

Betty Ankerberg - County LPA membership

From: Rick MacAulay
To: Ankerberg, Betty; Goodwin, Dave
Date: 9/8/2011 12:04 PM
Subject: County LPA membership
Attachments: lpa_board.pdf

Prumpter

Each County Commissioner selected one member.

This morning's vote was 5 to 2 in favor of sending the ordinance forward to the BOCC for PH (Sept. 27 and Oct. 11). Randy Wedding and Cathy Harrelson voted against.

AGENDA
LOCAL PLANNING AGENCY
Pinellas County Courthouse, Clearwater, FL
County Commissioners Assembly Room – Fifth Floor
September 8, 2011 - 9:00 A.M.

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES for July 14, 2011 LPA Hearing
- III. PUBLIC HEARING ITEMS – action by the LPA regarding the following items:
 - A. Proposed Amendments to the Pinellas County Zoning Atlas and Future Land Use Map:
 - 1. LPA 17-9-11 Z/LU-1-9-11 (Applicant: GGR Osprey, LLP, George Zutes Trust & George P. Stamas Trust)
A request for a zoning change from RPD-2.5, Residential Planned Development, 2.5 units per acre & RPD-7.5, Residential Planned Development, 7.5 units per acre to RPD-7.5, Residential Planned Development, 7.5 units per acre, and a land use change from Residential Suburban to Residential Urban and a Development Agreement, approximately 6.49 acres (of which 0.79 ac is being amended) located at the northern terminus of Ridge View Road, located in the unincorporated area of Tarpon Springs.
 - B. Proposed Ordinance Amending the Land Development Code:
 - 1. LPA 18-9-11 - Proposed Ordinance implementing Countywide Authority to operate, maintain, develop and control certain County facilities and properties designated as Properties of Countywide Importance.
- IV. Recommendation on Scheduling Plan Amendments
- V. Other Items
- VI. ADJOURNMENT

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, CLEARWATER, FLORIDA 33756. (727) 464-4062 (V/TDD).

KEN BURKE, CLERK TO THE BOARD OF COUNTY COMMISSIONERS
By Cynthia N. Haumann, Deputy Clerk

Local Planning Agency

Chair - Randy Wedding
Vice Chair - David Dunbar

Miguel Abdo, Jr.
Attilio Corbo
Cathy Harrelson
Jeff Parker
Ted Williamson

Alternate
Lauralee Westine

Michael Bessette
School Board Representative

June 16, 2010

AGENDA ITEM III. B.1

LPA 18-9-11 – Proposed Amendments to the Pinellas County Code pertaining to Properties of Countywide Importance
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This Ordinance is being proposed in order to clarify the County's authority, which is granted under the Pinellas County Charter, for development and operational control of those properties and facilities that provide a countywide benefit. That Charter authority, including for the regulation of development, applies in both the unincorporated and incorporated area.

ACTION: That the Local Planning Agency conduct a public hearing and make a recommendation to the Board of County Commissioners regarding the proposed amendments.

ATTACHMENTS:

Staff Report and Recommendation
Proposed Ordinance

**LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the
Board of County Commissioners**



**REGARDING: Proposed Amendments to the Pinellas County Code
pertaining to Properties of Countywide Importance**

LPA Recommendation:

LPA Report No. 18-911

LPA Public Hearing Date: September 8, 2011

PLANNING STAFF RECOMMENDATION: That the proposed amendments to the Pinellas County Code which clarify and implement provisions in the Pinellas County Charter are consistent with the Pinellas County Comprehensive Plan, and that the Board of County Commissioners therefore approve the proposed amendments.

Staff Discussion and Analysis

The Pinellas County Charter was adopted by the Florida Legislature and approved by Pinellas County voters on October 7, 1980. The Florida Constitution [Article VIII, Sec. 1(g)], states that, in the case of Charter Counties, the Charter authority prevails in the event of a conflict between a County and municipal ordinance. The Pinellas County Charter (specifically Section 2.04) enumerates Pinellas County's Charter authorities and powers and, consistent with Florida law, provides for County authority to prevail over municipal ordinances in the event of conflict. Chapter 163.3171, F.S., specifically recognizes that Charter Counties have planning and land development regulation authority as provided for in their Charter.

