

APPENDIX 4

Pinellas County Comprehensive Plan Elements

COMPENDIUM

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

of the

PINELLAS COUNTY COMPREHENSIVE PLAN

Prepared By:

THE PINELLAS COUNTY PLANNING DEPARTMENT

as the

LOCAL PLANNING AGENCY

for

**THE BOARD OF COUNTY COMMISSIONERS
OF PINELLAS COUNTY, FLORIDA**

ADOPTED

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PREFACE

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

**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 units per gross acre in the northern portion of Sector 2 as a mechanism to contain urban sprawl and protect the County's wellfields.
- 1.5.2. Policy: Within the constraints imposed by approved major projects and developments of regional impact, the Future Land Use Element for Sector 2 shall continue to maintain a gradient of decreasing residential densities from west to east and from south to north within the Sector.
- 1.5.3. Policy: The Board shall continue to pursue acquisition of open space and environmentally sensitive areas.
- 1.5.4. Policy: The Board shall continue to designate environmentally sensitive areas as Preservation on the Future Land Use Map.
- 1.6. Objective: Through the application of innovative land development regulations the County will support planned residential developments and mixed land use development techniques which include intensity and use restrictions designed to make these developments more liveable and compatible with the natural environment.
- 1.6.1. Policy: The Board shall continue to utilize its innovative development regulations and staff shall continue to examine innovative techniques used elsewhere for incorporation into the Board's planning and regulatory program.
- 1.7. Objective: The scenic/non-commercial corridor policies adopted in the Comprehensive Plan shall continue to be enforced to preserve the scenic/non-commercial designations approved by resolution by the Board of County Commissioners for specific transportation corridors, and to protect their traffic carrying capacity.
- 1.7.1. Policy: Land uses along designated scenic/noncommercial corridors shall be managed to protect the traffic carrying capacity and the scenic nature of these roadways.
- 1.7.2. Policy: Low density residential development (0-5 units per acre) shall be the preferred land use along designated scenic/noncommercial corridors with the intent of keeping residential densities as low as possible within that range.
- 1.7.3. Policy: On an annual basis, Pinellas County shall review, and amend as necessary, the County Land Development Code in order to ensure that development and redevelopment is consistent with the desire to preserve, and where possible, enhance the scenic vistas along designated scenic/noncommercial corridors.
- 1.7.4. Policy: The County shall coordinate with municipalities on implementation of the

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]
- 1.12.1. Policy: Pinellas County shall establish the Community Redevelopment District-Activity Center Future Land Use Map category to recognize those areas of

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the County that are appropriate locations for mixed uses that serve as community focal points of commerce, employment, and housing. [02-36]

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

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

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

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

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

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

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1.14. Objective: Pinellas County shall develop and pursue an overall beautification program for landscaping the County's roadway corridors and shall provide funds for

implementing this program. [02-36]

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

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

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

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

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

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

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

2.1.4. Policy: The Local Planning Agency of the Board shall continue to recommend provisions within the zoning regulations for retaining open space and preserving groundwater-recharge-characteristics in both developed and 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]

**NATURAL, HISTORIC, ND CULTURAL RESOURCES ELEMENT
GOALS, OBJECTIVES, AND POLICIES**

GEOLOGY

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

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

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

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

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

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

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

GROUNDWATER

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

2.1. Objective: Pinellas County shall continue to implement a groundwater protection program.

- 2.1.1. Policy: Pinellas County shall adopt zones of protection for its wellfields, determined by a flow net based on potentiometric surface
- 2.1.2. Policy: Pinellas County shall control the use and storage of hazardous substances within the wellfield protection zones.
- 2.1.3. Policy: Pinellas County shall operate an emergency response program that includes provisions for responding to accidental pollution events and providing a list of toxic and hazardous substances subject to the restrictions of the program.
- 2.1.4. Policy: Pinellas County shall use its existing monitoring well maintenance program to protect the County wellfields by recording and analyzing groundwater quality and quantity.
- 2.1.5. Policy: Pinellas County shall use the Future Land Use Element to restrict the density and intensity of development within the identified wellfield protection zones.
- 2.1.6. Policy: Pinellas County shall share information with adjacent counties and municipalities in an ongoing effort to protect the various potable wellfields and recharge areas. The County will continue to pursue an interlocal agreement to formalize the multi-jurisdictional coordination process.
- 2.1.7. Policy: The County shall utilize the Future Land Use Element to protect aquifer recharge areas by limiting residential density to a maximum of 0.5 unit per acre within the northern portion of Sector 2 (which includes the Eldridge-Wilde Wellfield and surrounding lands), and by designating major wetland systems and associated uplands as preservation.
- 2.1.8. Policy: Pinellas County shall protect groundwater quality by strict adherence to the Groundwater Protection Program, by preservation or restoration of natural drainage features through local regulation, by adherence to applicable federal, state and local regulations in county-designed projects, and by supporting system improvements which are designed to protect and enhance the raw water supply.
- 2.1.9. Policy: The County shall enforce ordinances that regulate borrow pits and landfills throughout Pinellas County. Landfills shall be prohibited within the zones of protection to be determined in the County's groundwater protection program.

- 2.1.10. Policy: The County shall prohibit additional commercial or industrial land uses within areas critical to the protection of the County's wellfields in Sector 2 as determined by the County's groundwater protection program.
- 2.1.11. Policy: The County shall protect the wellfields in Sector 2 through lease agreements with property owners and by designating county-owned wellfields as Recreation/Open Space, Preservation - Resource Management, or Preservation on the Future Land Use Map.
- 2.1.12. Policy: Pinellas County shall encourage and participate in efforts by the Southwest Florida Water Management District (SWFWMD) to prioritize the identification of groundwater recharge areas within the Northern Tampa Bay Water Use Caution Area (NTBWUCA).
- 2.1.13. Policy: Pinellas County shall continue to regulate the direct or indirect release of pollutants into sinkholes in order to prevent groundwater contamination.
- 2.2. Objective: Pinellas County shall enforce its water shortage program in accordance with the Water Shortage Plan of the Southwest Florida Water Management District and Section 82 Pinellas County Code, "Water Shortage Plan".
- 2.2.1. Policy: Pinellas County shall utilize the provisions of County Code Section 82 in cooperating with the Southwest Florida Water Management District in dealing with water shortages and enforcing water use restrictions as provided in Section 373.609, FS.
- 2.2.2. Policy: Pinellas County shall designate one or more persons who will become knowledgeable of the SWFWMD water use restrictions. In the event of a shortage, these persons will keep abreast of which set of restrictions is in force and will serve as local information sources for the County.
- 2.2.3. Policy: The County shall continue its commitment to implement proactive, innovative, and creative conservation education programs and technologies.

