



FLU

PLANPinellas_ **FUTURE LAND USE
SUPPLEMENTAL**

FUTURE LAND USE SUPPLEMENTAL [FLU]

Pinellas County is a major urban county with close to a million permanent residents, and an additional influx of 12 to 15 million visitors annually¹. This massive population is accommodated all within just 273 square miles of land, located on a peninsula. In terms of land area, the County represents only 11% of the total land in Tampa-St. Petersburg-Clearwater Metropolitan area. Compared with the region, Pinellas County's 2018 population of 975,280² is approximately 32% of the Tampa-St. Petersburg-Clearwater Metropolitan area population of 3,030,047³. However, despite its small geographical size, Pinellas County is the sixth most populous and the most densely populated county within the State of Florida.

Pinellas County saw most of its growth in the decades that followed World War II. After a period of phenomenal growth and urban expansion, today the county is mostly built out. Comprising of 25 municipalities, several old and newly established neighborhoods, and characterized by a diversity of urban and suburban environments, and the county has limited vacant land for new growth. Most of the vacant land that is currently available for development are smaller, irregular tracts of land under separate ownership, that are distributed throughout the county. This has created considerable challenges for accommodating new growth and providing new housing and employment opportunities within the county. This has also inevitably, resulted in a shift in focus towards redevelopment and infill development in recent years.

The County's total population has been slowly yet steadily increasing. Between 2015 and 2018, Pinellas has grown by approximately 60,790 residents, reaching its estimated population of 975,280. By 2045, the total population is expected to exceed one million⁴. With more than 400,000 households calling Pinellas County their home, it remains a desirable location to live and work⁵. As a built-out county, (with only an approximate 1,560 acres of vacant developable land⁶), how we choose to redevelop must accommodate this anticipated growth and meet the needs of the population.

Some areas such as the Gateway Area (a 30 square mile area within central-eastern Pinellas, north of St Petersburg) and Lealman (Unincorporated County's Community Redevelopment Area located south of Pinellas Park, and north and west of St. Petersburg), (see Figure 1 for boundaries), continue to show great potential for new growth or redevelopment; yet overall, the slow growth trend is expected to continue. Additionally, the population in Unincorporated County has been declining in past years and this trend is projected to continue through 2040⁷. A growing trend of annexations - where previously unincorporated land has been acquired by municipal (incorporated) areas of the county – has contributed to this decline.

Understanding our county as a complete system, we must recognize the interrelationship among our development patterns and the potential impacts on our natural resources; the existing and planned infrastructure; and the transportation network. Land use decisions are influenced by and in turn influence each of these other factors. Decisions must enhance our ability to support our businesses and attract employers; protect our natural resources and reduce risk to our citizens and property; provide equitable access to recreation, fresh foods, health services and our daily conveniences; and safely connect our residents to those essential resources.

Redevelopment around corridors and activity centers that support a mix of uses can provide more direct access to jobs and housing. Land use designations must allow for a mix of housing types that can address the community's need for more affordable housing options. Employment opportunities are expanded as we preserve areas to support industries that result in job creation, while we also improve physical access to jobs through mixed-used redevelopment and expansion of a multimodal transportation systems (e.g., access to transit; walking and biking paths; etc.)

1. The County saw over 15 million visitors in 2018 and 2019. In 2020, there were over 12 million. (Source: Visitor Profile Study - Research prepared for Visit St. Pete/Clearwater) This drop was likely due to the Covid-19 pandemic that spread throughout the Country.

2. 2018 Population (U.S. Census July 2018 American Community Survey Estimate)

3. 2018 Population (U.S. Census American Community Survey, 5-Year Estimates)

4. 2045 Population Projection of 1,008,000 (SE Data, Forward Pinellas)

5. 2017 Households (U.S. Census American Community Survey, 2013-2017 Five Year Estimates)

6. This accounts for vacant developable land of 5 acres or more as of 2020.

7. Population Projections, Permanent Residents, Unincorporated Pinellas County, 2010-2040; Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida. University of Florida

Land use designations must guide redevelopment to support growth in the appropriate locations, where existing infrastructure and services are available, while also protecting our natural resources and being responsive to changing climate conditions. PLANPinellas' policies and decisions must reflect our commitment to the community's health and equity for everyone.

