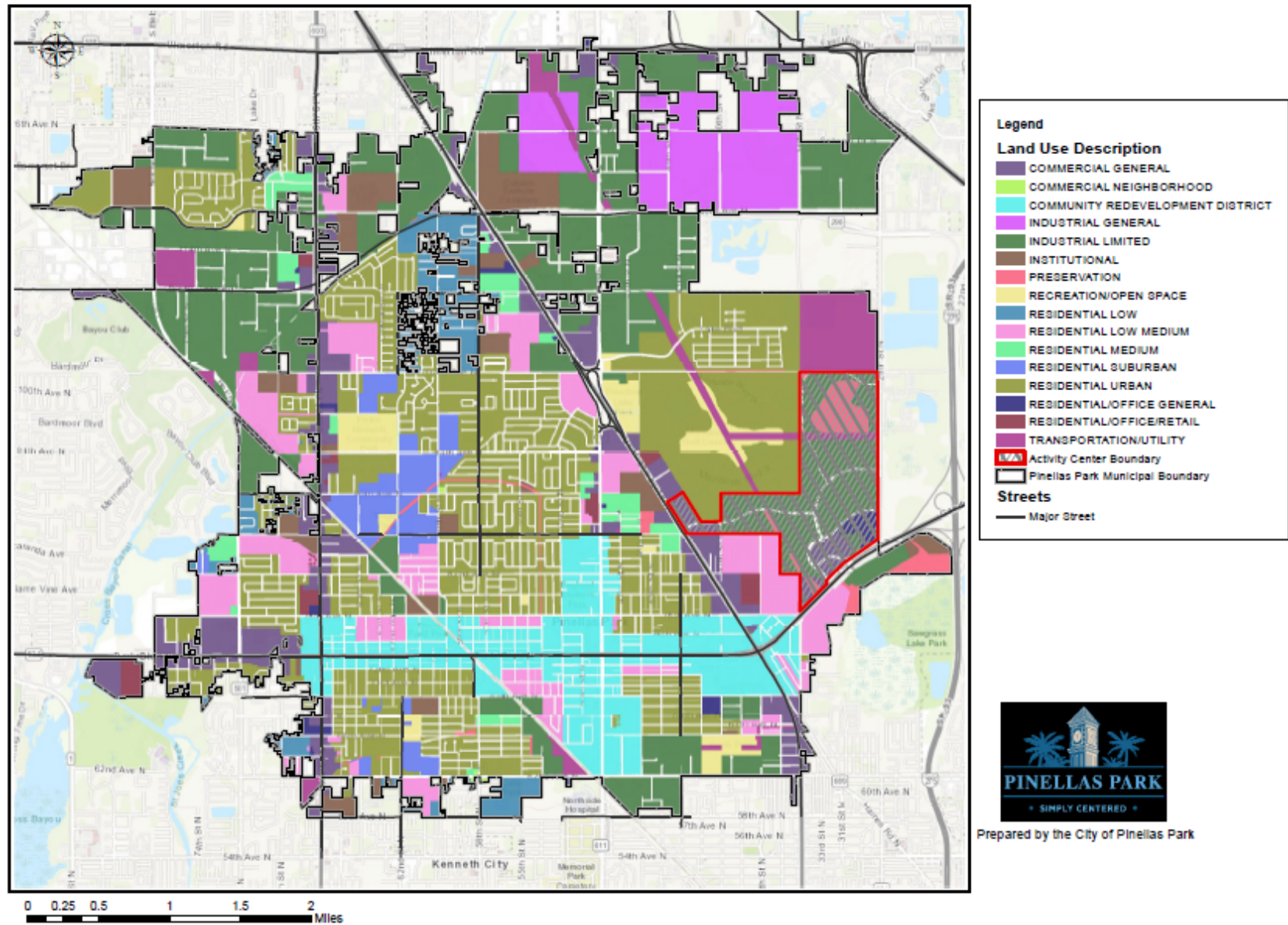
Pinellas Park Land Use Quadrant C



Pinellas Park Land Use Quadrant D



Pinellas Park Land Use



Appendix V
Vision & Analysis Document



CURRENT CONDITIONS

A major aim in updating the Comprehensive Plan is to guide Pinellas Park's anticipated growth, as well as meeting needs of the community. Pinellas Park has an estimated population of approximately 53,000, according to 2018 data from the Florida Office of Economic and Demographic Research (OEDR). OEDR data also indicates that since 2010, the city has grown 1% in population annually on average; this is a slightly faster rate of growth than in the county, which has had an average annual growth rate during that time of 0.7%. If population growth continues to occur at a similar average rate, it will amount to **approximately 530 new residents each year**, not accounting for future annexations. The University of Florida Shimberg Center estimates the city's 2040 population to be 63,116.

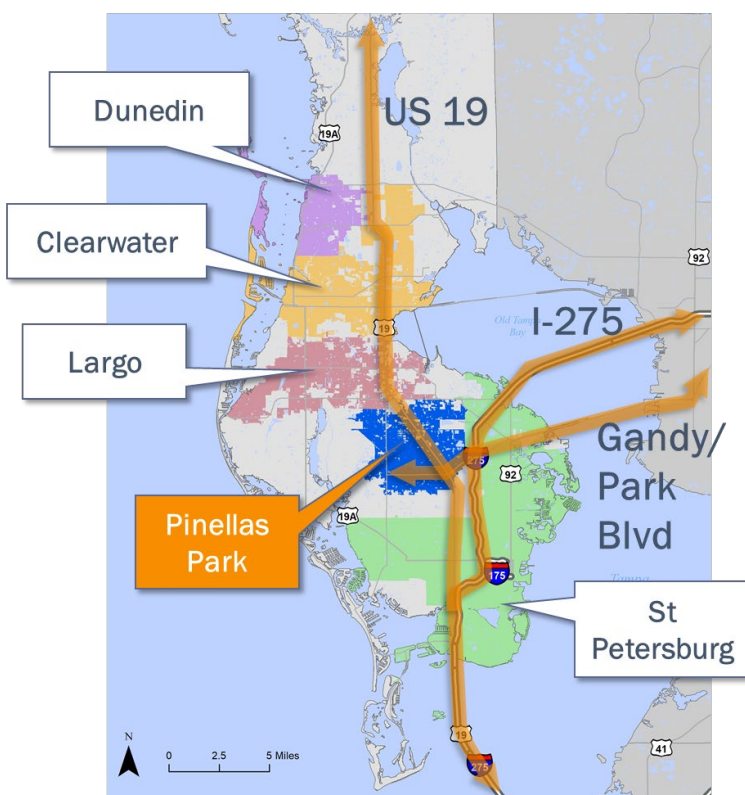
Pinellas Park has unique characteristics that serve as assets to the community and require special planning considerations. First, the city is well connected to the regional roadway network (Map 1). These connections allow for **excellent access to regional destinations and employment centers**, but also contribute to adverse impacts of **regional traffic within the city limits** for which local planning efforts need to account. The city also offers a **unique mix of land uses**, ranging from commercial corridors, to industrial and manufacturing businesses, to single-family neighborhoods with rural areas such as horse farms.

A first step in planning for future growth and development is measuring the amount of developable vacant land. According to Florida Department of Revenue (FDOR) 2019 data, approximately 871 acres of the city, or approximately 9% of total acreage, is vacant (see Appendix A, Map A-1).

Industrial and commercial land make up most of the vacant acreage, at 45% and 39%, respectively. Vacant property zoned for **residential uses make up only 13%, or 144 acres. At current average residential densities, this land can accommodate the city's housing needs for approximately five years.**

To account for redevelopment considerations, an analysis of existing zoning categories was completed in areas of the city that currently allow multi-family residential development and have more potential for change: the community redevelopment area, major corridors, and other areas outside of existing single-family neighborhoods, including vacant land. Potential development or redevelopment of these identified areas at actual build-out densities for prior multi-family development in the city (calculated at approximately 15 units per acre for developments since the 1960s) indicates a potential for approximately 200-300 additional residential units. However, in looking at several multi-family developments built since 2000, it seems that aside from developing vacant sites, some of the projects

Map 1: Pinellas Park and Regional Roadway Connections



redeveloped industrial sites. Map A-2: Existing Land Uses (Appendix A) indicates sites that may have the potential for redevelopment.

Florida Statutes require that the Comprehensive Plan have at least two planning periods – 5 year and 10 year – and that the Future Land Use Plan and Map accommodate projected growth. **In order to accommodate projected growth, new residential development must be more dense than past development.** Also, to some degree, non-residential uses will need to be redeveloped as residential or mixed-use projects. Further, Pinellas County’s countywide rules require that each City’s Future Land Use Map (FLUM) be consistent with the countywide FLUM. Recommended changes to the Comprehensive Plan include FLUM changes that are consistent with the Pinellas Countywide Plan (2021) and densities that will accommodate growth, with the community redevelopment area as the target area.

2019 FDOR data indicates **that the City of Pinellas Park has a lower taxable value per acre for single-family residential, commercial, and industrial land (calculated separately and excluding vacant land) than Pinellas County on average. Single-family residential land exhibits a particularly large difference at approximately \$5 million per acre versus nearly \$7 million per acre countywide.** Factors that contribute to this difference include the lack of high-value waterfront property, the absence of a downtown, and the older age of existing homes. A positive outcome of the relative affordability of homes in Pinellas Park is that building permit data indicates many higher value improvements (\$10,000 or more) occurring throughout the residential areas of the city over the past five years.

Deliberate guidance of new development and redevelopment helps to ensure that growth will not only activate vacant lots and grow the city’s tax base but will also consider factors such as design standards and sensitivity to affordability.

Pinellas Park has a median income of \$42,000 (based on 2018 American Community Survey data), which is slightly lower than Pinellas County and neighboring cities such as St. Petersburg, Dunedin, and Clearwater.

Additionally, the Center for Neighborhood Technology estimates that 29% of households in Pinellas Park are cost-burdened, meaning they spend more than 30% of their income on housing. This issue is not limited to low-income households; over 700 cost-burdened households make more than the area median income. Based on American Community Survey data, the city shows a slightly lower rate of renters experiencing housing burden relative to neighboring cities.

To further exacerbate the housing cost issue is the addition of transportation costs. Only 2% of trips in Pinellas Park are transit trips, and the average household spends over \$11,000 a year on transportation. Locating housing in proximity to transit and employment could significantly reduce these costs and allow families to have more disposable income. (Source: <https://htaindex.cnt.org>)

When gathering information from the community through an online survey, the most common characterizations of the city included that it was **outdated and run-down**; other characterizations included **crowded, busy, and over-built**. Specific shortcomings of the city more widely recognized in the survey included **poor school quality, job opportunities, and local transportation options**. However, other comments and discussions with City staff and stakeholders highlighted that the city was **generally evolving and on an upward positive trend**; characterizations of the city included its **small-town feel, strong industry, and authentic Florida feel**.

Specific positive aspects of the city identified during outreach include the **great public services and facilities, particularly the parks and recreation system; equestrian areas** were also noted as highlights,

and **access to medical care was highly rated** in the survey responses. Many comments also noted the city's **affordability**. Outreach also highlighted the **centrality and the accessibility** of the city as a positive aspect, along with **proximity to shopping, businesses, restaurants, and diverse food options**. **Events and local destinations** such as the **Arts District** were often noted as favorite aspects of the city and/or aspects to enhance.



CITY HALL - P.O.Box 1100
PINELLAS PARK, FL 33780-1100

Please Respond To:

City Attorney's Office
Lauren C. Rubenstein
James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

June 28, 2023

Mr. Derek Reeves
Long Range Planning Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #23-126
Comprehensive Plan Ordinance

Dear Mr. Reeves:

Our office has received and reviewed the proposed Ordinance Amending the Comprehensive Plan. Our office would recommend updating the title of the Ordinance to read as follows:

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; PROVIDING FOR SEVERABILITY; PROVIDING FOR CERTIFICATION OF CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF

Mr. Derek Reeves
June 28, 2023
Page 2

ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO
THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

You will note in the new proposed title we removed any reference to amending a previous ordinance number. The City's adopted Comprehensive Plan has been amended approximately 15 times since its adoption in 1989 by various ordinances. It is not necessary to reference any previous ordinance numbers in a new ordinance amending the adopted Comprehensive Plan.

Once the title to the Ordinance is updated, our office would approve of the proposed Ordinance as to form and correctness.

Very truly yours,

A handwritten signature in cursive script, reading "Lauren C. Rubenstein".

Lauren C. Rubenstein
City Attorney

cc: Bart Diebold, City Manager
Jennifer Carfagno, MMC, City Clerk
Dan Hubbard, Asst. City Manager
Nick Colonna, Community Development Administrator
Aaron Petersen, Asst. Community Development Administrator
Erica Lindquist, Planning & Development Services Director

LCR/mks
23-126.06282023.LDR.Comp Plan.wpd

October 2, 2023

The Honorable Sandra Bradbury
Mayor, City of Pinellas Park
5141 78th Avenue North
Pinellas Park, Florida 33781

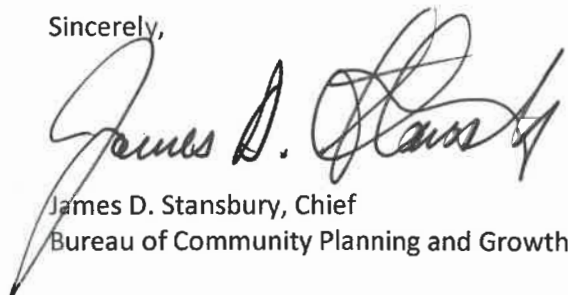
Dear Mayor Bradbury:

The Florida Department of Commerce (FloridaCommerce) has completed its review of the proposed comprehensive plan amendment for Pinellas Park (Amendment No. 23-01ER), which was received on August 3, 2023. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S. FloridaCommerce does not identify any objections or comments to the proposed amendment and this letter serves as the Objections, Recommendations and Comments Report. Review comments received by the Department from the appropriate reviewing agencies, if any, are enclosed.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment. **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to Section 163.3184(4)(e)2., F.S.**

If you have any questions related to this review, please contact Christina Nazaire, Planning Analyst, by telephone at (850)-717-8532 or by email at Christina.Nazaire@commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/cn

Enclosure: Procedures for Adoption

cc: Nick Colonna AICP, City of Pinellas Park Community Development Administrator
Sean Sullivan, Executive Director, Tampa Bay Regional Planning Council

Memorandum

TO: Derek Reeves, AICP, CFM – City of Pinellas Park
FROM: Catherine Hartley, AICP, CNU-A – Benesch
SUBJECT: Pinellas Park 2050 Comprehensive Plan Update – Summary of Proposed Amendments
DATE: July 6, 2022

This memorandum provides a summary of proposed amendments to the Pinellas Park Comprehensive Plan as part of the Pinellas Park 2050 update. The summary is provided by element or overall amendments throughout the plan.

General Proposed Amendments – Entire Comprehensive Plan

- Updated language to:
 - Remove repetition
 - Simplify, make it easier to understand
 - Clarify, make more specific
 - Standardize and make consistent, both internally and with external documents
 - Modernize and bring up to date with external applicable laws and regulations
- Standardized formatting
- Reorganization of policies to appropriate and streamlined objectives
- Adjusted objectives language to indicate conditions that need to change and policy language to indicate actionable steps for the City to take to achieve objectives.

Future Land Use Map (FLUM)

Community Redevelopment District Updates

Land along the major roadways of the Community Redevelopment Area, including in the Park Station District and Performing Arts District that are a special focus for redevelopment in the Redevelopment Plan, is designated as the Future Land Use category of Community Redevelopment District (CRD). The city amended the comprehensive plan in 2008 to remove density and intensities from the comprehensive plan and simply refer to the Community Redevelopment Area Plan, which did not contain comprehensive plan densities and intensities- it only referred to proposed zoning categories. As neither the former nor the new CRA plans contain comprehensive plan density and intensity limits, these maximums must be added to the Comprehensive Plan, pursuant to 163.3177 (6)(a)(1), *Florida Statutes*.

The CRD category is no longer supported by the Countywide Plan and Rules. Therefore, the city should now select a new Future Land Use Category that fits the community's vision for the area and that is consistent with the Countywide Land Use Map. The area is currently designated "Activity Center" on the countywide map. The city can opt to also adopt the Activity Center Category on its Future Land Use Map, which allows for up to 150 dwelling units an acre and a floor area ratio of 5.0. However, if the City wants to adopt the Activity Center category, the city must also adopt the Urban Design Principles for transit, bicycle, and pedestrian-oriented development in Section 6.2.6 in the Countywide Rules and Countywide Planning Strategies Land Use Goal 16.0.

Short of adopting those principles for the CRA, it is recommended the city re-designate land currently designated CRD to the countywide Retail and Services category. This category will allow redevelopment in the Park Station District and Performing Arts District, as well as along the Community Redevelopment Area's major corridors through its entitlement allowances (maximum density of 24 units per acre and a maximum floor area ratio of 0.55 for non-residential) without being overly excessive of what is needed for the vision for the area. It also does not constrain auto-oriented uses such as drive-throughs, which are discouraged in the urban design principles mentioned above. The summary of proposed text amendments in this memorandum reflects the approach to adopt the Retail and Services category.

Other areas of the Community Redevelopment Area can retain their current local Future Land Use categories; these areas are not a focus for significant change through redevelopment.

Target Employment Center (TEC) Overlay

The Countywide Plan and map also include a TEC overlay intended to promote development in a "concentrated and cohesive pattern to facilitate employment uses of countywide significance," according to the plan; these provisions can support Pinellas Park's economic development goals. The proposed amendment to Pinellas Park's FLUM is to adopt the TEC overlay where indicated on the Countywide Plan FLUM; the former Gateway Centre Development of Regional Impact (DRI) area can be excluded until utilities are upgraded since this area cannot currently support additional density/intensity.

Consistency with Pinellas Countywide Plan Generally

As part of the Pinellas Park 2050 update, City future land use category density allowances were reviewed on a parcel-by-parcel basis in comparison to the Pinellas Countywide Plan allowances. This review generated a list of parcels where the City may be allowing more density than the Countywide Plan. It is recommended that the City further review these parcels and process Countywide Map amendments as needed to make them consistent with and not exceeding those in the Countywide Plan.

Annexation Areas

It is recommended that the City review areas previously annexed since 2008 (the last time the City adopted a city-wide future land use map and when the joint planning area interlocal agreement with Pinellas County expired) to ensure that they were assigned a future land use category consistent with city categories, as opposed to simply retaining the previous unincorporated County future land use category. If the City has not adopted a local future land use category, then the City must implement the county's comprehensive plan until such amendment is processed, pursuant to 171.062(2), Florida Statutes.

Former Gateway Development of Regional Impact (DRI) Area

The Gateway Centre area was previously subject to a DRI development order that was rescinded by the City and the Tampa Bay Regional Planning Council in 2016. The City's Future Land Use categories now control development in that area. Residential development was approved under the former DRI development order, yet the area is now primarily categorized as Industrial Limited, which does not include residential as a permitted use. The City should review developments in this former DRI area and make FLUM amendments as needed for existing residential development to address nonconforming uses.

Healthy Places: Future Land Use Element (Formerly Land Use Element)

The proposed amendments are extensive enough that a complete strikethrough and replacement of the element language is suggested. The following provides highlights in the new proposed language:

- Relocated density and intensity maximum table and exceptions to standard density and intensity maximums from Appendices to main Healthy Places Element (Policy LU.1.1.1).

- Replaced current CRD category with Retail & Services and associated density and intensity (Policy LU.1.1.1.1); see previous Future Land Use Map discussion in this memo.
- Added Target Employment Center Overlay density and intensity maximums based on the Pinellas Countywide Plan (Policy LU.1.1.1.1); see previous Future Land Use Map discussion in this memo.
- Removed references to Activity Center, Resort Facilities Medium, Resort Facilities High, and Commercial Recreation categories since they are not used.
- Added a bonus for the provision of Missing Middle housing, defined for the purposes of this Comprehensive Plan as 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. The bonus ranges from an additional 10 to 20 units per acre (see Table 1 of the Healthy Places Element). Additional definition details and bonus provisions will be defined in the Land Development Code.
- Adjusted the affordable housing density bonus language to adjust the bonus amount allowances (see Missing Middle allowances referenced above and in Policy LU.1.1.1.1), prohibit the bonus in the Coastal High Hazard Area (CHHA) and Special Flood Hazard Areas (as opposed to only the CHHA), and require a minimum affordability period of 10 years.
- Added Health in All Policies actions to address food access, access to reading materials, low-impact and light imprint development, shade, environmentally friendly landscaping, multi-modal transportation and parking, Missing Middle housing, barriers to housing, healthcare facility siting, and healthy equity.
- Added direction to promote context-sensitive design, including the creation of context zones in the zoning code to define and implement standards for urban, suburban, and agrarian/equestrian/natural areas.
- Added policies to address non-conforming uses and vacant buildings.
- Added direction to reduce sprawl, including actions based on Florida Statutes.
- Added direction related to public infrastructure including provisions related to:
 - permitted siting in all land use designations;
 - design requirements in the Land Development Code for communications infrastructure;
 - City infrastructure/services divisions to include in development review;
 - criteria and requirements for vacating easements and rights of way;
 - parks siting provisions aligned with the Parks, Recreation, and Open Space Element; and
 - encouraging infill in the Community Redevelopment Area.
- Adjusted policies on mitigating against hazards and disasters, including provisions related to:
 - Consistency with external mitigation plans and programs
 - Future Land Use Map amendments in the CHHA, including the replacement of Pinellas Countywide balancing criteria used for evaluation of density increases in the CHHA requiring a Countywide Map amendment with statewide minimum requirements for development in the CHHA.
 - Consideration of acquisition of flood-prone properties
- Added direction to direct growth and redevelopment to the Community Redevelopment Area.
- Added direction to consider becoming a Certified Local Government through the Florida Department of State Division of Historic Resources to become eligible for grants and other benefits for historic preservation.
- Includes provisions to encourage walkable, mixed-use infill development and redevelopment.
- Allows accessory dwelling units in all mixed-use and residential Future Land Use and zoning categories; includes language that accessory dwelling units will not count towards density limits.
- Includes land use and transportation-related provisions for development consistent with the Comprehensive Plan, Pinellas Gateway/Mid-County Area Master Plan (Gateway Master Plan), and Pinellas Park Community Redevelopment Plan.

