

*Future Land Use &  
Quality Communities Element*

# *Goals, Objectives and Policies*

GOAL ONE: THE PATTERN OF LAND USE IN PINELLAS COUNTY SHALL PROVIDE A VARIETY OF URBAN ENVIRONMENTS TO MEET THE NEEDS OF A DIVERSE POPULATION AND THE LOCAL ECONOMY, CONSERVE AND LIMIT DEMANDS ON NATURAL AND ECONOMIC RESOURCES TO ENSURE SUSTAINABLE BUILT AND NATURAL ENVIRONMENTS, BE IN THE OVERALL PUBLIC INTEREST, AND EFFECTIVELY SERVE THE COMMUNITY AND ENVIRONMENTAL NEEDS OF THE POPULATION.

- 1.1. Objective: Pinellas County shall initiate a sector planning program to develop more localized sector plans that are responsive to the circumstances and issues affecting the various unincorporated communities throughout the County.
  - 1.1.1. Policy: The Local Planning Agency shall establish a schedule by December 2008 for developing sectors plans for those Planning Sectors that contain unincorporated areas. The Local Planning Agency will determine which Planning Sectors would most benefit from the preparation of a sector plan.
  - 1.1.2. Policy: At a minimum, the Sector Plans shall address land use, urban design, transportation, recreation/open space, and natural resources. Other planning subjects may be addressed in a sector plan based on the issues facing the local community.
  - 1.1.3. Policy: The Sector Plans shall be adopted as part of the Pinellas County Comprehensive Plan and shall be consistent with the provisions of the Comprehensive Plan.
- 1.2. Objective: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.
  - 1.2.1. Policy: Standards of density, intensity, permitted uses, and other land use characteristics for all land uses shall be listed in the Future Land Use Category Descriptions and Rules of the Future Land Use and Quality Communities Element and incorporated as part of this policy.
  - 1.2.2. 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, intensity, and other relevant standards contained within the Future Land Use and Quality Communities Element.

- 1.2.3. Policy: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.
1. 2.4. Policy: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.
- 1.2. 5. Policy: The Board shall implement land development regulations that are compatible with the density, intensity, and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.
- 1.2.6. Policy: Land development regulations that implement the Comprehensive Plan may be more restrictive than the land use standards contained within the Plan.
- 1.2.7. 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.
- 1.2.8. Policy: Conditional uses, when authorized by the Board of County Commissioners after a public hearing, shall be consistent with the Pinellas County Comprehensive Plan.
- 1.2.9. 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 storm area.
- 1.2.10. 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 Commercial Neighborhood land use

category and up to 12.5 units per acre in the Residential/Office/Retail, Residential/Office General, 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. Application of this affordable housing incentive shall not be allowed within the coastal storm area.

- 1.2.11 Policy: The following criteria will be used in determining preferred locations for Affordable Housing Development (AHD):
1. A mode of transportation other than privately-owned vehicles (e.g. a bus stop) is available within walking distance of the proposed AHD;
  2. The proposed AHD is located in proximity to neighborhood services such as a grocery store, pharmacy, or bank;
  3. The proposed AHD is located in proximity to places of employment;
  4. The proposed AHD is compatible with the surrounding development pattern;
  5. There is adequate infrastructure to serve the proposed AHD; and
  6. The proposed AHD is located outside the coastal storm area.
- 1.3 Objective: Pinellas County, through its comprehensive planning program and land development regulations, shall support efforts to create, recreate, and maintain areas of mixed-use development at appropriate locations to achieve the following objectives:
- provide vibrant and safe walkable areas;
  - concentrate growth in relatively discrete areas that are compatible with the community character, local traditions, and historic heritage;
  - place housing in proximity to employment opportunities, services and amenities;
  - establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit;
  - establish quality-designed urban environments that create vibrant, livable places;
  - provide locations that create a range of housing opportunities and choices, including the provision of affordable housing;
  - provide urban areas that incorporate well-designed public spaces;
  - encourage development at an intensity and scale that is compatible with proximate residential neighborhoods;
  - provide adequate buffering and a transition gradient between non-residential and/or higher density residential development and proximate residential neighborhoods and/or less intensive nonresidential development;

- encourage development that is compatible with the natural environment and the overall vision of the community.