The following maps provide a snapshot of land use conditions for the county. The maps provided as part of this supplemental chapter are valid as of the date identified on the respective map. Please visit the County's Geographic Information System (GIS) tool for the latest information as linked here: <https://egis.pinellas.gov/apps/egis/>

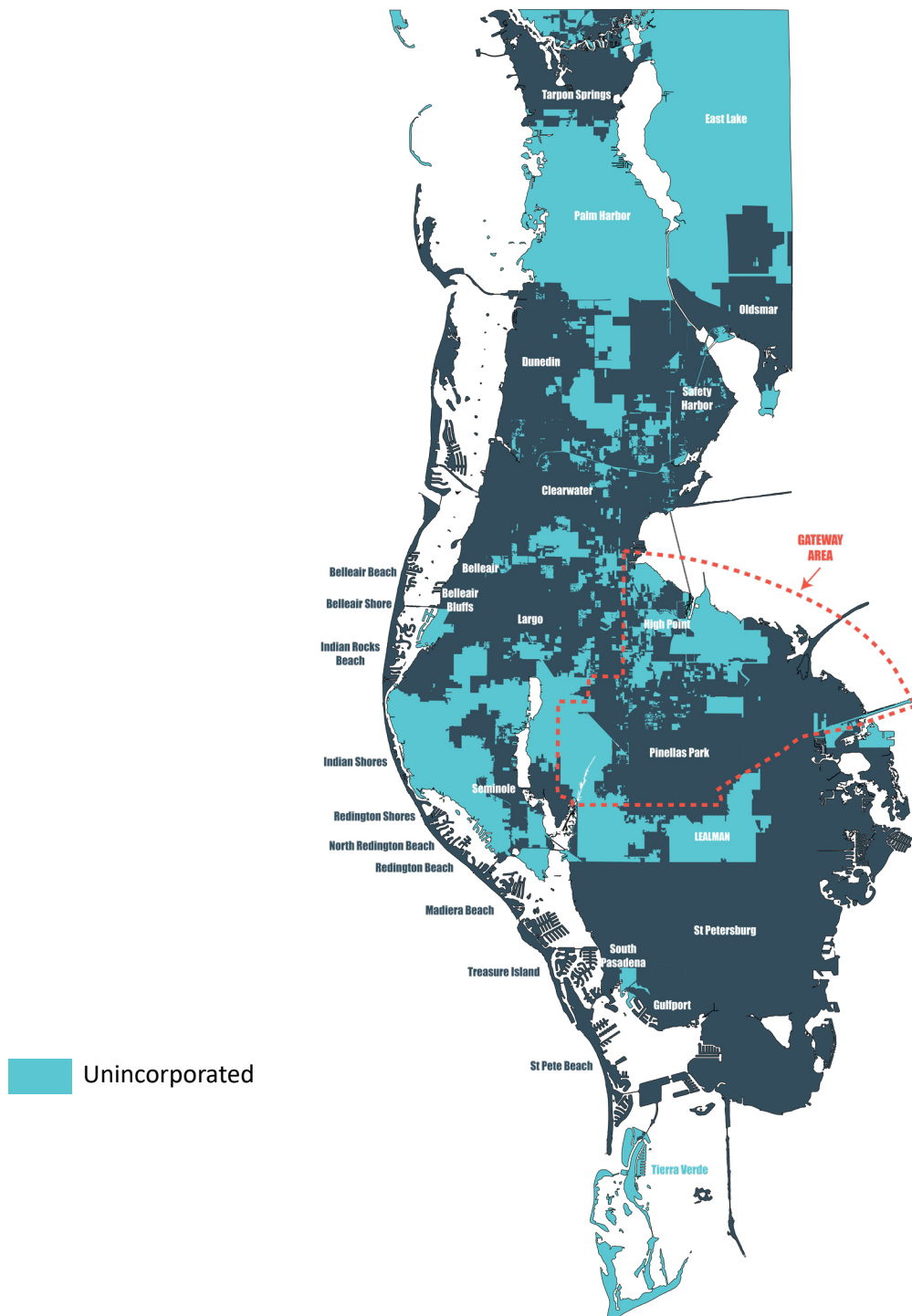


Figure 1: Unincorporated Pinellas County.