NATURAL SYSTEMS AND LIVING RESOURCES

3. GOAL: TO CONSERVE, PROTECT, RESTORE AND APPROPRIATELY MANAGE THE NATURAL SYSTEMS AND LIVING RESOURCES OF PINELLAS COUNTY TO ENSURE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE.

- 3.1. Objective: Pinellas County shall implement management programs for the conservation of native vegetative communities, terrestrial, marine, estuarine and aquatic habitats, and wildlife species.
- 3.1.1. Policy: Pinellas County shall continue to identify habitat that needs to be conserved.
- 3.1.2. Policy: Pinellas County shall continue to follow an active program of preservation, conservation and/or restoration of functioning native terrestrial, estuarine, aquatic, and marine vegetative communities.
- 3.1.3. Policy: Pinellas County shall identify and preserve naturally occurring vegetative communities, terrestrial, estuarine, marine and aquatic habitats, and breeding populations of wildlife species which occur naturally in Pinellas County.
- 3.1.4. Policy: Pinellas County shall review and amend, as necessary, existing ordinances in order to protect and conserve native vegetative communities, terrestrial, marine estuarine, and aquatic habitats, and wildlife habitat from destruction by development activities.
- 3.1.5. Policy: Pinellas County shall continue to require that the type, intensity and location of development be correlated inversely with the rarity and character of the native vegetation communities, terrestrial, marine, estuarine, and aquatic habitats, and wildlife species existing on each site.
- 3.1.6. Policy: Pinellas County shall require that development of a site require maintenance or improvement of existing vegetative communities including the removal of ecologically undesirable vegetation.
- 3.1.7. Policy: Pinellas County shall continue to make a target list of ecologically undesirable plant species available to the public.

- 3.1.8. Policy: Pinellas County shall continue to acquire properties which contain desirable habitats, or which have the potential to be restored to provide desirable habitat.
- 3.1.9. Policy: Pinellas County shall continue to manage County-owned lands through actions directed at improving populations of wildlife species native to the County, by providing avenues for the dispersal of isolated populations of wildlife over a wider area, by management of exotic and nuisance species, and where possible by providing educational opportunities, and/or opportunities for public viewing and the enjoyment of wildlife.
- 3.1.10. Policy: Pinellas County shall designate environmentally sensitive lands in unincorporated areas for protection based on locally determined criteria that further the goals, objectives and policies of this element.
- 3.1.11. Policy: Pinellas County shall protect natural reservations as identified within the Recreation and Open Space Element by designating, whenever possible, natural reservations as Recreation/Open Space, Preservation-Resource Management, or Preservation on the County's Future Land Use Map.
- 3.1.12. Policy: Watershed and waterbody management plans shall include, where feasible, planned corridors and contiguous conservation and preservation areas.
- 3.1.13. Policy: Consideration will also be given to the protection of important, but isolated, lands where the isolation itself is providing an important habitat/species protection function.
- 3.1.14. Policy: Pinellas County's land acquisition efforts shall include a commitment to linking open space areas, and creating a network of greenways and greenspaces, which can be managed to support the protection, enhancement and restoration of functional and connected natural systems while providing, where appropriate and feasible, unique recreational opportunities, including nature-based experiences, for both residents and visitors.
- 3.1.15. Policy: By December of 1998, Pinellas County shall utilize environmentally beneficial landscape principles, incorporating low maintenance design, at all County properties.
- 3.2. Objective: Pinellas County shall continue to develop comprehensive management plans reflecting an increased commitment from the public and private sector for the protection of native vegetative communities, terrestrial, marine, estuarine and aquatic habitats, and native wildlife species, including those identified as threatened, endangered or species of special concern.

- 3.2.1. Policy: Pinellas County shall adopt development regulations to protect threatened, and endangered species and species of special concern, and to restrict activities which adversely affect the survival of members of these species.
- 3.2.2. Policy: Pinellas County shall implement recovery programs for native vegetative communities, terrestrial, marine, estuarine and aquatic habitats, and wildlife species identified as threatened, endangered and species of special concern, as well as those habitats identified in the Comprehensive Conservation and Management Plan (CCMP) as being of special concern, and/or identified by the County.
- 3.3. Objective: Pinellas County shall protect, and conserve living marine resources within the coastal planning area by preserving where appropriate, or restoring where possible marine and estuarine habitats, including coastal wetlands and tidal streams.
- 3.3.1. Policy: The County shall continue to prohibit dredging and filling or other development activities having significant long-term impacts on marine and estuarine habitats such as seagrass beds, mangroves, tidal marshes and tidal flats, except in cases clearly in the public interest.
- 3.3.2. Policy: The County shall continue to enforce its erosion control regulations to reduce sedimentation and turbidity in coastal habitats (particularly seagrass beds) resulting from upland development activities.
- 3.3.3. Policy: The County shall continue to encourage alternatives to the hardening and bulkheading of natural coastal shorelines, natural stream courses, and tidal creeks through the enforcement of land development regulations.
- 3.3.4. Policy: The County shall continue its program to provide for the eradication of ecologically undesirable vegetation from intertidal, riverine and nearby upland areas that is not indigenous to Florida and which has altered natural ecosystems by competitively excluding native plant species.
- 3.3.5. Policy: The County shall continue to cooperate with the Florida Department of Environmental Protection, the Southwest Florida Water Management District, the Tampa Bay National Estuary Program and other appropriate agencies in protecting, restoring or enhancing natural habitats, estuaries, and natural systems such as tidal flats, tidal streams, mangrove forest, seagrass beds, salt barrens, salt marshes and uplands by participating in revegetation projects, the development and implementation of management plans for Tampa Bay and the Boca Ciega Bay and Pinellas County aquatic preserves, Pollution Recovery Trust Fund environmental enhancement projects, Pinellas-Anclote River Basin Board Cooperative

Funding projects, and other appropriate restorative and mitigative programs.

