COMPENDIUM

MAJOR FINDINGS, GOALS, OBJECTIVES, AND POLICIES
CONCURRENCY MANAGEMENT SYSTEM AND
MONITORING AND EVALUATION PROCEDURES

of the

PINELLAS COUNTY COMPREHENSIVE PLAN

Prepared By:

THE PINELLAS COUNTY PLANNING DEPARTMENT

as the

LOCAL PLANNING AGENCY

for

THE BOARD OF COUNTY COMMISSIONERS
OF PINELLAS COUNTY, FLORIDA

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This document is a compendium of all the Goals, Objectives, and Policies contained in the adopted Comprehensive Plan of Pinellas County. There are 13 Elements contained in that Plan, and each of those documents includes a comprehensive inventory and analysis in support of the Goals, Objectives, and Policies on that subject. The policy pertaining to establishing the Concurrency Management System for Pinellas County and the procedures for monitoring and evaluating the Plan are also included. It is, therefore, the intent of this Compendium to place all of the policy text in one location for reference by the public.
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PLANNING TO STAY

WORKING PRINCIPLES TO GUIDE DECISIONS ON BUILDOUT

As Pinellas County transitions to a buildout condition, some of the issues of the past will metamorphose in ways that will require new or modified directions in public policy. It is also true that buildout is giving rise to new challenges that must also be accounted for when establishing public policy directed toward creating a quality urban environment that is sustainable over time. It is important, therefore, that public policy be adaptable and responsive to the needs of Pinellas County as the focus shifts from rapid growth to infill development and redevelopment. The following working principles will serve as a guide for public policy and program decisions by the Board of County Commissioners in anticipating and responding to issues associated with buildout. These principles will also guide urban planning, design, and development.

General

1. As Pinellas County achieves buildout and the focus shifts to infill development within existing urban areas and redevelopment, no community should be left behind economically and socially. No neighborhood should be allowed to deteriorate.

2. Pinellas County must work cooperatively with other governments and agencies when developing strategies to address issues arising from buildout conditions.

3. As the urban boundaries of the Tampa-St. Petersburg-Clearwater Metro Area continue to expand outward from the historic focus on Tampa Bay, Pinellas County must remain active at the regional level to ensure that the County remains a dynamic participant in decisions on the region’s future.

4. Pinellas County will ensure that there are open channels of communication between County government and citizens so that community concerns and interests are heard and taken into consideration when decisions are made that impact residents and businesses of Pinellas County.

Urban Communities

1. A distinguishing characteristic of Pinellas County is the presence of a diverse mix of cities, small towns and suburban communities on a small peninsula. This variety of urban environments provides people with a choice of lifestyles, and retaining and enhancing these distinctive community characteristics will ensure that they remain vital and successful communities.
2. To improve Pinellas County’s appeal as a place to live and work, it will be necessary for the public and private sectors to focus more resources on improving the quality of the urban experience and the natural environment. Public policy should emphasize the importance of protecting and promoting community character, supporting economic development, and enhancing the lives of all segments of the County’s population.

3. Pinellas County will continue to support efforts to create, or recreate, lively and dynamic areas of mixed-use. Revitalization efforts have so far focused primarily on historic downtowns, neighborhood commercial centers, and older commercial corridors. These revitalized mixed-use areas provide vibrant places where urban life can be experienced first-hand on foot. They also create a conducive environment for the type of residential development where services and amenities are often within walking distance.

4. Pinellas County recognizes that successful neighborhoods are central to the quality of life in Pinellas County. Therefore, redevelopment and urban infill should not compromise the integrity and viability of existing residential neighborhoods.

5. When considering ways to encourage neighborhood enhancement and rejuvenation, it is important that such efforts are compatible with community character, local traditions and heritage, infrastructure capacities, the natural environment, and the overall vision for the community.

6. As Pinellas County moves toward buildout, conflicts between land uses have the potential to increase as development activity shifts to redevelopment and infill urban development. To minimize the potential for conflicts, Pinellas County should ensure that its revitalization and redevelopment plans, codes and public participation procedures provide effective guidance for change in a highly urbanized county.

7. Pinellas County will work with communities to create, reestablish, or expand public spaces in neighborhoods – whether they be linear recreational trails, parks, public open spaces, shoreline access, revitalized “main street” commercial centers, or even sidewalks. These shared public spaces can link neighborhoods together and provide a common area where people can feel they are part of a larger community.

8. Pinellas County will continue its program, in cooperation with other local governments, agencies, and interested citizens, to establish an interconnected system of greenways and blueways throughout the County that includes public parks, natural systems, waterways, river and creek corridors, waterfront and shoreline properties, pedestrian/bicycle trails, and other open space areas. Making these open space and natural areas accessible to the public enables residents and visitors to experience nature within the urban environment.
9. To maximize the potential of the pedestrian/bicycle trails throughout the County, planning and design for development and redevelopment will be encouraged to recognize the trail system as an additional transportation network within the County.

10. The natural surroundings are important in defining a community’s character. Development and redevelopment should respect these natural surroundings, and when at all possible, enhance and restore the area’s natural resources. The Pinellas County Board of County Commissioners will continue to take a lead role in managing the larger natural areas in the County, such as the Brooker Creek Preserve and the Weedon Island Preserve. Public access to natural areas will be managed so that it does not adversely impact the environmental integrity of these natural systems.

11. One challenge facing Pinellas County and its municipalities is ensuring that as the post-World War II subdivisions, condominiums, and apartment complexes age that they are able to successfully adapt to the changing needs of the homebuyer and renter. Pinellas County must be sensitive to these changing needs and be a facilitator in helping change to occur in a manner that is compatible with a community’s character and vision for the future.

12. The roadway network encompasses a substantial portion of the County’s land area; as such, roads and their adjacent land uses have a large impact in how people perceive Pinellas County. Therefore, the County’s scenic/non-commercial corridor program will continue to be supported and implemented. The application of this program will be applied even at the neighborhood level where there are important local characteristics (e.g., extensive tree cover or a rural character) within the corridor that the community desires to preserve.

13. The road network in Pinellas County should present a safe and attractive landscape to pedestrians, bicyclists, and drivers. Whenever appropriate, roadway landscaping should promote community identity and encourage pedestrian activity.

14. Pinellas County should promote revitalization of those land use corridors along the County’s roadways that suffer from inefficient road access conditions, obsolete land development patterns, changes in demographics, and inadequate building maintenance.

15. Plans for redevelopment and infill development should be cognizant of, and compatible with, the limitations imposed by urban infrastructure systems, the County’s susceptibility to natural disasters, and the region’s natural resources, such as potable water supplies.

16. Pinellas County’s appeal as a place to live and work is in part dependent upon the variety and quality of the region’s cultural resources (e.g., libraries, museums, performing arts centers, cultural heritage events). The community, therefore, must continue to invest in, and support, these cultural resources and events.
Housing

1. A broad range of housing affordable to all income groups needs to be provided so that households of various incomes are able to reside throughout Pinellas County to support the local economy. As buildout is reached and Pinellas County continues to be a desirable place to live, there will be limited opportunities for the provision of additional housing and therefore a strong demand for existing dwelling units. This is likely to exert upward pressure on housing prices and rents.

2. Urban planning must take into account the housing needs of those who are susceptible to displacement by redevelopment. This includes those living in modestly priced homes on valuable real estate that will be under pressure to be converted to other uses due to market forces. In some situations it may be necessary to preserve such dwellings in order to ensure that housing remains affordable to all income groups.

3. Opportunities for additional housing can occur when changes in local demographics and market conditions create redevelopment scenarios where housing replaces other types of land uses, such as obsolete commercial development.

4. The location and density of housing must respect the restrictions imposed by the County’s susceptibility to natural disasters.

Natural Heritage

1. Pinellas County’s rich natural heritage is part of the foundation for the quality of life enjoyed by residents and visitors, while the area’s natural amenities and peninsular location have played a central role in defining the County’s image. Pinellas County will, therefore, continue to naturalize the urban environment through programs to acquire and manage open space and environmental lands, to restore degraded natural habitats, to landscape road corridors, to develop new parkland, to protect natural areas from inappropriate development activity, and to provide greenways that tie together natural systems and neighborhoods.

2. Historically, Pinellas County has largely developed on the strength of its attractive natural amenities. An awareness of these features and their protection, restoration, and management should remain at the forefront of all planning efforts aimed at enhancing the County’s quality of life. Toward this end, Pinellas County will continue its commitment to wise stewardship of the peninsula’s natural amenities through the development of environmental education centers and programs that will further the public’s understanding of, and appreciation for, the area’s natural environment.
3. The 35 miles of sandy beaches on the Gulf coast represent the County’s most recognized natural and recreational resource, and the basis for a multi-billion dollar tourism industry. Pinellas County will continue to take a lead role in protecting and restoring the natural resource systems associated with sandy beaches and ensuring that there is adequate public access to the County’s beaches and shoreline.

4. Pinellas County and its municipalities must seriously consider the impact of their decisions on regional resources such as potable water supplies and the Tampa Bay estuary in order not to compromise the elaborate multi-jurisdictional agreements that have been established to manage these resources.

Mobility

1. Roads must fit into and support the overall goals of the community, whether they are historic and/or community preservation, the revitalization of downtown, providing a safe, pedestrian-friendly neighborhood, or preserving the natural environment. The movement of traffic as quickly and efficiently as possible will not be the sole criterion for planning and designing road projects.

2. Viable transportation alternatives will reduce dependence upon the automobile for moving people about the county and region. These transportation alternatives include transit, pedestrian, and bicycle systems and will be effectively integrated into the overall transportation network to maximize access and use by residents and visitors for all types of trips.

3. Greenways, sidewalks, and multi-use trails will connect neighborhoods and communities with employment, retail, educational, cultural, and recreational centers and with other neighborhoods.

4. Transportation improvements will support pedestrian enhancements and alternative modes of travel such as bicycle use. Streets should be safe, comfortable, and interesting to the pedestrian and bicyclist.

5. Pinellas County must remain effectively integrated into the regional transportation network so that people, goods and services can easily access the region’s top-notch airports and highway system.

Economy

1. With the recognition that competition in the global economy is increasingly being conducted at the regional level, Pinellas County will promote and support public policy and economic strategies that enhance the Tampa Bay region’s competitiveness in the marketplace.
2. Economic development should support the overall aspirations of the community. Economic development is not an end in itself, but a means to help achieve a sustainable community and the quality of life desired by the County’s citizens.

3. Achieving a sustainable community and the quality of life desired by the County’s citizens is dependent upon continued growth in both the size and quality of the local economy. In order to attain this level of economic growth, Pinellas County will take steps to retain and recruit industries and businesses with high-wage jobs that bring money into the local economy from outside the County.

4. The intensity of development on a site should be compatible with restrictions imposed by the natural environment and the characteristics of the local community.

5. While the mid-county Gateway area will continue to serve as a major employment center for Pinellas County and the Tampa-St. Petersburg-Clearwater Metro Area, Pinellas County will continue to support a land use pattern that disperses employment opportunities throughout the County so that residents are able to work close to home.

6. In order for Pinellas County to remain competitive in the regional and global economy, the County must educate, attract, and retain a well-trained workforce. This requires a commitment to provide the following: an excellent K-12 educational system available to all students, quality post-secondary educational institutions, and job-training programs to supplement these secondary and post-secondary educational programs.

7. Pinellas County and its municipalities must work together to support the tourism industry in Pinellas County. Redevelopment and infill development associated with buildout conditions provide opportunities to enhance Pinellas County’s image as a tourist destination by improving or replacing outdated and blighted retail strip centers, tourist accommodations, and commercial areas.

8. When properly planned, managed, and coordinated, Pinellas County’s natural, cultural, scenic, and historic resources expand the range of experiences and activities available to residents and tourists visiting this urban county. This has the positive effect of increasing the County’s tourist base.
FUTURE LAND USE ELEMENT
MAJOR FINDINGS

1. As of 2001, the unincorporated area of Pinellas County (65,374 acres) constitutes 42.90 percent of the total countywide net acreage. This represents a decrease of 1,728 acres of unincorporated area since 1996. [02-80]

2. Within the unincorporated area in 2001, single-family residential development represented the largest category of existing land use (30 percent of the total net acreage). Conservation/preservation was the second largest category of existing land use within the unincorporated County (23.43), and it is the category with the greatest percentage increase since 1989. [02-80]

3. Unincorporated Pinellas County, in 2001, contained 3,782 acres of developable vacant land. This is a decrease of 4,303 acres of developable land in the unincorporated area since 1996. Since 1989, the percentage of the unincorporated County identified as vacant and developable has decreased from 24 percent to 6 percent. It is anticipated that 69 percent of the remaining developable vacant land will be developed for residential uses, while 24 percent of the developable vacant land is to be developed for either commercial, office, or industrial uses. The substantial portion of the County’s remaining vacant land is now located in the Gateway/Mid-Pinellas Area where I-275, Ulmerton Road, Gandy Boulevard, U. S. Highway 19, and 49th Street converge. [02-80]

4. While the amount of developable vacant land has decreased since 1989, the amount of land used for preservation and conservation purposes has increased from 13.25 percent in 1989 to 23.43 percent in 2001. Much of the increase in preservation and conservation land uses was due to purchases made by the Board of County Commissioners through its Parkland and Endangered Lands Acquisition Program. [02-80]

5. Since 1989, the majority of amendments to the Future Land Use Map involved parcels of ten acres or less.

6. Due primarily to public acquisitions of environmentally sensitive areas, Pinellas County initiated amendments to the Future Land Use Map have resulted in an increase in areas with either a Preservation or Preservation-Resource Management designation. Most of these amendments occurred in the East Lake Tarpon Area (Sector 2), the Palm Harbor Area (Sector 3), and the areas known as Highpoint and Gateway in Sectors 8 and 11.

7. Nearly half of unincorporated Pinellas County is designated on the Future Land Use Map (FLUM) with residential categories of 7.5 units per acre or less. Approximately 23.43 percent of the unincorporated County is designated as either Preservation or Preservation-Resource Management on the FLUM. [02-80]
8. As the amount of developable vacant land decreases, development within the unincorporated County appears to occur primarily on scattered vacant parcels in highly urbanized areas or as the continuation of previously approved projects in lesser urbanized areas.

9. There is only limited physical deterioration of buildings within the commercial and industrial areas of the unincorporated County. However, vacancy rates are beginning to increase in some of the shopping centers within the unincorporated County.

10. Pinellas County continues to restrict development within flood-prone areas by restricting residential densities within those areas and through the use of land development regulations. The Pinellas County Floodplain Management Plan indicates that the areas experiencing repetitive flood damage were built prior to the County’s participation in the National Flood Insurance Program. [02-80]

11. The Florida Administrative Code defines the County’s Coastal High Hazard Area as including Evacuation Level A. This has little effect upon the unincorporated County as the Board enforces previously adopted policies restricting densities up to 5 units per acre and prohibiting the placement of new or expanded hospitals, nursing homes, adult living facilities, and mobile home developments within the Evacuation Level A. [02-80]

12. Pinellas County continues to promote redevelopment of blighted areas within the unincorporated County. Presently, redevelopment is proceeding in the Dansville and Greater Ridgecrest communities in the Greater Largo Area (Sector 7), Windtree Village in the Highpoint Area (Sector 8), and the Central Lealman community in the Greater Pinellas Park Area (Sector 10). [02-80]

13. Pinellas County has been able to restrict development within the environmentally sensitive areas of the unincorporated County. This has been accomplished by implementing the goals, objectives and policies of the Comprehensive Plan, amending and enforcing the County’s Land Development Code, and acquiring land.

14. As of 2001, the permanent population for Pinellas County was 929,208. [02-80]

15. As Pinellas County has grown, several distinctive communities have become established within the unincorporated areas of the County. Many of these communities are a reflection of early settlement patterns within the County. There has been increasing interest by the residents of these distinctive communities, as well as by the Board of County Commissioners, to maintain the integrity and distinctiveness of these communities.

16. As build-out of Pinellas County approaches, land use planning will deal more frequently with issues pertaining to redevelopment, the vitality of neighborhoods, and changes of established land use patterns.

1.1. Objective: Development intensities shall be compatible with environmental features and with surrounding land uses, both developed and undeveloped.

1.1.1. Policy: Standards of density and intensity for all land uses shall be listed in Table 4 of the Future Land Use Element and incorporated as part of this policy.

1.1.2. Policy: The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density and intensity standards contained within the Future Land Use Element.

1.1.3. Policy: Plan designations shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

1.1.4. Policy: The Board shall implement land development regulations that are compatible with the density and intensity standards of those land use categories defined in the Future Land Use Element.

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

1.1.6. Policy: Special exception land uses when authorized by the Board of Adjustment after a determination of compliance with the standards specified in the Zoning Chapter of the Pinellas County Land Development Code shall be consistent with the Zoning Chapter of the Pinellas County Land Development Code.

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

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

1.1.10. Policy: The Residential/Office Limited, Residential/Office General, Residential/Office/Retail and Community Redevelopment District-Activity Center land use categories shall require a mixture of uses distributed as follows within each category: Residential (10 percent to 30 percent), and Non-residential (70 percent to 90 percent). [02-36]

1.2. Objective: Pinellas County shall annually review, and amend as necessary, land use and development code provisions which restrain development and redevelopment in areas such as hurricane velocity zones and flood-prone areas to comply with the most recent standards of the National Flood Insurance Program and all other applicable federal and state regulations, including any relevant findings derived from interagency hazard mitigation reports, in order to protect property and the health, safety and welfare of all residents.

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[ORD. 02-36] 05/07/02

1.2.1. Policy: Development or redevelopment in storm impact areas shall be restricted
based upon the National Disaster Planning objectives and associated with those objectives shall be consistent with the criteria in Damage Prevention and Flood Plain Management provisions of the Land Development Code.

1.2.2. Policy: The Land Development Code provisions regulating development or redevelopment in flood-prone areas shall be reviewed and amended as necessary based upon the criteria in the National Flood Insurance Program.

1.2.3. Policy: The Local Planning Agency shall review those interagency hazard mitigation report recommendations addressing the elimination or reduction of land uses that are susceptible to damage by natural hazard, and shall recommend to the Board any changes to the Future Land Use Map and/or Plan policies considered critical to reducing, or mitigating, such hazard.

1.3. Objective: Pinellas County shall promote the redevelopment and renewal of designated blighted areas within the unincorporated County, as outlined in the Consolidated Plan required by the United States Department of Housing and Urban Development, and adopted by the Board of County Commissioners.

1.3.1. Policy: The Pinellas County Department of Community Development shall administer the Consolidated Plan.

1.3.2. Policy: The LPA, in conjunction with the departments of Community Development and Development Review Services, shall undertake land use and zoning studies within designated blighted areas to determine whether there are specific land use and zoning issues that should be addressed to prevent additional deterioration and/or to encourage revitalization in blighted areas.

1.4. Objective: The LPA of the Board of County Commissioners shall identify existing land uses that are inconsistent with characteristics of the surrounding area on a case by case basis or through the completion of specific area studies.

1.4.1. Policy: Pinellas County’s program for eliminating or reducing these inconsistent land uses shall be based upon the regulations for nonconforming uses contained in the Pinellas County Land Development Code and any other applicable ordinances which may be developed.

1.5. Objective: Pinellas County shall continue to implement future land use policies which restrict the proliferation of urban sprawl at a density which is not compatible with support facilities.
1.5.1. Policy: The County shall continue to utilize a maximum density of 0.5 units per gross acre in the northern portion of Sector 2 as a mechanism to contain urban sprawl and protect the County's wellfields.

1.5.2. Policy: Within the constraints imposed by approved major projects and developments of regional impact, the Future Land Use Element for Sector 2 shall continue to maintain a gradient of decreasing residential densities from west to east and from south to north within the Sector.

1.5.3. Policy: The Board shall continue to pursue acquisition of open space and environmentally sensitive areas.

1.5.4. Policy: The Board shall continue to designate environmentally sensitive areas as Preservation on the Future Land Use Map.

1.6. Objective: Through the application of innovative land development regulations the County will support planned residential developments and mixed land use development techniques which include intensity and use restrictions designed to make these developments more liveable and compatible with the natural environment.

1.6.1. Policy: The Board shall continue to utilize its innovative development regulations and staff shall continue to examine innovative techniques used elsewhere for incorporation into the Board's planning and regulatory program.

1.7. Objective: The scenic/non-commercial corridor policies adopted in the Comprehensive Plan shall continue to be enforced to preserve the scenic/non-commercial designations approved by resolution by the Board of County Commissioners for specific transportation corridors, and to protect their traffic carrying capacity.

1.7.1. Policy: Land uses along designated scenic/noncommercial corridors shall be managed to protect the traffic carrying capacity and the scenic nature of these roadways.

1.7.2. Policy: Low density residential development (0-5 units per acre) shall be the preferred land use along designated scenic/noncommercial corridors with the intent of keeping residential densities as low as possible within that range.

1.7.3. Policy: On an annual basis, Pinellas County shall review, and amend as necessary, the County Land Development Code in order to ensure that development and redevelopment is consistent with the desire to preserve, and where possible, enhance the scenic vistas along designated scenic/noncommercial corridors.

1.7.4. Policy: The County shall coordinate with municipalities on implementation of the
1.8. **Objective:** Pinellas County shall implement its land use policies in a manner that clearly defines the future land use categories and the regulations pertaining to them that manage growth in Pinellas County.

1.8.1. **Policy:** Land use categories shall be defined with enough detail to minimize internal conflict among uses and to provide precise indications of the level of development for facility and services planning.

1.8.2. **Policy:** Zoning, signage, subdivision, and other existing County land development regulations that are discussed in any element of the Pinellas County Comprehensive Plan or have been approved by the Board of County Commissioners shall be consistent with the Plan and include additional regulations that are specified by and based upon the Plan.

1.8.3. **Policy:** Pinellas County shall continue to use the Countywide Sign Ordinance as the basis for County regulations pertaining to signs to meet the safety, environmental, and aesthetic needs of the County.

1.9. **Objective:** Pinellas County shall restrict the proliferation of strip commercial development in areas where it has not yet become established as the predominant commercial land use pattern.

1.9.1. **Policy:** Pinellas County shall promote the concentration or clustering of community or neighborhood commercial development in order to achieve optimal land use relationships, avoid commercial intrusion and impacts into established neighborhoods, achieve compatibility with traffic movement objectives, minimize air pollution, and serve the immediate retail shopping needs of limited or defined geographic areas.

1.9.2. **Policy:** Pinellas County shall permit commercial development in a manner that will maintain the economic vitality of recognized and established commercial areas.

1.10. **Objective:** The Future Land Use Map and land use policies shall define the location, type, and intensity of industrial activities that may be operated in order to diversify the County's economy and provide a broad range of employment opportunities to the County's residents.

1.10.1. **Policy:** The Land Development Code shall continue to be reviewed and amended as necessary to restrict the impacts of industrial development upon surrounding land uses and the natural environment. A review of the Land Development Code will evaluate the efficacy of various techniques such as minimum setbacks and buffering requirements, groundwater protection measures, distinguishing between where industrial activity is allowed as
either a permitted or a conditional use, restrictions on certain industrial activities occurring outdoors, and the application of performance standards.

1.10.2. Policy: Industrial development shall be encouraged to locate within industrial parks having adequate access to transportation facilities and public utilities.

1.10.3. Policy: In areas where the full range of activities permitted under the Industrial Limited category is not appropriate, Pinellas County may allow research/development and light intensity manufacturing/assembly activity as conditional uses upon properties designated on the Future Land Use Map as Commercial General or Residential/Office/Retail as long as specific criteria identified in the Pinellas County Zoning Code are met.

1.11. Objective: Pinellas County’s comprehensive planning program and land development regulations shall be amended, as necessary, in response to the particular issues associated with the increasing scarcity of vacant developable land in the County.

1.11.1. Policy: By February 1999, Pinellas County shall identify the immediate and potential long-term effects of the scarcity of vacant developable land on economic development, housing, and other community resources. As part of this planning effort, the Local Planning Agency may recommend appropriate amendments to the Pinellas County Comprehensive Plan and Land Development Code based on changing development opportunities and how to balance that against a community and its character and natural resources.

1.11.2. Policy: Pinellas County shall coordinate this planning effort identified in Policy 1.11.1. with other local governments and with the appropriate regional and state agencies.

1.12. Objective: Pinellas County, through its comprehensive planning program and land development regulations shall support efforts to create, recreate, mixed use Community Redevelopment District-Activity Centers at locations where such development is compatible with the community character, local traditions and historic heritage, infrastructure capacities, the natural environment, and the overall vision of the community. [02-36]

DCA 02-01
[ORD. 02-36] 05/07/02

1.12.1. Policy: Pinellas County shall establish the Community Redevelopment District-Activity Center Future Land Use Map category to recognize those areas of
the County that are appropriate locations for mixed uses that serve as community focal points of commerce, employment, and housing. [02-36]

1.12.2. Policy: Community Redevelopment District-Activity Centers shall enhance, and not compromise, the integrity and viability of existing and planned residential neighborhoods. [02-36]

1.12.3. Policy: Community Redevelopment District-Activity Centers shall encourage development that creates a strong sense of community identity through consideration of such mechanisms as optional and/or required urban design and architectural design criteria, recognizing historic setback patterns and lot sizes, the creation of places that are oriented to the pedestrian and alternative modes of travel such as bicycle use, providing greenspace and landscaping in public spaces, and other appropriate mechanisms that may be specific to a particular location. [02-36]

1.12.4. Policy: When considering a Future Land Use Map amendment to designate a Community Redevelopment District-Activity Center, implementation of Policies 3.2.3. and 3.2.4. of the Future Land Use Element shall take into consideration the area’s historic development pattern, the interrelationship of the proposed designation with the surrounding community, whether the proposed Community Redevelopment District-Activity Center has historically served as a community focal point, the impact of traffic patterns resulting from mixed use development and an emphasis on pedestrian activity and non-motorized modes of travel, and the ability of the surrounding road network to distribute vehicle trips away from road corridors experiencing concurrency problems. [02-36]

1.13. Objective: Pinellas County shall preserve and seek to enhance established community values, a community’s unique identity, and their social support structure. [02-80]

1.13.1. Policy: As appropriate, and as resources allow, the Capital Improvements Element shall include any public facilities that have been identified to implement this objective. [02-80]

1.13.2 Policy: Consistent with the purpose and intent of the Comprehensive Plan, Section 134-82(c) of the Land Development Code, Pinellas County shall make decisions, both unincorporated and countywide, that do not detract from the established community identity and social support structure but, instead, serve to preserve and enhance that identity and structure. [02-80]

1.14. Objective: Pinellas County shall develop and pursue an overall beautification program for landscaping the County’s roadway corridors and shall provide funds for
implementing this program. [02-36]

1.14.1. Policy: By October 1, 1998, Pinellas County shall initiate a landscaping program for the public rights-of-way along the arterial and collector roadways of the County. This program shall use native and drought-tolerant trees and plants where feasible. [02-36]

1.14.2. Policy: Pinellas County’s overall beautification program shall further other applicable objectives and policies of the Comprehensive Plan as they relate to such goals as water conservation and the use of native and drought-tolerant vegetation. [02-36]

2. GOAL: PINELLAS COUNTY’S PLAN SHALL PROMOTE A BALANCED RELATIONSHIP BETWEEN THE NATURAL ENVIRONMENT AND DEVELOPMENT.

2.1. Objective The Pinellas County Land Development Code shall be applied in a manner that ensures compatibility between the Future Land Use Map, existing environmental conditions and constraints, as well as environmental management goals.

2.1.1. Policy: Environmentally-sensitive lands which are designated by the Preservation land use category on the Future Land Use Map, shall be protected through the application of existing land development regulations or the development of new regulations.

2.1.2. Policy: Designated open space areas shall be retained as undeveloped land suitable for passive recreation, conservation, or aesthetic uses to provide opportunities to appreciate the natural environment.

2.1.3. Policy: The natural environment shall be both preserved and enhanced by a sensitive land use program which will include adherence to, but not be limited to, the following chapters of the Land Development Code: Habitat Management and Landscaping; Floodplain Management; Flood Damage Prevention; Site Development and Platting; Comprehensive Zoning Regulations; and any other applicable regulations that deal not only with on-site environmental concerns but also with surrounding land uses.

2.1.4. Policy: The Local Planning Agency of the Board shall continue to recommend provisions within the zoning regulations for retaining open space and preserving groundwater-recharge-characteristics in both developed and developing areas of the County.
2.2. **Objective:** Pinellas County shall continue its proactive program for managing the impacts of development upon the County’s natural resources (including wetlands, uplands, and the marine environment), and shall continue to ensure that these resources are successfully integrated into the urban environment such that the overall function and viability of these areas is maintained, or where practical, enhanced or restored.

2.2.1. **Policy:** Significant wetlands and twenty-five year floodplains shall continue to be protected and conserved by their existing designations of Preservation on the Future Land Use Map (FLUM), as adopted by the Board and based upon the comprehensive assessments performed by Pinellas County to evaluate, and subsequently identify, those wetland and floodplain resources with significant value or function.

2.2.2. **Policy:** Where development activity results in an adverse impact to wetlands, or unique ecosystems as determined by Pinellas County, mitigation by the developer shall be considered as one means to compensate for the loss of natural system function when the impact is unavoidable.

2.2.3. **Policy:** Pinellas County shall continue to use a variety of methods for protecting the County’s open space areas and natural resources (including wetlands) which include, but are not limited to, the acquisition of open space and environmentally sensitive areas, allowing the Transfer of Development Rights (TDRs), and requiring upland buffers adjacent to wetlands and other natural environments identified by Pinellas County.

2.2.4. **Policy:** Pinellas County shall continue to protect the natural resources of the County through, at a minimum, the application of the Pinellas County Stormwater Management Plan and the Florida State Implementation Plan addressing air quality, as well as enforcement of the Flood Damage Prevention, Flood Plain Management, Habitat Management and Landscape, and the Pinellas County Water and Navigation Control Authority sections of the Land Development Code, and the Future Land Use Map. (Formerly Objective 2.2.)

2.2.5. **Policy:** Shorelines shall be protected by preservation land use designations, aquatic preserves, development setbacks, public acquisition, or other measures as deemed necessary.

2.2.6. **Policy:** Natural drainage features/areas shall be utilized where possible as part of the Pinellas County Stormwater Management Plan.

2.2.7. **Policy:** No development use shall occur over natural water areas unless so indicated as a recognized use on the Future Land Use Map.
2.2.8. Policy: The potable water system, wellfields, wellheads and recharge areas shall be protected through ongoing implementation of the County’s groundwater protection program; by the County’s continued acquisition of environmentally sensitive areas; by permitting in the area east of East Lake Road and north of Keystone Road in the vicinity of the Eldridge-Wilde wellfield only preservation, open space, and very low density (0.5 unit per acre) land uses, and institutional uses approved through the County’s conditional use process that are consistent with the very low density characteristics of the area; by regulation of borrow pits, and by prohibiting landfills and additional commercial and industrial land uses within the zones of protection determined by the County’s groundwater protection program.

2.2.9. Policy: Natural drainage storage areas shall continue to be preserved by land use provisions.

2.2.10. Policy: Pinellas County shall continue its program of integrated land and water resource planning and management, as exemplified by the commitment to comprehensive watershed studies and the preparation of management plans, by the enforcement of a comprehensive wellhead protection program including land use restrictions, permitting and monitoring criteria, and land acquisition, by ongoing implementation of a multi-faceted water conservation and demand reduction program, by exploring reasonable technologies for water supply, and by the application of Comprehensive Plan policies and land development regulations directed at such things as habitat management and enhancement, promotion of native and drought tolerant plantings, wetland protection, stormwater treatment, and floodplain management.

2.2.11. Policy: Pinellas County shall work with the Southwest Florida Water Management District and the Tampa Bay Regional Council in reviewing and updating information on the regional and local public potable water resources maps by February, 1999.

2.2.12. Policy: Pinellas County shall continue to identify and protect isolated wetlands and other environmentally sensitive vegetative communities and habitats through the site plan process, which includes the application of project-appropriate land development regulations, conservation easement requirements, staff review of pertinent vegetation and habitat information, specific permitting requirements, and field work by development review staff.
2.2.13. Policy: Pinellas County shall continue to participate in efforts, such as those underway by the Tampa Bay National Estuary Program, and via local watershed planning initiatives, to identify significant wetland and other habitat areas for protection, restoration and/or enhancement. In addition, by February 1999, staff will review, at a minimum, the maps and related information from the Florida Game and Fresh Water Fish Commission and the Southwest Florida Water Management District to ensure that the most accurate information is being used at all times, and to determine if there are additional significant wetland areas that should be amended to Preservation or Preservation-Resource Management on the Future Land Use Map.

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

3.1. Objective: The Pinellas County Concurrency Management System will ensure the compatibility of all proposed development with the capacities of the existing and planned support facilities for which a level of service standard has been adopted in this plan.

3.1.1. Policy: The Concurrency Management System will ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.

3.1.2. Policy: On an annual basis, the local planning agency of the Board shall develop and recommend adoption of a concurrency test statement that assesses the demands of existing and committed development upon support facilities.

3.2. Objective: The Concurrency Management System, applicable policies within the Pinellas County Comprehensive Plan, and the standards and the locational and use characteristics as set out in Table 4 of the Future Land Use Element comprise the County’s program in which development shall be coordinated with the availability of public and private utilities

3.2.1. Policy: Land use location and intensity shall be accurately defined and monitored through the Concurrency Management System, the Future Land Use Element, including Policy 1.1.1., to ensure coordination with the availability of facilities and services
3.2.2. Policy: Pinellas County’s Land Development Regulations shall require developers to submit their proposed development plans to the affected public utilities, who will in turn submit to the County, prior to the County's issuance of development orders or building permits, a statement of their ability to serve the proposed development.