The County's Charter authority, as itemized in the Pinellas County Code, is largely associated with development and operation of those facilities, services or properties that provide certain countywide benefits, and therefore provides for the application of County regulations in both unincorporated and incorporated areas, specifically to facilitate:

- Development and operation of the 911 emergency communications system.
- Development and operation of solid waste disposal facilities, exclusive of municipal collection systems.
- Development and operation of regional sewage treatment facilities in accordance with federal law, state law, and existing or future interlocal agreements, exclusive of municipal sewage systems.
- Acquisition development and control of county-owned parks, buildings, and other County-owned property.
- Operation, development and control of public health or welfare services or facilities.
- Operation, development and control of the St. Petersburg-Clearwater International Airport.
- Design, construction and maintenance of major drainage systems.
- Design, construction and maintenance of County roads in accordance with State law.
- Implementation of animal control regulations and programs.
- Development and implementation of civil preparedness programs.

- Production and distribution of water, exclusive of municipal water systems and in accordance with existing and future interlocal agreements.
- All coordination and delivery and delivery of municipal services in unincorporated areas of the County.

The Ordinance proposed at this time is simply intended to specify and clarify this County authority by describing the "properties of countywide importance" and how the County will implement the responsibilities and authorities described above. Many of those properties/facilities that serve a countywide purpose are located within a municipal boundary (e.g., courthouse, jail, etc.). This Ordinance therefore makes it clear that the County, as described in the County Charter, retains authority and regulatory control over these facilities/properties, including with regard to their development and operation. For clarity, those facilities and properties required to meet an important countywide purpose are enumerated in the proposed Ordinance attached to this staff report. The effect of this Ordinance is to provide consistency, efficiency and predictability in planning for the development, operations and maintenance of these properties by making it clear that County procedures and land development regulations will be utilized for permitting and development (as provided for in Sections 163.3164 and 380.04, F.S.). The Ordinance does recognize that intergovernmental coordination will be ongoing with regard to sharing/providing information to the municipalities.

**IMPLEMENTATION OF
THE PINELLAS COUNTY COMPREHENSIVE PLAN**

Staff finds that the proposed amendments to the Land Development Code are consistent with the following goal and objectives of the Pinellas County's Comprehensive Plan:

Intergovernmental Coordination

Goal 1 PINELLAS COUNTY MAINTAINS AN INNOVATIVE AND PROACTIVE PROGRAM OF INTERGOVERNMENTAL AND INTERAGENCY COORDINATION, COOPERATION AND PARTNERSHIP IN ORDER TO PROVIDE THE MOST EFFICIENT AND EFFECTIVE OPERATIONS AND SERVICES, TO IDENTIFY AND RESOLVE MUTUAL ISSUES AND CONCERNS, TO PROTECT, PRESERVE, AND ENHANCE SIGNIFICANT NATURAL RESOURCES, AND TO PROTECT AND IMPROVE THE QUALITY OF LIFE FOR EXISTING AND FUTURE PINELLAS COUNTY RESIDENTS AND VISITORS

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

Objective 1.4 Pinellas County shall continue to practice collaborative planning with affected governments and agencies to facilitate the locating and extension of facilities subject to concurrency, and shall continue to coordinate with other State, regional or local governments and service providers who have operational and maintenance responsibility for public facilities providing service to the unincorporated County.

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF PINELLAS IMPLEMENTING COUNTYWIDE AUTHORITY TO OPERATE, MAINTAIN, DEVELOP AND CONTROL CERTAIN COUNTY PROPERTIES DENOMINATED AS PROPERTIES OF COUNTYWIDE IMPORTANCE; PROVIDING LEGISLATIVE FINDINGS; DESIGNATING PROPERTIES OF COUNTYWIDE IMPORTANCE; PROVIDING FOR COUNTY REGULATION AND CONTROL; PROVIDING FOR INTERGOVERNMENTAL COORDINATION; PROVIDING FOR AREAS EMBRACED; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THE ORDINANCE AT PUBLIC HEARING AND WITH RESPONSIBLE AUTHORITIES

WHEREAS, "Properties of Countywide Importance" herein refers to county-owned properties, or properties affiliated with county-owned properties, that contain facilities that have a countywide benefit and/or are operated under the charter powers of the County; and

WHEREAS, the operation, regulation, management and protection of Properties of Countywide Importance is best achieved at the county level to ensure consistency among such properties and should not be constrained by varying municipal regulations or fees.