- 3.3.6. Policy: Pinellas County shall continue to prohibit non-water dependent development or redevelopment within natural intertidal areas (e.g., salt marshes, tidal flats and mangrove forests).
- 3.3.7. Policy: The County shall continue to enforce its regulations that require natural upland buffers adjacent to estuaries, bays and other surface waters.
- 3.3.8. Policy: Pinellas County shall continue to support the protection of manatees through such measures as enforcing no-wake zones and sea grass protection areas, and by providing manatee signage.
- 3.3.9. Policy: Pinellas County shall participate with other agencies in determining appropriate measures for protecting manatees, including the development of manatee protection measures by the Tampa Bay Regional Council's Agency on Bay Management, Manatee Task Force. The recommended measures shall be reviewed by the County and those measures that are considered appropriate, and within the purview of the Board of County Commissioners to implement, shall be recommended for adoption as a part of the Comprehensive Plan.
- 3.3.10. Policy: The Pinellas County Board of County Commissioners shall continue to utilize its regulatory authority as the Pinellas County Water and Navigation Control Authority to ensure development is consistent with the objectives and policies of this Element pertaining to the protection, enhancement, and restoration of coastal resources.
- 3.3.11. Policy: Pinellas County shall continue to use its land development code, and in particular, its countywide controls under the Water and Navigation Control Authority, to exercise locational restrictions and site-specific development controls to ensure development is undertaken in a manner that does not compromise the County's goal for protecting coastal and marine habitats and dependent species. [ORD. 03-33]
- 3.4. Objective: The County shall support and cooperate in the development of comprehensive and coordinated management plans for Tampa Bay and the aquatic preserves located in Pinellas County by providing staff resources and technical support in the preparation, review, and implementation of these management plans.

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- 3.4.1. Policy: The County shall cooperate with, and assist as appropriate, the Southwest Florida Water Management District in the development and implementation of Surface Water Improvement and Management Plans for water bodies in Pinellas County.
- 3.4.2. Policy: The County shall continue to participate with the Department of Environmental Protection in the development of the Boca Ciega Bay and Pinellas County Aquatic Preserves Management Plan.
- 3.4.3. Policy: The County shall continue to participate in the Agency on Bay Management and the Tampa Bay National Estuary Program as a means to provide a multi-jurisdictional/-multi-disciplinary forums for managing the resources of Tampa Bay.
- 3.4.4. Policy: Pinellas County shall coordinate with other local governments in protecting multi-jurisdictional estuaries by soliciting municipal comments before applications for development are heard by the Pinellas County Water and Navigation Control Authority.
- 3.5. Objective: Pinellas County shall continue its public education program regarding the need to conserve native vegetative communities, terrestrial, marine, estuarine and aquatic habitats, wildlife species and wildlife habitat occurring in Pinellas County.
- 3.5.1. Policy: Where mutual benefit is achieved, Pinellas County shall actively pursue interactive public involvement and functional partnerships with the Pinellas County School Board, as well as area colleges and environmental organizations for the purposes of developing and disseminating educational materials and programs.
- 3.6. Objective: Pinellas County shall coordinate with other local governments and agencies relative to the conservation, protection and management of native vegetative communities, terrestrial, marine, estuarine and aquatic habitats, wildlife species and habitat in Pinellas County.
- 3.6.1. Policy: Pinellas County shall share information concerning native vegetative communities, terrestrial, marine, estuarine and aquatic habitats, wildlife species and habitat occurring in Pinellas County with local governments, other agencies, and environmental interest groups.
- 3.6.2. Policy: Pinellas County shall develop innovative education facilities and programs at various County parks and preserves including the Brooker Creek Preserve, the Weedon Island Preserve, Sawgrass Lake Park and the Botanical Learning Center.

AIR QUALITY

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

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

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

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

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

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

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

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

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

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

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

4.2.5. Policy: Pinellas County shall continue to perform computer modeling on existing and planned transportation facilities in order to identify

potential air quality problems, develop appropriate mitigation plans and verify that any transportation project, program, and/or plan conforms with the Florida State Implementation Plan.

- 4.2.6. Policy: The Pinellas County Air Quality Division shall maintain its membership on the Technical Coordinating Committee of the Metropolitan Planning Organization (MPO), and review transportation related projects subject to the requirements of the Intermodal Surface Transportation Efficiency Act (ISTEA), the Clean Air Act Amendments (CAAA) and their successors.
- 4.3. Objective: Pinellas County shall support the success of the Inspection and Maintenance Program mandated by the Clean Outdoor Air Law.
- 4.3.1. Policy: Pinellas County shall continue to evaluate the effectiveness of the State Inspection and Maintenance Program in Pinellas County.
- 4.3.2. Policy: Pinellas County shall continue to promote and support the State Inspection and Maintenance Program through public education and legislative comment.
- 4.4. Objective: Pinellas County shall continue to assess, on an annual basis, the effectiveness of its existing air pollution control program and the need for revised control strategies or additional program elements.
- 4.4.1. Policy: Pinellas County shall continue to maintain the status of its existing approved local air program in accordance with Florida Statutes and interagency agreements with the Florida Department of Environmental Protection.
- 4.4.2. Policy: Pinellas County shall continue to monitor and study the impacts of atmospheric deposition and will coordinate with other local and state agencies to assess the negative impacts, if any, on environmental quality.
- 4.4.2. Policy: Pinellas County shall maintain its air monitoring network and upgrade air monitoring stations as new standards or procedures are promulgated by the US Environmental Protection Agency.
- 4.4.3. Policy: Pinellas County shall continue to maintain the air compliance and inspection program to effectively meet interagency agreements with the Environmental Protection Agency and the Florida Department of Environmental Protection (FDEP).
- 4.4.4. Policy: Pinellas County shall continue to meet its obligations for receipt of Federal Section 105 Air Pollution Control Grant funds.

4.4.5. Policy: Pinellas County shall amend its comprehensive air quality ordinance as needed to ensure the effectiveness of the Air Quality Compliance Program and protect the health and welfare of the citizens of Pinellas County.

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

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

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

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

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

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

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

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

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

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

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

FLOODPLAINS

7. GOAL: PINELLAS COUNTY SHALL PRESERVE, PROTECT, RESTORE AND MANAGE THE NATURAL RESOURCES OF ITS FLOODPLAINS TO MAINTAIN OR ENHANCE WATER QUALITY, PLANT AND ANIMAL DIVERSITY, AND AQUATIC PRODUCTIVITY.
- 7.1. Objective: Pinellas County shall continue to protect floodplains, flood ways, and all other natural areas having functional hydrological characteristics.
- 7.1.1. Policy: All construction in floodplains and flood ways shall be required to comply with Federal Emergency Management Agency or Federal Insurance Administration standards and county building codes.
- 7.1.2. Policy: Developers shall be required, through the site plan review process, to incorporate those wetland portions of sites which are within 100-year floodplains as conservation easements.
- 7.1.3. Policy: Construction in floodplains shall continue to be limited by the enforcement of Section 158, the Pinellas County Floodplain Management portion of the Land Development Code, as amended.
- 7.1.4. Policy: Pinellas County shall not approve any request to increase residential density above 5.0 u.p.a. on the Future Land Use Element for areas within 100 year floodplains.
- 7.1.5. Policy: Wetlands and floodplains shall continue to be preserved through such means as a preservation designation on the Future Land Use Map, and shall be protected as conveyance systems, as well as wildlife and vegetative habitat.
- 7.1.6. Policy: The County shall enforce its erosion control regulations to reduce sedimentation in floodplains resulting from upland development activities.
- 7.1.7. Policy: The County shall encourage alternatives to the hardening and bulkheading of natural banks, natural stream courses, and creeks through the enforcement of appropriate ordinances.
- 7.2. Objective: Pinellas County shall continue to maintain, and enhance where possible, the current balance of living resources in the floodplains of the County.
- 7.2.1. Policy: The County shall continue to prohibit dredging and filling or other development activities having significant long-term impacts on the

ecological or hydrological function of the floodplains, except in cases clearly in the public interest.