Transportation Element

- Reorganized objectives and policies to the following topics and consolidated similar policies:
 - Integration of land use and transportation
 - Travel demand management and mobility
 - Right-of-way protection
 - Multi-modal options
 - Economic and community development
 - Safety and resiliency
 - Procedural policies
- Added language to reference Future Land Use, Economic Development, and Housing goals to inform transportation.
- Removed general language on amendment review for transportation impacts, retaining language on review for Future Land Use Map amendments and adding re-zonings.
- Adjusted language referencing street carrying capacity, degradation of operating conditions, Level of Service impact reviews and similar language to language providing direction to address and manage travel demand from development. These changes better reflect the City's prior removal of concurrency standards, its urbanized context, and regional travel occurring within the city. Retained with modifications language on transportation demand strategies and transportation systems management in consolidated form, as well as language to develop mobility goals to address constrained facilities in coordination with external agencies.
- Incorporated updated policy language from Advantage Pinellas to address existing topics in the Comprehensive Plan and areas of focus for the Comprehensive Plan update; related language includes that related to:
 - Transit-friendly and supportive development design standards
 - Added language on general intergovernmental coordination to improve safety and specifically on developing a Vision Zero Action Plan for safety in coordination with Forward Pinellas; made safety-related objective more specific to eliminating fatal crashes and reducing crashes resulting in serious injury.
 - Added language on implementing high visibility pavement and intersection markings.
- Streamlined language on the Mobility Management System to reference provisions in the related Pinellas County Ordinances.
- Removed language on bicycle design standards regarding widened outside travel lanes that may not reflect updated best practices for all facility cases and added direction to update facility design standards as part of a Complete Streets and Pathways Master Plan.
- Removed specific references to guideway transit system and high-speed rail planning in intergovernmental coordination for transit planning.
- Included direction to review and update the Land Development Code as needed for parking and circulation to allow to meet planning goals, including for the Community Redevelopment Area.
- Replaced general language on right-of-way protection with specific strategies to ensure adequate right-of-way in the context of Pinellas Park.
- Removed specific right-of-way standards appropriate for the Land Development Code.
- Included direction to establish a Complete Streets and Pathways Plan for context-sensitive street improvements that accommodate multiple transportation methods and all users, regardless of age or ability.
- Included reference to multi-modal improvements map for specific improvements.
- Added direction to amend the Land Development Code with updated bicycle, pedestrian and micromobility facility design and parking standards; language to encourage/incentivize developments to provide these facilities and use them to connect to adjacent land uses (based on existing policies); requirements for joint

access where feasible (based on existing policies); and development requirements for on-site transit amenities.

- Added language to require pedestrian and micromobility access to schools, parks, recreation facility, and planned developments.
- Added direction to further evaluate roadway network gap and Transportation Management Association initiatives from the Gateway Master Plan for economic development. Additionally, included language to implement transportation improvements (if any) identified in the City’s market analysis.
- Added language to undertake public outreach efforts to promote pedestrian safety.
- Added language to incorporate measures for construction and maintenance projects to ensure safe access conditions for transportation users.
- Added language on developing an approach for Health in All Policies and equity in transportation analysis, planning, and implementation activities; equity is a consideration of Vision Zero planning. Also added reference to community-oriented policing programs from Community Redevelopment Plan, given enforcement component typically included in Vision Zero plans.
- Added resiliency objective and policies to study and develop climate change adaptation and mitigation strategies in coordination with external agencies.

Stormwater Management Element

- Added policies to complete a Stormwater Master Plan to meet requirements of HB 53 (approved 2021) and update the plan consistent with Florida Statutes
- Updated drainage/storm sewer system infrastructure requirements to address needs for 25-year storm events, updated from 10-year storm events, to align with Southwest Florida Water Management District standards.
- Added direction to address illicit discharges into water bodies.

Housing Element

- Reorganized objectives and policies to the following topics:
 - General housing supply
 - Fair housing choice
 - Housing location and access to amenities/daily needs
 - Housing affordability
 - Housing for populations of focus (e.g., people with disability, “special needs” populations identified in Florida Statute, etc.)
 - Housing quality
 - Displacement and relocation assistance
 - Energy efficiency in housing
- Added direction to establish monitoring for fair housing outcomes
- Clarified neighborhood compatibility references to indicate gradual density/scale transitions and provision of buffers for heavy commercial/industrial activities and residential.
- Added direction to update the Land Development Code to reduce/eliminate required minimum livable/habitable floor area per dwelling unit, allow accessory dwelling units and Missing Middle housing types, and increase/eliminate the maximum number of persons occupying a dwelling unit.
- Updated temporary emergency housing language to reference Pinellas County Ordinance No. 14-46 (2014).
- Adjusted “declining” neighborhoods targeted for resources to those that are under-resourced or that experience relatively less investment.

- Added language on fair housing to reference initiatives from the City’s Analysis of Impediments to Fair Housing Choice (2018) to pursue in coordination with external agencies.
- Added language to promote on-site amenities in housing developments.
- Added language to facilitate home-based businesses, including compliance with HB 403 (approved in 2021).
- Updated the targeted income categories for affordable housing initiatives to 140% Area Median Income from 150% Area Median Income to align with Pinellas County.
- Adjusted locational criteria to target affordable housing subsidies by specifying target locations that, among other criteria:
 - Are one mile from a grocery store or other fresh food provider (instead of general proximity to neighborhood services); and
 - Are outside the CHHA and the Special Flood Hazard Areas (instead of only the Coastal High Hazard Area).
- Added to language related to developer assistance to include assistance for developers undertaking brownfield redevelopment projects.
- Replaced existing reference to affordable housing density bonus with reference to updated provisions in the Healthy Places Element.
- Added a policy to evaluate taking steps to use State Housing Initiative Partnerships program funding (the City no longer receives these funds through the County due to its size; the City is now eligible to set up a program in its own right).
- Removed language to consider effects of proposed development on affordable and workforce housing supply, in view of retention of annual review of policies, regulations, procedures, and the permitting process to facilitate housing development that meets community needs.
- Added references to initiatives in the City’s Residential Anti-Displacement and Uniform Relocation Assistance Plan for anti-displacement and relocation support policies.
- Removed proximity to employment as a locational criterion for affordable housing subsidized by the City since employment opportunities are regularly located throughout the city on its thoroughfares.
- Removed explicit allowances of workforce and affordable housing, manufactured housing, and modular housing in all residential districts since these allowances are covered by fair housing laws and appropriate restrictions on mobile/manufactured housing are already present in the Healthy Places Element (new Policy LU.1.6.7).
- Added new policies providing direction for involvement of the CRA in providing incentives for housing rehabilitation and purchase.

Parks, Recreation, and Open Space Element

- Reorganized objectives and policies along the following topics:
 - Engagement and needs identification
 - Supply and coverage of parks, recreation facilities, and open space
 - Multi-modal transportation access
 - Americans with Disabilities Act accessibility
 - Intergovernmental coordination
- Added policies to identify parks improvements, including for the Performing Arts District in line with the Community Redevelopment Plan and city-wide through a Parks Master Plan.
- To ensure equitable distribution of park lands and facilities, adjusted the parks Level of Service standard from the 3 acres per 1,000 persons standard to an access standard of providing recreational opportunities within a half mile of every residential property in the city. Included option to count privately owned, publicly accessible parks, recreation facilities, and open spaces towards the access standard. Removed guidelines for

recreation resources and facilities to allow more flexibility in park types to meet the needs identified by the community.

- Consolidated considerations for park, recreation facility, and open space creation, expansion, and site planning. Added language on considerations for advancement of resiliency and equitable service area coverage (in line with the proposed Level of Service standard).
- Added language to update the Parkland Dedication Fee Ordinance every 10 years and replaced language on Parkland Dedication Fee implementation with references to provisions in the Land Development Code/Parkland Dedication Fee Ordinance. Moved Parkland Dedication Ordinance policies to the parks supply-related objective.
- To improve protection of preserved land and open space in the city, replaced general language on protection and creation of preservation land/open space with language to deny Future Land Use Map amendments that convert City-owned land designated as Preservation and Open Space/Recreation to other categories, except when there is an overriding public need. Added language to develop incentives and a process for awarding incentives to encourage private property owners to convert lands to Open Space and Preservation areas.
- Reduced the cost threshold to list a capital project in the Capital Improvement Plan from \$50,000 to \$25,000 for more comprehensive project accounting.
- Removed language on intergovernmental coordination on Level of Service standards since the City's own standard applies within the city; added language on coordination to increase recreation opportunities in the city.
- Added language on co-location for parks and other City facilities.
- Adjusted multi-modal transportation access language to be more specific, with addition of references to map of specific improvements and additional efforts to identify needed improvements, concrete actions to ensure adequate right-of-way, and direction to address gaps in the multi-modal network.
- Adjusted language on accessibility to reference Americans with Disabilities Act (ADA) standards, parks, recreation facility, and open space assessment and adjustment of regulations to meet these standards; included direction to continue current adaptive programming.

Public Schools Facilities Element

- Added language to promote healthy food options and active transportation connections to schools.
- For Future Land Use categories where schools are allowed, removed outdated land use category names; added Residential High, Residential/Office/Retail, Activity Center, Commercial Neighborhood, Commercial Recreation, and Commercial General as categories allowing schools.
- For school location and expansion criteria, removed requirement to not conflict with stormwater and watershed management plans since stormwater management will be handled at the site plan level; added that location must be outside CHHA.
- For location criteria specific to school type, adjusted criteria for all school types to be located on a collector, minor arterial, or principal arterial road for adequate access. Added language for elementary schools that outdoor recreation facilities be located and buffered to maximize student safety and minimize impacts on adjacent properties; other school types already have language related to outdoor recreation facilities.
- Added language to promote safe access to school programs.

Intergovernmental Coordination Element

- Goals, objectives, and policies consolidated to address repetitive language and re-organized along the following topics:
 - Tools to formalize coordination efforts
 - Processes for coordination and dispute resolution

- Coordination of plans and planning efforts between the City and external agencies
- Internal consistency of the Comprehensive Plan
- Coordination with Pinellas County Schools
- Coordination with public transportation, utilities, and stormwater service providers
- Coordination with external agencies on habitat and natural resource management
- Coordination with external agencies for parks, recreation facilities, and open space provision
- Coordination with external agencies on grant applications and program administration
- Coordination with external agencies on disaster and hurricane evacuation plans
- Annexation and service provision
- Added language on coordination to implement the Gateway Master Plan and the City's Community Redevelopment Area Plan and City Center Plan.
- Removed language on campus master plans since none are currently under consideration or anticipated.
- Removed language on Developments of Regional Impact review process since this process was removed from State statutes for proposed developments exceeding statewide guidelines and standards.
- Removed language on citizen advisory committees since this topic is covered in the Citizen Participation Element and is more relevant to that element.
- Updated coordination language on service providers to reflect current partnerships for service provision.
- Supplemented language on parks planning coordination to note additional regional and state external agencies for coordination on provision and joint use of parks, open space, and recreation facilities.
- Supplemented external agencies with which to coordinate on grant funding and program administration.
- Added language to evaluate opportunities for annexation; for annexation criteria, removed reference to plan amendment waivers with outdated State statute reference.

Capital Improvements Element

- Added references to project prioritization criteria from Transportation Element
- Adjusted capital improvement cost threshold for listing capital projects in the Capital Improvements Element from \$50,000 to \$25,000.
- Added Economic Development Element reference in list of elements used as basis for capital improvements planning.

Property Rights Element (New)

- Added element to comply with HB 59 (approved 2021), based on language included in Florida Statutes.

Economic Development Element (New)

- Included direction to update business and workforce support initiatives, informed by findings from the City's recent economic development study.
- Included policies to support site development and redevelopment initiatives from the City's Health Impact Assessment on the Brownfield Program for Pinellas Park (2019), the Gateway Master Plan, the City's Community Redevelopment Plan, and the City Center Plan (2021).

Appendices

- Updated the map series required by Florida Statutes, with additional analytical information used as a basis for proposed updates.
- Will include updated Capital Improvement Plan and Future Land Use Map from City staff.

- Updated Future Land Use category language and consistency table for City and countywide Future Land Use categories for consistency with FLUM and Future Land Use Element updates and current Pinellas Countywide Plan language (see FLUM discussion at the beginning of this memo).
 - Removed categories no longer used or outdated (Resort categories, Commercial Recreation, Activity Center, Community Redevelopment District)
 - Added Retail & Services language from Countywide Plan (with the exception that no recreational vehicle park uses were permitted given the focus is a walkable downtown area) as option to replace CRD category.
 - Permitted use additions:
 - Residential/Office General: community garden, light agricultural, light manufacturing (subject to acreage threshold)
 - Commercial Neighborhood: community garden, light agricultural
 - Commercial General: ancillary non-residential, recreational vehicle park, medium manufacturing, light agriculture, agriculture, and community garden
 - Residential/Office/Retail: distribution, commercial recreation, medium manufacturing, light agriculture, agriculture, and community garden
 - Industrial General: community garden, agriculture, light agriculture
 - Institutional: light agriculture, community garden
 - Did not include traffic generation characteristic language since trip generation rates for Countywide categories are based on maximum allowances for that category that do not necessarily correspond with the associated local category (the latter may be more restrictive).

COMPREHENSIVE PLAN PROPOSED UPDATES

2023

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HEALTHY PLACES: FUTURE LAND USE

GOAL LU.1

Concentrate future residential and commercial growth in an identifiable City center; 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 Bonus¹	Max Floor Area Ratio (FAR) Outside Target Employment Center (TEC)/ Inside TEC for Manufacturing, Office and Research/ Development Uses	Max Impervious Surface Area (ISR)	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	.50	.75	3.00
Residential High (RH)	30/50	.60	.85	3.00
Mixed-Use Classifications ²				

Residential/Office General (R/OG)	15/30	.50/1.0	.75	3.00
Residential/Office/Retail (R/O/R)	18/36	.55/1.1	.85	3.00
Commercial Classifications ²				
Commercial Neighborhood (CN)	10/20	.40/.80	.80	3.00
Commercial General (CG) ³	24/36	.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.

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.

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, 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.

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 Plan.

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.

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

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;

- 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

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 map 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 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.

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

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

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 "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 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.

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

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, 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.

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 2022/2023 to 2026/2027**

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
TRANSPORTATION								
Citywide Street Resurfacing Program: Annual recurring maintenance expense for resurfacing, paving, manhole adjustments, and micro-paving of roads. Account No. 301481-562538	No increase to current costs	Infrastructure Sales Tax	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$3,500,000
23481/104-PROGRAM-CONSTRUCT			\$700,000	\$700,000	\$700,000	\$700,000	\$700,000	\$3,500,000
Pavement Evaluation - Citywide: The inspection and grading of the roadway network within the City of Pinellas Park is on a 3 year rotating basis. Pavement Condition Index scores are used to assist and guide management of transportation assets and future CIPs. Account No. 301481-562520	\$150	Infrastructure Sales Tax	\$0	\$0	\$60,000	\$0	\$0	\$60,000
23481/122-INSP			\$0	\$0	\$60,000	\$0	\$0	\$60,000
Citywide Replacement of Existing Curb Program: 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	No increase to current costs	Infrastructure Sales Tax	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
23481/108-PROGRAM-CONSTRUCT			\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
New Sidewalk and Accessibility Ramp Program: Installation of new sidewalks and accessibility ramps for safety concerns. Account No. 301481-562538	\$2,500	Infrastructure Sales Tax	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
23481/106-PROGRAM-CONSTRUCT			\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Sidewalk and Accessibility Ramp Repair and Replacement ADA Program: Repair and replace existing sidewalks to meet ADA standards for accessible design. Account No. 301481-562538	\$2,500	Infrastructure Sales Tax	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$825,000
23481/105-PROGRAM-CONSTRUCT			\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$825,000
60th Street N. Roadway, Utilities and Drainage Design: Design for the improvement of drainage and related infrastructure along 60th St N. from 102nd Ave to 110th Ave, including culverting existing ditches, installing sidewalks, replacement of existing asbestos concrete water main with new 6" PVC, and reconstruction of existing roadway. Construction phase currently on unfunded list. Account No.	No increase to current costs	Infrastructure Sales Tax	\$375,000	\$0	\$0	\$0	\$0	\$375,000
23481/103-DESIGN Account No. 301481-562520			\$375,000	\$0	\$0	\$0	\$0	\$375,000
Roadway Improvement Design: 114th Terrace N. and 115th Avenue N. west of 58th Street N. Roadway Improvement Design. This design includes improving two unimproved roads which will include construction of a paved asphalt, curb, sidewalks, and replacing utilities.	No increase to current costs	Infrastructure Sales Tax	\$60,000	\$0	\$0	\$0	\$0	\$60,000
23481/101-DESIGN Account No. 301481-562520			\$60,000	\$0	\$0	\$0	\$0	\$60,000
69th Avenue N. sidewalk project: 69th Avenue N. sidewalk project between 66th Street N. and 67th Street N. This project includes the construction of sidewalks and driveway replacement along this block.	\$2,500	Infrastructure Sales Tax	\$175,000	\$0	\$0	\$0	\$0	\$175,000
23481/102-CONSTR Account No. 301481-562538			\$175,000	\$0	\$0	\$0	\$0	\$175,000

Capital Improvements Program (CIP) Funded Projects and Programs FY 2022/2023 to 2026/2027

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
Regulatory signage updates: Regulatory signage updates per 2021 FDOT revisions of the FDOT Design Manual The updates / revisions were put in place to implement enhanced signing countermeasures for wrong-way driving (WWD) on arterial and collector roadways 23481/136-CONSTR Account No. 301481-562538	No increase to current costs	Infrastructure Sales Tax	\$40,000	\$0	\$0	\$0	\$0	\$40,000
			\$40,000	\$0	\$0	\$0	\$0	\$40,000
Paving of Public Works Parking Lot: Paving of the Public works parking lot and associated facilities. 23481/165-CONSTR Account No. 301481-562538	No increase to current costs	Infrastructure Sales Tax	\$0	\$250,000	\$0	\$0	\$0	\$250,000
			\$0	\$250,000	\$0	\$0	\$0	\$250,000
Citywide Intersection Upgrade Progr: Upgrades to existing intersections citywide. To include, curbing, handicap ramps, signing, thermoplastic, and street lights. 23481/199-PROGRAM- CONSTRUT Account No. 301481-562538	\$2,500	Infrastructure Sales Tax	\$90,000	\$50,000	\$50,000	\$50,000	\$50,000	\$290,000
			\$90,000	\$50,000	\$50,000	\$50,000	\$50,000	\$290,000
Youth Park/PSTA Safety Trail: Construct a community safety trail crossing 70th Avenue that connects the PSTA bus stop into Youth Park. Year one design phase, construction year 2 & 3 23481/601-DESIGN Account No. 301481-562538	\$5,000	Transportation Impact Fees - Area 10	\$25,000	\$250,000	\$36,583	\$0	\$0	\$311,583
		Multimodal Impact Fees - Area 10			\$113,417			\$113,417
			\$25,000	\$250,000	\$150,000	\$0	\$0	\$425,000
Total Transportation			\$1,980,000	\$1,765,000	\$1,475,000	\$1,265,000	\$1,265,000	\$7,750,000
GENERAL FACILITIES								
CRA Homeowner Improvement Grant Program: Provides grant funds to homeowners to correct code violations, improve accessibility and appearance of CRA residential properties. Homeowners living within the CRA and meeting annual household income criteria may qualify for partial or full grant funding. Account No. 301175-574293 23175/603-PROGRAM-ADMIN	No increase to current costs	CRA - TIF / City	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
			\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
CRA Business Façade Improvements Reimbursement Grant Program: 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. 301781-573477 23781/623-PROGRAM-ADMIN	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
CRA Property Remediation and Revitalization: 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 23175/606-PROGRAM-ADMIN	Varies by project	CRA - TIF / County	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
			\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
CRA Placemaking: Planning, design and management of public spaces located in the CRA Account No. 301175-562520 23175/612-PROGRAM-IMPROVE	Varies by project	CRA - TIF / City	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
			\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000

**Capital Improvements Program (CIP)
Funded Projects and Programs
FY 2022/2023 to 2026/2027**

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
CRA Property Management: Management, maintenance and renovation of CRA-owned property to improve CRA assets in preparation for the sale or lease of sites where applicable 301175-562512	Varies by project	CRA - TIF / City	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
23175/610-IMPROVE			\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
CRA Property Acquisition: Acquisition and assemblage of property located in the CRA for redevelopment purposes. Account No. 301175-562504	Varies by project	CRA - TIF / County	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,750,000
			\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,750,000
CRA COMMERCIAL INCENTIVE PROGRAM: Incentive programs open to commercial businesses (retail, restaurants, ect.) In the cra to help miligate costs associated with relocation, expansion or new development. Account No. 301175-574347	Varies by project	CRA - TIF / City	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,750,000
23175/607-PROGRAM-ADMIN			\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,750,000
CRA Professional Services: Administrative, land development, marketing and other services as required. Account No. 301175-562520	Varies by project	CRA - TIF / City	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
23175/608-PROGRAM-ADMIN			\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
PRECAST CONCRETE WALL FOR PWOC: Construction of precast concrete wall around the public works operation center yard. Account No. 301175-562512	No increase to current costs	General Fund Bal.	\$0	\$200,000	\$0	\$0	\$0	\$200,000
23175/200-CONSTR			\$0	\$200,000	\$0	\$0	\$0	\$200,000
CITY HALL RESTROOMS: Remodel of city hall restrooms 1st and 2nd floor. Account No 301175-562512	No increase to current costs	General Fund Bal.	\$150,000	\$0	\$0	\$0	\$0	\$150,000
23175/201-CONSTR			\$150,000	\$0	\$0	\$0	\$0	\$150,000
City Home Improvement Reimbursement Sliding Grant Scale: Provides grant funds to homeowners to correct code violations, improve accessibility and appearance of residential properties located within the City, but not within the CRA District. Homeowners meeting grant criteria may qualify for partial or full grant funding. Account No. 301175-573048	No increase to current costs	General Fund Bal.	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
23175/210-PROGRAM-ADMIN			\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Debt Service for Purchase of Property Adjacent to Public Works Service Facility 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)	No increase to current costs	Infrastructure Sales Tax	\$24,014	\$25,237	\$26,523	\$27,874	\$29,294	\$132,942
Account No. 301175-582130(I)		Infrastructure Sales Tax	\$7,741	\$6,518	\$5,232	\$3,881	\$2,461	\$25,833
			\$31,755	\$31,755	\$31,755	\$31,755	\$31,755	\$158,775