NOW THEREFORE BE IT ORDAINED by the Board of County Commissioners of Pinellas County:

SECTION 1. Legislative Findings

1.1 The Florida Constitution, Article VIII, Section 1(g) provides that the charter of charter counties "shall provide which shall prevail in the event of conflict between county and municipal ordinances"; and

1.2 Section 2.04 of the Pinellas County Charter, s. 1, as adopted by the Florida Legislature and approved by a vote of the Pinellas County electorate on October 7, 1980, as amended ("Charter"), provides for all special and necessary powers of the County to provide certain enumerated services and regulatory authority; and

1.3 Section 2.04 of the Charter provides, "when directly concerned with the furnishing of the services and regulatory authority [in certain specifically enumerated areas], county ordinances shall prevail over municipal ordinances when in conflict"; and

1.4 Section 2.04 of the Charter provides for countywide control over the development and operation of county facilities and properties that relate to the provision of the following governmental services:

- (a) Development and operation of 911 emergency communication system.
- (b) Development and operation of solid waste disposal facilities, exclusive of municipal collection systems.

- (c) Development and operation of regional sewage treatment facilities in accordance with federal law, state law, and existing or future interlocal agreements, exclusive of municipal sewage systems.
- (d) Acquisition, development and control of county-owned parks, buildings, and other county-owned property.
- (e) Development and operation of public health or welfare services or facilities in Pinellas County.
- (f) Operation, development and control of the St. Petersburg-Clearwater International Airport.
- (g) Design, construction and maintenance of major drainage systems.
- (h) Design, construction and maintenance of county roads in accordance with law.
- (i) Implementation of animal control regulations and programs.
- (j) Development and implementation of civil preparedness programs.
- (k) Production and distribution of water, exclusive of municipal water systems and in accordance with existing and future interlocal agreements.
- (l) All coordination and delivery of municipal services in the unincorporated areas of the county.

1.5 The Local Government Comprehensive Planning and Land Development Regulation Act ("Act"), specifically Section 163.3171, Florida Statutes, reserves to charter counties authority for planning and land development regulation to the extent provided for in the county charter; and

1.6 In order to limit any disruptive effects of a County exercise of this charter authority, the County herein enumerates those properties of countywide importance it wishes to preemptively regulate and leaves other County-owned or County- managed facilities to County regulation by interlocal agreement, where appropriate, or as otherwise provided by law.

SECTION 2. Properties of Countywide Importance. Following is a listing of Properties of Countywide Importance that shall be governed by this ordinance:

- (a) Emergency Communications Center and associated satellite facilities including communications towers.
- (b) Resource Recovery Facility and all County solid waste disposal properties.
- (c) Sewer facilities, including but not limited to, the South Cross Bayou Reclamation Facility and the W. E. Dunn Water Reclamation Facility.

- (d) County parks, preserves and management areas.
- (e) Countywide social services/health services facilities.
- (f) St. Petersburg-Clearwater International Airport, which includes all properties owned and/or managed by Pinellas County for aviation purposes and that are leased for non-aviation purposes, and also includes the Army Reserve Aviation Training Center and the U.S. Coast Guard properties.
- (g) Major drainage systems and associated water quality projects owned or operated, in whole or in part, by the County.
- (h) County rights-of-way, including ancillary facilities, traffic control and highway maintenance facilities.
- (i) Animal Services.
- (j) Multi-jurisdictional water facilities, including but not limited to, the S. K. Keller Water Treatment Facility and the Eldridge-Wilde Wellfield.
- (k) Public safety facilities, including emergency operations centers and emergency shelters.
- (l) Emergency Medical Services Facilities.
- (m) Government facilities that support other county functions, including constitutional and court-related activities, including but not limited to the Clearwater Courthouse, St. Petersburg Judicial and 501 buildings, Criminal Justice Center, County Correctional Facilities and Juvenile Detention Center, offices of the Supervisor of Elections, Tax Collector, Clerk of the Circuit Court, Property Appraiser and Sheriff.

SECTION 3. County Regulation and Control The development, regulation and use of Properties of Countywide Importance shall be governed by County ordinances, permits and approvals, and except as otherwise provided herein, municipal ordinances shall not control or regulate the development or use of Properties of Countywide Importance, unless otherwise agreed to by the County. All permits or approvals for development, as that term is defined in Sections 163.3164 and 380.04, Florida Statutes, except for placement of an actual zoning or future land use designation on a particular parcel, that are related to Properties of Countywide Importance shall be reviewed, issued, and enforced by the County.