1.3.1. Policy: The following guidelines shall be used in determining appropriate locations for mixed-use development:

**Table 1**

FORM OF DEVELOPMENT <sup>2</sup>	Type of Mixed-Use Development			Type of Use within Mixed-Use Development						
	Mixed-use Projects	Large-scale Mixed-Use Areas	Neighborhood-scale Mixed-Use Areas	Residential	Retail/Personal Service	Office	Light Manufacturing/Assembly	Research/Development Light Intensity	Manufacturing/Assembly	Institutional/Civic
<b>Neighborhoods</b>										
Traditional										
Suburban										
Mobile Home & Manufactured										
Large Multi-family Communities & Resorts			R	R	R	R				R
<b>Centers</b>										
Urban	O	O		O	O	O		R		O
Town	O	O	O	O	O	O		R		O
Suburban Commercial	O	O		O	O	O		R		O
Neighborhood			O	R	O	O				O
Village			O	R	O	O				R
<b>Corridors</b>										
Interstate	O	O								
Commercial	O	O	O	O	O	O		R		O
Employment	O	O		O	O	O	R	R/O		O
Residential										
Scenic/Non-Commercial <sup>3</sup>	R	R	R	O	R	R				O
Coastal	O	O	O	O <sup>1</sup>	O	O				O
Transit	O	O	O	O	O	O		R		O
<b>Districts</b>										
Employment	O	O		R	R	O	O	O		R
Airport	O	O			R	O	O	O		
University/College Campuses	O	O		O	R	R		R		O
Arts and Cultural	R	O		O	O	O				O
Historic - Appropriate uses will vary depending upon the historic development pattern within the district										
Medical		R		R	R	O		R		R

O = This type of use is generally appropriate within this specific form of development

R = This type of use should be regulated to ensure that it is compatible with this specific form of development

<sup>1</sup> = Limitations on residential densities within the coastal high hazard area and the coastal storm area may restrict residential development

<sup>2</sup> = The general forms of development that comprise the urban land use morphology in Pinellas County are described in the Definition Section of the Future Land Use and Quality Communities Element

<sup>3</sup> = Development policies specific to scenic/non-commercial corridors place additional requirements for locating mixed use development along these corridors

In addition to using **Table 1**, appropriate locations for mixed use development shall be determined based on a balancing of the guidelines listed below that are applicable to the area under consideration:

#### LARGE-SCALE MIXED-USE PROJECT OR MIXED-USE AREA

1. The location can serve as a walkable destination for nearby areas.
2. There is adequate infrastructure serving the proposed location, including a transportation network that will provide an acceptable level of service.
3. There are transportation choices other than privately-owned vehicles that service the proposed location. If the proposal involves an existing town center, at least one of the following public transit services is available to serve the proposed mixed-use development:
  - a. The location is served, or is scheduled to be served within 6 months, by enhanced bus service with no more than 15 minute headways during morning and evening rush hours. Service by more than one bus route is preferred, and the presence of a public or private circulator system that serves the location and has a service interconnection with the bus system may improve the location's suitability for mixed-use development.
  - b. The location is served by a Bus Rapid Transit (BRT) route that is in operation or that has been selected for BRT service through the MPO process and there is a firm funding commitment to establish BRT and have it operational within 5 years.
  - c. The location would be served by a commuter rail line or a guideway system where funding is committed for constructing the line or system and it will be operational within 5 years. If the proposal involves a mixed-use project or mixed-use area on the scale of a suburban commercial center or larger, at least one of the following public transit services is available to serve the proposed mixed-use development:
    - d. The location is served by a Bus Rapid Transit (BRT) route that is in operation or that has been selected for BRT service through the MPO process and there is a firm funding commitment to establish BRT and have it operational within 5 years.
    - e. The location would be served by a commuter rail line or a guideway system where funding is committed for constructing the line or system and it will be operational within 5 years.
4. The location has direct access or is in close proximity to a segment of the countywide or a local multi-use path or trail system.
5. The location can accommodate a mix of land uses, including a residential component, that are able to blend with surrounding uses without juxtaposing incompatible uses or building types.
6. The mixed-use development will create opportunities for providing a mix of housing types in a range of prices, a certain percentage of which will meet the County's affordable housing criteria.
7. The mixed-use development can accommodate one or more of the County's targeted industries or businesses.
8. The mixed-use development is of sufficient size to allow a decrease in density/intensity from the center of the mixed-use development to the periphery that is compatible with the surrounding land uses.
9. The mixed-use development will provide services (e.g. services such as convenience groceries, dry cleaners, and personal care) and amenities within walking distance of

residential development within the mixed use project or area or of residents in the surrounding community, if applicable.

10. Compatibility of mixed-use development with other goals, objectives, and policies of the Pinellas County Comprehensive Plan.
11. The relationship of the mixed-use development to plans of other local governments and the Regional Planning Council, to the Countywide Plan, and to the strategies in Pinellas by Design.

#### NEIGHBORHOOD-SCALE MIXED-USE PROJECT OR MIXED-USE AREA

1. The location can serve as a walkable destination for nearby areas.
2. There is adequate infrastructure serving the proposed location, including a transportation network that will provide an acceptable level of service.
3. The location can accommodate a mix of land uses, including a residential component, that are able to blend with surrounding uses without juxtaposing incompatible uses or building types.
4. The mixed-use development is of sufficient size to allow a decrease in density/intensity from the center of the mixed-use development to the periphery that is compatible with the surrounding land uses.
5. The mixed-use development will provide services (e.g. services such as convenience groceries, dry cleaners, and personal care) and amenities within walking distance of residential development within the mixed use project or area or of residents in the surrounding community, if applicable.
6. Compatibility of mixed-use development with other goals, objectives, and policies of the Pinellas County Comprehensive Plan.
7. The relationship of the mixed-use development to plans of other local governments and the Regional Planning Council, to the Countywide Plan, and to the strategies in Pinellas by Design.