**Capital Improvements Program (CIP)
Funded Projects and Programs
FY 2022/2023 to 2026/2027**

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
Debt Service for Purchase of Property Adjacent to the Performing Arts Center: 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	\$2,965	\$3,120	\$3,275	\$3,442	\$3,617	\$16,419
		CRA - TIF / City	\$1,010	\$855	\$695	\$528	\$353	\$3,441
			\$3,975	\$3,975	\$3,970	\$3,970	\$3,970	\$19,860
Interfund loan repayment for the construction of a parking facility 58th Street & Park Blvd. (Principal)	No increase to current costs	CRA - TIF / County	\$0	\$0	\$407,644	\$420,043	\$432,819	\$1,260,506
Interest		CRA - TIF / County	\$0	\$0	\$324,426	\$312,027	\$299,251	\$935,704
			\$0	\$0	\$732,070	\$732,070	\$732,070	\$2,196,210
Public Spaces Art Program: Future funding for the public spaces art program that is currently under development. Account No. 301175-562520	\$1,000	General Fund Bal.	\$100,000	\$0	\$0	\$0	\$0	\$100,000
23175/252-ADMIN			\$100,000	\$0	\$0	\$0	\$0	\$100,000
Pinellas Park Housing Rehabilitation Program: Rehabilitation of owner-occupied single family homes for low to moderate-income persons. Account No.	No increase to current costs	CDBG	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$400,000
			\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$400,000
Total General Facilities								
LEISURE SERVICES			\$1,810,730	\$1,860,730	\$1,660,725	\$1,660,725	\$1,660,725	\$8,553,635
City-Center: Multi-year project to develop Downtown / City-Center-Davis Field and construct phased addition of public amenities including new splash pad and pedestrian improvements. Estimated project cost \$4,850,000 Account No. 301781-562512	\$500,000	CRA - TIF / County	\$1,150,000	\$1,150,000	\$800,000	\$750,000		\$3,850,000
		FY21/22 available	\$991,161					
22781/600-CONSTR-NEWCONST			\$1,150,000	\$1,150,000	\$800,000	\$750,000	\$0	\$3,850,000
Multi Level Parking Facility: Construct a multi level parking facility with approximately 500 parking spaces and elevators near 58th street and Park Blvd. Twenty year loan from general fund beginning 10/1/2023 with semi annual repayments at 3% interest.	\$3,000	CRA - TIF / County	\$0	\$4,000,000	\$0	\$0	\$0	\$4,000,000
		Interfund Loan from GF	\$0	\$11,000,000	\$0	\$0	\$0	\$11,000,000
			\$0	\$15,000,000	\$0	\$0	\$0	\$15,000,000
Tingler Park New Composite Boardwalk: Purchase and installation of foundation, walking and handrail boards for the Tingler Park boardwalk. Possible 50% Match from FDEP Recreational Trails Program . Account No 301781-562520	\$3,000	FDEP Grant (submitted)	\$0	\$175,000	\$0	\$0	\$0	\$175,000
		Infrastructure Sales Tax	\$0	\$175,000	\$0	\$0	\$0	\$175,000
20781/302-CONSTR (DESIGN PHASE \$5,000)			\$0	\$350,000	\$0	\$0	\$0	\$350,000

**Capital Improvements Program (CIP)
Funded Projects and Programs
FY 2022/2023 to 2026/2027**

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
Youth Park Sports Complex: Design and construction of Youth Park Sports Complex. Complex to include football fields and other facility amenities. Funding includes: \$775,404 from Infrastructure Sales Tax and \$650,000 from CRA County Account No. 301781-562520 21781/645-CONSTR (DESIGN \$320,000)	\$25,000	Infrastructure Sales Tax	\$775,404	\$0	\$0	\$0	\$0	\$775,404
		CRA - TIF / County State Grant American Rescue Plan CER fund General Fund Bal.	\$373,572 \$13,500,000 \$4,900,000 \$3,201,024 \$750,000					
			\$20,298,976	\$3,201,024	\$0	\$0	\$0	\$23,500,000
Citywide Community Gardens Program: Build new Citywide Community Gardens. Locations to be determined. Project can be funded by Parkland funds until FY24/25. Account No. 301781-562520 23781/314-PROGRAM-CONSTRUT	\$5,000	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
City Courts Sports Court Resurfacing: Re-surfacing of outdoor sports courts at Broderick Recreation, Account No. 301781-562520 23781/316-IMPROVE	No increase to current costs	Infrastructure Sales Tax	\$24,000	\$0	\$0	\$0	\$0	\$24,000
			\$24,000	\$0	\$0	\$0	\$0	\$24,000
Helen Howarth Equestrian Center Improvements Program: Annual improvements to equestrian facilities. Includes electrical service improvements, additional site amenities, and upgrades. Account No. 301781-562520 23781/318-PROGRAM-IMPROVE	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
Citywide Recycled Materials Program: This project is to continue a Citywide recycled materials program. Annual availability of Municipal Recycling Grant pending County Commissioners action. Account No. 301781-562520 23781/323-PROGRAM-ADMIN	\$2,500	Pinellas Co. Recycle. Grant	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$175,000
			\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$175,000
City Parks Tot / Neighborhood New Parks Program: Build Citywide Tot / Neighborhood Parks. . Account No. 301781-562520 23781/324-PROGRAM-CONSTRUT	\$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
NEW PLAYGROUND FOR YOUTH PARK: New playground equipment for the Youth Park Sports Complex. Account No 301781-562520 23781/332-CONSTR	\$5,000	Parkland Dedication Fee	\$150,000	\$0	\$0	\$0	\$0	\$150,000
			\$150,000	\$0	\$0	\$0	\$0	\$150,000
DESIGN FOR NEW CITY INDOOR GYMNASIUM: Location, planning & design for new city indoor gymnasium building. Account No. 301781-562512 23781/333-DESIGN	No increase to current costs	Infrastructure Sales Tax	\$100,000	\$0	\$0	\$0	\$0	\$100,000
			\$100,000	\$0	\$0	\$0	\$0	\$100,000
Broderick Recreation Roof Replacement: Replace the roof at Broderick Park Recreation Center. Account No. 301781-562512 23781/334-CONSTR-IMPROVE	No increase to current costs	Infrastructure Sales Tax	\$220,000	\$0	\$0	\$0	\$0	\$220,000
			\$220,000	\$0	\$0	\$0	\$0	\$220,000

**Capital Improvements Program (CIP)
Funded Projects and Programs
FY 2022/2023 to 2026/2027**

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
Broderick Recreation Door Replacement: Double door replacements at Broderick Park Recreation Center Bldg 2. Account No. 301781-562512	No increase to current costs	Infrastructure Sales Tax	\$25,000	\$0	\$0	\$0	\$0	\$25,000
23781/336-CONSTR-IMPROVE			\$25,000	\$0	\$0	\$0	\$0	\$25,000
FORBES RECREATION RESTROOM REMODEL: Remodel of floors , walls, and restroom partitions in all three Forbes Recreation Center restrooms., Account No. 301781-562512	No increase to current costs	Infrastructure Sales Tax	\$33,000	\$0	\$0	\$0	\$0	\$33,000
23781/337-IMPROVE-CONSTRUT			\$33,000	\$0	\$0	\$0	\$0	\$33,000
EQUESTRIAN CENTER ARENA COVER: 170' X 120'Open Air Arena Cover for the Helen Howarth Park Equestrian Center Large Arena., Account No. 301781-562520		Infrastructure Sales Tax	\$0	\$1,500,000	\$0	\$0	\$0	\$1,500,000
23781/338-CONSTR			\$0	\$1,500,000	\$0	\$0	\$0	\$1,500,000
LIGHTING FOR CITY VOLLEYBALL COURTS: Lighting Improvements for New Volleyball Courts at City Courts., Account No. 301781-562520		Infrastructure Sales Tax	\$0	\$45,000	\$0	\$0	\$0	\$45,000
23781/339-CONSTR			\$0	\$45,000	\$0	\$0	\$0	\$45,000
Total Leisure Services			\$22,065,976	\$21,311,024	\$865,000	\$815,000	\$65,000	\$45,122,000
PUBLIC SAFETY								
Police & Fire Operations Center Campus Design and site preparation for new Police & Fire Operations Center. New centralized public safety campus would combine facilities for Police Department and Fire Administration. Account No.301281-562512	\$1,800,000	Bond Funds	\$25,000,000					\$25,000,000
21281/410-DESIGN			\$25,000,000	\$0	\$0	\$0	\$0	\$25,000,000
Total Public Safety			\$25,000,000	\$0	\$0	\$0	\$0	\$25,000,000
WATER								
Backflow Preventer Replacement Program: Replace backflow preventers, meters, and assembly parts including checks, springs, repair kits, and outside stem and yoke valves.. Account No.301381-532538	No increase to current costs	Water and Sewer Fund	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
23381/533-PROGRAM-CONSTRUT			\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Electronic Water Meter Installation Program: Installation of electronic water meters in targeted residential and commercial areas. Account No. 301381-575662	\$12,000	Water and Sewer Fund	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$3,000,000
23381/535-PROGRAM-IMPROVE			\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$3,000,000
Total Water			\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$3,050,000

Capital Improvements Program (CIP) Funded Projects and Programs FY 2022/2023 to 2026/2027

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
RECLAIMED WATER								
Reclaimed Water System Extension Program: Extend reclaimed water distribution service to currently unavailable areas and new developments. Install piping, meters, services, and related appurtenances. Account No. 301381-562538	No increase to current costs	Water and Sewer Fund	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
23381/529-PROGRAM-CONSTRUT			\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
Total Reclaimed Water			\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
SEWER								
Inflow and Infiltration Prevention Program: Provide for purchase of equipment and training to perform monitoring of various sub-basins that compromise the overall sewer system. Account No. 301381-575613	increase to revenues due to increased ability to accurately report collections.	Water and Sewer Fund	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
23381/534-PROGRAM-ADMIN			\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
Lift Station Rehabilitation Program: Annual program that consists of in-house rehabilitation of lift stations each year by City crews. Work includes replacement of control systems, pumps, piping, and related appurtenances. Account No.301381-562538	No increase to current costs	Water and Sewer Fund	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$900,000
23381/532-PROGRAM-IMPROVE			\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$900,000
Manhole Rehabilitation Program: Annual program to rehabilitate system-wide sanitary sewer manholes. Account No. 301381-562538	No increase to current costs	Water and Sewer Fund	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
23381/536-PROGRAM-IMPROVE			\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
Sewer Inspection, Cleaning, and Rehabilitation Program: Annual program for the rehabilitation of system-wide sanitary sewer. Account No. 301381-562538	No increase to current costs	Water and Sewer Fund	\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$2,750,000
23381/540-PROGRAM-IMPROVE			\$550,000	\$550,000	\$550,000	\$550,000	\$550,000	\$2,750,000
BELCHER SEWER INTERCEPTOR REPLACE: 42" interceptor replacement and LS 31 upgrades Pinellas County Utilities joint project. Initial design and engineering phase. . Account No. 301381-562538	No increase to current costs	American Rescue Plan	\$6,000,000	\$0	\$0	\$0	\$0	\$6,000,000
23381/599-DESIGN			\$6,000,000	\$0	\$0	\$0	\$0	\$6,000,000
Total Sewer			\$7,105,000	\$1,105,000	\$1,105,000	\$1,105,000	\$1,105,000	\$11,525,000
STORMWATER								
GRACE SUBDIVISION POND DREDGING: Grace Subdivision Pond Dredging. Perform maintenance on two dry ponds and bring them back to the original site plan specifications and dredge. Account No. 301382-562520	No increase to current costs	Stormwater Fee	\$205,000	\$0	\$0	\$0	\$0	\$205,000
23382/704-CONSTR			\$205,000	\$0	\$0	\$0	\$0	\$205,000
Garnett Subdivision Drainage Improvements: Improve drainage to the Garnett Subdivision. Roadway ponding and flooding occurs within this subdivision. Project already designed. Account No. 301382-562520	\$2,500	Stormwater Fee	\$65,000	\$2,500,000	\$0	\$0	\$0	\$2,565,000
23382/708-DESIGN			\$65,000	\$2,500,000	\$0	\$0	\$0	\$2,565,000

Capital Improvements Program (CIP) Funded Projects and Programs FY 2022/2023 to 2026/2027

Project	Estimated Impact on future funds	Funding Sources	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	Total
Citywide Stormwater Infrastructure Replacement Program: Replaced damaged stormwater pipes prior to the repair of sidewalks, for the purpose of increasing drainage throughout the City. Account No. 301382-562538	Reduces annual costs by extending life of the pipes	Stormwater Fee	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
23382/742-PROGRAM-CONSTRUT			\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
Stormwater Rehabilitation Program: Provides for stormwater facilities rehabilitation and pipe relining. Account No. 301382-562538	Reduces annual costs by extending life of the pipes	Stormwater Fee	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
23382/744-PROGRAM-CONSTRUT			\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
37th Street Culvert Inspection and Replacement Study: 58"X100' steel culvert runs from 70th Ave south to 67th Ave. Culvert has shown deterioration and failure. Project is to inspect structural status of the culvert and suggest cost effective rehabilitation or replacement options. Account No. 301382-562520	No increase to current costs	Stormwater Fee	\$30,000	\$0	\$0	\$0	\$0	\$30,000
22382/701-INSPE			\$30,000	\$0	\$0	\$0	\$0	\$30,000
37th Street Culvert Repair: Repair of culvert running along 37th Street from 70th Ave to Channel 3. Follow up to project 22382/701-INSPECT. Account No. 301382-562538	No increase to current costs	Stormwater Fee	\$200,000	\$200,000	\$0	\$0	\$0	\$400,000
23382/750-CONSTR			\$200,000	\$200,000	\$0	\$0	\$0	\$400,000
FREEDOM LAKE PARK PIPE REPLACEMENT: Replacement of equalizer pipe between the two lakes. Includes design of 48" pipe and all associated permitting, engineering and survey. Account No. 301382-562538	No increase to current costs	Stormwater Fee	\$50,000	\$0	\$0	\$0	\$0	\$50,000
23382/760-DESIGN			\$50,000	\$0	\$0	\$0	\$0	\$50,000
Cedar Place Pond Dredging: Perform maintenance on a wet pond and bring it back to the original site plan specifications and dredge. Account No. 301382-562520	No increase to current costs	Stormwater Fee	\$0	\$130,000	\$0	\$0	\$0	\$130,000
24382/703-CONSTR			\$0	\$130,000	\$0	\$0	\$0	\$130,000
OAK BLUFF SUBDIVISION POND DREDGING: Perform maintenance on two dry ponds and bring them back to the original site plan specifications and dredge. Account No. 301382-562520	No increase to current costs	Stormwater Fee	\$0	\$0	\$167,000	\$0	\$0	\$167,000
25382/705-CONSTR			\$0	\$0	\$167,000	\$0	\$0	\$167,000
BEACON RUN SOUTH POND DREDGING: Beacon Run Unit 2 South Pond Dredging. Perform maintenance on a wet pond and bring it back to the original site plan specifications and dredge. Account No. 301382-562520	No increase to current costs	Stormwater Fee	\$0	\$0	\$0	\$273,000	\$0	\$273,000
26382/706-CONSTR			\$0	\$0	\$0	\$273,000	\$0	\$273,000
BEACON RUN NORTH POND DREDGING: Perform maintenance on a wet pond and bring it back to the original site plan specifications and dredge. Account No. 301382-562520	No increase to current costs	Stormwater Fee	\$0	\$0	\$0	\$0	\$586,000	\$586,000
27382/707-CONSTR			\$0	\$0	\$0	\$0	\$586,000	\$586,000
Total Stormwater			\$775,000	\$3,055,000	\$392,000	\$498,000	\$811,000	\$5,531,000
GRAND TOTAL			\$ 59,361,706	\$ 29,721,754	\$ 6,122,725	\$ 5,968,725	\$ 5,531,725	\$ 106,806,635

Appendix A - Exhibit A
Pinellas County Ten-Year Water Supply Facilities Work Plan (Fiscal Year 2020/21 through Fiscal Year 2030/31)

				Total Water Demand (MGD) for the Pinellas County's Water Demand Service Area (PCWDPA) ¹											Work Plan Total
				FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	
CAPITAL PROGRAMS				53	53	53	50	50	51	51	51	51	51	51	
TYPE	CIP PROJECT TITLE	FUNDING SOURCE	LOCATION	Dollar amounts for capital programs are rounded to the nearest thousandth											Work Plan Total
				FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	FY 29/30	FY 30/31	
Facility Replacement	Water Supply & Transmission	Water Enterprise Fund	Throughout Service Area	0	540	2,882	2,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	26,422
Facility Replacement	Water Distribution	Water Enterprise Fund	Throughout Service Area	1,196	5,797	4,125	2,962	5,400	3,000	3,300	3,250	3,250	5,500	7,500	45,280
Fiscal Year Total				1,196	6,337	7,007	4,962	8,400	6,000	6,300	6,250	6,250	8,500	10,500	71,702
O&M PROGRAMS															
Conservation/Education / Enforcement	Education and Outreach	Water / Wastewater Enterprise	Countywide	211	211	211	211	211	211	211	211	211	211	211	2,321
Fiscal Year Total				211	211	211	211	211	211	211	211	211	211	211	2,321

¹PCWDPA includes approximately 115,000 retail water accounts as of September 2021. As of September 2021, Pinellas County provides wholesale service to the cities of Clearwater, Safety Harbor, Pinellas Park, and Tarpon Springs and provides retail service to the cities of Belleair Beach, Belleair Bluffs, Belleair Shore, Indian Rocks Beach, Indian Shores, Kenneth City, Largo, Madeira Beach, North Redington Beach, Redington Beach, St. Pete Beach, Redington Shores, Seminole and Treasure Island.

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)
No Category	Water Drainage Feature

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 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,

14. 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.

15. 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.

16. 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.

17. Activity Center

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.