SECTION 4. Intergovernmental Coordination In order to coordinate consideration of the particular effects of County regulation of Properties of Countywide Importance as provided herein upon the development and community character of affected municipalities, the County shall notify effected municipalities of development plans, and provide copies of County permits and approvals, as well as comply with any processes agreed to pursuant to interlocal agreement.

SECTION 5. Areas Embraced Pursuant to Sections 2.01 and 2.04 of the Pinellas County

Charter, this ordinance shall be effective within the boundaries of Pinellas County.

SECTION 6. Severability If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

SECTION 7. Inclusion in Code It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Pinellas County Code and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to section, article or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 8. Filing of Ordinance; Effective Date Pursuant to Section 125.66, Fla. Stat., a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This Ordinance shall become effective upon filing of the ordinance with the Department of State.

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CITY OF ST. PETERSBURG

CITY OF ST. PETERSBURG, FLORIDA

BILL FOSTER, Mayor

Office of the Mayor

September 7, 2011

Randy Wedding, Chair, and Members of the
Pinellas County Local Planning Agency (LPA)

Re: Proposed Ordinance amending the Pinellas County Land Development Code
pertaining to Properties of Countywide Importance

Dear Chair and Members:

It has come to our attention that Item LPA 18-9-11, which is a proposed ordinance for amending the Pinellas County Land Development Code regarding county owned properties deemed to be of "Countywide Importance," will be before you on September 8, 2011 for consideration. This ordinance proposes to preempt all cities' ordinances as they apply to county owned property.

The City of St. Petersburg has a number of concerns with the proposed ordinance and the impact it will have on activities and development within the City. Of note is the fact that while the ordinance purports to apply only to certain county owned properties, if adopted it would likely eventually apply to all county owned properties, including those that are leased to for profit entities which compete for business with other for profit entities within each city.

Of initial concern is that the City has been provided with very little time to consider and study this proposal. The City only learned of this ordinance when it went before the Board of County Commissioners for the purpose of setting a public hearing, on August 23, 2011. The cities were provided no notice and no opportunity to provide feedback prior to the ordinance appearing on the agenda before the Board of County Commissioners and being transmitted to the LPA for action.

Second, from our initial review, exemption from all City ordinances including land development regulations would result in inconsistent or undesirable impacts within the City on those County owned properties. For example, properties, including the Pinellas Trail, would no longer be subject to City ordinances that govern sleeping in public or panhandling. Therefore, individuals who were prohibited from sleeping or panhandling in public in every other area of the City could now do so on the Pinellas Trail itself, adjacent to homes and businesses. The ordinance proposes to exempt certain county roads from municipal ordinances. In St. Petersburg this would mean that the highly successful prohibition against street solicitations to vehicles would not be enforceable on county roads. The St. Petersburg City Council has recently decided not to pass an ordinance allowing digital billboards within the City. However, the County allows digital billboards, so these could be placed on county properties in the City, for example on top of the

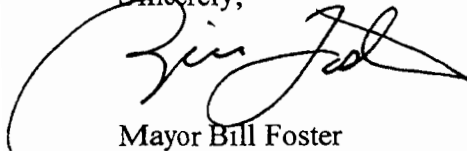
Suwanee Hotel. This is contrary to the direction that the City Council determined to be appropriate development in St. Petersburg. We have not yet been able to quantify the impact on many county owned properties in St. Petersburg, including properties such as Tropicana Field, the old Toytown landfill east of I-275, and height limitations for the incinerator landfill west of I-275.

Third, since the City and County land development regulations are not identical, we have concerns that the use of County land development regulations will result in incompatible development or fail to place appropriate restrictions on development, which would be inconsistent with the land use and zoning of surrounding, impacted properties in the City. This ordinance would also exempt county owned properties from vital redevelopment plans and strategies in St. Petersburg, including the City's Intown Redevelopment Plan, the Comprehensive Plan, Gateway Areawide Development of Regional Impact Development Order, and the Intown Development of Regional Impact Development Order. These Plans, and the Development Orders, are enacted pursuant to State law, therefore exemptions from any of these may create State law issues.

