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Pinellas County

A FLORIDA COUNTY GUIDE · GULF COAST

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REGION

Gulf Coast

COMMUNITIES TO START WITH

**St. Petersburg,
Clearwater, Dunedin,
Tarpon Springs**

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A compact urban peninsula with major beaches, arts districts, walkable downtowns and a dense network of established communities.

Pinellas County is a compact, highly developed peninsula where St. Petersburg, Clearwater, older Gulf communities and barrier-island beaches sit within a dense road and bridge network. The county can feel close together until a daily route crosses water, a congested corridor or an evacuation zone.

Healthcare, tourism, technology, marine work, education and professional services support the economy, while Tampa adds jobs across the bay. A household working in Tampa, downtown St. Petersburg, Clearwater or the beach communities should treat bridge and causeway travel as part of the housing cost.

Compare a mainland community with any beach or flood-sensitive option on the shortlist. Drive the relevant bridge, review the county flood and evacuation maps separately, examine post-storm repairs and permits, and price the exact roof, building and insurance profile.

Lifestyle: Beaches · Arts · Urban coast

Pinellas County by the numbers

Population Census estimate	963,481	At the last full count 2020 Census	959,107
Median age	49.0	Aged 65 and over	26.4%
Under 18	15.4%	Median household income	\$72,646
Median home value what owners estimate	\$355,100	Homeownership	69.5%
People per household	2.20	Average commute	25.2 minutes

U.S. Census Bureau, American Community Survey, published January 2026, read September 19, 2026. Survey figures are estimates; median home value is what owners estimate their home is worth, not a sale price.

Communities to compare

St. Petersburg

St. Petersburg combines a lively downtown, arts districts, waterfront parks, established neighborhoods and regional employment. Compare central access with south, west and north city areas, then verify flood, evacuation and bridge-dependent routes.

Dunedin

Dunedin offers a smaller walkable center, waterfront parks, trail access and established neighborhoods. Housing supply can be tight, so compare flood exposure, age of construction and access to U.S. 19 as carefully as downtown charm.

Clearwater

Clearwater is the county seat with mainland neighborhoods, employment and healthcare, while Clearwater Beach sits across a causeway in a separate tourism environment. Test island access and do not treat the two settings as one market.

Tarpon Springs

Tarpon Springs provides a historic Greek waterfront identity, northern Pinellas location and access toward Pasco County. Compare the sponge docks and older center with suburban sections, then test flood conditions and southbound travel.

Checks before Pinellas County becomes the answer

- ☐ **Identify the bridge in your week.** If work, healthcare or family requires Tampa or another side of the peninsula, drive the bridge and approach roads during actual travel hours.
- ☐ **Check flood and evacuation maps separately.** A property's flood zone and hurricane evacuation zone are not the same. Review both with elevation and route access.
- ☐ **Examine storm repair and permits.** For coastal and floodplain property, verify permits, elevation requirements, substantial-damage rules and the quality of repairs after recent storms.
- ☐ **Price building age and wind protection.** Roof, windows, electrical, plumbing, elevation and condo or association finances can change the total cost of an otherwise similar home.
- ☐ **Map healthcare without crossing a bottleneck.** Confirm routine, specialty and emergency access from the neighborhood, including bridge or seasonal traffic where relevant.
- ☐ **Test beach access as a resident.** Compare parking, visitor traffic, causeway travel and ordinary errands—not only the beach experience—before choosing island life.

Questions to answer for Pinellas County

Compact geography creates many micro-markets

Downtown St. Petersburg, north-county towns, mainland suburbs and barrier islands differ in housing age, flood exposure, walkability and transportation even when mileage is short.

Tampa Bay work may cross water

Pinellas has its own healthcare, tourism, marine, technology and service economy, while many residents connect to Hillsborough employment. Bridge reliability belongs in the location decision.

Care is available but route-sensitive

Hospitals and specialty providers are distributed across the peninsula. Confirm the ordinary and emergency route from the address without assuming county compactness guarantees quick access.

U.S. 19 and bridges are major decision lines

U.S. 19 handles long north-south travel, while limited bridges connect Tampa and barrier-island causeways connect the beaches. Surface approaches can be the constraint.

