

FILED  
2010 NOV - 1 AM 11:16  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

ORDINANCE 10 - 58

**AN ORDINANCE OF THE COUNTY OF PINELLAS, AMENDING THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN TO ADD OBJECTIVE 1.21 AND ASSOCIATED POLICY 1.21.1; PROVIDING FOR THE ADOPTION OF THE OZONA COMMUNITY OVERLAY; PROVIDING FOR RENUMBERING; and PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, Section 163, Part II, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Act; and

**WHEREAS**, Pinellas County adopted its Comprehensive Plan on August 8, 1989, and significantly amended the Plan on March 18, 2008, based on the adopted Evaluation and Appraisal Report and following review by the State Department of Community Affairs; and

**WHEREAS**, in 2008 the Comprehensive Plan was also amended to provide for the development and application of Community Overlays as a means of recognizing distinct communities in Pinellas County; and

**WHEREAS**, the Board of County Commissioners determined that Community Overlays allow citizens to better participate in planning for their future, as well as enabling the Board of County Commissioners to understand and better plan for a community by recognizing and understanding its existing and desired characteristics and features; and

**WHEREAS**, the Alderman Rural Residential Community and the Tierra Verde Community both requested, and were recognized with, a Community Overlay by the Board of County Commissioners; and

**WHEREAS**, the Ozona Village Improvement Society (OVIS) has requested, following a collaborative community process that included meetings and newsletter follow-up, to have the Ozona Community, one of the first communities established in Pinellas County, recognized in the Pinellas County Comprehensive Plan by adoption of a Community Overlay; and

**WHEREAS**, the recommendations from the Pinellas County Local Planning Agency have been received and considered.

**NOW THEREFORE BE IT ORDAINED**, by the Board of County Commissioners of Pinellas County, Florida, in its regular meeting duly assembled on this 26<sup>th</sup> day of October, 2010, that:

#### **SECTION I: PURPOSE AND INTENT**

The purpose of this amendment is to add Objective 1.21 and associated Policy 1.21.1 to the Future Land Use and Quality Communities Element of the Pinellas County Comprehensive Plan, and to adopt a Community Overlay for the Ozona Community that defines the boundary of, and recognizes the distinctive character of this local community. Renumbering is provided for as needed.

#### **SECTION II: THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN IS AMENDED BY ADDING OBJECTIVE 1.21 AND ASSOCIATED POLICY 1.21.1 AS FOLLOWS:**

##### **Ozona Community Overlay**

Objective 1.21: The Board of County Commissioners will adopt a Community Overlay to define and recognize Ozona as a distinct Pinellas County community.

Policy 1.21.1: The following statements define the distinct characteristics and features of the Ozona Community that have been identified by the Community and are recognized by the Board:

- Ozona has a history that dates back to the 1880s. Ozona was one of the original communities in Pinellas County. Evidence of this remains with not only a number of buildings, structures, and features in the community but also with many artifacts that have been preserved or discovered over the years. This heritage is valued not just because the singular value of each feature but also due to their composite and cumulative value as the origin and heritage of the community. It is the intent that these historic features be preserved, enhanced and, where possible, replicated.
- Ozona has many environmental features which include coastal waters and indigenous marine life, remnants of a

natural shoreline with its associated vegetation and wildlife, inland wetlands and uplands with their associated vegetation and wildlife, and a large bird population. These features are woven into the development fabric of Ozona as an intrinsic part of the community. It is the intent that these environmental features be preserved and enhanced not only for the benefit of the residential community but also to support environmental diversity now and for the future.

- Ozona has a strong sense of community identity reflected in the general atmosphere and neighborly connectedness. There are many activities in the community that assist and further a sense of community. Since the community is composed of the people within it, it is important to provide opportunities for people to maintain their sense of community and to maintain their relationships. Community features such as activity centers and points of interest further these relationships. It is the intent to ensure that community features such as the post office, the Village Hall, Pinellas Trail, the elementary school, neighborhood gathering points, friendly developed areas, safe walking roadways, and vantage points to appreciate the environment are fostered and supported.
- Ozona in recent years has become well established as a livable community. This was initially the result of the County Commission passing a resolution establishing Ozona as a golf cart community. That resolution established guidelines that not only permitted golf carts but defined a related set of safety procedures that the community has embraced. This form of transportation is very compatible with the pedestrian and bicycle friendly environment that also exists within the community thereby making Ozona a livable community. It would be the intent to continue to support these livable community aspects within Ozona.
- Ozona demonstrates a unique character of development where there is a diverse mix of residential and commercial activities and land-use, that has evolved in a compatible way. The businesses in their recognized areas are considered community assets which benefits and provides commercial opportunities to people without the need to leave the community. Marinas provide an

ambience that is consistent with the waterfront heritage of Ozona. Residential development has developed in a low intensive character that is accepted in the community as the preferred development pattern. It is the intent to continue these compatible relationships between residential, commercial, and various land use types within Ozona.

**SECTION III: THE FUTURE LAND USE MAP SERIES OF THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN IS AMENDED BY ADDING THE OZONA COMMUNITY OVERLAY, AS DEPICTED IN EXHIBIT A OF THIS ORDINANCE.**

**SECTION IV: THE FOLLOWING OBJECTIVE AND ASSOCIATED POLICIES OF THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN ARE RE-NUMBERED TO READ AS FOLLOWS:**

1.22 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.

1.22.1. 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.

1.22. 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.