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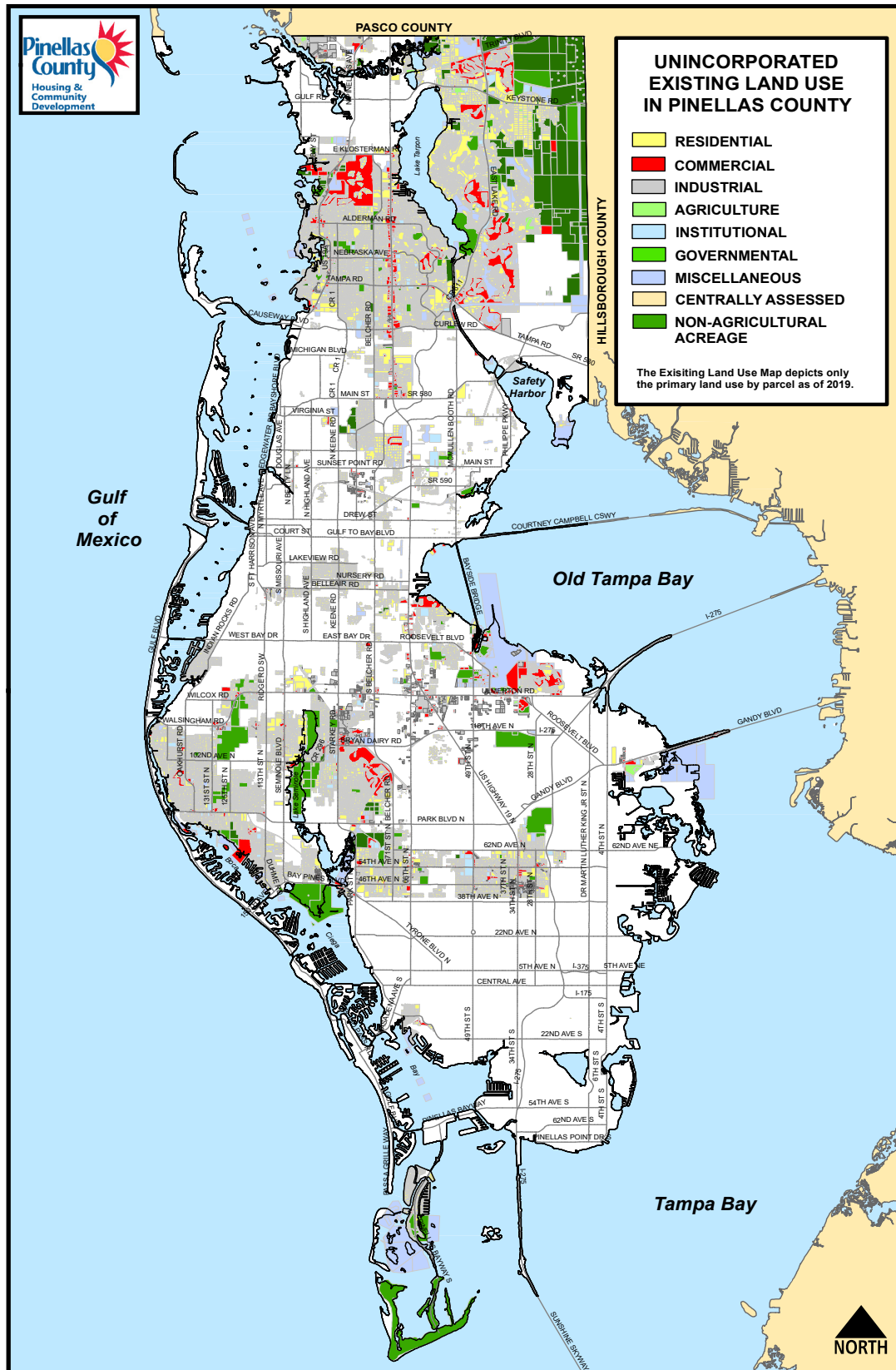


Figure 2: Existing Land Use in Pinellas County.