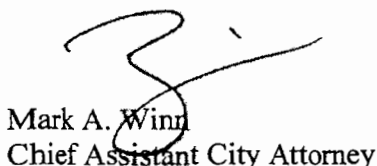
The City is requesting that this item, which has great significance to the City and other municipalities, be denied or delayed to give local governments enough time to review the proposed ordinance, provide comments to, and have a dialogue concerning this issue with the County. Of great importance is the question of whether the County Charter even provides the authority for this preemption of all municipal ordinances. As noted in the materials provide to the LPA, the Charter was approved in 1980 and there is no deadline within the Charter itself to consider such a proposed ordinance. Quite frankly, there is serious concern as to the impacts and unintended consequences that this ordinance may create for all municipalities.

We respectfully request that this ordinance be denied or delayed until the City of St. Petersburg and all other cities have the opportunity to provide comments to, and enter into discussions with, the County on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Foster", with a large, sweeping flourish extending to the left.

Mayor Bill Foster

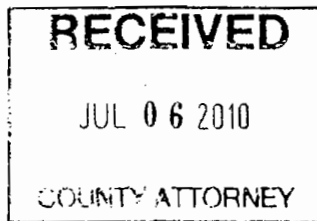
A handwritten signature in black ink, appearing to read "Mark A. Winn", with a large, sweeping flourish extending to the left.

Mark A. Winn
Chief Assistant City Attorney

Cc: Brian Smith

**BOARD OF COUNTY
COMMISSIONERS**

Nancy Bostock
Neil Brickfield
Calvin D. Harris
Susan Latvala
John Morroni
Karen Williams Seel
Kenneth I. Welch



TO: Jewel Cole, Managing Assistant County Attorney
FROM: Gordon Beardslee, General Planning Administrator *GB*
SUBJECT: Properties of Countywide Importance
DATE: July 2, 2010

The attached spreadsheet lists several properties throughout Pinellas County that have been identified by the Planning Department as Properties of Countywide Importance based on the draft ordinance prepared by the County Attorney's Office. This term as used in the draft ordinance refers to county-owned properties, or properties affiliated with county-owned properties, that contain facilities that have a countywide benefit and/or are operated under the charter powers of Pinellas County. The spreadsheet was created to identify those Properties of Countywide Importance located within the municipalities and determine whether these properties have land use designations that permit their current use. Please note that the attached list is not comprehensive since major drainage systems are not included. Due to the complexity of the Pinellas County drainage system as a whole, it would have been difficult to identify major drainage structures and facilities. The list also does not include County rights-of-way and small county facilities such as retention ponds or utility pump stations.

The spreadsheet has been divided into categories as cited in Section 2 of the draft ordinance. The Properties of Countywide Importance are listed along with their associated Countywide Future Land Use Plan (FLUP) Map designations and information on whether they are located in the unincorporated area or within a municipality. With few exceptions, this analysis does not consider the impact of zoning and land development regulations on these properties since land development regulations can vary considerably from jurisdiction-to-jurisdiction.

While the majority of the specified Properties of Countywide Importance are located within the unincorporated area of Pinellas County, several properties are located within a municipality. The municipalities where these properties are located include Belleair Bluffs, Clearwater, Dunedin, Indian Rocks Beach, Indian

PLEASE ADDRESS REPLY TO:
600 Cleveland Street
Suite 750
Clearwater, Florida 33755
Phone: (727) 464-8200
Fax: (727) 464-8201
Website: www.pinellascounty.org



Shores, Kenneth City, Largo, Madeira Beach, Oldsmar, Pinellas Park, Redington Shores, Safety Harbor, St. Pete Beach, St. Petersburg, Seminole, Tarpon Springs and Treasure Island.

Most of the Properties of Countywide Importance that are located within a municipality have a FLUP designation that is appropriate for their current or intended use. There are a few properties, however, that do not have the preferred land use designation for their intended use. (These properties are indicated in bold type on the attached spreadsheet.) In most cases, these properties are part of the County park system or environmental lands that retain residential FLUP designations that reflect their planned use prior to being purchased by Pinellas County. The Countywide FLUP Map and Rules allow for recreation/open space uses in all residential categories, so these residential designations on park lands are not a problem under the Countywide Rules. In addition, we would not expect a residential land use designation within a County preserve or management area to prevent use of that property for environmental purposes. The County, however, may want to consider initiating amendments to remove these residential designations so that the local plans and FLUP are more closely aligned with the existing or intended use of these properties as either parks or environmental lands.

