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# **FUTURE LAND USE**

## **Category Descriptions & Rules**

**PLAN**Pinellas



Amended April 26, 2011 (Ordinance 11-13 & Ordinance 11-14)

Amended April 15, 2014 (Ordinance 14-20)

Amended March 29, 2016 (Ordinance 16-18)

Amended November 22, 2016 (Ordinance 16-55)

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Amended October 20, 2020 (Ordinance 20-29)

# PINELLAS COUNTY COMPREHENSIVE PLAN FUTURE LAND USE [ FLUM ] CATEGORY DESCRIPTIONS & RULES.

The Future Land Use Map (FLUM) categories establish the maximum densities and intensities, the locational and use characteristics of each category, and additional standards and criteria as necessary to assist in managing the development of land in the unincorporated areas of Pinellas County. The purpose of the attached category descriptions and rules is to aid decision makers and the general public in understanding what the appropriate uses are in each category, where they should be located, and how intensively a parcel of land can be developed.

The Future Land Use Map was adopted as part of the Pinellas County Comprehensive Plan. Planning Department staff has automated the production of the FLUM using the Pinellas County Geographic Information System (GIS). The GIS now contains the digital spatial and attribute information for the FLUM, and includes all amendments that have been made to the FLUM since August 1989. As new amendments occur, they will be added to the GIS database and new Future Land Use Maps will be printed as needed. Half section maps of the unincorporated FLUM are available at the Pinellas County Housing and Community Development Department, 310 Court Street, Clearwater, Florida 33756 (727-464-8200). To view the current Future Land Use Map, please visit <https://pinellas-egis.maps.arcgis.com/apps/InformationLookup/index.html?appid=d28c337acb184a3986bade031bcd627>. Information and static Future Land Use Maps may also be obtained at the Pinellas County Development Review Services Department located at 440 Court Street, Clearwater, Florida 33756 (727-464-3888).

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RR

## RESIDENTIAL RURAL [ RR ]

### Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a rural, very low-density residential manner; and to recognize such areas as primarily well-suited for residential and agricultural uses that are consistent with the rural, exurban, non-intensive qualities and natural resource features of such areas.

### Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses - Residential; Agriculture
- » Secondary Uses - Residential Equivalent; \*Institutional; \*Transportation/Utility; \*Ancillary Nonresidential; Recreation/Open Space

### Locational Characteristics

This category is generally appropriate in areas where use and development characteristics are rural in nature; and in areas where environmental features are linked to the protection of natural resources such as aquifer recharge areas, groundwater resource areas, and the 100-year floodplain.

### Standards

Shall include the following:

- » Residential Use – Shall not exceed one-half (0.5) dwelling unit per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 0.5 dwelling unit per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) .60.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.

**RE****RESIDENTIAL ESTATE [ RE ]****Purpose**

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a large lot, very low-density residential manner; and to recognize such areas as primarily well-suited for estate residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential; Agricultural
- » Secondary Uses – Residential Equivalent; \*Institutional; \*Transportation/Utility; \*Ancillary Nonresidential; Recreation/Open Space

**Locational Characteristics**

This category is generally appropriate in areas where use and development characteristics are estate residential in nature; in areas serving as a transition between more rural and more urban residential areas; in environmentally-sensitive areas where the prohibition of development is not required to protect the natural resource; and in the 100 year floodplain (where preservation, open space, or recreation/open space are not feasible).

**Standards**

Shall include the following:

- » Residential Use – Shall not exceed one (1.0) dwelling unit per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 1.0 dwelling unit per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.

**RS****RESIDENTIAL SUBURBAN [ RS ]****Purpose**

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a suburban, low-density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential; Agricultural
- » Secondary Uses - Residential Equivalent; \*Institutional; \*Transportation/Utility; \*Ancillary Nonresidential; Recreation/Open Space

**Locational Characteristics**

This category is generally appropriate in areas where use and development characteristics are suburban residential in nature; in areas serving as a transition between more rural and more urban residential areas; and in areas within the 100 year floodplain (where preservation, open space, or recreation/open space are not feasible).

**Standards**

Shall include the following:

- » Residential Use – Shall not exceed two and one-half (2.5) dwelling units per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 2.5 dwelling units per acre.
- » Non-residential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.





## RESIDENTIAL LOW [ RL ]

### Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a low-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the low-density, non-intensive qualities and natural resource characteristics of such areas.

### Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential
- » Secondary Uses – Residential Equivalent, \*Institutional; \*Transportation/Utility, \*Ancillary Nonresidential; Recreation/Open Space

### Locational Characteristics

This category is generally appropriate to locations between major employment centers and community and regional shopping centers; in areas where use and development characteristics are low-density residential in nature, in areas serving as a transition between more suburban and more urban residential areas; and in areas within the 100-year floodplain (where preservation, open space, or recreation/open space are not feasible).

### Standards

Shall include the following:

- » Residential Use – Shall not exceed five (5) dwelling units per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 5 dwelling units per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.

**RU****RESIDENTIAL URBAN [ RU ]****Purpose**

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in an urban low-density residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities and natural resource characteristics of such areas.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential
- » Secondary Uses – Residential Equivalent; \*Institutional; \*Office; \*Personal Service/Office Support; \*Retail Commercial; Live/Work; \*Transportation/Utility; \*Ancillary Nonresidential; Recreation/Open Space

**Locational Characteristics**

This category is generally appropriate to locations between major employment centers and community and regional shopping centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas.

**Standards**

Shall include the following:

- » Residential Use – Shall not exceed seven and one-half (7.5) dwelling units per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 7.5 dwelling units per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.
- » Non-residential uses permitted within Live/Work units will be limited to retail sales and service, office, and/or educational purposes.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.



## RESIDENTIAL LOW MEDIUM [ RLM ]

### Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a low to moderately intensive residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

### Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential
- » Secondary Uses – Residential Equivalent; \*Institutional; \*Office; \*Personal Service/Office Support; \*Retail Commercial; Live/Work; \*Transportation/Utility; \*Ancillary Nonresidential; Recreation/Open Space

### Locational Characteristics

This category is generally appropriate in areas served by a complete range of urban services with particular emphasis on the availability of transit service and recreation/open space facilities; in areas where use and development characteristics are low medium residential in nature; in areas serving as a transition between low-density and high-density residential areas; and in areas in close proximity to major employment centers, community and regional shopping centers, and arterial and collector highway facilities.

### Standards

Shall include the following:

- » Residential Use – Shall not exceed ten (10) dwelling units per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 dwelling units per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50 nor an impervious surface ratio (ISR) of .75.
- » Non-residential uses permitted within Live/Work units will be limited to retail sales and service, office, and/or educational purposes.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.

**RM****RESIDENTIAL MEDIUM [ RM ]****Purpose**

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a moderately intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential
- » Secondary Uses – Residential Equivalent; \*Office; \*Personal Service/Office Support; \*Retail Commercial; \*Institutional; Live/Work; \*Transportation/Utility; \*Ancillary Nonresidential; Recreation/Open Space

**Locational Characteristics**

This category is generally appropriate to locations in close proximity to major employment centers and community and regional shopping centers; in areas where use and development characteristics are medium-density residential in nature; in areas serving as a transition between less urban and more urban residential and mixed use areas; and in areas served by a complete range of urban services with particular emphasis on transit service and recreation/open space facilities. These areas are typically in close proximity to and may have direct access from the arterial and thoroughfare highway network.

**Standards**

Shall include the following:

- » Residential Use – Shall not exceed fifteen (15) dwelling units per acre.
- » Residential Equivalent Use – shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 dwelling units per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.
- » Non-residential uses permitted within Live/Work units will be limited to retail sales and service, office, and/or educational purposes.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.



## RESIDENTIAL HIGH [ RH ]

### Purpose

It is the purpose of this category to depict those areas of the County that are now developed in a highly intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban and intensive qualities, transportation facilities and natural resource characteristics of such areas.

### Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential
- » Secondary Uses – Residential Equivalent; \*Institutional; Office; Personal Service/Office Support; Retail Commercial; Live/Work; \*Transportation/Utility; \*Ancillary Nonresidential; Recreation/Open Space

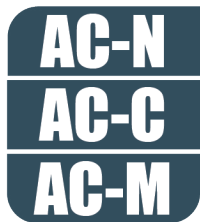
### Locational Characteristics

This category is generally appropriate to locations in close proximity to major employment centers and community and regional shopping centers; in areas where use and development characteristics are high-density residential in nature; and in areas served by a complete range of urban services with particular emphasis on the availability of mass transit and recreation/open space facilities. Amendments designating the Residential High category are most appropriate within ½ mile of Multimodal Corridors or Future Transit Investment Corridors depicted on the Countywide Plan Land Use Strategy Map.

### Standards

Shall include the following:

- » Residential Use – Shall not exceed thirty (30) dwelling units per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 30 dwelling units per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .60 nor an impervious surface ratio (ISR) of 0.85.
- » Non-residential uses permitted within Live/Work units will be limited to retail sales and service, office, and/or educational purposes.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.



# ACTIVITY CENTER - NEIGHBORHOOD [ AC-N ]

# ACTIVITY CENTER - COMMUNITY [ AC-C ]

# ACTIVITY CENTER - MAJOR [ AC-M ]

## Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, as dynamic areas of mixed use that serve as neighborhood, community or regional focal points of commerce, employment, public activity, and housing; and to recognize such areas so that they complement a community's distinctive characteristics, are compatible with natural resource features, and do not adversely affect public services and facilities. This category may be utilized to support development that will create a strong sense of community identity for a specific area as expressed in a community vision or local plan developed through a local public participation process.

## Use Characteristics

Those uses as set forth in the applicable community plan. This category may also be depicted as an overlay on the Future Land Use Map. When an overlay is used, the Use Characteristics shall be as listed in the underlying principal FLUM category(ies), as they may be modified by the applicable community plan.

## Locational Characteristics

This category is generally appropriate to those locations that have historically served, or are appropriate to serve, as town, suburban commercial, or neighborhood centers that are characterized by a more concentrated and integrated mixed use development pattern that creates a walkable environment and are served by, or planned to be served by, transit commensurate with the type, scale and intensity of the activity center. Appropriate locations include roadway intersections identifies on the Countywide Plan Land Use Strategy Map and Table 1 of the Countywide Plan Strategies or other locations identified in a community vision or through a local planning process.

The Countywide Plan Land Use Strategy Map and Table 2 of the Countywide Plan Rules identify locations appropriate to be designated as Activity Center utilizing one of four subcategories. Additional locations may be deemed appropriate pursuant to the Countywide Plan Map amendment process for Activity Centers and Multimodal Corridors.

## Standards

The applicable standards for this category shall be specified in the applicable community plan and the Pinellas County Land Development Code. These standards shall not exceed the following:

**Table FLUM-1. Activity Center Density/Intensity Standards**

Activity Center Type	Maximum Density (Dwelling Units per Acre)	Maximum Intensity (Floor Area Ratio)	Transient Accommodations (Units per Acre)
Neighborhood	60	2.0	100
Community	90	3.0	150
Major	150	5.0	250



- » Either the density standard or the intensity standard in Table FLUM-1 can be used to determine the number of dwelling units allowed on a parcel of land. For mixed-use projects, either an all-inclusive FAR or a proportionate share of units per acre and FAR can be used.
- » Properties within the Coastal High Hazard Area shall maintain their maximum permitted densities per the Future Land Use Map designation in place prior to an Activity Center land use change.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per the number of permitted dwelling units.

## Special Note

The above standards in Table FLUM-1 represent the maximum development density and intensity that may be permitted within the Activity Center category. The Pinellas County Land Development Code and the applicable community plan may further restrict the density and intensity of development within an area having this designation in order to ensure that development is compatible with the surrounding community and its distinctive characteristics, with the availability of public services and facilities, and with the area's natural and cultural resources. The Pinellas County Land Development Code and the applicable community plan or regulating plan may require that a project meet certain requirements in order to exceed a base residential density or intensity established in the community plan, regulating plan, or the Land Development Code.

## Community Plan

Use of this category shall require a community plan in accordance with the Future Land Use chapter.



**MIXED USE CORRIDOR - PRIMARY [ MUC-P ]**  
**MIXED USE CORRIDOR - SECONDARY [ MUC-S ]**  
**MIXED USE CORRIDOR - SUPPORTING [ MUC-Su ]**

## Purpose

It is the purpose of this category to depict those corridors in the County that are served by multiple modes of transportation, including automobile, truck, bus, rail, bicycle, and/or pedestrian. This category is generally characterized by development of appropriate building density and land uses that are planned and designed to support accessible transit service.

## Use Characteristics

Those uses as specifically set forth in the applicable community plan. This category may also be depicted as an overlay on the Future Land Use Map. When an overlay is used, the Use Characteristics shall be as listed in the underlying principal Plan category(ies), as they may be modified by the applicable community plan.

## Locational Characteristics

Locations appropriate to be designated with the Mixed Use Corridor category are identified on the Countywide Plan Land Use Strategy Map and Table 3 of the Countywide Plan Strategies.

## Standards

The applicable standards for this category shall be specified in the applicable community plan and the Pinellas County Land Development Code. These standards shall not exceed the following:

**Table FLUM-2. Mixed Use Corridor Density/Intensity Standards**

Corridor Type	Maximum Density (Dwelling Units per Acre)	Maximum Intensity (Floor Area Ratio)	Transient Accommodations (Units per Acre)
Primary	55	3.5	90
Secondary	50	3.0	85
Supporting	45	2.5	75

- » Either the density standard or the intensity standard in Table FLUM-2 can be used to determine the number of dwelling units allowed on a parcel of land. For mixed use projects, either an all-inclusive FAR or a proportionate share of units per acre and FAR can be used.
- » Properties within the Coastal High Hazard Area shall maintain their maximum permitted densities per the Future Land Use Map designation in place prior to an Activity Center land use change.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per the number of permitted dwelling units.

## Special Note

The above standards represent the maximum development density and intensity that may be permitted within the Corridor category. The Pinellas County Land Development Code and the applicable community plan may further restrict the density and intensity of development within an area having this designation in order to ensure that development is compatible with the surrounding community and its distinctive characteristics, with the availability of public services and facilities, and with the area's natural and cultural resources. The Pinellas County Land Development Code and the applicable community plan or regulating plan may require that a project meet certain requirements in order to exceed a base residential density or intensity established in the community plan, regulating plan, or the Land Development Code.

## Community Plan

Use of this category shall require a community plan in accordance with the Future Land Use chapter.

**PRD****PLANNED REDEVELOPMENT DISTRICT [ PRD ]****Purpose**

It is the purpose of this category to depict those areas of the County that are developed with a mix of residential and nonresidential uses, within neighborhoods or distinct areas that are interrelated and complementary, with densities/intensities and urban design that promote walking, biking, and transit use. This category is intended for areas that are more dense/intense than typical for the surrounding community but less dense/intense than Activity Centers or Mixed Use Corridors, with supportive planning that facilitates infill and redevelopment and may allow for a variety of densities and building styles.