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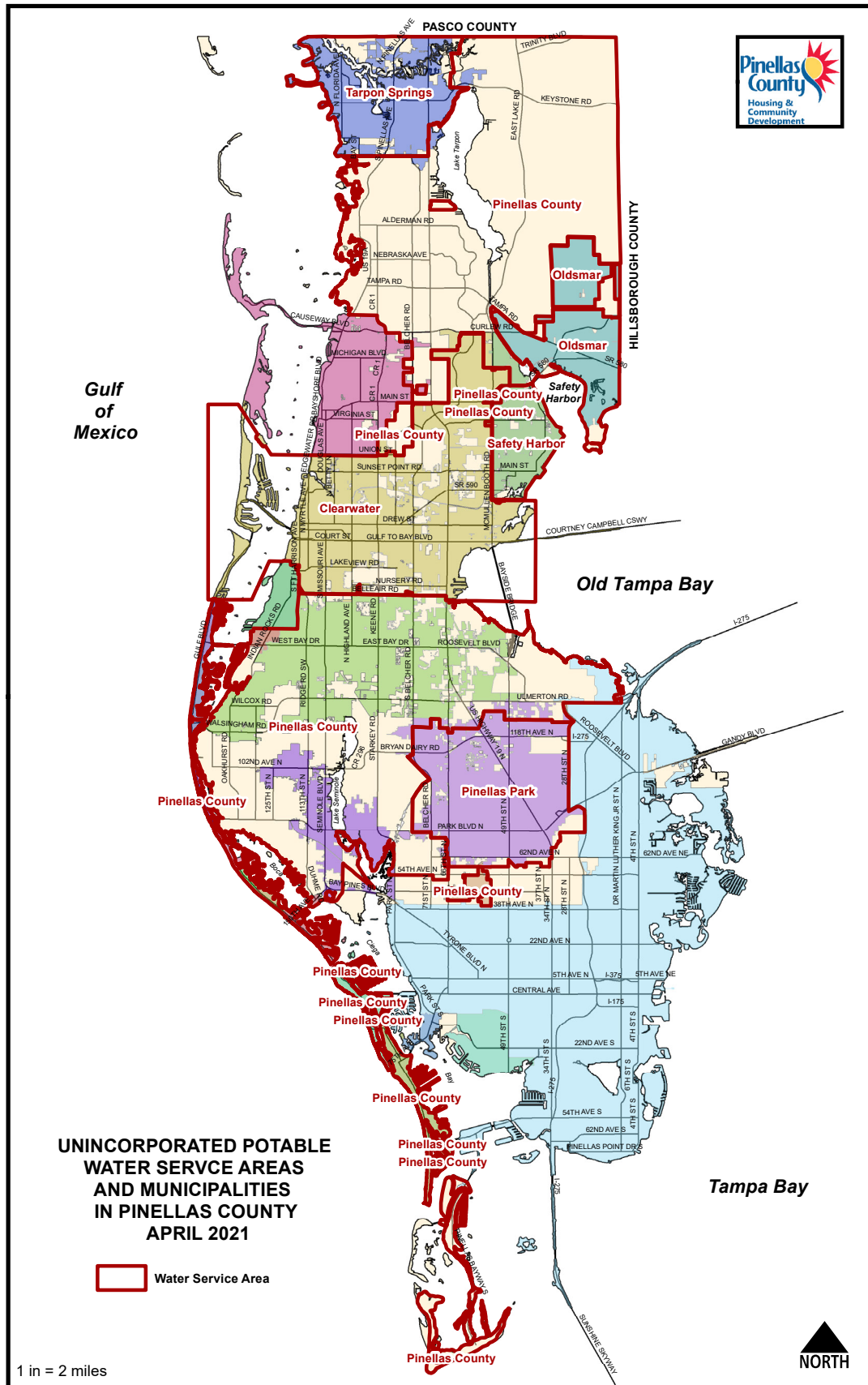


Figure 4: Potable Water Service Areas in Pinellas County.