3.2.3. Policy: Pinellas County shall discourage approval of Zoning and/or Future Land Use Map (FLUM) amendments that would increase the number of trips generated on corridors designated as long term concurrency management, congestion containment and constrained corridors in the Concurrency Statement. [02-80]

3.2.4. Policy: Pinellas County shall discourage approval of Future Land Use Map (FLUM) amendments that would increase the number of trips generated on corridors operating at peak hour level of service E and F in 2005 and 2015 as identified in the Transportation Element.

3.2.5. Policy: As a part of its water supply and water resource protection program, Pinellas County shall continue to implement its concurrency management system, to schedule capital improvements, and to make land use and development-related decisions which consider both existing and projected water demand as well as fiscal and environmental constraints.

3.3. Objective: Pinellas County Land Development Regulations shall require that the level of population density and development intensity in the coastal planning area shall be compatible with the evacuation capabilities provided for in the hurricane evacuation program.

3.3.1. Policy: In order to limit the exposure of residents and property to coastal hazards and not increase existing and planned demands on hurricane evacuation corridors and public shelters, the population density and development intensity within the coastal planning area shall be consistent with Policies 1.3.2. through 1.3.5. of the Coastal Management Element.

3.4. Objective: The Pinellas County Concurrency Management System shall insure that building permits and development orders for developments of regional impact are not authorized unless the needed support facilities and services are available or such authorization is conditioned on the availability of the facilities and services necessary to serve that development at the time it is needed.

3.4.1. Policy: Pinellas County’s Concurrency Management System shall include, as a minimum, level of service standards for roadways, potable water, sanitary sewer, solid waste, drainage and recreation and open space.
3.5. Objective: Pinellas County’s land development regulations shall be applied to ensure the availability of suitable land for utility facilities necessary to support development.

3.5.1. Policy: The County shall maintain procedures in cooperation with utility companies by which the utilities are informed of development occurring in the County.

3.5.2. Policy: Public utilities shall be permitted in all future land use categories including planned residential developments and developments of regional impact provided the performance standards in the Power Plant Siting Act, Transmission Line Siting Act, Pinellas County Future Land Use Element, Pinellas County Zoning Regulation, and any other applicable Land development regulations are met.

3.6. Objective: Development and redevelopment activities along U.S. Highway 19 shall be consistent with state and local efforts to provide an efficient north/south limited access highway corridor within Pinellas County.

3.6.1. Policy: Mixed-use development, as provided in the Residential/Office/Retail future land use designation, shall continue to be the preferred land use pattern along U.S. Highway 19. The restrictive floor area ratio and residential density requirements of this designation shall be utilized to limit the impact of development upon the traffic-carrying capacity of U.S. Highway 19.

3.6.2. Policy: The number of curb cuts on U.S. Highway 19 providing access to businesses and other development located along this corridor shall be kept to a minimum by requiring new development and redeveloped sites to provide access to adjacent projects whenever feasible.

3.7. Objective: The Future Land Use Element of the Pinellas County Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan, including the categories, rules, policies, and procedures thereof.

3.7.1. Policy: Pinellas County shall, as a component of its Future Land Use Element, establish and maintain consistency with the Countywide Future Land Use Plan.

3.8. Objective: Pinellas County shall support efforts that facilitate coordination of planning between the County and the School Board for the location and development of public educational facilities.
3.8.1. **Policy:** 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.

3.8.2. **Policy:** Public educational facilities of the School Board are an allowable use within the following future land use categories:

- Residential Rural
- Residential Estate
- Residential Suburban
- Residential Low
- Residential Urban
- Residential Low Medium
- Residential Medium
- Residential/Office General
- Residential/Office Limited
- Institutional

3.8.3. **Policy:** 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 3.8.2. shall only be allowed upon a determination by Pinellas County that the proposed site is consistent with the Pinellas County Comprehensive Plan.

3.8.4. **Policy:** In addition to consistency with the Pinellas County Comprehensive Plan, the proposed location of a new or expanded public educational facility of the School Board within one of the land use categories listed in Policy 3.8.2. shall be reviewed and considered with the following general criteria:

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

2. The site area of the proposed location is adequate for its intended use based on the State Requirements for Educational Facilities and provides sufficient area to accommodate all needed utilities and support facilities buffering of surrounding land uses.

3. Based on the Five-Year Capital Improvement Program of the School Board and the Pinellas County Comprehensive Plan, there will be adequate public services and facilities to support the public educational facility.

4. There are no significant environmental constraints that would
preclude development of a public educational facility on the site.

5. There will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by a local government as locally significant historic or archaeological resources.

6. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.

7. The proposed location is not in conflict with the County’s Stormwater Management Plan and any watershed management plans adopted by the County, if applicable.

8. The proposed location is not in a velocity flood zone or a floodway.

9. The proposed location can accommodate the required parking and anticipated queuing of vehicles onsite.

10. The proposed location lies outside the area regulated by section 333.03(3), F.S., regarding the construction of public educational facilities in the vicinity of an airport.

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

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

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

**Middle Schools**

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

2. Outdoor recreational facilities and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.
High Schools

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

2. Stadiums, outdoor recreational facilities, and similar support facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

Vocational-Technical Schools

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

2. Industrial education facilities shall be located and buffered on the proposed site to minimize impacts on adjacent properties.

3.8.6. Policy: Proposed locations that are less than the standard site acreage as prescribed in the Florida Department of Education State Requirements of Educational Facilities may be determined to be consistent with the Pinellas County Comprehensive Plan provided the requirements of s.235.19(3), F.S., are met and off-site impacts can be adequately mitigated.

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

3.8.8. Policy: At the time of consistency determination, Pinellas County may impose reasonable conditions for development of the site as it relates to any of the criteria in Policies 3.8.4. and 3.8.5. above. Conditions may not be imposed which conflict with those established in Chapter 235 of the Florida Statutes or the State Uniform Building Code, unless mutually agreed.

3.8.9. Policy: Before a significant change of program at a public educational facility is implemented, the School Board and Pinellas County shall require a review of the facility’s onsite and offsite impacts. The School Board and the County will work cooperatively to mitigate onsite and offsite impacts, including impacts to public facilities, identified through the
3.8.10. Policy: Pinellas County and the School Board shall annually coordinate in the development of their respective capital improvement programs.

3.8.11. Policy: The policies in Objective 3.8. above are assumed to be consistent with, and do not nullify or conflict with, the provisions in Chapter 235, F.S.

3.9. Objective: Consistent with Chapter 163.3177(6)(a), F.S., and consistent with the County’s future land use policies, Pinellas County will explore those opportunities where co-location of public facilities and public schools provides a mutual benefit and represents an efficient use of finances and staff resources. [99-77]

3.9.1. Policy: As the opportunity arises, and in coordination with the Pinellas County School Board, the County will evaluate the ability to co-locate existing or planned school sites with other public facilities, including but not limited to: emergency shelters, bike and pedestrian pathways, libraries, parks, and community and recreational centers and facilities. [99-77]

3.9.2. Policy: The County and the School Board will annually share information and assess future needs to identify areas of mutual concern and financial savings concerning the construction and operation of public facilities. [99-77]

3.9.3. Policy: Should the County and the School Board determine that the co-location of public facilities is mutually advantageous and desirable, the appropriate method of agreement will be decided upon, and could include such options as, but not be limited to, interlocal agreement, Board resolution, or memorandum of understanding. [99-77]
**TRANSPORTATION ELEMENT**

**MAJOR FINDINGS**

**Traffic Circulation**

1. Continued expansion of the road network is important to the County's economic growth and future mobility needs. However, expanding roadway capacity also leads to increased traffic demand, thereby limiting its long-term impact on alleviating traffic congestion.

2. Issues related to environmental impacts, neighborhood intrusion and right-of-way acquisition have become more pronounced since 1989 with the alignment of road projects often traversing through corridors abutting established residential and commercial development. These constraints have led to major road projects being deferred or down-sized.

3. The supply of vacant land available for development in the County comprises less than 11 percent of the net acreage in the County compared to more than 18 percent in 1989. A significant portion of this land exists within small subdivided parcels. Therefore, it is expected that future traffic demand generated within the County will revolve around infill and redevelopment projects.

4. Nearly 17 percent of the vehicle trips in Pinellas County originate from outside its boundaries. By 2015, this number is expected to increase to 21 percent.

5. With the emergence of physical and policy constraints affecting the feasibility of improving congested roadways, a greater emphasis should be placed on increasing mobility through strategies that do not involve road expansion. Examples of these strategies include small-scale physical and operational improvements, demand management strategies (e.g., ride-sharing and vanpooling) and the encouragement of alternative travel modes (e.g., bicycle, transit).

6. Used on its own, the established letter grade system of measuring levels of service (i.e., LOS A, B, C, D, E and F), which is based primarily on travel speeds, can be misleading as an indicator of roadway performance. Factors such as volume-to-capacity (v/c) ratios, which measure roadway congestion, and duration of congestion also need to be considered to derive a more accurate assessment of roadway performance.

7. The escalating cost of right-of-way acquisition has become a prohibitive factor in the implementation of road improvement projects in Pinellas County. Right-of-way costs for County road projects rose from $6 to $7 per square foot in 1989 to $28 per square foot in 1995.
Land Use Coordination and Highway Beautification

1. Approval of Future Land Use Map amendments that increase trips on roads with deficient levels of service under current and future operating conditions adversely impact these facilities.

2. Highway beautification improves the aesthetic quality of the County's road corridors while providing a traffic calming effect that can improve safety conditions for motorists, bicyclists and pedestrians.

Bicycle and Pedestrian Travel

1. Providing continuous networks of bicycle and pedestrian facilities is of primary importance in encouraging bicycling and walking for commuter as well as recreational purposes.

2. Most developments in Pinellas County do not provide on-site accommodations for bicyclists, such as bicycle storage areas. These types of amenities are needed to encourage bicycling, especially for commuting purposes.

3. Most developments in Pinellas County do not provide separated and/or buffered walkways extending from existing sidewalks within road rights-of-way to buildings occupying the site. These walkways are essential to encouraging pedestrian travel to commercial and employment centers.

4. Sidewalks without shaded areas discourage pedestrian activity in warm climates such as Pinellas County's. Landscaping that includes tree canopy along sidewalks is an important factor in encouraging people to use sidewalks.

Public Transportation and Demand Management

1. Future roadway congestion projected to occur on major corridors within the County call for the need to evaluate long-range mobility options such as commuter rail and a guideway system.

2. The predominance of low-density single-family development and highway commercial development in the County serves to encourage a dependency on personal automobile travel while hindering the delivery of traditional fixed-route mass transit services in these areas.

3. Expanding bus shelters throughout the County is important for encouraging people to utilize transit services.
4. A lack of adequate pedestrian facilities exist between bus stops and proximate buildings in Pinellas County. This includes an absence of pedestrian ways within parking areas leading to buildings and of connections from bus stop locations to proximate sidewalks.

5. A large portion of bus passengers are elderly and/or physically impaired. It is especially difficult for these individuals to travel from buses through parking areas to nearby buildings without adequate pedestrian facilities.

6. In fiscal year 1995/96, Pinellas Suncoast Transit Authority ridership reached 8.3 million compared to 7.5 million in fiscal year 1992/93. This was PSTA's highest ridership total since 1986. A major factor contributing to this growth in ridership levels was the increase in daily and 31-day bus passes (GO Cards) issued through Medicaid and the Pinellas County Transportation Disadvantaged Program.

**Safety, Efficiency and Goods Movement**

1. Between 1992 and 1996, the annual fatality rate for pedestrians in Florida was 4.3 accidents per 1,000 people, the highest of any State in the United States. This was also the rate of fatalities for Pinellas County during the same time period.

2. Pinellas County had the lowest bicycle fatality rate of Florida's urban counties in 1995 with 0.57 fatalities per 100,000 people. However, Pinellas County's injury rate for bicyclists in 1995 was the highest of the urban counties in Florida with 73.7 injuries per 100,000 people.

3. The major source of goods movement to and within Pinellas County is freight carrying trucks. Heavy trucks represent approximately three percent of the traffic on the County's major roads.

**Ports, Aviation and Intermodal Facilities**

1. The St. Petersburg-Clearwater International Airport is currently operating at 50 percent capacity.

2. The Airport’s contribution to the Pinellas County economy was reported to have exceeded $461 million in 1995.

3. The Airport serves over one million passengers and 188,000 aircraft annually.
1. GOAL: PROVIDE FOR A SAFE, CONVENIENT, AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM THAT SERVES TO INCREASE MOBILITY, REDUCE THE INCIDENCE OF SINGLE-OCCUPANT VEHICLES, PROTECT ROADWAY CAPACITY, REDUCE THE CONTRIBUTION TO AIR POLLUTION FROM MOTORIZED VEHICLES AND IMPROVE THE QUALITY OF LIFE FOR THE CITIZENS OF PINELLAS COUNTY.

Traffic Circulation and Level of Service

1.1. Objective: All County and State roadways within Pinellas County, not including those identified in the Concurrency Management System as concurrency corridors (e.g., long term concurrency management, constrained and congestion containment corridors) shall operate at level of service C average daily/D peak hour and a volume-to-capacity ratio of less than 0.9. Florida Intrastate Highway System (FIHS) facilities, with the exception of US Highway 19 for an interim period described in policy 1.1.8, shall operate at a level of service that is consistent with Rule 14-94, F.A.C.

1.1.1. Policy: Improvements undertaken by Pinellas County or the Florida Department of Transportation on roads operating at peak hour level of service (LOS) E and F shall be designed to alleviate the substandard level of service conditions to the extent feasible.

1.1.2. Policy: Capacity improvements necessary to alleviate existing level of service deficiencies shall be constructed as scheduled in the Pinellas County Capital Improvements Element (CIE).

1.1.3. Policy: Pinellas County shall continue to undertake “parallel relief” projects to help mitigate existing deficiencies on the State Highway System. These projects include improvements to County Road 501, County Road 1 and County Road 611 to relieve Alternate US Highway 19 and US Highway 19 for north-south traffic. For east-west traffic, the County shall continue to implement improvements to County Road 296 to help relieve traffic congestion on Ulmerton Road. The CIE shall be amended as necessary to include these projects.
1.1.4. Policy: Pinellas County shall minimize the impacts of development on constrained and backlogged corridors through the implementation of land development restrictions and transportation management plan (TMP) strategies through the application of the Concurrency Management System. Backlogged roads are designated as congestion containment corridors in the Concurrency Management System Section of the Comprehensive Plan and in the Land Development Code.

1.1.5. Policy: The adopted level of service (LOS) standard on backlogged/congestion containment roads is LOS F. The County shall identify these roads in Table 1-3 of the Transportation Element which will be amended as necessary to reflect the addition or removal of facilities designated as congestion containment in the Concurrency Test Statement. The County shall strive to protect the traffic carrying capacity and to improve LOS conditions on these facilities through the implementation of policies 1.1.2., 1.1.3. and 1.1.4.

1.1.6. Policy: The adopted level of service (LOS) standard on constrained roads shall be LOS F. The County shall identify constrained roads in Table 1-3 of the Transportation Element which will be amended as necessary to reflect the addition or removal of facilities designated as constrained in the Concurrency Test Statement. The County shall strive to protect the traffic carrying capacity and improve level of service conditions on these facilities through the implementation of policies 1.1.3. and 1.1.4.

1.1.7. Policy: Corridor strategy plans developed by the MPO through the participation of FDOT and affected local governments will contain recommendations for the implementation of transportation improvements and management strategies in constrained corridors. Pinellas County will apply the following policies pursuant to the completion of the individual corridor strategy plans:

A) Pinellas County shall implement corridor strategy plan recommendations in conjunction with other State and local agencies, as approved by the MPO, through the application of the Concurrency Management System and the Capital Improvements Element, as applicable. The CIE shall be amended as necessary to include physical improvements identified in the corridor strategy plans: and
B) The Alternate US Highway 19 Corridor Strategy Plan, including segments between Lakeview Road and the Pasco/Pinellas County Line as the study area, was completed and approved by the MPO in October 1998. Pinellas County shall implement recommended physical and operational improvements in conjunction with other State and local agencies through the amendment and implementation of the Capital Improvements Element, as applicable, by July 1999. Physical and operational improvements and demand management strategies shall be implemented, where applicable, through the Concurrency Management System beginning in July 1998. [99-24]

1.1.8. Policy: US Highway 19, from Klosterman Road to Whitney Road, is part of the Florida Intrastate Highway system and shall be designated in the Comprehensive Plan and the Concurrency Test Statement as a Long Term Concurrency Management Corridor for a 15 year period beginning in 1998. The following policies shall be applied to this facility in the interim period:

A) For the purpose of issuing development orders and permits, an interim level of service standard is hereby adopted for the road segments listed below. The interim level of service standard is “maintain” with an allowable increase in traffic volume such that the maximum allowable average annual daily two-way traffic volume does not exceed a ten percent increase over the existing average annual daily two-way traffic volume existing at the time of the adoption of the “maintain” standard. This interim level of service standard results in the maximum allowable average annual daily two-way traffic volumes for the road segments listed in the following table: [99-24]
Level of Service Standard of Maintain with 10 Percent Increase  
(Resulting Maximum Allowable AADT Volume)

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Notes: Under Lanes/Median column, D=divided, P=partially-controlled access  
AADT = Annual Average Daily Traffic  
PH = Peak Hour

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DCA 98-2/99-1  
B) The CIE shall be amended as necessary to eliminate, defer or delay construction of any improvement project included in the long-term schedule of capital improvements for the US Highway 19 corridor from Klosterman Road to Whitney Road, as listed in Table 16;

C) By July 1999, the CIE (Table 16) shall be amended to include physical improvements prescribed in the US Highway 19 Corridor Action Plan, which addresses the segments located from Curlew Road to Klosterman Road; [99-24]

D) By December 1998, physical and operational improvements and demand management strategies prescribed in the Action Plan shall be implemented through the application of the Concurrency Management System;

E) Impact fees generated from development projects within the corridor shall be earmarked to fund improvement projects identified in the US Highway 19 Corridor Action Plan;

F) For segments not addressed through the Action Plan, the County shall determine appropriate TMP strategies to be implemented by developers as Concurrency Management requirements during the Site Plan Review Process;

G) The implementation of long term concurrency management shall be monitored to evaluate the effectiveness of the implemented improvements and strategies toward improving the level of service conditions on US Highway 19. Evaluations of long term concurrency management on US Highway 19 shall be conducted as needed with the resultant findings being incorporated in an amendment to the Comprehensive Plan. At a minimum, the evaluations of long term concurrency management on US Highway 19 shall be conducted in 2003, 2008 and 2013, with the results being analyzed and addressed as recommended actions, as applicable, in subsequent Evaluation and Appraisal Reports of the Comprehensive Plan; [99-24]
H) The update of the MPO Long Range Transportation Plan, which occurs every three years and of the MPO Transportation Improvement Program (TIP), which occurs each year, includes an assessment of the cost feasibility of transportation improvements. In the event that an update of the MPO Plan or TIP indicates that a project in Table 16 of the CIE is not cost-feasible, Pinellas County shall amend the Plan to identify alternative funding for the project needed to maintain the schedule of improvements. If no alternative funding is available, the Comprehensive Plan shall be amended, as necessary, to comply with the long term concurrency requirements. This shall occur through the annual update and amendment of the CIE; and [99-24]

I) The level of service conditions on the section of US Highway 19 designated as a long term concurrency corridor shall be re-analyzed by 1999 within one year of the completion of the US Highway 19 Action Plan.

1.1.9. Policy: Improvements necessary to alleviate 2005 and 2015 level of service deficiencies on backlogged roads identified in the Transportation Element shall be prioritized and scheduled in the CIP, CIE, the FDOT Five-Year Work Program and the MPO’s Transportation Improvement Program (TIP).

1.2. Objective: Pinellas County, in cooperation with Pinellas Suncoast Transit Authority (PSTA), shall strive to provide transit access for all major traffic generators and attractors with headways less than or equal to 30 minute headways in the peak hour and no greater than 60 minutes in the off-peak period.

1.2.1. Policy: Pinellas County shall implement strategies to increase the efficiency of PSTA fixed-route services by encouraging mass transit use through the application of the Concurrency Management System, the Site Plan Review Process and the implementation of corridor strategy plans.

1.3. Objective: Monitor the LOS standard for transportation facilities/services to ensure that approval of development projects will not result in a reduction in performance below the levels of service adopted in the Comprehensive Plan.
1.3.1. Policy: Pinellas County shall identify facilities operating acceptably in terms of letter grades (better than peak hour LOS E and F), but at volume to capacity (v/c) ratios of 0.9 (where volumes are 90 percent of physical capacity of the road) or better. These facilities shall be identified in an amendment to the Comprehensive Plan in 1998. They shall also be included, along with LOS E and F facilities, as concurrency corridors (i.e., congestion containment, constrained) in the annually adopted Concurrency Test Statement beginning in 1998.

1.3.2. Policy: Within one year following the adoption of the Transportation Element, the adopted level of service standard for mass transit shall be re-evaluated based on Pinellas Suncoast Transit Authority (PSTA) performance data and existing land use activity. If a revised LOS standard is warranted, it will be included in an amendment to the Comprehensive Plan and the Concurrency Test Statement in 1999.

1.3.3. Policy: Pinellas County shall establish mobility goals for constrained facilities by December 1998 based on the findings and recommendations of the Alternate US Highway 19 Corridor Strategy Plan. Numerical indicators shall also be developed from the Alternate US Highway 19 corridor strategy plan in order to measure the achievement of these mobility goals during and subsequent to the implementation of the plan. The numerical indicators and mobility goals will be based on existing and desired performance levels for roads, transit routes and pedestrian and bicycle facilities.

**Land Use Coordination and Highway Beautification**

1.4. Objective: The Transportation Element shall be coordinated with the goals, objectives and policies of the Future Land Use Element in guiding population distribution, economic growth, and the overall pattern of urban development.

1.4.1. Policy: Pinellas County shall coordinate decisions on Future Land Use Map (FLUM) amendments with the need to protect the traffic carrying capacity of roads designated as concurrency management corridors in the Concurrency Test Statement.

1.4.2. Policy: Pinellas County shall coordinate decisions on Future Land Use Map (FLUM) amendments with the need to protect the traffic carrying capacity of roads forecasted to operate at peak hour level of service E and F in 2005 and 2015 as identified in the Transportation Element.

1.4.3. Policy: Pinellas County shall rely on the Future Land Use Map to coordinate planning for transportation facilities, modes and services with the needs of future land use activity, projected population densities and housing and
employment patterns through the regional transportation demand modeling (forecasting) process.

1.4.4. Policy: Pinellas County shall continue to support the establishment of mixed-use and redevelopment within downtowns. This shall occur through the County’s role as the agency responsible for reviewing and/or approving proposed downtown redevelopment plans and associated amendments and any related funding mechanism such as the redevelopment trust fund.

1.4.5. Policy: The MPO-sponsored Pinellas Mobility Major Investment Study final report is scheduled to be released in December 1999. Following the release of the report, Pinellas County shall evaluate the results of the study to determine amendments to the Future Land Use Element and Land Development Code that will be necessary to support the implementation of the mobility alternative recommended by the Study. Any changes deemed necessary shall be included in an amendment to the Comprehensive Plan within one year of the Study’s completion.

1.4.6. Policy: Pinellas County shall support mixed use development and redevelopment in appropriate locations within the unincorporated County through the Residential/Office/Retail and Residential/Office Future Land Use Map categories. In addition, as part of the planning effort identified in Policy 1.11.1. of the Future Land Use Element, the Local Planning Agency shall evaluate whether there is the need for amendments to the Pinellas County Comprehensive Plan and Land Development Code to further support mixed use development.

1.5. Objective: Pinellas County shall enhance and protect scenic vistas on County road corridors.

1.5.1. Policy: Pinellas County shall include landscaping, utilizing native and drought-tolerant plants, where feasible, in the design and construction of CIP/CIE projects involving the expansion of existing roadways. Landscaping along sidewalks using tree canopy to provide shaded areas for pedestrians shall also be considered in the design and construction of CIP/CIE projects.

1.5.2. Policy: Pinellas County shall pursue Highway Beautification grants or other sources of funds to provide for landscaping along major roadways and sidewalks within adjacent rights-of-way.

1.5.3. Policy: Pinellas County shall discourage proposed Future Land Use Map amendments that would allow commercial development along roadways designated as scenic/noncommercial corridors in the Transportation Element.

Right-of-Way Protection and Functional Classification

Compendium - TRANSPORTATION ELEMENT
1.6.  Objective: Provide for right-of-way and corridor protection for existing and future transportation facilities in accordance with the future right-of-way maps contained in the Transportation Element as Figures 3-1, 3-1a, 3-1b, 3-1c and 3-1d. [00-40]

1.6.1.  Policy: Ensure the availability of needed right-of-way, as identified in the future right-of-way maps referenced in Objective 1.6. through the site plan review process.

1.6.2.  Policy: Within one year following the adoption of the Transportation Element, Pinellas County shall amend the future right-of-way maps in order to reflect changes in right-of-way needs.

1.6.3.  Policy: Pinellas County shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use, including stormwater treatment facilities, roads and attendant use.

1.6.4.  Policy: Pinellas County shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use, including stormwater treatment facilities, roads and attendant use.

**Bicycle and Pedestrian Travel**

1.7.  Objective: Encourage bicycle use and pedestrian activity throughout Pinellas County for recreational and non-recreational purposes.

1.7.1.  Policy: Pinellas County will, 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 by adjusting the width of the vehicle lane to a minimum of 11 feet to reserve an area along the outer edge of pavement.
1.7.2. Policy: Where sufficient pavement width exists, Pinellas County will provide a designated bicycle lane with a minimum width of four feet on roads adjacent to curb and gutter and a minimum width of five feet on roads having no curb and gutter. Vehicle lanes shall meet or exceed the minimum width standards.

1.7.3. Policy: When roads are improved to the standards identified in Policy 1.7.2., the bicycle lane shall be designated by marking and signage.

1.7.4. Policy: When it is not feasible for the area intended for bicycle travel to meet the minimum width standards, a bicycle lane will not be designated. However, the width of vehicle lanes may be set at the minimum standard with the outside lane made as wide as possible.

1.7.5. Policy: Maintenance of bicycle-friendly roads should take into account the needs of bicyclists.

1.7.6. Policy: Pinellas County shall include sidewalks alongside roadways scheduled for improvement in its Capital Improvement Program.

1.7.7. Policy: Pinellas County shall develop pedestrian ways and bikeways in and around the vicinity of schools, utilizing utility rights-of-way, along drainage easements, and along facilities such as the abandoned Seaboard Coastline (SCL) Railroad right-of-way acquired for the Pinellas Trail, where physically feasible.

1.7.8. Policy: Pinellas County shall develop pedestrian ways and bikeways in and around the vicinity of schools, utilizing utility rights-of-way, along drainage easements, and along facilities such as the abandoned Seaboard Coastline (SCL) Railroad right-of-way acquired for the Pinellas Trail, where physically feasible.

1.7.9. Policy: Pinellas County shall require sidewalk construction in the rights-of-way of roadways adjacent to properties proposed for development through the application of the site plan review process.

1.7.10. Policy: Pinellas County shall utilize highway beautification and other appropriate funding sources to landscape along sidewalks using tree canopy to provide shaded areas for pedestrians.

1.7.11. Policy: Pinellas County, through its Land Development Code, shall require that all new development make adequate provisions for storage/parking areas for bicycles.
1.7.12. Policy: Within one year following the adoption of the Transportation Element, Pinellas County shall develop incentives for existing development to provide accommodations for bicycle storage/parking areas.

1.7.13. Policy: Within one year following the adoption of the Transportation Element, Pinellas County shall complete an inventory of existing gaps in the pedestrian network on arterial, collector and local roads. Sidewalks needed to close these gaps on County jurisdictional roads shall be constructed through the implementation of the Capital Improvement Program/Capital Improvements Element. Funds available to the County through the Intermodal Surface Transportation Efficiency Act (ISTEA) and other appropriate funding sources shall also be utilized for this purpose. Sidewalk construction needed along State roads in unincorporated Pinellas County shall be coordinated between the County and the Florida Department of Transportation (FDOT). The Concurrency Management System shall supplement these efforts through the implementation of sidewalk facilities by developers as transportation management strategies.

1.7.14. Policy: Within one year following the adoption of the Transportation Element, Pinellas County shall amend the Land Development Code to require and/or encourage separated/buffered walkways (e.g., sidewalks, crosswalks) connecting pedestrian facilities existing within adjacent road rights-of-way to buildings proposed for construction. As an alternative to extending pedestrian facilities through parking areas, the amendment shall allow for proposed buildings to be oriented toward pedestrian facilities in adjacent road rights-of-way.

1.7.15. Policy: Within one year following the adoption of the Transportation Element, Pinellas County shall develop incentives for existing developments to construct separated/buffered pedestrian ways (e.g., sidewalks, crosswalks) to accommodate pedestrian movements within parking areas between buildings and pedestrian facilities in adjacent road rights-of-way.

Public Transportation and Demand Management

1.8. Objective: Pinellas County shall increase the efficiency and effectiveness of 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 demand. Regarding mass transit, this objective shall be furthered through the amendment of the Comprehensive Plan in 2000 to incorporate and implement recommendations of the MPO-sponsored Pinellas Mobility Major Investment Study (MIS).
1.8.1. **Policy:** Pinellas County shall participate in the MPO-sponsored Pinellas Mobility Major Investment Study (MIS), which will analyze and evaluate land use conditions and policies, land development regulations and funding issues associated with long-term mobility solutions in Pinellas County.

1.8.2. **Policy:** Pinellas County shall participate in MPO-sponsored corridor strategy plans, compiling and analyzing information on existing land uses, future land use plans, existing traffic patterns and bus stop and sidewalk locations to determine where opportunities exist to implement strategies to encourage mass transit ridership as well as other alternative modes of travel.

1.8.3. **Policy:** Pinellas County shall provide bus stop improvements along major roadways through the application of the Concurrency Management System.

1.8.4. **Policy:** Pinellas County shall support ride-sharing, vanpooling, and the efforts of the County’s Transportation Management Initiatives (TMIs) through the application of the Concurrency Management System which allows employers to participate in such efforts as transportation management plan strategies.

1.8.5. **Policy:** Within one year following the adoption of the Transportation Element, Pinellas County shall develop strategies to increase participation among employees in its ride-sharing program. These strategies shall be supported through a subsequent amendment to the policies of the Transportation Element. In the interim period, prior to amending the policies of the Element, Pinellas County shall continue to coordinate carpooling among participating employees.

1.8.6. **Policy:** Within one year following the adoption of the Transportation Element, Pinellas County shall determine the feasibility and implications of amending the Land Development Code to facilitate the participation of employers in ridesharing or vanpooling programs provided through Bay Area Commuter Services (BACS) through the site plan review process.

1.8.7. **Policy:** Within one year following the adoption of the Transportation Element, Pinellas County shall identify “unmet” transportation disadvantaged needs within unincorporated Pinellas County. Residents in need of transportation assistance shall be informed of services available through the Pinellas County Transportation Disadvantaged Bus Pass Program provided through PSTA.

1.8.8. **Policy:** Within one year following the adoption of the Transportation Element, in cooperation with the MPO, Pinellas County shall develop an inventory of transportation disadvantaged persons that would be affected by an
evacuation order in the event of a natural disaster. Those needing to evacuate to a public shelter who have no personal means available to transport them, shall be provided the opportunity to register with Pinellas County for Special Needs assistance in order to receive transportation assistance.

1.8.9. Policy: Within one year following the adoption of the Transportation Element, Pinellas County shall amend the Land Development Code to require and/or encourage developments to provide separated/buffered pedestrian ways (e.g., sidewalks, crosswalks) connecting bus stops to proximate buildings. Initial efforts shall focus on sites that are frequent destinations of bus passengers.

1.8.10. Policy: Within one year following the adoption of the Transportation Element, Pinellas County shall coordinate with the Pinellas Suncoast Transit Authority to identify locations where the need for pedestrian accommodations between bus stops and proximate buildings frequented by PSTA users is most pronounced from a safety standpoint. Subsequent to this effort, Pinellas County shall develop incentives for existing development to provide separated/buffered pedestrian ways (e.g., sidewalks, crosswalks) to accommodate pedestrian movements within parking areas between bus stops and proximate buildings. Initial efforts shall focus on the locations identified by Pinellas County and PSTA.

Safety, Efficiency and Goods Movement

1.9. Objective: Pinellas County’s transportation system should provide for safety and efficiency in the movement of people and goods.

1.9.1. Policy: Pinellas County shall implement access management standards in accordance with the median opening and driveway connection spacing maps contained in the Transportation Element as Figures 7-2 and 7-3. These standards shall be implemented through the site plan review process and the application of the Access Management and Concurrency Management Sections of the Land Development Code for properties adjacent to County roads.

1.9.2. Policy: Pinellas County shall continue monitoring signalized intersections to coordinate signal timing along major County and State facilities.

1.9.3. Policy: Within one year following the adoption of the Transportation Element, Pinellas County shall review and revise, if necessary, the Truck Routing Section of the Land Development Code, based on the updated MPO and Tampa Bay Region’s Goods Movement Plans.
1.9.4. Policy: Pinellas County shall promote bicycle safety education programs and the enforcement of rules and regulations, in cooperation with the MPO Bicycle Advisory Committee, pertaining to bicycle and motor vehicle use.

1.9.5. Policy: Pinellas County shall continue to monitor high accident-frequency locations on State and County roadways to identify any design or operational improvements that may alleviate hazardous conditions and shall assign a priority implementation of accident reduction improvements through the CIP and TIP development processes.