**Use Characteristics**

Those uses as specifically set forth in the applicable community plan. This category may also be depicted as an overlay on the Future Land Use Map. When an overlay is used, the Use Characteristics shall be as listed in the underlying principal Plan category(ies), as they may be modified by the applicable community plan.

**Locational Characteristics**

This category is generally appropriate to locations in close, walkable, or bikeable proximity to Activity Centers and Mixed Use Corridors, and may serve as a buffer between those categories and surrounding uses; or in other areas where use and development include higher densities and intensities than the surrounding community. These areas are typically in proximity to and may have direct access from the arterial and highway network that are served by transit in a manner that provides an alternative to individual automobile use.

**Standards**

The applicable standards for this category shall be specified in the applicable community plan and the Pinellas County Land Development Code. These standards shall not exceed the following:

- » Residential Use – Shall not exceed 45 units per acre or 2.0 FAR.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 45 units per acre.
- » Transient Accommodations – Shall not exceed 75 units per acre or 2.0 FAR.
- » Nonresidential Use – Shall not exceed a 2.0 FAR.
- » Mixed-Use – For mixed use projects, either an all-inclusive FAR or a proportionate share of UPA an FAR can be used.
- » Target Employment Center – A 100% intensity bonus may be applied to the applicable nonresidential intensity standard for Manufacturing, Office and Research/Development.

**R/OL****RESIDENTIAL/OFFICE LIMITED [ R/OL ]****Purpose**

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a residential and/or limited office use; and to recognize such areas as well-suited for residential and limited office use consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential Equivalent; Office
- » Secondary Uses – \*Residential; \*Institutional; \*Transportation/Utility; \*Ancillary Nonresidential; \*Personal Service/Office Support Use; Recreation/Open Space

**Locational Characteristics**

This category is generally appropriate to locations where it would serve as a transition from more intensive nonresidential use to low-density residential or less intensive public/semi-public use; in areas where office and residential use is established or is determined appropriate as a means of encouraging reuse and neighborhood-scale conversion; and along major transportation facilities where maintaining the traffic-carrying capacity is of paramount importance (e.g., Scenic/Noncommercial corridors). These areas are typically in close proximity to and served by the collector and arterial highway network.

**Standards**

Shall include the following:

- » Residential Use-Shall not exceed seven and one-half (7.5) dwelling units per acre, except on Scenic/Noncommercial corridors designated by the Countywide Plan, where residential use shall not exceed five (5.0) dwelling units per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 7.5 dwelling units per acre, except on Scenic/Noncommercial corridors designated by the Countywide Plan, where residential equivalent use shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 5.0 dwelling units per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .20, nor an impervious surface ratio (ISR) of .75.
- » Mixed Use - Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.

**R/OG****RESIDENTIAL/OFFICE GENERAL [ R/OG ]****Purpose**

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in residential, office, and/or employment use that have off-site impacts comparable to office and medium-density residential uses; and to recognize such areas as primarily well-suited for a mixed use of a residential/office character consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential Equivalent; Office; Research/Development-Light
- » Secondary Uses – \*Residential; \*Institutional; \*Transportation/Utility; \*Ancillary Nonresidential; \*Personal Service/Office Support; \*Manufacturing-Light; Recreation/Open Space

**Locational Characteristics**

This category is generally appropriate to locations where it would serve as a transition from a high intensity activity center (such as a major traffic corridor) or more intensive nonresidential use to low-density residential or public/semi-public use; and in areas where the size and scale of office use is appropriate to free standing office. These areas are typically in close proximity to and served by the arterial and major thoroughfare highway network, as well as by mass transit.

**Standards**

Shall include the following:

- » Residential Use – Shall not exceed fifteen (15) dwelling units per acre. The actual dwelling unit density allowed within this density range will be determined, in part, by the characteristics and density of neighboring residential areas. Shall not exceed ten (10.0) dwelling units per acre on property located in the Coastal Storm Area with an R/OG designation established prior to March 29, 2016.
- » Residential Equivalent Use - Shall not exceed an equivalent 3.0 beds per permitted dwelling unit at 15.0 dwelling units per acre.
- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of 0.50, nor an impervious surface ratio (ISR) of .75.
- » Mixed Use - Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.



**R/O/R****RESIDENTIAL/OFFICE/RETAIL [ R/O/R ]****Purpose**

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in residential, office and/or retail commercial use; and to recognize such areas as well-suited for employment uses that have off-site impacts comparable to office and retail commercial uses, and for mixed use of a residential/office/retail character consistent with the surrounding uses, transportation facilities, and natural resource characteristics of such areas.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential; Residential Equivalent; Office; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Transient Accommodation; Research/Development-Light; Manufacturing-Light
- » Secondary Uses – \*Institutional; \*Transportation/Utility; \*Ancillary Nonresidential; \*Manufacturing-Medium; Recreation/Open Space

**Locational Characteristics**

This category is generally appropriate to locations where it would serve as a transition from more intensive nonresidential uses or major roadways to residential, office or public/semi-public uses. These areas are typically in close proximity to and served by the arterial roadway network where mixed use development allows interaction between uses and encourages mass transit and non-vehicular trips.

**Standards**

Shall include the following:

- » Residential Use – Shall not exceed twenty-four (24) dwelling units per acre. Shall not exceed (10.0) dwelling units per acre on property located in the Coastal Storm Area with an R/O/R designation established prior to March 29, 2016.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at twenty-four (24) dwelling units per acre.
- » Transient Accommodation Use – Shall not exceed: (1) thirty (30) units per acre; or (2) in the alternative, if designated on the Zoning Atlas with the Transient Accommodation Use Overlay, the following density and intensity standards shall apply to permanent transient accommodation uses, subject to a project meeting the requirements of the Pinellas County Land Development Code pertaining to the Transient Accommodation Use Overlay (which include execution of a development agreement): forty-five (45) units per acre; a floor area ratio (FAR) of 1.0; and impervious surface ratio (ISR) of 0.85.
- » Nonresidential Use – Except as provided for in the above standards for transient accommodation use, nonresidential uses shall not exceed a floor area ratio (FAR) of 0.55 and shall not exceed an impervious surface ratio (ISR) of 0.85.
- » When located in a Target Employment Center – Shall not exceed an FAR of 1.1 for Manufacturing, Office, and Research/Development uses.
- » Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.

**RFO-P****RESORT FACILITIES OVERLAY - PERMANENT  
[ RFO-P ]****Purpose**

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in residential and permanent transient accommodation use; and to recognize such areas as well-suited for the combination of residential and permanent transient accommodation use consistent with the location, density, surrounding uses, transportation facilities and natural resource characteristics of such areas.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential; Permanent Transient Accommodations
- » Secondary Uses – Residential Equivalent; \*Institutional; \*Transportation/Utility; \*Ancillary Nonresidential; Recreation/Open Space

**Locational Characteristics**

This category is generally appropriate to locations where it would identify existing low to moderately intensive mixed residential and small-scale permanent transient accommodation use in and adjacent to the resort areas of the county; in locations where unique recreational assets warrant the combination of permanent accommodations in close proximity to and served by the arterial and major thoroughfare network.

**Standards**

Shall include the following:

- » Residential Use – Shall not exceed the maximum number of dwelling units per acre determined by the underlying residential plan category.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at the underlying residential density.
- » Permanent Transient Accommodation Use – Shall not exceed a ratio of 1.0 permanent transient accommodation unit to the permitted number of underlying residential units.
- » Nonresidential Use – Shall not exceed the maximum floor area ratio (FAR) nor the maximum impervious surface ratio (ISR) of the underlying residential category.
- » Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.

**RFO-T****RESORT FACILITIES OVERLAY - TEMPORARY  
[ RFO-T ]****Purpose**

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in residential and temporary transient accommodation use; and to recognize such areas as well-suited for the combination of residential and temporary transient accommodation use consistent with the location, density, surrounding uses, transportation facilities and natural resource characteristics of such areas.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Residential; Temporary Transient Accommodations
- » Secondary Uses – Residential Equivalent; \*Institutional; \*Transportation/Utility; \*Ancillary Nonresidential; Recreation/Open Space

**Locational Characteristics**

This category is generally appropriate to locations where it would identify existing low to moderately intensive mixed residential and small-scale temporary transient recreational assets warrant the combination of temporary accommodations in close proximity to and served by the arterial and major thoroughfare network.

**Standards**

Shall include the following:

- » Residential Use – Shall not exceed the maximum number of dwelling units per acre determined by the underlying residential plan category.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at the underlying residential density.
- » Temporary Transient Accommodation Use – Shall not exceed a ratio of 1.0 temporary transient accommodation unit to the permitted number of underlying residential units.
- » Nonresidential Use – Shall not exceed the maximum floor area ratio (FAR) nor the maximum impervious surface ratio (ISR) of the underlying residential category.
- » Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.

**CN****COMMERCIAL NEIGHBORHOOD [ CN ]****Purpose**

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a manner to provide local, neighborhood-scale convenience commercial goods and services; and to recognize such areas as primarily well-suited for neighborhood commercial use consistent with the need, scale, and character of adjoining residential areas which they serve.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Office, Personal Service/Office Support; Retail Commercial; Commercial/Business Service as appropriate for neighborhood-scale activity
- » Secondary Uses – \*Institutional; \*Transportation/Utility, Manufacturing-Light; Recreation/Open Space; Accessory Residential Dwellings

**Locational Characteristics**

This category is generally appropriate to locations adjacent to and on the periphery of large, definable residential neighborhoods; in areas distant from other commercially designated properties and situated so as to preclude strip-like commercial development. These areas are generally located on a collector roadway and oriented to a specific and limited geographic neighborhood as distinct from through traffic on an arterial or major thoroughfare.

**Standards**

Shall include the following:

- » Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .80.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.

**CR****COMMERCIAL RECREATION [ CR ]****Purpose**

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a manner designed to provide commercial recreation activities; and to recognize such areas as primarily well-suited for commercial recreation consistent with the need, scale, and character of adjoining areas which they serve.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Race Track/Para-mutual Facility; Marina Facilities; Sports Stadium; other similar recreation facilities
- » Secondary Uses – Transient Accommodation; \*Institutional; \*Transportation/Utility; Accessory Residential Dwellings; Recreation/Open Space

**Locational Characteristics**

This category is generally appropriate to locations adjacent to major employment centers, community and regional shopping centers, and other areas designated for commercial use; in water-dependent locations for marina and boat service use; and with good access to major transportation facilities so as to serve the commercial recreation and major sports facility needs of the resident and tourist population of the County.

**Standards**

Shall include the following:

- » Transient Accommodation Use – Shall not (1) exceed ten (10) units per acre; or (2) in the alternative, if designated on the Zoning Atlas with the Transient Accommodation Use Overlay, the following maximum density and intensity standards shall apply to permanent transient accommodation uses, subject to a project meeting the requirements of the Pinellas County Land Development Code pertaining to the Transient Accommodation Use Overlay (which include execution of a development agreement): sixty (60) units per acre; a floor area ratio (FAR) of 1.2; and an impervious surface ratio (ISR) of 0.90.
- » Nonresidential Use – Except as provided for in the above standards for transient accommodation use, shall not exceed a floor area ratio (FAR) of 0.35, or an FAR of 0.50 for marina facilities. Shall not exceed an impervious surface ratio (ISR) or 0.90.
- » Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.

## Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a manner designed to provide the community or region with commercial goods and services, to provide for employment uses that have off-site impacts comparable to office and retail commercial uses, and to provide for residential uses when appropriate consistent with the objective of encouraging a mix of uses providing primarily for the service, commercial, and employment needs of the community or region.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Transient Accommodation; Manufacturing-Light; Research and Development-Light; Wholesale/Distribution; Storage/Warehouse; Residential
- » Secondary Uses – Commercial Recreation; \*Manufacturing-Medium; Residential Equivalent; \*Institutional; \*Transportation/Utility; Marina Facilities; Accessory Residential Dwellings; Recreation/Open Space

## Locational Characteristics

This category is generally appropriate to locations in and adjacent to major employment centers where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit. General commercial uses should not be located on road segments between two sequential intersections of traffic facilities, shown on the Long Range Transportation Plan, unless more than 50 percent of the total road frontage is developed as existing permanent commercial development.

## Standards

Shall include the following:

- » Residential Use – Shall not exceed a density of 24 units per acre. Residential use shall not be permitted in the Coastal Storm Area.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 24 units per acre.
- » Transient Accommodation Use – Shall not exceed: (1) forty (40) units per acre; or (2) in the alternative, if designated on the Zoning Atlas with the Transient Accommodation Use Overlay, the following density and intensity standards shall apply to permanent transient accommodation uses, subject to a project meeting the requirements of the Pinellas County Land Development Code pertaining to the Transient Accommodation Use Overlay (which include execution of a development agreement): sixty (60) units per acre; a floor area ratio (FAR) of 1.2; and an impervious surface ratio (ISR) of 0.90.
- » Nonresidential Use – Except as provided for in the above standards for transient accommodation use, shall not exceed a floor area ratio (FAR) of 0.55; and shall not exceed a maximum impervious surface ratio (ISR) of 0.90.
- » When located within a Target Employment Center – Shall not exceed an FAR of 1.1 for Manufacturing, Office and Research/Development uses.
- » Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.





## EMPLOYMENT [ E ]

### Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, with a broad range of employment uses; and so to encourage the reservation and use of areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

### Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Research/Development-Light; Research/Development-Heavy; Manufacturing-Medium; Manufacturing-Light; Wholesale/Distribution; Storage/Warehouse (no self-storage)
- » Secondary Uses – Office; \*Accessory Retail Commercial; \*Personal Service/Office Support; \*Commercial/Business Service Support; \*Transient Accommodations within Permanent Structures; Marina Facilities; \*Transportation/Utility; Accessory Residential Dwellings

### Locational Characteristics

This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses, and with good access to transportation and utility facilities such as the major collector, arterial and thoroughfare highway network, rail facilities, water transport facilities, airports, and mass transit.

### Standards

Shall include the following:

- » Transient Accommodation Use – Shall not exceed: (1) fifty (50) units per acre; or (2) in the alternative, if designated on the Zoning Atlas with the Transient Accommodation Use Overlay, the following density and intensity standards shall apply to permanent transient accommodation uses, subject to a project meeting the requirements of the Pinellas County Land Development Code pertaining to the Transient Accommodation Use Overlay (which include execution of a development agreement): seventy-five (75) units per acre, a floor area ratio (FAR) of 1.5 and an impervious surface ratio (ISR) of 0.85.
- » All Other Uses – Shall not exceed a floor area (FAR) of 0.65, nor an impervious surface ratio (ISR) of .85.
- » When located in a Target Employment Center – Shall not exceed an FAR of 1.3 for Manufacturing, Office, and Research/Development uses.
- » Industrial: Residential Use – An appropriate buffer as determined by the Pinellas County Land Development Code shall be provided in and between the Employment category and an adjoining Residential classification.
- » Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.