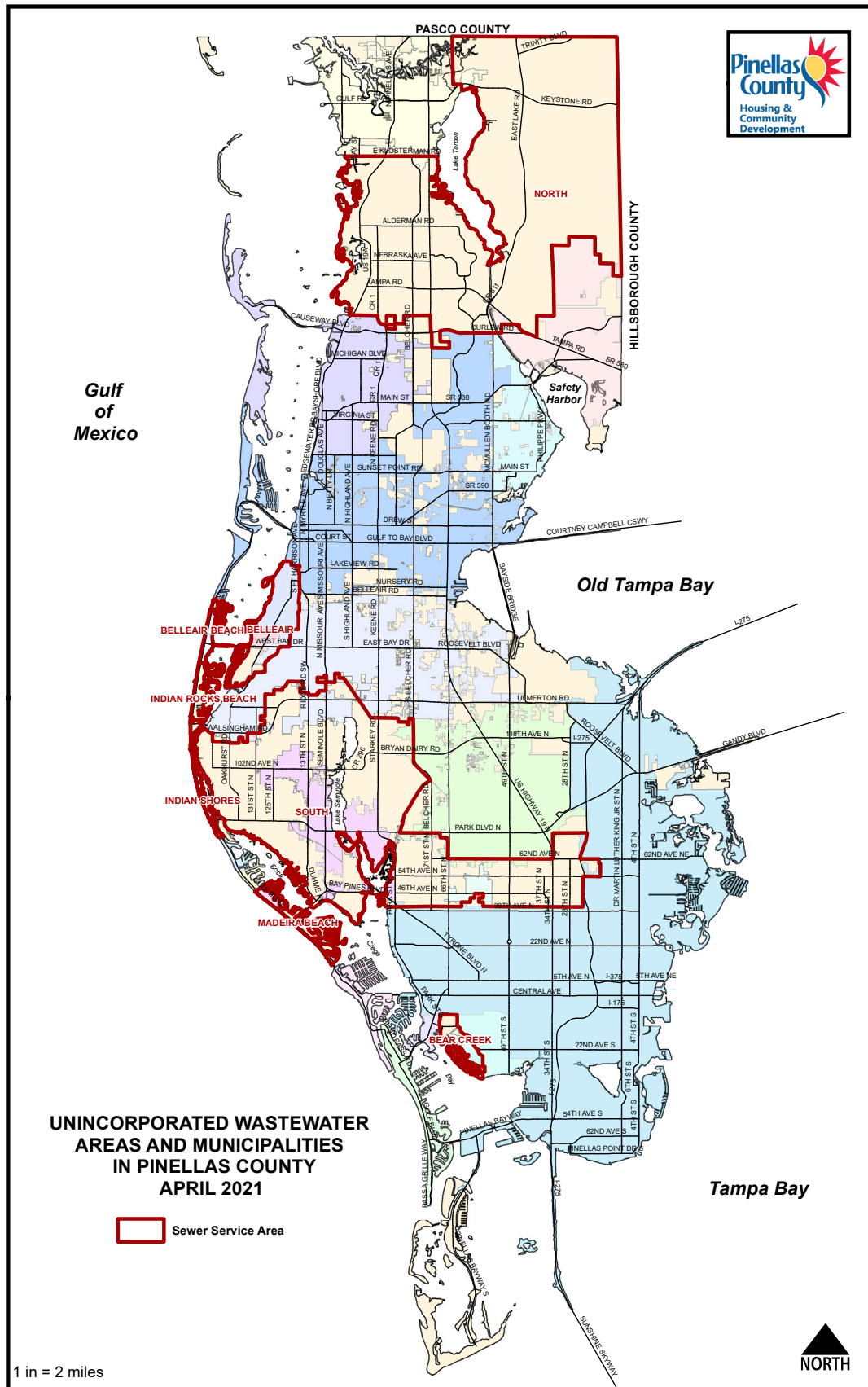


Figure 5: Wastewater Areas in Pinellas County.

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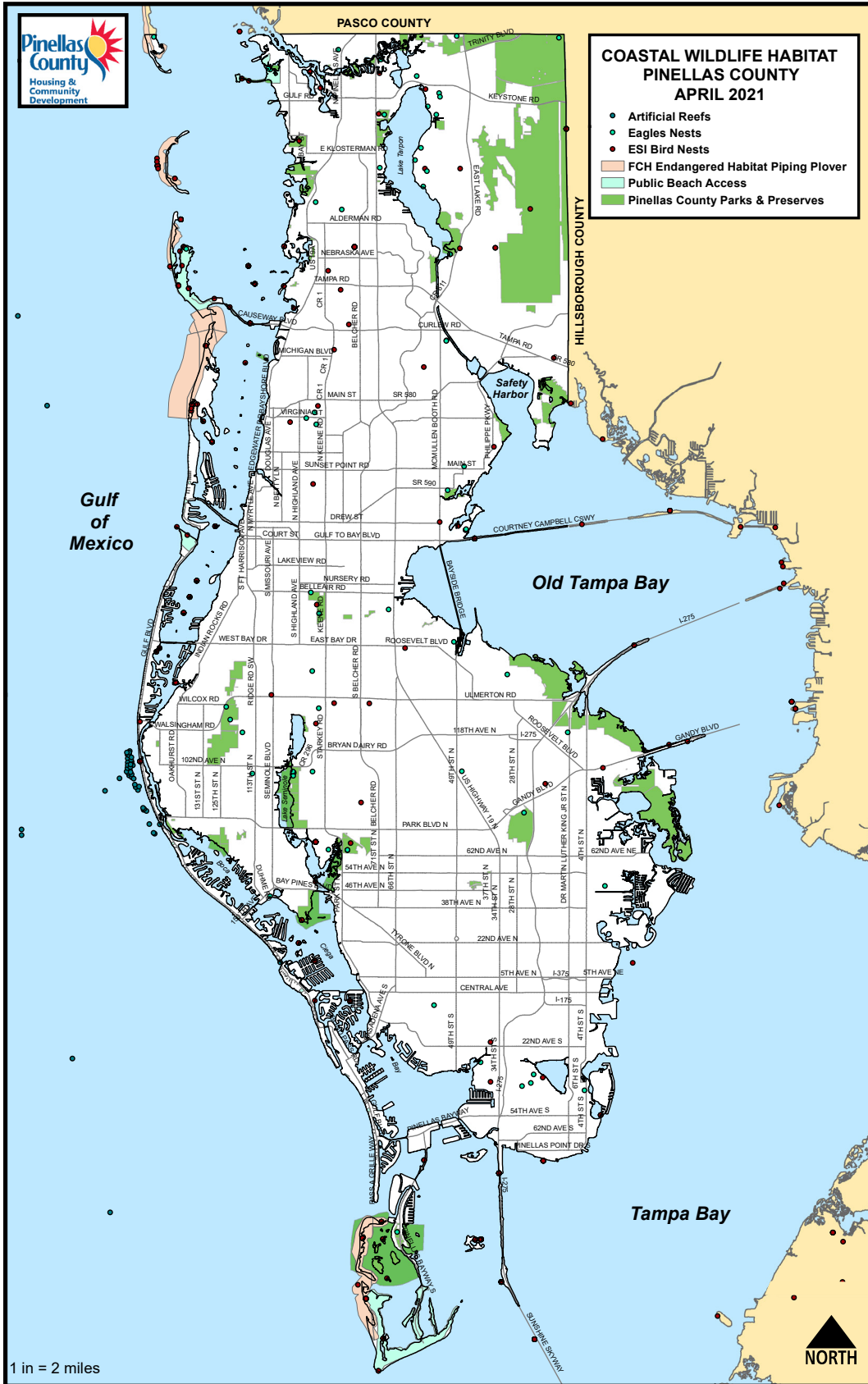