- 1.3.2.            Policy            Mixed-use development shall be integrated into a walkable area, which exhibits most, if not all, of the following characteristics:
- a. A pedestrian-friendly environment that results in active, walkable streets.
  - b. Building setbacks are reduced.
  - c. Buildings are interconnected by a continuous network of safe, convenient, comfortable, and interesting sidewalks, paths, and bicycle routes.
  - d. If residential neighborhoods and other walkable destinations are located nearby, mixed-use development is interconnected with the surrounding community by a network of safe, convenient, comfortable, and interesting sidewalks, paths, and bicycle routes.
  - e. Pedestrian-scale streetlights and other amenities are installed.
  - f. There is safe, convenient access to public transit.
  - g. The development will provide well-designed public spaces (e.g. pocket parks and plazas) and space for civic uses such as libraries, community centers, law enforcement substations.
  - h. Applicable livable community characteristics identified in the policies in support of Goal 2.

- 1.3.3. 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 development that serve as community focal points of commerce, employment, and housing.
- 1.3.4. Policy: Use of the Community Redevelopment District-Activity Center Future Land Use Map (FLUM) category shall require a special area plan approved by the Board of County Commissioners. The special area plan shall, at a minimum, address the following:
- a. Permitted uses and locational criteria;
  - b. Density and intensity standards;
  - c. Provisions for mixed use;
  - d. Design guidelines, if any;
  - e. Provisions for affordable housing and employment, if any;
  - f. Provisions that achieve a walkable area;
  - g. Impacts on public services and facilities;
  - h. Integration with planned and existing mobility systems;
  - i. Integration and compatibility with the surrounding community;
  - j. Incentives that may be offered to encourage development that has an overall community benefit; and
  - k. Consistency with the Pinellas County Comprehensive Plan.
- 1.3.5. Policy: Special area plans, as described in Policy 1.3.4., and the County’s land development regulations as they apply to the Community Redevelopment District-Activity Center FLUM category may require that, in order to exceed an established base residential density or intensity of use, a project shall provide public benefits and amenities that support one or more of the objectives listed in Objective 1.3. Pinellas County would determine what public benefits and amenities would be acceptable for receiving additional development rights, and the extent of those additional development rights.
- 1.3.6. Policy: Special area plans, as described in Policy 1.3.4., and the County’s land development regulations as they apply to the Community Redevelopment District-Activity Center FLUM category may require that development above an established base residential density or intensity of use rely upon the transfer of development rights from other properties to the subject property or properties.
- 1.3.7. Policy: Mixed-use development shall enhance, and not compromise, the integrity and viability of existing and planned residential neighborhoods.
- 1.3.8. Policy: Mixed-use development shall create 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.

- 1.3.9. Policy: When considering a Future Land Use Map amendment to designate a Community Redevelopment District-Activity Center, implementation of Policies 4.2.3. and 4.2.4. of the Future Land Use and Quality Communities 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 on 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.
- 1.3.10. Policy: In association with the update to the Land Development Code, Pinellas County shall identify proposed amendments to the Land Development Code to include mixed-use development standards to achieve the intent expressed in Objective 1.3. The proposals shall also consider additional code amendments to implement recommendations in *Pinellas by Design* and the livable community objectives and policies under Goal 2 of this element.
- 1.3.11. Policy: By December 2009, Pinellas County in coordination with the Pinellas County Metropolitan Planning Organization shall have completed a study of the impact of mixed-use development on the transportation network and on parking demand, which shall recommend parking standards for mixed-use development.
- 1.3.12. Policy: By December 2010, Pinellas County will evaluate the results of the study completed in Policy 1.3.11 and shall have amended its land development regulations as determined appropriate.
- 1.3.13. 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 (5 percent to 30 percent), and Non-residential (70 percent to 95 percent).
- 1.4. Objective: Pinellas County shall continue to use its countywide authority under the Community Redevelopment Act, Part III of Chapter 163, F.S., as a tool to foster the revitalization of areas that are confronted with slum or blighting conditions.
- 1.4.1. Policy: Pinellas County shall use the policies approved by the Board of County Commissioners on July 23, 2002, or as they may be

subsequently modified by the Board, as the basis for conducting the County's responsibilities under the Community Redevelopment Act.

- 1.4.2. Policy: By March 2009, the Planning Department will complete a report on the County's current program and policies for designating and funding community redevelopment areas (CRAs), the results that have been achieved through implementation of community redevelopment plans, and opportunities for improving the use of CRAs that take into consideration the goals of *Pinellas by Design* and the *Pinellas County Comprehensive Plan*.
- 1.4.3. Policy: The report prepared in response to Policy 1.4.2 will consider the creation of new community redevelopment areas. This report will evaluate whether the County should consider establishing CRAs in the unincorporated area and whether there are alternative approaches that could achieve the same objectives.
- 1.5. 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.
- 1.5.1. Policy: The Pinellas County Department of Community Development shall administer the *Consolidated Plan*.
- 1.5.2. Policy: Pinellas County shall determine whether a redevelopment plan should be prepared for the Lealman Community to further the efforts undertaken in response to the *Lealman Revitalization Plan* approved by the Board of County Commissioners in July 2001. This evaluation of need for a redevelopment plan or a comparable revitalization effort shall take into consideration the County's brownfield program and the inherent economic and employment opportunities represented by the large industrial area located at the headwaters of Joe's Creek and along the CSX Railroad line.
- 1.6. 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.
- 1.6.1. Policy: Development or redevelopment in storm impact areas shall be restricted based upon the Natural Disaster Planning objectives and policies listed in the Coastal Management Element. The policies