**IG****INDUSTRIAL GENERAL [ IG ]****Purpose**

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a general industrial manner, and so as to encourage the reservation and uses of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Research/Development-Light; Research/Development-Heavy; Manufacturing-Light; Manufacturing-Medium; Manufacturing-Heavy; Wholesale/Distribution; Storage/Warehouse (no self-storage); Agricultural Processing; Vehicular Salvage
- » Secondary Uses –\*Transportation/Utility; Solid Waste/Refuse Disposal, Transfer, Recycling Facility; Electric Power Generation Plant; Marina Facilities; Office; Accessory Retail Commercial; Accessory Personal/Business Service; Accessory Commercial/Business Service; Accessory Residential Dwellings

**Locational Characteristics**

This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access and adequate buffering of adverse noise, odor, or emissions; with good access to transportation and utility facilities such as the arterial and thoroughfare highway network, rail facilities, mass transit, airports, and water transport facilities.

**Standards**

Shall include the following:

- » No use shall exceed a floor area ratio (FAR) of 0.75, nor an impervious surface ratio (ISR) of 0.95.
- » When located in a Target Employment Center – Shall not exceed an FAR of 1.5 for Manufacturing, Office, and Research/Development uses.
- » Retail Commercial; Personal/Business Service; and Commercial/Business Service – Shall be allowed only as accessory uses, located within the structure to which it is accessory, and not exceed twenty-five (25) percent of the floor area of the principal use to which it is accessory.
- » Industrial; Other Use – An appropriate buffer as determined by the Pinellas County Land Development Code shall be provided in and between the Industrial General category and an adjoining plan classification other than Employment or Transportation/Utility.
- » \*See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.

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**TEC****TARGET EMPLOYMENT CENTER [ TEC ]**

## Purpose

It is the purpose of this category to depict, utilizing an overlay, those areas of the County that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – See applicable underlying categories.
- » Secondary Uses – See applicable underlying categories.

## Locational Characteristics

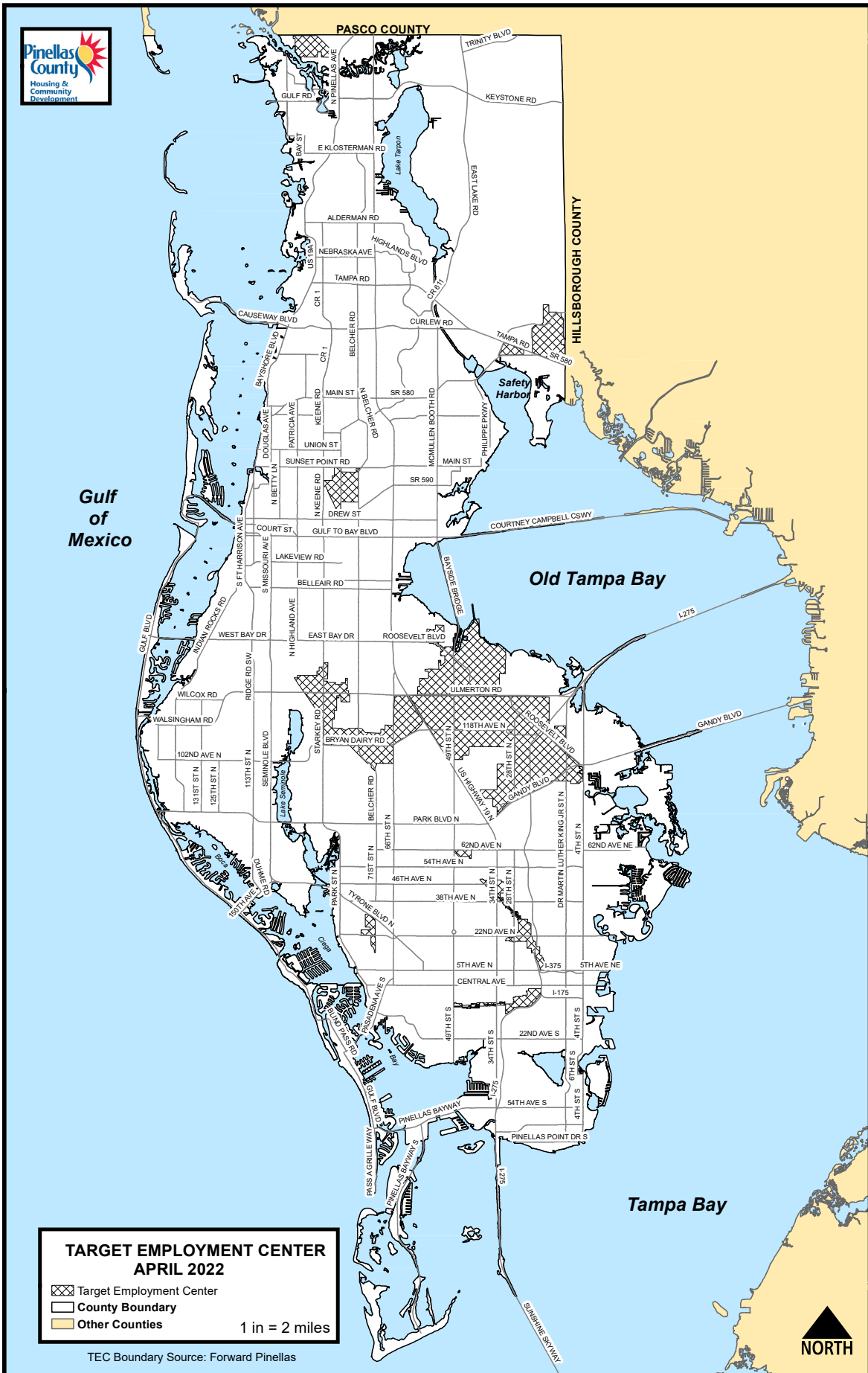
As depicted on the Forward Pinellas Countywide Land Use Plan Map, this category is generally appropriate to those areas based on their size, concentration of, and potential for, target employment opportunities, i.e., those employers and industries paying above-average wages and producing goods and services for sale and consumption that import revenue to the community.

The TEC Boundary is depicted on the following page and incorporated, as amended.

## Standards

Shall include the following:

- » Densities and intensities will be guided per the underlying plan categories, plus a 100% intensity bonus for Manufacturing, Office, and Research/Development uses.
- » The minimum size to establish a TEC overlay area shall be ten (10) acres.



## P

## PRESERVATION [ P ]

## Purpose

It is the purpose of this category to depict those areas of the County that are now characterized, or appropriate to be characterized, as a natural resource feature worthy of preservation; and to recognize the significance of preserving such major environmental features and their ecological functions.

## Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Open and undeveloped consistent with the following natural resource features and considerations: Tidal Wetlands and Non-tidal Wetlands; Undeveloped Barrier Islands and Spoil Islands; 25-year Floodplains; Natural Drainage-ways; Land Seaward of the Coastal Construction Control Line; Beach and Dune Systems; Habitat for endangered or threatened species; and such additional areas determined to have environmental significance and recognized in the Pinellas County Comprehensive Plan.

## Locational Characteristics

This category is generally appropriate to areas of major ecological functions, as described in the Natural Resource Conservation and Management Chapter; and in areas where environmental features preserved in their natural state greatly lessen the need for governmental urban support facility expenditures. In recognition of the natural conditions which they are intended to preserve, these features will frequently occur in a random and irregular pattern interposed among the other plan categories.

## Standards

Shall include the following:

- » Preservation areas shall remain in essentially their natural condition with no development being permitted in these areas.
- » Nonresidential Use - shall not exceed a floor area ratio (FAR) of .10, nor an impervious surface ratio (ISR) of .20. Transfer of development rights shall be allowed consistent with Part 2 of the Future Land Use Map Category Descriptions and Rules.
- » Where the mapped delineation of these areas is inconclusive due to the scale of the FLUM or the nature of the environmental feature, mapping of the actual boundary at an appropriate scale will depend upon a field determination during the specific project review.

**P-RM****PRESERVATION - RESOURCE MANAGEMENT**  
**[ P-RM ]****Purpose**

It is the purpose of this category to depict those areas of the County where the conservation and management of important natural and potable water resources is a priority, and to recognize those functional open space areas that are essential to the health, safety, and welfare of the County's residents. In addition, this category is compatible with the provision of resource-based recreation.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Natural resource conservation and management, watershed management, resource-based recreation, environmental education and research, wellfield protection and groundwater recharge, replacement/repair of water infrastructure, groundwater monitoring, and site alterations that further and are compatible with these predominantly undeveloped open space uses.

**Locational Characteristics**

This category is generally appropriate to depict those environmentally important open space areas where the protection and management of the natural resources, including potable water resources is a priority. In addition, resource-based recreational uses are compatible with this category.

**Standards**

Shall include the following:

- » No use shall exceed a floor area ratio (FAR) of 0.05 nor an impervious surface ratio (ISR) of 0.10, based on the area of the project site.
- » Low impact, pervious, development techniques are encouraged.
- » Transfer of development rights shall be allowed consistent with Part 2 of the Future Land Use Category Descriptions and Rules.

**RMO-1****RMO-2**

# RESOURCE MANAGEMENT OVERLAY

**[ RMO-1 & RMO-2 ]**

## Purpose

It is the purpose of this category to depict those areas of the County where the conservation and management of important potable water resources is a priority, and to recognize those areas that are critical to the production and management of the regional potable water supply and the health, safety, and welfare of the County's residents, consistent with the natural resources of the area.

## Use Characteristics

Those uses appropriate to and consistent with this category include projects that enhance or support the provision of potable water. Specifically:

- » The RMO-1 category allows for wellfields and non-vertical water supply infrastructure/structures on those lands that are assets of Pinellas County Utilities or Tampa Bay Water (including necessary supporting appurtenances and structures) that facilitate provision of high quality potable water.
- » The RMO-2 category allows for RMO-1 uses as well as vertical water supply infrastructure/structures as may be required to support the provision of high quality potable water.

Those primary uses listed in the underlying principal Plan category are also permitted.

## Locational Characteristics

The RMO-1 category is appropriate for properties designated as P-RM that are assets of Pinellas County Utilities or Tampa Bay Water.

The RMO-2 category is appropriate for properties designated as P-RM that are assets of Pinellas County Utilities or Tampa Bay Water and are located generally north of Keystone Road, west of the eastern boundary of Section/Township/Range (STR) 02/27/16 and STR 11/27/16, or located within and immediately north of the CSX (former) railroad corridor and immediately east of the eastern boundary of STR 11/27/16.

The location of vertical water supply infrastructure/structures within properties designated with the RMO-2 category is based on an assessment of the project needs and the ability to locate the planned use in a location that considers sound engineering principles, environmental compatibility and function, and economic feasibility. Location will be determined by the ability to comply with all regulatory requirements, including current environmental regulations and any approved preserve management plan(s). Final decisions regarding the location of vertical water supply infrastructure/structures within the area of the Overlay shall be the responsibility of the Pinellas County Board of County Commissioners. Prior to making a final decision, Pinellas County will provide general notice to the public, and two public informational meetings will be held to provide interested citizens with the opportunity to review the proposal for locating vertical water supply infrastructure/structures and provide comments. Following the two public informational meetings, the Board of County Commissioners will conduct a public hearing on the proposal before rendering a final decision. In addition, before a final decision is made regarding the location, the Pinellas County Housing and Community Development Department will review the proposed location for compliance with the adopted Pinellas County Comprehensive Plan.



## Standards

Shall include the following:

- » For properties designated with the RMO-1 category, no use shall exceed a floor area ratio (FAR) of 0.05 nor an impervious surface ratio (ISR) of 0.10, based on the area of the project site.
- » Vertical water supply projects within the RMO-2 category, including site plan related alterations (e.g., impervious surfaces such as parking, paved roads, and detention/retention ponds) when combined cannot exceed 260 cumulative acres.
- » For properties designated with the RMO-2 category, no use shall exceed a floor area ratio (FAR) of 0.05 nor an impervious surface ratio (ISR) of 0.10, based on the area of the project site, unless the following conditions apply:
  - » Vertical water supply infrastructure/structures shall not exceed an FAR of 0.25 and an ISR of 0.50, calculated based on the area of the project site within the 260 acres that would permit these vertical water supply uses; and
  - » If a reservoir is constructed within the 260 acres that would permit vertical water supply infrastructure/structures, the reservoir may be permitted up to a maximum ISR of 0.50, calculated based on the area of the project site, and any other vertical water supply infrastructure/structures shall not exceed an FAR of 0.25 and an ISR of 0.50 based on the area of the project site within the remaining portion of the 260 acres not used as a reservoir.
- » Low impact, pervious, development techniques are encouraged.

**R/OS****RECREATION/OPEN SPACE [ R/OS ]****Purpose**

It is the purpose of this category to depict those areas of the County that are now used, or appropriate to be used, for open space and/or recreational purposes; and to recognize the significance of providing open space and recreational areas as part of the overall land use plan.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Public/Private Open Space; Public/Private Park; Public Recreation Facility; Public Beach/Water Access; Golf Course/Clubhouse

**Locational Characteristics**

This category is generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the County; and in recognition of the natural and man-made conditions which contribute to the active and passive open space character and recreation use of such locations.

**Standards**

Shall include the following:

- » No use shall exceed a floor area ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60.
- » Transfer of development rights shall be allowed consistent with Part 2 of these Rules.



## INSTITUTIONAL [ I ]

### Purpose

It is the purpose of this category to depict those areas of the County that are now used, or appropriate to be used, for public/semipublic institutional purposes; and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features.

### Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Public/Private Schools, Colleges, Hospital, Medical Clinic; Community Assembly Facility; Cemetery; Social/Public Service Agency; Child Day Care; Fraternal, Civic Organization; Government Office Building, Courthouse; Library; Public Safety Facility, Emergency Medical Service Building; Convention Center
- » Secondary Uses – Residential; Residential Equivalent; Recreation/Open Space

### Locational Characteristics

This category is generally appropriate to those locations where educational, health, public safety, civic, religious and like institutional uses are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

### Standards

Shall include the following:

- » Residential Use – Shall not exceed twelve and one-half (12.5) dwelling units per acre.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 dwelling units per acre.
- » All Other Uses – Shall not exceed a floor area ratio (FAR) of .65, nor an impervious surface ratio (ISR) of .85.