Within the Starkey Lakes Corporate Center in the City of Largo, Pinellas County owns property used by the Supervisor of Elections and leases a facility used as office space by both the Property Appraiser and the Tax Collector. These properties are listed in italics on the attached spreadsheet. The Starkey Lakes Corporate Center has an *Industrial Limited (IL)* land use designation and the City Code identifies government offices as a conditionally-allowed Class 2 use in industrial areas. Since these existing government offices are established Class 2 uses, there should be no issue with their continuation. In the future, however, if Pinellas County wanted to expand its government office operations within this industrial center, the proposed expansion most likely would be considered a Class 2 use and have to meet additional standards. The expansion would also be subject to public hearing review by the City Planning Board as a Class 2 use.

The north county location of the County Health Department in Tarpon Springs has a *Residential Medium (RM)* land use designation as indicated on the attached spreadsheet. The City of Tarpon Spring's Comprehensive Plan allows institutional uses (including medical clinics) in the *RM* category as long as they do not exceed 5 acres in size. Since the County-owned property used by the Health Department is 1.8 acres in size, the use of this property by the Health Department appears to be consistent with the City's Future Land Use Map and should not be a problem.

For your convenience, also attached is a list of the Future Land Use Plan Map categories and their abbreviations as used in the spreadsheet.

PROPERTY	FLUP DESIGNATION(s)	UNINCORPORATED AREA / MUNICIPALITY
County Special Use Lands		
Pinewood Cultural Park	I, P, ROS ROS	Unincorporated Largo
Pinellas County Extension	ROS, P ROS	Unincorporated Largo
Walsingham Equestrian Trail	ROS	Unincorporated
Lake Seminole Equestrian Trail	ROS, P	Seminole
Environmental Lands : Preserves & Management Areas		
Allen's Creek Management Area	P, RR, RS ROS, P ROS, P	Unincorporated Unincorporated Safety Harbor
Alligator Lake Management Area	P, CG, ROR P	Unincorporated Tarpon Springs
Anclote Islands Management Area	P-RM, P, RMO P, ROS	Unincorporated Unincorporated
Brooker Creek Preserve	P, ROS	Unincorporated
Cabbage Key Management Area	P, ROS	Unincorporated
Cow Branch Management Area	P	Unincorporated
East Lake Management Area	P-RM, P, RLM, I P, P-RM, RB	Unincorporated Seminole
Joe's Creek Management Area	ROS	Dunedin
King Islands Management Area	P, RU	Unincorporated
Lake Seminole Management Area	P	Unincorporated
Lake Tarpon Management Area	P	Unincorporated
Long Branch Management Area	P	Unincorporated
Mariner's Point Management Area	P, RLM	Tarpon Springs
Mobbly Bayou Preserve	P, RE, RR, ROS, TU P, RL P	Unincorporated/Oldsmar Oldsmar owns & manages the recreational resources; Pinellas County owns & manages most of the environmentally sensitive areas of the Preserve Unincorporated
Ozona Management Area	P, RL	Unincorporated
Shell Key Preserve	P, RL	Unincorporated
Travertine Island Management Area	P, RR	Unincorporated
Weedon Island Preserve (mostly State owned)	ROS, P, RR	St. Petersburg