associated with those objectives shall be consistent with the criteria in the National Flood Insurance Program, and the County's Flood Damage Prevention and Flood Plain Management provisions of the Land Development Code.

- 1.6.2. Policy: The Land Development Code provisions regulating development or redevelopment in flood-prone areas shall be reviewed and amended as necessary should the criteria in the National Flood Insurance Program be modified.
- 1.6.3. 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.
- 1.7. 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.
  - 1.7.1. 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.
  - 1.7.2. Policy: By December 2008, Pinellas County shall have completed an assessment of the nonconforming use provisions within the Land Development Code and submit recommended amendments to the Board of County Commissioners for updating the Code based on this assessment and prior Board direction. This assessment shall also include mobile home parks whose existing density exceeds that allowed by the Future Land Use Map and/or the Zoning Atlas.
- 1.8. Objective: Pinellas County shall continue to implement future land use policies that restrict the proliferation of urban sprawl at a density which is not compatible with support facilities.
  - 1.8.1. Policy: The County shall continue to utilize a maximum density of 0.5 unit per gross acre in the northern portion of Planning Sector 2 as a mechanism to contain urban sprawl and protect the County's wellfields.
  - 1.8.2. Policy: Within the constraints imposed by approved major projects and developments of regional impact, the Future Land Use and Quality Communities Element for Planning Sector 2 shall continue to maintain a gradient of decreasing residential densities from west to east and from south to north within the Sector.

- 1.8.3. Policy: The Board shall continue to pursue acquisition of open space and environmentally sensitive areas.
- 1.8.4. Policy: The Board shall continue to designate environmentally sensitive areas as Preservation or Preservation-Resource Management on the Future Land Use Map.
- 1.9. 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 characteristics designed to make these developments more liveable and compatible with the natural environment.
- 1.9.1. 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.
- 1.10. 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.
- 1.10.1. Policy: Land uses along designated scenic/noncommercial corridors shall be managed to protect the traffic carrying capacity and the scenic nature of these roadways.
- 1.10.2. 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.
- 1.10.3. Policy: If improvements, such as a major capacity expansion to a roadway within a scenic/non-commercial corridor, or other changes within the corridor are determined to render low density residential use as untenable, then nonresidential Future Land Use Map (FLUM) categories may be considered under the following conditions:
- a. the proposed category is compatible with the existing delineation of surrounding FLUM categories and the existing land use pattern;
  - b. the offsite impacts of the proposed category are compatible with, and will not adversely affect, existing and planned uses surrounding the subject site and within the corridor; and
  - c. the density/intensity of the proposed category is consistent with the intent of Objective 1.10 and policies 1.10.1 and 1.10.2. of this element.

- 1.10.4 Policy: Through application of the County Land Development Code, Pinellas County will ensure that development and redevelopment is consistent with the desire to preserve, and where possible, enhance the scenic vistas along designated scenic/noncommercial corridors.
- 1.10.5 Policy: The County shall coordinate with municipalities on implementation of the scenic/noncommercial corridor policy on County-operated facilities.
- 1.11. 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.
- 1.11.1 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.
- 1.11.2. 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.
- 1.11.3. 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.
- 1.12 Objective: Pinellas County shall promote the location of community or neighborhood commercial development within centers 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.
- 1.12.1. Policy: 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
- 1.12.2. Policy: Pinellas County shall permit commercial development in a manner that will maintain the economic vitality of recognized and established commercial areas.
- 1.12.3. Policy: By December 2009, Pinellas County shall consider amendments to its Land Development Code to support redevelopment of commercial corridors and employment corridors within unincorporated Pinellas County that are consistent with the livable

community concepts espoused in Goal 2 of this element and its supporting objectives and policies.

- 1.13. Objective: The Future Land Use Map and land use policies shall define the location, type, and intensity of industrial activities (including manufacturing, services, warehousing, and trade) 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.
- 1.13.1. 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 either as a permitted or a conditional use, restrictions on certain industrial activities occurring outdoors, and the application of performance standards.
- 1.13.2. Policy: Pinellas County will evaluate recommendations in the Industrial Lands Study, upon its completion in 2008, and develop recommended amendments to the Pinellas County Comprehensive Plan and land development regulations based on the Study's results. The proposed amendments will be submitted to the Board of County Commissioners no later than June 2009, and will include recommendations on retaining sufficient acreage with appropriate future land use designations to accommodate the anticipated employment growth, by type, within the County.
- 1.13.3. 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 manufacturing/assembly (Class A) uses 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. In areas designated on the Future Land Use Map as Community Redevelopment-Activity Center, research/development and light manufacturing/assembly (Class A) uses may be allowed through provisions within the applicable special area plan, as long as specific criteria identified in the Pinellas County Zoning Code are met.
- 1.14 Objective: Pinellas County will encourage a land use pattern that provides opportunities for employment in proximity to housing and that more effectively balances the number of jobs with the number of housing units within different areas of the County.