1.9.6. Policy: Pinellas County shall ensure the availability of adequate transportation facilities for the safe and timely evacuation of high risk areas to prevent loss of life due to natural disasters consistent with the Hurricane Evacuation Plan. Following the completion of the Tampa Bay Regional Council’s hurricane evacuation study of the Tampa Bay Region, which is scheduled to occur in 1998, Pinellas County shall utilize the study information to assess the adequacy of its transportation system to provide for the evacuation needs of the public. The results of this assessment shall be incorporated as an amendment to the Comprehensive Plan by 1999.

1.9.7. Policy: Pinellas County, through its land development regulations, shall require that all new development make adequate provisions for safe and efficient on-site traffic flow and provide adequate parking facilities.

State, Regional and Local Coordination

1.10. Objective: Pinellas County shall coordinate its transportation planning with transportation planning at the local, regional and state level.

1.10.1. Policy: Pinellas County shall coordinate roadway and transit service improvements with the future needs of the St. Petersburg-Clearwater International Airport in the development of the CIP/CIE and the State’s Five-Year Work Program through active involvement in the MPO planning process. This includes County staff participation in the MPO’s Technical Coordinating Committee (TCC) and the Transportation Improvement Program (TIP) Subcommittee and Board of County Commissioner participation as members of the MPO Policy Board.

1.10.2. Policy: Pinellas County shall utilize the MPO’s Congestion Management System (CMS) to help identify small-scale transportation improvements needed on backlogged and constrained roadways. Implementation of such projects shall occur through the Concurrency Management System, as carried out through transportation management plan strategies sponsored by developers, or through the CIP/CIE.
1.10.3. Policy: Through the MPO’s Technical Coordinating Committee, Pinellas County shall seek and incorporate input from local governments, FDOT District 7, the Pinellas Suncoast Transit Authority (PSTA), and the Tampa Bay Regional Council (TBRC) in the process of developing data and analysis necessary to administer and update Pinellas County’s Transportation Element and Concurrency Management System.

1.10.4. Policy: Pinellas County shall seek amendments to the MPO Long Range Transportation Plan, during the MPO Plan Update process, to ensure that it is consistent with the Transportation Element of the Pinellas County Comprehensive Plan.

1.10.5. Policy: Pinellas County shall coordinate the implementation of long term concurrency management and the US Highway 19 Corridor Action Plan with FDOT, the MPO and affected local governments.

1.10.6. Policy: Pinellas County shall coordinate efforts with FDOT to incorporate bicycle and pedestrian-friendly provisions in the design and construction of expansion and re-surfacing projects on State roads, where feasible.

1.10.7. Policy: Pinellas County shall review local government comprehensive plans and plan amendments to ensure that the Transportation Element is consistent with the local plans.

1.10.8. Policy: Pinellas County shall address air quality issues in transportation planning through the MPO’s Technical Coordinating Committee and ensure that the Transportation Element and Concurrency Management System support the Florida State Implementation Plan (SIP), which sets forth actions necessary to maintain National Ambient Air Quality standards.
1.10.9. **Policy:** Pinellas County shall coordinate with FDOT District 7, in accordance with a joint participation agreement (JPA) scheduled to commence in 1998, to re-evaluate the Ulmerton Road corridor for capacity improvements needed to improve existing and future level of service conditions on the facility from Gulf Boulevard to Interstate 275. In addition, following the completion of the re-evaluation study and MPO approval of the study recommendations, Pinellas County shall amend the Comprehensive Plan to incorporate the recommended design changes to Ulmerton Road.

**Ports and Aviation**

Note: None of the “facility ports”, as defined by Rule 9J-5, F.A.C., in Pinellas County fall within the jurisdiction of the Board of County Commissioners, and therefore, are not examined in the Transportation Element.

2. **GOAL:** STIMULATE ECONOMIC DEVELOPMENT IN PINELLAS COUNTY THROUGH THE GROWTH AND EXPANSION OF THE ST. PETERSBURG-CLEARWATER INTERNATIONAL AIRPORT IN A MANNER THAT MINIMIZES IMPACTS ON THE SURROUNDING AREA AND THE ENVIRONMENT AND THAT IS COORDINATED WITH FEDERAL, STATE, REGIONAL AND LOCAL AGENCY, PLANS AND REGULATIONS.

2.1. **Objective:** Expand the operational capacity and economic growth of the St. Petersburg-Clearwater International Airport.

2.1.1. **Policy:** Pinellas County shall expand airfield capacity after annual operations reach 320 thousand.

2.1.2. **Policy:** Contingent on appropriation by the Federal Aviation Administration (FAA), the capacity of the Airport shall be increased by the construction of a new parallel general aviation runway after annual operations reach 320 thousand.

2.1.3. **Policy:** Pinellas County shall coordinate with FDOT in obtaining the necessary funding for construction of access road improvements.

2.1.4. **Policy:** Pinellas County shall construct improvements that are specified and prioritized in the Airport Master Plan through the implementation of the Capital Improvements Element and the MPO Transportation Improvement Program.

2.1.5. **Policy:** Contingent on FAA funding, Pinellas County shall complete a new Airport Master Plan within one year following the adoption of the Transportation Element.
2.2. Objective: Ensure Airport operations are consistent with and protected by the Pinellas County Land Development Code and the Future Land Use Element regarding surrounding land uses and the environment.

2.2.1. Policy: New or expanded Airport facilities shall be directed away from environmentally-sensitive areas and consistent with the Natural, Historical and Cultural Resources Element and the Surface Water Management Element.

2.2.2. Policy: Pinellas County shall enforce the overlay zoning regulations in its Land Development Code that restrict heights of structures and objects of natural growth around the Airport.

2.2.3. Policy: The Future Land Use Element shall restrict the land uses in the Airport overlay zoning area to industrial, preservation, public/semi-public and commercial uses.

2.2.4. Policy: Pinellas County shall enforce the noise impact mitigation policies adopted in the Airport Master Plan.

2.3. Objective: Coordinate operations and planned expansions of the Airport with Federal, State, regional and local agency plans.

2.3.1. Policy: The Airport Director shall submit all expansion plans contained in the Master Plan, and any amendments or additions to said document, to the appropriate funding agencies for approval and inclusion in their budgets.

2.3.2. Policy: Pinellas County’s Capital Improvements Element shall reflect the appropriate costs for the facilities recommended in the Airport Master Plan, and any amendments or additions to said document.

2.3.3. Policy: Coordinate the surface level access needs of the Airport in the design of future plans to improve the adjacent segment of Roosevelt Boulevard to a six-lane divided facility as identified in the MPO Long Range Transportation Plan. This coordination shall occur between Pinellas County, the MPO and FDOT.

3. GOAL: UTILIZE AN MPO-APPROVED COORDINATION PROCESS WHERE PINELLAS COUNTY WORKS WITH CITIES OF LARGO, PINELLAS PARK AND ST. PETERSBURG AND STATE, REGIONAL AND LOCAL TRANSPORTATION AGENCIES REACH A CONSENSUS FOR ESTABLISHING AN INNOVATIVE APPROACH TO CONCURRENCE MANAGEMENT THAT SERVES BOTH TO MAXIMIZE ECONOMIC VITALITY OF MID-PINELLAS COUNTY WHILE ESTABLISHING ALTERNATIVE TRANSPORTATION SOLUTIONS THAT SERVE TO
ENHANCE THE QUALITY OF LIFE ASPECTS AREA PROVIDES FOR THE CITIZENS OF PINELLAS COUNTY. AS REFERENCED HEREIN, MID-PINELLAS COUNTY IS GENERALLY DESCRIBED AS A 40 SQUARE-MILE AREA BORDERED BY THE EAST BAY DRIVE/ROOSEVELT BOULEVARD, 9TH STREET NORTH, COUNTY ROAD 296 AND SEMINOLE BOULEVARD CORRIDORS. [99-26]

3.1. Objective: Using the MPO committee review process, Pinellas County shall consider and coordinate the establishment of a transportation concurrency management area (TCMA) or a similar mechanism to develop transportation strategies that increase mobility in mid-county and the viability of travel modes that provide an alternative to the single-occupant vehicle. [99-26]

3.1.1. Policy: Pinellas County shall formalize comprehensive plan goal(s), objectives and policies necessary to provide a foundation for innovative land development regulations that facilitate the effective movement of people and goods in mid-Pinellas County while supporting the goals of the economic development community. These goal(s), objectives and policies shall be developed through a consensus building effort among the affected local governments and transportation agencies considering input from mid-county area residents and the economic development community. Implementation of this policy shall occur by March 2000 contingent upon inter-governmental/agency consensus. [99-26]

3.1.2. Policy: Work cooperatively with the affected local governments and transportation agencies to develop common language for the amendment of the local comprehensive plans and land development codes necessary to establish a TCMA. This work shall be completed by June 2000. [99-26]
NATURAL, HISTORIC, AND CULTURAL RESOURCES
MAJOR FINDINGS

GEOLOGY

1. Pinellas County contracted with the Florida Sinkhole Research Institute, and subsequently, the University of South Florida to evaluate local sinkhole hazard and the feasibility of predictive models in the attempt to minimize sinkhole damage in Pinellas County.

2. Foundation failures appear to be more common in north Pinellas County; however, overall, Pinellas County has a fairly low percentage and probability of sinkhole collapse when compared to other areas of karst topography.

GROUNDWATER

1. Pinellas County continues to utilize the Future Land Use Element, land development regulations, and land acquisition as effective tools for protecting aquifer recharge areas and wellfields in the northeastern (Sector 2) portion of the County. Amendments to the Future Land Use Map in 1982 decreased the allowable density of development on approximately 22,600 acres of land in Sector 2. Densities were decreased from 7.5 dwelling units per acre (u.p.a.) to 0.5 u.p.a. in the northernmost part of the Sector, and to 1.0 u.p.a. and 5.0 u.p.a. in the central and southern parts of the Sector. In addition, wetland systems and other environmentally sensitive lands were designated as Preservation on the Future Land Use Map.

2. Pinellas County adopted a Wellhead Protection Ordinance in 1990 which enhanced the groundwater protection program strategies described above. The Ordinance includes a wellhead protection overlay zoning district defining the protection area, and includes specific restrictions on the types of uses allowed within the District, construction and storage practices required in the District, and permit requirements for certain uses.

3. The Clearwater/Dunedin recharge area found west and south of Lake Tarpon exists primarily because of limestone formations overlain by relatively thin sinkhole perforated clay deposits and sands. The peak potentiometric highs in this area are found near Coachman and Countryside areas of Clearwater. These highs represent the area of highest potential energy and best withdrawal capacity. Curlew Creek, with its deep stream bed, partially divides the north and south portion of the recharge area in the western portion of the County.

4. Pinellas County is dependent upon groundwater for its potable water supply. In order to preserve the high quality groundwater resource for potable uses, the County has an extensive water conservation program in place, including a progressive program of reclaimed water distribution aimed at ultimately making 100 percent of its treated wastewater available as reclaimed water for irrigation and similar purposes by 2002.
5. In response to drought conditions and the increased demand placed on the region’s groundwater resources, the Southwest Florida Water Management District declared the Northern Tampa Bay Water Use Caution Area (NTBWUCA) in 1989.

6. Much of the recharge area for the regional groundwater supply within the Northern Tampa Bay Water Use Caution Area is outside of Pinellas County. For this reason, Pinellas County supports the need for coordination with other local governments and agencies in the identification and protection of those areas of significant natural recharge to the Region’s groundwater supply.

NATURAL SYSTEMS AND LIVING RESOURCES

1. Pinellas County is home to the following native vegetative communities: South Florida Coastal Strand, Pine Flatwoods, Sand Pine Scrub, Sand Hill Community, Mixed Forest including Upland Hardwood Hammocks, Wetland Hardwood Hammocks, Hardwood Swamps, Cypress Swamps, Freshwater Marsh and Ponds, and Tidal Wetland Communities including Mangrove Swamp, Salt Marshes and Salt Barrens, and Seagrass Meadows.

2. Native vegetative communities such as the Sand Pine Scrub and Sand Hill Communities provide habitat for several threatened and endangered flora and fauna, including: the Florida Golden Aster, the Curtiss Milkweed, the Short-tailed Snake, the Eastern Indigo Snake, and the Southern Bald Eagle. These communities provide well-drained habitats, which also makes them desirable for development.

3. The Preservation land use category of the Future Land Use Element continues to be used as a primary implementation mechanism to recognize and identify environmentally sensitive lands and features in the natural environment that should be kept essentially in their natural condition.

4. Typical areas identified and designated as Preservation continue to include marine wetlands, major freshwater wetlands, tidal marshes, tidal swamps, shoreline vegetation, drainage/floodway corridors, areas within the 25-year floodplain, critical wildlife habitat, hardwood swamp, and cypress swamp.

5. As of 1997, there are 9,041 acres of land designated as Preservation on the Pinellas County Future Land Use Map within the unincorporated area of Pinellas County.

6. Pinellas County continues to acquire and manage lands for purposes of protecting, preserving and restoring functioning native terrestrial, estuarine, aquatic and marine wildlife and plant populations.
7. Pinellas County is committed to providing educational and recreational opportunities that enhance appreciation for, and encourage stewardship of, natural systems and their dependent living resources.

8. Intergovernmental coordination is considered integral to the protection, enhancement or restoration of natural systems within the County and the region as a whole.

9. The County practices comprehensive watershed planning and management which addresses not only stormwater management, but also natural resource protection, enhancement and restoration.

10. The biological resources within a watershed frequently serve as indicators of the health of the overall watershed and its function. For this reason, biological targets, or goals, are being established in some watershed plans. This innovative method of evaluating the effectiveness of the County’s management plans goes way beyond the traditional approach which emphasized only regulatory water quantity and quality standards in flood control project design.

11. Pinellas County uses a multi-faceted approach to protect its marine and coastal resources which includes land acquisition, research and education, as well as land development and land use regulation. The County is unique in having a countywide Water and Navigation Control Authority that controls the siting of marinas, boat ramps and docks throughout the County for the purpose of public safety and natural resource, including manatee protection. [ORD. 03-33]

AIR QUALITY

1. Pinellas County’s primary air pollution concern continues to be ground level ozone.

2. However, a review of the air quality data for Pinellas County shows a marked improvement in ambient ozone concentrations since 1988.

3. Since the elimination of lead in gasoline, Pinellas County air quality monitoring data shows extremely low ambient concentrations of this pollutant.

4. The U.S. Environmental Protection Administration (EPA) reclassified the Tampa Bay air shed (which includes Pinellas County) to “attainment/maintenance” status for ozone in February of 1996.
FLOODPLAINS

1. Pinellas County continues to participate in the National Flood Insurance Program (NFIP).
2. Pinellas County also participates in the NFIP’s Community Rating System (CRS) and has been awarded a Class 8 rating. As a result, unincorporated County residents holding NFIP policies receive a reduction on their flood insurance premiums.
3. In conjunction with participation in the CRS, the County has adopted a Repetitive Loss Plan. This Plan identifies areas of repetitive loss from flood damage, and indicates what measures the County takes to attempt to avoid or alleviate repetitive flood damage.

HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES

1. Two surveys of historic resources in unincorporated Pinellas County resulted in identification of 139 historic structures. The majority of the historic structures surveyed were wood frame, single-family houses that date from the 1900 to 1930 era. Two of the surveyed structures are listed on the National Register of Historic Resources.
2. The majority of the historic structures (77) are located in old Palm Harbor, Ozona and Crystal Beach areas and are identified in the surveys as eligible for local designation. The Ozona area is identified as eligible for listing on the National Register of Historic Resources.
3. To preserve historic and archaeological resources, the Pinellas County Board of County Commissioners (The Board) adopted a Historic Preservation Code that provides for designation and protection of historic structures and archaeological sites in unincorporated Pinellas County.
4. Downtown Palm Harbor was designated as a Historic District in 1994. It is the first historic district in the unincorporated area and it contains nine contributing historic structures. A plan is being developed to enhance the historic character of the District.
5. To enhance preservation education and protection of archaeological resources in unincorporated Pinellas County, the County sponsored excavation of the Yat Kitischee archaeological site, placed the site under public ownership, published the Yat Kitischee archaeological booklet and distributed this educational booklet to the Pinellas County and Hillsborough County public school systems. This booklet is currently part of the school system curriculum. The County has also assumed management of Weedon Island preserve, a significant archaeological site listed on the National Register of Historic Resources. Plans are being developed to establish an archaeological interpretive exhibit center at the Weedon Island preserve.
GEOLOGY

1. GOAL: GEOLOGICAL FEATURES SHALL BE IDENTIFIED AND MANAGED TO PROTECT BOTH THE ENVIRONMENT AND PUBLIC AND PRIVATE PROPERTY.

1.1. Objective: Information on areas with high sinkhole / subsidence susceptibility shall be made available for use in County planning and private land development.

1.1.1. Policy: By January 1, 1998, Pinellas County shall publicize the availability of information on areas with high sinkhole / subsidence susceptibility at County offices.

1.2. Objective: Coastal geologic features shall provide both public enjoyment and natural functions.

1.2.1. Policy: In conjunction with other policies found in the Coastal Management Element, beach nourishment projects shall be designed to include dune restoration.

1.2.2. Policy: All beach projects shall be designed and implemented to protect the ability of sea turtles to nest on Pinellas County beaches.

1.2.3. Policy: County owned beach front property shall be managed to provide for public access, public facilities, and the preservation or enhancement of natural functions.

GROUNDWATER

2. GOAL: PROTECT THE FUNCTIONAL INTEGRITY OF NATURAL GROUNDWATER AQUIFER RECHARGE AREAS AND WELLFIELDS IN A MANNER THAT PRESERVES AND ENHANCES WATER QUALITY.

2.1. Objective: Pinellas County shall continue to implement a groundwater protection program.
2.1.1. Policy: Pinellas County shall adopt zones of protection for its wellfields, determined by a flow net based on potentiometric surface

2.1.2. Policy: Pinellas County shall control the use and storage of hazardous substances within the wellfield protection zones.

2.1.3. Policy: Pinellas County shall operate an emergency response program that includes provisions for responding to accidental pollution events and providing a list of toxic and hazardous substances subject to the restrictions of the program.

2.1.4. Policy: Pinellas County shall use its existing monitoring well maintenance program to protect the County wellfields by recording and analyzing groundwater quality and quantity.

2.1.5. Policy: Pinellas County shall use the Future Land Use Element to restrict the density and intensity of development within the identified wellfield protection zones.

2.1.6. Policy: Pinellas County shall share information with adjacent counties and municipalities in an ongoing effort to protect the various potable wellfields and recharge areas. The County will continue to pursue an interlocal agreement to formalize the multi-jurisdictional coordination process.

2.1.7. Policy: The County shall utilize the Future Land Use Element to protect aquifer recharge areas by limiting residential density to a maximum of 0.5 unit per acre within the northern portion of Sector 2 (which includes the Eldridge-Wilde Wellfield and surrounding lands), and by designating major wetland systems and associated uplands as preservation.

2.1.8. Policy: Pinellas County shall protect groundwater quality by strict adherence to the Groundwater Protection Program, by preservation or restoration of natural drainage features through local regulation, by adherence to applicable federal, state and local regulations in county-designed projects, and by supporting system improvements which are designed to protect and enhance the raw water supply.

2.1.9. Policy: The County shall enforce ordinances that regulate borrow pits and landfills throughout Pinellas County. Landfills shall be prohibited within the zones of protection to be determined in the County's groundwater protection program.
2.1.10. Policy: The County shall prohibit additional commercial or industrial land uses within areas critical to the protection of the County's wellfields in Sector 2 as determined by the County's groundwater protection program.

2.1.11. Policy: The County shall protect the wellfields in Sector 2 through lease agreements with property owners and by designating county-owned wellfields as Recreation/Open Space, Preservation - Resource Management, or Preservation on the Future Land Use Map.

2.1.12. Policy: Pinellas County shall encourage and participate in efforts by the Southwest Florida Water Management District (SWFWMD) to prioritize the identification of groundwater recharge areas within the Northern Tampa Bay Water Use Caution Area (NTBWUCA).

2.1.13. Policy: Pinellas County shall continue to regulate the direct or indirect release of pollutants into sinkholes in order to prevent groundwater contamination.

2.2. Objective: Pinellas County shall enforce its water shortage program in accordance with the Water Shortage Plan of the Southwest Florida Water Management District and Section 82 Pinellas County Code, "Water Shortage Plan".

2.2.1. Policy: Pinellas County shall utilize the provisions of County Code Section 82 in cooperating with the Southwest Florida Water Management District in dealing with water shortages and enforcing water use restrictions as provided in Section 373.609, FS.

2.2.2. Policy: Pinellas County shall designate one or more persons who will become knowledgeable of the SWFWMD water use restrictions. In the event of a shortage, these persons will keep abreast of which set of restrictions is in force and will serve as local information sources for the County.

2.2.3. Policy: The County shall continue its commitment to implement proactive, innovative, and creative conservation education programs and technologies.
3. GOAL: TO CONSERVE, PROTECT, RESTORE AND APPROPRIATELY MANAGE THE NATURAL SYSTEMS AND LIVING RESOURCES OF PINELLAS COUNTY TO ENSURE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE.

3.1. Objective: Pinellas County shall implement management programs for the conservation of native vegetative communities, terrestrial, marine, estuarine and aquatic habitats, and wildlife species.

3.1.1. Policy: Pinellas County shall continue to identify habitat that needs to be conserved.

3.1.2. Policy: Pinellas County shall continue to follow an active program of preservation, conservation and/or restoration of functioning native terrestrial, estuarine, aquatic, and marine vegetative communities.

3.1.3. Policy: Pinellas County shall identify and preserve naturally occurring vegetative communities, terrestrial, estuarine, marine and aquatic habitats, and breeding populations of wildlife species which occur naturally in Pinellas County.

3.1.4. Policy: Pinellas County shall review and amend, as necessary, existing ordinances in order to protect and conserve native vegetative communities, terrestrial, marine estuarine, and aquatic habitats, and wildlife habitat from destruction by development activities.

3.1.5. Policy: Pinellas County shall continue to require that the type, intensity and location of development be correlated inversely with the rarity and character of the native vegetation communities, terrestrial, marine, estuarine, and aquatic habitats, and wildlife species existing on each site.

3.1.6. Policy: Pinellas County shall require that development of a site require maintenance or improvement of existing vegetative communities including the removal of ecologically undesirable vegetation.

3.1.7. Policy: Pinellas County shall continue to make a target list of ecologically undesirable plant species available to the public.
3.1.8. Policy: Pinellas County shall continue to acquire properties which contain desirable habitats, or which have the potential to be restored to provide desirable habitat.

3.1.9. Policy: Pinellas County shall continue to manage County-owned lands through actions directed at improving populations of wildlife species native to the County, by providing avenues for the dispersal of isolated populations of wildlife over a wider area, by management of exotic and nuisance species, and where possible by providing educational opportunities, and/or opportunities for public viewing and the enjoyment of wildlife.

3.1.10. Policy: Pinellas County shall designate environmentally sensitive lands in unincorporated areas for protection based on locally determined criteria that further the goals, objectives and policies of this element.

3.1.11. Policy: Pinellas County shall protect natural reservations as identified within the Recreation and Open Space Element by designating, whenever possible, natural reservations as Recreation/Open Space, Preservation-Resource Management, or Preservation on the County's Future Land Use Map.

3.1.12. Policy: Watershed and waterbody management plans shall include, where feasible, planned corridors and contiguous conservation and preservation areas.

3.1.13. Policy: Consideration will also be given to the protection of important, but isolated, lands where the isolation itself is providing an important habitat/species protection function.

3.1.14. Policy: Pinellas County’s land acquisition efforts shall include a commitment to linking open space areas, and creating a network of greenways and greenspaces, which can be managed to support the protection, enhancement and restoration of functional and connected natural systems while providing, where appropriate and feasible, unique recreational opportunities, including nature-based experiences, for both residents and visitors.

3.1.15. Policy By December of 1998, Pinellas County shall utilize environmentally beneficial landscape principles, incorporating low maintenance design, at all County properties.

3.2. Objective: Pinellas County shall continue to develop comprehensive management plans reflecting an increased commitment from the public and private sector for the protection of native vegetative communities, terrestrial, marine, estuarine and aquatic habitats, and native wildlife species, including those identified as threatened, endangered or species of special concern.
3.2.1. **Policy:** Pinellas County shall adopt development regulations to protect threatened, and endangered species and species of special concern, and to restrict activities which adversely affect the survival of members of these species.

3.2.2. **Policy:** Pinellas County shall implement recovery programs for native vegetative communities, terrestrial, marine, estuarine and aquatic habitats, and wildlife species identified as threatened, endangered and species of special concern, as well as those habitats identified in the Comprehensive Conservation and Management Plan (CCMP) as being of special concern, and/or identified by the County.

3.3. **Objective:** Pinellas County shall protect, and conserve living marine resources within the coastal planning area by preserving where appropriate, or restoring where possible marine and estuarine habitats, including coastal wetlands and tidal streams.

3.3.1. **Policy:** The County shall continue to prohibit dredging and filling or other development activities having significant long-term impacts on marine and estuarine habitats such as seagrass beds, mangroves, tidal marshes and tidal flats, except in cases clearly in the public interest.

3.3.2. **Policy:** The County shall continue to enforce its erosion control regulations to reduce sedimentation and turbidity in coastal habitats (particularly seagrass beds) resulting from upland development activities.

3.3.3. **Policy:** The County shall continue to encourage alternatives to the hardening and bulkheading of natural coastal shorelines, natural stream courses, and tidal creeks through the enforcement of land development regulations.

3.3.4. **Policy:** The County shall continue its program to provide for the eradication of ecologically undesirable vegetation from intertidal, riverine and nearby upland areas that is not indigenous to Florida and which has altered natural ecosystems by competitively excluding native plant species.

3.3.5. **Policy:** The County shall continue to cooperate with the Florida Department of Environmental Protection, the Southwest Florida Water Management District, the Tampa Bay National Estuary Program and other appropriate agencies in protecting, restoring or enhancing natural habitats, estuaries, and natural systems such as tidal flats, tidal streams, mangrove forest, seagrass beds, salt barrens, salt marshes and uplands by participating in revegetation projects, the development and implementation of management plans for Tampa Bay and the Boca Ciega Bay and Pinellas County aquatic preserves, Pollution Recovery Trust Fund environmental enhancement projects, Pinellas-Anclote River Basin Board Cooperative
Funding projects, and other appropriate restorative and mitigative programs.

3.3.6. Policy: Pinellas County shall continue to prohibit non-water dependent development or redevelopment within natural intertidal areas (e.g., salt marshes, tidal flats and mangrove forests).

3.3.7. Policy: The County shall continue to enforce its regulations that require natural upland buffers adjacent to estuaries, bays and other surface waters.

3.3.8. Policy: Pinellas County shall continue to support the protection of manatees through such measures as enforcing no-wake zones and sea grass protection areas, and by providing manatee signage.

3.3.9. Policy: Pinellas County shall participate with other agencies in determining appropriate measures for protecting manatees, including the development of manatee protection measures by the Tampa Bay Regional Council’s Agency on Bay Management, Manatee Task Force. The recommended measures shall be reviewed by the County and those measures that are considered appropriate, and within the purview of the Board of County Commissioners to implement, shall be recommended for adoption as a part of the Comprehensive Plan.

3.3.10. Policy: The Pinellas County Board of County Commissioners shall continue to utilize its regulatory authority as the Pinellas County Water and Navigation Control Authority to ensure development is consistent with the objectives and policies of this Element pertaining to the protection, enhancement, and restoration of coastal resources.

3.3.11. Policy: Pinellas County shall continue to use its land development code, and in particular, its countywide controls under the Water and Navigation Control Authority, to exercise locational restrictions and site-specific development controls to ensure development is undertaken in a manner that does not compromise the County’s goal for protecting coastal and marine habitats and dependent species. [ORD. 03-33]

3.4. Objective: The County shall support and cooperate in the development of comprehensive and coordinated management plans for Tampa Bay and the aquatic preserves located in Pinellas County by providing staff resources and technical support in the preparation, review, and implementation of these management plans.
3.4.1. **Policy:** The County shall cooperate with, and assist as appropriate, the Southwest Florida Water Management District in the development and implementation of Surface Water Improvement and Management Plans for water bodies in Pinellas County.

3.4.2. **Policy:** The County shall continue to participate with the Department of Environmental Protection in the development of the Boca Ciega Bay and Pinellas County Aquatic Preserves Management Plan.

3.4.3. **Policy:** The County shall continue to participate in the Agency on Bay Management and the Tampa Bay National Estuary Program as a means to provide a multi-jurisdictional/-multi-disciplinary forums for managing the resources of Tampa Bay.

3.4.4. **Policy:** Pinellas County shall coordinate with other local governments in protecting multi-jurisdictional estuaries by soliciting municipal comments before applications for development are heard by the Pinellas County Water and Navigation Control Authority.

3.5. **Objective:** Pinellas County shall continue its public education program regarding the need to conserve native vegetative communities, terrestrial, marine, estuarine and aquatic habitats, wildlife species and wildlife habitat occurring in Pinellas County.

3.5.1. **Policy:** Where mutual benefit is achieved, Pinellas County shall actively pursue interactive public involvement and functional partnerships with the Pinellas County School Board, as well as area colleges and environmental organizations for the purposes of developing and disseminating educational materials and programs.

3.6. **Objective:** Pinellas County shall coordinate with other local governments and agencies relative to the conservation, protection and management of native vegetative communities, terrestrial, marine, estuarine and aquatic habitats, wildlife species and habitat in Pinellas County.

3.6.1. **Policy:** Pinellas County shall share information concerning native vegetative communities, terrestrial, marine, estuarine and aquatic habitats, wildlife species and habitat occurring in Pinellas County with local governments, other agencies, and environmental interest groups.

3.6.2. **Policy:** Pinellas County shall develop innovative education facilities and programs at various County parks and preserves including the Brooker Creek Preserve, the Weedon Island Preserve, Sawgrass Lake Park and the Botanical Learning Center.
AIR QUALITY

4. GOAL: PINELLAS COUNTY WILL MAINTAIN OR IMPROVE AMBIENT AIR QUALITY TO LEVELS THAT SURPASS ALL STATE AND FEDERAL STANDARDS FOR REGULATED AIR POLLUTANTS TO ENSURE A HEALTHY ENVIRONMENT FOR ITS CITIZENS.

4.1. Objective: Pinellas County will maintain the National Ambient Air Quality Standards (NAAQS) for ozone as described in the 10-Year Maintenance Plan, Statement of Commitments, established within the Florida State Implementation Plan.

4.1.1. Policy: Measures necessary to reduce ozone precursor emissions shall be implemented in accordance with the Florida State Implementation Plan.

4.1.2. Policy: Pinellas County shall support federal fuel volatility regulations as a means of significantly reducing mobile source pollutant emissions.

4.1.3. Policy: Pinellas County shall support the use of the latest and most applicable urban photochemical smog models and the latest and most applicable mobile source emissions models in determining air pollution control strategies.

4.1.4. Policy: Pinellas County shall continue to require vapor control systems for all new and reconstructed gas stations.

4.2. Objective: Pinellas County shall continue to monitor and reduce transportation related air quality impacts.

4.2.1. Policy: Pinellas County shall maintain detailed mobile source emission inventories.

4.2.2. Policy: Pinellas County shall give priority, whenever feasible, to those highway improvements resulting in the greatest reductions of air pollution concentrations.

4.2.3. Policy: Pinellas County shall continue to implement the county signalization system as a means of improving traffic flow and reducing vehicular air pollution emissions.

4.2.4. Policy: Pinellas County shall continue to review, and require modification(s) when necessary, to Developments of Regional Impact (DRI) for air quality impacts.

4.2.5. Policy: Pinellas County shall continue to perform computer modeling on existing and planned transportation facilities in order to identify
potential air quality problems, develop appropriate mitigation plans and verify that any transportation project, program, and/or plan conforms with the Florida State Implementation Plan.

4.2.6. **Policy:** The Pinellas County Air Quality Division shall maintain its membership on the Technical Coordinating Committee of the Metropolitan Planning Organization (MPO), and review transportation related projects subject to the requirements of the Intermodal Surface Transportation Efficiency Act (ISTEA), the Clean Air Act Amendments (CAAA) and their successors.

4.3. **Objective:** Pinellas County shall support the success of the Inspection and Maintenance Program mandated by the Clean Outdoor Air Law.

4.3.1. **Policy:** Pinellas County shall continue to evaluate the effectiveness of the State Inspection and Maintenance Program in Pinellas County.

4.3.2. **Policy:** Pinellas County shall continue to promote and support the State Inspection and Maintenance Program through public education and legislative comment.

4.4. **Objective:** Pinellas County shall continue to assess, on an annual basis, the effectiveness of its existing air pollution control program and the need for revised control strategies or additional program elements.

4.4.1. **Policy:** Pinellas County shall continue to maintain the status of its existing approved local air program in accordance with Florida Statutes and interagency agreements with the Florida Department of Environmental Protection.

4.4.2. **Policy:** Pinellas County shall continue to monitor and study the impacts of atmospheric deposition and will coordinate with other local and state agencies to assess the negative impacts, if any, on environmental quality.

4.4.2. **Policy:** Pinellas County shall maintain its air monitoring network and upgrade air monitoring stations as new standards or procedures are promulgated by the US Environmental Protection Agency.

4.4.3 **Policy:** Pinellas County shall continue to maintain the air compliance and inspection program to effectively meet interagency agreements with the Environmental Protection Agency and the Florida Department of Environmental Protection (FDEP).

4.4.4. **Policy:** Pinellas County shall continue to meet its obligations for receipt of Federal Section 105 Air Pollution Control Grant funds.
4.4.5. Policy: Pinellas County shall amend its comprehensive air quality ordinance as needed to ensure the effectiveness of the Air Quality Compliance Program and protect the health and welfare of the citizens of Pinellas County.