PROPERTY	FLUP DESIGNATION(S)	UNINCORPORATED AREA / MUNICIPALITY
Government Facilities		
Clearwater Courthouse (New-315 Court Street)	CHD	Clearwater
Clearwater Courthouse (old- 324 S. Ft. Harrison Ave.)	CHD	Clearwater
County Annex Building (400 S. Ft. Harrison Ave.)	CHD	Clearwater
Building & Development Review Services (310 Court St.)	CHD	Clearwater
Employee Relations (520 Oak Avenue)	I	Clearwater
General Services Administration & Real Estate Management (201 Rogers Street)	I	Clearwater
Facilities Management North (303 Chestnut Street)	CHD	Clearwater
J. Edwards Building	CG	Clearwater
Environmental Management-512 So. Ft. Harrison Ave.)		
Environmental Management- Water Resources & Air Quality Divisions (300 S. Garden Ave.)	CHD	Clearwater
Park Department - (631 Chestnut Street)	CHD	Clearwater
Criminal Justice Center (14250- 19th Street North)	I, P	Unincorporated
Juvenile Detention Center (5255- 140th Ave. No.)	I, IL, P	Unincorporated
St. Petersburg Judicial 501 Building (501 - 1st Ave. No.)	CHD	St. Petersburg
Judicial Coordination/Legislation Delegation (111 S. Osceola Ave.)	CHD	Clearwater
Utilities Department (14 S. Fort Harrison Ave.)	CHD	Clearwater
Fleet Management, Ulmerton Road	TU, P, IL	Unincorporated
Public Works (440 Court Street)	CHD	Clearwater
Public Works Campus (22211 US Hwy. 19 No.)	P & T/U	Unincorporated
Young Rainey STAR Center (7887 Bryan Dairy Road)	IL	Unincorporated
Highway Facilities:		
4314 Alt. 19 (Palm Harbor)	IL	Unincorporated
11650- 131st Street North	CG, TU, RLM	Unincorporated
4100- 118th Avenue North	T/U, IG, IL, P	Unincorporated
4550- 126th Avenue North	IG	Pineellas Park
Offices of the Supervisor of Elections:		
(315 Court Street)	CHD	Clearwater
(13001 Starkey Road) Starkey Lakes Corporate Center	IL	Largo
(501-1st Ave No.)	CHD	St. Petersburg
Offices of the Tax Collector:		
(743 South Pinellas Ave)	CG	Tarpon Springs
(29309 US Highway 19 North)	CG	
(1663 Golf-to-Bay Boulevard)	CG	Clearwater
(315 Court Street)	CHD	
Storky Lakes Corporate Center - 13025 Starkey Rd (Storky Lakes) Lensed	IL	Largo
(1800 66th Street North)	I	St. Petersburg
(501 1st Avenue North)	CHD	
(1067 62nd Avenue South)	PR, MU	
Clerk of the Circuit Court:		
29582 U.S. 19 North (North County Branch)	I, P	Unincorporated
545 First Avenue North (St. Pete Branch)	I	St. Petersburg
1800 66th Street North (Tyronne Branch)	I	St. Petersburg

PROPERTY	FLUP DESIGNATION(S)	UNINCORPORATED AREA / MUNICIPALITY
Property Appraisals:		
315 Court Street (Court House)	CBD	Clearwater
Northside Square - 29269 US HWY 19 N (North County)	CG	Clearwater
Starkley Lakes Corporate Center - 13025 Starkley Rd (Starkley Lakes) Leased	IL	Largo
Guest Services Ctr - 1800 - 66th St N (Tyrone)	I	St. Petersburg
Sheriff Offices Locations:		
P. C. Sheriff Administration & Medical Examiner (10750 Ulmerton Road)	I	Largo
Correctional Facility - Jail (14300 - 49th St. N)	I, P	Unincorporated
Inmate Video Visitation (14500 - 49th St. N)	I, IL, P	Unincorporated
Property/Evidence (4707 - 145th Avenue North)	IL	Unincorporated
Purchasing (13770 Automobile Blvd) - Leased	IL	Largo
Forensic Science Section (4801 - 145th Ave. North)	IL	Unincorporated
North District Station (737 Loudon Avenue)	CRD	Dunedin
St. Petersburg-Clearwater International Airport Properties		
Airport facilities, Army Reserve Aviation Training Center and U.S. Coast Guard properties, and buffer areas to the east	TU, P, IL	Unincorporated
Airport Business Center and other properties leased for non-aviation purposes	IL	Unincorporated
AIRCO properties	CG, IL, P	Unincorporated
County-owned property between the Airport & Ulmerton Rd	CG, IL, CR	Unincorporated
Animal Services		
12450 Ulmerton Road	I	Unincorporated
County Social Services/Health & Human Services Facilities		
2189 Cleveland Street (leased space)	ROG	Clearwater
501 - 1st Ave. No	CBD	St. Petersburg
647 - 1st Ave. No	CBD	St. Petersburg
Pinellas County Health Department		
Clearwater Center (310 North Myrtle Ave.)	CBD	Clearwater
Office-leased space (4175 East Bay Drive)	ROG	Largo
Largo Health Center (12420 - 130th Ave. No.)	RU	Unincorporated
Pinellas Park Center (6350 - 76th Ave. No.)	CRD	Pinellas Park
Healthy Families - Satellite (8890 - 49th St. No.)	ROK	Pinellas Park
St. Pete Center (205 Dr. MLK Jr St. No.)	CBD	St. Petersburg
Northeast High Clinic - Satellite (5500 - 16th St. No.)	I	St. Petersburg
Tarpon Springs Center (301 S. Dinsion Ave)	RM	Tarpon Springs

