

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 acrea 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]

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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 floodprone 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.

**FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND POLICIES**

1. GOAL: THE PATTERN OF LAND USE IN PINELLAS COUNTY SHALL BE ORDERLY AND REASONABLE IN DISTRIBUTION AND INTENSITY, CONSERVE NATURAL RESOURCES, BE IN THE OVERALL PUBLIC INTEREST, AND EFFECTIVELY SERVE THE COMMUNITY AND ENVIRONMENTAL NEEDS OF THE POPULATION.
- 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.
- 1.2.1. Policy: Development or redevelopment in storm impact areas shall be restricted

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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 unit 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 scenic/noncommercial corridor policy on County-operated facilities.
- 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]

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- 1.12.1. Policy: Pinellas County shall establish the Community Redevelopment District-

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 developed and developing areas of the County.

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- 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.

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- 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 review.

- 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]