**T/U****TRANSPORTATION/UTILITY [ T/U ]****Purpose**

It is the purpose of this category to depict those areas of the County that are now used or appropriate to be used, for transport and public/private utility services; and to recognize such areas consistent with the need, character and scale of the transport/utility use relative to surrounding uses, transportation facilities, and natural resource features.

**Use Characteristics**

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Airport, Seaport, Marina; Coast Guard, Customs Facility; Electric Power Generation Plant; Utility Transmission Line; Municipal Water Supply; Wastewater Treatment Facility; Solid Waste/Refuse Disposal, Transfer, Recycling Facility; Public Works Garage/Storage; Electric Power Substation; Telephone Switching Station
- » Secondary Uses – Storage/Warehouse; Recreation/Open Space

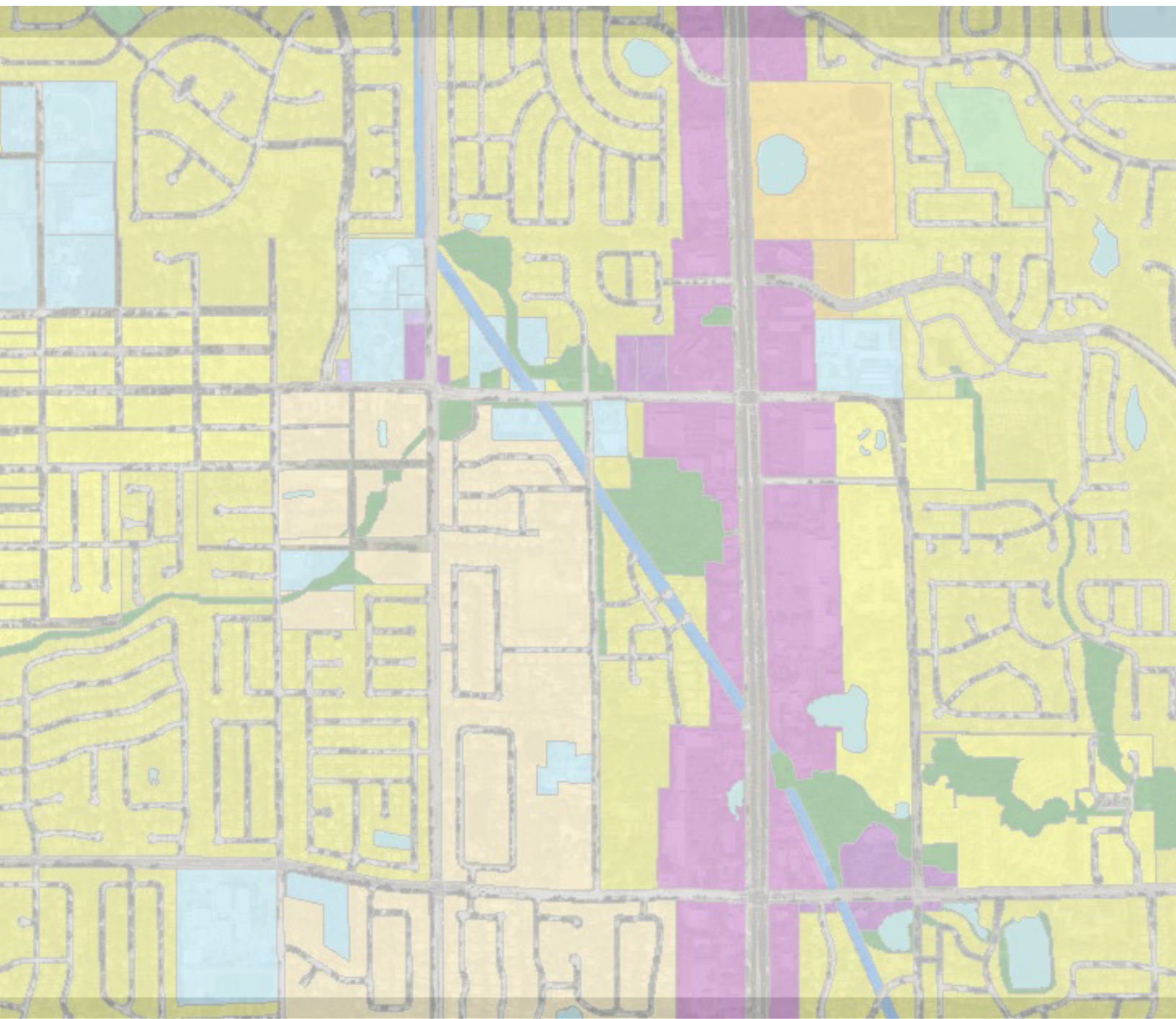
**Locational Characteristics**

This category is generally appropriate to those air and sea transport terminals, utility installations, major transmission lines, refuse disposal and public works facilities serving the County; and to reflect the unique siting requirements and consideration of adjoining uses required in the placement of these facilities.

**Standards**

Shall include the following:

- » No use shall exceed a floor area ratio (FAR) of .70, nor an impervious surface ratio (ISR) of .90.
- » An appropriate buffer as determined by the Pinellas County Land Development Code shall be provided within and between the Transportation/Utility category and any other adjoining plan classification, other than Employment and Industrial General.
- » Where a utility transmission line otherwise included within this category is located in an easement as distinct from a right-of-way, this category may be shown as an overlay, superimposed over, and applicable in addition to, the otherwise applicable underlying plan category.



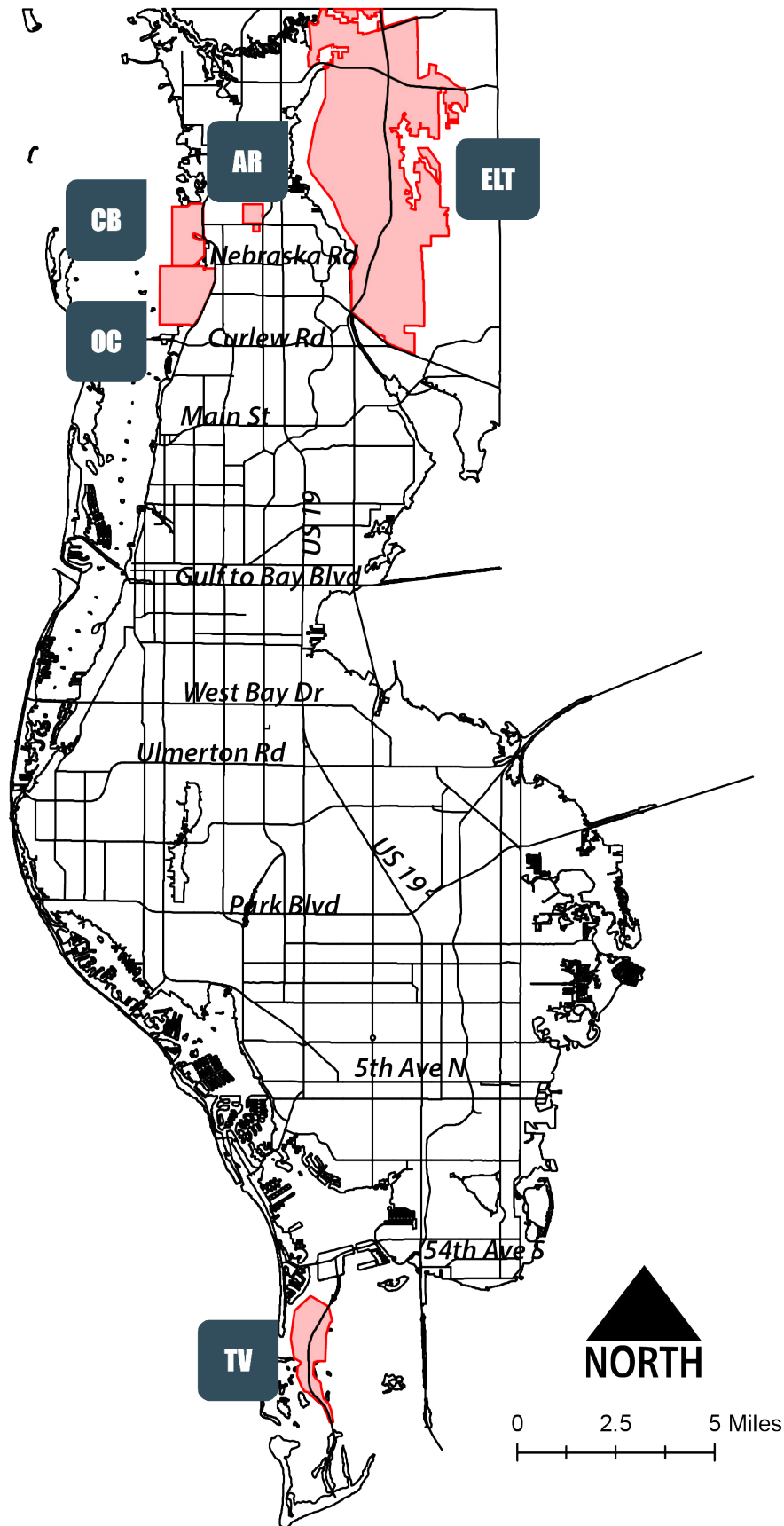
## Community Overlays

Pinellas County has identified several unique neighborhoods and communities with a Community Overlay designation. This designation is identified as an overlay district on the Future Land Use Map. The respective district is established to enhance a defined community's unique identity and provide guidance for decision makers to ensure that future decisions are aligned with the community's established vision.

Pinellas County is discouraging the adoption of new Community Overlays and instead is implementing a Community Planning program to address the unique character and development vision of local areas. The existing Community Overlays were included in this section to ensure that they remain formally recognized and utilized in the planning process.

**AR****Alderman Residential Rural Community Overlay****TV****Tierra Verde Community Overlay****OC****Ozona Community Overlay****ELT****East Lake Tarpon Community Overlay****CB****Crystal Beach Community Overlay**





AR

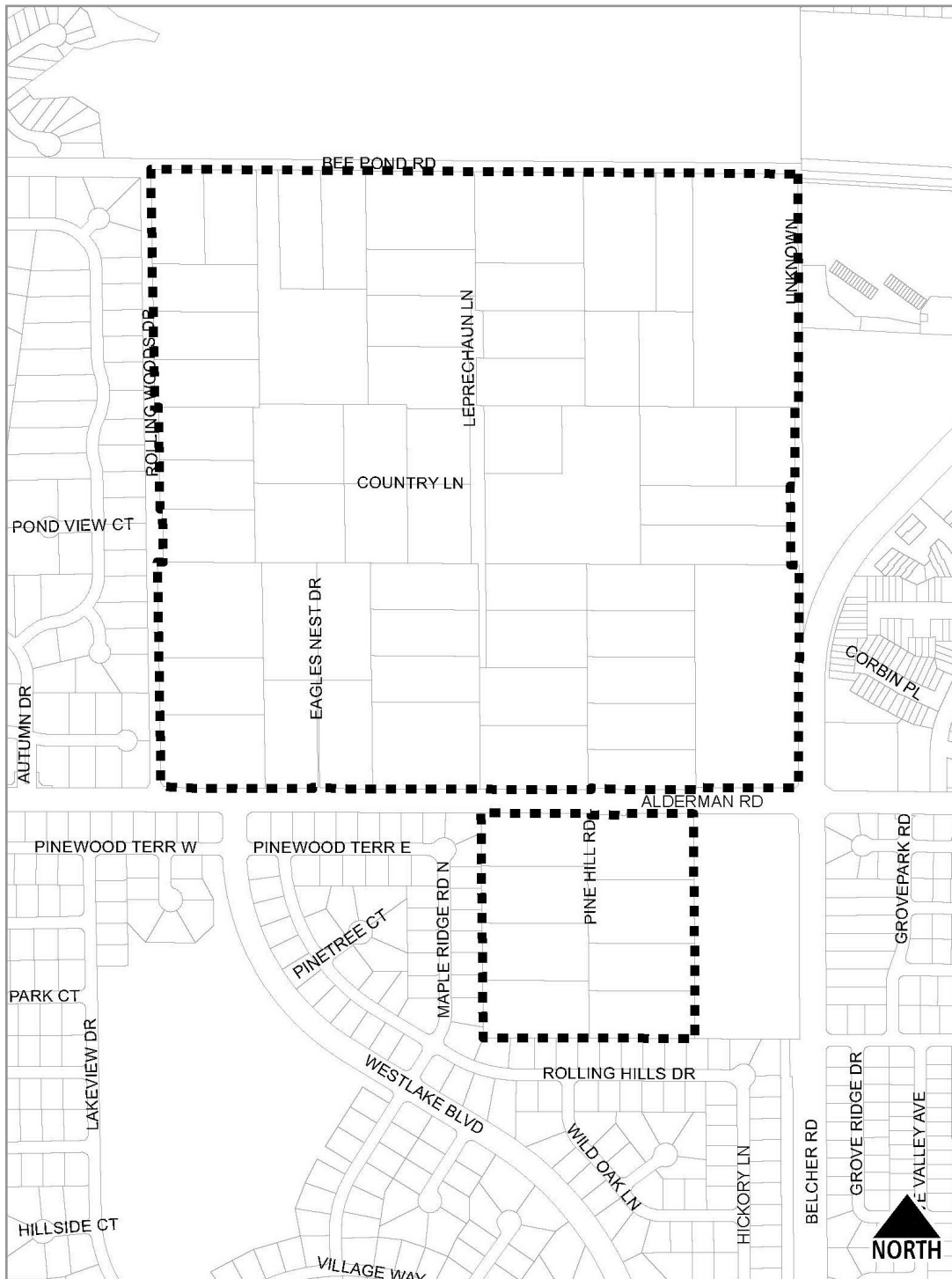
# ALDERMAN RESIDENTIAL RURAL COMMUNITY OVERLAY [ AR ]

## Policies

- » **POLICY AR 1:** Pinellas County recognizes the significant contribution that the rural character of the Alderman Residential Rural Community makes toward providing a diverse mix of neighborhoods in urbanized Pinellas County; therefore, decisions by Pinellas County and its representatives will take into consideration the need to preserve and support the Community's rural character.
- » **POLICY AR 2:** To help preserve the Alderman Residential Rural Community's rural character, a residential density of no greater than 0.5 units per acre shall be the preferred land use on the Pinellas County Future Land Use Map; therefore, increases in density will be discouraged within the Alderman Community Overlay.
- » **POLICY AR 3:** An application to amend the Pinellas County Future Land Use Map (FLUM) for a parcel of land within the Alderman Residential Rural Community Overlay to increase the permitted residential density above 0.5 residential unit per acre shall require a corresponding amendment to the Future Land Use Map series within the Pinellas County Comprehensive Plan to remove the subject parcel from the Alderman Residential Rural Community Overlay. A proposed amendment to the boundaries of the Alderman Residential Rural Community Overlay and a proposed amendment to increase residential density within the Overlay shall not be considered small scale development amendments as described in s.163.3187(1)(c) of the Florida Statutes.