5. GOAL: PINELLAS COUNTY SHALL IMPROVE MANAGEMENT OF NON-CRITERIA AIR POLLUTANTS SUCH AS HAZARDOUS AND TOXIC SUBSTANCES.

5.1. Objective: Pinellas County shall participate in the development and implementation of reasonable and effective federal and state regulatory programs to minimize human exposure to carcinogens and toxic substances, consistent with Title III of the 1990 Clean Air Act amendments.

5.1.1. Policy: The application of pesticides and other toxic substances shall be timed and performed in such a manner as to minimize exposure to humans and non-targeted wildlife and vegetation.

5.1.2. Policy: New solid waste incinerators will be equipped with the Best Available Control Technology to minimize emissions from entering the environment.

5.1.3. Policy: Pinellas County shall continue to make information available to the public on radon.

5.1.4. Policy: Pinellas County shall continue to encourage the use of alternative pest control practices.

5.1.5. Policy: Pinellas County shall continue its implementation of delegated NESHAP's responsibilities regarding asbestos.

5.1.6. Policy: Pinellas County shall continue to monitor and study the levels and sources of toxic air pollutants consistent with EPA programs and objectives.

6. GOAL: PINELLAS COUNTY WILL CONTINUE TO IMPROVE PUBLIC AWARENESS CONCERNING AIR QUALITY ISSUES THROUGH THE USE OF IMPROVED EDUCATIONAL MATERIALS, PUBLIC INFORMATION CAMPAIGNS, AND THE USE OF COUNTY MEDIA FACILITIES.

6.1. Objective: Pinellas County will continue to promote air quality awareness through a public education program.

6.1.1. Policy: Pinellas County shall continue to notify the public of air pollution episodes.
FLOODPLAINS

7. GOAL: PINELLAS COUNTY SHALL PRESERVE, PROTECT, RESTORE AND MANAGE THE NATURAL RESOURCES OF ITS FLOODPLAINS TO MAINTAIN OR ENHANCE WATER QUALITY, PLANT AND ANIMAL DIVERSITY, AND AQUATIC PRODUCTIVITY.

7.1. Objective: Pinellas County shall continue to protect floodplains, flood ways, and all other natural areas having functional hydrological characteristics.

7.1.1. Policy: All construction in floodplains and flood ways shall be required to comply with Federal Emergency Management Agency or Federal Insurance Administration standards and county building codes.

7.1.2. Policy: Developers shall be required, through the site plan review process, to incorporate those wetland portions of sites which are within 100-year floodplains as conservation easements.

7.1.3. Policy: Construction in floodplains shall continue to be limited by the enforcement of Section 158, the Pinellas County Floodplain Management portion of the Land Development Code, as amended.

7.1.4. Policy: Pinellas County shall not approve any request to increase residential density above 5.0 u.p.a. on the Future Land Use Element for areas within 100 year floodplains.

7.1.5. Policy: Wetlands and floodplains shall continue to be preserved through such means as a preservation designation on the Future Land Use Map, and shall be protected as conveyance systems, as well as wildlife and vegetative habitat.

7.1.6. Policy: The County shall enforce its erosion control regulations to reduce sedimentation in floodplains resulting from upland development activities.

7.1.7. Policy: The County shall encourage alternatives to the hardening and bulkheading of natural banks, natural stream courses, and creeks through the enforcement of appropriate ordinances.

7.2. Objective: Pinellas County shall continue to maintain, and enhance where possible, the current balance of living resources in the floodplains of the County.

7.2.1. Policy: The County shall continue to prohibit dredging and filling or other development activities having significant long-term impacts on the
ecological or hydrological function of the floodplains, except in cases clearly in the public interest.

7.2.2. Policy: Pinellas County shall enforce its policies on natural systems and living resources (Goal 3 of the Natural, Historic and Cultural Resources Element) while considering the protection of the floodplains.

7.2.3. Policy: The County shall continue to cooperate with the Southwest Florida Water Management District and other appropriate agencies in expanding or enhancing existing natural habitats associated with floodplains.

HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES

8. GOAL: TO PRESERVE AND PROTECT HISTORIC AND ARCHAEOLOGICAL RESOURCES WITHIN PINELLAS COUNTY, AND TO PROMOTE AWARENESS OF THE CULTURAL AMENITIES AVAILABLE TO THE COUNTY’S RESIDENTS AND VISITORS.

8.1. Objective: The County shall continue to identify, protect and preserve historic and archaeological resources in Pinellas County, including the coastal planning areas.

8.1.1. Policy: The County shall utilize the historic and archaeological surveys conducted for Pinellas County in 1991 and 1993 as the primary basis for identifying potentially significant historic and archaeological resources in the unincorporated area. This inventory may be revised based upon information that meets acceptable professional criteria for identifying these resources.

8.1.2. Policy: As additional sites of potential historical or archaeological significance are identified in unincorporated Pinellas County, they shall be submitted to the Florida Department of State for inclusion in the Florida Master Site File.

8.1.3. Policy: Pinellas County shall continue to provide for the protection, preservation, and appropriate use of historically significant housing, structures, and archaeological resources through implementation of the historic preservation and comprehensive zoning chapters of the Pinellas County Land Development Code.

8.1.4. Policy: Historic and archaeological sites shall be shown on site plans submitted.

8.1.5. Policy: When appropriate, and as resources allow, Pinellas County shall continue to support citizen-initiated efforts to preserve and protect historic and archaeological resources.
8.1.6. Policy: Pinellas County shall continue to offer incentives to protect and restore designated historic properties in the unincorporated area and, when appropriate, shall coordinate with the municipalities on intergovernmental efforts to protect historic resources.

8.1.7. Policy: Pinellas County shall recognize historic and archaeological resources that could potentially be affected by land use and zoning changes.

8.1.8. Policy: Pinellas County shall continue its historical and archaeological preservation education programs to inform residents and visitors about the history and prehistory of Pinellas County, and to increase an awareness of the significance of the County’s historic and archaeological resources.

8.1.9. Policy: Pinellas County shall continue its archaeological preservation efforts in the Weedon Island Preserve by supporting development of an archaeological interpretive center.

8.1.10. Policy: When a significant historic structure or archaeological site is acquired by Pinellas County, the County shall assess the feasibility of preserving the historic structure or the significance of the archaeological site.

8.1.11. Policy: The County may identify and include public infrastructure improvements as part of its overall program to promote the protection and preservation of significant historic and archaeological resources.

8.2. Objective: Pinellas County shall identify opportunities to increase awareness of the County’s cultural resources among both residents and visitors.

8.2.1. Policy: Pinellas County shall cooperate with the Pinellas County Arts Council to increase awareness among both residents and visitors of the existence and variety of the County’s cultural resources.

8.2.2. Policy: In support of Policy 8.2.1., Pinellas County shall identify and pursue specific opportunities to inform residents and visitors of the cultural facilities and activities accessible to the public with the intent of increasing participation in, and support for, these cultural resources.

8.2.3. Policy: When appropriate, information shall be provided about the County’s cultural and historical resources on the County’s World Wide Web site.

8.2.4. Policy: Pinellas County will continue its efforts to promote tourism activities that emphasize appreciation of the County’s cultural as well as natural and historic resources.
BEACH AND DUNE SYSTEMS

1. Pinellas County contains over 35 miles of sandy beaches. Most of the sandy beaches are located on a string of barrier islands stretching from Anclote Key south along the western portion of the County down to Mullet Key. The sandy beaches are one of the County’s most valuable natural assets and the foundation for the local tourist economy.

2. Few of the barrier islands are located in unincorporated Pinellas County. Mullet Key, Bunces Keys, and the southern portion of Anclote Key are the only barrier islands under the direct jurisdiction of the Board of County Commissioners.

3. Most of the barrier islands have been extensively developed. In many instances development occurred upon the primary and secondary dunes. This interference with the coastal processes between the dunes and the beach in many cases has caused the beach to erode and threaten the exposed structures.

4. Landward migration of the shoreline and the occurrence of major storms poses a threat to development on the coast. Among the engineering responses to the erosion of the beaches have been the use of beach renourishment, and the construction of groins, jetties, and seawalls. Beach renourishment has been the more recent approach to shoreline engineering. In 1985, The Beach Restoration Plan for Pinellas County was developed by Pinellas County and the State of Florida. The Restoration Plan’s approach provided for a comprehensive long term management strategy for the restoration of eroding County beaches. Several of the projects included within the Beach Restoration Plan have been completed as part of the County’s Capital Improvement Program and as part of the Capital Improvements Element of the Comprehensive Plan.

5. The most effective and efficient coastal protection is provided by a natural or artificial beach and dune system, which is being used by Pinellas County extensively.

6. Initial attempts at beach restoration and renourishment were done on a piecemeal basis with little or no coordination among the various coastal communities. Since that time, a coordinated approach with local, state, and federal involvement has developed. The results are countywide management plans that are consistent among themselves. These plans form the basis for the County’s current beach nourishment/restoration program.

7. Pinellas County has taken the lead responsibility in managing coastal beach restoration/renourishment projects from inception through completion.
8. Currently, several beach restoration/renourishment projects are identified in the Pinellas County Beach Enhancement Five-Year Program.

**NATURAL DISASTER PLANNING**

1. As of 1995, it has been estimated that 585,188 Pinellas County residents would have been in need of evacuation from the hurricane evacuation zone (Evacuation levels A through C). In a worst case scenario, it was estimated that 139,976 of the evacuees would need sheltering. In 1995, there were only 87,935 public shelter spaces available for the Category 3 hurricane evacuation. This represented a public shelter deficit of 52,041 spaces.

2. Pinellas County is promoting alternatives to public sheltering as a way of dealing with the public shelter space deficit. Among these alternatives is the “Host Home” program, which encourages members of churches, businesses and organizations living in non-evacuation areas to shelter members in need of evacuation.

3. In the event of a Category 3 hurricane, it has been estimated that an evacuation of Pinellas County would be completed in 14 to 16 hours. Hurricane evacuation traffic will be controlled primarily by law enforcement officers located at seventy-three traffic control points throughout the County. The countywide computerized traffic signalization system would also be used to assist the flow of hurricane evacuation traffic.

4. To comply with changes in the Florida Administrative Code, the definition of the Coastal High Hazard Area (CHHA) of Pinellas County is now equivalent to the Evacuation Level A. The Evacuation Level A represents the portion of the County to be evacuated in the event of a Category 1 hurricane. While this new definition is more expansive than the previous definition of the Coastal High Hazard Area, the Board of County Commissioners has been restricting development within the unincorporated portion of the Evacuation Level A since 1989. The Board currently restricts increases in density and the location or expansion of hospitals, nursing homes, adult living facilities, and mobile home parks within the Evacuation Level A, or CHHA.

5. The area known as “Collany Island,” subject to a zoning land use plan amendment approved in Ordinance 04-92, was a one-time exception to provide a zoning and land use designation for the site that is more consistent with the character of the neighborhood than the former commercial designation and no precedent is set through the adoption of Ordinance 04-92 for other amendments for lands located in the coastal high hazard area. Additionally, this finding will reaffirm Pinellas County’s commitment to Policy 1.3.3 of the Coastal Management Element that states Pinellas County shall not approve any request for residential density above five units per gross acre on the Future Land Use Map for areas within the coastal high hazard area. [06-37]
6. As of 1996, there were 45 repetitive loss properties and seven repetitive loss areas within the unincorporated area of Pinellas County. The repetitive loss properties were identified by the National Flood Insurance Program. While it is not necessarily known if the losses were due to coastal storms or to 100-year flood events, all of the repetitive loss areas lie within the Coastal High Hazard Area. It appears that many of the repetitive loss structures were built prior to Pinellas County’s participation in the National Flood Insurance Program.

7. A Post-Disaster Redevelopment Plan has been developed for use by Pinellas County government. The Redevelopment Plan establishes a post-disaster redevelopment task force, sets out priorities for restoration of essential services, provides a post-disaster building permit plan, lists criteria to be used to evaluate the redevelopment of County facilities and infrastructure, establishes guidelines for the buildback of damaged or destroyed structures, and lists criteria for County acquisition of damaged land and property. The Post-Disaster Redevelopment Plan is a part of the Pinellas County Comprehensive Emergency Management Plan.

PUBLIC ACCESS

1. There are a total of 164 public beach access sites in Pinellas County. Access points range in size from three foot wide pedestrian paths to 29,000 linear feet of beach access at Fort DeSoto Park.

2. Shoreline access is provided by tracts of land, or by a variety of other facilities such as bridges, causeways and piers which provide a variety of uses.

3. Some of the more popular fishing sites are the Gandy Bridge, Tierra Verde Bridge, Ft. DeSoto Causeway Bridge and the Dunedin Causeway Bridge. Some of the more popular piers include: The Pier in St. Petersburg, piers in municipal and County parks, Redington Long Pier, and the Sunshine Skyway Fishing Pier.

4. In 1996, there were approximately 10,780 wet and dry slips in Pinellas County. Additionally, there are 110 saltwater boat ramps.

5. Pinellas County provides for public access to its coastal and marine resources in an environmentally sensitive manner that includes regulations governing the siting of water-dependent land uses, including marinas, docks and boat ramps, coastal land acquisition, and public and boater education. [03-33]

EXISTING LAND USE

1. The predominant land uses in the unincorporated coastal planning area of Pinellas County are single-family residential, environmental lands, and recreation and open space areas. The commercial and industrial uses located in the coastal planning area are rarely water-related or water-dependent. As most of the coastal planning area has been developed, no major changes in the overall existing land use patterns are anticipated.
2. Tourism and related services, and marine industries, such as commercial fishing, boat sales and repairs, and seafood dealers, are major components of the coastal zone’s economic base. Since 1989, the tourist-related economic indicators have either stayed constant or increased, while marine industry-related indicators have either stayed constant or have shown slight decreases.

INFRASTRUCTURE

1. Pinellas County has completed a number of coastal and shoreline protection and beach renourishment projects. Completion of these projects helped to implement the Beach Restoration Plan for Pinellas County that was published in 1985. The beach restoration projects contained within the Element are mostly facility maintenance projects.

2. As of 1996, only one private wastewater treatment plant remains in operation in the unincorporated coastal planning area. Most of the wastewater treatment needs in the unincorporated coastal planning area are being met by regional wastewater treatment plants.

3. Potable water in the coastal planning area of unincorporated Pinellas County continues to be provided by Pinellas County Utilities, the St. Petersburg Water Supply System, the Clearwater Water Division, and the Tarpon Springs Water Department.
1. GOAL: PINELLAS COUNTY WILL PROTECT HUMAN LIFE, PRIVATE PROPERTY AND PUBLIC INVESTMENT FROM THE EFFECTS OF HURRICANES AND OTHER NATURAL DISASTERS

1.1. Objective: Pinellas County shall continue to implement its Post-Disaster Redevelopment Plan as part of the Pinellas County Comprehensive Emergency Management Plan, and shall continue to implement hazard mitigation measures to reduce the exposure of human life and public and private property to natural hazards.

1.1.1. Policy: The Redevelopment Plan shall distinguish between the immediate emergency period actions needed to protect the public health and safety and long-range restoration activities.

1.1.2. Policy: The Redevelopment Plan shall establish who will be responsible for making crucial decisions after a natural disaster regarding repair, reconstruction, relocation and hazard mitigation; this body could take the form of a recovery task force.

1.1.3. Policy: The Redevelopment Plan shall establish procedures for the restoration of essential public services and facilities following a disaster.

1.1.4. Policy: The Redevelopment Plan shall establish procedures for evaluating the effectiveness of current hazard mitigation measures at preventing damage.

1.1.5. Policy: The Redevelopment Plan shall establish procedures for utilizing information obtained from damage assessment teams in expediting post-disaster recovery.

1.1.6. Policy: The Redevelopment Plan shall contain provisions for enactment of a temporary restriction on issuing permits for reconstruction and repair not immediately needed to protect the public health, safety and welfare.

1.1.7. Policy: The Redevelopment Plan shall establish criteria for evaluating the options for repairing, replacing, modifying or relocating public and private facilities and infrastructure within coastal high-hazard areas. Any actions chosen by Pinellas County to repair, replace, modify, or relocate public facilities and infrastructure within the coastal high hazard area shall be consistent with federal and state funding standards.

1.1.8. Policy: The Redevelopment Plan shall establish that structures damaged by fire or natural forces to the extent that the cost of reconstruction or repair
exceeds 50 percent of the market value of the structure before the damage occurred shall be rebuilt to meet all applicable federal, state and local regulations.

1.1.9. Policy: The Redevelopment Plan shall include guidelines and criteria for determining priorities for the acquisition of storm-damaged property in the coastal high-hazard area. These guidelines shall give priority to eliminating unsafe conditions and inappropriate uses. These guidelines/criteria will also be used to prioritize potential coastal acquisitions through the State’s land acquisition program. By January 31, 1998, additional criteria will be developed and included within the redevelopment plan to recognize pristine coastal properties or properties of significant or important environmental sensitivity.

1.1.10. Policy: Pinellas County shall continue to implement its existing hazard mitigation programs that include shoreline restoration and enhancement, building code and floodplain regulations, development management techniques such as land use, zoning, and subdivision regulations, and other applicable hazard mitigation measures. Recommendations from interagency hazard mitigation reports may be incorporated, at the discretion of the County. These mitigation programs shall be amended, as necessary, to remain consistent with federal and state requirements.

1.1.11. Policy: Pinellas County will use its Comprehensive Plan, its Land Development Code, and other applicable hazard mitigation measures, including appropriate recommendations from interagency hazard mitigation reports, to reduce unsafe conditions and inappropriate uses as opportunities arise, and to limit redevelopment in areas of repeated damage.

1.1.12. Policy: Pinellas County shall re-visit both its Post Disaster Redevelopment Plan and its Comprehensive Plan within six months of completion of the Local Mitigation Strategy in order to determine if any amendments or revisions are required in order to facilitate implementation of the final strategies.

1.2. Objective: Pinellas County shall cooperate with state and regional agencies, and with other local governments to maintain or reduce hurricane clearance times as a component of the evacuation times for Pinellas County.
1.2.1. Policy: Pursuant to the Capital Improvements Element, Pinellas County shall annually evaluate projects proposed for inclusion within the Six-Year Schedule of Improvements and shall place a high priority on improvement needs for critical links and evacuation route points, and for bridges, causeways and highway facilities designated as regional evacuation routes when scheduling capital improvement projects.

1.2.2. Policy: The Board shall continue to enforce its regulations requiring the development of a hurricane evacuation plan by recreational vehicle parks and transient accommodations.

1.2.3. Policy: The County shall coordinate with the Florida Department of Transportation during preparation of the Transportation Improvement Plan for District 7 in order to encourage the State to give priority to road improvement projects on regional hurricane evacuation routes.

1.2.4. Policy: The County shall utilize the existing countywide computerized traffic signalization system and available law enforcement officers to expedite hurricane evacuation.

1.2.5. Policy: The County shall continue its public awareness campaign in cooperation with the Tampa Bay Regional Planning Agency to educate the general public on proper hurricane evacuation procedures. As part of the County’s public awareness campaign, the County shall also publish and make available a hurricane preparedness handbook to the general public prior to June 1 of each year.

1.2.6. Policy: Pinellas County shall cooperate with the State Division of Emergency Management to coordinate multi-county evacuations in a manner consistent with the Pinellas County Hurricane Evacuation Implementation Guide.

1.2.7. Policy: County-maintained roadways used as evacuation routes shall continue to be clearly posted.

1.2.8. Policy: Hurricane evacuation shall be planned and conducted in a manner consistent with the Pinellas County Comprehensive Emergency Management Plan.

1.3. Objective: Pinellas County shall restrict development within the coastal high hazard area, and shall direct population concentrations out of the coastal high-hazard area.
1.3.1. Policy: The coastal high-hazard area (CHHA) shall be the Evacuation Level A areas identified in the most recent regional hurricane evacuation study.

1.3.2. Policy: Pinellas County shall prohibit the location of new, or expansion of existing hospitals, nursing homes, and assisted living facilities within the coastal high-hazard area. The County shall discourage the siting of these facilities within the Evacuation Level B area.

1.3.3. Policy: Pinellas County shall not approve any request for residential density above 5.0 units per gross acre on the Future Land Use Element for areas within the coastal high-hazard area.[99-24]

1.3.4. Policy: Pinellas County shall prohibit the siting of new or the expansion of existing mobile home development within the coastal high-hazard area.

1.3.5. Policy: On an annual basis, the County's existing hazard mitigation programs, including those within the Land Development Code, shall be reviewed and revised if necessary to reduce the vulnerability of future development in coastal high-hazard areas. This review shall evaluate the recommendations of existing interagency hazard mitigation reports and the mitigation functions chapter of the Pinellas County Comprehensive Emergency Management Plan.

1.3.6. Policy: Consistent with the goals, objectives and policies of this Element and the availability of budgeted funds, the County shall evaluate the acquisition of storm-damaged property in the coastal high-hazard area.

1.3.7. Policy: By December 31, 1998, Pinellas County shall evaluate the feasibility of limiting the capacity of hospitals, nursing homes, and assisted living facilities proposed to be located within the Evacuation Level B area, as identified within the most recent regional evacuation study.

1.4. Objective: Pinellas County shall restrict public expenditures that subsidize development in the coastal high-hazard area.
1.4.1. Policy: County-funded infrastructure shall be prohibited within the coastal high-hazard area except for the following:

The expenditure for the maintenance, repair or replacement of existing facilities; or

The expenditure for restoration or enhancement of natural resources or public access; or

The expenditure needed to address an existing deficiency identified in this plan; or

The expenditure for the retrofitting of stormwater management facilities for water quality enhancement of stormwater runoff; or

The expenditure for the development or improvement of public roads and bridges identified in the Transportation Element of this plan; or

The expenditure for a public facility of overriding public interest to ensure public health and safety.

1.4.2. Policy: When public infrastructure within the coastal high-hazard area is destroyed or receives damage that equals or exceeds 50 percent of the cost of replacing the facility at its current location, the County shall analyze the feasibility of relocating this infrastructure landward of the coastal high-hazard area. This requirement is included within the Pinellas County Post-Disaster Redevelopment Plan as adopted within the Pinellas County Comprehensive Emergency Management Plan.

1.4.3. Policy: Pinellas County shall not construct bridges or causeways to barrier islands not serviced by such infrastructure at the time of Plan adoption.

1.5. Objective: By December 31, 2000, the existing deficit of public shelter spaces within the County shall be reduced by five percent.

1.5.1. Policy: The County shall assist the Pinellas County Red Cross in coordinating with local jurisdictions and appropriate agencies in the development of a countywide plan for increasing the number of public shelter spaces in Pinellas County.

1.5.2. Policy: Pinellas County shall expand its coordination efforts within the limits provided by legislative authority to coordinate facility expansion plans and development review with the Pinellas County School Board so that new school facilities and facility expansion will be located and designed to provide hurricane shelters.
1.5.3. Policy: If the County determines, during its review of a proposed public school site for consistency with the Pinellas County Comprehensive Plan and after consideration of the criteria in Section 235.26(9) of the Florida Statutes, that the site is an appropriate location for a shelter, the final determination of consistency will include a recommendation that the public school be constructed to function as a public emergency shelter.

1.5.4. Policy: Whenever possible, new or expanded county buildings shall be located, designed, and constructed so that they may be utilized for hurricane shelters.

1.5.5. Policy: Alternatives to traditional public sheltering shall be developed and promoted through public education by Pinellas County and other appropriate agencies. Alternatives to traditional public sheltering shall include, but not necessarily be limited to, host home programs, inland sheltering, retrofitting of existing structures whenever possible, utilizing refuges of last resort as appropriate, and evacuation of guests from transient accommodations to inland “sister” transient accommodations.

1.5.6. Policy: Pinellas County shall initiate discussion of new cooperative efforts between the County, municipalities, the Pinellas County School Board, and other appropriate agencies in an attempt to increase the number of public shelters and to reduce the shelter deficit.

1.5.7. Policy: Pinellas County shall utilize its public education program to attempt to decrease the number of Pinellas County residents that unnecessarily seek shelter during hurricane evacuations.

1.5.8. Policy: As a means of identifying solutions to the existing public shelter deficit, Pinellas County shall host an emergency shelter workshop, or summit, for affected governments and agencies by December 31, 1998.

1.5.9. Policy: Pinellas County shall participate with the State Division of Emergency Management in their development of a regional Hurricane Evacuation Plan, and, within a year of its completion, shall have evaluated any relevant recommendations, including those regarding shelter capacity, for inclusion in the Comprehensive Plan.
BEACH AND DUNE SYSTEMS

2. GOAL: PINELLS COUNTY SHALL CONSERVE, MAINTAIN, AND RESTORE COASTAL BEACH AND DUNE SYSTEMS SO AS TO RETAIN THEIR CONTRIBUTIONS TO STORM PROTECTION, RECREATION, NATURAL RESOURCES, AND ECONOMIC DEVELOPMENT.

2.1. Objective: Pinellas County shall continue implementation of the Pinellas County Beach Enhancement Five-Year Program, to restore altered beaches and dunes, and shall annually update the program.

2.1.1. Policy: Pinellas County shall continue a program for restoring and renourishing sandy beaches and dunes.

2.1.2. Policy: Pinellas County shall continue the role as the lead agency for coordinating and managing beach restoration/renourishment projects.

2.1.3. Policy: Pinellas County shall monitor erosion of the County’s renourished beaches and shall develop alternative strategies for beach enhancement based on the results of the monitoring program.

2.2. Objective: Pinellas County shall continue to protect the stability of the dune systems and the beach itself by utilizing construction standards, development regulations and other appropriate measures that minimize the impacts of man on the beach and dune systems.

2.2.1. Policy: New development shall be prohibited in the frontal dune and beach area.

2.2.2. Policy: Vehicle and foot traffic over the frontal dune systems shall be restricted by providing vehicular parking and dune walkovers.

2.2.3. Policy: The County shall continue to implement County and State regulations pertaining to construction seaward of the State Coastal Construction Control Line.

2.2.4. Policy: Pinellas County shall designate undeveloped coastal barrier islands as Preservation, Recreation/Open Space or Preservation-Resource Management on the Future Land Use Map.
PUBLIC ACCESS

3. GOAL: PUBLIC ACCESS TO COASTAL RESOURCES SHALL BE PROVIDED IN ACCORDANCE WITH PUBLIC NEED.

3.1. Objective: Public access to the beaches and shorelines of Pinellas County shall be increased through acquisition, development, and expansion of facilities.

3.1.1. Policy: By July 1, 1999, Pinellas County shall have opened Wall Springs Park on Boggy Bayou.

3.1.2. Policy: Pinellas County shall include the planning and development of Boca Ciega Park within the Six-Year Schedule of Improvements of the Capital Improvements Program.

3.1.3. Policy: The County shall continue to acquire environmentally sensitive lands, parkland and beach access sites.

3.1.4. Policy: Pinellas County shall not expend public monies for renourishment/restoring sand beaches where the amount of public access does not meet the minimum standards established by the State of Florida for state-financed beach renourishment/restoration projects.

3.1.5. Policy: New or rebuilt County bridges shall be designed to include where practical, catwalks or other facilities for fishing.

3.1.6. Policy: Pinellas County shall utilize the guidelines in the Pinellas County Post Disaster Redevelopment Plan to prioritize potential coastal acquisitions through the State’s land acquisition program. Additional criteria will be developed and included in the Post Disaster Redevelopment Plan by January 31, 1998 to recognize pristine coastal properties or properties of significant or important environmental sensitivity.

3.1.7. Policy: Pinellas County shall promote the protection, preservation, or sensitive reuse, of historic resources located in coastal areas, and provide public access where appropriate and possible.
EXISTING LAND USE

4. GOAL: LAND USE DESIGNATIONS IN THE COASTAL PLANNING AREA SHALL BE CONSISTENT WITH THE FUTURE LAND USE ELEMENT AND COMPATIBLE WITH THE COUNTY'S NATURAL AND HISTORIC RESOURCES.

4.1. Objective: The County shall give priority to water-dependent and water-related land uses in the coastal planning area, in a manner consistent with its goals for the protection of coastal and marine habitats and species. [03-33]

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

4.1.2. Policy: Pinellas County shall continue to conduct its comprehensive program of data collection, monitoring, education, interagency coordination and regulation to ensure that the location and impacts of water-related and water-dependent land uses do not conflict with the need to protect marine and coastal species and habitats, including the West Indian Manatee. [03-33]

4.1.3. Policy: The County shall as a minimum use the following criteria for siting marinas: [03-33]

Adequate water depth to accommodate the proposed boat use. Sites that require no dredging or filling to provide access by canal, channel or road are preferred.

Preference shall be given to the expansion of suitable existing marinas rather than new construction.

Located in areas where there is adequate flushing of the basin to prevent stagnation and water quality deterioration.

No adverse impact on archaeological or historic sites as defined by state and local comprehensive plans.

Reasonable access to a large navigable water body.

Sufficient upland area to accommodate all needed utilities and support facilities, such as parking spaces, rest rooms, dry storage, etc.
Capacity of the surrounding roadways to handle boating traffic to and from the marina.

Compatible land uses.

Adequate wastewater treatment capacity in accordance with state standards.

Marina development should be sensitive to the special requirements for developing in the following areas:

a. Aquatic preserves

b. Outstanding Florida Waters

c. Class II waters

d. Areas approved or conditionally approved by the Florida Department of Environmental Protection (FDEP) for shellfish harvesting, and

e. Other highly productive and/or unique habitats as determined by FDEP, by the Game and Freshwater Fish Commission, as identified in the Comprehensive Conservation and Management Plan (CCMP), or by Pinellas County, based on vegetation and/or wildlife species.

4.1.4. Policy: No marina shall be constructed or expanded in areas determined by the Florida Department of Environmental Protection, or other governmental wildlife protection agency, to be critical to the survival of the West Indian Manatee. [03-33]

4.1.5. Policy: No marina project shall be approved until a hurricane plan for this project has been established. [03-33]

4.1.6. Policy: The development of marinas shall be supported as a means of providing public water access to the extent that their development and use shall not adversely impact estuarine resources. [03-33]
PUBLIC FACILITIES

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

5.1. Objective: Pinellas County shall continue to ensure that adequate levels of service are provided by public facilities within the coastal planning area, and shall utilize the annual update of the Capital Improvements Element to schedule required infrastructure improvements in the coastal planning area.

5.1.1. Policy: The level of service standards adopted elsewhere for public facilities in the Pinellas County Comprehensive Plan shall be the same standards used for public facilities within the coastal planning area.

5.1.2. Policy: The scheduling of public facility improvements within the coastal planning area shall be consistent with the Capital Improvements Element of this Plan.

5.1.3. Policy: The service areas for public facilities within the coastal planning area shall be those identified and/or established elsewhere in this Plan.

5.1.4. Policy: Pinellas County shall ensure that required infrastructure is available to serve development or redevelopment in the coastal planning area, when such development is consistent with the densities proposed by the Future Land Use Map as well as with coastal resource protection and public safety policies, by assuring that funding for such infrastructure is phased to coincide with demand.
HOUSING ELEMENT
MAJOR FINDINGS

1. Given current residential zoning densities, and assuming all residential areas are developed to the maximum allowable, the supply of vacant land in the unincorporated area available for housing development will meet the needs of about twelve years projected demand.

2. The rising cost of available land affects the development of modest priced housing by the private market.

3. Although only a small percentage of the total housing stock in the unincorporated areas of Pinellas County is substandard, there are a few blighted neighborhoods where a significant amount of the housing is deteriorating or dilapidated.

4. Due to the rising costs of land and construction, it is important to preserve, reclaim, and rehabilitate the existing housing stock.

5. Very little new housing is marketed in the County at sale prices affordable to Moderate Income Households. Moderate Income Households have limited choices for new housing. Households in the upper range of the Moderate Income group can likely afford new houses.

6. With the exception of Very Low and lower range of Low Income Households, resale housing is available and affordable to all income groups in Pinellas County at 1996 market interest rates. Affordable housing is widely distributed throughout much of the County.

7. The current market for ownership of resale housing in Pinellas County meets the needs of most household groups. However, any significant increase in mortgage interest rates or home prices will push most Low Income Households out of the housing purchase market and restrict their housing choice to rental housing.

8. Despite studies indicating that there is a sufficient number of affordable housing units to meet the current and projected demand, other factors need to be considered in determining housing needs of the population. Based on experience, these factors include geographic distribution, functional obsolescence, and in the case of purchasing a home, the ability to afford down-payment and closing costs. Thus, rental and resale housing may be affordable, but not available to Very Low and Low Income households.

9. There has been a decrease in federal tax incentives and federal programs which had previously encouraged the provision of lower cost housing.

10. Some very Low Income, Low Income, and Moderate Income households in Pinellas County are paying in excess of 30 percent of their income for rental housing.

11. Housing authority projects are filled to capacity, with many families on the waiting list, indicating that there is not an adequate supply of affordable housing to meet the needs of very low income families.
12. As with other population groups, the elderly population will increase in the next twenty years. The population of very old persons, over 72 years old, is greater than that of other elderly. Adequate density and zoning considerations is needed to allow for the construction of apartments, assisted living facilities, cluster homes, nursing homes, and other forms of housing near the services needed by the elderly.

13. Private market development is not meeting the housing needs of the chronically mentally ill and retarded persons. These groups continue to require various forms of assisted and/or subsidized housing, including group homes, and congregate living facilities.

14. There is an increasing number of persons who are homeless or at risk of becoming homeless. The bulk of these persons are not traditional street people, but persons and families who are temporarily homeless due to the lack of available affordable housing.