18. Community Redevelopment District

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



Figure 1 – Roadway Classifications

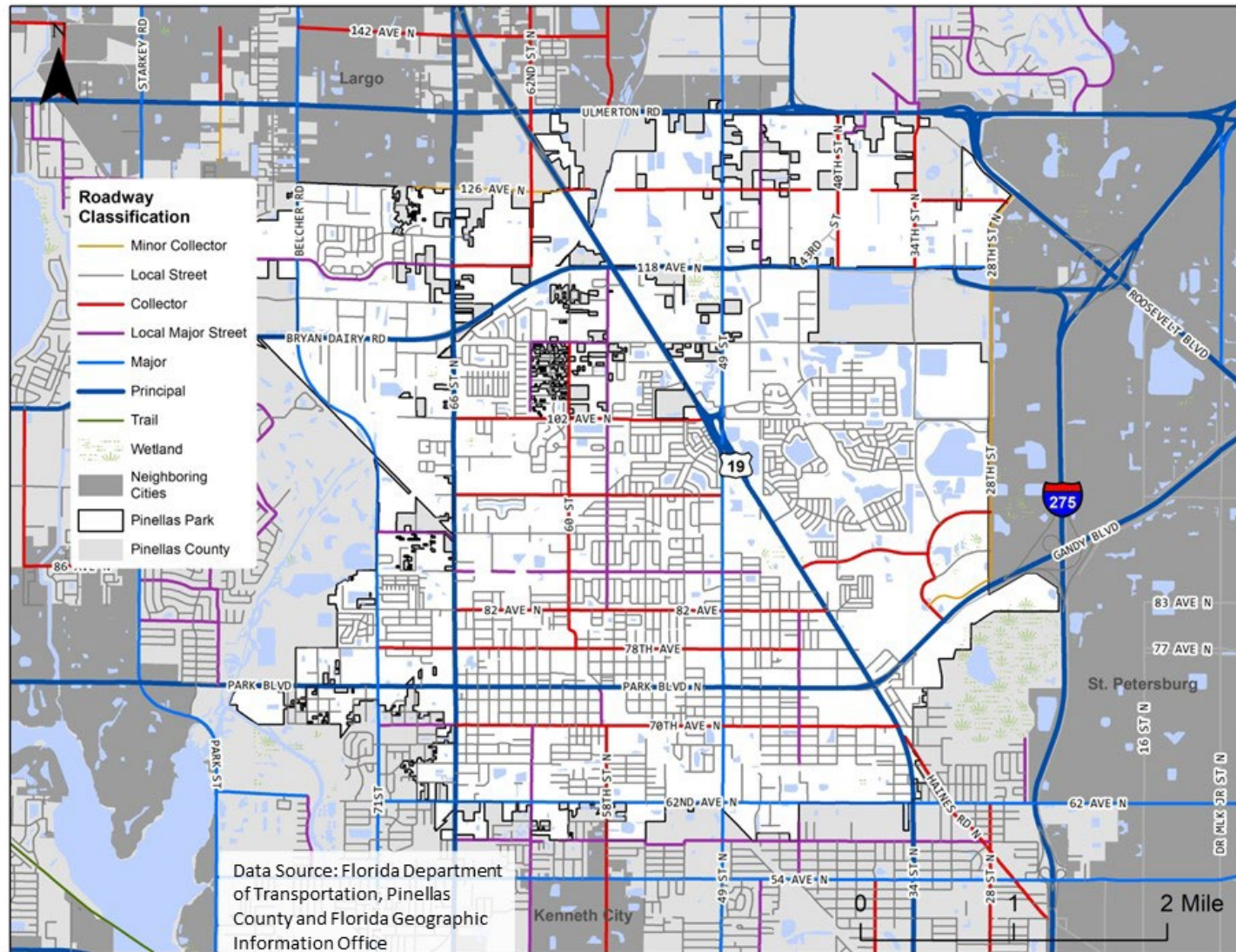


Figure 2 – 2015 Lanes

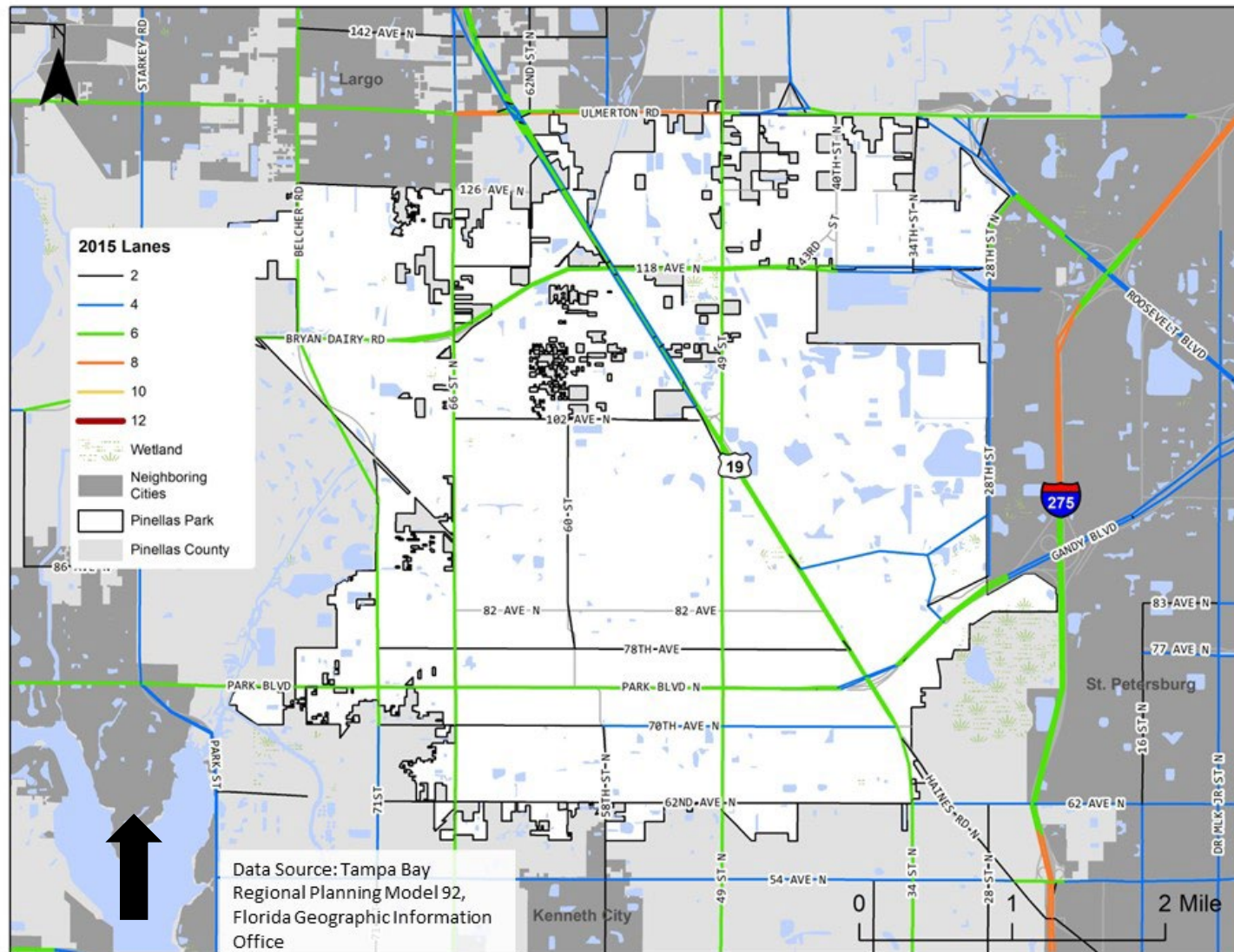


Figure 3 – 2045 Lanes

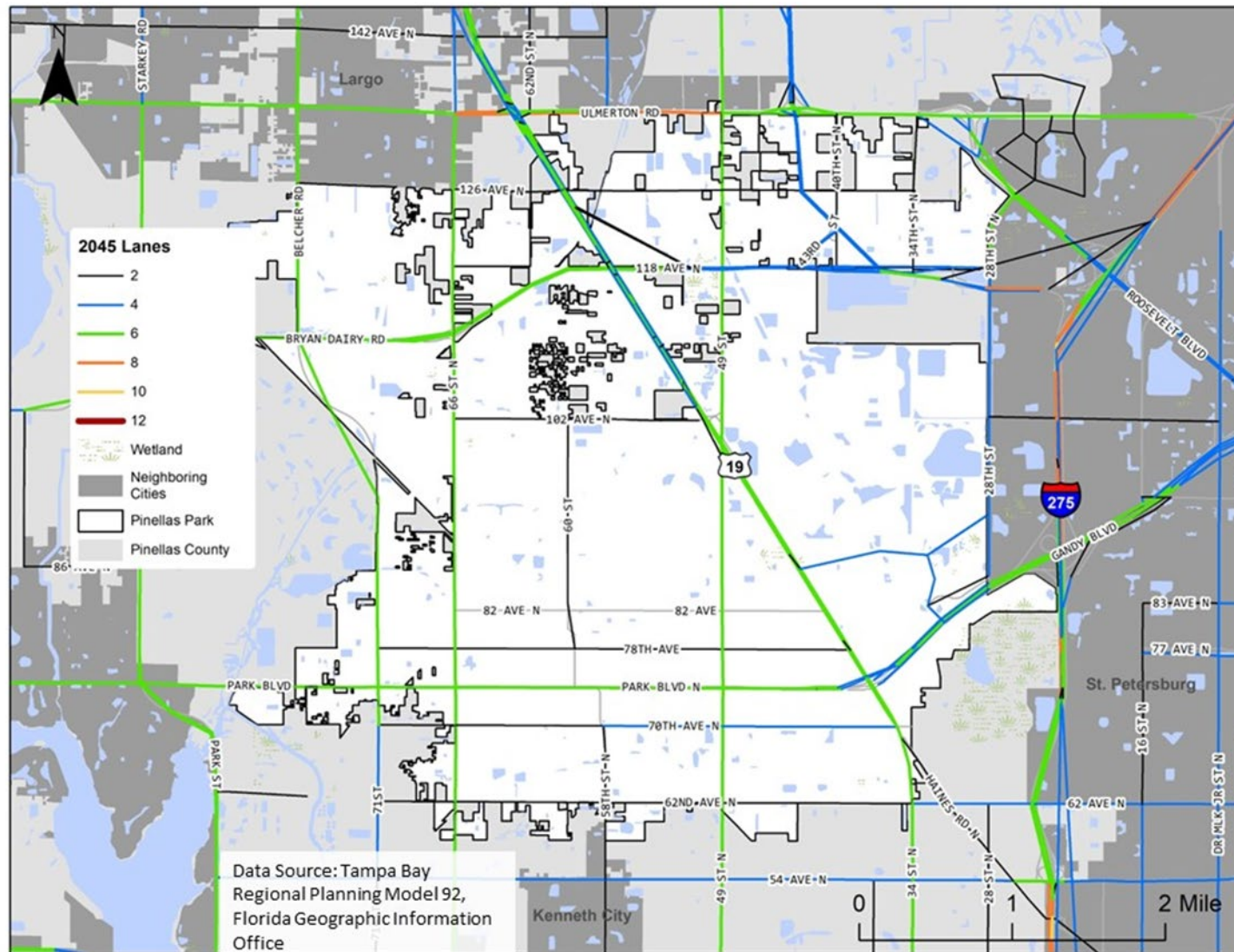


Figure 4 – Transit Routes

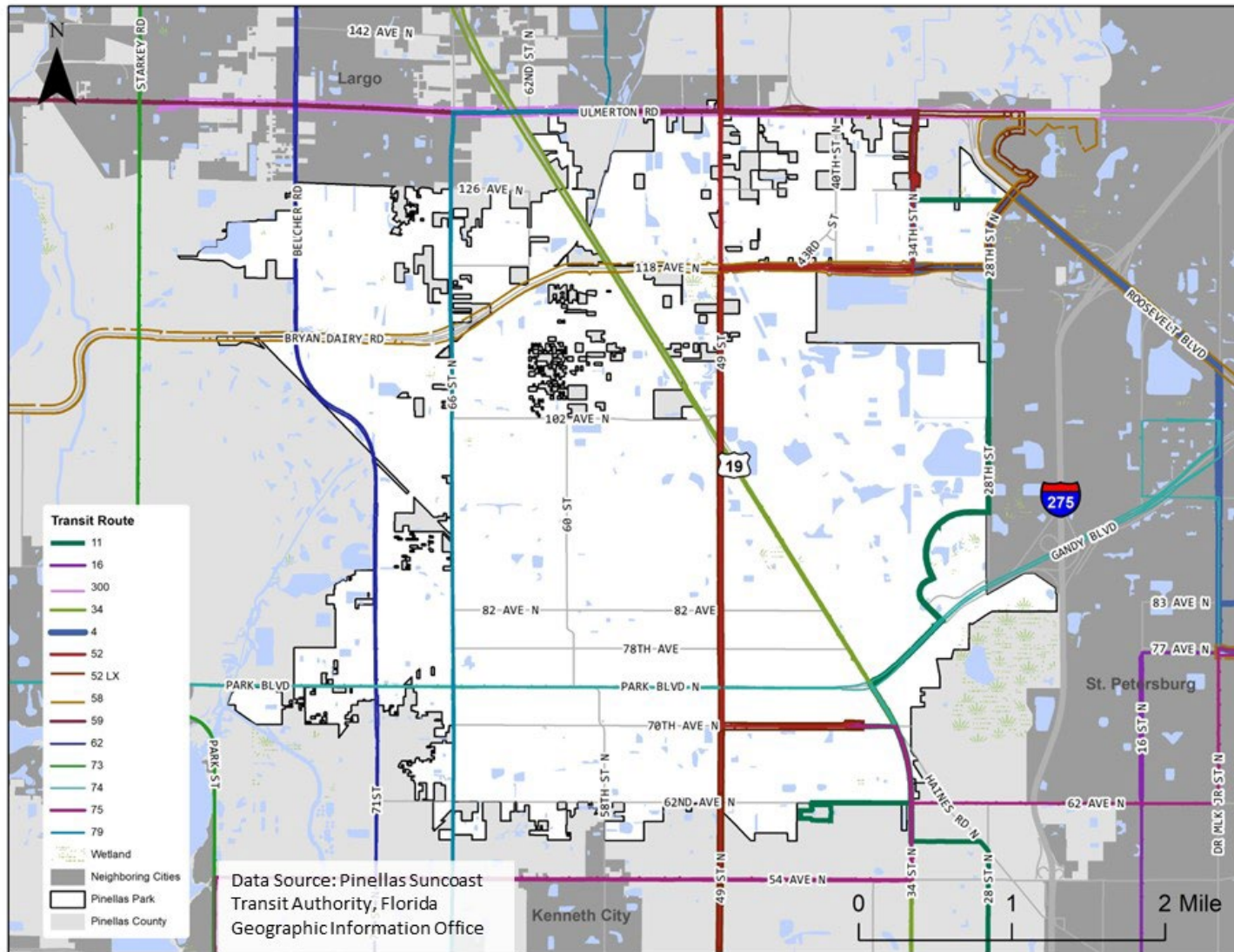


Figure 5 – Bicycle/Pedestrian & Non-Bicycle/Pedestrian Crashes

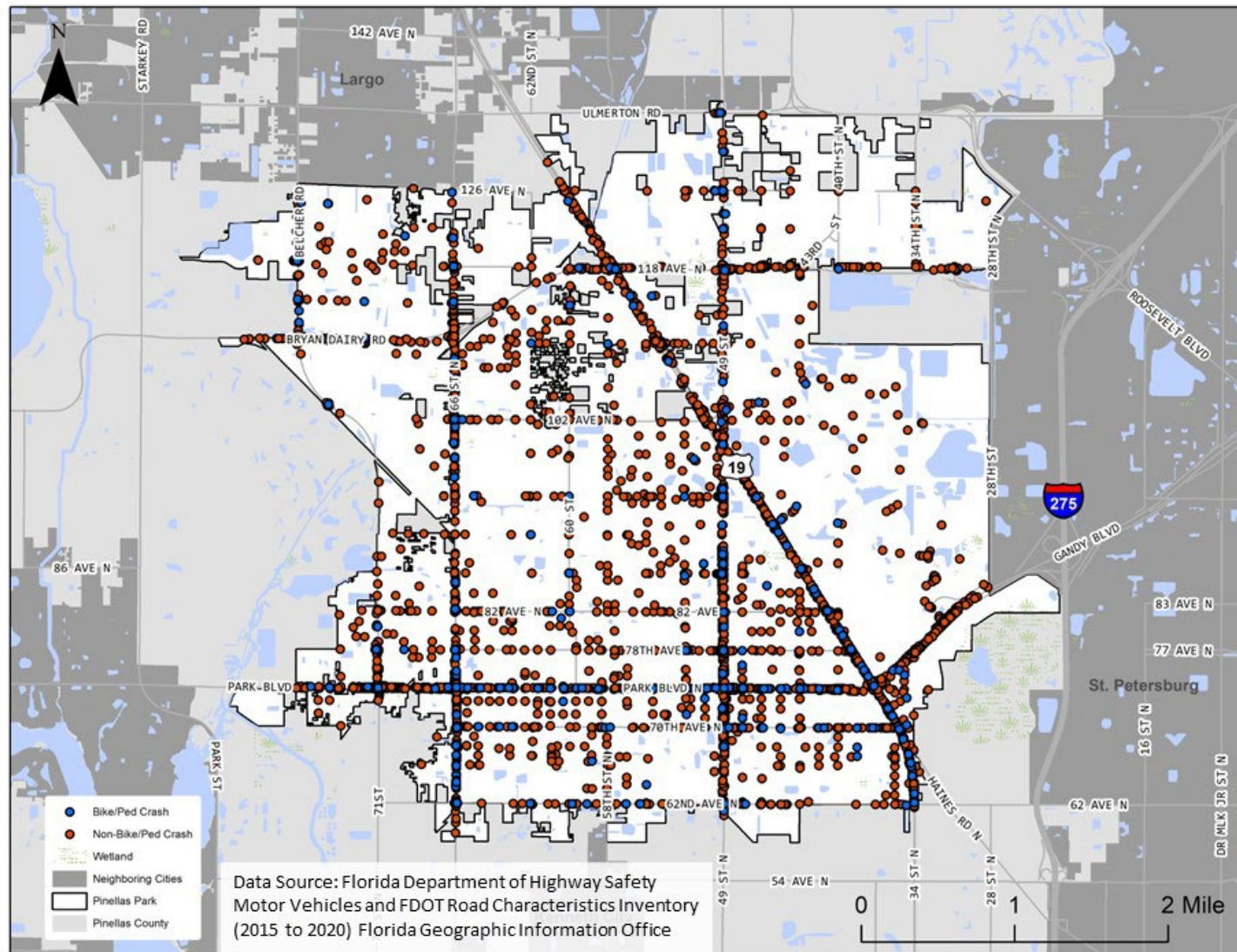