- 1.14.1 Policy: As a means to reduce vehicle miles traveled and vehicle hours traveled for work trips, Pinellas County shall take steps to encourage the creation of housing and employment in proximity to each other where analysis of existing conditions and future growth reveals a significant disparity between the number of housing units and jobs.
- 1.14.2 Policy: By June 2009, Pinellas County will identify specific policies and/or actions that would encourage additional employment in Planning Sectors 1 through 6 so that projected employment growth would be more comparable with projected population growth in these sectors.
- 1.14.3 Policy: Mixed-use projects and mixed-use areas that contain both residential units and jobs aligned with the employment objectives in the Economic Element shall be supported at appropriate locations as determined by the locational criteria for mixed-use development and other pertinent policies within this Plan.
- 1.15. Objective: Recognizing the economic significance of the mid-county Gateway Area, Pinellas County shall consider the recommendations in the *Gateway to the Future Plan* approved by the Board of County Commissioners on July 12, 2005 to position the Gateway Area to achieve maximum countywide benefit and as an opportunity to model sustainable planning practices and design concepts.
- 1.15.1. Policy: By December 2008, Pinellas County will convene an Intergovernmental Team comprised of the County and the cities of St. Petersburg, Largo, and Pinellas Park to assess the benefits of collaborating on development of an Areawide Development of Regional Impact (DRI) or a Sector Plan per s. 163.3245, F.S., to bring continuity and cohesion to planning for the Gateway Area.
- 1.15.2. Policy: Pinellas County will coordinate both internally and with affected jurisdictions and agencies in implementing recommendations contained in the *Gateway to the Future Plan*.
- 1.16. Objective: Pinellas County will implement its Brownfield Program to maximize the beneficial reuse of vacant and abandoned properties in a manner that contributes to economic vitality, community revitalization, community health, and environmental improvement.
- 1.16.1. Policy: Pinellas County will implement its Brownfield Program in both the unincorporated County and within those municipalities who wish to participate in the County's program.
- 1.16.2. Policy: The Pinellas County Brownfield Program will work with public and private entities, landowners and purchasers to assess the impacts of previous site uses and to facilitate cleanup of eligible properties

in order to return them to a productive economic purpose and desirable community use.

- 1.16.3. Policy: The Pinellas County Brownfield Program will utilize, and leverage, private, local, state and federal funding resources and incentives to recycle Brownfield properties for a beneficial economic and community purpose.
- 1.16.4 Policy: The Pinellas County Brownfield Program will facilitate the clean-up and beneficial reuse of contaminated properties and remove them as a threat to community health and safety.
- 1.16.5. Policy: The process of designating a Brownfield under the County's Brownfield Program will include a review for consistency with the principles, goals, objectives and policies of the Pinellas County Comprehensive Plan.
- 1.17 Objective: Pinellas County shall preserve and seek to enhance established community values, a community's unique identity, and their social support structure, and will make decisions that are in concert with a community's established vision for their future.
- 1.17.1 Policy: As appropriate, and as resources allow, the Capital Improvements Element shall include any public facilities that have been identified to implement this objective.
- 1.17.2. 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.
- 1.17.3 Policy: Pinellas County may amend the Future Land Use Map Series to identify a local community with a Community Overlay, and include in the Future Land Use and Quality Communities Element complementary guiding principles, policies, strategies or other appropriate provisions that are specific to that community and that further the achievement of Objective 1.17 within that community. The complementary principles, policies, strategies, or other provisions shall not conflict with or modify the characteristics, standards, criteria, and definitions contained in the Future Land Use Category Descriptions and Rules of the Pinellas County Comprehensive Plan, shall be developed so that the Pinellas County Comprehensive Plan remains internally consistent, and shall be initiated through a process approved by the Local Planning Agency.

## Alderman Residential Rural Community Overlay

- 1.17.4 Policy: Pinellas County recognizes the significant contribution that the rural character of the Alderman Residential Rural Community makes toward providing a diverse mix of neighborhoods in urbanized Pinellas County; therefore, decisions by Pinellas County and its representatives will take into consideration the need to preserve and support the Community's rural character.
- 1.17.5 Policy: To help preserve the Alderman Residential Rural Community's rural character, a residential density of no greater than 0.5 units per acre shall be the preferred land use on the Pinellas County Future Land Use Map; therefore, increases in density will be discouraged within the Alderman Community Overlay.
- 1.17.6 Policy: An application to amend the Pinellas County Future Land Use Map (FLUM) for a parcel of land within the Alderman Residential Rural Community Overlay to increase the permitted residential density above 0.5 residential unit per acre shall require a corresponding amendment to the Future Land Use Map series within the Pinellas County Comprehensive Plan to remove the subject parcel from the Alderman Residential Rural Community Overlay. A proposed amendment to the boundaries of the Alderman Residential Rural Community Overlay and a proposed amendment to increase residential density within the Overlay shall not be considered small scale development amendments as described in s.163.3187(1)(c) of the Florida Statutes.