Figure 6: Coastal Wildlife Habitat.

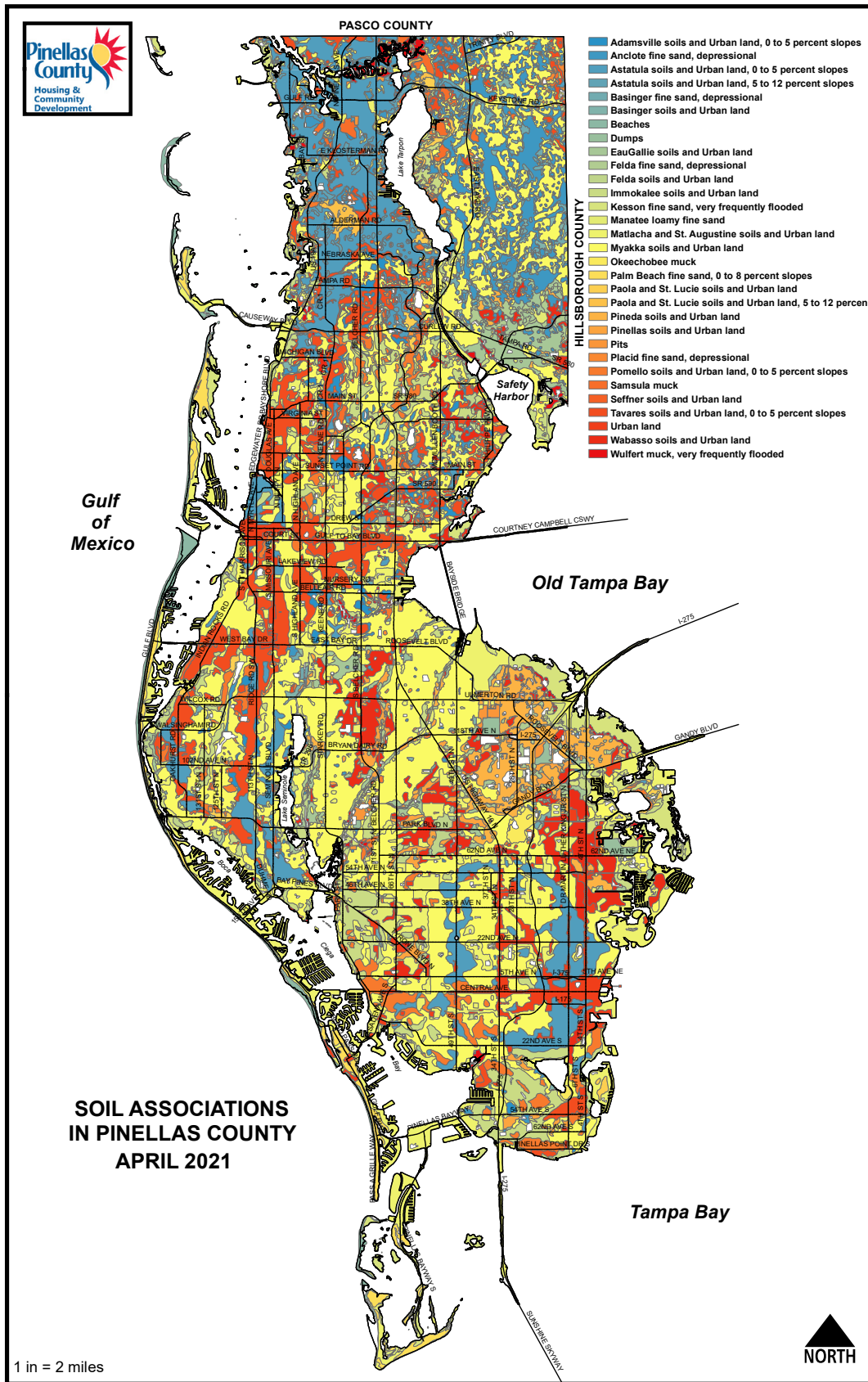


Figure 7: Soil Associations in Pinellas County.