Figure 6 – Non-Bicycle/Pedestrian Crashes

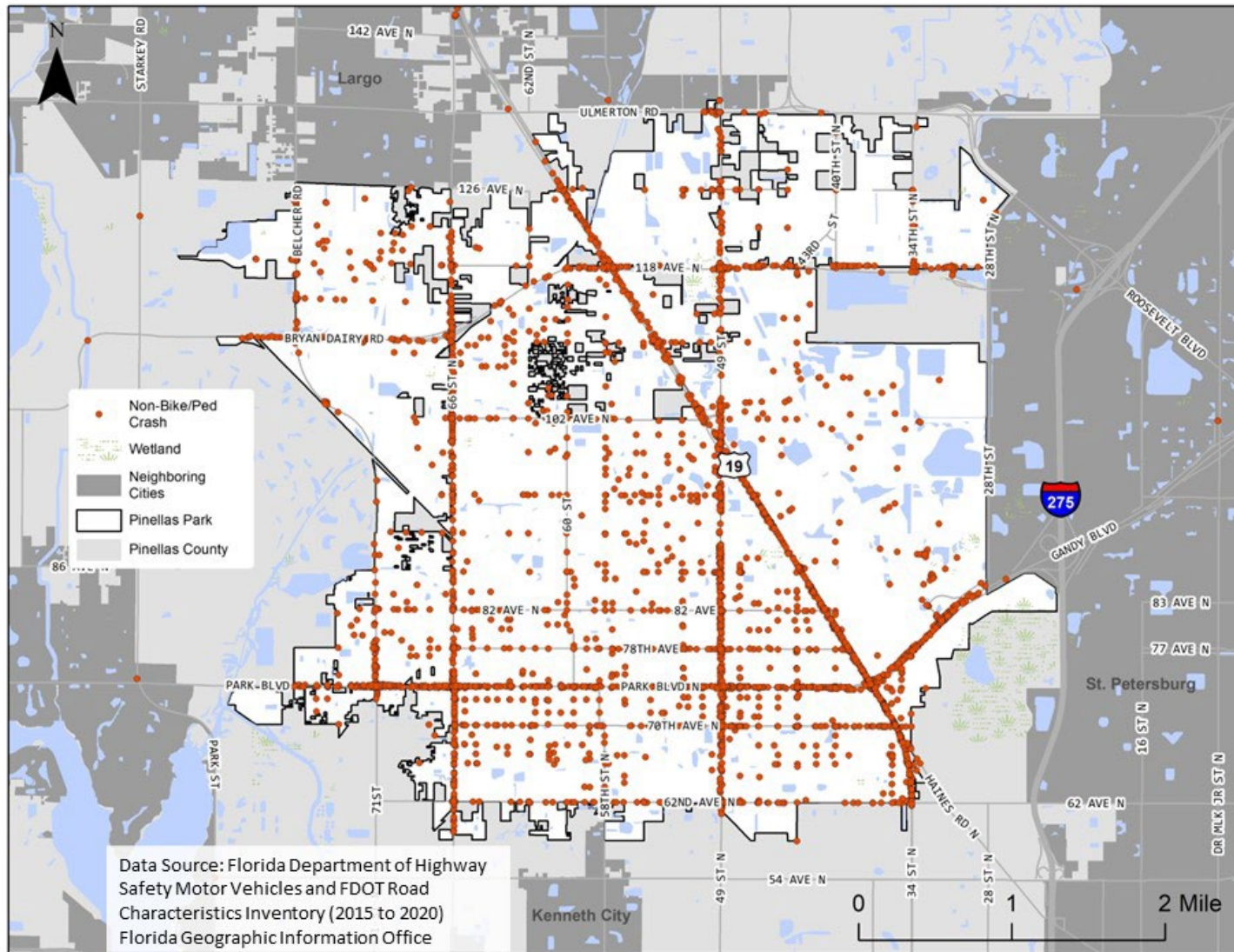


Figure 7 - Trails

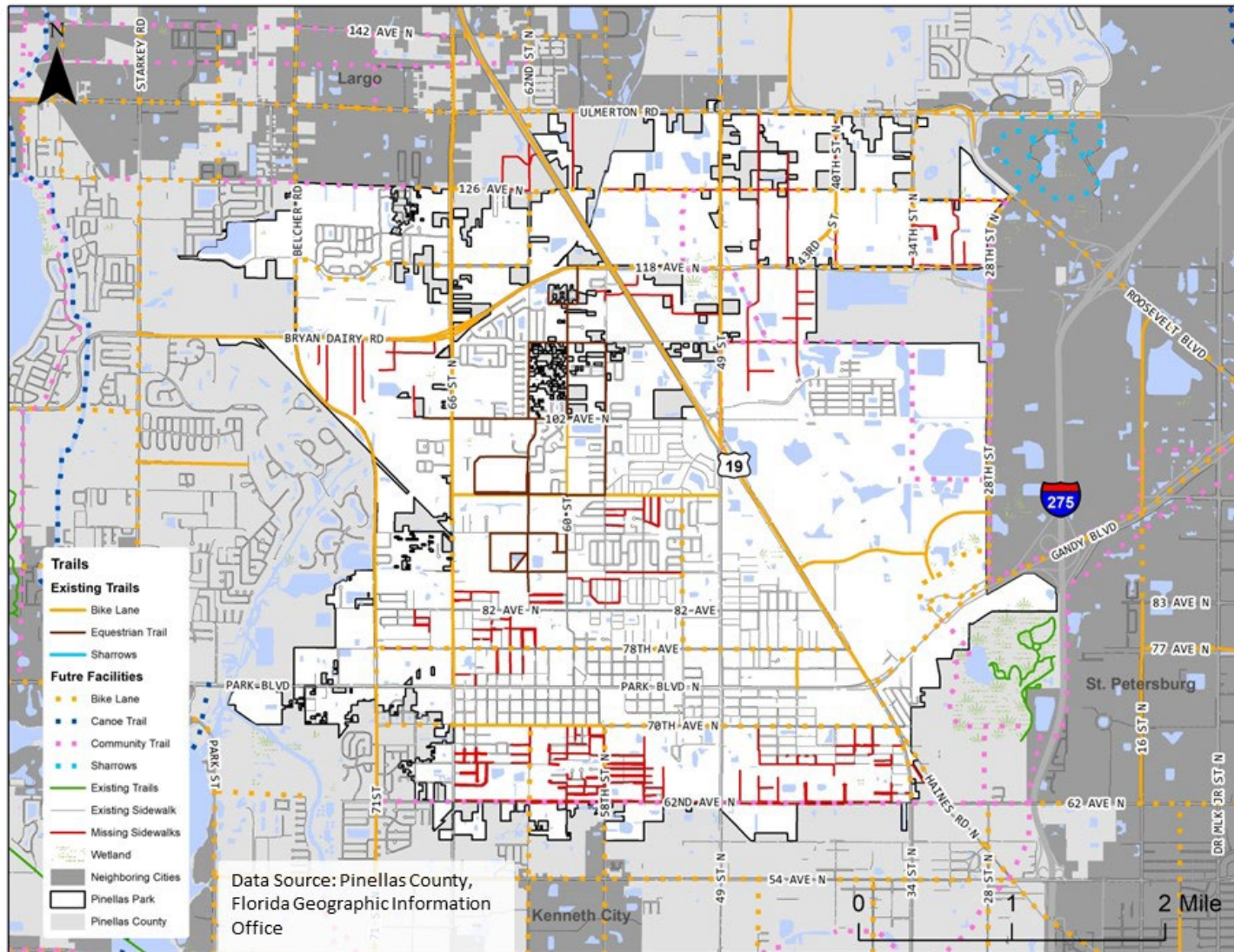


Figure 8 – Bicycle/Pedestrian Crashes & Trails

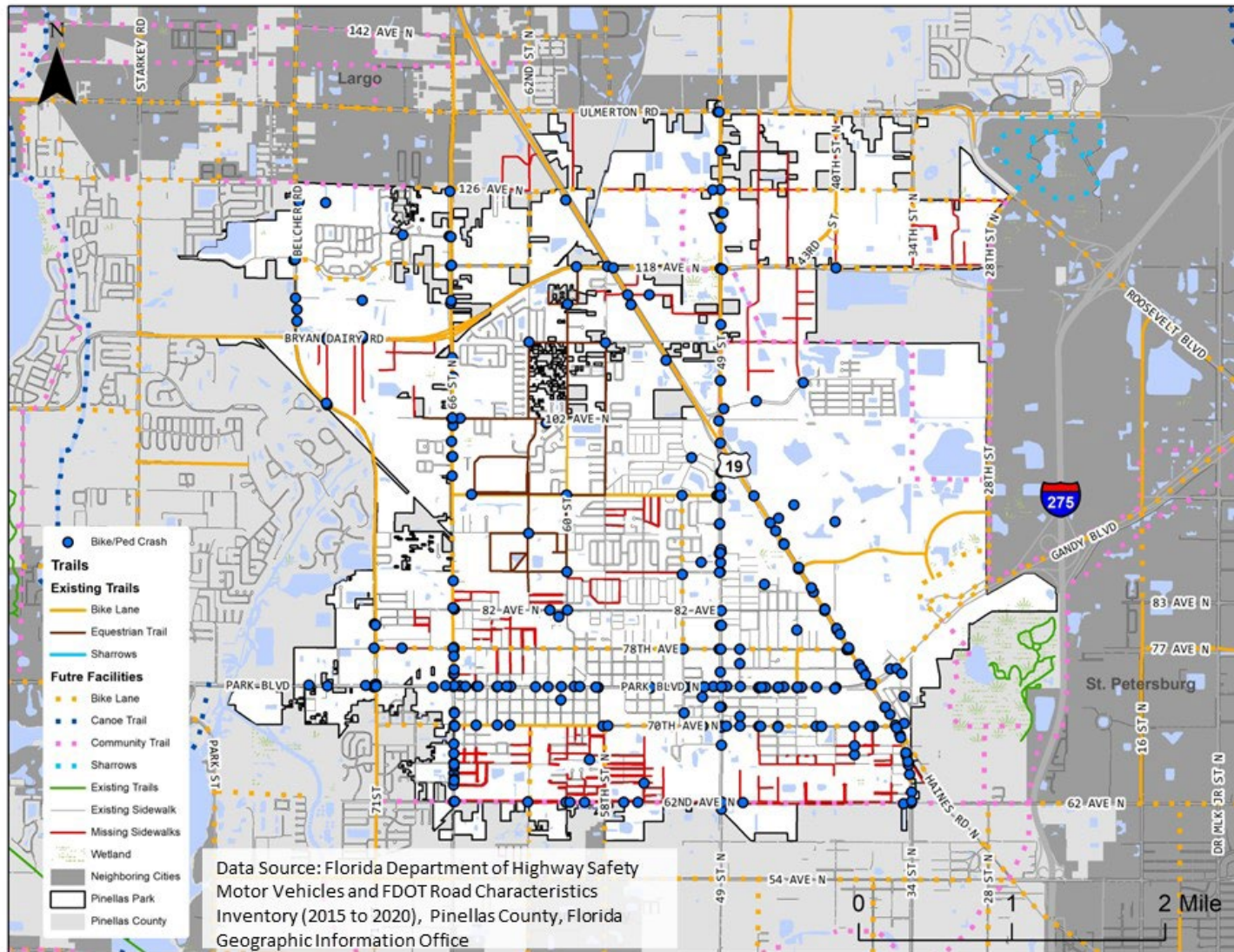


Figure 9 – Truck Routes

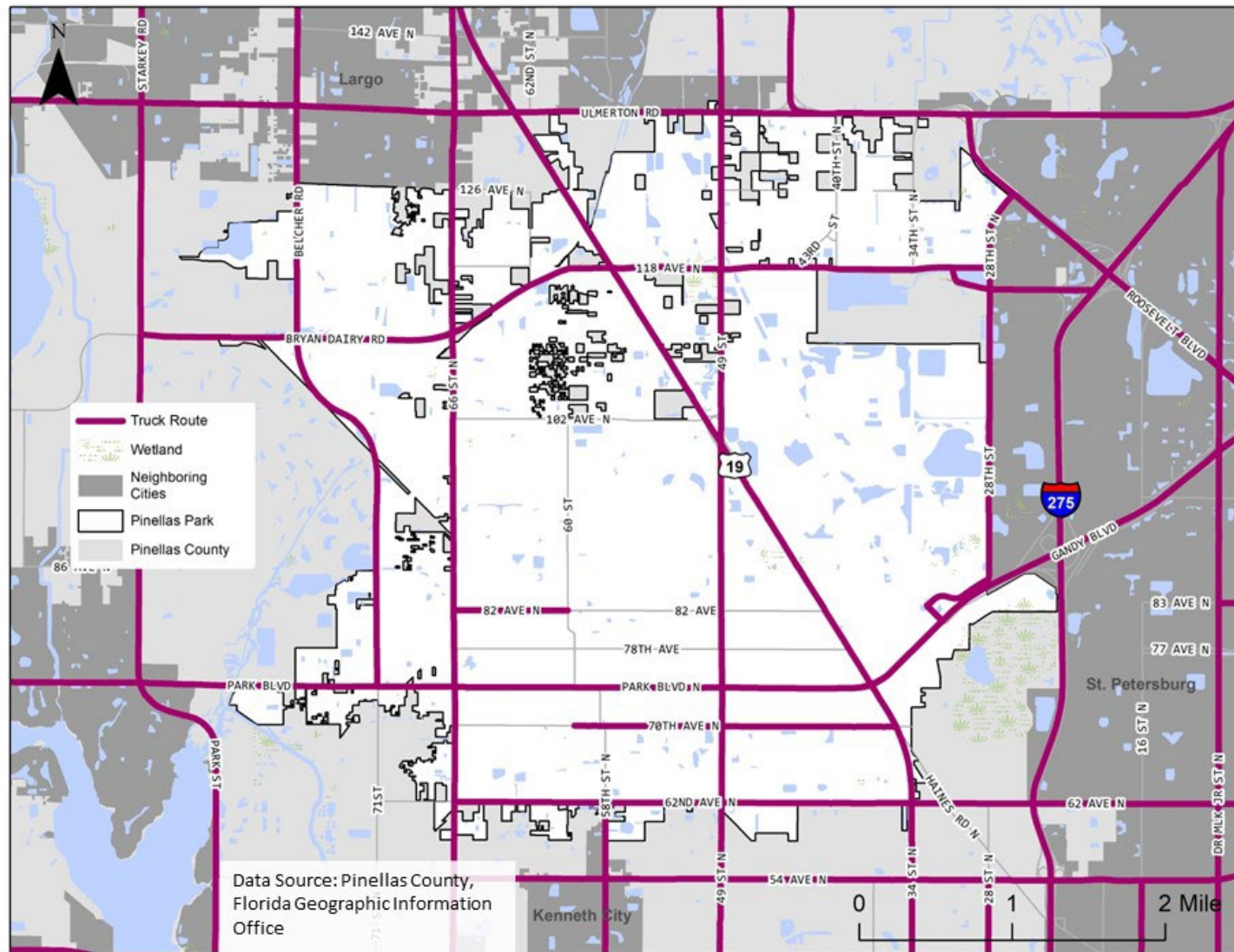


Figure 10 – Hurricane Evacuation Routes

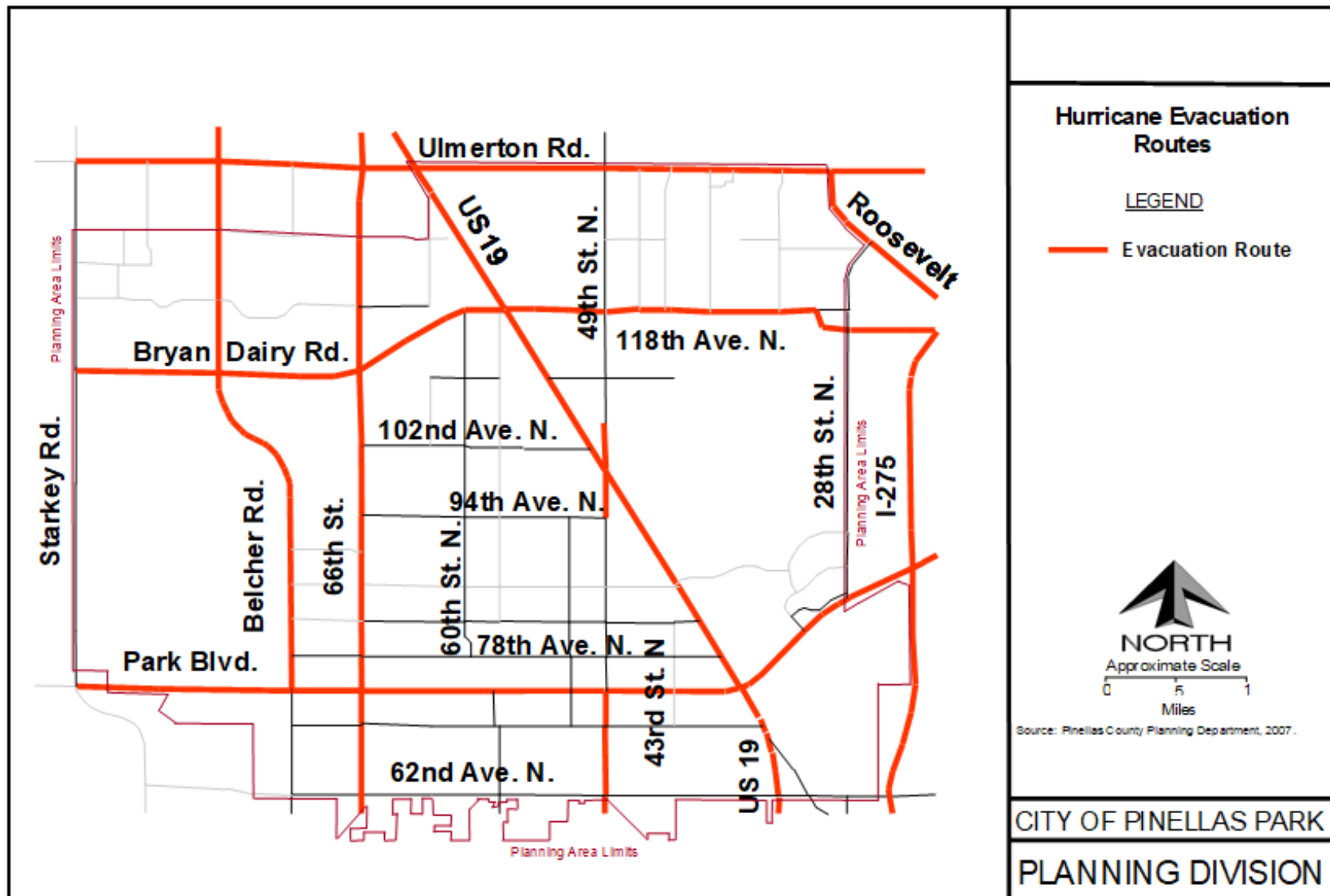


Figure 11 – Airport Clear Zones

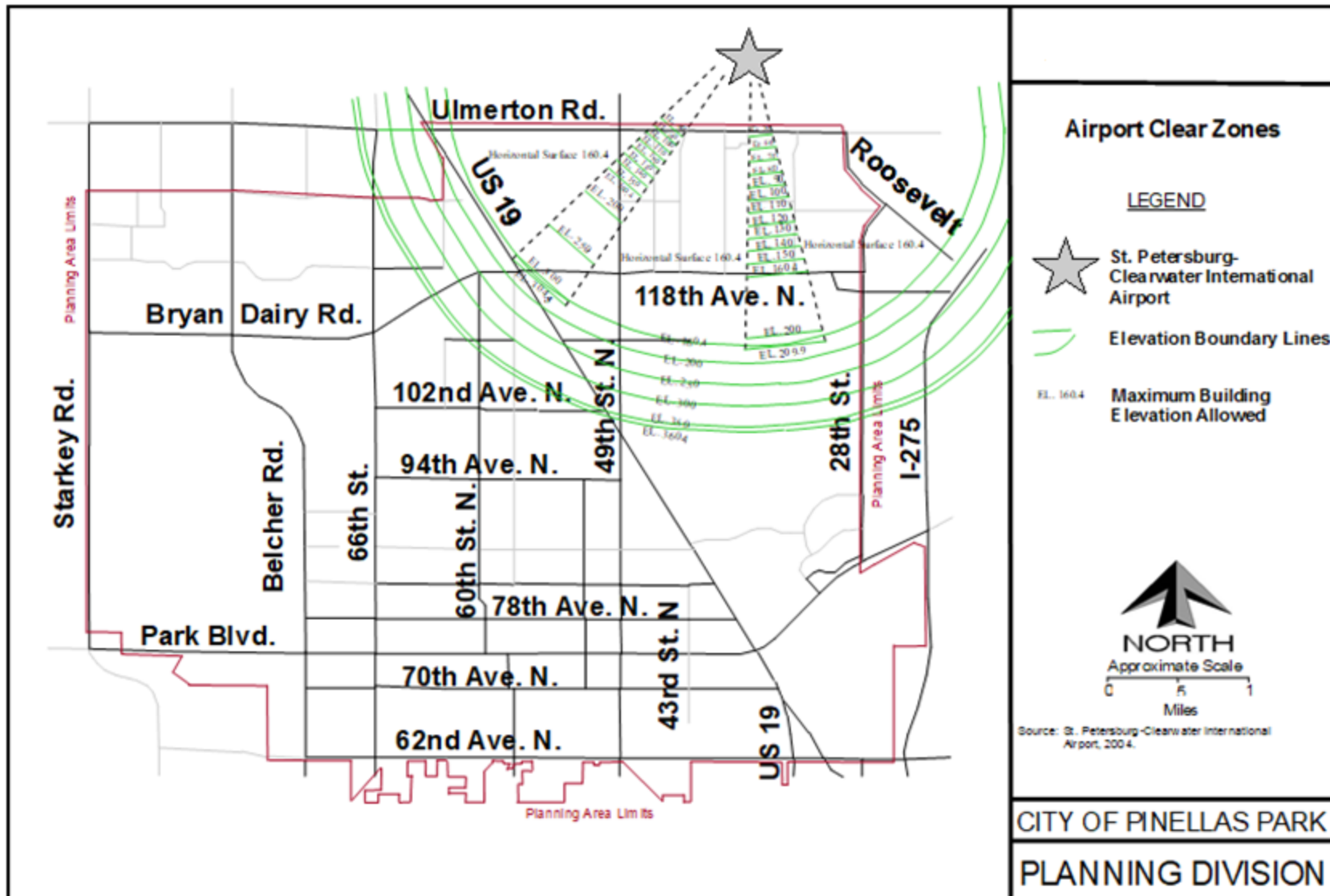