## Tierra Verde Community Overlay

*VISION:* Tierra Verde is a beautiful, tranquil, family oriented residential island community, surrounded by natural lands, the Gulf of Mexico and Tampa Bay. Small businesses and commercial uses serve to complement and support island residents. The surrounding waters support a thriving recreational boating industry with marinas and boat access points that are complementary to the character and scale of the community.

- 1.18 Objective: The Board of County Commissioners will utilize a Community Overlay to define and recognize Tierra Verde as a cohesive community and their decisions will support the local vision, community character, and natural environment.
- 1.18.1 Policy Land use, zoning and conditional use decisions by Pinellas County that affect properties in Tierra Verde should be compatible with the Island's established residential development pattern, allow for recreational boating opportunities where consistent with the Island's

character, and/or enhance the viability of local businesses that serve the community.

- 1.18.2 Policy: The quality of life and residential character of the Tierra Verde community will be protected by retaining sufficient acreage on the Future Land Use Map for businesses that serve the local residents, by supporting recreational boating, by establishing community gathering places, and by respecting and protecting the natural environment that surrounds the Island.
- 1.18.3 Policy: All development on the Island should be compatible with the community and surrounding residential properties, and fit within the height, scale and criteria of current development regulations.
- 1.18.4 Policy: The siting of boat access facilities and services on the Island will be consistent with the siting criteria included in the Coastal Management Element of the Pinellas County Comprehensive Plan.
- 1.18.5 Policy: Pinellas County will consider Tierra Verde's coastal vulnerability when making land use, zoning and conditional use decisions in the community.
- 1.18.6 Policy: Pinellas County will work to enhance communication between the County and Tierra Verde businesses and residents.
- 1.19. Objective: The natural surroundings of Tierra Verde will be preserved and enhanced as they provide a vital coastal habitat function as well as a resource-based recreation function dependant on a coastal location.
- 1.19.1 Policy: Land use, zoning, conditional use and project decisions by Pinellas County and other agencies will place a priority on the protection of native vegetation, terrestrial and marine habitats and dependent species.
- 1.19.2 Policy: Pedestrian and bicycling connectivity on the Island, and to connect to points off the island, will be maintained and improved where feasible, as well as opportunities for kayaking and non-motorized water access.
- 1.20 Objective: Identify and prioritize infrastructure improvements necessary to maintain public safety and quality of life in Tierra Verde.
- 1.20.1 Policy: Pinellas County will identify infrastructure improvements that support the Vision for Tierra Verde and include them within the Capital Improvements Element of the Pinellas County Comprehensive Plan and/or in other applicable implementing plans or programs,

1.20.2 Policy: In determining priorities for infrastructure improvements Pinellas County will consider input from the community.

1.21. Objective: Pinellas County shall continue to pursue an overall beautification program for landscaping the County's roadway corridors and shall provide funds for implementing this program.

1.21.1. Policy: Pinellas County shall continue implementation of 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.

1.21. 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.

**GOAL TWO: IMPROVE THE QUALITY OF LIFE IN PINELLAS COUNTY BY CREATING DIVERSE AND WELL-DESIGNED WALKABLE DESTINATIONS THAT PROVIDE CHOICES IN HOUSING, SERVICES, WORKPLACES, AND TRAVEL MODES.**

2.1. Objective: Create livable streets that are designed and oriented towards a multimodal transportation system.

2.1.1 Policy: Where appropriate, the County Land Development Code will promote development and re-development in commercial and employment corridors, and/or in mixed-use development as determined by Policies 1.3.1 and 1.3.2 of this element that includes the following pedestrian-friendly design features:

- a. Continuous sidewalks with a minimum width of five feet, buffered from traffic by on-street parking and/or landscaping, and that include pedestrian amenities such as benches, trash receptacles, bus shelters, and lighting.
- b. Minimal front setbacks, building heights within a comparable range, and street trees to provide a sense of vertical enclosure on streets. Building heights should occur within a comparable range of surrounding structures.
- c. Buildings should be served by primary walkways that directly link the building's main entryway to the street and parking lot. These primary walkways should be visually distinct from parking lot and driveway surfaces and may include textured or colored materials.
- d. Permanent structures such as utility poles and traffic control poles within the sidewalk that restrict pedestrian movement should be discouraged.
- e. Provide direct routes between destinations, especially between adjacent parcels, to create walking and bicycling connections

between neighborhoods and centers as described in the FLUM Category Descriptions and Rules of this element. Potential conflicts between pedestrians and motor vehicles should be minimized.