15. The public's understanding and perception of Pinellas County's housing problems needs enhancement.

16. Pinellas County contains approximately 56,000 mobile homes, which represent almost 12 percent of the County’s total dwelling units. Pinellas ranks near the top among Florida counties in the number of mobile homes within its jurisdiction. [ORD. 02-80]

17. Mobile home/manufactured home communities may represent a viable, long-term housing option in Pinellas County that can provide market-rate housing affordable to low- and moderate-income households, along with a unique sense of community, a strong social support structure, and a socially diverse mix of people that is often unavailable in other forms of housing. [ORD. 02-80]

18. On average, a mobile home/manufactured home community generates fewer vehicle trips on the surrounding roadway system than an equivalent number of single family homes or apartment units. [ORD. 02-80]

19. A broad range of housing affordable to all income groups needs to be provided so that households of various incomes are able to reside throughout Pinellas County allowing employees of local businesses to find housing within a reasonable distance of the workplace. [ORD. 02-80]
1. GOAL: PROVIDE DECENT, SAFE AND SOUND HOUSING IN A VARIETY OF TYPES, SIZES, LOCATIONS AND COSTS TO MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS OF UNINCORPORATED PINELLAS COUNTY, REGARDLESS OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP OR FAMILIAL STATUS.

1.1. Objective: Provide for new dwelling units in a variety of types, sizes, locations and costs, to meet 100 percent of the needs of unincorporated Pinellas County.

1.1.1. Policy: Provide and retain residential land use plan categories at varying densities and location, through land use plan and zoning regulations.

1.1.2. Policy: Include nodes of higher residential density near employment centers and adjacent to arterial roadways.

1.1.3. Policy: Provide information, incentives and technical assistance to the private sector in order to maintain a housing production capacity sufficient to meet both market demand and the needs of middle, moderate, and lower-income households.

1.1.4. Policy: Continue to provide demographic, socioeconomic and special housing data to the development community.

1.1.5. Policy: The County shall continue to consider ways to maximize use of permitted densities on vacant residential land, in recognition that urban land is becoming too scarce a resource to tolerate significant underutilization.

1.1.6. Policy: A review of progress toward meeting Objective 1.1 shall be conducted and presented to the Board of County Commissioners on an annual basis.

1.2. Objective: Continue to provide incentives to the development and redevelopment community, to utilize design and construction techniques and building materials capable of significantly reducing the cost of construction, maintenance and energy consumption.

1.2.1. Policy: The Pinellas County Land Development Code shall contain provisions that support manufactured housing, providing surrounding land uses are compatible.

1.2.2. Policy: On a regular basis, review the County’s program for streamlining the provision of housing to evaluate its effectiveness in achieving housing objectives.
1.2.3. Policy: Continue to review ordinances, codes, regulations and the permitting process for the purpose of eliminating or modifying conflicting and excessive requirements.

1.2.4. Policy: Continue to implement the requirements of the latest Florida Energy Efficiency Code for Building Construction that assures a conscious effort toward energy efficiency so that proper equipment, building orientation on site, adequate insulation, and appliance selection will be considered by developers.

1.2.5. Policy: Encourage the use of alternative energy resources that do not degrade air quality.

1.3. Objective: Preserve, upgrade and extend the life of the existing housing stock in unincorporated Pinellas County, including housing affordable to low-and moderate-income households, and historically significant housing. [ORD. 02–80]

1.3.1. Policy: Through the year 2000, target rehabilitation funds to prevent neighborhood decline, promote rental property improvement programs more aggressively, and encourage modernization of housing units.

1.3.2. Policy: Through both private and public resources, insure that substandard housing conditions in the unincorporated area are abated at a rate of 300 units per year beginning in 1998.

1.3.3. Policy: Continue the Community Development Targeted Area Revitalization Program.

1.3.4. Policy: Continue the County's housing rehabilitation programs for owner and rental occupied housing.

1.3.5. Policy: Continue enforcement of the County Housing Code to insure minimum housing standards are maintained.

1.3.6. Policy: Demolish dilapidated, unsafe dwelling units through continued enforcement of the County's Housing Code.
1.3.7. Policy: Pinellas County shall continue to provide for protection, preservation and appropriate use of historically significant housing structures and archaeological resources through implementation of the historic preservation and comprehensive zoning chapters of the Pinellas County Land Development Code.

1.3.8. Policy: Consistent with Law and Code, encourage replacement/upgrading of existing mobile homes so that homesites will not be lost in a community in the event of casualty or other involuntary or voluntary removal. [ORD. 02-80]

1.4. Objective: Make adequate sites available for low and moderate-income housing.

1.4.1. Policy: The County shall continue to provide surplus housing and land for affordable housing through its Donation of Right-of-way Housing Program (Resolution 88-47 and Ordinance 88-47).

1.4.2. Policy: Pinellas County shall continue its program to acquire and hold land for redevelopment related to specific targeted area projects.

1.4.3. Policy: The Future Land Use Plan map shall be compared with the existing land use to identify potential multi-family sites.

1.5. Objective: Provide incentives and encourage provision of housing affordable to Very Low, Low, and Moderate Income households, including households with special needs, through public, private and joint ventures so that 4,708 housing units are made available for growth in these income categories through 2010.

1.5.1. Policy: Support the provision of additional rental housing for Very Low and Low Income households.

1.5.2. Policy: By utilization of resources available through the Pinellas County Community Development Department and the Pinellas County Housing Finance Authority (HFA), provide down payment and financial assistance programs to serve Very Low, Low and some Moderate income households.

1.5.3. Policy: Support pre-purchase counseling programs for rental households interested in home ownership.

1.5.4. Policy: Support educational programs to inform potential buyers about the possibilities for home ownership.
1.5.5. Policy: Establish an information system to better track the current housing inventory so that an accurate count of housing losses can be maintained, and timely information on housing changes within Planning Sectors and neighborhoods is provided for monitoring purposes. This information system would likely include data on building permits (renovation, rehabilitation, etc.), Certificates of Occupancy, demolition permits and mobile home setup/removal and replacement permits.

1.5.6. Policy: Continue operation of the County's Housing Finance Authority to help meet housing needs of Moderate- and Low-Income renters and homeowners.

1.5.7. Policy: Continue implementation of the County’s Affordable Housing Incentive Plan.

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

1.5.9. Policy: Pinellas County shall continue to support creation of nonprofit housing development corporations to develop, own and manage housing.

1.5.10. Policy: The County shall continue to administer a Housing Assisted Trust Fund for the purpose of supporting affordable housing projects and programs.

1.5.11. Policy: The County shall encourage and support federal actions to maintain the supply of federally assisted housing, and shall support federal and state legislation designed to foster and stimulate local initiatives to develop, renovate and conserve low- and moderate-income housing.

1.5.12. Policy: The County shall continue participation in the Pinellas County Coalition for the Homeless, and in partnership with local communities and providers, support provisional components of a continuum of care for the homeless to maximize utilization of federal, state, and local funds.
1.5.13. Policy: The County shall continue to review its building codes to ensure that state and federal regulations pertaining to barrier-free housing are being implemented, and this review shall occur on an annual basis thereafter.

1.5.14. Policy: Continue to provide areas through zoning ordinances which provide housing in residential neighborhoods, as well as accompanying supportive services, to persons with special living needs, pursuant to the Laws of Florida, Chapter 80-154.

1.5.15. Policy: All mobile homes shall be located in mobile home parks and subdivisions, pursuant to the zoning map and ordinances.

1.5.16. Policy: Affordable Housing Developments (AHDs), as defined in the Pinellas County Affordable Housing Incentive Plan (AHIP) and in the Pinellas County Comprehensive Zoning Regulations and certified by the County as an AHD, may be permitted at densities up to 10 units per acre in the Residential/Office/Retail, Residential/Office General, Commercial Neighborhood and Commercial General land use categories. The permitting of affordable housing developments within these land use categories shall be subject to program guidelines and specifications as well as compatibility with surrounding development, site constraints, and other appropriate considerations as determined through the Pinellas County Comprehensive Zoning Regulations and the site plan review process. Where an affordable housing development occurs as upper stories to underlying development in these land use categories, the allowable floor area permitted for the underlying use is not required to be reduced. Application of this affordable housing incentive shall not be allowed within the coastal high hazard area or the Evacuation Level A area.

1.5.17. Policy: All residential districts as designated by the land use plan and zoning map shall permit development of affordable housing, including manufactured housing, for low and moderate income households, including developments containing units affordable to a range of income groups, pursuant to the guidelines and requirements specified within the Pinellas County Comprehensive Zoning Ordinance.

1.5.18. Policy: Consistent with the purpose and intent of the Comprehensive Plan, Section 134-82(c) of the Land Development Code, Pinellas County shall support decisions and actions that encourage mobile home/manufactured housing communities where they provide a viable option for low-and moderate-income households in the County. These mobile home/manufactured home communities help provide housing that is affordable to income groups that are needed to support the local economy. [ORD. 02-80]

DCA 02-02
[ORD. 02-80] 10/15/02
1.6. **Objective:** Pinellas County shall ensure that all households displaced through public development, redevelopment or Housing Code Enforcement activities are able to relocate to standard, affordable housing.

1.6.1. **Policy:** The County shall determine the relocation housing needs of households who are to be displaced due to county public facility construction or infrastructure improvement projects listed in the Capital Improvements Plan.

1.6.2. **Policy:** The County shall continue to donate acquired housing to affordable housing programs.

1.6.3. **Policy:** The County shall continue to provide technical assistance to displaced very low and low-income persons to locate affordable housing.

1.6.4. **Policy:** The County shall continue to enforce the Housing Code so that the safety of all Pinellas County residents is considered while at the same time no household is rendered homeless due to Housing Code requirements.

1.6.5. **Policy:** The County shall continue the Community Development Local Relocation Program for very low and low-income residents.

1.6.6. **Policy:** The County shall continue to work with the Pinellas County Housing Authority to provide replacement housing for very low and low-income residents of substandard housing.

1.6.7. **Policy:** The County shall continue to provide technical assistance in locating affordable housing, prior to relocation, for residents who cannot locate equivalent housing.

1.6.8. **Policy:** Continue to consider the needs of residents of Redevelopment Areas established under Chapter 163, Florida Statutes, and require a plan for equitable and reasonable relocation.

1.6.9 **Policy:** The County supports housing projects that provide a mix of housing to serve a mixture of income levels, integrating traditional market value housing with affordable housing opportunities. [05-78]

1.7. **Objective:** Provide for adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed by HRS.

1.7.1. **Policy:** The County shall continue to allow for licensed group homes and foster care facilities in all residential districts, and shall encourage their location where there is adequate supporting infrastructure and medical and public facilities; provided that they are not located within a specified distance of a similar facility, hurricane vulnerable areas, coastal high-hazard areas and areas where potential for flooding exists. [99-24]
1.7.2. Policy: Continue to review zoning regulations to assure that they are not overly restrictive relative to group and foster homes.

1.8. Objective: The County shall further fair housing so that a variety of housing choices is available to households without regard to religion, sex, national origin, handicap, age, race, color, marital status and familial status.

1.8.1. Policy: Pinellas County shall continue funding fair housing activities.

1.8.2. Policy: Pinellas County shall continue to support effective enforcement of the Pinellas County Human Rights Ordinance, activities of the Community Housing Resource Board and the Human Rights Offices serving Pinellas County.

1.8.3. Policy: Pinellas County shall annually review and amend as necessary the County Fair Housing Ordinance.
INTERGOVERNMENTAL COORDINATION ELEMENT

MAJOR FINDINGS

1. There have been several changes to Chapter 163, F.S., which necessitated changes to the Intergovernmental Coordination Element, particularly in regard to procedures for identifying and implementing joint planning areas, procedures to recognize campus master plans, available dispute resolution processes, and procedures for coordinating with the School Board on siting school facilities. This Element, as amended, is intended to fully implement sub-paragraphs 1, 2 and 3 of Section 163.3177(6)h, F.S. The requirements associated with the co-location of public facilities and schools are addressed in the Future Land Use Element. [99-77].

2. The County entered into an interlocal agreement with the Pinellas County School Board in 1996 for the purpose of effecting a coordinative review process for determining if a site proposed by the School Board for the location of a public school would be consistent with the Pinellas County Comprehensive Plan.

3. To date, Pinellas County has entered into an interlocal agreement and established joint planning areas with the following municipalities: Safety Harbor, Dunedin, Clearwater, Tarpon Springs, Largo, Pinellas Park, and St. Petersburg. These agreements enable the municipality to avoid the lengthy comprehensive plan amendment process following annexation of unincorporated property, as long as specific criteria in the agreement are met.

4. The University of South Florida - Bayboro Campus Master Plan was completed in 1995. Pinellas County participated in its review and found little impact to the implementation of the Pinellas County Comprehensive Plan.

5. Pinellas County continues to recognize and utilize available dispute resolution processes.

6. Ongoing coordination between the State, the Southwest Florida Water Management District, Tampa Bay Water, and adjacent governments is required in order to equitably address regional water supply and related resource management issues. [99-77]

7. Partnership among member governments and agencies will be instrumental to the success of the Tampa Bay National Estuary Program’s Comprehensive Conservation and Management Plan for the restoration and management of Tampa Bay.

8. Coordination in the implementation of concurrency management strategies and land use decisions by the County, the Florida Department of Transportation and local governments is necessary to implement long term improvements in roadway operating conditions.

DCA99-ICE
[ORD.99-77] 8/31/99
9. The serious deficit of public emergency shelter spaces must be addressed both locally and regionally. For example, the impact of local land use decisions on the hurricane evacuation and shelter population is felt at the regional level. Countywide, regional, and interagency coordination is necessary to arrive at workable solutions to the shelter deficit, as well as evacuation issues.

10. Pinellas County supports a systems approach to environmental management which requires coordination among adjacent governments in order to protect functioning ecosystems and their contiguous communities. Collaborative partnerships are beneficial with other government and private agencies in the acquisition and management of important natural systems.
1. GOAL: PINELLAS COUNTY 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 COUNTY RESIDENTS AND VISITORS.

1.1. Objective: Pinellas County shall continue to coordinate its Comprehensive Plan with those units of government which provide service to the unincorporated County, but which do not have regulatory authority over the use of land.

1.1.1. Policy: In order to foster more effective coordination between the County and independent special districts, the County shall assist these special districts in meeting special data and analysis needs that could appropriately be met through related comprehensive planning activities, and shall endeavor to ensure that requisite special district public facility reports are submitted to the County. [99-77]

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

1.1.3. Policy: Pinellas County shall coordinate with the School Board of Pinellas County to implement the public educational facilities siting and co-location requirements of Chapter 163 and 235, F.S., and as outlined in the interlocal agreement entered into between Pinellas County and the School Board of Pinellas County and as identified in the Future Land Use Element. [99-77]

1.2. Objective: Pinellas County shall continue to ensure that its planning activities are coordinated with the plans of other local governments and agencies, including municipal comprehensive plans and the plans of adjacent county governments, within Pinellas County’s area of concern.
1.2.1. Policy: Pinellas County shall enter into interlocal agreements, or other appropriate formal agreements and understandings, when necessary to formalize cooperative understandings and processes. [99-77]

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

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

1.2.4. Policy: Pinellas County shall coordinate with the Pinellas Planning Council to maintain consistency with the Countywide Comprehensive Plan by:

Participating in the countywide planning process through representation on, and coordination with, the Pinellas Planning Council as prescribed by Chapter 73-594, F.S., as amended; and

Maintaining the procedures, and responsibility therefore, by which to determine the need for and processing of any requisite amendment to the Countywide Future Land Use Plan.

1.2.5. Policy: Pinellas County shall continue to take the lead role in the collaborative process underway with the municipalities, the School Board and other agencies to develop coordinated population projections.

1.2.6. Policy: The County, in association with the other participating agencies and governments, shall continue to use the Metropolitan Planning Organization Technical Coordination Committee process as the formal means of joint planning and decision-making for population projections.[99-77]
1.2.7. Policy: Pinellas County, through its Local Planning Agency, shall continue to coordinate implementation of the County’s Comprehensive Plan with the comprehensive plans of municipalities within the County by, at a minimum, reviewing and providing comment on local plan amendments to the local government as well as the Department of Community Affairs.

1.3. Objective: Pinellas County shall continue to coordinate with governments within its area of concern regarding the siting of facilities with countywide significance and in assessing the potential for development related impacts.

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

1.3.2. Policy: Pinellas County shall continue to utilize, among other processes, the development of regional impact review process as a means of participating in the siting of projects with regional (including countywide), significance. [99-77]

1.3.3. Policy: By October 2000, Pinellas County, in association with other local governments within its area of concern, shall determine whether or not additional coordinative processes are required, and whether specific formal agreement is necessary, over the existing coordination mechanisms, to define a project of countywide significance, including locally unwanted land uses, and to ensure coordination on the siting of such facilities. [99-77]

1.3.4. Policy: Where there are common concerns or issues in the siting of locally unwanted land uses, the County shall formally recognize, by October 2000, the available processes, including informal workshops and meetings, for identifying locally unwanted land uses and developing common guidelines for addressing locational concerns. [99-77]

1.4. Objective: Pinellas County shall continue to practice collaborative planning with affected governments and agencies to facilitate the locating and extension of facilities subject to concurrency, and shall formalize, as necessary, by October 2000, through specific agreement, 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 to the unincorporated County.

DCA99-ICE
[ORD.99-77] 8/31/99
1.4.1. Policy: As provided for within the Transportation Element, Pinellas County shall coordinate the implementation of long term concurrency management, the US Highway 19 Corridor Action Plan, and any other concurrency management strategies having multi-jurisdictional impacts, with the Florida Department of Transportation, the Metropolitan Planning Organization, and affected local governments. [99-77]

1.4.2. Policy: Pinellas County shall adopt the respective municipal level of service standard for potable water and wastewater treatment when service is provided to the unincorporated area by a municipality, and shall coordinate with those governments receiving County services to try and assure reciprocity in the recognition of level of service standards. [99-77]

1.4.3. Policy: Pinellas County shall coordinate with the Pinellas Suncoast Transit Authority in the establishment of, and monitoring the ability to meet, the adopted level of service standards for mass transit.

1.4.4. Policy: Where an identified need for regional wastewater treatment is not being met, individual service agreements may be arrived at between the County and other affected governments which are unique in their location and scope and provide an individualized solution to provision of the desired service.

1.4.5. Policy: Pinellas County shall continue to coordinate with the SWFWMD, and area governments and agencies in planning for a reliable long-term regional potable water supply. [99-24]

1.4.6. Policy: Pinellas County 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. [04-02]

1.4.7. Policy: To encourage multi-jurisdictional discussion of solid waste disposal issues, Pinellas County shall continue to participate in the formal collaborative process established by the Pinellas County Solid Waste and Resource Recovery Act of 1988 and through membership on the Solid Waste Technical Management Committee.
1.4.8. Policy: Pinellas County shall continue to practice collaborative and coordinated planning with adjacent municipalities to ensure the provision of sufficient regional and passive recreational lands countywide, and shall continue to enter into formal individual agreements where necessary to facilitate the operation and maintenance of these facilities. [99-77]

1.4.9. Policy: Pinellas County shall continue to collaborate with adjacent governments and agencies to manage surface water in an efficient and coordinated manner by entering into specific interlocal/interagency agreements describing responsibility and formalizing specific commitments. [99-24]

1.5. Objective: As provided under the authority of Section 163.3171, Florida Statutes, Pinellas County shall continue to cooperate in establishing and implementing joint municipal planning areas through interlocal agreements with participating municipalities. [99-77]

1.5.1. Policy: When establishing boundaries for joint municipal planning areas, Pinellas County and the municipalities shall, at a minimum, consider previously established planning area boundaries, municipal and county infrastructure service areas, existing and planned jurisdiction lines, and local comprehensive plans.[99-77]

1.5.2. Policy: Subsequent to establishing an interlocal agreement and as long as it remains in effect, the following provisions shall apply to the unincorporated area located within an established municipal planning area:

1. An amendment to the applicable municipal comprehensive plan shall be required in order to include such unincorporated areas within the municipal plan.

2. The Pinellas County Comprehensive Plan and implementing land development regulations shall remain in effect for all unincorporated areas. Upon annexation, the applicable local comprehensive plan and land development regulations shall be determined as follows:

DCA 98-2/99-1
[ORD.99-24] 03/16/99

DCA99-ICE
[ORD.99-77] 8/31/99
a. If Provision 1 above has been accomplished, the municipal comprehensive plan and land development regulations shall take effect at the time of voluntary annexation subject to a determination by the Pinellas County Local Planning Agency that the requirements contained in the applicable interlocal agreement have been satisfied and subject to the completion of any subsequent final plan amendment action that may be required, or

b. The Pinellas County Comprehensive Plan and land development regulations shall remain in effect until the municipality adopts a municipal plan amendment that includes the annexed area.

1.5.3. Policy: The Pinellas County Local Planning Agency, in association with the affected municipalities, shall have reviewed the existing interlocal agreements and identified any revisions, or planning area boundary area adjustments, that may need to be considered for inclusion in those interlocal agreements renewed after September 2000. [99-77]

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

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

1.6.2. Policy: When necessary, including when requested by a municipality agreements to ensure that County and municipal services continue to be receiving County service, the County will revisit individual service provided in an adequate, equitable and efficient manner to the wholesale or retail customer. [99-77]

1.7. Objective: The Comprehensive Plan shall be internally consistent, and the goals, objectives, and policies of one Element shall further, and not conflict with, those of any other Element.
1.7.1. **Policy:** The Plan shall be presumed to be internally consistent, but if a segment of the Plan is found to be inconsistent with another segment of the Plan, the County shall initiate an amendment or take other appropriate action to correct the inconsistency.

1.8. **Objective:** Pinellas County shall continue to support the Tampa Bay National Estuary Program (TBNEP) and its partnership approach to the protection and restoration of Tampa Bay.

1.8.1. **Policy:** By signature to the implementing agreement associated with the Comprehensive Conservation and Management Plan (CCMP) for Tampa Bay, the County shall commit to implementation of the respective and applicable Pinellas County action plan components, consistent with provisions of the agreement.

1.8.2. **Policy:** Pinellas County shall proactively pursue and facilitate countywide coordination and participation in the implementation of the CCMP, and related plans, as a necessary and efficient means of achieving both regional resource management and restoration goals, as well as a means of cooperatively achieving local, but mutually beneficial, resource goals.

1.9. **Objective:** Pinellas County shall actively coordinate with affected local governments and agencies for the purpose of protecting and restoring functional and connected habitats and associated living resources, for the purpose of meeting regional surface water management goals, and for the practice of efficient resource planning and regulation.

1.9.1. **Policy:** Pinellas County shall support consistent and coordinated management of bays, estuaries and harbors that fall under the jurisdiction of more than one local government through its continued cooperation with the Southwest Florida Water Management District, the Florida Department of Environmental Protection, the Agency on Bay Management, the Tampa Bay National Estuary Program and other agencies in the development and implementation of management plans for Tampa Bay and the Pinellas County aquatic preserves, and through its countywide authority to regulate certain activities below the mean high water as the Pinellas County Water and Navigation Control Authority.

1.9.2. **Policy:** Where mutual benefit is achieved, Pinellas County shall actively pursue interactive and functional partnerships with the School Board of Pinellas County, as well as area colleges and environmental organizations, in order to assist in meeting local environmental education needs.
1.9.3 Policy: Pinellas County shall encourage, initiate where appropriate, and participate in multi-jurisdictional cooperation and coordination in watershed planning, in meeting National Pollutant Discharge Elimination System (NPDES) program requirements, in the implementation of the CCMP, and in the implementation of efficient, effective and comprehensive surface water management programs. [99-77]

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

1.9.5 Policy: Where Pinellas County is involved, the County shall, through the use of individual interlocal agreements, ensure that the costs of implementing surface water management projects and programs are equitably shared by the affected local governments.

1.9.6 Policy: Pinellas County shall support opportunities to coordinate land acquisition activities with other local governments and agencies as a means of practicing comprehensive and integrated watershed management, and addressing the connectivity of functional natural areas.

1.9.7 Policy: Pinellas County shall continue to use the ongoing NPDES coordination process as one means of coordination to facilitate the sharing of stormwater project information, to collectively identify and meet surface water resource educational information needs, and to collaboratively address, as appropriate, surface water-related mandates such as NPDES municipal storm sewer permit requirements. [99-77]

1.9.8 Policy: Pinellas County shall remain an active participant in regional technical studies and policy forums on wetlands.

1.9.9 Policy: Pinellas County shall encourage, and participate in, as appropriate, efforts by the SWFWMD to prioritize the identification of the recharge area within the Northern Tampa Bay Water Use Caution Area (NTBWUCA). [99-77]

1.9.10 Policy: Pinellas County shall encourage other local governments, and assist them as practical, in the development and application of recharge area/wellhead protection measures related to the application of local Future Land Use regulations.
1.9.11. Policy: Pinellas County shall continue to be an active participant at the State, regional, and local level in the identification of water issues, in requiring a sound scientific base upon which to develop fair water policy, and in setting a national standard for water resource management and conservation.

1.10. Objective: The County supports the concept of cooperative and regional solutions to disaster planning and, in particular, to resolution of the existing emergency shelter deficit.

1.10.1. Policy: By December of 1998, the County will coordinate and/or co-sponsor a regional workshop/summit directed at identifying coordinated regional solutions to the existing emergency shelter deficit.

1.11. Objective: Pinellas County shall, as a practice, work towards cooperative and mutually beneficial relationships with governments and agencies within its area of concern, and shall endeavor to anticipate and address issues before conflicts arise.

1.11.1. Policy: Pinellas County shall utilize available formal and informal dispute resolution processes, including those to be provided by the Tampa Bay Regional Planning Council, when necessary and appropriate. [99-77]

1.11.2. Policy: Pinellas County shall continue to place emphasis on the informal and efficient coordination processes that provide greater mutual benefit and foster professional relations. [99-77]

1.12. Objective: Pinellas County shall recognize the University of South Florida - Bayboro Campus Plan in the development and implementation of the Pinellas County Comprehensive Plan.

1.12.1. Policy: As opportunities arise, Pinellas County shall review proposed changes to the Campus Plan for their potential impact on the County’s Comprehensive Plan and any other County programs and activities.
PRINCIPLES AND GUIDELINES

Principles and guidelines are provided to facilitate coordination with other units of government and to serve to reinforce the goals, objectives and policies of the Intergovernmental Coordination Element.

PRINCIPLE A: In order to maximize intergovernmental coordination, organizations designed to promote coordination and cooperation among all levels of government should be established and actively supported.

Guidelines:

a) Increase the general public's understanding of and support for the establishment of coordinative organizations and activities.

b) Explore all possible funding sources which may be utilized for the establishment and support of coordinative organizations and activities.

c) Attempt to formally establish the roles and responsibilities of all participating government entities.

PRINCIPLE B: The establishment and refinement of procedures designed to enhance intergovernmental coordination should be a continuous and flexible process.

Guidelines:

a) Reevaluate, on a periodic basis, all established procedures intended to promote intergovernmental coordination among all levels of government.

b) Encourage the establishment of support procedures which enhance intergovernmental coordination.

c) Provide continuous support to coordinative organizations with regard to improving and implementing their operating procedures.

d) Evaluate existing coordinative procedures in relation to their effectiveness at promoting adopted goals and objectives.

e) Improve or abolish those operating procedures which are not or have not been highly effective.
PRINCIPLE C: Effective intergovernmental coordination mandates the active participation of all affected government entities on matters which transcend jurisdictional boundaries.

Guidelines:

a) Strive to maximize intergovernmental coordination and cooperation among federal, state and local government entities.

b) Participate, to the greatest extent possible, in intergovernmental coordination activities and organizations.

c) Promote among all public and private citizens an awareness of and an appreciation for intergovernmental coordination.

d) Promote the coordination of programs and activities which are of mutual concern and benefit in order to reduce procedural fragmentation and duplication of effort.

e) Evaluate the potential impacts proposed programs and activities may have on adjacent government entities before actively pursuing implementation.

PRINCIPLE D: Technical and policy coordination prior to plan or program development reduces those conflicts which may arise during implementation and contributes to greater operational efficiency.

Guidelines:

a) Encourage coordination and communication among the general public, the elected officials and the professional staffs of all government entities with respect to current and/or future programs and activities.

b) Increase the general public’s understanding of and support for policy planning on the federal, state and local level.

c) Encourage discussions aimed at resolving current or potential areas of disagreement which pertain to existing and/or proposed technical standards and policies.

d) Establish and support technical advisory committees which are responsible for promoting uniform technical standards and policies.

e) Provide technical assistance to and exchange information with other government entities on matters of mutual concern.
PRINCIPLE E: The continuous dissemination of information pertaining to current and/or future programs and activities, especially those related to comprehensive planning, is essential for meaningful intergovernmental coordination.

Guidelines:

a) To every extent possible, the comprehensive plan and elements thereof shall be consistent with those of state, regional and other local government entities.

b) Transmit all comprehensive plan elements and other relevant documents for review and comment prior to their adoption and implementation.

c) Notify and offer an opportunity for comment to all government entities which might be affected by proposed and/or revised programs and activities.

d) Consider all comments received by affected/concerned government entities pertaining to transmitted comprehensive plan elements or other relevant documents.

e) Consider the programs and activities of surrounding jurisdictions before making decisions which may have multi-jurisdictional effects.
1. The traditional policy of the Pinellas County Commissioner has been to concentrate on providing regional parks, beach access, boat ramp facilities, and multi-use trails while at the same time protecting the natural environment and preserves. [00-97] [03-33]

2. In November of 1986, the citizens of Pinellas County passed a referendum to tax themselves 0.5 of a mill for two years for acquisition of parkland, open space and environmentally sensitive areas within Pinellas County. Similar referendums were passed in 1981 and 1974.

3. In November of 1989 the citizens of Pinellas County passed a referendum approving a one cent infrastructure sales tax for ten years. In March of 1997 the citizens of Pinellas County voted by referendum to extend the tax for another ten years. A portion of the sales tax proceeds are dedicated to acquiring parkland, open space and environmentally sensitive areas within Pinellas County for uses consistent with the respective reasons for which they were bought. [00-97]

4. As of 2000, the Pinellas County Board of County Commissioners owns and/or manages 3,376.5 acres of developed regional passive parkland, 8,799.5 acres of accessible preserve land, 356.1 acres of multi-use trails, 23.5 acres of beach access facilities, 236.52 acres of special use lands, and 11.5 acres of boat ramp facilities, for a total of 12,803.62 acres, or a level of service of 13.54 acres per 1,000 County Residents, (please refer to Table 1). [00-97]

5. In addition to 3,376.5 acres of developed parkland and 8,799.5 acres of accessible preserve land, the Pinellas County Board of County Commissioners has purchased and/or manages approximately 345 acres of undeveloped parkland and 2,919.62 acres of other environmentally sensitive lands. [00-97]

6. The Pinellas County Board of County Commissioners, in their land acquisition and management program, supports the creation of greenways, parks and connected greenspaces, as well as the provision of both natural and passive recreational connections among them. [00-97]

7. Consistent with the County’s commitment to the development and enhancement of its greenways system, and in support of the County’s desire to establish its comprehensive natural and culture/heritage – based tourism program, it would be beneficial for the County to better define its comprehensive greenways program. [00-97]

8. The Regional Park System owned and managed by the Pinellas County Board of County Commissioners provides passive parks and open space to residents and visitors, amounting to approximately 15,994,972 visits in 1999. [00-97]
9. The County provides access to its preserves, and develops facilities and services for the public, consistent with respective preserve management plans. For example, consistent with its management plan, the Brooker Creek Preserve will eventually house an environmental education center in addition to its equestrian trail. The Weedon Island Preserve will eventually include a Native American cultural education center in addition to its canoe trail and boardwalks. [00-97]

10. Currently, there are 1,038.40 acres of recreational State of Florida lands, 15,677.14 acres of passive parkland, accessible preserve land and open space owned and managed by the Pinellas County Board of County Commissioners; 5,826.09 acres of recreation and park lands owned by the 24 municipalities; and 8,085.96 acres of private recreational lands, for a total of 30,914.69 acres, or 29.66 acres for each thousand residents, of active recreation and passive use opportunities countywide. [00-97]

11. In November of 1985, residents within the unincorporated area of Palm Harbor passed a referendum to tax themselves 1/4 of a mill for the purpose of providing community recreational facilities. As of 1997, funds obtained from the Palm Harbor Recreation District have been used to fund the Palm Harbor Recreation Center, Sunderman Baseball Complex, Pop Stansell Park, the Palm Harbor Library and other related recreational land purchases.

12. Three areas within unincorporated Pinellas - County Palm Harbor, Seminole and Feather Sound - have created Municipal Service Taxing Units (MSTU) for the purpose of providing community recreational facilities. Three referenda to create a MSTU district in the East Lake Tarpon area have failed to pass.

13. In 1990, the Feather Sound Community Services District was established in the unincorporated Feather Sound area. An ad valorem tax of up to one mill can be levied on properties within the District for the acquisition, development and maintenance of recreational areas and greenspace. In 1993, the Feather Sound Community Services District purchased 10 acres of land for the development of a community park. In 1996, the Feather Sound District was in the process of obtaining permits for the park development.