Evacuation planning is central

Low elevation, storm surge, heavy rain and mobile-home vulnerability make address-level planning essential. Know the zone, destination and timing before storm season.

Places that reveal the county

Fort De Soto Park

Pinellas County's largest park, spread across five keys at the mouth of Tampa Bay around an 1898 coastal fort.

Caladesi Island State Park

An undeveloped barrier island off Dunedin reachable only by boat, with a beach that has been placed first in the country.

Sunken Gardens

Four acres of tropical garden in a drained sinkhole in St. Petersburg, planted in 1903 and one of the oldest roadside attractions in the country.

St. Pete Pier

A 26-acre waterfront park reaching into Tampa Bay, opened in 2020 on the site of the inverted pyramid pier that stood there for forty years.

Florida Botanical Gardens

A 182-acre county garden at Largo inside Pinewood Cultural Park, with more than fifteen separate planted areas and no admission charge.

Imagine Museum

A museum in St. Petersburg's Warehouse Arts District holding over 2,500 pieces of contemporary studio glass.

Heritage Village

Twenty-one acres at Largo holding more than thirty historic Pinellas County buildings moved here and restored, including a log cabin from 1852.

Clearwater Beach

A wide Gulf beach on a barrier island west of Clearwater, with a 1,080-foot pier and a festival at sunset every night of the year.

The Dalí Museum

The largest collection of Salvador Dalí's work outside Europe, in a hurricane-proof concrete box on the St. Petersburg waterfront.

Clearwater Marine Aquarium

A rescue and rehabilitation hospital for marine animals on Clearwater Beach, in a converted water treatment plant, and the former home of Winter the dolphin.

Museum of Fine Arts St. Petersburg

St. Petersburg's first art museum, open since 1965 on four waterfront acres, covering more than 5,000 years in one collection.

Honeymoon Island State Park

A barrier island at Dunedin, reached by causeway, named for the fifty honeymoon cottages a promoter built on it in 1939.

John's Pass Village & Boardwalk

A waterfront village of shops and seafood restaurants at Madeira Beach, on a pass that a hurricane opened in 1848.

Weedon Island Preserve

A 3,190-acre preserve on Tampa Bay holding shell mounds, mangrove paddling tunnels and a dugout canoe about 1,100 years old.

Tarpon Springs Sponge Docks

The working sponge docks on Dodecanese Boulevard, built by Greek divers from 1905 and still the heart of the most Greek city in America.

Chihuly Collection

A permanent collection of Dale Chihuly's glass on Central Avenue in St. Petersburg, in a building designed around the work.

The Florida Holocaust Museum

One of the larger Holocaust museums in the United States, founded by a survivor and built around an original boxcar from Poland.

Boyd Hill Nature Preserve

Two hundred and forty-five acres of six different Florida habitats on Lake Maggiore, minutes from downtown St. Petersburg.

Great Explorations Children's Museum

A hands-on children's museum in St. Petersburg, running since 1986 and now sitting next door to Sunken Gardens.

St. Pete Beach

A barrier island city on Long Key south of Clearwater, formed in 1957 from several beach towns and known for the pink Don CeSar hotel.

Beaches in Pinellas County

Always verify current parking, fees, water quality, lifeguard coverage and posted rules before leaving.

Fred Howard Park Beach

Honeymoon Island State Park Beach

Clearwater Beach

Belleair Beach

Indian Shores Beach

North Redington Beach

Madeira Beach

Sunset Beach Treasure Island

St. Pete Beach

Fort De Soto Park Beach

Sunset Beach Tarpon Springs

Caladesi Island State Park Beach

Sand Key Park Beach

Indian Rocks Beach

Redington Shores Beach

Redington Beach

Treasure Island Beach

Upham Beach

Pass-a-Grille Beach

Where to check

Pinellas County Government · Official county services, planning, property and resident information.

pinellas.gov

Pinellas Emergency Management · Current alerts, special-needs planning and county preparedness programs.

pinellas.gov

Pinellas Flood Map Service Center · Address-level flood information and county map assistance.

pinellas.gov

Pinellas Evacuation Information · Official evacuation-zone, route and storm-surge guidance.

pinellas.gov