Figure 12 – Flood Zones

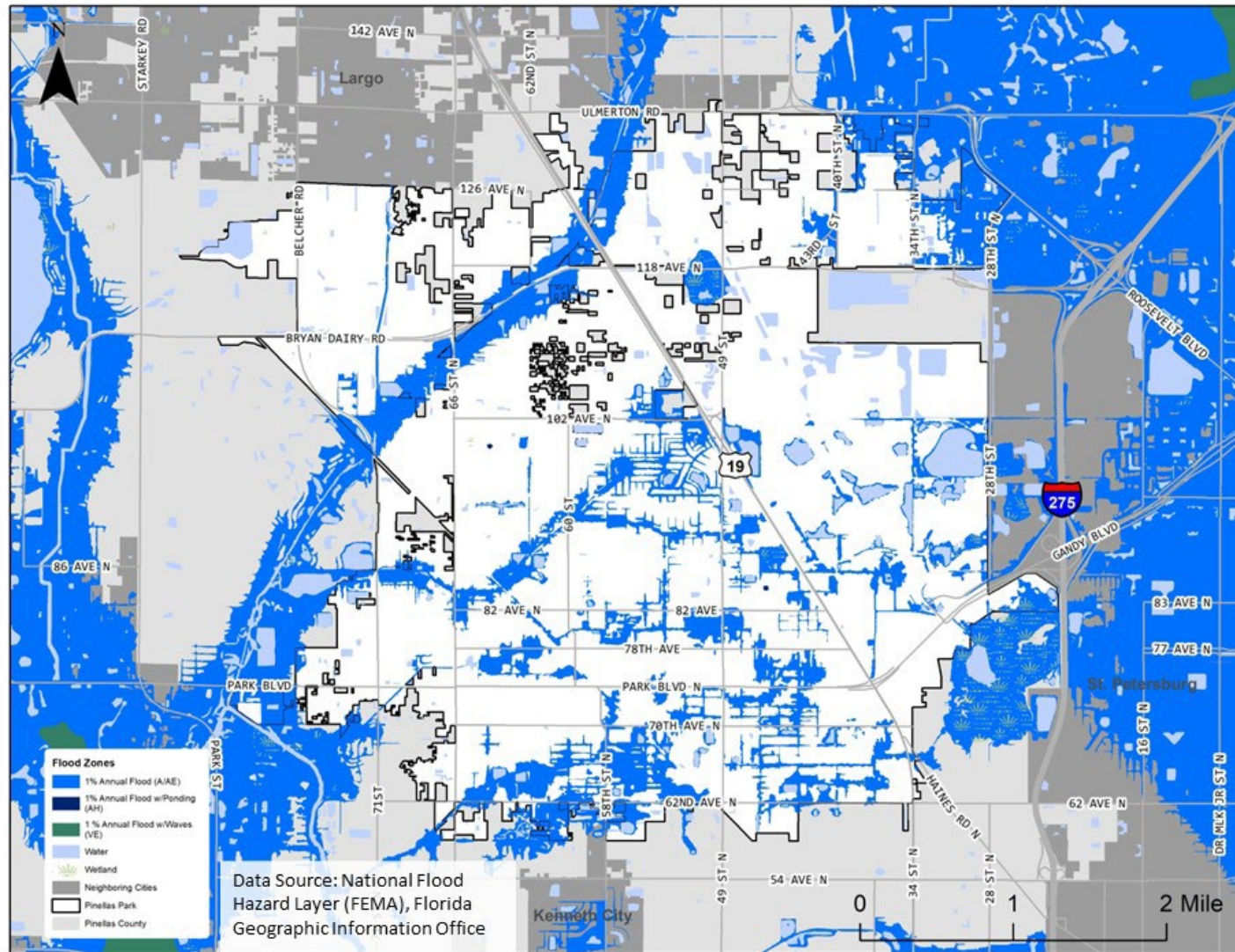


Figure 13 – Storm Surge Categories

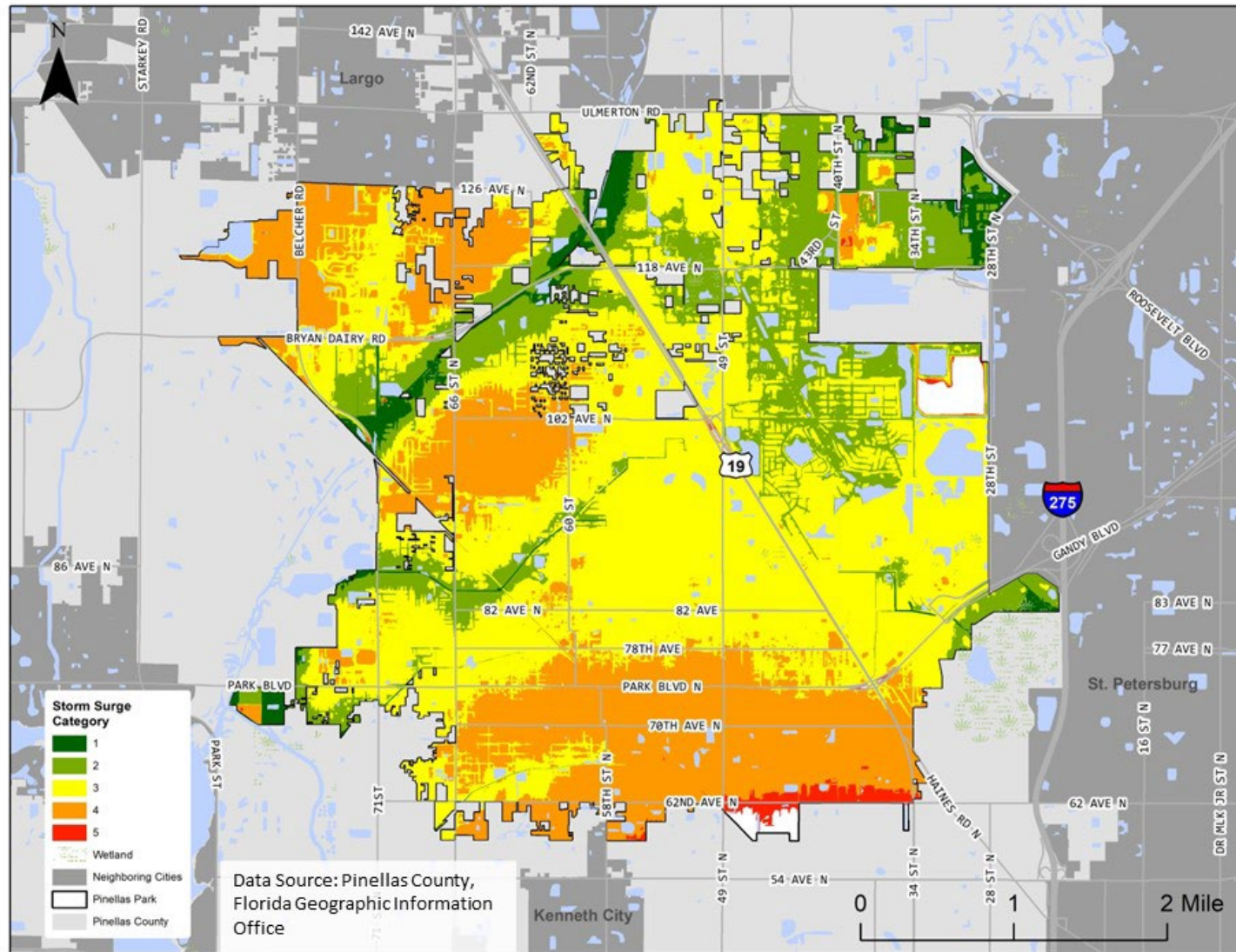


Figure 14 – Coastal High Hazard Areas

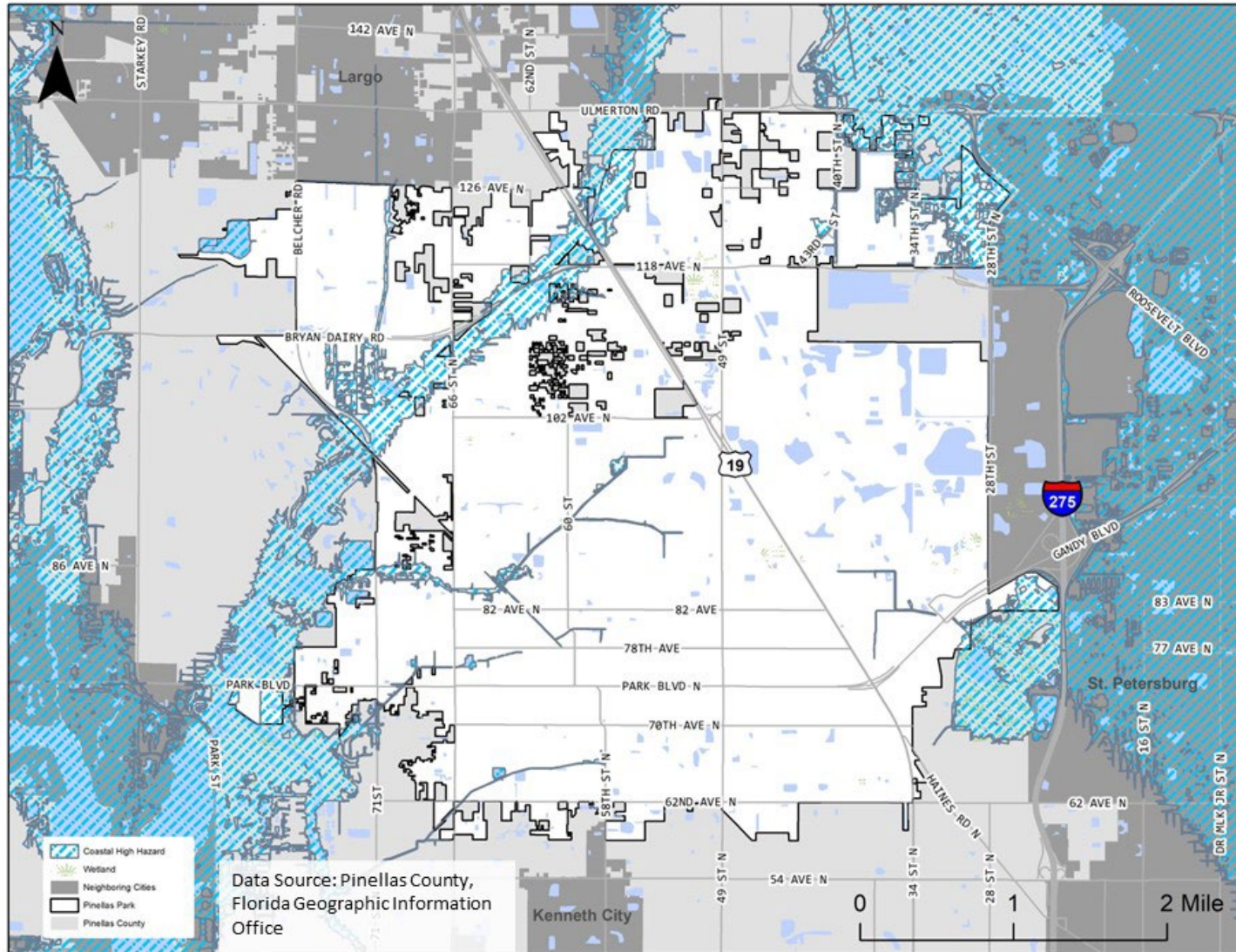


Figure 15 – 2040 Mean High Water Line

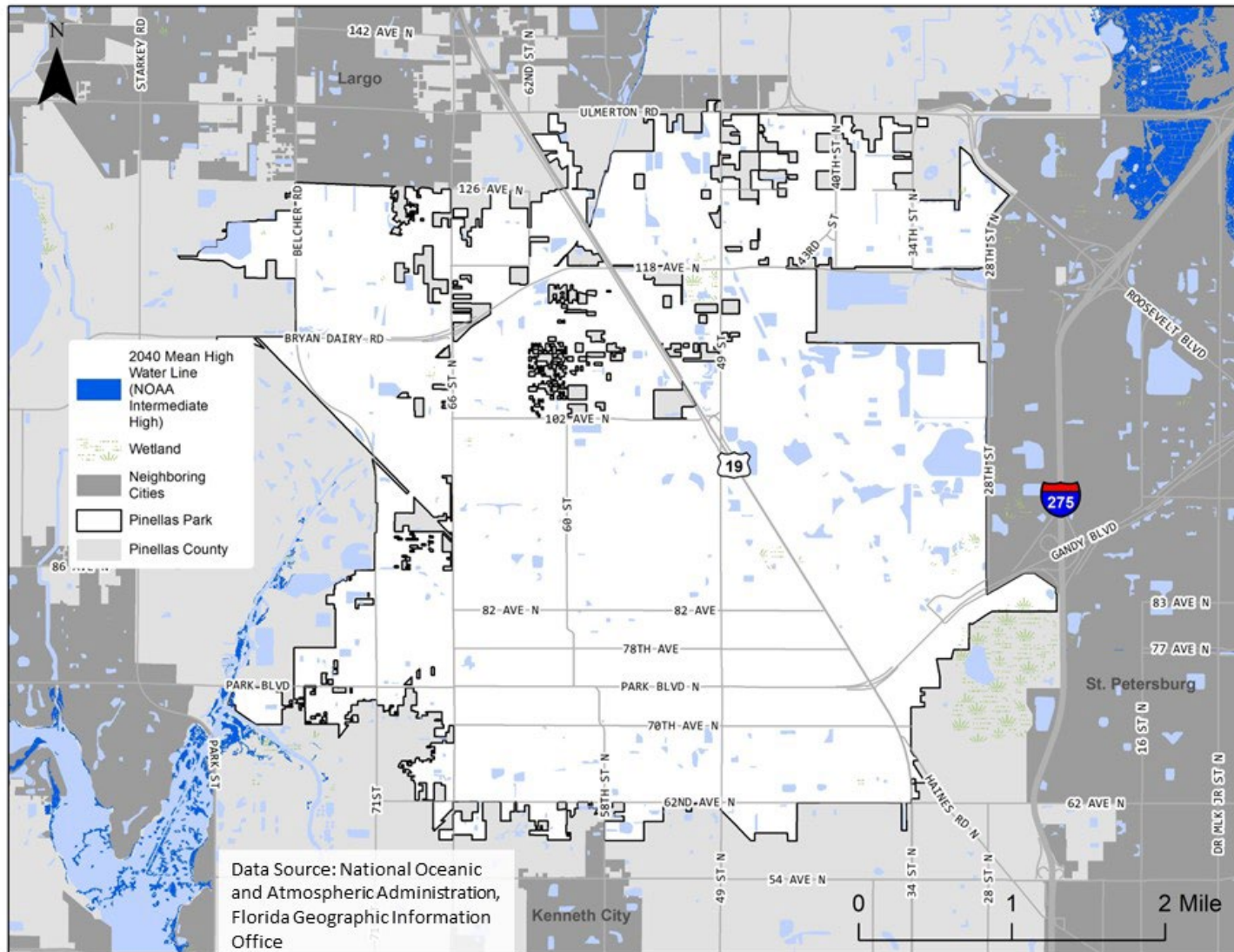


Figure 16 – Wetlands Resource Map

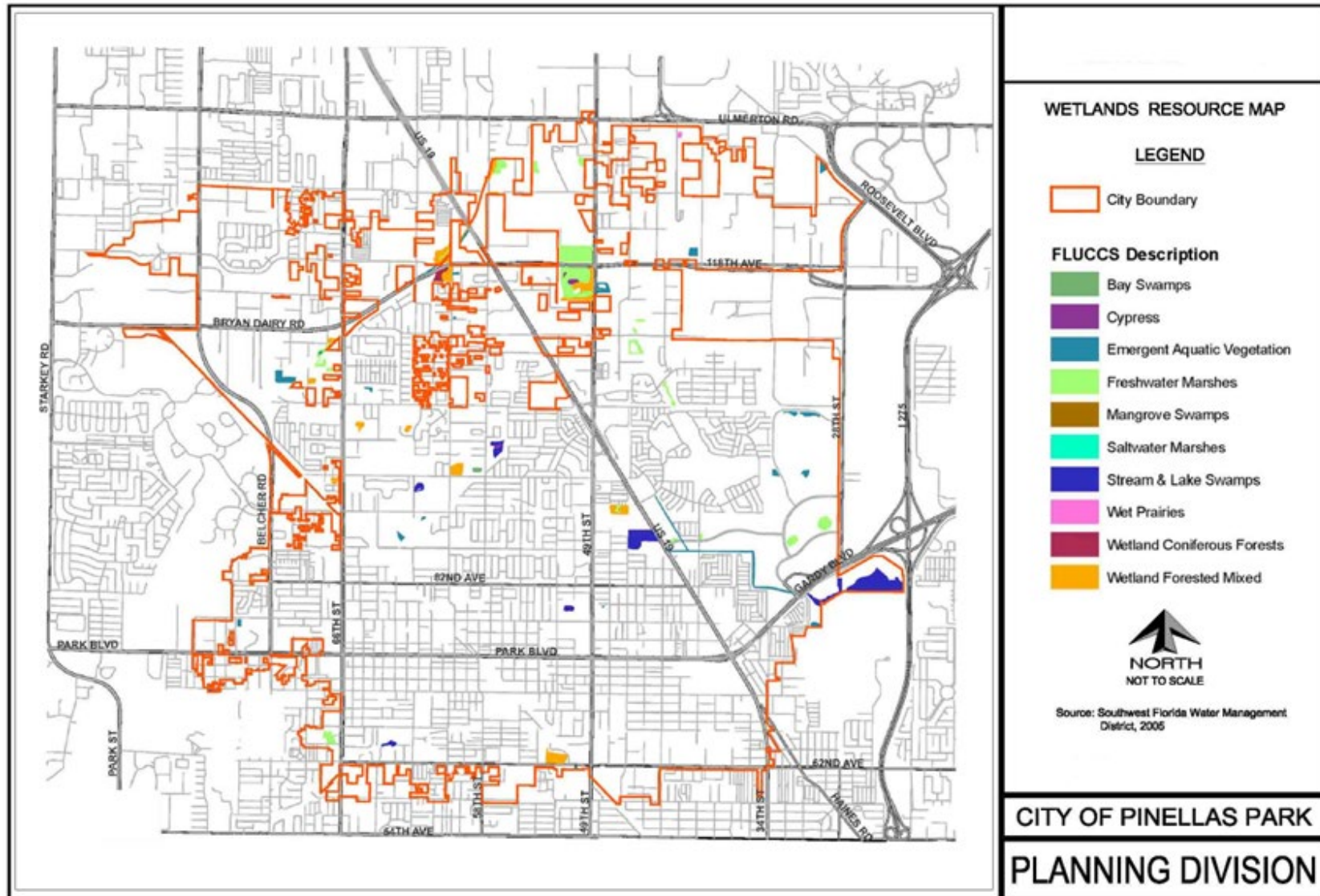


Figure 17 – Area Water Basins

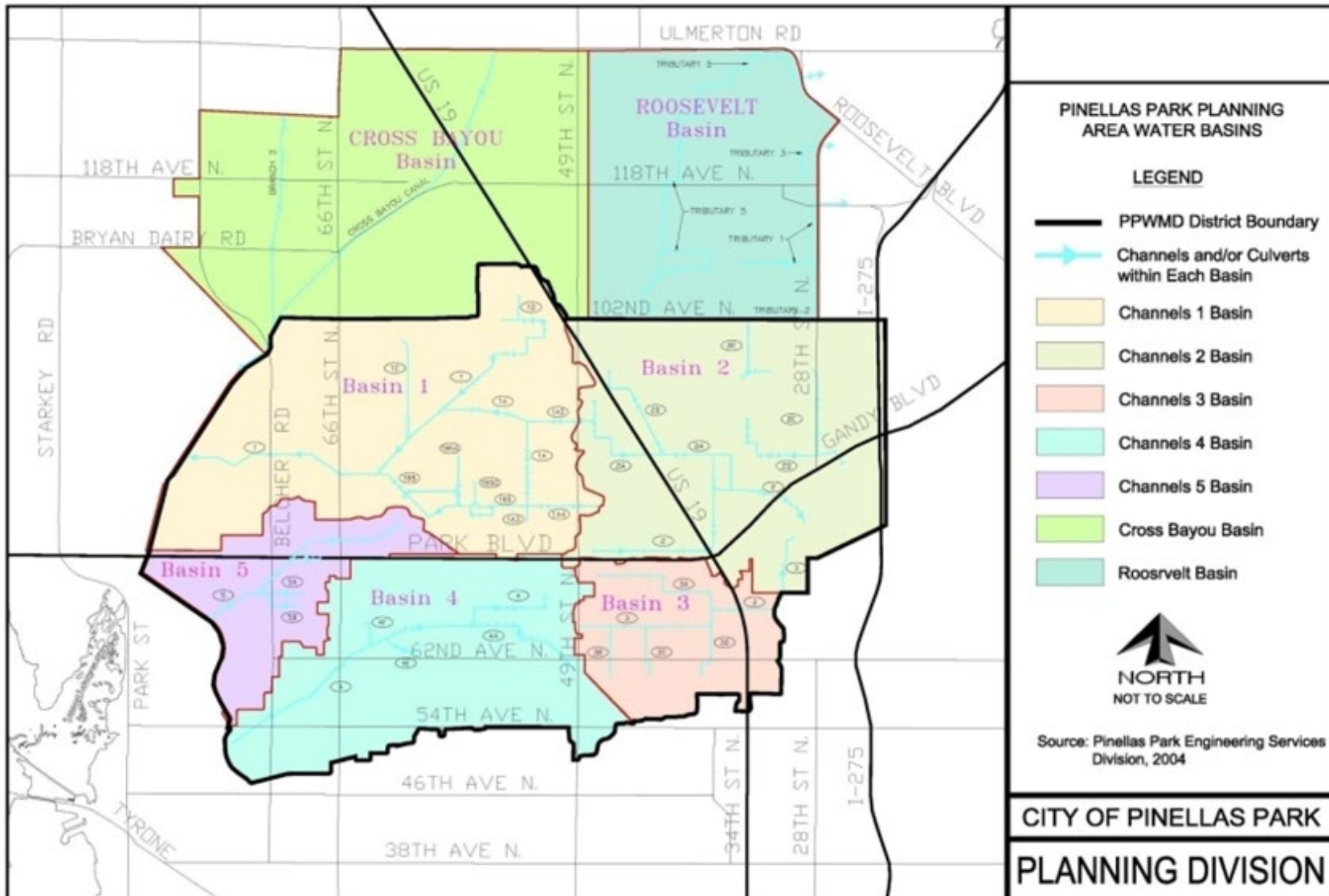


Figure 18 – Soil Types