# Alderman Residential Rural Community Overlay Map



TV

# TIERRA VERDE COMMUNITY OVERLAY [ TV ]

## Vision

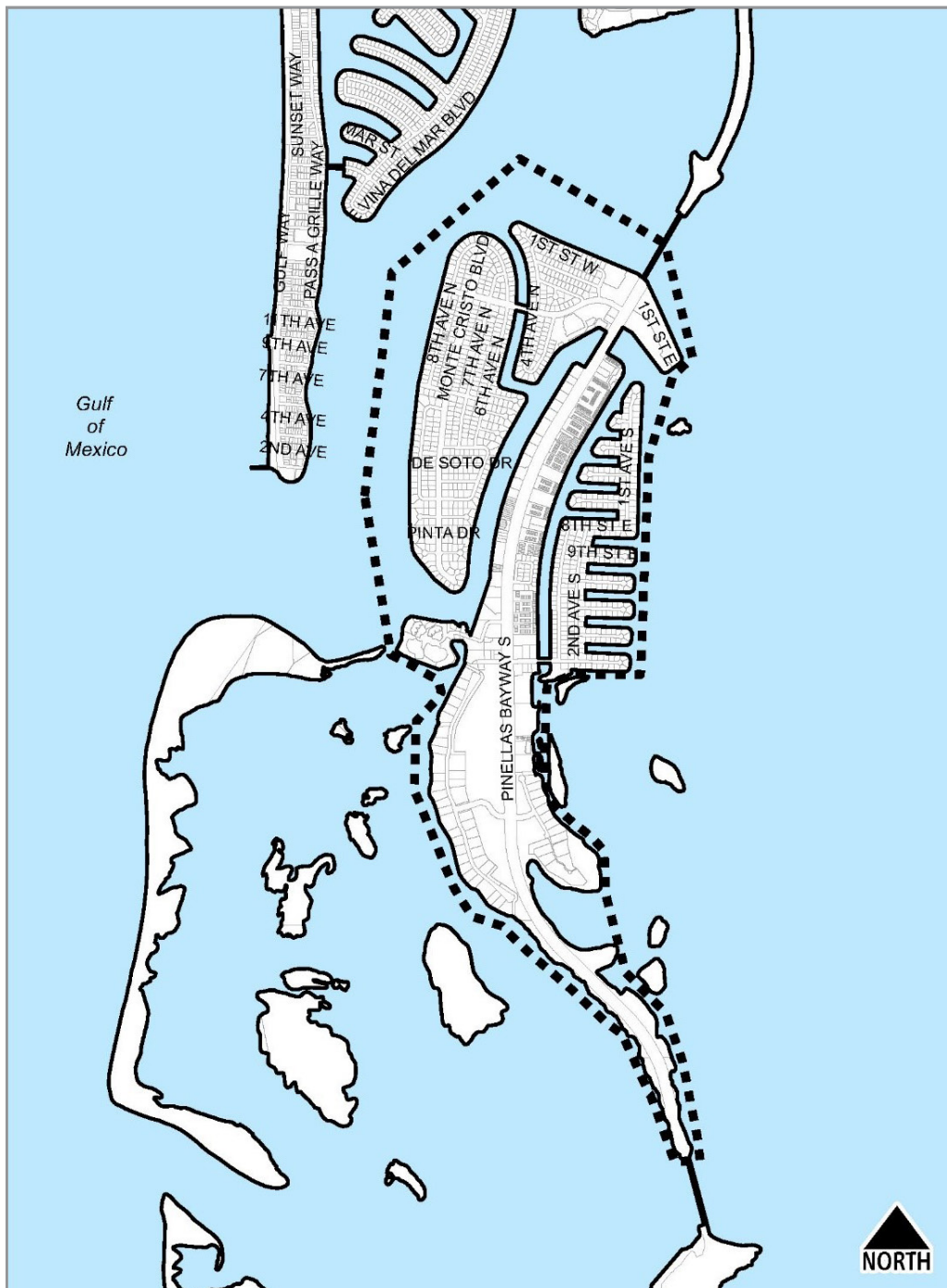
Tierra Verde is a beautiful, tranquil, family-oriented residential island community, surrounded by natural lands, the Gulf of Mexico and Tampa Bay. Small businesses and commercial uses serve to complement and support island residents. The surrounding waters support a thriving recreational boating industry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

## Objectives & Policies

- » **OBJECTIVE TV 1:** 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.
- » **POLICY TV 1.1:** 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.
- » **POLICY TV 1.2:** 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.
- » **POLICY TV 1.3:** 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.
- » **POLICY TV 1.4:** The siting of boat access facilities and services on the Island will be consistent with the siting criteria included in the Coastal Management Chapter of the Pinellas County Comprehensive Plan.
- » **POLICY TV 1.5:** Pinellas County will consider Tierra Verde's coastal vulnerability when making land use, zoning and conditional use decisions in the community.
- » **POLICY TV 1.6:** Pinellas County will work to enhance communication between the County and Tierra Verde businesses and residents.
- » **OBJECTIVE TV 2:** 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 dependent on a coastal location.
- » **POLICY TV 2.1:** 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.
- » **POLICY TV 2.2:** 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.

- » **OBJECTIVE TV 3:** Identify and prioritize infrastructure improvements necessary to maintain public safety and quality of life in Tierra Verde.
- » **POLICY TV 3.1:** 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,
- » **POLICY TV 3.2:** In determining priorities for infrastructure improvements Pinellas County will consider input from the community.

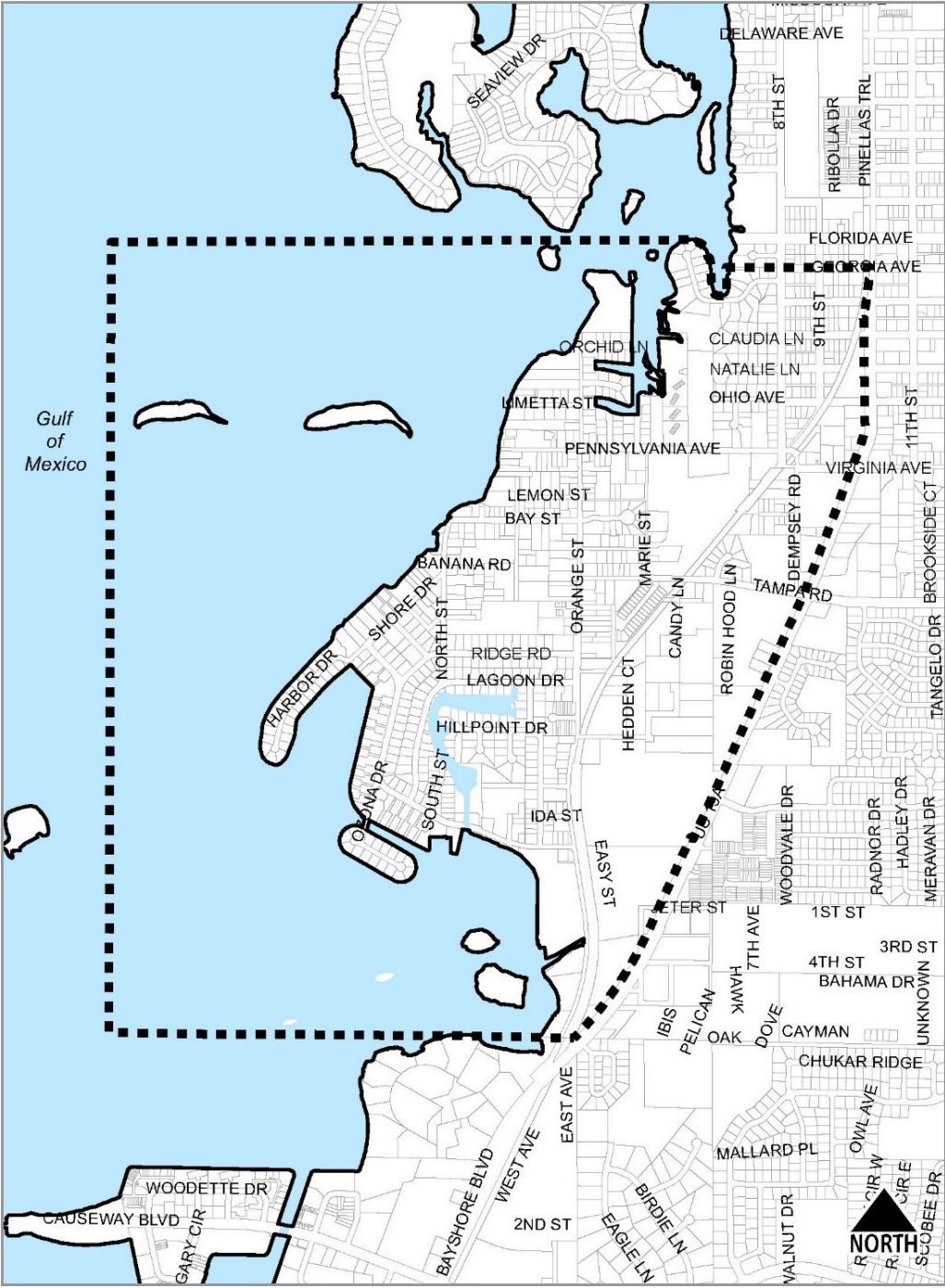
## Tierra Verde Community Overlay Map



## Objectives & Policies

- » **OBJECTIVE OC 1:** The Board of County Commissioners will adopt a Community Overlay to define and recognize Ozona as a distinct Pinellas County community.
- » **POLICY OC 1.1:** The following statements define the distinct characteristics and features of the Ozona Community that have been identified by the Community and are recognized by the Board:
  - » Ozona has a history that dates back to the 1880s. Ozona was one of the original communities in Pinellas County. Evidence of this remains with not only a number of buildings, structures, and features in the community but also with many artifacts that have been preserved or discovered over the years. This heritage is valued not just because the singular value of each feature but also due to their composite and cumulative value as the origin and heritage of the community. It is the intent that these historic features be preserved, enhanced and, where possible, replicated.
  - » Ozona has many environmental features which include coastal waters and indigenous marine life, remnants of a natural shoreline with its associated vegetation and wildlife, inland wetlands and uplands with their associated vegetation and wildlife, and a large bird population. These features are woven into the development fabric of Ozona as an intrinsic part of the community. It is the intent that these environmental features be preserved and enhanced not only for the benefit of the residential community but also to support environmental diversity now and for the future.
  - » Ozona has a strong sense of community identity reflected in the general atmosphere and neighborly connectedness. There are many activities in the community that assist and further a sense of community. Since the community is composed of the people within it, it is important to provide opportunities for people to maintain their sense of community and to maintain their relationships. Community features such as activity centers and points of interest further these relationships. It is the intent to ensure that community features such as the post office, the Village Hall, Pinellas Trail, the elementary school, neighborhood gathering points, friendly developed areas, safe walking roadways, and vantage points to appreciate the environment are fostered and supported.
  - » Ozona in recent years has become well established as a livable community. This was initially the result of the County Commission passing a resolution establishing Ozona as a golf cart community. That resolution established guidelines that not only permitted golf carts but defined a related set of safety procedures that the community has embraced. This form of transportation is very compatible with the pedestrian and bicycle friendly environment that also exists within the community thereby making Ozona a livable community. It would be the intent to continue to support these livable community aspects within Ozona.
  - » Ozona demonstrates a unique character of development where there is a diverse mix of residential and commercial activities and land-use, that has evolved in a compatible way. The businesses in their recognized areas are considered community assets which benefits and provides commercial opportunities to people without the need to leave the community. Marinas provide an ambiance that is consistent with the waterfront heritage of Ozona. Residential development has developed in a low intensive character that is accepted in the community as the preferred development pattern. It is the intent to continue these compatible relationships between residential, commercial, and various land use types within Ozona.

# Ozona Community Overlay Map







# EAST LAKE TARPON COMMUNITY OVERLAY

## [ ELT ]

### Vision

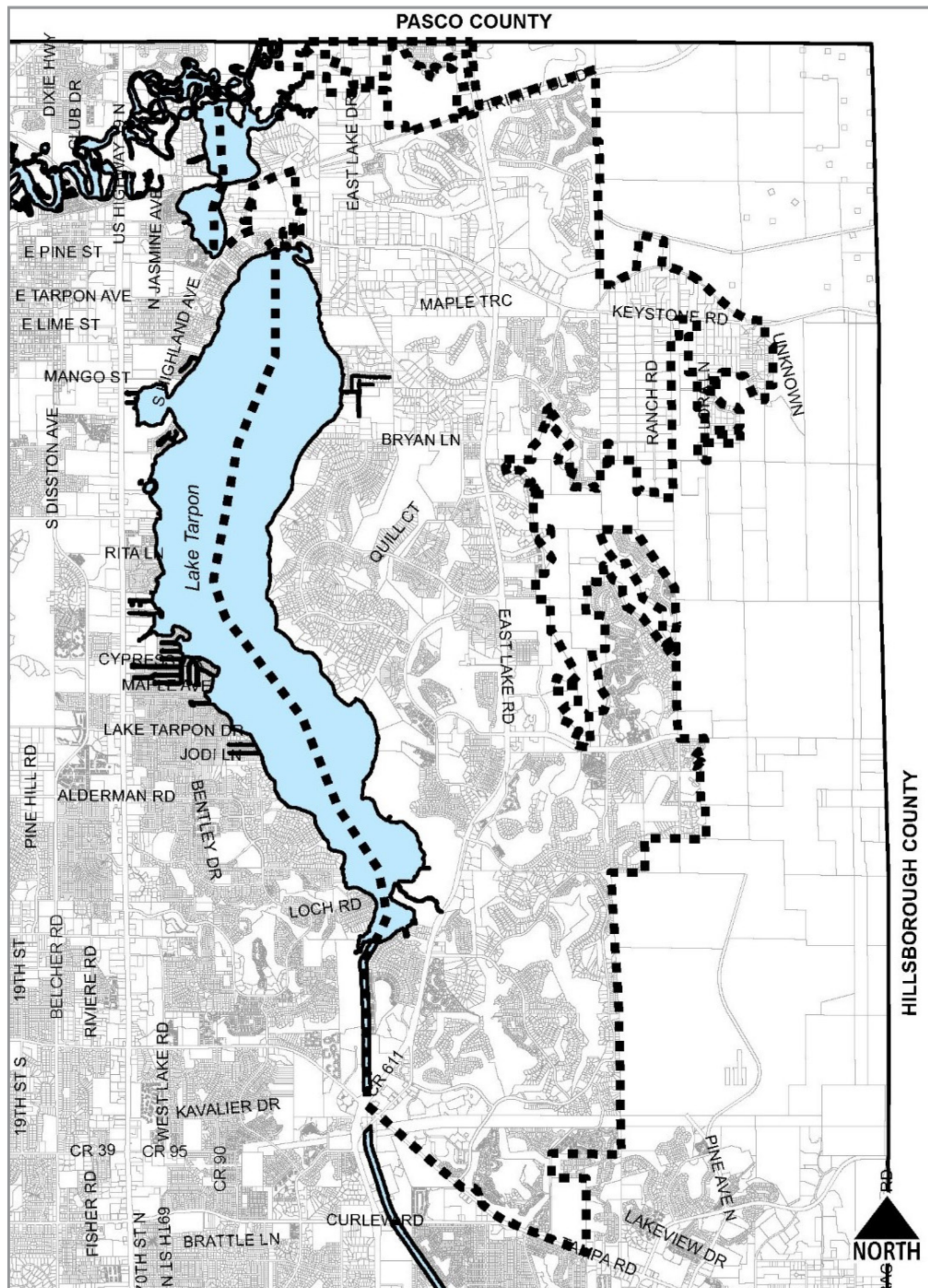
East Lake Tarpon is a beautiful, predominately family-oriented residential area in the unincorporated area of northern Pinellas County. It is generally bordered to the west by Lake Tarpon, to the east by the Brooker Creek Preserve, to the north by the Pasco County boundary and to the south by Tampa Road, excluding the City of Oldsmar. Small businesses and limited commercial uses serve to support the residents of the community. Lake Tarpon to the west provides recreational boating activities and the community's natural lands provide many passive resource-based recreation opportunities to the residents. This area is known for its quiet, scenic neighborhoods of unique residential communities and limited small businesses providing a safe and fun place to grow up. [12-13]