- 7.2.2. Policy: Pinellas County shall enforce its policies on natural systems and living resources (Goal 3 of the Natural, Historic and Cultural Resources Element) while considering the protection of the floodplains.
- 7.2.3. Policy: The County shall continue to cooperate with the Southwest Florida Water Management District and other appropriate agencies in expanding or enhancing existing natural habitats associated with floodplains.

HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES

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

- 8.1. Objective: The County shall continue to identify, protect and preserve historic and archaeological resources in Pinellas County, including the coastal planning areas.
 - 8.1.1. Policy: The County shall utilize the historic and archaeological surveys conducted for Pinellas County in 1991 and 1993 as the primary basis for identifying potentially significant historic and archaeological resources in the unincorporated area. This inventory may be revised based upon information that meets acceptable professional criteria for identifying these resources.
 - 8.1.2. Policy: As additional sites of potential historical or archaeological significance are identified in unincorporated Pinellas County, they shall be submitted to the Florida Department of State for inclusion in the Florida Master Site File.
 - 8.1.3. Policy: Pinellas County shall continue to provide for the protection, preservation, and appropriate use of historically significant housing, structures, and archaeological resources through implementation of the historic preservation and comprehensive zoning chapters of the Pinellas County Land Development Code.
 - 8.1.4. Policy: Historic and archaeological sites shall be shown on site plans submitted.
 - 8.1.5. Policy: When appropriate, and as resources allow, Pinellas County shall continue to support citizen-initiated efforts to preserve and protect historic and archaeological resources.

- 8.1.6. Policy: Pinellas County shall continue to offer incentives to protect and restore designated historic properties in the unincorporated area and, when appropriate, shall coordinate with the municipalities on intergovernmental efforts to protect historic resources.
- 8.1.7. Policy: Pinellas County shall recognize historic and archaeological resources that could potentially be affected by land use and zoning changes.
- 8.1.8. Policy: Pinellas County shall continue its historical and archaeological preservation education programs to inform residents and visitors about the history and prehistory of Pinellas County, and to increase an awareness of the significance of the County's historic and archaeological resources.
- 8.1.9. Policy: Pinellas County shall continue its archaeological preservation efforts in the Weedon Island Preserve by supporting development of an archaeological interpretive center.
- 8.1.10. Policy: When a significant historic structure or archaeological site is acquired by Pinellas County, the County shall assess the feasibility of preserving the historic structure or the significance of the archaeological site.
- 8.1.11. Policy: The County may identify and include public infrastructure improvements as part of its overall program to promote the protection and preservation of significant historic and archaeological resources.
- 8.2. Objective: Pinellas County shall identify opportunities to increase awareness of the County's cultural resources among both residents and visitors.
- 8.2.1. Policy: Pinellas County shall cooperate with the Pinellas County Arts Council to increase awareness among both residents and visitors of the existence and variety of the County's cultural resources.
- 8.2.2. Policy: In support of Policy 8.2.1., Pinellas County shall identify and pursue specific opportunities to inform residents and visitors of the cultural facilities and activities accessible to the public with the intent of increasing participation in, and support for, these cultural resources.
- 8.2.3. Policy: When appropriate, information shall be provided about the County's cultural and historical resources on the County's World Wide Web site.
- 8.2.4. Policy: Pinellas County will continue its efforts to promote tourism activities that emphasize appreciation of the County's cultural as well as natural and historic resources.

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COASTAL MANAGEMENT ELEMENT MAJOR FINDINGS

BEACH AND DUNE SYSTEMS

1. Pinellas County contains over 35 miles of sandy beaches. Most of the sandy beaches are located on a string of barrier islands stretching from Anclote Key south along the western portion of the County down to Mullet Key. The sandy beaches are one of the County's most valuable natural assets and the foundation for the local tourist economy.
2. Few of the barrier islands are located in unincorporated Pinellas County. Mullet Key, Bunces Keys, and the southern portion of Anclote Key are the only barrier islands under the direct jurisdiction of the Board of County Commissioners.
3. Most of the barrier islands have been extensively developed. In many instances development occurred upon the primary and secondary dunes. This interference with the coastal processes between the dunes and the beach in many cases has caused the beach to erode and threaten the exposed structures.
4. Landward migration of the shoreline and the occurrence of major storms poses a threat to development on the coast. Among the engineering responses to the erosion of the beaches have been the use of beach renourishment, and the construction of groins, jetties, and seawalls. Beach renourishment has been the more recent approach to shoreline engineering. In 1985, The Beach Restoration Plan for Pinellas County was developed by Pinellas County and the State of Florida. The Restoration Plan's approach provided for a comprehensive long term management strategy for the restoration of eroding County beaches. Several of the projects included within the Beach Restoration Plan have been completed as part of the County's Capital Improvement Program and as part of the Capital Improvements Element of the Comprehensive Plan.
5. The most effective and efficient coastal protection is provided by a natural or artificial beach and dune system, which is being used by Pinellas County extensively.
6. Initial attempts at beach restoration and renourishment were done on a piecemeal basis with little or no coordination among the various coastal communities. Since that time, a coordinated approach with local, state, and federal involvement has developed. The results are countywide management plans that are consistent among themselves. These plans form the basis for the County's current beach nourishment/restoration program.
7. Pinellas County has taken the lead responsibility in managing coastal beach restoration /renourishment projects from inception through completion.

8. Currently, several beach restoration/renourishment projects are identified in the Pinellas County Beach Enhancement Five-Year Program.