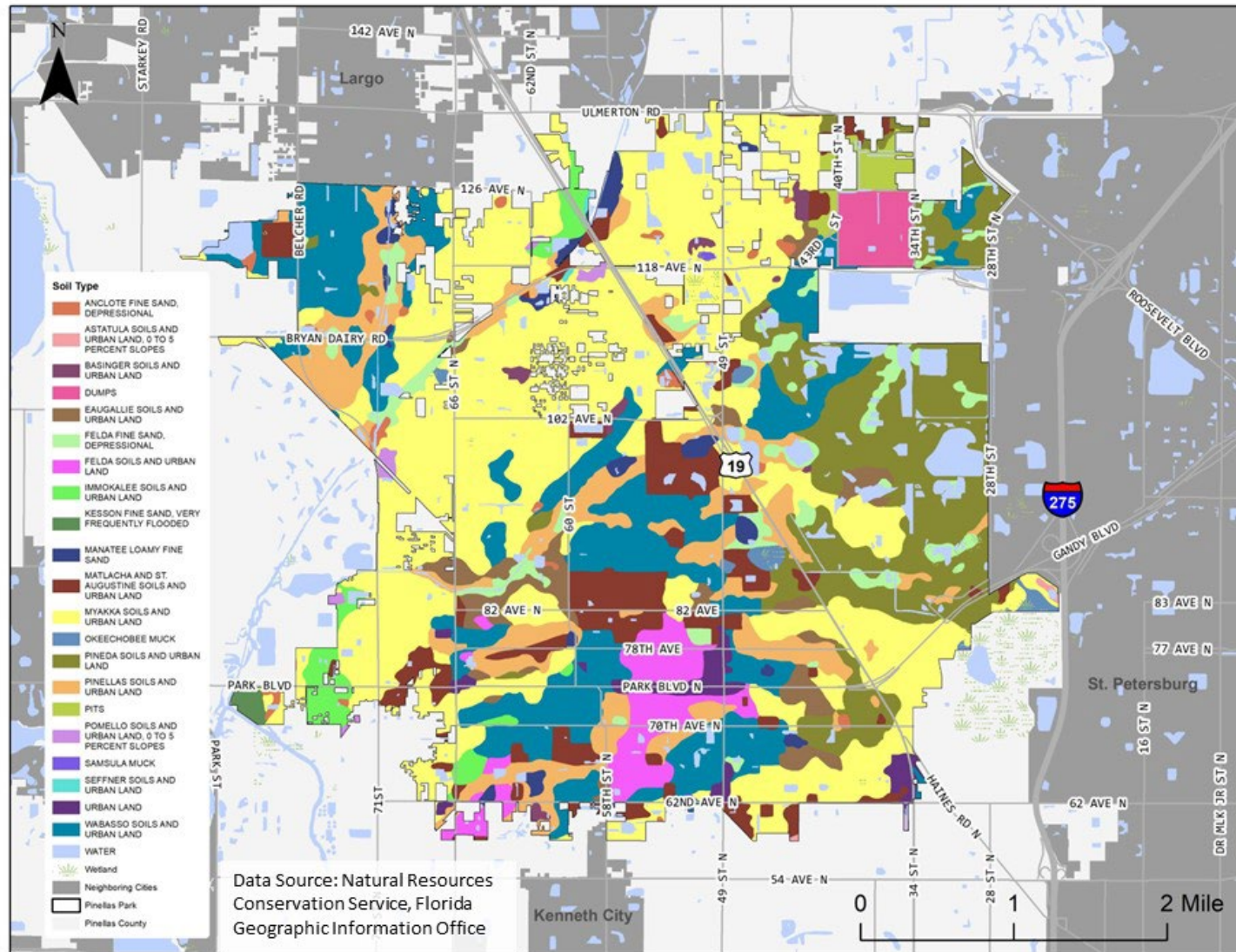


Figure 19 – Existing Land Uses

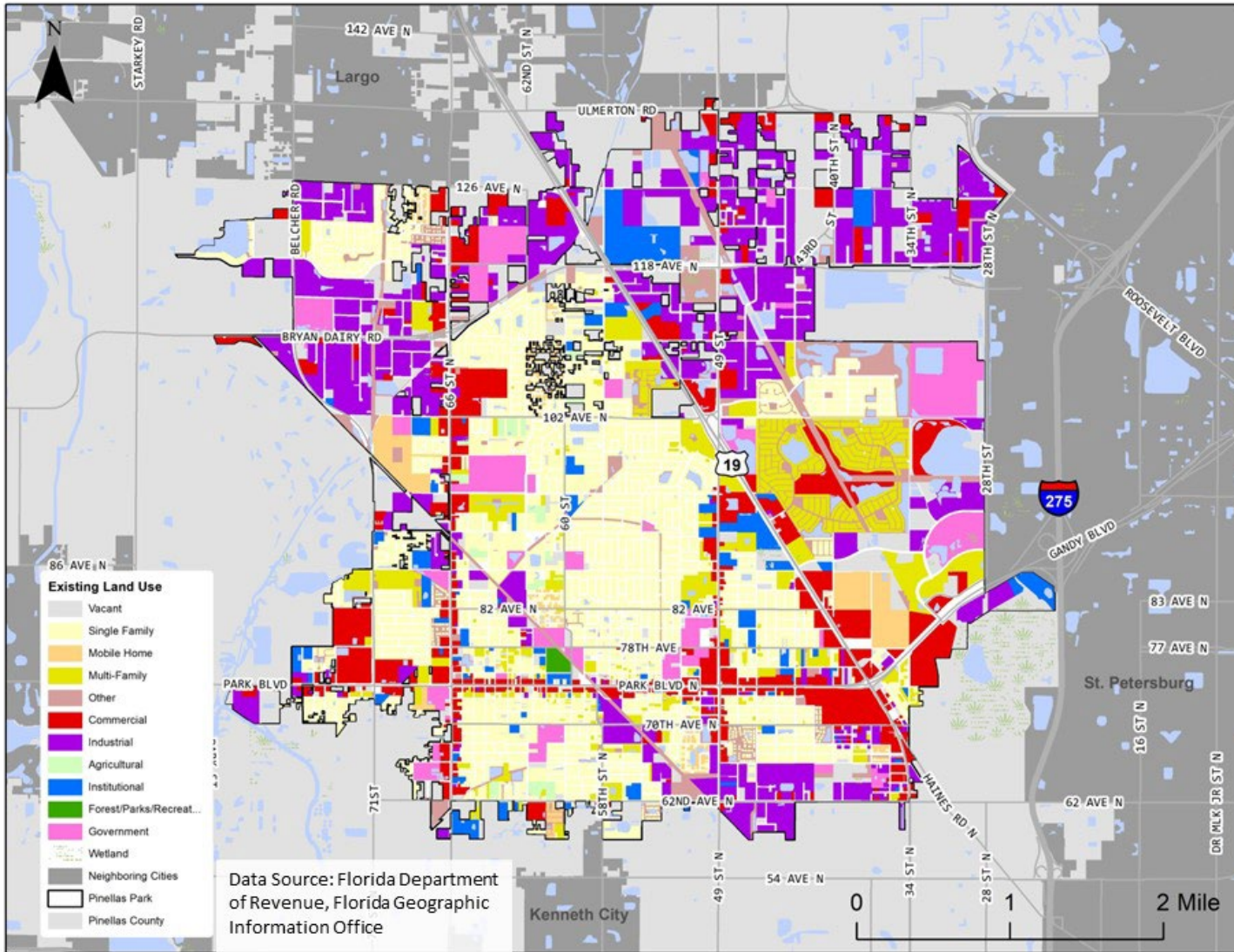


Figure 20 – Vacant Zoning Descriptions

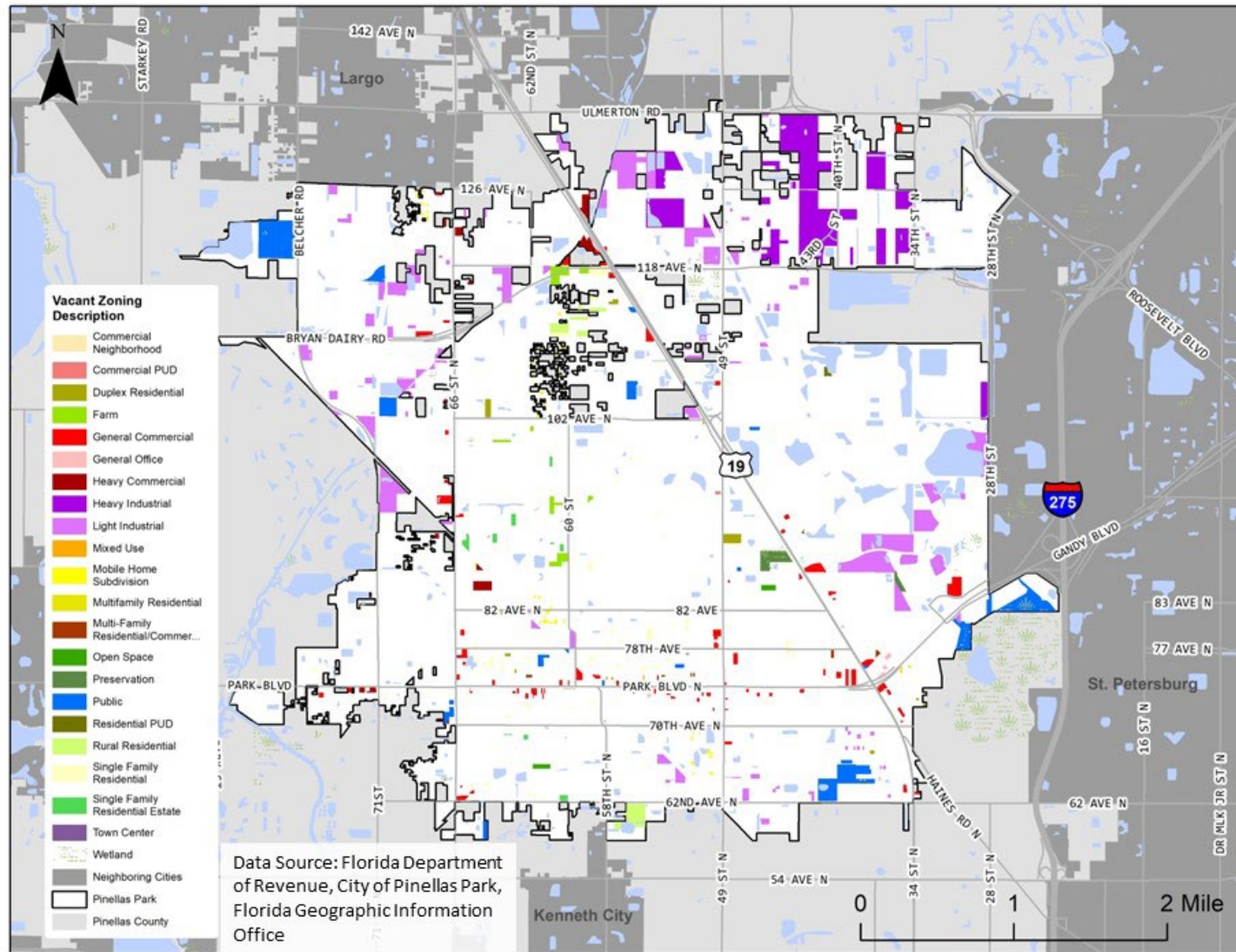


Figure 21 – Parks & Wetlands

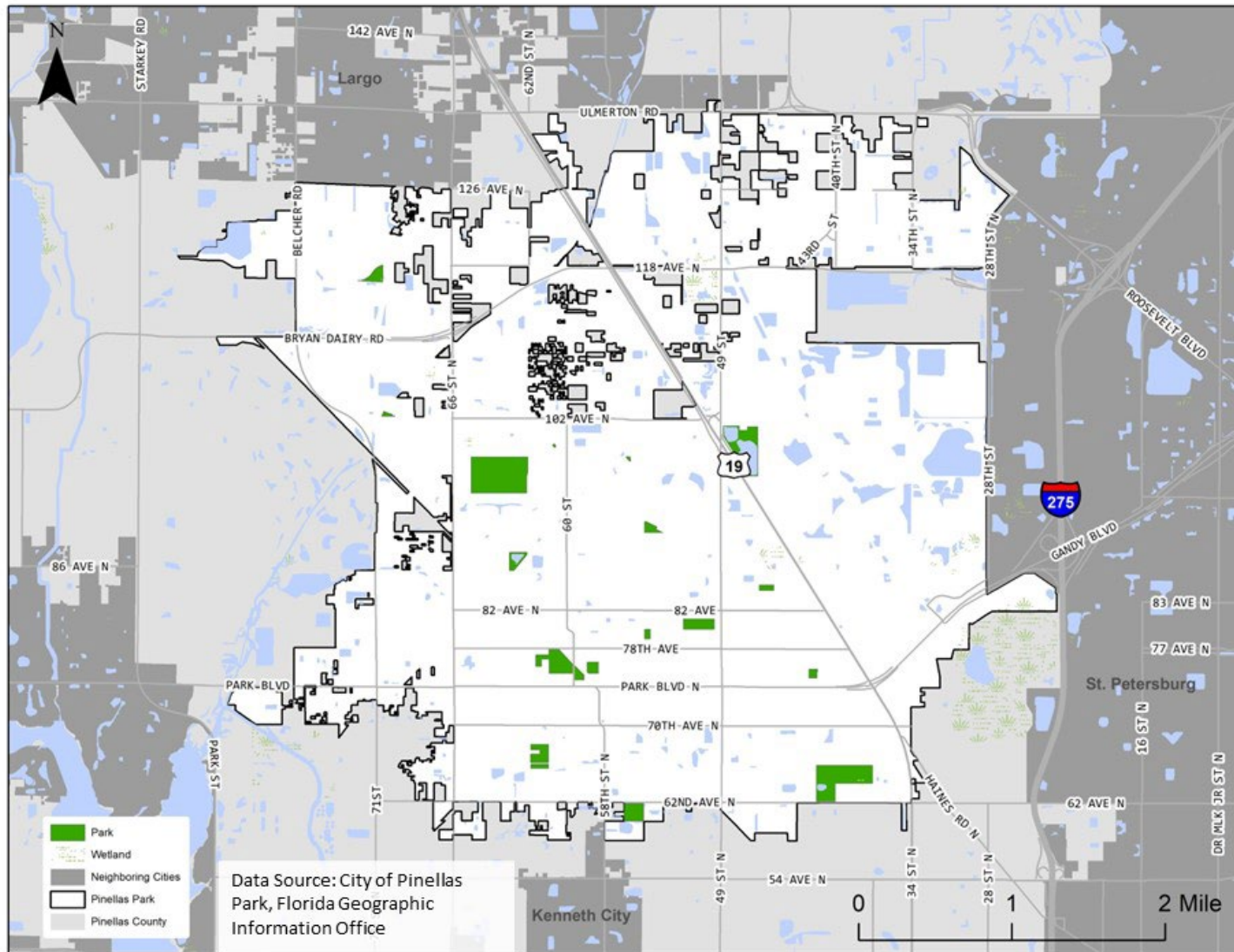


Figure 22 – Potential Historic Sites

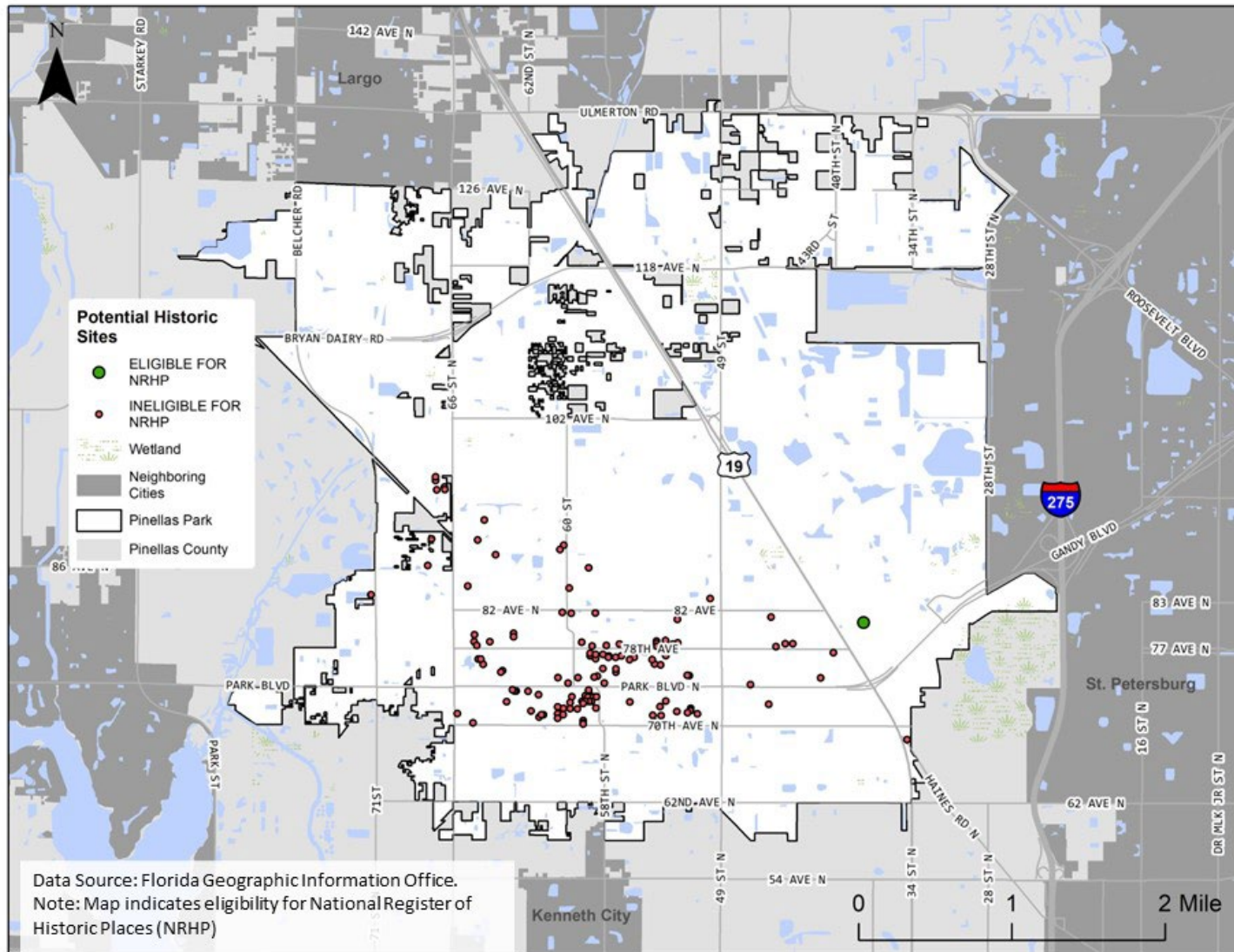


Figure 23 – Affordable Housing Units

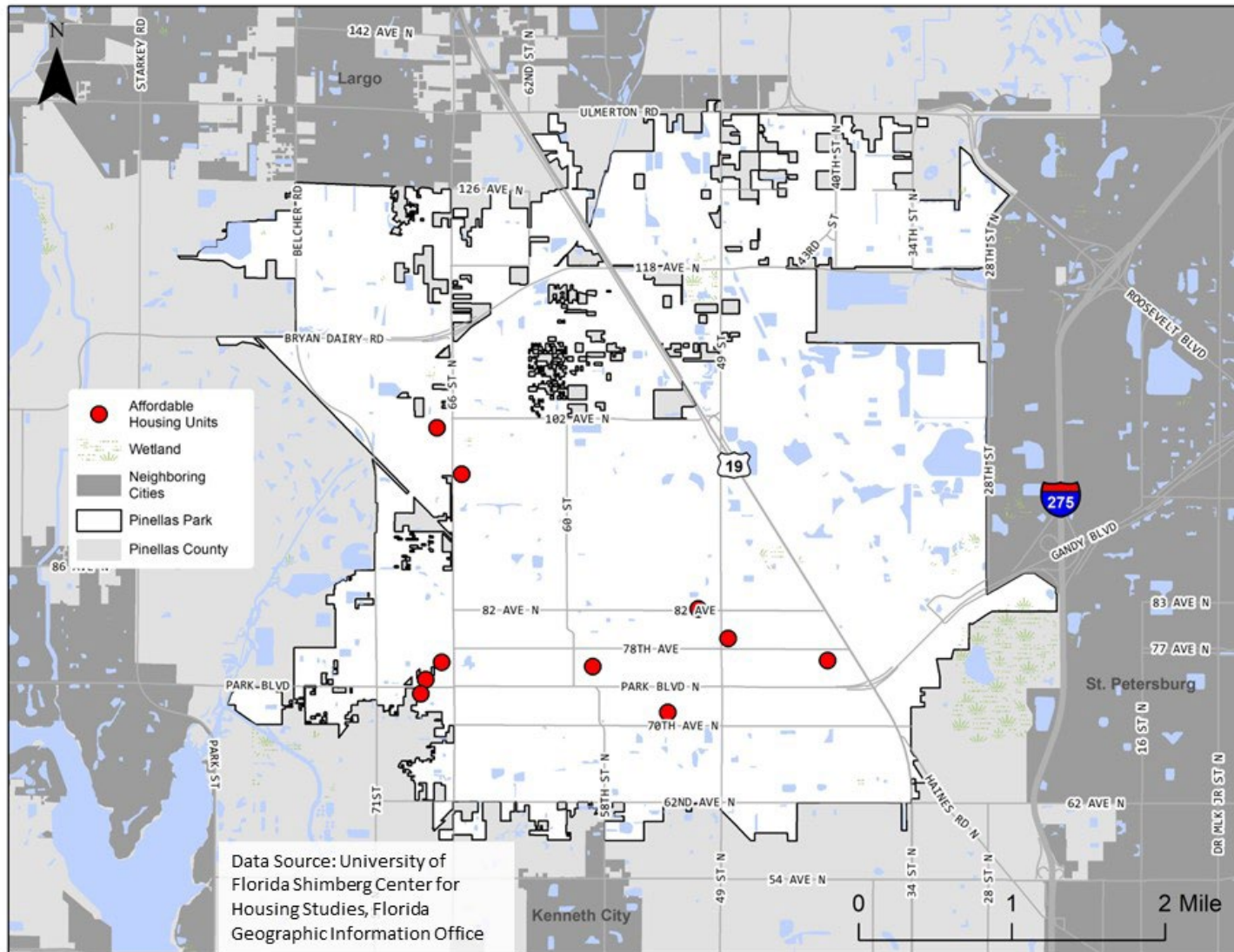
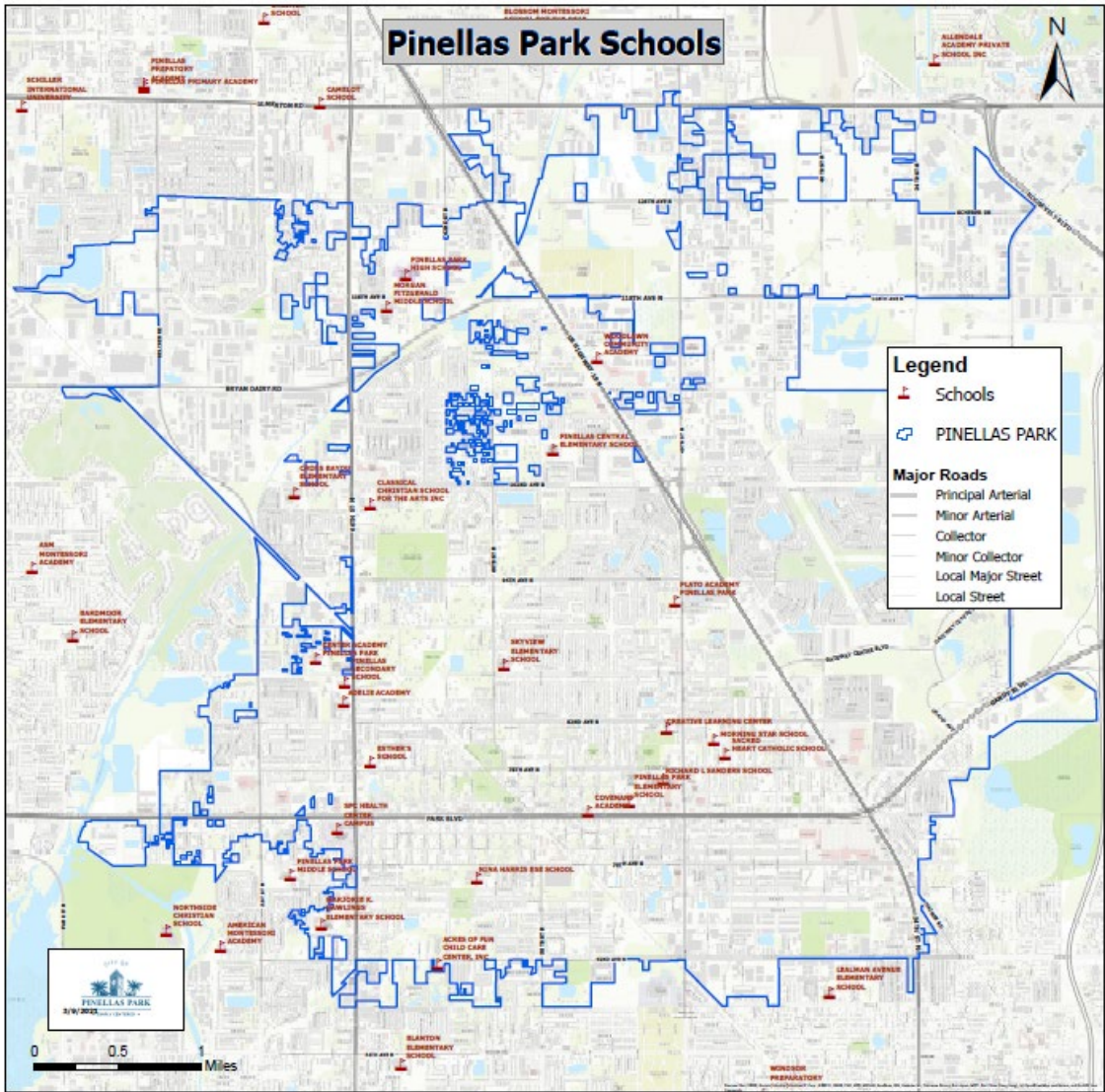