14. Pinellas County continues to develop and enhance The Fred Marquis Pinellas Trail, which is a linear multi-use trail that ultimately will extend 47 miles and encompass approximately 342 acres. As of 2000, 34 miles of the Trail are in operation. The infrastructure sales tax extension includes monies to expand the County’s system of bikeways and trails. [00-97]

15. In 2000, the Pinellas County Metropolitan Planning Organization and the Pinellas County Board of County Commissioners continue to coordinate with other local governments to connect the Pinellas Trail with the municipal community bicycle trails into a countywide consolidated network of facilities for non-motorized travel and recreation. [00-97]
16. As of 2000, the Pinellas County Board of County Commissioners has purchased 309 acres using Preservation 2000 funds to provide for additions to the Brooker Creek Preserve. Preservation 2000 funds have also been used to purchase an additional 56.8 acres for the McKay Creek Greenway/Pinewood Cultural Center. These funds are in addition to the at least $166.4 million already spent since 1972 by the County for land acquisition. [00-97]

17. Pinellas County has long been accustomed to capitalizing on its beaches and parks. Today, however, it is becoming increasingly clear that some tourists are looking for something more unique. [00-97]

18. Pinellas County has a strong tourist base and is successfully developing a significant nature based tourism sub-component. It is estimated that our natural and recreational amenities draw over 4,542,111 tourists to the County each year. [00-97]

19. Pinellas County has developed a comprehensive program for the management of its properties that is designed, as much as possible, to create and/or perpetuate a sustainable natural system. This is accomplished through the implementation of not only the Recreation and Open Space Element, but also the Natural, Historic and Cultural Resources Element, the Surface Water Management Element, the Future Land Use Element, and the Coastal Management Element. This comprehensive management program approach is what has allowed the County to create a framework and foundation upon which to build its nature-based tourism program. [00-97]

20. Consistent with this management approach and the desire to use the County’s lands to instill a sense of environmental and cultural stewardship among residents and visitors, the County has made a commitment to add the Pinewoods Cultural Center, the Gulfcoast Arts Center, the Native American Interpretive Center at Weedon Island Preserve, and the Environmental Education Center at Brooker Creek Preserve to the offerings already available at the County’s parks and preserves. [00-97]

21. Also complementing this intent, in 1998 the County entered into a first-of-its-kind partnership with the National Fish and Wildlife Foundation to create the Pinellas County Environmental Foundation, allowing all the advantages of a not-for-profit foundation and facilitating the use of tax deductible contributions for conservation and land management purposes. This strategic partnership is also helping the county to forge equally important liaisons with other nationally-recognized scientific and conservation organizations, including the Smithsonian Institute. [00-97]

22. Pinellas and Hillsborough Counties recently initiated a unique intergovernmental relationship by accepting joint ownership of Old Gandy Bridge from F.D.O.T. The Friendship Trail, as the Old Gandy Bridge is now referred to, has been converted to a multi-use trail facility for many types of users, including cyclists, runners, in-line skaters and fishermen establishing a multi-use linkage to parks and communities in both Counties. The Friendship Trail opened in December of 1999. [00-97]
23. In late 2001, in response to increasing citizen interest, the Board of County Commissioners directed staff to look at ways to address the growing demand for active recreation in Pinellas County. With adoption of the 2003 budget, the Board set aside specific monies to apply towards active recreation, with an emphasis on meeting unincorporated resident’s needs and establishing creative partnerships to support the efficient provision of recreation. [03-33]

24. While the Board of County Commissioners has historically focused on providing passive regional parks and preserve lands for public enjoyment, the County’s parks and preserves have also long served as locations for many kinds of active recreation such as biking, skating, pick-up games of football and softball, canoeing, and other non-passive activities. [03-33]

25. While the Board of County Commissioners is starting to explore how to best implement an active recreation program for unincorporated residents, and is attempting to foster the new partnerships and devise the equitable funding mechanisms to accomplish this, the integrity of the County’s nationally recognized passive regional park and preserve system will continue to be protected as the backbone of the County’s recreational and greenway network. [03-33]
1. GOAL: TO ENSURE THE PROVISION OF SUFFICIENT PASSIVE PARKS AND OPEN SPACE AREAS AND THE PROTECTION OF THE COUNTY’S NATURAL RESOURCES THROUGH THE ACQUISITION, DEVELOPMENT AND MANAGEMENT OF A SYSTEM OF REGIONAL COUNTY PARK AND PRESERVE AREAS. [00-97]

1.1. Objective: Pinellas County shall continue to provide a system of regional County parks and preserves to adequately meet the needs of Pinellas County through the year 2010. [00-97]

1.1.1. Policy: Pinellas County shall continue to develop regional passive parks and preserves to maintain a minimum level of service standard of 9.0 acres of developed parkland and accessible preserves for every 1000 residents within the County through the Year 2010. [00-97]

1.2. Objective: Pinellas County shall continue to acquire open space, park and preserve acreage countywide. [00-97]

1.2.1. Policy: Pinellas County’s land acquisition and management program will focus on making parks and preserves available to all County residents, consistent with adopted park and preserve management plans. [00-97]

1.3. Objective: Pinellas County shall continue to design and develop parks, open space and related passive recreational facilities with a focus on the conservation, protection, restoration, management and interpretation of natural and cultural resources. [00-97]

1.3.1. Policy: Pinellas County’s land acquisition and multiple land use management efforts shall include a commitment to linking open space areas, and creating a network of greenways and greenspaces, which can be managed to support the protection, enhancement and restoration of functional and connected natural systems while providing unique, passive recreational opportunities, including nature-based experiences, for both residents and visitors. [00-97]

1.3.2. Policy: Pinellas County shall continue to recognize, preserve, protect, and interpret archaeological and historic sites that are listed on the official National Register or are of local historical significance within County parks and Preserves. [00-97]
1.3.3. Policy: Pinellas County shall develop park areas utilizing a minimum of 80 percent native shrubs and trees. [00-97]

1.3.4. Policy: Pinellas County shall continue to design and manage its parks to protect and restore, where possible, native vegetative communities and wildlife habitat.

1.3.5. Policy: Pinellas County shall design and manage its park areas to include the protection of all flora and fauna identified as threatened, endangered, or species of special concern.

1.3.6. Policy: Pinellas County will evaluate the wildlife and habitat value of each of its parks to determine whether there are critically significant habitat areas within the parks requiring a greater degree of recognition or protection than is currently being provided. Activities in the park that may negatively impact the function of these critical areas will be avoided. Certain areas within the parks may be set aside expressly for the purpose of natural systems management. [00-97]

1.3.7. Policy: Pinellas County shall continue to implement multiple land use management practices within County parks and preserves to achieve the goals of the Recreation and Open Space Element as well as the Natural, Historic and Cultural Resources Element. [00-97]

1.4. Objective: Pinellas County shall continue to improve public access to County parks and other facilities including County beach access parks, multi-use trails and boat ramp facilities. [00-97]

1.4.1. Policy: Pinellas County shall, through continued cooperation with the Metropolitan Planning Organization (MPO), improve physical access to park and recreation areas by automobile, bicycle, pedestrian, and public transportation.

1.4.2. Policy: Pinellas County shall continue to design and develop park facilities with access for the physically challenged.

1.4.3. Policy: Pinellas County shall continue to identify and improve existing facilities which have inadequate access for the physically challenged.

1.5. Objective: Pinellas County shall continue to develop educational programs and materials concerning the conservation, protection and restoration of natural, historic and cultural resources.
1.5.1. **Policy:** Pinellas County shall continue to provide educational materials at existing and future County parks which support native vegetative communities and wildlife.

1.5.2. **Policy:** Pinellas County will implement all of the elements of the Comprehensive Plan in coordination so as to achieve a sustainable natural community and to support and promote the provision of nature-based and heritage-based tourism opportunities that contribute to environmental and cultural awareness and responsible stewardship among both citizens and visitors. [00-97]

1.6. **Objective:** Pinellas County shall continue to coordinate efforts with all levels of government and the private sector to increase the availability of public passive parklands and open space acreage to meet the adopted level of service standard. [00-97]

1.6.1. **Policy:** Pinellas County shall annually review and update existing intergovernmental agreements with local, state and regional governments for the operation and use of park and recreational facilities and the management of open space acreage.

1.6.2. **Policy:** Pinellas County shall continue to seek public and private resources to support the acquisition and development of County recreation, passive park facilities, and open space acreage through grant-in-aid programs or other assistance programs. [00-97]

1.6.3. **Policy:** Pinellas County shall continue the appointment of citizens to the Park Board to provide citizen advice regarding passive recreation opportunities and utilization of County parkland. [00-97]

1.6.4. **Policy:** The Park Board shall have the opportunity to review and make comments to the Board of County Commissioners regarding proposed uses or activities which are inconsistent with County policy in County parks. [00-97]

1.7. **Objective:** Pinellas County shall continue to encourage the provision of recreational opportunities and open space acreage by public agencies and private enterprise. [00-97]

1.7.1. **Policy:** Pinellas County shall continue to pursue incentives and enforce existing ordinances which require the provision of open space areas within future developed areas.
1.7.2. Policy: Pinellas County shall continue to review and amend as necessary its existing zoning and other land development regulations to include provisions for recreation and open space acreage, based on locally determined criteria and standards that reflect environmental, recreational and aesthetic needs.

1.7.3. Policy: Pinellas County shall continue to explore and pursue various methods to obtain public and private resources to support the acquisition of recreation and open space acreage.

1.7.4. Policy: In order to enhance public recreation opportunities, Pinellas County shall coordinate with the Pinellas County School Board to determine the feasibility of making public school recreational facilities more accessible to the surrounding neighborhood.

1.7.5. Policy: As feasible and appropriate and consistent with Objective 1.7. (and in conjunction with such activities as redevelopment, revitalization, etc.), Pinellas County shall support the assemblage of land and assist in the development and improvement of neighborhood recreational facilities when accomplished in coordination with neighborhood associations and organizations specializing in the delivery of recreational services. [00-97]

1.8. Objective: By December 1998, the County shall have established a process for identifying and prioritizing coastal properties within the County for acquisition, consistent with the State’s land acquisition program. [00-97]

1.8.1. Policy: The County’s process for identifying and prioritizing coastal properties for acquisition shall consider, at a minimum, the following criteria:

- degree of environmental significance and pristine condition;
- consistency with hazard mitigation requirements;
- beach access and management opportunities; and
- urban park and open space needs. [00-97]

1.8.2. Policy: The County shall actively coordinate and collaborate with other affected governments and agencies in achieving this objective. [00-97]
2. GOAL: INCREASING AFFORDABLE ACCESS BY UNINCORPORATED COUNTY RESIDENTS TO ACTIVE RECREATION OPPORTUNITIES, AND WORK AS A PARTNER WITH OTHER LOCAL GOVERNMENTS, AGENCIES, AND ORGANIZATIONS TO EFFECTIVELY LEVERAGE RESOURCES AND EXPERTISE FOR MUTUAL BENEFIT.  [03-33]

2.1. Objective: Pinellas County 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.  [03-33]

2.1.1. Policy: Affordable access to active recreation by unincorporated residents will be a priority in developing active recreation strategies.  [03-33]

2.1.2. Policy: In addition to looking at how and where to provide traditional amenities like playgrounds and athletic fields for organized sports, the County will also evaluate needs and opportunities for more non-traditional activities.  [03-33]

2.1.3. Policy: Partnership opportunities will be a cornerstone of the County’s active recreation program, and will include consideration of mutually beneficial interlocal and joint use agreements between the County and the School Board, adjacent municipalities, volunteer groups and other recreational service providers.  [03-33]

2.1.4. Policy: Consistent with Recreation and Open Space Policy 1.3.6., the location of active recreation sites and activities will not conflict with the County’s goals for protecting those habitats identified by Pinellas County staff as critical or significant, or impact those areas set aside expressly for natural systems management.  [03-33]

2.1.5. Policy: The location of active recreation sites and activities, including neighborhood level parks and playgrounds, must be compatible with, and should complement, surrounding land uses.  [03-33]
1. In 1996, Pinellas County Utilities (PCU) operated three regional wastewater treatment plants and two package plants, with a total capacity of 43.08 million gallons per day (mgd).

2. In 1988, Pinellas County was operating six package plants. However, the Curlew Groves package plant was taken off line in July, 1991, and Cypress Run package plant was taken off line in April, 1993. Pine Ridge and East Lake Woodlands plants were taken off line in 1995, and the Tarpon Woods and Tarpon Lake Village package plants went off line in 1997. All of the County’s package plants are offline and all flows have been diverted to the North County Plant.

3. In 1974 there were 74 package plants in Pinellas County; in 1988 there were 36 package plants; and in 1994 only 19 package plants were left in operation.

4. Effluent disposal methods have changed since the 1970s in response to federal and state legislation, and Pinellas County currently has no discharge to surface waters.

   - In 1975, the Pinellas County McKay Creek plant practiced surface water discharge of secondarily treated effluent. In 1988, deep well injection was the primary means of effluent disposal, and remains so in 1997. McKay Creek is scheduled to go off-line by 2000 and flows will be diverted to the South Cross Bayou plant.

   - In 1975, the Pinellas County South Cross Bayou plant practiced surface water discharge of secondarily treated effluent. In 1988, deep well injection was the primary means of effluent disposal. Reuse of reclaimed water will be the primary means of effluent disposal after upgrades are completed at South Cross Bayou in 1998.

   - The North Pinellas County plant provides reclaimed water to several public and private sites in northern Pinellas County with further expansion planned in the immediate future.
5. Several of the regional wastewater treatment plants operating in Pinellas County have undergone capacity changes since 1988. These include the following:

<table>
<thead>
<tr>
<th>Plant Description</th>
<th>1988 Capacity (mgd)</th>
<th>1994 Capacity (mgd)</th>
</tr>
</thead>
<tbody>
<tr>
<td>N. Pinellas County</td>
<td>3.39</td>
<td>9.00</td>
</tr>
<tr>
<td>Dunedin</td>
<td>5.00</td>
<td>6.00</td>
</tr>
<tr>
<td>Clearwater - N.E.</td>
<td>8.00</td>
<td>13.5</td>
</tr>
<tr>
<td>Pinellas County - South Cross Bayou</td>
<td>28.50</td>
<td>27.00*</td>
</tr>
<tr>
<td>St. Petersburg - N.W.</td>
<td>12.00</td>
<td>20.0</td>
</tr>
</tbody>
</table>

1mgd = million gallons per day.
* = SCB reduced 1.5 mgd during phased construction.

6. 4,689 unincorporated County residents received wastewater treatment service only from a municipality in 1994.

7. 5,402 unincorporated County residents received collection service only from a municipality in 1994.

8. 30,358 unincorporated County residents received both collection and treatment service from a municipality in 1994.

9. The PCU served 82,608 municipal residents and 234,881 unincorporated residents (including collection service for Bear Creek) in 1994.

10. North Pinellas County Treatment Plant will approach 80 percent of treatment capacity by 2005, however capacity expansion is not anticipated due to service area build out.

11. The McKay Creek Treatment Plant will reach 75 percent of its treatment capacity in 1997. However, McCay Creek is anticipated to go off-line in 1999, and its flows will be diverted to South Cross Bayou after expansion and upgrades are completed.

12. In 1995, the South Cross Bayou Treatment Plant was undergoing treatment upgrades and capacity expansion to 33.0 mgd to accommodate flows from McKay Creek. Although 80 percent of its treatment capacity will be exceeded by 2015, expansion is not anticipated since build out will be fairly complete in the South Cross Bayou/McKay Creek service area.
13. Infiltration and inflow are contributors to daily wastewater flow, depending upon the weather and the condition of the collection system. Collection system improvements are required, primarily in the McKay Creek and South Cross Bayou service areas, due to the age and condition of the system. The PCU has an active maintenance and rehabilitation program for its collection system.

14. Approximately 99 percent of households in the unincorporated County are presently on sanitary sewer. Eventually, the PCU would like to provide sewer to the entire unincorporated service area. Feasibility studies are conducted on an annual basis which address expansion of sewer services to areas not covered, and the County works with adjacent municipalities to develop options for providing sewer service to these enclaves. Equally important is the enforcement of the County ordinance requiring an individual to hook-up to sanitary sewer as the service becomes available.

15. On-site treatment and disposal systems (OSTDS) represent potential point sources of pollution to surrounding ground and surface waters.

16. All households and businesses serviced by OSTDS located within a potable water wellfield protection area should be on sanitary sewer.

17. Reuse of treated wastewater is beneficial as a water conservation measure as well as an alternative for wastewater disposal.

18. Reuse of treated wastewater conserves potable water resources, thereby postponing the need for capital outlays for increased water supply capacity, as well as serving as a means of effluent disposal. The PCU has developed a reuse distribution system in the northern part of the County, and is in the process of developing a reuse distribution system in the southern portion of the County. This expansion will eliminate the deep well injection of effluent at McCay Creek and South Cross Bayou.

19. The County generated 87.2 million gallons of wet sludge in 1994, and is expected to generate 99.9 million gallons in 2015 based on 1994 per capita figures.

20. Currently, sludge is hauled to permitted disposal sites outside the County. However, PCU has solicited bids for the construction of a pelletization plant by December, 1999 that will handle the sludge generated at PCU wastewater treatment facilities, and will have a capacity of 30 dry tons per day. [99-52]
1. GOAL: WASTEWATER COLLECTION, TREATMENT AND DISPOSAL FACILITIES SHALL BE AVAILABLE TO SAFELY MEET EXISTING AND FUTURE DEMANDS, SHALL CONTRIBUTE TO WATER CONSERVATION, AND SHALL NOT CONTRIBUTE TO THE DEGRADATION OF THE SURROUNDING NATURAL ENVIRONMENT.

1.1. Objective: Pinellas County Utilities (PCU) shall provide the levels of service necessary for proper wastewater treatment and disposal in order to ensure the protection of its citizens and the environment.

1.1.1. Policy: Wastewater flows associated with existing and permitted development cannot exceed the wastewater treatment plant's permitted design capacity.

1.1.2. Policy: Treated effluent and sludge shall meet all pertinent federal, state and local standards and regulations for treatment and disposal.

1.1.3. Policy: Levels of service associated with each treatment plant service area shall be:

<table>
<thead>
<tr>
<th>Service Area</th>
<th>GPCD</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Pinellas County</td>
<td>70 gpcd*</td>
</tr>
<tr>
<td>McKay Creek</td>
<td>113 gpcd</td>
</tr>
<tr>
<td>South Cross Bayou</td>
<td>111 gpcd</td>
</tr>
</tbody>
</table>

* gpcd - gallons per capita per day

These levels of service incorporate residential flows, as well as commercial and industrial contributions. Also included are those flows associated with infiltration and inflow. These numbers are used to determine future facility needs; they are not used in the engineering and design for sanitary sewer collection, transmission, treatment and disposal facilities.

1.1.4. Policy: Peak design flow capacity shall be between 1.5 and 2.5 times the average daily flow for each sanitary sewer system, based on the individual characteristics of the system.
1.1.5. Policy: For those portions of the unincorporated County receiving sanitary sewer service from adjacent municipalities, the levels of service adopted by each respective municipality are hereby adopted:

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Level of Service Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of St. Petersburg</td>
<td>- Northwest Plant: 166 gpcd and 1.25 mgd maximum day ratio</td>
</tr>
<tr>
<td></td>
<td>- Northeast Plant: 153 gpcd and 1.24 mgd maximum day ratio</td>
</tr>
<tr>
<td></td>
<td>- Southwest Plant: 173 gpcd and 1.25 mgd maximum day ratio</td>
</tr>
<tr>
<td>City of Clearwater</td>
<td>- Marshall Street: 121 gpcd</td>
</tr>
<tr>
<td></td>
<td>- East Plant: 142 gpcd</td>
</tr>
<tr>
<td></td>
<td>- Northeast Plant: 119 gpcd</td>
</tr>
<tr>
<td>City of Largo</td>
<td>100 gpcd</td>
</tr>
<tr>
<td>City of Dunedin</td>
<td>The capacity to transport and treat 102 gpcd. Wastewater flows shall not exceed the Dunedin WTP permitted design capacity of 6.0 mgd, average daily flow</td>
</tr>
<tr>
<td>City of Oldsmar</td>
<td>130 gpcd</td>
</tr>
<tr>
<td></td>
<td>117 gpcd (1996)</td>
</tr>
<tr>
<td>City of Tarpon Springs</td>
<td>200 gpcd, and reduce infiltration and inflow so average flow does not exceed 175 gpcd by 1992. Peak design flow shall not exceed 1.3 times the average</td>
</tr>
</tbody>
</table>

1.1.6. Policy: The concurrency management program adopted by the Pinellas County Board of County Commissioners shall utilize the operational permit procedures of the state Department of Environmental Protection.

1.2. Objective: Wastewater Treatment facilities and their operation shall be protected from natural disasters.

1.2.1. Policy: All federal, state and local regulations pertaining to the siting, construction, and operation of sanitary sewer facilities (as indicated in the Regulatory Framework section of the Sanitary Sewer Element) shall be adhered to.
1.2.2. **Policy:** The future siting of wastewater treatment plants shall not occur within the Coastal High Hazard Area. [99-24]

1.3. **Objective:** The County shall support resource conservation consistent with the Pinellas County Reuse Master Plan.

1.3.1. **Policy:** Reuse of treated wastewater shall be the preferred method of effluent disposal over surface water discharge.

1.3.2. **Policy:** In order to accommodate future commitments for treated effluent, the Reuse Master Plan shall designate effluent reuse service areas.

1.3.3. **Policy:** Spray irrigation sites shall be identified where hydrogeological characteristics are conducive.

1.3.4. **Policy:** Distribution lines for reclaimed water use shall be extended and designed so as to make individual subdivision hook-up available.

1.3.5. **Policy:** PCU shall work with appropriate agencies and departments to investigate additional wastewater reuse options which replace industrial and commercial demands on the potable water supply.

1.3.6. **Policy:** Public education by the PCU shall be a component of the County’s wastewater reuse program.

1.3.7. **Policy:** New development shall conform to the County building code requiring installation of water conservative plumbing fixtures.

1.3.8. **Policy:** 100 percent of reclaimed wastewater will have the potential for use by the year 2002 through the development of new use options and delivery system expansions.

1.4. **Objective:** Preservation and restoration of ground and surface water quality, including the protection of associated habitats, shall be a priority in the consideration of wastewater treatment and disposal methods.

1.4.1. **Policy:** The County shall require hook-up to sanitary sewer as it becomes available pursuant to the sanitary sewer provisions within Section 126 of the Pinellas County Code.
1.4.2. Policy: All regulations pertaining to surface water discharge, and reclaimed water use, and deep well disposal of treated effluent shall be adhered to (as indicated in the Regulatory Framework section of the Sanitary Sewer Element).

1.4.3. Policy: The provisions of the County's wellfield protection program shall be enforced to protect the water supply from potential pollutants.

1.4.4. Policy: New septic tanks shall be discouraged in those areas where geology and soils indicate possible contamination of surface waters from seepage.

1.5. Objective: The provision of sanitary sewer service shall not present a public safety hazard or public nuisance.

1.5.1. Policy: New sanitary sewage treatment plants shall not be sited next to incompatible land uses.

1.5.2. Policy: A land use compatibility study shall be undertaken prior to the siting of any new facilities.

1.5.3. Policy: All federal, state, and local regulations pertaining to the safe and efficient operation of sanitary sewer facilities (as indicated in the Regulatory Framework Section of the Sanitary Sewer Element) shall be adhered to.

1.6. Objective: The County shall pursue a system of sanitary sewer service that emphasizes regional facilities.

1.6.1. Policy: In conjunction with the annual Capital Improvement Program, Pinellas County Utilities shall prioritize and provide regional sewer service to those areas where it is determined to be feasible, and in order to prevent the degradation of the natural environment.

1.6.2. Policy: PCU shall develop regional alternatives to onsite sewage treatment and disposal systems (OSTDS) and will work with municipalities on a case by case basis to develop solutions where feasible.

1.6.3 Policy: PCU shall establish dialogues with interested municipalities to determine the feasibility of transporting wastewater across service boundaries.
1.6.4. Policy: OSTDS use shall not conflict with determinations to be made by the wellfield protection program regarding the County’s wellhead protection area. Commercial and industrial OSTDS are prohibited in the County’s wellhead protection area, and new single-family residential septic tanks are exempt from the requirements of the County’s wellfield protection program provided they meet the minimum requirement of one unit per two acres.

1.6.5. Policy: Onsite sewage treatment and disposal systems shall only be permitted in those areas with geology and soils conducive to effective and sanitary operation and which comply with the requirements of Chapter 10D-6 (Standards for Onsite Disposal Systems) of the Florida Administrative Code.

1.6.6. Policy: Septic tank systems shall not be permitted if sanitary sewer service is available.

1.6.7. Policy: Those entities served by septic tank systems operating within a sewer service area shall be required to connect to sanitary sewer service within six months of availability.

1.7. Objective: There shall be an annual process of review to determine the adequacy of the current implementation schedule for improvements, to roll new projects into the CIP and to make modifications as appropriate to existing priorities and funding strategies.

1.7.1. Policy: As part of the annual Capital Improvements Program process, the County shall evaluate the projects proposed for inclusion in the six year schedule of capital improvements.

1.8. Objective: The County shall provide a program of maintenance and upgrade for all sanitary sewer facilities under the jurisdiction of the Pinellas County Utilities (PCU).

1.8.1. Policy: The County shall continue its annual program of upgrade and improvement to the collection, transmission, treatment and disposal systems of the PCU.

1.9. Objective: The County shall provide adequate sanitary sewer treatment capacity for all current and projected unincorporated Pinellas County customers.

1.9.1. Policy: PCU shall identify those service areas requiring additional treatment capacity, develop a set of economically feasible and environmentally sound recommendations for additional capacity, and implement a program to accommodate the future need.
1.10. Objective: By December 1999, the County will release a Request for Proposals to construct and operate a sludge disposal system. [99-52]

1.10.1. Policy: The County will contract for the construction and operation of a pelletization plant as an economically feasible and environmentally sound sludge disposal alternative to replace current landspreading practices. [99-52]
WATER SUPPLY ELEMENT
MAJOR FINDINGS

1. Pinellas County has limited potable water resources due to the low pumping capacity of the local aquifer wells and no major surface water sources. Wells in neighboring counties produce significantly greater amounts of water than those still producing in coastal Pinellas County. There are no productive municipal wells south of S.R. 686 (Bay Drive) in Pinellas County. [99-91]

2. Potable water is a statewide resource. A regional approach of developing sources of water and the distribution of water is beneficial for the entire Tampa Bay area.

3. By the year 2015, the Pinellas County Water Demand Planning Area (WDPA) will need an average of 85.75 million gallons of potable water per day (mgd). On peak days, the WDPA will need 120.05 mgd. Pinellas County is relying upon Tampa Bay Water to meet this projected demand by implementing its Master Water Plan for developing new sources, and continued water production from existing potable water sources. [99-91]

4. The greatest percentage increases in the use of potable water will occur in the northern planning sectors of the County. These sectors are within the planning area of the Pinellas County Utility System, except for the city of Oldsmar.

5. Studies indicate groundwater to still be the best source of potable water for Pinellas County through the year 2015. However, the County will support exploring development of alternative potable water supply sources. [99-91]

6. The shallow aquifer in Pinellas County can be used as a source of non-potable water reducing demand on potable water resources.

7. Much of Pinellas County is suitable for the use of shallow wells for lawn irrigation. Increased use of the County's surficial aquifer would reduce demand on potable water supplies. An estimated 15 percent of the supply is used for lawn irrigation and other non-potable uses. [99-91]

8. A comprehensive water conservation program, which includes reuse options, education, plumbing retrofitting, and leak detection, are important components of long term planning to assure the ability to meet potable water needs.
WATER SUPPLY ELEMENT
GOALS, OBJECTIVES AND POLICIES

1. GOAL: PINELLAS COUNTY SHALL MAINTAIN THE HIGHEST WATER QUALITY STANDARDS FOR COUNTY RESIDENTS, ENSURING THAT AN ADEQUATE SUPPLY OF POTABLE WATER IS AVAILABLE FOR ALL EXISTING AND PROJECTED USES, WHILE PROVIDING FOR THE PROTECTION OF THE NATURAL ENVIRONMENT.

1.1. Objective: Pinellas County shall continue to cooperate on a regional level to ensure that adequate and dependable supplies of potable water are available to meet existing and projected potable water demands, and shall coordinate the issuance of building permits and development orders with the availability of potable water. Policies 1.1.1. through 1.1.4. represent the adopted level of service standards for potable water systems serving Pinellas County. [99-91]

1.1.1. Policy: Except as otherwise provided in the Master Water Supply Contract and in the associated Interlocal Agreement, all potable water required by Pinellas County Utilities to service its customers shall be supplied by Tampa Bay Water. [99-91]

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

   a) Institute additional water conservation measures;

   b) Halt or otherwise restrict the issuance of development orders and permits;

   c) Develop new sources of potable water within the parameters of the Interlocal Agreement;

   d) Purchase potable water from suppliers other than Tampa Bay Water;

   e) Cooperate with Tampa Bay Water, the Southwest Florida Water Management District, and the affected local governments to develop a regional response to the situation; and

   f) Use actions and alternatives not identified within this policy. [99-91]

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

[99-91]

Pinellas County Water Demand Planning Area (gpcd)*

<table>
<thead>
<tr>
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<tr>
<td>gpcd</td>
<td>150</td>
<td>145</td>
<td>135</td>
<td>125</td>
<td>125</td>
<td>120</td>
</tr>
</tbody>
</table>

Note: *gpcd = gallons per capita per day

1.1.4. Policy: The following level of service standards are adopted for the municipal potable water systems serving Pinellas County: [99-91]

St. Petersburg & Gandy Area (gpcd)*

<table>
<thead>
<tr>
<th>Year</th>
<th>1990</th>
<th>1995</th>
<th>2000</th>
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<tr>
<td>gpcd</td>
<td>130</td>
<td>128</td>
<td>125</td>
<td>125</td>
</tr>
</tbody>
</table>

Maximum to average day ratio

1.30 1.28 1.25 1.25

Gulfport, South Pasadena & Unincorporated (gpcd)*

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Maximum to average day ratio

1.30 1.30 1.30 1.30

Dunedin Water Department (gpcd)*

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1.1.5. Policy: The County shall utilize the Future Land Use Element to limit existing and future consumptive demand on potable water sources by limiting densities in much of the unincorporated area to 5.0 units per acre or less, and by strictly controlling changes in land use that result in a net increase in water demand. [99-91]

1.1.6. Policy: The County shall limit the consumptive demand on potable water sources by requiring all new non-residential and multi-family developments to install and use shallow wells, open surface water bodies if appropriate, or reclaimed water for landscape irrigation. [99-91]
1.1.7. Policy: Pinellas County shall continue to utilize its reclaimed wastewater system and shall expand the system to ensure maximum productivity with minimum adverse environmental impacts. [99-91]

1.1.8. Policy: Pinellas County will utilize its Concurrency Management System and Groundwater Protection program as one means of linking land and water management, and assuring the reliability of the potable water resource. [99-91]

1.1.9 Policy Pinellas County supports the value of local and regional partnerships in the provision of potable water supply, and will coordinate its water supply facilities planning with Tampa Bay and the Southwest Florida Water Management District, and with their respective Master Water Plan and Regional Water Supply Plan. [04-89]

1.2. Objective: A Ten Year Workplan, including a six year schedule of Capital Improvements, shall be adopted in order to correct existing deficiencies, to replace worn out or obsolete facilities, to fund new and ongoing conservation initiatives, to provide the facilities and programs to meet retail and wholesale customer needs, and to accommodate desired future growth. [04-89]

1.2.1. Policy: A Capital Improvements Program shall be prepared by the County Administrator and Department Directors on an annual basis for the purpose of evaluating and ranking projects which are proposed for inclusion in the Six Year Schedule of Improvements, as well as for inclusion in the Comprehensive Plan.

1.2.2. Policy: Except as otherwise provided in the Master Water Supply Contract and the associated Interlocal Agreement, Pinellas County shall rely upon Tampa Bay Water to develop additional potable water supply sources. [99-91]
1.3. Objective: The County shall prioritize its capital improvement projects to meet projected potable water treatment and distribution needs through the Year 2015.[99-91]

1.3.1. Policy: Projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this Plan, but will be considered yearly based on available funds and the project’s urgency.

1.4. Objective: Pinellas County Utilities shall expand its water conservation program to reduce the demand on the potable water resource and to limit the impact of fresh water withdrawals on the natural environment.

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

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

1.4.3. Policy: The County shall promote the use of native and drought tolerant plantings as a means of conserving water through continued public education and enforcement of development regulations.[99-91]

1.4.4. Policy: By March 2000, Pinellas County shall determine the feasibility of the development of an incentive program for homeowners to install shallow wells for the purpose of irrigation in areas not identified for service by a wastewater reuse system. [99-91]

1.4.5. Policy: 100 percent of reclaimed wastewater will have the potential for use by the year 2002 through the development of new delivery system expansions. [99-91]

1.5. Objective: Pinellas County shall provide to its customers safe potable water in accordance with standards set by the United States Environmental Protection Agency, the Florida Department of Environmental Protection and the Pinellas County Public Health Unit.

1.5.1. Policy: Pinellas County shall provide the necessary treatment to improve corrosion control for treated water, as needed.

DCA 01-01 [ORD 01-61] 08/07/01
1.5.2. Policy: Pinellas County shall collect samples from treatment plant influent and effluent in order to monitor the quality of water being discharged to the distribution system. [99-91]

1.5.3. Policy: Pinellas County shall collect samples at pumping stations and designated locations throughout the distribution system in order to monitor water quality.

1.5.4. Policy: Pinellas County Utilities will work with its wholesale water provider, Tampa Bay Water, to ensure continued provision of quality water to all customers of Pinellas County Utilities. [01-61]

1.6. Objective: The County shall promote the concept that potable water sources and groundwater recharge areas are regional resources that should be protected to ensure adequate water supply capacity and equitable distribution.

1.6.1. Policy: Pinellas County shall support the concept of independent scientific peer review to arrive at equitable solutions to water supply needs and sources and will work with other governments and agencies to establish the necessary processes, methodologies, and strategies for implementation.

1.6.2. Policy: Pinellas County shall support Tampa Bay Water’s investment in appropriate interconnections for regional water supply systems to maximize the benefits of these sources. [99-91]

1.6.3. Policy: Pinellas County shall continue to coordinate and collaborate with the Southwest Florida Water Management District and Tampa Bay Water in order to enable the refinement of respective methods of water demand forecasting, and to arrive at mutual understandings of both agency and local government data needs and uses. [99-91]
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1. Resource recovery and recycling are the primary modes of solid waste disposal in Pinellas County and will continue to be in the future. The Pinellas County Refuse-to-Energy Plant is operating at optimum levels, and the overall adjusted recycling rate in the County is at 45 percent.