NATURAL DISASTER PLANNING

1. As of 1995, it has been estimated that 585,188 Pinellas County residents would have been in need of evacuation from the hurricane evacuation zone (Evacuation levels A through C). In a worst case scenario, it was estimated that 139,976 of the evacuees would need sheltering. In 1995, there were only 87,935 public shelter spaces available for the Category 3 hurricane evacuation. This represented a public shelter deficit of 52,041 spaces.
2. Pinellas County is promoting alternatives to public sheltering as a way of dealing with the public shelter space deficit. Among these alternatives is the "Host Home" program, which encourages members of churches, businesses and organizations living in non-evacuation areas to shelter members in need of evacuation.
3. In the event of a Category 3 hurricane, it has been estimated that an evacuation of Pinellas County would be completed in 14 to 16 hours. Hurricane evacuation traffic will be controlled primarily by law enforcement officers located at seventy-three traffic control points throughout the County. The countywide computerized traffic signalization system would also be used to assist the flow of hurricane evacuation traffic.
4. To comply with changes in the Florida Administrative Code, the definition of the Coastal High Hazard Area (CHHA) of Pinellas County is now equivalent to the Evacuation Level A. The Evacuation Level A represents the portion of the County to be evacuated in the event of a Category 1 hurricane. While this new definition is more expansive than the previous definition of the Coastal High Hazard Area, the Board of County Commissioners has been restricting development within the unincorporated portion of the Evacuation Level A since 1989. The Board currently restricts increases in density and the location or expansion of hospitals, nursing homes, adult living facilities, and mobile home parks within the Evacuation Level A, or CHHA.
5. The area known as "Collany Island," subject to a zoning land use plan amendment approved in Ordinance 04-92, was a one-time exception to provide a zoning and land use designation for the site that is more consistent with the character of the neighborhood than the former commercial designation and no precedent is set through the adoption of Ordinance 04-92 for other amendments for lands located in the coastal high hazard area. Additionally, this finding will reaffirm Pinellas County's commitment to Policy 1.3.3 of the Coastal Management Element that states Pinellas County shall not approve any request for residential density above five units per gross acre on the Future Land Use Map for areas within the coastal high hazard area. [06-37]

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6. As of 1996, there were 45 repetitive loss properties and seven repetitive loss areas within the unincorporated area of Pinellas County. The repetitive loss properties were identified by the National Flood Insurance Program. While it is not necessarily known if the losses were due to coastal storms or to 100-year flood events, all of the repetitive loss areas lie within the Coastal High Hazard Area. It appears that many of the repetitive loss structures were built prior to Pinellas County's participation in the National Flood Insurance Program.
7. A Post-Disaster Redevelopment Plan has been developed for use by Pinellas County government. The Redevelopment Plan establishes a post-disaster redevelopment task force, sets out priorities for restoration of essential services, provides a post-disaster building permit plan, lists criteria to be used to evaluate the redevelopment of County facilities and infrastructure, establishes guidelines for the buildback of damaged or destroyed structures, and lists criteria for County acquisition of damaged land and property. The Post-Disaster Redevelopment Plan is a part of the Pinellas County Comprehensive Emergency Management Plan.

PUBLIC ACCESS

1. There are a total of 164 public beach access sites in Pinellas County. Access points range in size from three foot wide pedestrian paths to 29,000 linear feet of beach access at Fort DeSoto Park.
2. Shoreline access is provided by tracts of land, or by a variety of other facilities such as bridges, causeways and piers which provide a variety of uses.
3. Some of the more popular fishing sites are the Gandy Bridge, Tierra Verde Bridge, Ft. DeSoto Causeway Bridge and the Dunedin Causeway Bridge. Some of the more popular piers include: The Pier in St. Petersburg, piers in municipal and County parks, Redington Long Pier, and the Sunshine Skyway Fishing Pier.
4. In 1996, there were approximately 10,780 wet and dry slips in Pinellas County. Additionally, there are 110 saltwater boat ramps.
5. Pinellas County provides for public access to its coastal and marine resources in an environmentally sensitive manner that includes regulations governing the siting of water-dependent land uses, including marinas, docks and boat ramps, coastal land acquisition, and public and boater education. [03-33]

EXISTING LAND USE

1. The predominant land uses in the unincorporated coastal planning area of Pinellas County are single-family residential, environmental lands, and recreation and open space areas. The commercial and industrial uses located in the coastal planning area are rarely water-related or water-dependent. As most of the coastal planning area has been developed, no major changes in the overall existing land use patterns are anticipated.

2. Tourism and related services, and marine industries, such as commercial fishing, boat sales and repairs, and seafood dealers, are major components of the coastal zone's economic base. Since 1989, the tourist-related economic indicators have either stayed constant or increased, while marine industry-related indicators have either stayed constant or have shown slight decreases.

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INFRASTRUCTURE

1. Pinellas County has completed a number of coastal and shoreline protection and beach renourishment projects. Completion of these projects helped to implement the Beach Restoration Plan for Pinellas County that was published in 1985. The beach restoration projects contained within the Element are mostly facility maintenance projects.
2. As of 1996, only one private wastewater treatment plant remains in operation in the unincorporated coastal planning area. Most of the wastewater treatment needs in the unincorporated coastal planning area are being met by regional wastewater treatment plants.
3. Potable water in the coastal planning area of unincorporated Pinellas County continues to be provided by Pinellas County Utilities, the St. Petersburg Water Supply System, the Clearwater Water Division, and the Tarpon Springs Water Department.

COASTAL MANAGEMENT ELEMENT GOALS, OBJECTIVES AND POLICIES

NATURAL DISASTER PLANNING

1. GOAL: PINELLAS COUNTY WILL PROTECT HUMAN LIFE, PRIVATE PROPERTY AND PUBLIC INVESTMENT FROM THE EFFECTS OF HURRICANES AND OTHER NATURAL DISASTERS

- 1.1. Objective: Pinellas County shall continue to implement its Post-Disaster Redevelopment Plan as part of the Pinellas County Comprehensive Emergency Management Plan, and shall continue to implement hazard mitigation measures to reduce the exposure of human life and public and private property to natural hazards.
- 1.1.1. Policy: The Redevelopment Plan shall distinguish between the immediate emergency period actions needed to protect the public health and safety and long-range restoration activities.
- 1.1.2. Policy: The Redevelopment Plan shall establish who will be responsible for making crucial decisions after a natural disaster regarding repair, reconstruction, relocation and hazard mitigation; this body could take the form of a recovery task force.
- 1.1.3. Policy: The Redevelopment Plan shall establish procedures for the restoration of essential public services and facilities following a disaster.
- 1.1.4. Policy: The Redevelopment Plan shall establish procedures for evaluating the effectiveness of current hazard mitigation measures at preventing damage.
- 1.1.5. Policy: The Redevelopment Plan shall establish procedures for utilizing information obtained from damage assessment teams in expediting post-disaster recovery.
- 1.1.6. Policy: The Redevelopment Plan shall contain provisions for enactment of a temporary restriction on issuing permits for reconstruction and repair not immediately needed to protect the public health, safety and welfare.
- 1.1.7. Policy: The Redevelopment Plan shall establish criteria for evaluating the options for repairing, replacing, modifying or relocating public and private facilities and infrastructure within coastal high-hazard areas. Any actions chosen by Pinellas County to repair, replace, modify, or relocate public facilities and infrastructure within the coastal high hazard area shall be consistent with federal and state funding standards.
- 1.1.8. Policy: The Redevelopment Plan shall establish that structures damaged by fire or natural forces to the extent that the cost of reconstruction or repair

exceeds 50 percent of the market value of the structure before the damage occurred shall be rebuilt to meet all applicable federal, state and local regulations.