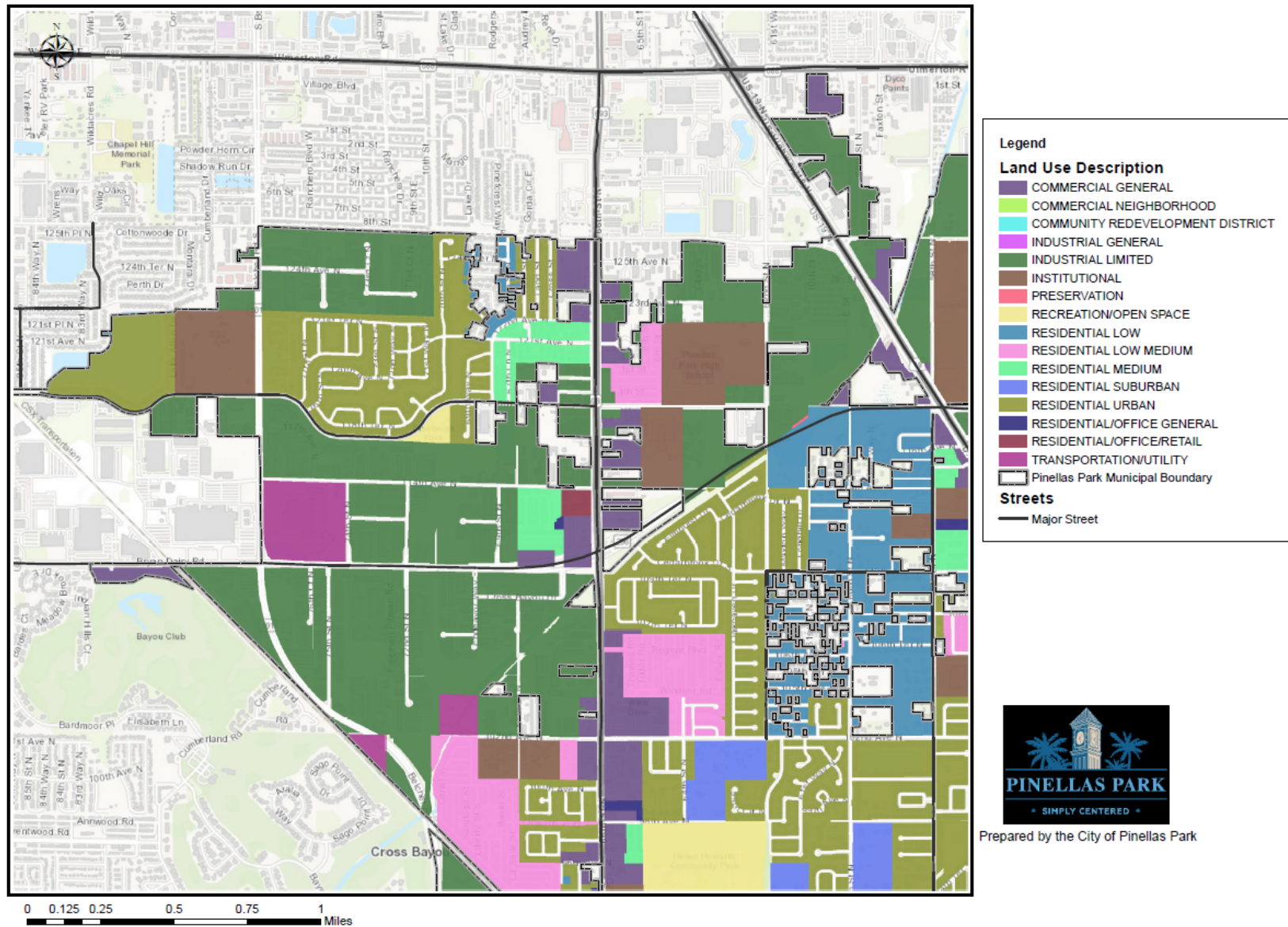
Figure 24 – Public/Private School



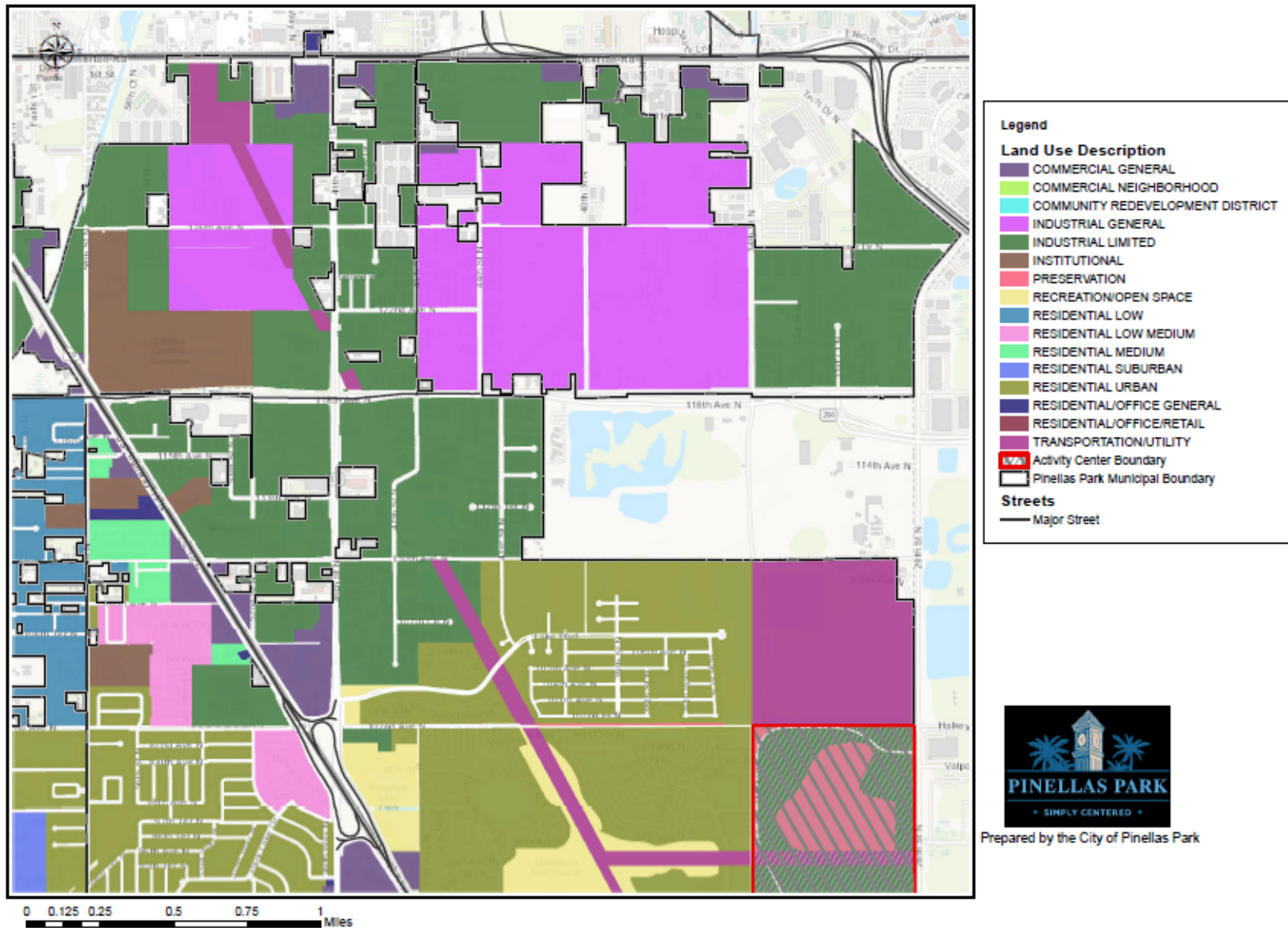
Appendix IV
Future Land Use Plan Map



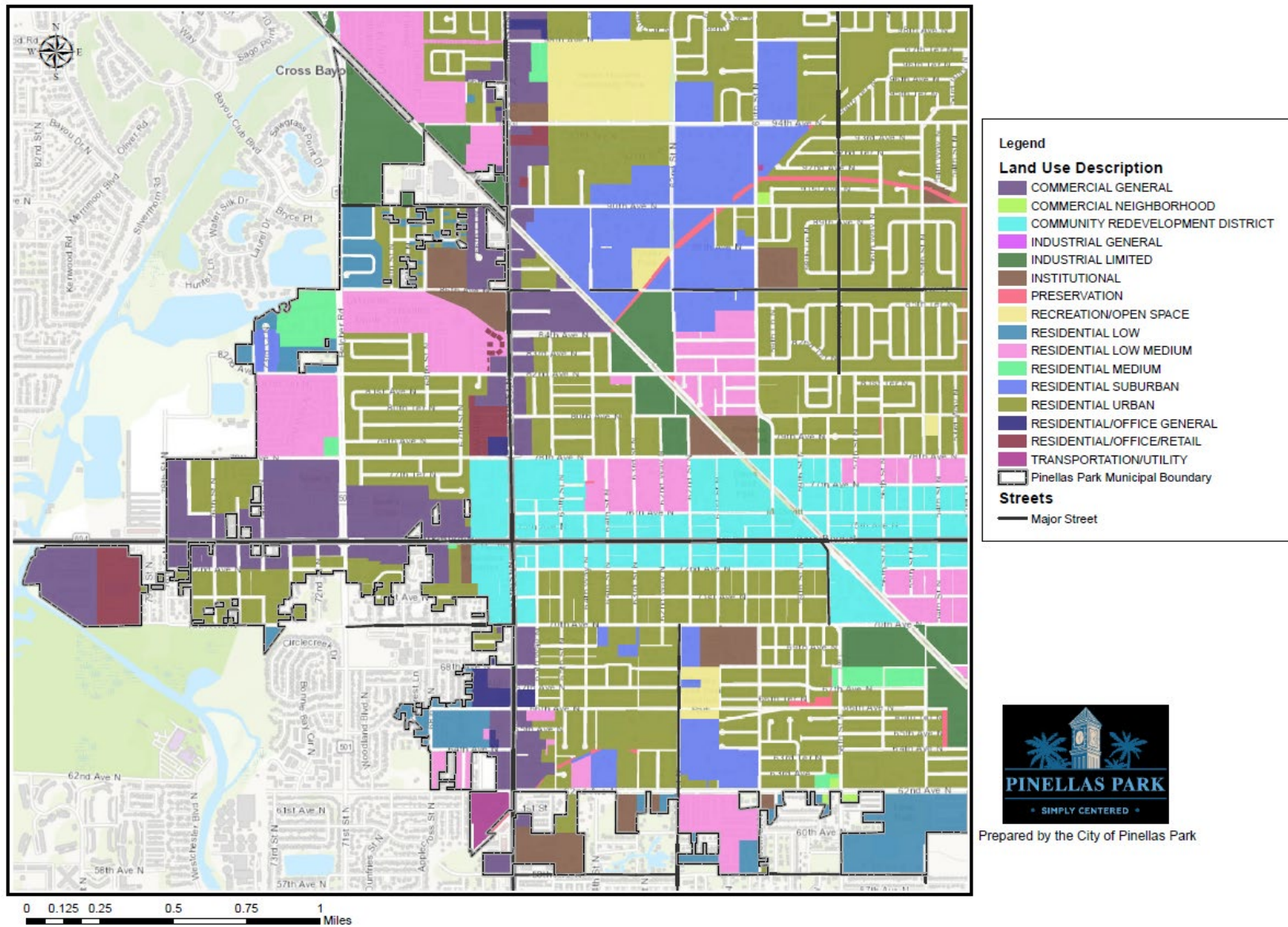
Pinellas Park Land Use Quadrant A



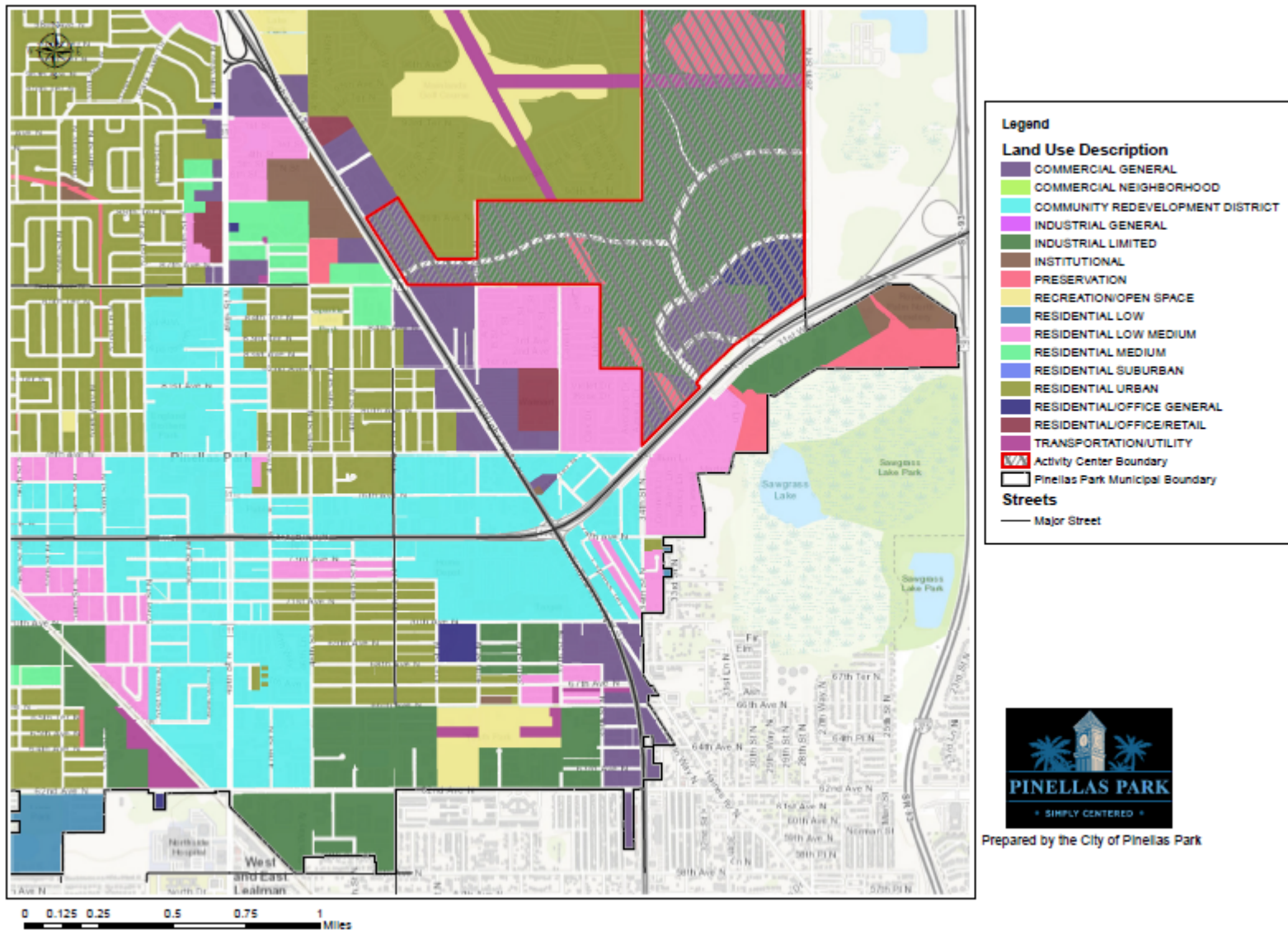
Pinellas Park Land Use Quadrant B



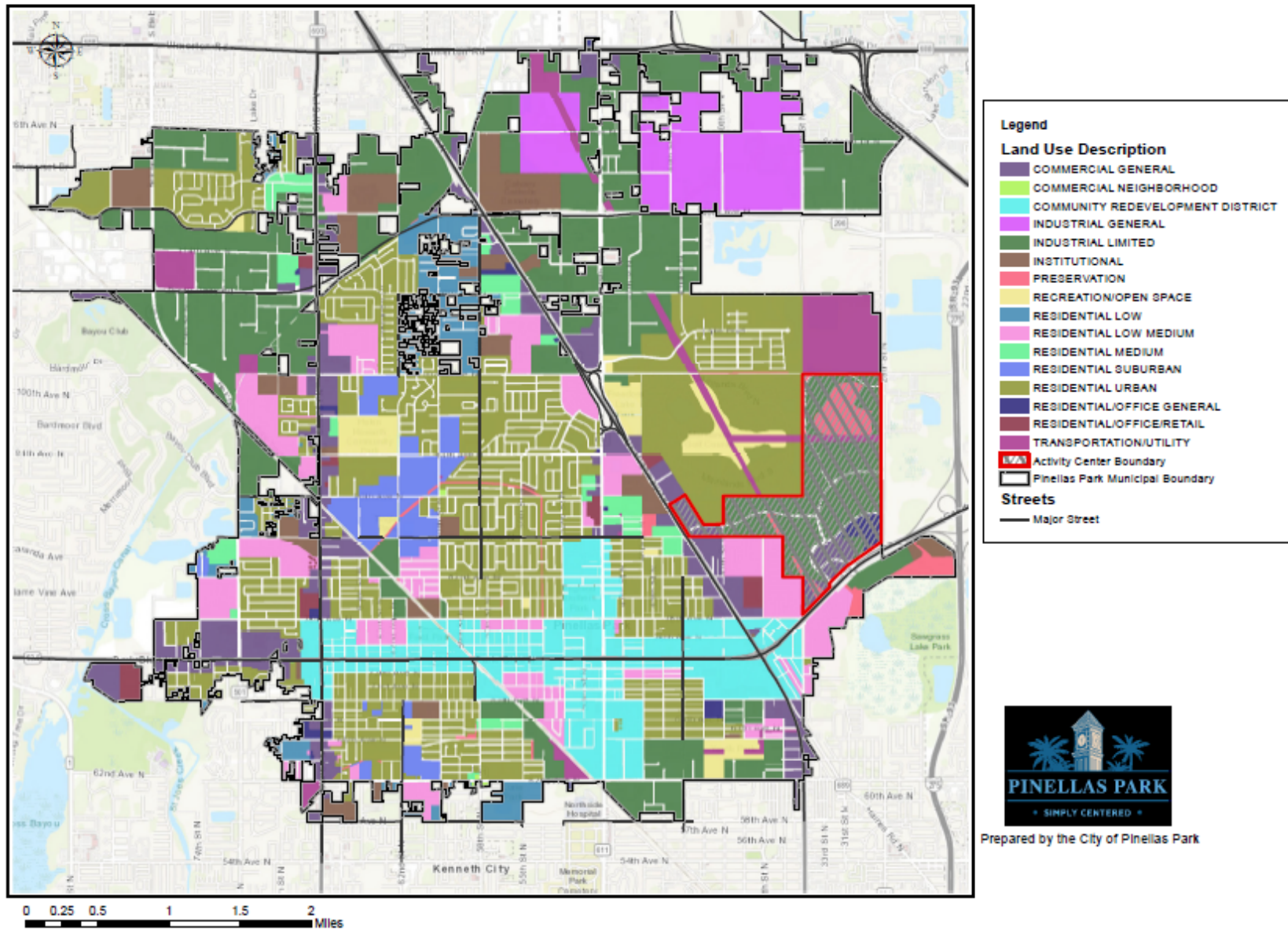
Pinellas Park Land Use Quadrant C



Pinellas Park Land Use Quadrant D



Pinellas Park Land Use



Appendix V
Vision & Analysis Document



CURRENT CONDITIONS

A major aim in updating the Comprehensive Plan is to guide Pinellas Park's anticipated growth, as well as meeting needs of the community. Pinellas Park has an estimated population of approximately 53,000, according to 2018 data from the Florida Office of Economic and Demographic Research (OEDR). OEDR data also indicates that since 2010, the city has grown 1% in population annually on average; this is a slightly faster rate of growth than in the county, which has had an average annual growth rate during that time of 0.7%. If population growth continues to occur at a similar average rate, it will amount to **approximately 530 new residents each year**, not accounting for future annexations. The University of Florida Shimberg Center estimates the city's 2040 population to be 63,116.

Pinellas Park has unique characteristics that serve as assets to the community and require special planning considerations. First, the city is well connected to the regional roadway network (Map 1). These connections allow for **excellent access to regional destinations and employment centers**, but also contribute to adverse impacts of **regional traffic within the city limits** for which local planning efforts need to account. The city also offers a **unique mix of land uses**, ranging from commercial corridors, to industrial and manufacturing businesses, to single-family neighborhoods with rural areas such as horse farms.

A first step in planning for future growth and development is measuring the amount of developable vacant land. According to Florida Department of Revenue (FDOR) 2019 data, approximately 871 acres of the city, or approximately 9% of total acreage, is vacant (see Appendix A, Map A-1).

Industrial and commercial land make up most of the vacant acreage, at 45% and 39%, respectively. Vacant property zoned for **residential uses make up only 13%, or 144 acres. At current average residential densities, this land can accommodate the city's housing needs for approximately five years.**

To account for redevelopment considerations, an analysis of existing zoning categories was completed in areas of the city that currently allow multi-family residential development and have more potential for change: the community redevelopment area, major corridors, and other areas outside of existing single-family neighborhoods, including vacant land. Potential development or redevelopment of these identified areas at actual build-out densities for prior multi-family development in the city (calculated at approximately 15 units per acre for developments since the 1960s) indicates a potential for approximately 200-300 additional residential units. However, in looking at several multi-family developments built since 2000, it seems that aside from developing vacant sites, some of the projects

Map 1: Pinellas Park and Regional Roadway Connections



redeveloped industrial sites. Map A-2: Existing Land Uses (Appendix A) indicates sites that may have the potential for redevelopment.

Florida Statutes require that the Comprehensive Plan have at least two planning periods – 5 year and 10 year – and that the Future Land Use Plan and Map accommodate projected growth. **In order to accommodate projected growth, new residential development must be more dense than past development.** Also, to some degree, non-residential uses will need to be redeveloped as residential or mixed-use projects. Further, Pinellas County’s countywide rules require that each City’s Future Land Use Map (FLUM) be consistent with the countywide FLUM. Recommended changes to the Comprehensive Plan include FLUM changes that are consistent with the Pinellas Countywide Plan (2021) and densities that will accommodate growth, with the community redevelopment area as the target area.

2019 FDOR data indicates **that the City of Pinellas Park has a lower taxable value per acre for single-family residential, commercial, and industrial land (calculated separately and excluding vacant land) than Pinellas County on average. Single-family residential land exhibits a particularly large difference at approximately \$5 million per acre versus nearly \$7 million per acre countywide.** Factors that contribute to this difference include the lack of high-value waterfront property, the absence of a downtown, and the older age of existing homes. A positive outcome of the relative affordability of homes in Pinellas Park is that building permit data indicates many higher value improvements (\$10,000 or more) occurring throughout the residential areas of the city over the past five years.

Deliberate guidance of new development and redevelopment helps to ensure that growth will not only activate vacant lots and grow the city’s tax base but will also consider factors such as design standards and sensitivity to affordability.

Pinellas Park has a median income of \$42,000 (based on 2018 American Community Survey data), which is slightly lower than Pinellas County and neighboring cities such as St. Petersburg, Dunedin, and Clearwater.

Additionally, the Center for Neighborhood Technology estimates that 29% of households in Pinellas Park are cost-burdened, meaning they spend more than 30% of their income on housing. This issue is not limited to low-income households; over 700 cost-burdened households make more than the area median income. Based on American Community Survey data, the city shows a slightly lower rate of renters experiencing housing burden relative to neighboring cities.

To further exacerbate the housing cost issue is the addition of transportation costs. Only 2% of trips in Pinellas Park are transit trips, and the average household spends over \$11,000 a year on transportation. Locating housing in proximity to transit and employment could significantly reduce these costs and allow families to have more disposable income. (Source: <https://htaindex.cnt.org>)

When gathering information from the community through an online survey, the most common characterizations of the city included that it was **outdated and run-down**; other characterizations included **crowded, busy, and over-built**. Specific shortcomings of the city more widely recognized in the survey included **poor school quality, job opportunities, and local transportation options**. However, other comments and discussions with City staff and stakeholders highlighted that the city was **generally evolving and on an upward positive trend**; characterizations of the city included its **small-town feel, strong industry, and authentic Florida feel**.

Specific positive aspects of the city identified during outreach include the **great public services and facilities, particularly the parks and recreation system; equestrian areas** were also noted as highlights,

and **access to medical care was highly rated** in the survey responses. Many comments also noted the city's **affordability**. Outreach also highlighted the **centrality and the accessibility** of the city as a positive aspect, along with **proximity to shopping, businesses, restaurants, and diverse food options**. **Events and local destinations** such as the **Arts District** were often noted as favorite aspects of the city and/or aspects to enhance.