

RECOMMENDATIONS



The following are general recommendations for Board approval. They include both policy level recommendations, as well as more site-specific recommendations. Following this summary of recommendations is a listing of more immediate recommended actions presented for Board approval. Board approval of these recommendations and actions will provide County staff with the direction and support needed to plan comprehensively for the Gateway Area. It will also direct the intergovernmental coordination and collaboration required to plan successfully for the Gateway Area as a whole.

The County properties that represent a specific opportunity in the Gateway Area are identified at the end of this section (they are depicted on original Figure 3).

PLANNING TO STAY IN THE GATEWAY AREA ***The influence of Board Principles and Policies***

The Board of County Commissioners adopted the **Planning to Stay** Element of the Pinellas County Comprehensive Plan in May of 2003. The reason for adopting this new Element of the Comprehensive Plan was to recognize the build-out condition of this County, and to provide principles to guide the planning decisions of the future so that Pinellas County remains desirable and viable as a community, retains a dynamic and successful economy, and sustains the environmental quality that is a remarkable hallmark of this urban county.

The Gateway Area is representative of all these things, and is, in some ways then, a microcosm of the County as a whole. It is the ideal setting in which to not only implement appropriate principles of **Planning to Stay**, but also to identify and refine the Board's policy and direction for the future.

The County is presently undertaking an evaluation and appraisal of its Comprehensive Plan, required by the State to be conducted every 7 years. It is likely that this evaluation will result in a significant update to the Comprehensive Plan. The incorporation of additional policy direction in the Comprehensive Plan will benefit not only the Gateway Area, but development and redevelopment activities throughout the County.

The following recommendations are for new or strengthened principles and/or policies for inclusion in the Comprehensive Plan, to be incorporated during the Comprehensive Plan evaluation process currently underway. With their incorporation, they will provide further and more specific Board direction to the plans, actions and activities of the County, in the Gateway Area and the County as a whole.

RECOMMENDATIONS

The following principles are intended to be considered for inclusion in the *Planning to Stay* Element of the Comprehensive Plan; however, they can also be translated into more specific objectives and policies for incorporation into other Elements of the Comprehensive Plan.

Principle/Policy 1: The Board will ensure that the Pinellas County Comprehensive Plan, and corresponding land use and zoning decisions, support an effective land use mix and design for the Gateway Area, in a manner designed to promote and attract primary employers, reduce travel demand, and create a distinctive and quality urban environment.

Principle/Policy 2: The Board will ensure that the Pinellas County Comprehensive Plan supports local and regional employment and economic goals, as well as the intergovernmental coordination required to achieve these goals.

Principle/Policy 3: The Board recognizes that achieving economic and employment goals is of equal importance to protecting environmental quality, the quality of life and the livability of the Gateway Area.

Principle/Policy 4: The Board will capitalize on opportunities and partnerships for land assembly, and creative planning, marketing, leasing and development of that land for a beneficial economic purpose.

Principle/Policy 5: The Board will purposely identify, assemble and market properties to attract high-quality contributory businesses.

Principle/Policy 6: The Board recognizes that industrial land uses are integral to achieving the County's economic and employment goals, and will therefore, limit the conversion of industrial land in the Gateway Area to other uses, and will proactively assemble industrial land uses, where possible and appropriate, to market for employment and economic purposes.

Principle/Policy 7: The Board will ensure that land use decisions in the Gateway Area are compatible with critical hurricane evacuation needs and routes.

Principle/Policy 8: The Board will ensure that the principles of the *Planning to Stay* Element of the Pinellas County Comprehensive Plan and the purpose of the

Countywide Economic Development and Redevelopment Plan are mutually supportive and compatible.

Principle/Policy 9: The Board recognizes that certain public facilities (e.g., Solid Waste Operations and the Airport) cannot be reasonably re-located, and that land use decisions need to be compatible with, and not negatively impact the operation of, existing public uses.

Principle/Policy 10: The Board will foster, commit to, and facilitate where appropriate, the required multi-jurisdictional and multi-agency coordination necessary to position the Gateway Area as a local and regional economic leader.

Principle/Policy 11: The Board will amend the Comprehensive Plan to address the Gateway Area specifically, including the need for multi-jurisdictional and coordinated planning, particularly in regard to land use decisions and progressive environmental policies and projects.

Principle/Policy 12: The Board will ensure that County projects and properties serve as models of sustainable environmental design, ensuring that County properties serve as models for, and represent how to achieve the maximum potential from, quality development, including economic, environmental and/or community success in a manner that can translate to other parts of the County.

Principle/Policy 13: The Board will expect that the needed skills and resources exist in the different County departments, and that departments function collaboratively, to accomplish desired plans, opportunities and goals, including economic development and redevelopment goals, for the Gateway Area.

Principle/Policy 14: The Board and staff will convene regularly with other local governments and agencies in the Gateway Area to establish and work towards common and mutually beneficial goals.

Principle/Policy 15: The Board will ensure, through intergovernmental coordination and by its land use decisions and regulations, that the use and purpose of those properties with countywide significance remains protected, and that incompatible land uses are not sited in a manner that would jeopardize existing or future operations that provide a countywide benefit.