- 1.1.9. Policy: The Redevelopment Plan shall include guidelines and criteria for determining priorities for the acquisition of storm-damaged property in the coastal high-hazard area. These guidelines shall give priority to eliminating unsafe conditions and inappropriate uses. These guidelines/criteria will also be used to prioritize potential coastal acquisitions through the State's land acquisition program. By January 31, 1998, additional criteria will be developed and included within the redevelopment plan to recognize pristine coastal properties or properties of significant or important environmental sensitivity.
- 1.1.10. Policy: Pinellas County shall continue to implement its existing hazard mitigation programs that include shoreline restoration and enhancement, building code and floodplain regulations, development management techniques such as land use, zoning, and subdivision regulations, and other applicable hazard mitigation measures. Recommendations from interagency hazard mitigation reports may be incorporated, at the discretion of the County. These mitigation programs shall be amended, as necessary, to remain consistent with federal and state requirements.
- 1.1.11. Policy: Pinellas County will use its Comprehensive Plan, its Land Development Code, and other applicable hazard mitigation measures, including appropriate recommendations from interagency hazard mitigation reports, to reduce unsafe conditions and inappropriate uses as opportunities arise, and to limit redevelopment in areas of repeated damage.
- 1.1.12. Policy: Pinellas County shall re-visit both its Post Disaster Redevelopment Plan and its Comprehensive Plan within six months of completion of the Local Mitigation Strategy in order to determine if any amendments or revisions are required in order to facilitate implementation of the final strategies.
- 1.2. Objective: Pinellas County shall cooperate with state and regional agencies, and with other local governments to maintain or reduce hurricane clearance times as a component of the evacuation times for Pinellas County.

- 1.2.1. Policy: Pursuant to the Capital Improvements Element, Pinellas County shall annually evaluate projects proposed for inclusion within the Six-Year Schedule of Improvements and shall place a high priority on improvement needs for critical links and evacuation route points, and for bridges, causeways and highway facilities designated as regional evacuation routes when scheduling capital improvement projects.
- 1.2.2. Policy: The Board shall continue to enforce its regulations requiring the development of a hurricane evacuation plan by recreational vehicle parks and transient accommodations.
- 1.2.3. Policy: The County shall coordinate with the Florida Department of Transportation during preparation of the Transportation Improvement Plan for District 7 in order to encourage the State to give priority to road improvement projects on regional hurricane evacuation routes.
- 1.2.4. Policy: The County shall utilize the existing countywide computerized traffic signalization system and available law enforcement officers to expedite hurricane evacuation.
- 1.2.5. Policy: The County shall continue its public awareness campaign in cooperation with the Tampa Bay Regional Planning Agency to educate the general public on proper hurricane evacuation procedures. As part of the County's public awareness campaign, the County shall also publish and make available a hurricane preparedness handbook to the general public prior to June 1 of each year.
- 1.2.6. Policy: Pinellas County shall cooperate with the State Division of Emergency Management to coordinate multi-county evacuations in a manner consistent with the Pinellas County Hurricane Evacuation Implementation Guide.
- 1.2.7. Policy: County-maintained roadways used as evacuation routes shall continue to be clearly posted.
- 1.2.8. Policy: Hurricane evacuation shall be planned and conducted in a manner consistent with the Pinellas County Comprehensive Emergency Management Plan.
- 1.3. Objective: Pinellas County shall restrict development within the coastal high hazard area, and shall direct population concentrations out of the coastal high-hazard area.

- 1.3.1. Policy: The coastal high-hazard area (CHHA) shall be the Evacuation Level A areas identified in the most recent regional hurricane evacuation study.
- 1.3.2. Policy: Pinellas County shall prohibit the location of new, or expansion of existing hospitals, nursing homes, and assisted living facilities within the coastal high-hazard area. The County shall discourage the siting of these facilities within the Evacuation Level B area.
- 1.3.3. Policy: Pinellas County shall not approve any request for residential density above 5.0 units per gross acre on the Future Land Use Element for areas within the coastal high-hazard area.[99-24]
- 1.3.4. Policy: Pinellas County shall prohibit the siting of new or the expansion of existing mobile home development within the coastal high-hazard area.
- 1.3.5. Policy: On an annual basis, the County's existing hazard mitigation programs, including those within the Land Development Code, shall be reviewed and revised if necessary to reduce the vulnerability of future development in coastal high-hazard areas. This review shall evaluate the recommendations of existing interagency hazard mitigation reports and the mitigation functions chapter of the Pinellas County Comprehensive Emergency Management Plan.
- 1.3.6. Policy: Consistent with the goals, objectives and policies of this Element and the availability of budgeted funds, the County shall evaluate the acquisition of storm-damaged property in the coastal high-hazard area.
- 1.3.7. Policy: By December 31, 1998, Pinellas County shall evaluate the feasibility of limiting the capacity of hospitals, nursing homes, and assisted living facilities proposed to be located within the Evacuation Level B area, as identified within the most recent regional evacuation study.
- 1.4. Objective: Pinellas County shall restrict public expenditures that subsidize development in the coastal high-hazard area.

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- 1.4.1. Policy: County-funded infrastructure shall be prohibited within the coastal high-hazard area except for the following:
- The expenditure for the maintenance, repair or replacement of existing facilities; or
 - The expenditure for restoration or enhancement of natural resources or public access; or
 - The expenditure needed to address an existing deficiency identified in this plan; or
 - The expenditure for the retrofitting of stormwater management facilities for water quality enhancement of stormwater runoff; or
 - The expenditure for the development or improvement of public roads and bridges identified in the Transportation Element of this plan; or
 - The expenditure for a public facility of overriding public interest to ensure public health and safety.
- 1.4.2. Policy: When public infrastructure within the coastal high-hazard area is destroyed or receives damage that equals or exceeds 50 percent of the cost of replacing the facility at its current location, the County shall analyze the feasibility of relocating this infrastructure landward of the coastal high-hazard area. This requirement is included within the Pinellas County Post-Disaster Redevelopment Plan as adopted within the Pinellas County Comprehensive Emergency Management Plan.
- 1.4.3. Policy: Pinellas County shall not construct bridges or causeways to barrier islands not serviced by such infrastructure at the time of Plan adoption.
- 1.5. Objective: By December 31, 2000, the existing deficit of public shelter spaces within the County shall be reduced by five percent.
- 1.5.1. Policy: The County shall assist the Pinellas County Red Cross in coordinating with local jurisdictions and appropriate agencies in the development of a countywide plan for increasing the number of public shelter spaces in Pinellas County.
- 1.5.2. Policy: Pinellas County shall expand its coordination efforts within the limits provided by legislative authority to coordinate facility expansion plans and development review with the Pinellas County School Board so that new school facilities and facility expansion will be located and designed to provide hurricane shelters.