**SECTION V: SEVERABILITY**

If any section, paragraph, clause, sentence, or provision of the Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect therefore shall be confined to the section, paragraph, clause, sentence,

or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

#### **SECTION VI: LOCATION OF RECORDS**

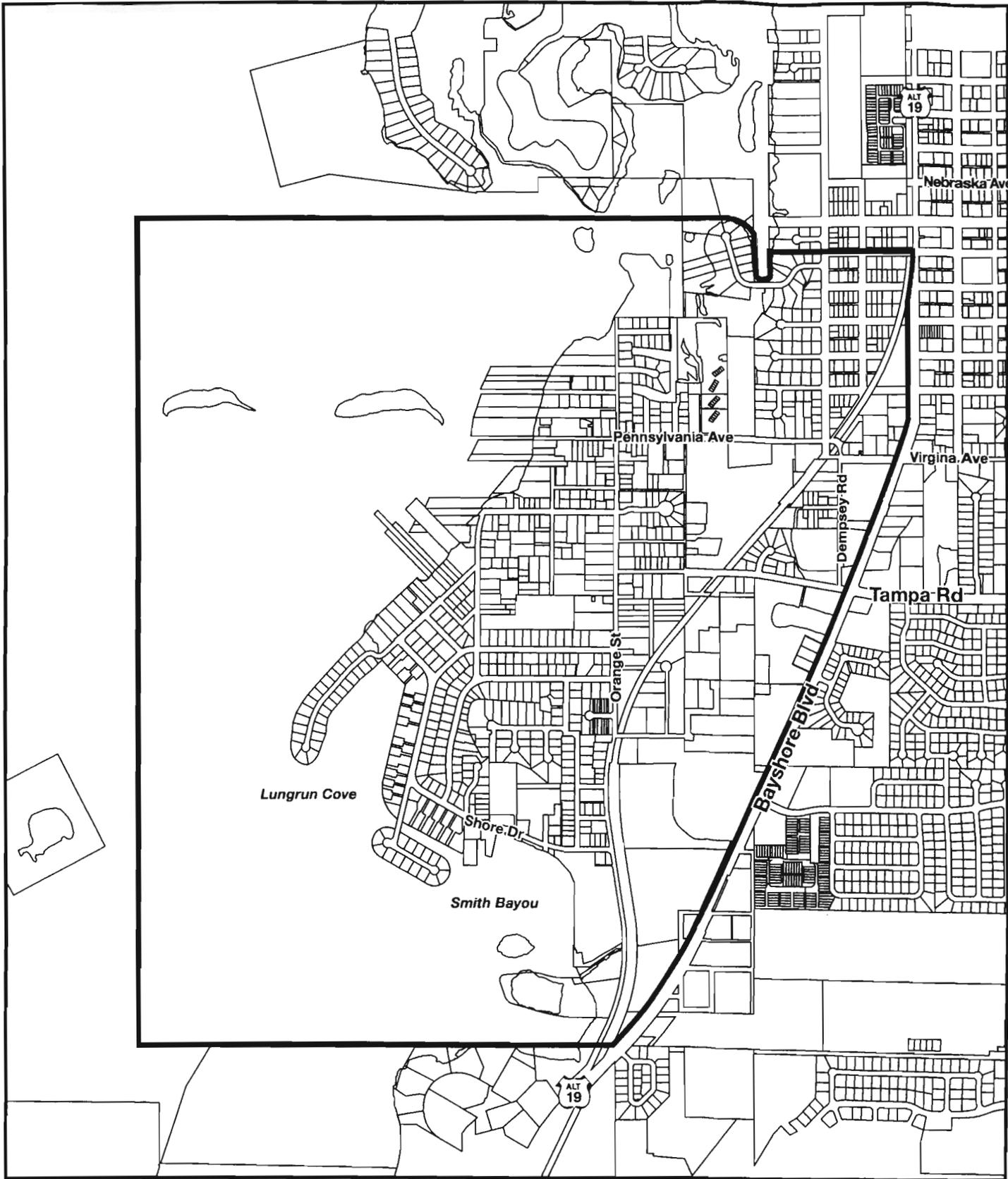
Pursuant to requirements of Section 125.68, Florida Statutes, this Ordinance to amend the Pinellas County Comprehensive Plan is incorporated into the Future Land Use and quality Communities Element of the Pinellas County Comprehensive Plan, located at, and maintained by, the Clerk of the Pinellas County Board of County Commissioners.

#### **SECTION VII: FILING OF ORDINANCE: ESTABLISHING AN EFFECTIVE DATE**

Pursuant to Section 163.32465(6)(g), Florida Statutes, an amendment adopted under the expedited provisions of this section shall not become effective until 31 days after adoption. If timely challenged, an amendment shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

By *[Handwritten Signature]*  
Attorney



Ozona Community Overlay

 Subject Area      Exhibit A



STATE OF FLORIDA

COUNTY OF PINELLAS

I, KEN BURKE, Clerk of the Circuit Court and Ex-officio Clerk to the Board of County Commissioners, in and for the State and County aforesaid, DO HEREBY CERTIFY that the foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners of Pinellas County, Florida, on October 26, 2010 relative to:

**ORDINANCE 10 - 58**

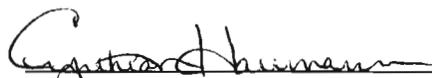
**AN ORDINANCE OF THE COUNTY OF PINELLAS, AMENDING THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN TO ADD OBJECTIVE 1.21 AND ASSOCIATED POLICY 1.21.1; PROVIDING FOR THE ADOPTION OF THE OZONA COMMUNITY OVERLAY; PROVIDING FOR RENUMBERING; and PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.**

IN WITNESS WHEREOF, I hereunto set my hand and official seal this October 29, 2010.

KEN BURKE  
Clerk of the Circuit Court  
and Ex-officio Clerk to the  
Board of County Commissioners



By:

  
Cynthia N. Haumann, Deputy Clerk