- f. Clear passage zones equal to the required minimum sidewalk width in areas with movable obstructions, such as outdoor seating. Benches should be placed on a separate pad behind the back of sidewalk or between the sidewalk and the street to avoid clear passage zone obstruction.
- g. Drive-through windows along building façades facing the public right-of-way should be discouraged.
- h. Access across property lines that allow vehicular and pedestrian movement between properties without returning to the street.
- i. Build-to lines are used as an alternative to setbacks in order to form a continuous street edge and provide a sense of enclosure.
- j. Parking located to the side or rear of the structure.
- k. Land development regulations that ensure signage requirements do not create visual clutter.

- 2.1.2 Policy: When appropriate, implement the following livable roadway strategies within the public right-of-way on commercial corridors, employment corridors, residential corridors, scenic/non-commercial corridors, transit corridors, the coastal corridor, and in mixed-use centers and districts:
- a. Construct sidewalks on both sides of the street with a landscape strip;
  - b. Provide bike lanes, wider sidewalks, landscape strip, raised median, or other roadway treatment;
  - c. For roads that contain more than 4 travel lanes, consider pedestrian crossing treatments such as bulb-outs, crossing islands, pedestrian refuge islands in the median, in-pavement pedestrian lights, countdown signals, mid-block signals, and “hot response” signals;
  - d. For roads that have blocks more than 800 linear feet in length, consider the use of mid-block crossings; and
  - e. Require accommodation of bicycle travel and pedestrian needs in plans for future arterial and collector road construction, widening or reconstruction projects.
- 2.1.3 Policy: Where there is not enough existing right-of-way to accommodate the design features in Policy 2.1, consider requiring or providing an incentive for the dedication of additional right-of-way.
- 2.1.4 Policy: In areas where arterial roadway volumes and speeds are not appropriate for the design standards in Policy 2.1.2, consider the use of these roadway designs on parallel service roads or perpendicular collector roads.

- 2.1.5 Policy: The following criteria should be used in prioritizing sidewalk improvements needed to fill gaps: (1) proximity to public schools; (2) proximity to major public parks or cultural facilities; (3) proximity to high density residential and commercial areas, or any area exhibiting (or potentially exhibiting) a high volume of pedestrian activity; (4) location alongside arterial and collector streets; (5) proximity to transit routes; and (6) proximity to identified redevelopment areas.
- 2.1.6 Policy: Pinellas County will support improvements to Alternate U.S. Highway 19 in Palm Harbor that enhance this roadway’s function as a coastal corridor linking downtown Clearwater, Dunedin, Palm Harbor, and Tarpon Springs, and will coordinate with the Florida Department of Transportation on the design of these improvements within Palm Harbor.
- 2.2 Objective: Design and provide safe, attractive, convenient, and comfortable transit stops.
- 2.2.1 Policy: Where feasible, provide transit stops with amenities including weather protection, ample paved walkways, sidewalks, lighting, and landscaping, and ancillary uses that provide conveniences to transit patrons such as cafes, news stands and food kiosks. Where transit stops can be retrofitted to meet these standards, the re-design of these stops may be prioritized in areas where higher residential densities or higher intensity commercial, employment, mixed use centers exist.
- 2.2.2 Policy: Land development regulations should ensure that parking, landscaping, or other design requirements do not contain barriers to transit.
- 2.2.3 Policy: The provision of landscaping, consistent with Policies 1.21.1 and 1.21.2 of the Future Land Use and Quality Communities Element, near the transit stop in the form of shade trees is encouraged to maximize passenger comfort.
- 2.3 Objective: The County Land Development Code will encourage design of parking lots and driveways to support pedestrian safety, connections and comfort by reducing the number of curb cuts and providing interconnectivity between and through sites.
- 2.3.1 Policy: Allow a parking requirement reduction for properties that share both cross access and a common entrance drive.
- 2.3.2 Policy: New commercial, office, and retail buildings and centers should be planned to reduce the number of curb cuts and driveways. Where

possible, projects should share driveways and parking access with adjacent sites to provide an interconnected system of auto and service access points.

- 2.3.3 Policy: The location and width of driveways should be reviewed through local site plan review processes to identify opportunities for shared driveways with neighboring properties and to reduce access points on the surrounding road network to the extent possible.
- 2.3.4 Policy: Parking lots and driveways should provide pedestrian connections to building entrances. Dedicated walkways through parking lots and sidewalks should be included in the design of access roadways.
- 2.3.5 Policy: Parking lots should include trees to provide shade and reduce temperature for pedestrians.
- 2.3.6 Policy: Service windows and stacking lanes for drive-through businesses should not face public streets.
- 2.3.7 Policy: Mid-block and rear alleys should be utilized where feasible for access to parking, utilities, service and unloading areas in order to minimize the number of required curb cuts along primary access routes.
- 2.4 Objective: The County Land Development Code will promote high quality design standards that support a community's image and contribute to its identity and unique sense of place.
  - 2.4.1 Policy: Encourage building design to provide an ordered variety of entries, porches, windows, bays and balconies along public rights-of-way where it is consistent with neighborhood character.
  - 2.4.2 Policy: Buildings with facades greater than 50 feet in length should be broken down in scale by means of the articulation of well-proportioned and separate areas. Strategic elements include the variation of architectural treatment and elements such as colors, materials, and heights.
  - 2.4.3 Policy: For ground-level facades that face a right-of-way, a minimum standard should be established for the percentage of the exterior wall containing transparent structures such as windows and doors. This standard should apply to both facades of a building on a corner lot.
  - 2.4.4 Policy: Buildings should include street level elements oriented to the pedestrian, such as awnings, arcades, and signage.