- 1.5.3. Policy: If the County determines, during its review of a proposed public school site for consistency with the Pinellas County Comprehensive Plan and after consideration of the criteria in Section 235.26(9) of the Florida Statutes, that the site is an appropriate location for a shelter, the final determination of consistency will include a recommendation that the public school be constructed to function as a public emergency shelter.
- 1.5.4. Policy: Whenever possible, new or expanded county buildings shall be located, designed, and constructed so that they may be utilized for hurricane shelters.
- 1.5.5. Policy: Alternatives to traditional public sheltering shall be developed and promoted through public education by Pinellas County and other appropriate agencies. Alternatives to traditional public sheltering shall include, but not necessarily be limited to, host home programs, inland sheltering, retrofitting of existing structures whenever possible, utilizing refuges of last resort as appropriate, and evacuation of guests from transient accommodations to inland "sister" transient accommodations.
- 1.5.6. Policy: Pinellas County shall initiate discussion of new cooperative efforts between the County, municipalities, the Pinellas County School Board, and other appropriate agencies in an attempt to increase the number of public shelters and to reduce the shelter deficit.
- 1.5.7. Policy: Pinellas County shall utilize its public education program to attempt to decrease the number of Pinellas County residents that unnecessarily seek shelter during hurricane evacuations.
- 1.5.8. Policy: As a means of identifying solutions to the existing public shelter deficit, Pinellas County shall host an emergency shelter workshop, or summit, for affected governments and agencies by December 31, 1998.
- 1.5.9. Policy: Pinellas County shall participate with the State Division of Emergency Management in their development of a regional Hurricane Evacuation Plan; and, within a year of its completion, shall have evaluated any relevant recommendations, including those regarding shelter capacity, for inclusion in the Comprehensive Plan.

BEACH AND DUNE SYSTEMS

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

- 2.1. Objective: Pinellas County shall continue implementation of the Pinellas County Beach Enhancement Five-Year Program, to restore altered beaches and dunes, and shall annually update the program.
- 2.1.1. Policy: Pinellas County shall continue a program for restoring and renourishing sandy beaches and dunes.
- 2.1.2. Policy: Pinellas County shall continue the role as the lead agency for coordinating and managing beach restoration/renourishment projects.
- 2.1.3. Policy: Pinellas County shall monitor erosion of the County's renourished beaches and shall develop alternative strategies for beach enhancement based on the results of the monitoring program.
- 2.2. Objective: Pinellas County shall continue to protect the stability of the dune systems and the beach itself by utilizing construction standards, development regulations and other appropriate measures that minimize the impacts of man on the beach and dune systems.
- 2.2.1. Policy: New development shall be prohibited in the frontal dune and beach area.
- 2.2.2. Policy: Vehicle and foot traffic over the frontal dune systems shall be restricted by providing vehicular parking and dune walkovers.
- 2.2.3. Policy: The County shall continue to implement County and State regulations pertaining to construction seaward of the State Coastal Construction Control Line.
- 2.2.4. Policy: Pinellas County shall designate undeveloped coastal barrier islands as Preservation, Recreation/Open Space or Preservation-Resource Management on the Future Land Use Map.

PUBLIC ACCESS

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

- 3.1. Objective: Public access to the beaches and shorelines of Pinellas County shall be increased through acquisition, development, and expansion of facilities.
- 3.1.1. Policy: By July 1, 1999, Pinellas County shall have opened Wall Springs Park on Boggy Bayou.
- 3.1.2. Policy: Pinellas County shall include the planning and development of Boca Ciega Park within the Six-Year Schedule of Improvements of the Capital Improvements Program.
- 3.1.3. Policy: The County shall continue to acquire environmentally sensitive lands, parkland and beach access sites.
- 3.1.4. Policy: Pinellas County shall not expend public monies for renourishment/restoring sand beaches where the amount of public access does not meet the minimum standards established by the State of Florida for state-financed beach renourishment/restoration projects.
- 3.1.5. Policy: New or rebuilt County bridges shall be designed to include where practical, catwalks or other facilities for fishing.
- 3.1.6. Policy: Pinellas County shall utilize the guidelines in the Pinellas County Post Disaster Redevelopment Plan to prioritize potential coastal acquisitions through the State's land acquisition program. Additional criteria will be developed and included in the Post Disaster Redevelopment Plan by January 31, 1998 to recognize pristine coastal properties or properties of significant or important environmental sensitivity.
- 3.1.7. Policy: Pinellas County shall promote the protection, preservation, or sensitive reuse, of historic resources located in coastal areas, and provide public access where appropriate and possible.

EXISTING LAND USE

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

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

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

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

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

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

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

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

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

Reasonable access to a large navigable water body.

Sufficient upland area to accommodate all needed utilities and support facilities, such as parking spaces, rest rooms, dry storage, etc.

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Capacity of the surrounding roadways to handle boating traffic to and from the marina.

Compatible land uses.

Adequate wastewater treatment capacity in accordance with state standards.

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

- a. Aquatic preserves
- b. Outstanding Florida Waters
- c. Class II waters
- d. Areas approved or conditionally approved by the Florida Department of Environmental Protection (FDEP) for shellfish harvesting, and
- e. Other highly productive and/or unique habitats as determined by FDEP, by the Game and Freshwater Fish Commission, as identified in the Comprehensive Conservation and Management Plan (CCMP), or by Pinellas County, based on vegetation and/or wildlife species.