PROPERTY	FLUP DESIGNATION(s)	UNINCORPORATED AREA / MUNICIPALITY
Multi-jurisdictional Water Facilities		
S. N. Keller Water Treatment Facility	RR	Unincorporated
Eldridge-Wilde Wellfield	P, RR	Unincorporated
Jim Logan Water System, Water Tanks, Lab Operations (1620 S. Ridge Rd.) 03/30/15/000000/120/01000	TU	Largo
Water Tanks (27207 US Hwy 19 North)	T/U & P	Unincorporated
Water Plant/ Water Tower (13233-74th Ave. North)	I	Unincorporated
Water Tank (14/11/15/13248/006/0001 -north of Rosell Park)	TU	Treasure Island
Pinellas County Water - 2431 Tampa Rd #07/28/16/000000/210/1000	ROR	Unincorporated
Pump Station/Water Tank (07/32/16/51660/000/0011)	CRD	St. Pete Beach
Wastewater/Water Reclamation		
South Cross Bayou Reclamation Facility	P, TU	Unincorporated
W. E. Dunn Water Reclamation Facility	TU	Unincorporated
Old McKay Treatment Site	TU	Unincorporated
Reclamation Water Facility (16/28/16/000000/210/0110 -west of the Canal Park Sports Complex)	TU	Oldham
Resource Recovery Facility & Solid Waste Disposal Properties		
Solid Waste Operations & Waste-to-Energy Facility	IG, TU, L, P	Unincorporated
Bridgway Area Landfill	TU	Pinellas Park
County Fresh Disposal/Soil Farm	TU	St. Petersburg
Public Safety Services		
9-1-1 Emergency Communications Call Center (400 S. Ft. Harrison Ave.)	CBD	Clearwater
New Public Safety Campus (10750 Ulmerston Road)	I	Largo
EMS & Fire Administration (12400 Ulmerston Rd)	I, P, ROS	Unincorporated
Emergency Communications Center (satellite facilities & towers)		
Emergency Communications Center/Tower	CBD	Clearwater
Brooklet Creek Tower	P-RR	Unincorporated
Other County Owned Properties		
(Funeral Home) 07/27/16/99612/001/0110	CG	Tarpon Springs
North Pinellas Historical Museum	RL	Unincorporated
Palm Harbor Senior Center	I	Unincorporated
Gulf Beaches Historical Museum	RUM (21 acres)	St. Pete Beach
Toytown (closed landfill)	ROS (Being amended to PR-MU)	St. Petersburg

Prepared by the Pinellas County Planning Department - July 2, 2010

COUNTYWIDE FUTURE LAND USE PLAN (FLUP) MAP CATEGORIES

RESIDENTIAL CLASSIFICATIONS

- Residential Rural (RR)
- Residential Estate (RE)
- Residential Suburban (RS)
- Residential Low (RL)
- Residential Urban (RU)
- Residential Low Medium (RLM)
- Residential Medium (RM)
- Residential High (RH)

MIXED USE CLASSIFICATIONS

- Residential/Office Limited (R/OL)
- Residential/Office General (R/OG)
- Residential/Office/Retail (R/O/R)
- Resort Facilities Overlay (RFO)

COMMERCIAL CLASSIFICATIONS

- Commercial Neighborhood (CN)
- Commercial Recreation (CR)
- Commercial General (CG)

INDUSTRIAL CLASSIFICATIONS

- Industrial Limited (IL)
- Industrial General (IG)

PUBLIC/SEMI PUBLIC CLASSIFICATIONS

- Preservation (P)
- Preservation-Resource Management (P-RM)*
- Resource Management Overlay (RMO)
- Recreation/Open Space (R/OS)
- Institutional (I)
- Institutional Overlay (IO)
- Transportation/Utility (T/U)

PLANNED REDEVELOPMENT

- Planned Redevelopment -Residential (PR-R)
- Planned Redevelopment -Mixed Use (PR-MU)

SPECIAL DESIGNATIONS

- Community Redevelopment District (CRD)
- Central Business District (CBD)

* This category is utilized only on the County's Future Land Use Map