### Objectives & Policies

- » **OBJECTIVE ELT 1:** The Board of County Commissioners will utilize a community overlay to define East Lake Tarpon as a cohesive community and their decisions will support the local vision, community character and natural environment. Small businesses support the residential character of the community. Maintaining the community's quality of life, low-density residential character, and expansive open spaces is to be considered before any zoning changes or increased densities are considered.
- » **POLICY ELT 1.1:** Land use, zoning and conditional use decisions by Pinellas County that affect properties in East Lake Tarpon should be compatible with the established residential development pattern and passive recreation areas, allow for recreational boating, fishing and water activities consistent with the character of East Lake Tarpon, and/or enhance the viability of local businesses that serve the community.
- » **POLICY ELT 1.2:** The quality of life and the residential character of the East Lake Tarpon community will be protected by retaining sufficient acreage on the Future Land Use Map (FLUM) for businesses that serve the local residents, by supporting local boating, by establishing local gathering places, and by protecting the natural environment that defines the character of the community.
- » **POLICY ELT 1.3:** All future development in East Lake Tarpon should be compatible with the community and fit within the community's characteristic land use types, density, height, and scale.
- » **POLICY ELT 1.4:** Pinellas County will consider the residential and scenic use of East Lake Tarpon when making land use, zoning and conditional use decisions in the community to preserve the green space that helps define the quality of life.
- » **POLICY ELT 1.5:** Pinellas County will work to enhance strong communications between the County and East Lake Tarpon businesses and residents.
- » **POLICY ELT 1.6:** The natural areas within East Lake Tarpon will be protected or enhanced, as they provide boating and resource-based recreation functions for the residents who choose to live near these scenic lands.
- » **POLICY ELT 1.7:** Land use, zoning, conditional use and project decisions by Pinellas County and other agencies will place a priority on the protection of natural land resources, lake and estuary habitats and dependent species.
- » **POLICY ELT 1.8:** The County will strive to maintain the scenic corridor designation of East Lake Road (County Road 611) and Keystone Road (County Road 582), and consider this residential-oriented scenic corridor designation when evaluating land use and zoning changes within the corridors or expansion of commercial zones in the East Lake Tarpon area.

- » **OBJECTIVE ELT 2:** Identify and prioritize infrastructure improvements necessary to maintain public safety and quality of life of East Lake Tarpon.
- » **POLICY ELT 2.1:** Pinellas County will identify infrastructure improvements that support the Vision for East Lake Tarpon and include them within the Capital Improvements Element of the Pinellas County Comprehensive Plan and/or in other applicable implementing plans or programs, if financially feasible.
- » **POLICY ELT 2.2:** In determining priorities for infrastructure improvements, Pinellas County will consider input from the community.

## East Lake Tarpon Community Overlay Map



## Vision

Crystal Beach is a distinct Pinellas County Community. The following characteristics help define its history, character and natural environment, demonstrating that the Community is unique and worthy of special recognition and consideration by the Board of County Commissioners:

- » Crystal Beach is a small, largely residential, unincorporated area in northern Pinellas County. The Crystal Beach Community Overlay Boundary is generally bordered to the west by St. Joseph's Sound, to the east by U.S. Alternate 19 North, the Pinellas Trail, Avery Bayou and Sutherland Bayou, to the north by Oceanview Avenue and to the south by Sutherland Bayou and St. Joseph's Sound.
- » Crystal Beach is one of the original communities in Pinellas County with homesteading beginning in the 1850's. In 1912, A.D. Powers and J.D. Hanby platted a traditional grid street layout, which included a main boulevard and alleyways that promote connectivity, along with abundant natural features such as Live Oak Park and a public waterfront path along St. Joseph's Sound. This original layout contributes to Crystal Beach being a pedestrian, bicycle and golf cart-friendly Community with an "Old Florida" feel that lives on to this day.
- » Foundational to the character of Crystal Beach is the long-established, paved and shell pathway and public area along St. Joseph's Sound, bordered by mangroves. This path (referred to as Gulf Shore Park by Powers and Hanby) allows the public - both residents of and visitors to Crystal Beach—to enjoy peaceful walks along the water.
- » The area's many environmental features include coastal waters, indigenous marine life, Chautaugua Lake fed by natural springs, and a largely unsullied natural shoreline along St. Joseph's Sound and into Sutherland and Avery Bayou. It contains wetlands and uplands and their associated vegetation and wildlife, as well as a large population of native birds and waterfowl. Mangroves border the unpaved portion of the public path that runs along the Sound.
- » There is a strong sense of community in Crystal Beach. Powers and Hanby's original vision of a quiet place where people could relax, fish, walk, and "enjoy life and talk to neighbors" is a reality today.

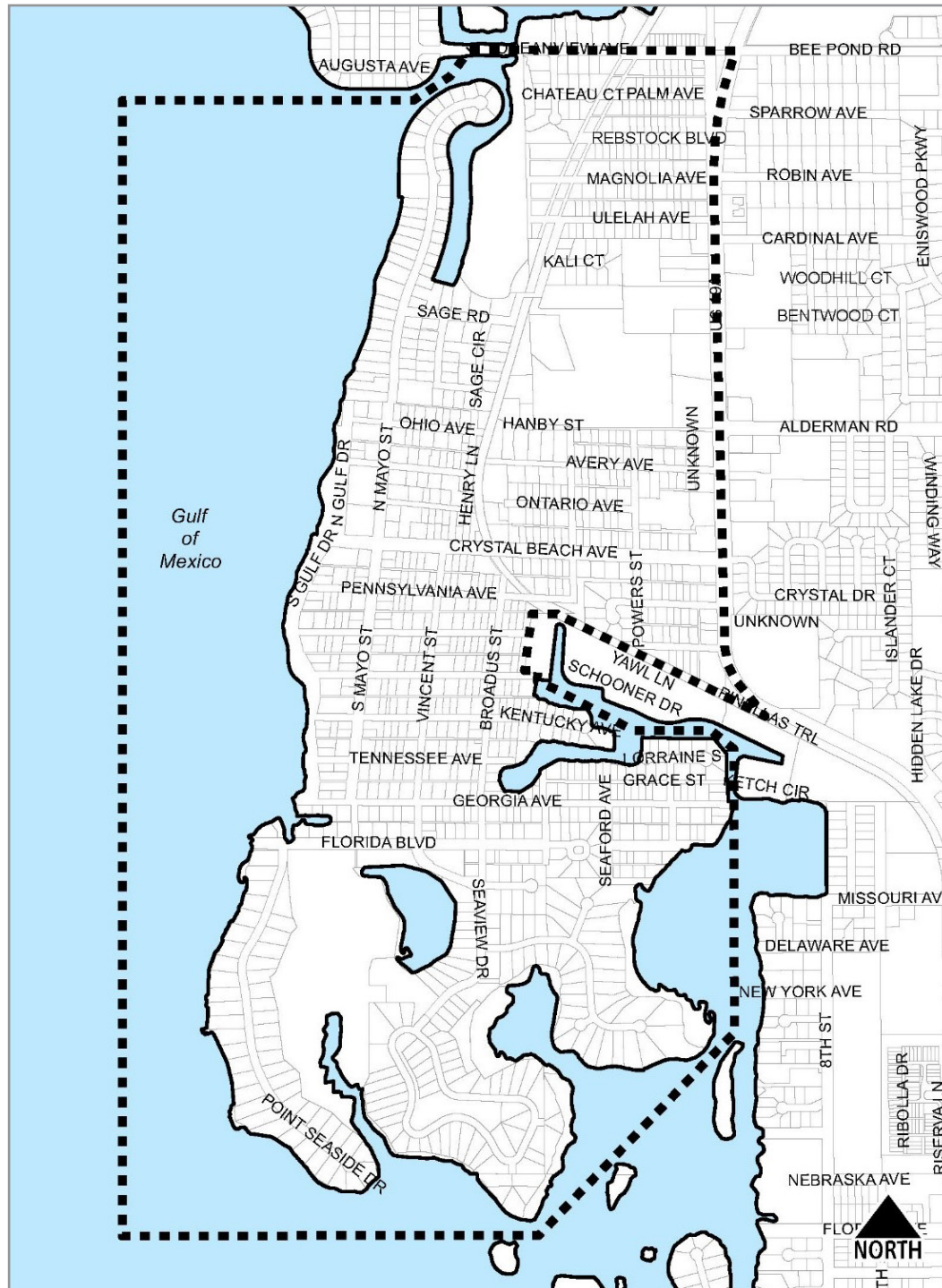
## Objectives & Policies

- » **OBJECTIVE CB 1:** The Board of County Commissioners will utilize a Community Overlay to define and recognize Crystal Beach as a cohesive community and as a means to identify and support the local vision, community character and natural environment.
  - » **POLICY CB 1.1:** Land use, zoning, and conditional use decisions that affect properties located within the Crystal Beach Community Overlay should be compatible with the Community's primarily low-density residential development pattern.
  - » **POLICY CB 1.2:** Pinellas County will consider the historical and functional integrity of the Revised Plat of Crystal Beach (which resulted in largely low-density residential development in a traditional grid pattern layout with a main boulevard and alleyways that promote connectivity) when making land use, zoning, conditional use and site plan decisions for properties located within the boundaries of the Revised Plat of Crystal Beach. The boundaries of the Revised Plat of Crystal Beach are defined as Georgia Avenue to the south, Alternate U.S. Highway 19 to the east, lots on the north side of Avery and Ohio Avenues to the north, and Gulf Drive to the west. (The Revised Plat of Crystal Beach shall be considered a subset of the Crystal Beach Community Overlay, and Policy CB 1.2 shall only be applicable to properties located within the boundary of the Revised Plat of Crystal Beach as described herein. The Crystal Beach Community Overlay Boundary as described in the Vision and as depicted in Exhibit A of Ordinance No. 16-55, and is applicable to Policies CB 1.1 and 1.3 through 1.7.



- » **POLICY CB 1.3:** Decisions by Pinellas County and other agencies that affect the use and development of land located within the Crystal Beach Community Overlay will place a priority on the protection of the recreational spaces and assets, natural and historic resources, and the natural environment, including mangrove and other estuary habitats and the dependent species associated with them.
- » **POLICY CB 1.4:** A coastal shoreline path, comprised of the paved and unpaved public right-of-way along St. Joseph's Sound from Ohio Avenue to Georgia Avenue, has existed as a public amenity since Crystal Beach was originally platted and represents an integral and defining public feature of the Community, providing public access to the scenic waterfront. County staff will work with the County's Historic Preservation Board and the Crystal Beach Community and the owners of the private property along the coastal shoreline path to explore preservation of the path as a landmark site as allowed under the County's historic preservation ordinance in recognition of its significance to the Community and the County. It is not the intent of this policy to impact private property rights.
- » **POLICY CB 1.5:** Live Oak Park, as depicted on Exhibit A of Ordinance 16-55, was set aside in the early 1960s to serve as an important gathering place for the Community and will be protected for its historic, environmental and community value. Pinellas County and other agencies will consider these factors when making any decisions affecting Live Oak Park.
- » **POLICY CB 1.6:** The County is supportive of the Community's desire to preserve its coastal character through the use of native landscaping and will partner with the Community where practical and feasible on identifying ideas and locations for beautification of public right-of-way, particularly along Crystal Beach Avenue.
- » **POLICY CB 1.7:** Commercial land uses within Crystal Beach along Alternate U.S. Highway 19 are appropriate and compatible with the residential areas of Crystal Beach. Commercial businesses along this state highway are an asset to Crystal Beach residents, and it is the intent to retain this pattern of residential and commercial development in the Community.
- » **OBJECTIVE CB 2:** Pinellas County shall continue to pursue an overall beautification program for landscaping the County's roadway corridors and shall provide funds for implementing this program.
- » **POLICY CB 2.1:** Pinellas County shall continue implementation of a landscaping program for the public rights-of-way along the arterial and collector roadways of the County. This program shall use native and drought-tolerant trees and plants where feasible.
- » **POLICY CB 2.2:** Pinellas County's overall beautification program shall further other applicable objectives and policies of the Comprehensive Plan as they relate to such goals as water conservation and the use of native and drought-tolerant vegetation.

# Crystal Beach Community Overlay Map



# CONSISTENCY WITH COUNTYWIDE MAP CATEGORIES

The following table depicts the consistency relationship of the Pinellas County Comprehensive Plan Future Land Use Map categories with the corresponding Countywide Plan Map categories:

**Table FLUM-4: Consistency with Countywide Plan Map Categories**

Countywide Plan Map Categories	Pinellas County Future Land Use Map Categories
Residential Rural	Residential Rural
Residential Very Low	Residential Rural Residential Estate
Residential Low Medium	Residential Suburban Residential Low Residential Urban Residential Low Medium
Residential Medium	Residential Medium
Residential High	Residential High
Office	Residential/Office Limited Residential/Office General
Resort	Resort Facilities Overlay-Temporary Resort Facilities Overlay-Permanent* Commercial Recreation
Retail and Services	Commercial Neighborhood Commercial General Residential Office Retail
Employment	Employment
Industrial	Industrial General
Public/Semi-Public	Institutional Transportation/Utility
Recreation/Open Space	Recreation/Open Space
Preservation	Preservation Preservation-Resource Management Resource Management Overlay (RMO-1 & RMO-2)
Target Employment Center	Target Employment Center
Activity Center	Activity Center - Neighborhood Activity Center - Community Activity Center - Major
Multimodal Corridor	Mixed-Use Corridor - Primary Mixed-Use Corridor - Secondary Mixed-Use Corridor Supporting
Planned Redevelopment District	Planned Redevelopment District
Scenic /Noncommercial Corridor	Scenic/Noncommercial Corridor

\* Resort Facilities-Permanent is comparable to the Resort Category of the Countywide Plan, except it adds a more permanent to transient accommodations.