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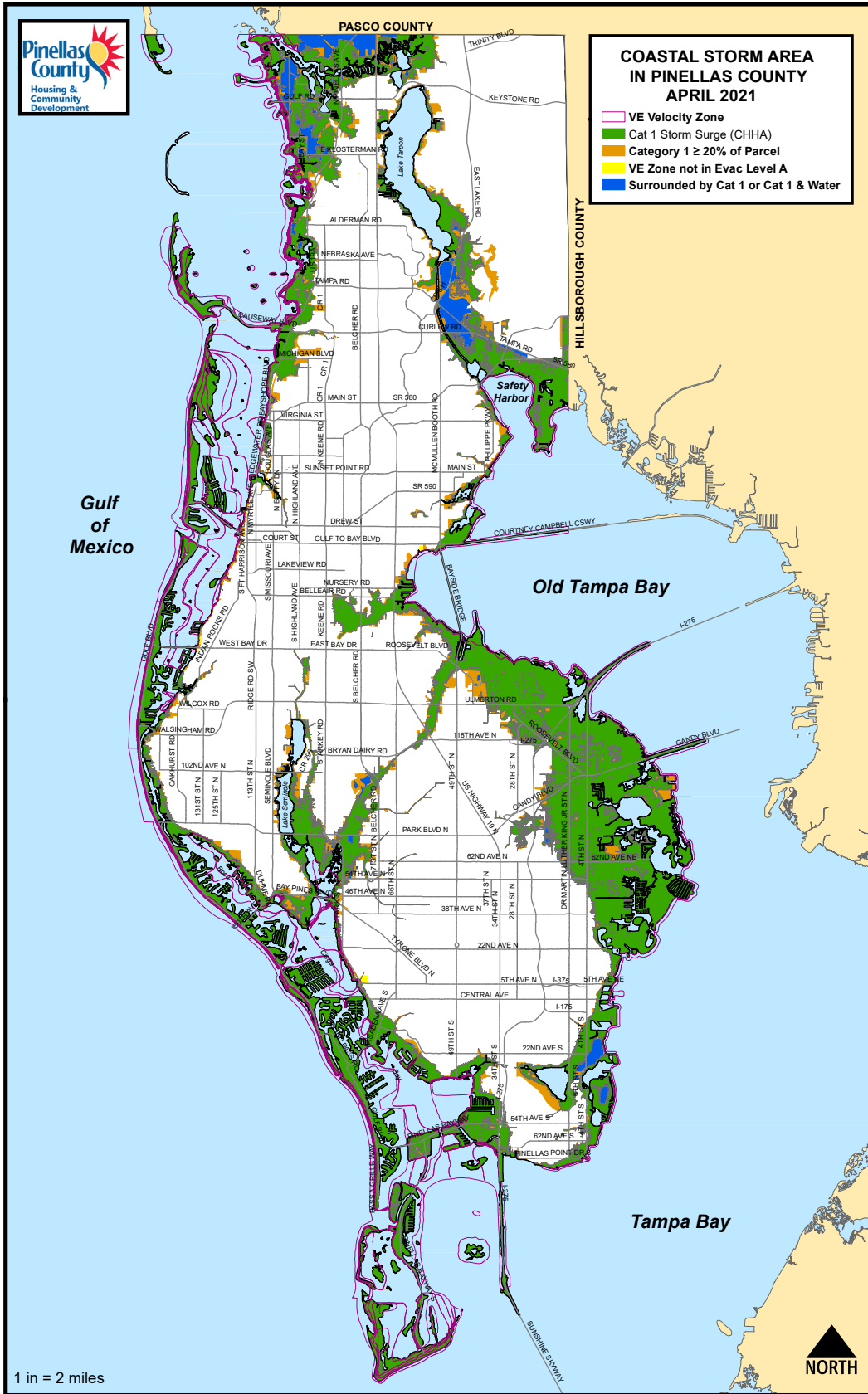


Figure 8: Coastal Storm Area in Pinellas County.