2. The County operates the only permitted Class I landfill in Pinellas County. It is the goal of this plan to extend the life of this landfill as long as possible.

3. By the year 2015, Pinellas County is projected to dispose of 1,114,640 tons of solid waste a year. (This projection has no allowances for per capita increases or reductions by recycling.) This will be an increase of 5.84 percent from 2000 when 1,048,899 tons are projected. The Pinellas County Refuse-to-Energy facility will continue the recovery of energy and metals from solid waste.

4. The greatest increase in population, and therefore waste generation, is projected to occur in the northern sectors of the County.

5. The 25 governments of Pinellas County have three types of collection arrangements; 7 municipalities have municipal collection systems; 17 others have franchise contracts with private collectors; and the unincorporated area operates under private enterprise systems of collection which do not have franchise contracts with the Board of County Commissioners.

6. Several of the County’s major roads are hampered with high traffic volumes; however, solid waste transport adds proportionately very little to the overall traffic volume.

7. Levels of service and capacity measures for the solid waste facilities are adequate and will continue to keep up with growth.

8. Recycling programs are an important part of integrated solid waste management.

9. Hazardous waste management programs are being considered by the state. Pinellas County will continue its own program for County facilities, the Household Chemical Collection Center (HC³), the Pollution Prevention (P2) Program and associated education and outreach programs for households and small generators of hazardous waste.

10. Capital improvement projects through 2003 are listed in the element. The total anticipated cost through 2003 is $69,850,000. The largest expenditure will be the Resource Recovery Facility Retrofit which is estimated to cost $62,950,000.
SOLID WASTE AND RESOURCE RECOVERY ELEMENT
GOALS, OBJECTIVES AND POLICIES

1. GOAL: COLLECT AND DISPOSE OF SOLID WASTE IN THE MOST ECONOMICALLY FEASIBLE, EFFICIENT, AND ENVIRONMENTALLY SAFE MANNER, IN ORDER TO PROTECT THE PUBLIC HEALTH AND SAFETY, ENHANCE THE ENVIRONMENT, AND RECOVER RESOURCES WHICH HAVE THE POTENTIAL FOR FURTHER USEFULNESS.

1.1. Objective: The County shall evaluate the solid waste generated within Pinellas County to minimize present and future disposal needs and to monitor sources of waste generation.

1.1.1. Policy: The County shall continue its program to educate the public on the need to reduce the amount of solid waste being generated.

1.1.2. Policy: Pinellas County shall continue to respond to, and investigate, illegal dumping and prosecute illegal excavation activities.

1.1.3. Policy: The County shall continue to cite violators who dump along the road or who abandon vehicles or appliances in an unsafe or unsanitary manner, as defined by County ordinance.

1.1.4. Policy: The County shall support and encourage efforts at the local, state and national level to reduce the amount of solid waste being produced, for example, promoting less packaging and source reduction.

1.2. Objective: The County shall ensure that all solid waste within the unincorporated area is being collected in a cost-effective, efficient and environmentally sound manner.

1.2.1. Policy: The collection of solid waste in the unincorporated areas shall be by private collection companies operating under a free enterprise environment for both residential and commercial collection.

1.2.2. Policy: The County shall continue to require an occupational license for garbage collection which must be renewed annually.

1.3. Objective: The County shall continue to cooperate with each municipality to ensure that all solid waste within the incorporated area is being collected in the most efficient and environmentally sound manner feasible.

1.3.1. Policy: The level of service standard for collection of residential and commercial solid waste in municipalities shall be the standard designated by each municipality in its comprehensive plan.
1.3.2. Policy: The collection of solid waste generated within each municipality shall be the responsibility of that municipality. Each municipality shall make its own determination as to the method of collection of residential and commercial waste within its own city limits.

1.3.3. Policy: Approved charitable organizations may pick up material within all of Pinellas County.

1.4. Objective: The County shall continue a solid waste reduction and recycling program, in compliance with state goals, to minimize solid waste disposal needs and maximize existing facilities.

1.4.1. Policy: The County shall continue its recycling program for the unincorporated areas through a multi-faceted approach coupled with public education.

1.4.2. Policy: The County shall continue to encourage private and non-profit recycling firms to operate within the County.

1.4.3. Policy: The County shall exempt from disposal charges certain approved charitable organizations that operate successful recycling programs. The County shall encourage all non-profit organizations to recycle.

1.4.4. Policy: The County shall continue an artificial reef program which recycles clean construction debris.

1.4.5. Policy: The County shall continue a materials recovery program where ferrous and non-ferrous metals are recycled from the residue of solid waste from the combustion process.

1.4.6. Policy: The County shall continue the office paper recycling program for all major county buildings.

1.4.7. Policy: The County shall continue the purchase of products and supplies that are made from recycled materials, pursuant to the revised procurement procedures of the County.

1.4.8. Policy: The County shall continue to produce videos and brochures that address the “hows” and “whys” of recycling, arrange tours of the County resource recovery facility, maintain a library with resources on recycling, and provide speakers to discuss the issues of solid waste management and recycling.

1.5. Objective: The County shall require that hazardous wastes and materials are handled, collected, transported, stored, disposed, and recycled in a manner adequate to protect human health, safety, and the environment.
1.5.1. Policy: The County shall support and follow existing federal and state regulations regarding large quantity generators of hazardous waste.

1.5.2. Policy: The County shall continue offering technical assistance to the users of hazardous materials and the generators of hazardous wastes. This approach shall illustrate to private industries an economically feasible avenue to minimize hazardous waste pollution and maximize the safety of their respective operations by using new technologies, practicing conservation and recycling.

1.5.3. Policy: The County shall continue operating its Household Chemical Collection Center and its associated outreach programs to allow for a disposal alternative for household chemical waste and promote an economical option for conditionally exempt small quantity generators (CESQG) of hazardous waste.

1.5.4. Policy: The County shall encourage and support state efforts to develop a stronger statewide hazardous waste management program.

1.5.5. Policy: Pinellas County shall support the efforts of the Local Emergency Planning Committee (LEPC) as the repository for the District VIII SARA Title III information.

1.5.6. Policy: The County shall continue to implement its hazardous waste management program for all county government departments and operations.

1.5.7. Policy: The County shall support the siting of permitted hazardous waste transfer facilities within reasonable travel distance to industrial parks and other businesses.

1.5.8. Policy: The County shall continue to provide countywide emergency response for hazardous waste accidents or spills through its HazMat Response Team.

1.5.9. Policy: The County shall disseminate educational material to the public, particularly homeowners, emphasizing pollution prevention by using alternatives to hazardous materials, and by emphasizing the reduction and safe storage, treatment, handling, transporting and disposal of hazardous waste.

1.5.10. Policy: Pursuant to the Florida Solid Waste Management Act, the County shall continue to carry out waste management programs for specific special solid wastes such as used oil, batteries, white goods and yard trash, and shall continue to educate the public about the proper way to dispose of, or recycle, these special wastes.
1.5.11. **Policy:** Pinellas County, in coordination with the Metropolitan Planning Organization, shall assess the adequacy of its current regulations concerning the transport of hazardous materials in the County, and if necessary shall amend these regulations to reduce environmental and public health risks.

2. **GOAL:** REGULATE IN THE MOST ECONOMICALLY FEASIBLE, COST-EFFECTIVE, AND ENVIRONMENTALLY SAFE MANNER, THE PROCESSING, SOURCE REDUCTION, RECYCLING AND DISPOSAL OF SOLID WASTE IN ORDER TO PROTECT THE PUBLIC HEALTH AND SAFETY, ENHANCE THE ENVIRONMENT, AND RECOVER RESOURCES WHICH HAVE THE POTENTIAL FOR FURTHER USEFULNESS.

2.1. **Objective:** In order to preserve landfill space, protect the aquifer, and operate an effective recycling program, the Pinellas County Board of County Commissioners shall have sole responsibility for the disposal of solid waste within Pinellas County, and shall provide integrated solid waste management.

2.1.1. **Policy:** The County shall manage solid waste in accordance with the provisions of the Pinellas County Solid Waste Disposal and Resource Recovery Act.

2.1.2. **Policy:** The County shall continue to operate a resource recovery system.

2.1.3. **Policy:** The County shall continue to operate a permitted Class I landfill in Pinellas County.

2.1.4. **Policy:** The County shall permit solid waste management facilities operated by entities other than the County, that have received approval by the Florida Department of Environmental Protection and Pinellas County.

2.1.5. **Policy:** The County shall continue to support the separation and removal of recyclable metals from the solid waste stream prior to disposal.

2.1.6. **Policy:** The County shall continue its recycling program for the unincorporated area.
2.2. Objective: The County shall establish a level of service standard for disposal of refuse countywide.

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

2.3. Objective: Pinellas County shall recycle or dispose of 80 percent by weight of the countywide waste stream by means other than landfilling when taking the entire amount of solid waste into account.

2.3.1. Policy: The County shall evaluate and identify various recycling and alternative disposal methods for the following items: glass, aluminum, steel and bimetallic material, office paper, yard trash, newspaper, corrugated cardboard, and plastic bottles.

2.4. Objective: The County shall dispose of solid waste in a manner that ensures the protection of natural resources.

2.4.1. Policy: The County shall continue to monitor and evaluate permanent leachate control methods at the landfill to protect groundwater.

2.4.2. Policy: The County shall manage stormwater runoff at the landfill in accordance with Florida Department of Environmental Protection (DEP) regulations and utilize it for the resource recovery process.

2.4.3. Policy: The County shall operate the refuse-to-energy plant so as to minimize emissions for the protection of the air quality in Pinellas County.

2.4.4. Policy: Pinellas County shall continue its ambient air quality monitoring program with regard to the resource recovery plant.

2.4.5. Policy: The County shall analyze its current ash utilization practices at the Bridgeway Acres Landfill and shall evaluate current and potential methods to reuse and recycle ash materials.

2.5. Objective: The County shall continue to develop educational programs for the general public and solid waste professionals to encourage waste reduction practices and proper disposal, and to promote recycling.

2.5.1. Policy: The County shall continue to develop educational programs to encompass as many groups in the community as possible, including, but not limited to, government employees, non-profit organizations and students. The County shall coordinate with the Pinellas County School Board and other agencies to develop these programs.
2.5.2. Policy: The County shall ensure that all operators of county-owned solid waste management facilities will have completed a DEP approved training course.

3. GOAL: THE COUNTY SHALL ENSURE THAT ALL SOLID WASTE MANAGEMENT OPERATIONS ARE FISCALLY SOUND.

3.1. Objective: The County shall utilize appropriate revenue sources, except ad valorem taxes, for the operation of its solid waste facilities.

3.1.1. Policy: The tipping fee or disposal fee charged at a County solid waste management facility shall be based on weight and shall be charged equally to all users of the facility, unless specifically exempted by the Board of County Commissioners.

3.1.2. Policy: The County may utilize at least the following sources of revenue to fund the operations of any solid waste facility: tipping or disposal fees, franchise and licensing fees, sale of electricity, sale of recyclable materials, grant funds, and interest earnings.

3.1.3. Policy: The fiscal operations of the County’s solid waste system shall operate in accordance with the Trust Indenture.

4. GOAL: THE SOLID WASTE AND RESOURCE RECOVERY ELEMENT SHALL REMAIN CONSISTENT WITH THE OTHER ELEMENTS OF THE PINELLAS COUNTY COMPREHENSIVE PLAN.

4.1. Objective: The Solid Waste and Resource Recovery Element shall coordinate with the Future Land Use Element.

4.1.1. Policy: The two elements shall be consistent with regard to siting of landfills, resource recovery facilities and other facilities used for collection, processing or disposal of solid waste.


4.2.1. Policy: Solid waste collection and disposal shall operate under pertinent regulations relating to potable water systems, aquifers and groundwater recharge areas, and stormwater drainage systems.

4.3. Objective: The Solid Waste and Resource Recovery Element shall coordinate with the Natural, Historic and Cultural Resources Element.
4.3.1. Policy: Solid Waste collection and disposal shall be operated in such a manner as to protect air quality.

4.3.2. Policy: Solid Waste collection and disposal shall be operated in such a manner as to protect the quality and quantity of current and projected water sources.

4.4 Objective: The Solid Waste and Resource Recovery Element shall coordinate with the Coastal Management Element.

4.4.1. Policy: The County shall limit waste disposal sites in areas where such activities would destroy coastal areas.

4.4.2. Policy: Debris removal and disposal procedures after a natural disaster shall be contained in the Pinellas County Comprehensive Emergency Management Plan. [99-24]

4.5. Objective: The Solid Waste and Resource Recovery Element shall coordinate with the Intergovernmental Coordination Element.

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

4.5.2. Policy: Pinellas County shall coordinate solid waste issues as needed with the Tampa Bay Regional Planning Council, Southwest Florida Water Management District, Florida Department of Environmental Protection and the Florida Department of Community Affairs.

4.6. Objective: The Solid Waste and Resource Recovery Element shall coordinate with the Capital Improvements Element.

4.6.1. Policy: The improvements to solid waste management facilities shall maintain the adopted standard for level of service concurrent with the impacts of development.

4.6.2. Policy: The County shall regularly evaluate solid waste generation rates and trends to determine the need for additional improvements and for additional disposal capacity. If any capital improvements are identified through the evaluation process, the Capital Improvements Element shall be amended to incorporate these improvements.
4.6.3. Policy: The capital projects listed in this Element shall be financially feasible as demonstrated in the Capital Improvements Element.
SURFACE WATER MANAGEMENT
MAJOR FINDINGS

1. The completion of the Pinellas County Master Drainage Plan (MDP) in the early 1980s, or the Stormwater Management Plan (SWMP) as it is called today, represented a major step towards the comprehensive approach we have today to identifying and correcting existing and future stormwater needs using sound engineering and environmental principles.

2. Since that time, there have been many changes in stormwater and surface water regulation and many new influences in surface water management, including a greater emphasis on improving surface water quality.

3. Pinellas County supports an ecosystem approach to surface water management and believes that water quality is just one variable in the assessment of the overall health and function of the surface water system and its associated living resources.

4. Pinellas County is approaching buildout, and redevelopment rather than new development, is becoming more common. Redevelopment will provide greater opportunity for older stormwater systems operating without treatment to be upgraded to meet current regulatory standards.

5. The impact of the National Pollutant Discharge Elimination System permit requirements for municipal separate storm sewers (MS4s) will be significant, both fiscally and in day-to-day operations.

6. The County has been an active participant in the development of the Comprehensive Conservation and Management Plan (CCMP) through its participation in the Tampa Bay National Estuary Program. Implementation of the CCMP is also anticipated to have a significant impact on surface water management in the Tampa Bay region.

7. The County’s comprehensive surface water management program, in effect since the late 1970's with the initial commitment to the Master Drainage Plan, and now evident through the County’s innovative watershed planning initiatives, represents a strong link between land and water planning.

8. Intergovernmental and interagency coordination continues to be instrumental to the success of the County’s comprehensive surface water management program.
SURFACE WATER MANAGEMENT
GOALS, OBJECTIVES, AND POLICIES

1: GOAL   SURFACE WATERS SHALL BE MANAGED TO PROVIDE FLOOD PROTECTION FOR THE CITIZENS OF PINELLAS COUNTY, TO PRESERVE AND ENHANCE THE WATER QUALITY OF RECEIVING WATER BODIES, AND FOR THE PURPOSES OF NATURAL RESOURCE PROTECTION, ENHANCEMENT AND RESTORATION, PLANT AND WILDLIFE DIVERSITY, AND ESTUARINE PRODUCTIVITY.

STORMWATER CONTROL AND TREATMENT

1.1. Objective: All major stormwater deficiencies identified in the Stormwater Management Plan as the responsibility of the Pinellas County Board of County Commissioners (BCC) shall be corrected by the year 2010.

1.1.1. Policy: Existing deficiencies, as identified in the Stormwater Management Plan, shall be the first priority for stormwater project implementation.

1.1.2. Policy: The implementation of stormwater projects designed to accommodate future growth shall be the second priority.

1.1.3. Policy: Through the annual process of reviewing and ranking watersheds and surface water projects, through ongoing field activities, and through the results of the County’s surface water monitoring program, the effectiveness of the County’s overall surface water management priorities and program shall be evaluated.

1.1.4. Policy: Project scheduling and priorities shall be flexible enough to accommodate opportunities for shared project funding, local drainage needs, and new surface water management responsibilities.

1.2. Objective: The County shall apply the following level of service standards to support the goal of the Surface Water Management Element regarding stormwater management.

1.2.1. Policy: All applicable federal, state, and local regulations (as indicated in the Regulatory Framework section of the Surface Water Management Element) relating to flood control, stormwater treatment and wetland protection shall continue to be met in public and private project design.
1.2.2. Policy: The twenty-five year storm design standard shall confine the runoff from a twenty-five year 6 hour rainfall event, or a 25 year, 24 hour rainfall event, whichever is more severe, within drainage channel banks, or within designated twenty-five year floodplains, in order to protect human life and minimize property damage.

1.2.3. Policy: The one-hundred year storm design standard shall protect homes and commercial buildings against flooding by a 100 year 24 hour rainfall event.

1.2.4. Policy: To accomplish Policy 1.2.2. preference shall be given to management options which restore floodplains and remove obstructions from floodways.

1.3. Objective Stormwater management and resource protection and management objectives shall be mutually supportive.

1.3.1. Policy: Pinellas County shall enforce County stormwater regulations requiring new construction, or redeveloped sites other than individual single family areas, to meet the current applicable stormwater management standards (consistent with the Regulatory Framework section of the Surface Water Management Element).

1.3.2. Policy: Pinellas County shall require enhanced stormwater treatment for projects that outfall to Outstanding Florida Waters, consistent with State standards and adopted watershed management plan directives via the County’s land development code.

1.3.3. Policy: Watershed-specific regulations and programs may be identified and applied as a result of an adopted watershed management plan or to meet pollutant loading targets established by the Comprehensive Conservation and Management Plan (CCMP) for Tampa Bay, via the County’s land development code.

1.3.4. Policy: The County shall permit the use of isolated wetlands for stormwater attenuation, when not in conflict with environmental or public use considerations.

1.3.5. Policy: Pinellas County Stormwater Management Plan projects within the Tampa Bay watershed shall support, and further, the goals of the Comprehensive Conservation and Management Plan (CCMP) for Tampa Bay.

1.3.6. Policy: Those stormwater management project designs which retain water within the impacted watershed, by means of wetland storage or
groundwater infiltration, shall be preferred over those which encourage rapid discharge, particularly outside of the watershed.

WATER QUALITY AND NATURAL RESOURCE PROTECTION, ENHANCEMENT, RESTORATION AND MANAGEMENT

1.4. Objective: Pinellas County shall show measurable improvements in the quality of County waters, and their associated habitats, as a result of management activities.

1.4.1. Policy: In implementation of, or revision to, the Pinellas County Stormwater Management Plan, the County shall support the use of natural alternatives, the conservation and restoration of natural drainage systems, and the protection and improvement of the quality of receiving waters and their living resources.

1.4.2. Policy: Pinellas County shall continue to systematically prepare watershed or waterbody management plans for approval and implementation by the Board of County Commissioners. Such plans shall address water quality, stormwater management, habitat, and biological targets, as well as recommended funding sources.

1.4.3. Policy: Comprehensive watershed and water body management plans shall be developed and implemented in a manner that is unique to the character and condition of each watershed or waterbody, and shall address, as appropriate, the need for: (1) stormwater, water quality, and habitat-related capital projects, (2) public education and citizen involvement, (3) specific management activities including, if necessary, additional regulation and/or incentive based programs, and (4) the necessary monitoring to evaluate the short and long term successes of the overall management program.

1.4.4. Policy: In instances where watershed plans are multi-jurisdictional in scope, it shall be the policy of the Board of County Commissioners to enter into interlocal agreements, where necessary and desirable, with other affected government(s) and agencies as a means of ensuring cooperation in plan development and implementation, consistent implementation of agreed-upon management strategies, and shared funding responsibilities.
1.4.5. **Policy:** In the development of specific watershed/waterbody management plans, Pinellas County shall give priority to those water bodies whose water is known, or suspected, to be impaired, and to those high quality waterbodies whose quality may be in danger of impairment, as identified by the Departments of Public Works and Environmental Management though such means as the watershed ranking process.

1.4.6. **Policy:** Following approval of a specific watershed or waterbody management plan, an implementation schedule shall be developed and individual projects shall be prioritized and scheduled.

1.4.7. **Policy:** Pinellas County shall implement approved watershed management plans by, at a minimum, revising the Stormwater Management Plan and amending the Capital Improvements Element.

1.4.8. **Policy:** Where basin or waterbody specific management plans indicate that stricter, or basin-specific stormwater regulations are essential, regulations shall be redrafted and resubmitted to the Board of County Commissioners.

1.4.9. **Policy:** Stormwater management projects as well as ongoing operations and maintenance activities shall be carried out consistent with adopted watershed/waterbody management plans.

1.4.10. **Policy:** In watersheds or waterbodies where a watershed or waterbody management plan has not yet been completed, stormwater management projects shall be designed to be consistent with the policies of the Surface Water Management Element, the Natural, Historic and Cultural Resources Element, and Coastal Management Element of the Comprehensive Plan.

1.4.11. **Policy:** Each stormwater management project design shall include an evaluation of the feasibility of, and give preference to, natural versus structural alternatives, or a combination thereof.

1.4.12. **Policy:** During development and redevelopment, the site plan process shall ensure that the benefits of natural drainage ways and natural storage areas shall be retained or restored where feasible.

1.4.13. **Policy:** Wetlands and floodplains shall continue to be preserved (e.g., designated as Preservation on the Future Land Use Plan) and protected as conveyance systems, as wildlife and vegetative habitat, and as natural storage.

1.4.15. Policy: Pinellas County shall continue to prevent groundwater contamination by regulating direct or indirect release of pollutants into sinkholes.

1.4.16. Policy: Pinellas County shall, at a minimum, annually review, and shall amend as necessary, its regulations governing land use activities that impact the quality of surface waters and their associated living resources.

1.4.17. Policy: Pinellas County shall continue to require, in both County projects and in private projects, natural upland buffers adjacent to wetlands, permanent and seasonal streams, natural drainage channels, the shorelines of lakes, estuaries and other surface waters.

1.4.18. Policy: Erosion control regulations shall continue to be enforced to control sedimentation, to assure the continued efficient operation of the drainage system and to protect streams, lakes, bays, and other water bodies and natural resources from substantial alteration of their natural functions.

1.5. Objective: Pinellas County shall participate with federal, state, regional, and local agencies and governments in gathering and evaluating the data necessary to identify major pollution problems in the County's waters.

1.5.1. Policy: Pinellas County shall evaluate the benefits in seeking delegation of state environmental programs where adequate staff and financial resources exist to effectively manage the program to a level equal to, or exceeding the level provided by the State and where it is in the best interest of the County.

1.5.2. Policy: Pinellas County shall continue to conduct a surface water monitoring program within the Waters of the County.

1.5.3. Policy: Pinellas County shall continue its program of surface water monitoring as a means of evaluating the degree of watershed/water body impairment, the overall effect of management activities, the quality of surface waters and the overall health of dependent living resources.
1.5.4. Policy: Pinellas County shall continue to promote the reduction and/or elimination of point source pollutant loadings to surface waters through, at a minimum, enforcement of illicit discharge regulations as well as requirements for alternative reuse and disposal options.

1.5.5. Policy: Property being served by septic tanks shall be required to hook up to a County or city sewer system within six months of availability.

1.5.6. Policy: The County shall continue to enforce erosion control regulations to reduce sedimentation and turbidity in coastal habitats (particularly seagrass beds) resulting from upland development activities.

1.5.7. Policy: The County shall encourage alternatives to the hardening and bulkheading of natural coastal shorelines, natural stream courses, and tidal creeks through application of its Habitat Management and Landscape regulations, Site Development regulations, and the Water and Navigation Control Authority Regulations.

1.5.8. Policy: Pinellas County shall continue to enforce regulations that require natural upland buffers adjacent to estuaries, bays and other surface waters.

1.5.9. Policy: Through watershed management plan implementation and related activities, Pinellas County shall work to protect and restore aquatic and marine resources, including marine and estuarine habitats, wetlands, and tidal streams within coastal waters by preserving where appropriate, or restoring where possible, a functional balance of plant and wildlife habitats.
1.5.10. Policy: The County shall continue to cooperate with the Florida Department of Environmental Protection, the Southwest Florida Water Management District, the Tampa Bay National Estuary Program and other appropriate agencies in protecting, restoring or enhancing natural habitats, estuaries, and natural systems such as tidal flats, tidal streams, mangrove forests, seagrass beds, salt marshes, salt barrens, freshwater wetlands and uplands by participating in revegetation projects, the development and implementation of management plans for Tampa Bay and the Boca Ciega Bay and Pinellas County aquatic preserves, Pollution Recovery Trust Fund environmental enhancement projects, Pinellas-Anclote River Basin Board Cooperative Funding projects, and other appropriate restorative and/or mitigative programs.

1.5.11. Policy: Pinellas County, in support of Comprehensive Conservation and Management Plan (CCMP) priorities, and because of their importance to the survival of the juvenile white ibis and other wildlife, shall protect remaining freshwater ephemeral ponds where identified and where possible, and shall create new ponds when feasible and appropriate.

1.5.12. Policy: The Pinellas County Board of County Commissioners shall continue to utilize its regulatory authority as the Pinellas County Water and Navigation Control Authority to ensure development is consistent with the objectives and policies of this Element pertaining to the protection, enhancement, and restoration of coastal waters and resources.

1.5.13. Policy: Pinellas County shall remain an active and ongoing participant in technical and management studies regarding the impacts of atmospheric deposition on surface water quality.

1.5.14. Policy: Pinellas County shall remain an active participant in the study of toxic contaminants and their impact on water quality and biological resources, and shall address toxics, as appropriate, in its water resource and air quality monitoring and management activities.

1.5.15. Policy: Pinellas County shall be knowledgeable of surface water pollutant hazards, including hazards to coastal waters such as transported fuels, and supports measures to avoid or reduce such impacts when and where possible.
INTERGOVERNMENTAL COORDINATION

1.6. Objective: Pinellas County shall continue to practice a multi-agency and multi-jurisdictional approach to surface water management.

1.6.1. Policy: Pinellas County shall implement multi-jurisdictional Stormwater Management Plan projects, conduct watershed planning, and perform other activities related to comprehensive and coordinated surface water management through the development of interlocal agreements with the appropriate local governments and agencies.

1.6.2. Policy: The County shall work with all appropriate agencies and jurisdictions in developing coordinated and equitable implementation plans and schedules for surface water management projects.

1.6.3. Policy: All Stormwater Management Plan projects within watersheds or waterbodies of Pinellas County shall be compatible with the Florida SWIM plan for that water body or watershed and with the CCMP where appropriate.

1.6.4. Policy: Consistent with the annual capital improvements program and the results of the watershed ranking process, the BCC shall assume responsibility as the initiator of multi-jurisdictional surface water management projects and watershed plans within the County through the development of interlocal agreements.

1.7. Objective: The Surface Water Management Element shall continue to be coordinated with all affected jurisdictions and agencies, as well as federal, state and regional goals for surface water control, protection, enhancement, restoration and management, and shall be supported by provisions in related elements.

1.7.1. Policy: Through the County’s concurrency management system, ongoing monitoring and evaluation procedures, and the provisions established in the Intergovernmental Coordination Element, coordination shall continue between those persons and departments responsible for development, review, and implementation of surface water management goals and objectives.

1.7.2. Policy: The County shall support and cooperate in the development of comprehensive and coordinated management plans for Tampa Bay and the aquatic preserves located in Pinellas County by providing staff resources and technical support in the preparation, review, and implementation of these management plans.
1.7.3. **Policy:** The County shall cooperate with, and assist as appropriate, the South Florida Water Management District in the development and implementation of Surface Water Improvement and Management Plans for water bodies in Pinellas County.

1.7.4. **Policy:** The County shall continue to participate with the Florida Department of Environmental Protection in the development of the Boca Ciega Bay and Pinellas County Aquatic Preserves Management Plans.

1.7.5. **Policy:** The County shall continue to participate in the Tampa Bay National Estuary Program and the Agency on Bay Management as a means to provide a multi-jurisdictional/multi-disciplinary forum for managing the resources of Tampa Bay.

1.7.6. **Policy:** Pinellas County shall continue to coordinate with other local governments in protecting multi-jurisdictional estuaries by soliciting municipal comments before applications for development are heard by the Pinellas County Water and Navigation Control Authority.

1.7.7. **Policy:** Pinellas County shall continue to support the Tampa Bay National Estuary Program (TBNEP) and its partnership approach to the protection and restoration of Tampa Bay.

1.7.8. **Policy:** By signature to the implementing agreement for the Comprehensive Conservation and Management Plan for Tampa Bay, the County shall commit to implementation of the respective and applicable Pinellas County action plan components, consistent with provisions of the agreement.

1.7.9. **Policy:** Pinellas County shall encourage, initiate where appropriate, and participate in multi-jurisdictional cooperation and coordination in watershed planning and management, in meeting National Pollutant Discharge Elimination System (NPDES) municipal stormwater system permit requirements, in the implementation of the CCMP, and in the overall practice of efficient, effective and comprehensive surface water management programs.

1.7.10. **Policy:** Pinellas County shall practice multi-jurisdictional cooperation and coordination in developing and promoting educational programs related to water resource management and the resolution of water resource issues.

1.7.11. **Policy:** Where Pinellas County is involved, the County shall, through the use of individual interlocal agreements, ensure that the costs of
implementing surface water management projects and programs are equitably shared by affected local and regional governments and agencies.

1.7.12. Policy: Pinellas County shall support opportunities to coordinate land acquisition activities with other local governments and agencies for the purpose of comprehensive and integrated watershed planning and management, and the connection of functional natural areas.

1.7.13. Policy: Pinellas County shall support the need to share scheduling information related to the implementation of surface water management projects between and among local governments where there may be multi-jurisdictional interest or impact.

1.7.14. Policy: The County shall continue to cooperate with federal, regional and state agencies to improve monitoring and compliance enforcement of point and non-point source discharges to the coastal waters of the County and their tributaries.

IMPLEMENTATION OF SURFACE WATER MANAGEMENT PROJECTS AND PROGRAMS

1.8. Objective: The County shall annually, as a part of its capital improvements program, revisit the goals of the Surface Water Management Element and shall prioritize, approve through the adopted budget, and subsequently direct funds towards, those projects necessary to the achievement of these goals.

1.8.1. Policy: The County shall continue to utilize infrastructure sales tax revenue as its principal funding source for stormwater management activities.

1.8.2. Policy: Projects from the Stormwater Management Plan shall be prioritized and scheduled for inclusion in the Capital Improvements Program and will be represented in the Capital Improvements Element as appropriate.

1.8.3. Policy: The Stormwater Management Plan shall be reviewed annually in order to facilitate revisions to existing schedules and/or identify implementation problems and project modifications; and to facilitate the inclusion of flood and erosion control, water quality and habitat improvement projects in the CIP.

1.8.4. Policy: The Surface Water Project Priority Task Team shall continue to evaluate, prioritize, and recommend, surface water capital
improvement projects for inclusion in the six-year schedule of capital improvement needs and the six-year Capital Improvements Program.

1.9. Objective: The Board of County Commissioners shall continue to pursue a system of regional surface water management which is both economically and environmentally sound.

1.9.1. Policy: The feasibility of regional stormwater facilities, and the design of facilities sized to accommodate several small project sites, shall be encouraged when technically, environmentally, and economically desirable.

1.9.2. Policy: The County shall continue to implement regional surface water management projects and watershed management plans consistent with the goals of this Element as well as the Natural, Historical and Cultural Resources Element, and the Coastal Management Element.

1.10. Objective: Pinellas County shall continue to implement local stormwater projects in the unincorporated County which are outside of the scope of the Pinellas County Stormwater Management Plan.

1.10.1. Policy: In the implementation of local stormwater management projects, all applicable federal, state, and local regulations (as indicated in the Regulatory Framework section of the Surface Water Management Element) shall continue to be required in both public and private project design, implementation and operation.

1.10.2. Policy: As local stormwater management needs are documented, the County shall prioritize and implement improvements in accordance with the capital improvements schedule.
1. Implementation of the Pinellas County Comprehensive Plan will require $776,535,000 worth of capital improvements between Fiscal Year 2004 and Fiscal Year 2009. It is estimated that $272,808,000 would be needed to accommodate existing deficiencies, $285,813,000 would be needed for facility replacement to maintain adequate service levels, and $217,914,000 would be needed to provide for future needs.

2. Capital improvement projects to implement the Pinellas County Comprehensive Plan have been identified for the periods of Fiscal Year 2008-2009 through Fiscal Year 2009-2010. The cost of the capital improvements during this period is an estimated $161,050,000 (2000 dollars).

3. Enterprise funds will pay for the capital improvement projects identified within the Aviation Section of the Transportation Element and within the Sanitary Sewer, Solid Waste and Resource Recovery, and Water Supply Elements. Capital projects identified in the Surface Water Management, the Natural, Historic and Cultural Resources, and the Recreation and Open Space Elements will be paid for through proceeds from the County's Infrastructure Sales Tax. Projects identified in the Transportation Systems Section of the Transportation Element also receive funding from the Infrastructure Sales Tax, as well as from the local option gas tax, transportation impacts fees, and revenue bonds. Beach renourishment projects identified in the Coastal Management Element will be funded through a combination of federal and state grants, revenues from the Tourist Development Fund, and with grants from some coastal municipalities within the County.
1. GOAL: PINELLS COUNTY SHALL UNDERTAKE ACTIONS NECESSARY TO PROVIDE ADEQUATE, NEEDED PUBLIC FACILITIES IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, AND PROMOTES ORDERLY GROWTH.