- 4.1.4. Policy: No marina shall be constructed or expanded in areas determined by the Florida Department of Environmental Protection, or other governmental wildlife protection agency, to be critical to the survival of the West Indian Manatee. [03-33]
- 4.1.5. Policy: No marina project shall be approved until a hurricane plan for this project has been established. [03-33]
- 4.1.6. Policy: The development of marinas shall be supported as a means of providing public water access to the extent that their development and use shall not adversely impact estuarine resources. [03-33]

PUBLIC FACILITIES

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

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

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

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

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

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

**RECREATION AND OPEN SPACE ELEMENT
GOAL, OBJECTIVES AND POLICIES**

1. **GOAL:** TO ENSURE THE PROVISION OF SUFFICIENT PASSIVE PARKS AND OPEN SPACE AREAS AND THE PROTECTION OF THE COUNTY'S NATURAL RESOURCES THROUGH THE ACQUISITION, DEVELOPMENT AND MANAGEMENT OF A SYSTEM OF REGIONAL COUNTY PARK AND PRESERVE AREAS. [00-97]

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

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

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

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

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

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

1.3.2. **Policy:** Pinellas County shall continue to recognize, preserve, protect, and interpret archaeological and historic sites that are listed on the official National Register or are of local historical significance within County parks and Preserves. [00-97]

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- 1.3.3. Policy: Pinellas County shall develop park areas utilizing a minimum of 80 percent native shrubs and trees. [00-97]
- 1.3.4. Policy: Pinellas County shall continue to design and manage its parks to protect and restore, where possible, native vegetative communities and wildlife habitat.
- 1.3.5. Policy: Pinellas County shall design and manage its park areas to include the protection of all flora and fauna identified as threatened, endangered, or species of special concern.
- 1.3.6. Policy: Pinellas County will evaluate the wildlife and habitat value of each of its parks to determine whether there are critically significant habitat areas within the parks requiring a greater degree of recognition or protection than is currently being provided. Activities in the park that may negatively impact the function of these critical areas will be avoided. Certain areas within the parks may be set aside expressly for the purpose of natural systems management. [00-97]
- 1.3.7. Policy: Pinellas County shall continue to implement multiple land use management practices within County parks and preserves to achieve the goals of the Recreation and Open Space Element as well as the Natural, Historic and Cultural Resources Element. [00-97]
- 1.4. Objective: Pinellas County shall continue to improve public access to County parks and other facilities including County beach access parks, multi-use trails and boat ramp facilities. [00-97]
- 1.4.1. Policy: Pinellas County shall, through continued cooperation with the Metropolitan Planning Organization (MPO), improve physical access to park and recreation areas by automobile, bicycle, pedestrian, and public transportation.
- 1.4.2. Policy: Pinellas County shall continue to design and develop park facilities with access for the physically challenged.
- 1.4.3. Policy: Pinellas County shall continue to identify and improve existing facilities which have inadequate access for the physically challenged.
- 1.5. Objective: Pinellas County shall continue to develop educational programs and materials concerning the conservation, protection and restoration of natural, historic and cultural resources.

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- 1.5.1. Policy: Pinellas County shall continue to provide educational materials at existing and future County parks which support native vegetative communities and wildlife.
- 1.5.2. Policy: Pinellas County will implement all of the elements of the Comprehensive Plan in coordination so as to achieve a sustainable natural community and to support and promote the provision of nature-based and heritage-based tourism opportunities that contribute to environmental and cultural awareness and responsible stewardship among both citizens and visitors. [00-97]
- 1.6. Objective: Pinellas County shall continue to coordinate efforts with all levels of government and the private sector to increase the availability of public passive parklands and open space acreage to meet the adopted level of service standard. [00-97]
- 1.6.1. Policy: Pinellas County shall annually review and update existing intergovernmental agreements with local, state and regional governments for the operation and use of park and recreational facilities and the management of open space acreage.
- 1.6.2. Policy: Pinellas County shall continue to seek public and private resources to support the acquisition and development of County recreation, passive park facilities, and open space acreage through grant-in-aid programs or other assistance programs. [00-97]
- 1.6.3. Policy: Pinellas County shall continue the appointment of citizens to the Park Board to provide citizen advice regarding passive recreation opportunities and utilization of County parkland. [00-97]
- 1.6.4. Policy: The Park Board shall have the opportunity to review and make comments to the Board of County Commissioners regarding proposed uses or activities which are inconsistent with County policy in County parks. [00-97]
- 1.7. Objective: Pinellas County shall continue to encourage the provision of recreational opportunities and open space acreage by public agencies and private enterprise. [00-97]
- 1.7.1. Policy: Pinellas County shall continue to pursue incentives and enforce existing ordinances which require the provision of open space areas within future developed areas.

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- 1.7.2. Policy: Pinellas County shall continue to review and amend as necessary its existing zoning and other land development regulations to include provisions for recreation and open space acreage, based on locally determined criteria and standards that reflect environmental, recreational and aesthetic needs.
- 1.7.3. Policy: Pinellas County shall continue to explore and pursue various methods to obtain public and private resources to support the acquisition of recreation and open space acreage.
- 1.7.4. Policy: In order to enhance public recreation opportunities, Pinellas County shall coordinate with the Pinellas County School Board to determine the feasibility of making public school recreational facilities more accessible to the surrounding neighborhood.
- 1.7.5. Policy: As feasible and appropriate and consistent with Objective 1.7. (and in conjunction with such activities as redevelopment, revitalization, etc.), Pinellas County shall support the assemblage of land and assist in the development and improvement of neighborhood recreational facilities when accomplished in coordination with neighborhood associations and organizations specializing in the delivery of recreational services. [00-97]
- 1.8. Objective: By December 1998, the County shall have established a process for identifying and prioritizing coastal properties within the County for acquisition, consistent with the State's land acquisition program. [00-97]
- 1.8.1. Policy: The County's process for identifying and prioritizing coastal properties for acquisition shall consider, at a minimum, the following criteria:
- degree of environmental significance and pristine condition;
 - consistency with hazard mitigation requirements;
 - beach access and management opportunities; and
 - urban park and open space needs. [00-97]
- 1.8.2. Policy: The County shall actively coordinate and collaborate with other affected governments and agencies in achieving this objective. [00-97]

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2. GOAL: INCREASING AFFORDABLE ACCESS BY UNINCORPORATED COUNTY RESIDENTS TO ACTIVE RECREATION OPPORTUNITIES, AND WORK AS A PARTNER WITH OTHER LOCAL GOVERNMENTS, AGENCIES, AND ORGANIZATIONS TO EFFECTIVELY LEVERAGE RESOURCES AND EXPERTISE FOR MUTUAL BENEFIT. [03-33]

2.1. Objective: Pinellas County shall assess active recreation needs and citizen priorities, including neighborhood-level priorities, as a means to determine the best strategies and funding mechanisms to support a long term investment in active recreation. [03-33]

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

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

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

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

2.1.5. Policy: The location of active recreation sites and activities, including neighborhood level parks and playgrounds, must be compatible with, and should complement, surrounding land uses. [03-33]

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