# ADDITIONAL STANDARDS

Any of the uses listed below when considered for property designated with the future land use category to the left, shall require a plan amendment when the use by itself or when added to existing contiguous uses subject to the same acreage threshold for that Future Land Use Category exceeds the applicable acreage threshold. The plan amendment shall include such use and all contiguous like uses.

Future Land Use Category	Uses	Acreage Threshold
Residential Rural (RR)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential Estate (RE)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential Suburban (RS)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential Low (RL)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential Urban (RU)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
	Office; Personal Service/Office Support; Retail Commercial	1
Residential Low Medium (RLM)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
	Office; Personal Service/Office Support; Retail Commercial	1
Residential Medium (RM)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
	Office; Personal Service/Office Support; Retail Commercial	3
Residential High (RH)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential/Office Limited (R/OL)	Transportation/Utility; Ancillary Nonresidential	3
	Personal Service/Office Support	3
	Institutional*; Residential	5
Residential/Office General (R/OG)	Transportation/Utility; Ancillary Nonresidential	3
	Personal Service/Office Support; Manufacturing-Light	3
	Institutional*; Residential	5
Residential/Office/Retail (R/O/R)	Transportation/Utility; Ancillary Nonresidential	3
	Manufacturing-Medium	3
	Institutional	5
Resort Facilities Overlay-Permanent (RFO-P)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional	5
Resort Facilities Overlay-Temporary (RFO-T)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional	5
Commercial Neighborhood (CN)	Transportation/Utility; Institutional	5

Future Land Use Category	Uses	Acreage Threshold
Commercial Recreation (CR)	Institutional	5
	Transportation/Utility	3
Commercial General (CG)	Transportation/Utility; Institutional	5
	Manufacturing-Medium	3
Employment (E)	Retail Commercial	3
	Personal Service/Office Support	3
	Commercial/Business Service Support	5
	Transportation/Utility	5
	Transient Accommodations	5
Industrial General (IG)	Transportation/Utility	5

\* Public educational facilities, as defined and allowed per the Lifelong Learning Chapter of the Pinellas County Comprehensive Plan, are not subject to these acreage threshold limitations for public/semi-public uses.

These conditions do not apply if any of the uses discussed in this table are also considered as a primary use within the future land use category.

## **PART 2 - MANDATORY RULES ON TRANSFERABLE DEVELOPMENT RIGHTS AND DENSITY/INTENSITY AVERAGING**

# **1**

## **TRANSFERABLE DEVELOPMENT RIGHTS**

- A. Development rights may be transferred from areas designated for Preservation (P) or Preservation-Resource Management (P-RM) on the Future Land Use Map (FLUM) to other locations under the same or different ownership, regardless of whether the parcel(s) receiving development rights is(are) contiguous to the sending parcel.
  - 1. Areas designated on the FLUM as P or P-RM shall have a development rights transfer of up to one (1) residential unit per acre, or a building floor area to lot area ratio (FAR) of up to five (5) percent per acre (nonresidential), depending on the applicable FLUM classification(s).
  - 2. Preservation development rights noted above represent development rights that may be transferred from P and P-RM FLUM categories to other FLUM categories; actual land uses within P and P-RM FLUM categories are restricted to uses permitted by the FLUM Rules.
- B. Development rights associated with dedicated parkland or open space, dedicated drainage areas or drainage easements in conjunction with development, future public park or open space sites, and proposed open space provided in conjunction with new development proposals (e.g., public space within mixed-use projects) may be transferred to other properties, regardless of whether these properties are contiguous to the sending parcel, in accordance with the project's FLUM designation(s) or zoning, whichever is more restrictive. The area within which the transfer occurs must be subject to a site plan, master plan or comparable approval process.
- C. If the situation in the implementation of A. or B. above meets the requirements of density/intensity averaging, the provisions for density/intensity averaging under Section 2 of these Mandatory Rules will be utilized.
- D. The aggregation of development rights between contiguous property(ies) in different FLUM categories that exceed a combined total of five (5) acres is subject to these Mandatory Rules on Transferable Development Rights, and must be part of a site plan, master plan or comparable approval process.
- E. Development rights may only be transferred to a receiving parcel that remains consistent with the use characteristics of its given FLUM category, and post transfer of development rights in receiving areas should result in a land use density, intensity and pattern that is compatible with the natural environment, support facilities and services, and the land uses in adjacent and surrounding areas.
- F. There shall be no transfer of development rights to the Recreation/Open Space (R/OS), P or P-RM FLUM categories.
- G. There shall be no transfer of development rights from the Activity Center (AC) or Mixed Use Corridor (MUC), categories governed by a community plan or except as may be provided for in such community plan or transit station area plan.
- H. The nature of submerged lands is such that they do not have development potential in and of themselves. As a result, the intensity of existing and planned development should be based upon a determination of the adjacent upland's natural carrying capacity and suitability for development. Furthermore, the transferring of development rights from submerged lands often makes it extremely difficult to plan the adequate provision of public services and facilities, and frequently results in poor land use transitions resulting in adverse impacts upon adjacent land uses, and may overburden the natural carrying capacity of upland areas. Therefore, there shall be no transfer of any development rights from or to submerged lands.

- I. The maximum permitted density/intensity of the FLUM category for any parcel of land to which development rights are transferred shall not exceed twenty-five (25) percent of the otherwise maximum permitted density/intensity allowed for each respective FLUM category applicable to such parcel, except as may be otherwise specifically provided for as follows:
  - 1. Within the AC and MUC on the FLUM, the transfer of development rights and permitted increase in maximum density/intensity as a function of such transfer shall be governed by the provisions of the applicable community plan.
- J. Where all development rights have previously been transferred from a sending parcel, no additional development rights shall be transferable from that sending parcel.
- K. There shall be no transfer of development rights from outside the Coastal High Hazard Area (CHHA) into the CHHA, or from outside the Coastal Storm Area (CSA) into the CSA.
- L. There shall be no transfer of development rights from existing developed property, irrespective of whether or not that property has been developed to the maximum density/intensity permitted under the FLUM, except for preservation of archaeological, historical, or environmental sites or features.
- M. Where development rights are transferred from a sending parcel, that property shall only be used in a manner and to the extent specified in the transfer and recording mechanism. Any parcel from which development rights are transferred will be limited to the use and density/intensity that remains after the transfer. In particular:
  - 1. The residual development rights on the sending parcel will be limited to the remnant use and density/intensity available under the FLUM category, and not otherwise transferred.
  - 2. Neither the use nor density/intensity of a sending parcel shall be double-counted, and the transfer of development rights shall not result in any combination of use or density/intensity above that which was otherwise permitted under the applicable FLUM category for each the sending and receiving parcels, when taken together.
  - 3. A sending parcel from which all development rights are transferred shall not thereafter be available for use except consistent with the use characteristics and density/intensity standards of the R/OS category, except for sending parcels classified as P or P-RM, or required to be classified as P or P-RM as a function of the transfer, in which case such parcels shall be limited to the use characteristics and density/intensity standards of the P or P-RM category.
- N. Transfer of development rights shall require recording the transfer of density or intensity in the public records with the Clerk of the Circuit Court of Pinellas County in a form approved by the Countywide Planning Authority, and a record copy of same shall be filed with the Pinellas Planning Council.



- A. Density averaging may occur from any Future Land Use Map (FLUM) category to any other FLUM category, except as follows:
  - 1. There shall be no density/intensity averaging to the Preservation (P), Preservation- Resource Management (P-RM) or Recreation/Open Space (R/OS) categories.
  - 2. There shall be no density/intensity averaging from the Activity Center (AC) or Mixed Use Corridor (MUC), except as may be provided for in the applicable community plan or station area plan.
  - 3. There shall be no density/intensity averaging from or to submerged land from outside the Coastal Storm Area (CSA) into the CSA.
- B. B. Density/intensity averaging may occur only in accordance with the following:
  - 1. Aggregation within contiguous property(ies) in the same FLUM category based on the maximum density/intensity allowed in this category.
  - 2. Aggregation within contiguous property(ies) in different FLUM categories based on the maximum density/intensity allowed in the combination of applicable categories, provided that the subject area does not exceed a maximum area of five (5) acres.
  - 3. When considering a project that incorporates density/intensity averaging, Pinellas County shall ensure that development within the project is compatible with the natural environment, support facilities and services, and the land uses in adjacent and surrounding areas.
  - 4. Such aggregation of density/intensity as provided for in either 1 or 2 above shall require the property(ies) to be subject to a site plan, master plan or comparable approval process and a written record of the density/intensity averaging recorded in the public record with the Clerk of the Circuit Court for Pinellas County, and a record of same filed with the Pinellas Planning Council.
- C. Density/intensity averaging shall be allowed to include any development rights available to, but previously unused by, existing developed property that is being added to or redeveloped using the density/intensity averaging provisions of these Mandatory Rules.



### 3

## PREVIOUSLY APPROVED TRANSFERABLE DEVELOPMENT RIGHTS & DENSITY / INTENSITY AVERAGING

Density/intensity permitted as a function of transfer of development rights or density/intensity averaging through an approved master plan, planned development, or comparable process, prior to April 15, 2010, shall be deemed to be consistent and conforming as to the maximum permitted density/intensity requirements of the Pinellas County Comprehensive Plan.

## PART 3 - SITE-SPECIFIC LAND USE RESTRICTIONS ON SPECIFIC PROPERTIES

The following properties have specific development restrictions, which have been adopted by Ordinance:

1

### ST. PETE-CLEARWATER INTERNATIONAL AIRPORT [ AIRCO ]

**POLICY ACO 1:** Redevelopment of the St. Pete-Clearwater International Airport property known as the AIRCO Golf Course is subject to approval by the Federal Aviation Administration and will be consistent with the objectives of the St. Pete-Clearwater International Airport Master Plan. [16-18]

**POLICY ACO 2:** Non-aviation related uses will be oriented toward the eastern and southern portions of the AIRCO property, and will be undertaken in a manner that provides appropriate buffering for surrounding land uses and that contributes to the economic, employment and sustainability goals for the County as a whole, as defined in the individual chapters of the Pinellas County Comprehensive Plan, and consistent with the objectives of the St. Pete-Clearwater International Airport Master Plan. [16-18]

**POLICY ACO 3:** The maximum allowable development permitted on the southerly 10 acres (approximately) of Parcel No. 34/29/16/00110/000/0023 that is designated as Commercial General on the Future Land Map is

#### AIRCO Golf Course Property

##### Southerly Portion of Parcel No. 34/29/16/00110/000/0023

##### Land Use Designation: Commercial General [Approx. 10 Acres]

Type of Use	Max. Sq.Ft.	Max. Hotel Rooms
Transient Accommodations with Conference Facilities	-	250
Stand-Alone Restaurant	14,000	-

**POLICY ACO 4:** The maximum allowable development permitted on the northerly 118 acres (approximately) of Parcel No. 34/29/16/00110/000/0023 that is designated as Employment on the Future Land Map is [16-18]

#### AIRCO Golf Course Property

##### Northerly Portion of Parcel No. 34/29/16/00110/000/0023

##### Land Use Designation: Employment [Approx. 18 Acres]

Type of Use	Max. Sq.Ft.	Max. Acres
Office	199,000	-
Light Industrial / Flex	720,000	-
Aviation Uses	-	45

**POLICY ACO 5:** Prior to issuing any permits to redevelop the 10 acre portion of the AIRCO property in accordance with Policy 1.15.5 and designated as Commercial General on the Future Land Use Map, a transportation management plan must be submitted to, and approved by, the County Administrator or designee, following a public hearing, addressing access from Ulmerton Road to the 10 acre commercial project site, including provisions, and a schedule, for any required roadway, non-vehicular, intersection or other access-related improvements.

**POLICY ACO 6:** Approval of a Master Development Plan, by the Board of County Commissioners at a public hearing, for the approximately 118 acre portion of the AIRCO property designated as Employment on the Future Land Use Map, including any adjacent property(ies) that might be included in the master development proposal, is required prior to issuing permits for any office and/or light industrial/flex development on the subject site. Aviation uses will be subject to another approval process and are not included in the Master Development Plan. At a minimum, the Master Development Plan will address the following: [16-18]

- » Identification of the affected roadway network, planned mobility on- and off-site for different travel modes (including roads, bicycle, pedestrian, and public transit), and required improvements to the transportation network, including the responsible entity and funding plan for those improvements;
- » Water quality improvements and regional retention and treatment options;
- » Appropriate buffering of the office and light industrial development from surrounding uses, particularly nearby residential uses;
- » Incorporating livable community and environmental strategies that promote energy efficiency, provide choices in travel modes, and respond to water quality and other environmental concerns;
- » Availability of adequate wastewater and potable water service and facilities;
- » The ability to convert the office component to light industrial/flex space or vice versa as long as the resulting traffic impacts after the conversion do not exceed the traffic impacts associated with the development allocation specified in Policy ACO 4 above; and
- » Determine the development rights associated with the existing water bodies located on the 118-acre subject site.

## 2

## COLLANY ISLAND

[ LOCATED IN TIERRA VERDE, WEST OF PINELLAS BAYWAY, ACCESSED BY 6TH AVENUE SOUTH ]

The following development restriction applies:

The area known as “Collany Island,” subject to a zoning and land use plan amendment approved in Ordinance 04-92, was a one-time exception to provide a zoning and land use designation for the site that is more consistent with the character of the neighborhood than the former commercial designation and no precedent is set through the adoption of Ordinance 04-92 for other amendments for lands located in the Coastal Storm Area.

The maximum density permitted on this property shall be limited to 12.5 residential dwelling units per acre in compliance with the Stipulated Settlement Agreement with the Department of Economic Opportunity associated with County Ordinance No. 04-92 (DOAH Case No. 05-1245GM).

### A

**AGRICULTURAL USES** means activities within land areas that are predominately used for the cultivation of crops and livestock, including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; specialty farms; and silviculture areas.

**AIRPORT FACILITY** means any area of land or water improved, maintained, or operated by a governmental agency for the landing and takeoff of aircraft or privately-owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings or other airport facilities or rights-of-way.

**ANCILLARY NON-RESIDENTIAL USE** means off-street parking, drainage retention areas and open space buffer areas for adjacent contiguous non-residential uses.