- 2.4.5 Policy: In areas of the County having a historic or consistent design character, new development should be designed to maintain and support the existing character.
- 2.4.6 Policy: Preserve the character of existing residential neighborhoods by requiring infill or remodeled structures to be compatible with the neighborhood and adjacent structures.
- 2.4.7 Policy: Promote housing diversity and avoid creation of homogeneous developments, and promote the inclusion of a variety of housing types in all residential communities through local land development regulations.
- 2.4.8 Policy: Local setback requirements should allow porch easements in subdivision design and promote living areas of the structure that are closer to the street than garage areas.
- 2.4.9 Policy: Encourage single family attached and multi-family developments to be designed to include orientation of the front door to a neighborhood sidewalk and street.

**GOAL THREE: PINELLAS COUNTY'S PLAN SHALL PROMOTE A BALANCED RELATIONSHIP BETWEEN THE NATURAL ENVIRONMENT AND DEVELOPMENT.**

- 3.1. 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.
  - 3.1.1 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.
  - 3.1.2. Policy: Designated preservation areas shall be retained as undeveloped land suitable for passive recreation, conservation, or aesthetic uses to provide opportunities to appreciate the natural environment.
  - 3.1.3. 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 with on-site environmental concerns but also with surrounding land uses.
  - 3.1.4. 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.

- 3.2 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.
- 3.2.1. 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.
- 3.2.2. 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.
- 3.2.3. 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), density averaging, and requiring upland buffers adjacent to wetlands and other natural environments identified by Pinellas County.
- 3.2.4. 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.
- 3.2.5. Policy: Shorelines shall be protected by preservation land use designations, aquatic preserves, development setbacks, public acquisition, or other measures as deemed necessary.
- 3.2.6. Policy: Natural drainage features/areas shall be utilized where possible as part of the Pinellas County Stormwater Management Plan.

- 3.2.7. Policy: No development use shall occur over natural water areas unless so indicated as a recognized use on the Future Land Use Map.
- 3.2.8. Policy: The potable water system, wellfields, wellheads and aquifer 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, Preservation-Resource Management, Recreation/Open Space, and Residential Rural (0.5 unit per acre) land uses designations, and institutional uses approved through the County's conditional use or special exception 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.
- 3.2.9. Policy: Natural drainage storage areas shall continue to be preserved by land use provisions.
- 3.2.10. 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.
- 3.2.11. 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.
- 3.2.12. 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 and similar initiatives in response to Policy 2.1.2. in the Natural Resource Conservation and Management (NRCM) Element of this Plan, to identify significant wetland and other habitat areas for protection, restoration and/or

enhancement. Staff will periodically 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.

**GOAL FOUR: 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.**

- 4.1. Objective: The Pinellas County Concurrency Management System will insure 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.
  - 4.1.1. 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.
  - 4.1.2. 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.
- 4.2. 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 the Future Land Use Category Descriptions and Rules of the Future Land Use and Quality Communities Element comprise the County's program in which development shall be coordinated with the availability of public and private utilities.
  - 4.2.1. Policy: Land use location and intensity shall be accurately defined and monitored through the Concurrency Management System, the Future Land Use and Quality Communities Element, including Policy 1.2.1., to ensure coordination with the availability of facilities and services.
  - 4.2.2. 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.

- 4.2.3. 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 Test Statement.
- 4.2.4. 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.
- 4.2.5. 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 that consider both existing and projected water demand as well as fiscal and environmental constraints.
- 4.3. 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.
- 4.3.1. 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 Objective 1.3 of the Coastal Management Element and the supporting policies.
- 4.4. 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.
- 4.4.1. 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.
- 4.5. Objective: Pinellas County's land development regulations shall be applied to ensure the availability of suitable land for utility facilities necessary to support development.

- 4.5.1. Policy: The County shall maintain procedures in cooperation with utility companies by which the utilities are informed of development occurring in the County.
- 4.5.2. 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 and Quality Communities Element, Pinellas County Zoning Regulations, and any other applicable land development regulations are met.
- 4.6. 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.
- 4.6.1. 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.
- 4.6.2. 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.
- 4.6.3. Policy: As part of the County's sector planning program, Pinellas County, in coordination with affected local governments and agencies, shall study the U.S. Highway 19 corridor in north Pinellas County to determine if changes to the adjacent land use pattern could enhance both its function as a major commercial and employment corridor and as the primary north-south highway in the County.
- 4.7. 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.
- 4.7.1. Policy: Pinellas County shall, as a component of its Future Land Use and Quality Communities Element, establish and maintain consistency with the Countywide Future Land Use Plan and Rules.