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


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

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

1. Elimination of public hazards
2. Elimination of existing capacity deficiencies
3. Local budget impact
4. Location needs based on projected growth patterns
5. Accommodation of new development and redevelopment facility demands
6. Financial feasibility

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

1.1.4 Policy The Capital Improvements Element shall be amended in the Spring of 2006 to incorporate the six-year component of the 10-Year Water Supply Facilities Work Plan, and shall be updated annually as appropriate, thereafter to incorporate successive years of the Water Supply Facilities Work Plan. [04-02]

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

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

1. the expenditure is for the maintenance, repair or replacement of existing facilities; or

2. the expenditure is for restoration or enhancement of natural resources or public access; or

3. the expenditure is needed to address an existing deficiency identified in this plan; or

4. the expenditure is for the retrofitting of stormwater management facilities for water quality enhancement of stormwater runoff; or

5. the expenditure is for the development or improvement of public roads and bridges identified in the Transportation Element of this plan; or

6. the expenditure is for a public facility of overriding public interest as determined by the Board of County Commissioners.

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

DCA 04-02
[ORD 04-89] 12/21/04
1.3.1. Policy: Pinellas County shall continue to implement its transportation impact fee ordinance to finance transportation improvements necessitated by new development.

1.3.2. Policy: Pinellas County’s potable water and sewer impact fee revenues, also known as potable water and sewer connector fee revenues, shall be allocated primarily for capital improvements related to expansion of potable water and sewer facilities.

1.3.3. Policy: Pinellas County shall continue to provide the option of using development agreements to provide public facilities to accommodate new development.

1.4. Objective: Pinellas County will manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders, future development, and redevelopment in a manner that maintains the adopted level of service standards as listed in Policy 1.5.1. of this Element.

1.4.1. Policy: Building permits and development orders for developments of regional impact shall not be issued for any development prior to that point in time when all public facilities needed to serve said development, at or above the adopted level of service standards, are available.

1.4.2. Policy: Pinellas County shall annually adopt a six-year capital improvement program. The Six-Year Schedule of Improvements from the Capital Improvements Element of the Pinellas County Comprehensive Plan shall be included within the Six-Year Capital Improvements Program. Pinellas County shall continue to adopt a capital budget as part of its annual budget process.

1.4.3. Policy: Pinellas County shall manage its debt by only programming funds for capital facilities and programs which do not exceed the County’s fiscal capacity.

1.4.4. Policy: Pinellas County shall confine long-term borrowing to capital improvements that cannot be financed from current revenues on a “pay-as-you-go” basis.

1.4.5. Policy: Pinellas County will ensure that any bonds issued will be structured to be paid back within a period not to exceed the expected useful life of the capital project.
1.4.6. Policy: Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

1.4.7. Policy: Pinellas County shall continue to utilize infrastructure sales tax revenue as its principal funding source to help pay for stormwater management capital projects.

1.4.8. Policy: Revenue available to Pinellas County from the one-cent infrastructure sales tax, pursuant to Chapter 212.055(2), Florida Statutes, shall continue to be used as a funding source for needed capital improvements identified in the Pinellas County Comprehensive Plan.

1.4.9. Policy: Pinellas County shall extend its local option gas tax levies from the present ten-year period to the authorized thirty-year period to finance transportation needs identified in the Transportation Element of the Pinellas County Comprehensive Plan.

1.4.10. Policy: Pinellas County shall continue to collect a three-percent tourist tax and shall use one-half cent to implement needed improvements identified in the Coastal Management Element of the Pinellas County Comprehensive Plan.

1.4.11. Policy: Fiscal policies of the Board of County Commissioners to direct expenditures for capital improvements shall be consistent with all goals, objectives, and policies of the Pinellas County Comprehensive Plan.

1.4.12. Policy: Pinellas County shall include capital improvement projects for the renewal and replacement of public facilities to maintain adopted level of service standards in the Six-Year Schedule of Improvements.

1.4.13. Policy: In the event that a referendum and/or required action of the Board of County Commissioners is not approved and, as a result, funding for capital improvement projects identified within the Capital Improvements Element is not available, Pinellas County shall utilize one or more of the following actions and alternatives:

1. Increase the amount of ad valorem tax revenue to be used for capital improvements financing;

2. Increase the use of long-term borrowing to finance capital improvements;
3. Reduce the cost of capital improvements necessary for implementation of the Comprehensive Plan;

4. Change the timing of project implementation within the Six-Year Schedule of Improvements.

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

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

7. Utilize actions and alternatives not identified within this policy

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

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

The 25-year storm design standard shall confine the runoff from a 25-year, 6-hour rainfall event, or a 25-year, 24-hour rainfall event, whichever is more severe, within the drainage channel banks, or within designated 25-year floodplains, in order to protect human life and minimize property damage. The 100-year storm design standard will protect existing homes and commercial buildings against flooding by a 100-year rainfall event.

Recreation

Three acres of developed County parkland for every 1,000 residents within the County. [00-97]

Solid Waste and Resource Recovery

Disposal of 1.30 tons of solid waste per person per year based on a recycling effort of 40 percent, which will maintain the 1987 per capita solid waste generation rate.

Water Supply [99-91]

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

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

1. Institute additional water conservation measures;
2. Halt or otherwise restrict the issuance of development orders and permits;
3. Develop new sources of potable water within the parameters of the Interlocal Agreement;
4. Purchase potable water from suppliers other than Tampa Bay Water;
5. Cooperate with Tampa Bay Water, the Southwest Florida Water Management District, and the affected local governments to develop a regional response to the situation; and
6. Use actions and alternatives not identified within this policy.
Pinellas County shall use the following Level of Service Standard when preparing its annual 5-year and 20-year potable water demand projections for the Pinellas County Water Demand Planning Area, which are required by the Master Water Supply contract to enable Tampa Bay Water to formulate its capital improvement program:

### Pinellas County Water Demand Planning Area – (gpcd)*

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>gpcd</td>
<td>150</td>
<td>145</td>
<td>135</td>
<td>125</td>
<td>125</td>
<td>120</td>
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</table>

Note: *gpcd = gallons per capita per day

The following level of service standards are adopted for the municipal potable water systems serving Pinellas County:

#### St. Petersburg & Gandy Area – (gpcd)*

<table>
<thead>
<tr>
<th>Year</th>
<th>1990</th>
<th>1995</th>
<th>2000</th>
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<tr>
<td>gpcd</td>
<td>130</td>
<td>128</td>
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Maximum to average Daily ratio

<table>
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<tr>
<th>Year</th>
<th>1990</th>
<th>1995</th>
<th>2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>gpcd</td>
<td>1.30</td>
<td>1.28</td>
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</table>

#### Gulfport, South Pasadena & Unincorporated – (gpcd)*

<table>
<thead>
<tr>
<th>Year</th>
<th>1990</th>
<th>1995</th>
<th>2000</th>
<th>2010</th>
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<td>gpcd</td>
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</table>

Maximum to average Daily ratio

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<th>1995</th>
<th>2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>gpcd</td>
<td>1.30</td>
<td>1.30</td>
<td>1.30</td>
<td>1.30</td>
</tr>
</tbody>
</table>

#### Dunedin Water Department –(gpcd)*

<table>
<thead>
<tr>
<th>Year</th>
<th>1995</th>
<th>2005</th>
<th>2015</th>
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</thead>
<tbody>
<tr>
<td>gpcd</td>
<td>140</td>
<td>125</td>
<td>110</td>
</tr>
</tbody>
</table>
## Sanitary Sewer

**Service Area** (Operated by Pinellas County Utilities)

<table>
<thead>
<tr>
<th>Location</th>
<th>Flow Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Pinellas County</td>
<td>70 gallons per capita per day (gpcd)</td>
</tr>
<tr>
<td>McKay Creek</td>
<td>113 gpcd</td>
</tr>
<tr>
<td>South Cross Bayou</td>
<td>111 gpcd</td>
</tr>
</tbody>
</table>

**Service Area** (Municipalities providing service to unincorporated residents)

<table>
<thead>
<tr>
<th>Location</th>
<th>Flow Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of St. Petersburg</td>
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</tr>
<tr>
<td>Northwest Plant</td>
<td>166 gpcd and 1.25 million gallons per day (mgd)</td>
</tr>
<tr>
<td></td>
<td>maximum day ratio</td>
</tr>
<tr>
<td>Northeast Plant</td>
<td>153 gpcd and 1.24 mgd maximum day ratio</td>
</tr>
<tr>
<td>Southwest Plant</td>
<td>173 gpcd and 1.25 mgd maximum day ratio</td>
</tr>
<tr>
<td>City of Clearwater</td>
<td></td>
</tr>
<tr>
<td>Marshal Street</td>
<td>121 gpcd</td>
</tr>
<tr>
<td>East Plant</td>
<td>142 gpcd</td>
</tr>
<tr>
<td>Northeast Plant</td>
<td>119 gpcd</td>
</tr>
<tr>
<td>City of Largo</td>
<td>100 gpcd</td>
</tr>
<tr>
<td>City of Dunedin</td>
<td>The capacity to transport and treat 102 gpcd</td>
</tr>
<tr>
<td></td>
<td>Wastewater flows shall not exceed the Dunedin Wastewater Treatment Plant permitted design capacity of 6.0 mgd, average daily flow</td>
</tr>
<tr>
<td>City of Oldsmar</td>
<td>130 gpcd</td>
</tr>
<tr>
<td></td>
<td>117 gpcd (1996)</td>
</tr>
<tr>
<td>City of Tarpon Springs</td>
<td>200 gpcd, and reduce infiltration inflow so average flow does not exceed 175 gpcd by 1992</td>
</tr>
<tr>
<td></td>
<td>Peak design flow shall not exceed 1.3 times the average gpcd</td>
</tr>
<tr>
<td>City of Safety Harbor</td>
<td>100 gpcd</td>
</tr>
<tr>
<td></td>
<td>90 gpcd (1996)</td>
</tr>
</tbody>
</table>

DCA 99-2CIE
[ORD.99-91]10/19/99
Traffic Circulation

Pinellas County shall use Policies 1.1.1. through 1.1.8., of the Transportation Element of the Pinellas County Comprehensive Plan, to review the impacts of new development and redevelopment on State and County roads. Also, these policies shall be used to implement and maintain the level of service standards for State and County roads.

Mass Transit

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

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

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

1. Contribute to a condition of public hazard as described in the Surface Water Management, Coastal Management, Natural Historic and Cultural Resources, Water Supply, Future Land Use, Transportation, Sanitary Sewer, and/or Solid Waste and Resource Recovery Elements.


3. Generate public facility demands that may exceed capacity increases planned in the Six-Year Schedule of Improvements.

4. Conform with land uses as shown on the Future Land Use Map of the Future Land Use Element.

5. Accommodate public demands based upon adopted level of service standards and attempts to meet specified measurable objectives when public facilities are provided by developers.

6. Demonstrate financial feasibility, subject to this Element, when public facilities will be provided, in part or whole, by Pinellas County.

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

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

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

I. PURPOSE

The following statements contain the Pinellas County policy as it applies to establishing a Concurrency Management System for Pinellas County.

II. DEFINITIONS

A. Concurrency Management System

The procedures and processes that Pinellas County shall utilize to ensure that Development Orders and permits when issued shall not result in a reduction of the adopted level of service standards at the time that the impact of development occurs except as defined in the Pinellas County Comprehensive Plan.

B. Certificate of Concurrency

The document issued by the County as a prerequisite for the issuance of any development order or development permit. The County may issue documentation that is the functional equivalent of a Certificate of Concurrency. At a minimum, a Certificate of Concurrency, or its functional equivalent, shall include the following information:

1. Type of development proposal;
2. Date of issuance of the Certificate of Concurrency or its functional equivalent;
3. Whether the development proposal is subject to development limitations, pursuant to application of the Transportation Management Plan for properties located in constrained, congestion containment, or long term concurrency management areas and any other limitations that may be identified in an adopted Concurrency Test Statement.

C. Concurrency Management Corridor

Road corridors designated as either constrained, congestion containment, or long term concurrency management.
D. Concurrency Test Statement

A public facility and service status report contained in Section 134 of the Pinellas County Land Development Code, annually approved and adopted by ordinance, which, at a minimum, establishes for each public facility and service, the following:

1. The existing and committed development in each service area;
2. The existing levels of service for each public facility and service;
3. Congestion containment areas for roads;
4. Long term concurrency management areas for roads;
5. Constrained areas for roads;
6. Provisions and measures that shall apply within long term concurrency management, constrained, or congestion containment corridors to prevent unacceptable degradation of levels of service for any corridor;
7. Updates of items 1-6, above, based upon the most recently adopted six year schedule of capital improvements from the Capital Improvements Element; and
8. The methods used in determining the nature of projected development impacts on public facilities and services.

E. Congestion Containment Corridor

Excluding the Florida Intrastate Highway System (FIHS), these include backlogged roads that operate with deficient levels of service where improvements may be planned or scheduled, beyond the next three years, to alleviate the substandard LOS conditions.

F. Constrained Corridor

Roads that are operating with deficient level of service conditions and that are constrained from adding additional capacity as necessary to alleviate the deficient operating conditions. A roadway may be physically constrained or policy constrained. Physical barriers occur when intensive land use development is immediately adjacent to highways making roadway expansion cost prohibitive, or when a facility has reached the maximum through-lane standards. Policy barriers are based on concerns about the impacts of roadway expansion on the environment, neighborhoods and/or local communities.
G. Corridor

The area within one-half (1/2) mile of the road centerline and within a one-half (1/2) mile arc radius beyond the terminus of the road segment centerline, and includes properties that are subject to at least one of the following conditions:

1. *Sole Direct Access.* A condition where the only means of site ingress/egress is directly onto the road facility, regardless of the distance of that site from the facility.

2. *Direct Access.* A condition in which one or more existing or potential site ingress/egress points makes a direct connection to the road facility and the site is within one-half (1/2) mile of the road facility.

3. *Sole Indirect Access.* A condition where the only point of site ingress/egress is onto a public non-arterial roadway which makes its first and shortest arterial level connection onto a road facility regardless of the distance of that site from the facility.

H. Currently Available Revenue Sources

An existing source and amount of revenue presently available to Pinellas County. It does not include Pinellas County's present intent to increase revenue sources which may require future action by the County.

I. De Minimus

A development impact that does not cause unacceptable degradation of a transportation facility’s level of service. Chapter 163.3180(6), Florida Statutes, defines the type and extent of development that qualifies as diminimus. Pinellas County shall not utilize diminimus provisions in its Comprehensive Plan and the Land Development Code.

J. Deficient Facilities

These include facilities operating below the adopted level of service standard, at level of service E and F and/or a volume-to-capacity (v/c) ratio of 0.9 or higher.

K. Public Facilities and Services which Must be Available Concurrent with the Impacts of Development.

Those covered by a comprehensive plan element for which level of service standards have been adopted by Pinellas County. The public facilities and services are: roads, sanitary sewer, solid waste, drainage, potable water, recreation and mass transit.
L. Final Local Development Order

For purpose of this plan, a Final Development Order shall be that last discretionary approval necessary to carry out the development provided that the proposed project has been precisely defined. The last discretionary approval for a given type of development activity shall be as provided in Section 134 of the Land Development Code. Terms used in this definition shall be as defined in the Pinellas County Comprehensive Zoning and Land Development Code as subsequently adopted by the Board of County Commissioners.

M. Final Site Plan

Final site plan approval shall mean that a site development plan has been reviewed and approved by Pinellas County Utilities, Public Works, and the departments of Environmental Management, Development Review Services, and Planning for compliance with all currently-applicable rules, regulations, and ordinances and has subsequently been reviewed, approved, and signed by the County Administrator.

N. Level of Service (LOS)

A measure of performance and/or of demand versus available capacity of public services and facilities. Regarding roadways, LOS is based primarily on travel speeds on a scale of A through F. The six LOS grades and LOS Maintain are described below.

1. *Level of Service A*: Free flow traffic with individual users virtually unaffected by the presence of others in the traffic stream.

2. *Level of Service B*: Stable traffic flow with a high degree of freedom to select speed and operating conditions but with some influence from other users.

3. *Level of Service C*: Restricted flow which remains stable but with significant interactions with others in the traffic stream. The general level of comfort and convenience declines noticeably at this level.

4. *Level of Service D*: High-density flow in which speed and freedom to maneuver are severely restricted and comfort and convenience have declined even though flow remains stable.

5. *Level of Service E*: Unstable flow at or near capacity levels with poor levels of comfort and convenience.
6. **Level of Service F**: Forced traffic flow in which the amount of traffic approaching a point exceeds the amount that can be served with queues forming. LOS F is characterized by stop-and-go waves, poor travel times, low comfort and convenience and increased accident exposure.

7. **Maintain**: As defined in the Florida Department of Transportation 1995 Level of Service Manual, Maintain means continuing operating conditions at a level such that significant degradation does not occur. For roadways in urbanized areas, for roadways parallel to exclusive transit facilities or for intrastate roadways in transportation concurrency management areas, A significant degradation means 1) an average annual daily traffic increase in two-way traffic volume of 10 percent or 2) a reduction in operating speed for the peak direction in the 100th highest hour of 10 percent.

O. **Long Term Concurrency Management Corridor**

A roadway designated for application of long term concurrency management provisions, in accordance with Rule 9J-5.0055(4), which are designed to correct existing level of service deficiencies over a planning period of up to 15 years through the establishment of priorities, implementation of a long-term schedule of capital improvements and through commitment of local resources, such as earmarked impact fee revenues, intended to reduce backlogged conditions.

P. **Lots of Record**

Either a lot or contiguous lots which exist under single ownership at time of adoption of this Comprehensive Plan and which are part of a subdivision, the plat of which has been recorded in the office of the Clerk of the Circuit Court of Pinellas County; or any parcel of land not part of a subdivision that has been officially recorded by deed in the office of the Clerk, provided such platted lot or parcel was of a size which met the minimum lot area requirement for the zoning district in which the lot or parcel was located at the time of recording, or provided that the deed for the lot or parcel was recorded prior to the effective date of zoning in the area where the lot is located. Notwithstanding the above, all lots of record shall also be consistent with any substandard lot provision contained in land development regulations developed pursuant to Section 163.3202, F.S.
Q. Transportation Management Plan

A Transportation Management Plan (TMP), as developed by an applicant representing a proposed development, is submitted in conjunction with individual site plans seeking to utilize transportation management plan strategies to mitigate development impacts, protect roadway capacity and to increase mobility. Transportation management plan strategies include physical and operational improvements as well as demand management initiatives. Examples of transportation management plan strategies include, but are not limited to, density/intensity reductions, project phasing, outparcel deletion, physical roadway improvements, access controls, and/or incentives encouraging mass transit, bicycle or pedestrian travel or ride-sharing. Transportation management plan strategies must be approved by Pinellas County and are imposed as conditions for site plan approval for projects impacting concurrency management corridors.

R. Volume-To-Capacity (V/C) Ratio

The rate of traffic flow of an intersection approach or group of lanes during a specific time interval divided by the capacity of the approach or group of lanes. Volume-to-capacity ratios provide a measure of traffic congestion and are utilized in the Concurrency Management System to identify congested road segments and to minimize the transportation impacts of development projects that affect them.

III. THE CONCURRENCY MANAGEMENT SYSTEM

The purpose of the Pinellas County Concurrency Management System is to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. The concurrency management system requires that the adopted level of service standards for roadways, potable water, sanitary sewer, solid waste, drainage, recreation and mass transit be maintained.

The Concurrency Management System shall ensure that issuance of a development order or development permit is conditioned upon the availability of public facilities and services necessary to serve new development, consistent with the provisions of Chapter 163, Part II, F.S., and Rule 9J-5, F.A.C.

A. Procedures

1. Application for Development - The concurrency management system is accessed by the property owner, or his/her representative, when an application for development containing the required documentation for the given development order or permit is submitted to the County. A Pinellas County representative shall then ascertain the completeness of the documentation, in a timely manner, to ensure that the required information is sufficient to accept the application for development for review.
2. When the application for a development order or permit has been accepted, it shall be processed and reviewed in accordance with adopted procedures. These procedures shall include a review of the application for development for roadways, potable water, sanitary sewer, solid waste, drainage, recreation and mass transit, as they may apply.

3. After an application for development is accepted, it will be compared to the most recently adopted Concurrency Test Statement. Pinellas County shall compare the application for development to the seven (7) public facilities and services on the current Concurrency Test Statement, as they may apply to the location described on the application for development.

4. If the application for development is found to be located within a constrained, congestion containment, or a long term concurrency management corridor, then a Certificate of Concurrency or its functional equivalent shall indicate whether the proposal is acceptable or acceptable with conditions. In those instances where conditions are required, the specific conditions will be identified during site plan review. The conditions that may be applied include, one or a combination of transportation management plan strategies commensurate with the impacts of the development.

5. If the application for development is found by the latest Concurrency Test Statement to fall within an area with a deficient level of service for a facility or service other than roads, then a Certificate of Concurrency, or its functional equivalent, shall state that development shall either not be authorized or be authorized with conditions to be identified in the Concurrency Test Statement.

B. Certificate of Concurrency Determination - Continued Validity

1. The Certificate of Concurrency, or its functional equivalent, shall indicate the date of issuance and will be valid for purposes of the issuance of development orders or permits for twelve months from date of issuance.

2. The Pinellas County Land Development Code shall specify the criteria determining the validity period for a development order, permit or application for development under an existing Certificate of Concurrency (or its functional equivalent).

3. For those Certificates of Concurrency issued for a development agreement entered into by Pinellas County, pursuant to the provisions of Chapter 163.3220-163.3243, F.S., as amended, the duration of such Certificate of Concurrency (or its functional equivalent) as issued, shall be for the time period stated within the development agreement.
C. Development Order or Development Permit Compliance.

All development orders and development permits issued and approved shall be based upon and in compliance with, the Certificate of Concurrency (or its functional equivalent) issued for that development proposal. A development order or development permit shall be in compliance with its underlying Certificate of Concurrency if the impacts associated with that development order or development permit are equal to or less than the allocations made in association with the underlying Certificate of Concurrency.

D. Concurrency Test Statement

1. On an annual basis, a Concurrency Test Statement shall be developed for final adoption by the Board of County Commissioners.

2. The County shall monitor and assess the status of public facilities and services on an annual basis. Information derived through this process shall be reflected in the Concurrency Test Statement.

3. The remaining capacity reported for each public facility and service on the annual Concurrency Test Statement should be determined by calculating the existing demand as well as the committed impacts including those associated with multi-year, phased development proposals or projects (including Developments of Regional Impact, Development Agreements, etc.).

4. A Concurrency Test Statement shall be issued every year. Nothing herein precludes the issuance and effectiveness of amendments to the current Concurrency Test Statement if updating or correction is deemed necessary by the Board of County Commissioners for, including, but not limited to, the following circumstances: errors in preparation and adoption are noted; the impact of issued development orders or permits, as monitored by the Planning Department, indicate an unacceptable degradation to an adopted level of service; where changes in the status of capital improvement projects, of the State or any local government, changes the underlying assumptions of the current Concurrency Test Statement.

5. Under no circumstances will an amended Concurrency Test Statement divest those rights acquired, pursuant to a valid certificate of concurrency (or its functional equivalent), under the Concurrency Test Statement as it existed prior to amendment, except where a divestiture of such rights is clearly established by the Board of County Commissioners to be essential to the health, safety or welfare of the general public.
IV. LEVEL OF SERVICE STANDARDS

A. For the purpose of issuance of development orders and permits, Pinellas County shall adopt level of service standards for public facilities and services within Pinellas County for which Pinellas County has authority to issue development orders and permits. For the purposes of concurrency, public facilities and services include the following for which level of service standards shall be adopted: 1) roads, 2) sanitary sewer, 3) solid waste, 4) drainage, 5) potable water, 6) recreation, and 7) mass transit. If Pinellas County desires to make other public facilities and services subject to the concurrency management system, level of service standards of such additional facilities and services must be adopted in the comprehensive plan.

B. The Capital Improvements Element shall set forth a financial feasibility plan which demonstrates that Pinellas County can achieve and maintain the adopted level of service standards.

C. The level of service standard on County and State Roads, excluding congestion containment, constrained, and long term concurrency management facilities, is LOS C average daily/D peak hour and a v/c ratio of less than 0.9. This LOS standard is established through the Transportation Element of the Comprehensive Plan.

D. The level of service standard for congestion containment, and constrained corridors is LOS F. The intent of establishing this level of service standard is to allow development to occur with restrictions imposed by the Concurrency Management System. Through the application of the Concurrency Management System in combination with transportation facility improvements implemented through the CIE, the County strives to improve the level of service on these facilities to the fullest extent possible. The level of service standard established for the portion of US Highway 19 designated as a long term concurrency corridor is described in Section V.D.

E. For Mass Transit, Pinellas County, in cooperation with PSTA, shall ensure transit access to all major traffic generators and attractors with at least a 30 minute headway in the peak hour and no greater than a 60 minute headway in the off peak hour. (Major generators and attractors are defined as businesses with 500 or more employees, colleges/universities or regional shopping centers).

V. MINIMUM REQUIREMENTS FOR CONCURRENCY

A concurrency management system shall be developed and adopted to ensure that public facilities and services needed to support development are available concurrent with the impacts of such developments.
A. For potable water, sewer, solid waste, and drainage, at a minimum, provisions in the Pinellas County Comprehensive Plan and the Concurrency Test Statement that ensure that the following standards shall be met will satisfy the concurrency requirement:

1. The necessary facilities and services are in place at the time a development order or permit is issued;

2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or

3. At the time the development order, or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of V. A. 1 and 2 of this section. An enforceable development agreement includes development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

B. For recreation, Pinellas County shall satisfy the concurrency requirement by complying with the following standards:

1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or

2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer’s fair share are committed; and

   a) A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted 6-year schedule of capital improvements in the Pinellas County Capital Improvements Element; or

   b) At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
c) At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

C. For roads and mass transit where Pinellas County has committed to provide the necessary public facilities and services in accordance with its Capital Improvement Program and the Capital Improvements Element, Pinellas County shall satisfy the concurrency requirement by complying with the standards in V. A. and B. of this section and by assuring that the following provisions are met:

1. The Capital Improvements Element and Capital Improvement Program which, in addition to meeting all of the other statutory and rule requirements, must be financially feasible.

2. The Capital Improvements Element and Capital Improvement Program shall include both necessary facilities to maintain the adopted level of service standards to serve the new development proposed to be permitted and the necessary facilities required to eliminate that portion of existing deficiencies which are a priority to be eliminated during the six-year period under Pinellas County's plan schedule of capital improvements pursuant to V. A. 1 of this section.

3. The Capital Improvements Element and Capital Improvement Program provide a realistic, financially feasible funding system based on currently available revenue sources which is adequate to fund the public facilities required to serve the development authorized by development orders and permits and which public facilities are included in the six-year schedule of capital improvements.

4. The Capital Improvements Element shall include the estimated date of commencement of actual construction and the estimated date of project completion.

5. Actual construction scheduled in the Capital Improvements Element and Capital Improvement Program must be scheduled to commence in or before the third year of the six-year schedule of capital improvements.
6. An amendment to the Capital Improvements Element shall be required to eliminate, defer or delay construction of any facility or service which is needed to maintain the adopted level of service standard and which is listed in the six-year schedule of improvements.

7. Pinellas County shall continue to implement the Concurrency Management and Concurrency Test Statement Sections of the Land Development Code which, in conjunction with the Capital Improvements Element, ensures that development orders and permits are issued in a manner that will assure that the necessary public facilities and services will be available to accommodate the impact of development.

8. Pinellas County shall adopt a Concurrency Test Statement on an annual basis to determine whether it is adhering to the adopted level of service standards and its schedule of capital improvements.

D. Long Term Transportation Concurrency Management System.

Pinellas County shall establish a Long Term Concurrency Management System for US Highway 19, from Klosterman Road to Whitney Road in accordance with Rule 9J-5.0055 and with stipulations set forth by the Florida Department of Transportation District 7 Office. This section of US Highway 19 is designated as a Florida Intrastate Highway.

The Long Term Concurrency Management System established in the Pinellas County Comprehensive Plan recognizes that an acceptable level of service for all segments within the portion of US Highway 19 from Klosterman Road to Whitney Road cannot be reached on a long-term basis until the facility is improved to a partially-controlled access road, in its entirety. These needed improvements are included in Table 16 of the CIE.

1. Segments within the US Highway 19 FIHS corridor from Klosterman Road to Whitney Road where existing backlogs exist (deficient level of service conditions) are shown on the level of service map contained in Figure 1-3 and in Table 1-9 in the Transportation Element. Segments operating with volume-to-capacity ratios greater than 1.0, as shown in Table 1-9, provide an additional indication of the level of backlogged conditions that exist on this facility.
2. Table 16 of the CIE includes the adopted long term schedule of capital improvements for the FIHS segment of US Highway 19 from Klosterman Road to Whitney Road. Implementation of these projects is necessary for the facility to function at an acceptable level of service on a long-term basis. Policy 1.1.8 of the Transportation Element stipulates that changes to Table 16 regarding eliminated, deferred or delayed projects will be included in the annual update and amendment of the CIE.

3. Long term concurrency management shall be established for the portion of US Highway 19 from Klosterman Road to Whitney Road for a 15-year period beginning in 1998. An interim LOS standard of “Maintain with a 10 percent degradation” is established in Transportation Element Policy 1.1.8(A) for this time period.

1. Small-scale physical and operational improvements and demand management strategies for the segment between Curlew Road and Klosterman Road shall be prescribed in the US Highway 19 Corridor Action Plan, which was completed in draft form in April 1998. Pinellas County shall amend Table 16 of the CIE to include the improvements identified in the Action Plan. Subsequent to approval of the Action Plan by the MPO in August 1998, Pinellas County shall require developers to implement the improvements identified in the Action Plan in the form of TMP initiatives implemented through the Concurrency Management System. Prior to approval of the Action Plan by the MPO, the County shall approve of appropriate TMP strategies for development projects on a case-by-case basis.

5. Interim demand management strategies and physical and operational improvements within the long term concurrency management corridor shall be implemented by developers as transportation management plan strategies through the Concurrency Management System and by Pinellas County through the allocation of impact fee revenue.

6. The implementation of long term concurrency management on the portion of US Highway 19 from Klosterman Road to Whitney Road, shall be monitored to evaluate the effectiveness of the implemented improvements and strategies toward improving level of service conditions. Evaluations of long term concurrency management on US Highway 19 shall be conducted as needed with the resultant findings being incorporated in an amendment to the Comprehensive Plan. At a minimum, the evaluations shall be conducted in 2003, 2008 and 2013, with the results being analyzed and addressed as recommended actions, as applicable, in subsequent Evaluation and Appraisal Reports of the Comprehensive Plan.
MONITORING AND EVALUATION PROCEDURES

I. PURPOSE

Subsequent to adoption of the Comprehensive Plan, it is essential that implementation of the plan to be monitored on a regular basis. Due to the breadth of the plan, one agency should be responsible for ensuring that all portions of the plan are being implemented. This shall be the responsibility of the Pinellas County Planning Department acting as the local planning agency (LPA) for the Board of County Commissioners (BCC). The extent and complexity of this ongoing task requires that procedures be identified for monitoring and evaluating the plan over the years. Described below are the procedures that will be utilized.

II. MONITORING

A. In order to effectively monitor implementation of the plan, the baseline data will need to be updated. Depending upon the data and its application, this update may occur continuously if needed for concurrency management, annually, or at less frequent intervals. As the time following the date of plan adoption increases, it may be necessary to obtain new baseline data in addition to updating the data that is currently included in the technical support documents of the plan in order to adequately evaluate the effectiveness of the plan. The LPA shall be responsible for updating and analyzing the baseline data.

B. The LPA shall prepare and submit to the BCC an annual progress report on implementation of the comprehensive plan.

C. The first evaluation and appraisal report (EAR) shall be prepared not later than seven years after the adoption of the Comprehensive Plan. Every other periodic report shall be prepared not later than five years thereafter. The preparation and adoption of an EAR shall take the place of the annual report for that year. This EAR shall meet the requirements of Chapter 163.3191, F.S., as amended.

III. EVALUATION AND APPRAISAL

A. At least six months before the BCC is expected to receive the evaluation and appraisal report from the LPA, public notice shall be given that a mailing list will be prepared of those persons and groups interested in receiving copies of the draft EAR prepared by the LPA. Any person or group desiring to be included in this list must contact the Planning Department.

B. When the draft EAR is completed, it shall be distributed to those on the mailing list and to public libraries prior to public hearings held by the LPA.

C. Updated baseline data and any new data that may be required shall be used to determine the degree to which the goals, objectives and policies have been achieved. The EAR
shall be describe the accomplishments of the previous seven years. If goals, objectives and/or policies have not been achieved or there has been inadequate progress made toward their achievement, the LPA shall determine what obstacles or problems are responsible.

D. The LPA shall present its findings and recommendations at two or more public hearings. The LPA shall receive citizen comment on the draft EAR and on what new or modified goals, objectives, and policies are needed to correct any identified problems or deficiencies.

E. After the initial public hearing, the LPA shall develop recommendations for updating the comprehensive plan, including changes to the goals, objectives, and policies. These recommendations shall be based in part on the citizen comment received at the public hearing and through other means. The revised draft of the EAR shall be distributed to those on the mailing list and to public libraries prior to the second public hearing held by the LPA.

F. Following the second or any additional public hearings, the LPA shall refine the EAR based on citizen input and submit it to the BCC. Whereupon, the BCC shall adopt, or adopt with changes, the report. The BCC shall amend the comprehensive plan based on the recommendations contained in the adopted report.