



Tierra Verde Community Overlay

Vision: *Tierra Verde is a beautiful, tranquil, family oriented residential island community, surrounded by natural lands, the Gulf of Mexico and Tampa Bay. Small businesses and commercial uses serve to complement and support island residents. The surrounding waters support a thriving recreational boating industry with marinas and boat access points that are complementary to the character and scale of the community.*

1.18 Objective: The Board of County Commissioners will utilize a Community Overlay to define and recognize Tierra Verde as a cohesive community and their decisions will support the local vision, community character, and natural environment.

1.18.1 Policy: Land use, zoning and conditional use decisions by Pinellas County that affect properties in Tierra Verde should be compatible with the Island's established residential development pattern, allow for recreational boating opportunities where consistent with the Island's character, and/or enhance the viability of local businesses that serve the community.

1.18.2 Policy: The quality of life and residential character of the Tierra Verde community will be protected by retaining sufficient acreage on the Future Land Use Map for businesses that serve the local residents, by supporting recreational boating, by establishing community gathering places, and by respecting and protecting the natural environment that surrounds the Island.

1.18.3 Policy: All development on the Island should be compatible with the community and surrounding residential properties, and fit within the height, scale and criteria of current development regulations.

1.18.4 Policy: The siting of boat access facilities and services on the Island will be consistent with the siting criteria included in the Coastal Management Element of the Pinellas County Comprehensive Plan.

- 1.18.5 Policy: Pinellas County will consider Tierra Verde's coastal vulnerability when making land use, zoning and conditional use decisions in the community.
- 1.18.6 Policy: Pinellas County will work to enhance communication between the County and Tierra Verde businesses and residents.
- 1.19. Objective: The natural surroundings of Tierra Verde will be preserved and enhanced as they provide a vital coastal habitat function as well as a resource-based recreation function dependant on a coastal location.
- 1.19.1 Policy: Land use, zoning, conditional use and project decisions by Pinellas County and other agencies will place a priority on the protection of native vegetation, terrestrial and marine habitats and dependent species.
- 1.19.2 Policy: Pedestrian and bicycling connectivity on the Island, and to connect to points off the island, will be maintained and improved where feasible, as well as opportunities for kayaking and non-motorized water access.
- 1.20. Objective: Identify and prioritize infrastructure improvements necessary to maintain public safety and quality of life in Tierra Verde.
- 1.20.1 Policy: Pinellas County will identify infrastructure improvements that support the Vision for Tierra Verde and include them within the Capital Improvements Element of the Pinellas County Comprehensive Plan and/or in other applicable implementing plans or programs,
- 1.20.2 Policy: In determining priorities for infrastructure improvements Pinellas County will consider input from the community.



***Adopted March 18, 2008, as a part of the Future Land Use and Quality
Communities Element of the Pinellas County Comprehensive Plan***