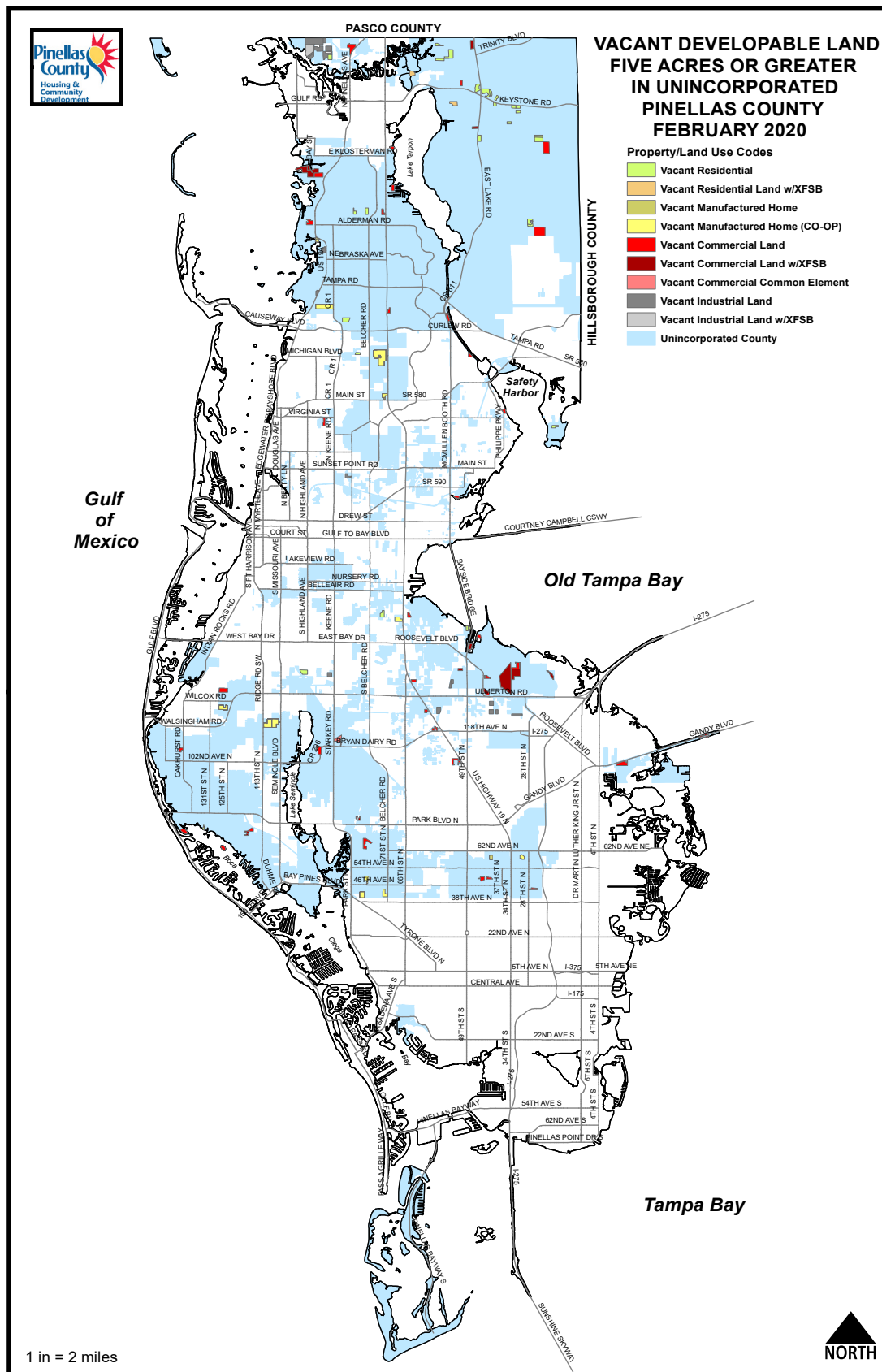


Figure 9: Vacant Developable Land Five Acres or Greater in Unincorporated Pinellas County.