**AREAS SUBJECT TO COASTAL FLOODING** see “Hurricane Vulnerability Zone.”

**ARTERIAL ROAD** means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

### B

**BEACH\*** means the zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. “Beach”, as used in the Coastal Management Chapter requirements, is limited to oceanic and estuarine shorelines.

### C

**CAPITAL IMPROVEMENT** means physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan chapters shall be considered capital improvements.

**COASTAL HIGH-HAZARD AREA** shall be areas projected to be inundated from category one hurricane storm surge in the most recent “Sea, Lake and Overland Surges from Hurricanes (SLOSH)” model or most recent storm surge model compliant with applicable state statutes.

**COASTAL PLANNING AREA\*** means that when preparing and implementing all requirements of the Coastal Management Chapter except those requirements relating to hurricane evacuation, hazard mitigation, water quality, water quantity, estuarine pollution, or estuarine environmental quality, the coastal area shall be an area of the local government’s choosing; however, this area must encompass all of the following where they occur within the local government’s jurisdiction: water and submerged lands of oceanic water bodies or estuarine water bodies; shorelines adjacent to oceanic waters or estuarine waters; coastal barriers; living marine resources; marine wetlands; water dependent facilities or water related facilities on oceanic or estuarine waters; or public access facilities to oceanic beaches or estuarine shorelines; and all lands adjacent to such occurrences where development activities would impact the integrity or quality of the above. When preparing and implementing the hurricane evacuation or hazard mitigation requirements of the Coastal Management Element, the coastal area shall be those portions of the local government’s jurisdiction which lie in the hurricane vulnerability zone. When preparing and implementing the requirements of the coastal management element concerning water quality, water quantity, estuarine pollution, or estuarine environmental quality, the coastal area shall be all occurrences within the local government’s jurisdiction of oceanic waters or estuarine waters.

**COASTAL STORM AREA** shall be the area delineated in the Coastal Management Chapter, which encompasses all of the following:

- (1) The Coastal High-Hazard Area (CHHA),
- (2) all land connected to the mainland of Pinellas County by bridges or causeways,
- (3) those isolated areas that are defined by the SLOSH model to be inundated by a category two hurricane or above and that are surrounded by the CHHA or by the CHHA and a body of water, and
- (4) all land located in “V” “VE” or “V1-30” velocity zones designated by the federal emergency management agency (FEMA) flood insurance rate maps.

If 20% or more of a parcel of land is located within the coastal storm area, then the entire parcel shall be considered within the coastal storm area. However, if either parcel of land or a group of parcels that are part of a master development plan is equal to or greater than 5 acres and less than 50% of the parcel or group of parcels is within the coastal storm area, the property owner may elect to provide a survey of the parcel or parcels to determine the exact location of the coastal storm area.

**COLLECTOR ROAD** means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

**COMMERCIAL/BUSINESS SERVICE USE** means an occupation or service involving the sale, storage, repair, service or rental of automobiles, boats, recreational vehicles, machinery, equipment or like merchandise; the production assembly or dismantling of which shall clearly be secondary and incidental to the primary use characteristics.

**COMMERCIAL USES** means activities within land areas which are predominately connected with the sale, rental, and distribution of products or performance of services.

**COMMUNITY ASSEMBLY FACILITY** means establishments that provide shelter for public gatherings and communal activities, or other assembly structures, including community halls, reception halls, wedding halls, places of worship and similar facilities that provide a gathering place for community functions. This does not include government offices, or club, community service and fraternal uses.

**COMMUNITY CENTER** means a building used for recreational, social, educational and cultural activities usually owned and operated by a public or non-profit group or agency for the benefit of the local community.

**COMMUNITY GARDENING** means an activity on property where more than one person grows produce and/or horticulture plants for their personal consumption and enjoyment, for the consumption and enjoyment of friends and relatives and/or donation to a not-for-profit organization, generally on a not-for-profit basis, except as expressly allowed herein.

**COMMUNITY PARK** means a park located near major roadways and designed to serve the needs of more than one neighborhood.

**CONCESSIONS** mean restaurants, cafeterias, snack bars, and goods and services customarily offered in connection with park programs, special events or for public convenience. It also includes vending machines dispensing foods when operated independently or in conjunction with facilities in or under the control of a government agency.

**CONCURRENCY** means that the necessary public facilities and services to maintain the adopted level of service are available when the impacts of development occur.

**CONCURRENCY MANAGEMENT SYSTEM** means the procedures and/or processes that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

**CONE OF INFLUENCE** means an area around one or more major waterwells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth.

**CONSERVATION USES** means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

**COUNTYWIDE PLAN MAP** means the future land use map to guide the future development pattern and use of land countywide as adopted by the Countywide Planning Authority pursuant to Chapter 2012-245, Laws of Florida.

## D

**DAY CARE CENTER** means and includes any day nursery, nursery school, kindergarten, or other facility, as defined by state law, as amended, which with or without compensation cares for five or more children 17 years of age or under, not related to the operator by blood, marriage or adoption, away from the child's own home. Such facilities shall be licensed and operated in strict accord with the provision of the above referenced laws of the state. This term includes adult day care as defined by state law but does not include a family day care center as defined by state law.

**DENSITY** means the measure of permitted residential development expressed as a maximum number or dwelling units per net acre of land area.

**DENSITY/INTENSITY AVERAGING** is the aggregation of the otherwise permitted density and/or intensity of a parcel or parcels of land in a non-uniform or consolidated manner on a portion of such contiguous parcel(s) in accordance with the Pinellas County Comprehensive Plan and land development regulations.

**DEPARTMENT** means the Florida Department of Economic Opportunity.

**DRAINAGE BASIN** means the area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

**DRAINAGE FACILITIES** means a system of man-made structures designed to collect, convey, hold, divert, or discharge stormwater and includes stormwater sewers, canals, detention structures, and retention structures.

**DWELLING UNIT** means one or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

## E

**EDUCATIONAL USES** means activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities, or parking. (This land use is recorded under the Public/Semi-Public land use category).

**ENVIRONMENTAL LANDS** means any lands or related water resources that are determined to contain major ecological, hydrological, physiographic components, and whose interdependent biophysical or biocultural

components can only be maintained through preservation or extreme limitations on development. These lands are set aside to protect significant natural or potable water resources, remnant landscapes, open space, and virtual aesthetics/buffering characteristics. County preserve lands and designated management area are included in this definition.

**ESTUARY** means a semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. “Estuaries” include bays, embayments, lagoons, sounds, and tidal streams.

**EVACUATION ROUTES** means routes designated by city or county transportation planners or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.

## F

**FACILITY-BASED RECREATION** means recreational activities that usually require a built facility such as a playfield, court, horse stable, swimming pool, etc. to accommodate them. Uses may include softball, baseball, football, tennis, basketball, soccer, playgrounds, fitness trails, pool swimming, etc. These activities are not natural resource dependent.

**FLOODPLAINS** means areas inundated during a 100-year flood event or identified by FEMA as an A Zone or V Zone on the National Flood Insurance Program Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

**FLOODPROOFING** means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**FLOODWAY** means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100 year flood without cumulatively increasing water surface elevation more than one-tenth of a foot.

**FLOOR AREA, GROSS** means the sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, parking garages, or loading space for motor vehicles.

**FLOOR AREA RATIO (FAR)** means a measurement of the intensity of building development on a site. A floor area ratio is the relationship between the gross floor area on a site and the net land area. The FAR is calculated by adding together the gross floor areas of all buildings on the site and dividing by the net land area.

## G

**GOAL** means the long term end toward which programs or activities are ultimately directed.

**GEOGRAPHIC INFORMATION SYSTEMS (GIS)** means a computerized system by which land information is indexed geographically from a digitized base map.

**GROUP HOME** means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents. Assisted Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

## H

**HURRICANE VULNERABILITY ZONE** (also “areas subject to coastal flooding”) means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100 year storm or Category 3 storm event.

## I

**IMPERVIOUS SURFACE** means a surface that has been compacted or covered with a layer of material so that it is highly resistant or prevents infiltration by stormwater. It includes roofed areas and surfaces such as limerock or clay, as well as conventionally surfaced streets, sidewalks, parking lots, and other similar surfaces.

**IMPERVIOUS SURFACE RATIO (ISR)** means a measure of the intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the net land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the net land area.

**INDUSTRIAL USES** means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

**INFRASTRUCTURE** means those man made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; reclaimed water systems; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

**INSTITUTIONAL USES** means those facilities and services of a public, private, or quasi-private nature, including educational, medical, governmental civic, and religious uses.

## J

## K

## L

**LEVEL OF SERVICE** means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

**LIMITED ACCESS FACILITY** means a roadway especially designed for through traffic and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

**LOCAL ROAD** means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

**LOW AND MODERATE INCOME FAMILIES** means “lower income families” as defined under the Section 8 Assisted Housing Program or families whose annual income does not exceed 80 percent of the median income for the area. The term “families” includes “households.”



## M

**MAJOR TRIP GENERATORS OR ATTRACTORS** means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

**MANUFACTURING - HEAVY** means a use engaged in the manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products consistent with standards contained in the Pinellas County Land Development Code. This use may include or allow for exterior storage or processing of equipment or materials, and has the potential to produce impacts such as noise, odor, vibration, etc. that may affect adjacent land uses.

**MANUFACTURING – LIGHT USE** means a use engaged in the manufacturing, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products within enclosed buildings consistent with standards contained in the Pinellas County Land Development Code. This use shall not include or allow for any exterior storage or processing of equipment or materials of any kind.

**MANUFACTURING – MEDIUM** means a use engaged in the manufacturing, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products consistent with standards contained in the Pinellas County Land Development Code. This use may include or allow for exterior storage or processing of equipment or materials as long as impacts do not negatively affect adjacent land uses.

**MARINE HABITAT** means areas where living marine resources naturally occur, such as mangroves, seagrass beds, algae beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, nearshore mineral deposits, and offshore sand deposits.

**MARINE WETLANDS** means areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species including those species listed in Subsection 17 4.02 (17), Florida Administrative Code, "Submerged Marine Species."

**MINERALS** means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding living shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

**MOBILE HOME** means a structure, transportable in one or more sections, which, in the traveling mode, is eight feet or more in width and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards.

## N

**NATURAL DRAINAGE FEATURES** means the naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes, and wetlands.

**NATURAL RESERVATIONS** means areas designated for conservation purposes and operated by contractual agreement with or managed by a federal, state, regional, or local government or nonprofit agency, such as: national parks; state parks; lands purchased under the Save Our Coast, Conservation and Recreation Lands, or Save Our Rivers programs; sanctuaries; preserves; monuments; archaeological sites; historic sites; wildlife management areas; national seashores; and Outstanding Florida Waters.

**NEIGHBORHOOD PARK** means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

**NET LAND AREA** means the land area for the purpose of computing density/intensity shall be the total land area within the property boundaries of the subject parcel, and specifically exclusive of any submerged land or pre-existing dedicated public road right of way.

**NONPOINT SOURCE POLLUTION** means any source of water pollution that is not a point source.

**NON-VERTICAL WATER SUPPLY INFRASTRUCTURE/INFRASTRUCTURES** Any below ground structures such as wells, pipes, pumps, etc. (and their supporting above-ground minor appurtenances and structures), that facilitate the provision of high quality potable water. Reservoirs are not included in this definition.

## O

**OBJECTIVE** means a specific, measurable, intermediate, and that is achievable and marks progress toward a goal.

**OFFICE USE** means an occupation or service providing primarily an administrative, professional or clerical service and not involving the sale of merchandise; examples of which include medical, legal, real estate, design, and financial services, and like uses. No "Office Use" shall include any Personal Service/Office Support Use, Retail Commercial Use, or Commercial/Business Service Use, as specifically defined within these Rules.

**ONE HUNDRED (100) YEAR FLOODPLAIN** means the land within a community subject to the base flood.

**OPEN SPACES** means undeveloped lands suitable for resource-based outdoor recreation or conservation purposes. This definition can include land with environmental value such as preserve/preservation lands, and can also include land required or desired to provide for visual relief, and aesthetic and scenic value.

## P

**PARK** means a neighborhood, community, or regional park.

**PERMANENT TRANSIENT ACCOMMODATION USE** means a transient accommodation use such as a hotel, motel, inn, or resort. This use does not include facilities that accommodate recreational vehicles and travel trailers.

**PERMANENT TRANSIENT ACCOMMODATION UNIT** means an individual room, rooms, or suite within a permanent transient accommodation use designed to be occupied as a single unit for temporary occupancy.

**PERSONAL SERVICE OFFICE SUPPORT USE** means an occupation or service attending primarily to one's personal care or apparel; examples of which include hair and beauty care, clothing repair or alteration, dry cleaning/laundry service (collection and distribution only), and like personal service uses; and office equipment or supplies, and like office support uses. Any assembly, sale of merchandise or conveyance of a product in support of a personal service or office support use shall be clearly secondary and incidental to the primary use characteristics of the Personal Service/Office Support Use. No "Personal Service/Office Support Use" shall include any Retail Commercial Use or Commercial/Business Service Use, as specifically defined within these Rules.

**POINT SOURCE POLLUTION** means any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

**POLICY** means the way in which programs and activities are conducted to achieve an identified goal.

**POLLUTION** means the presence in the outdoor atmosphere, ground, or water of any substances, contaminants,

noise, or man made or man induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

**PORT FACILITY** means harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection with commercial shipping.

**POTABLE WATER FACILITIES** means a system of structures designed to collect, treat, or distribute potable water and includes water wells, treatment plants, reservoirs, and distribution mains.

**PRIMARY USES** means a principal use identified under the use characteristics of each Plan category. These categories of uses are those which the Plan category is primarily designed to accommodate.

**PRIVATE RECREATION SITES** means sites owned by private, commercial, or nonprofit entities available to the public for purposes of recreational use.

**PRIVATE SCHOOL** means a building or part thereof, or group of buildings, which is used for kindergarten, primary or secondary education, and which use is not part of the inventory of public school facilities.

**PUBLIC ACCESS** means the ability of the public to physically reach, enter, or use recreation sites including beaches and shores.

**PUBLIC FACILITIES** means transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, reclaimed water systems and facilities; educational systems or facilities, parks and recreation systems or facilities, and public health systems or facilities.

**PUBLIC RECREATION SITES** means sites owned or leased on a long term basis by a federal, state, regional, or local government agency for purposes of recreational use.

**PUBLIC/SEMI PUBLIC** means structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers; hospitals; libraries; police stations; fire stations; and government administration buildings.

## Q

## R

**RECREATION** means the pursuit of leisure time activities occurring in an indoor or outdoor setting.

**RECREATION FACILITY** means a component of a recreation site used by the public such as a trail, court, athletic field, or swimming pool.

**RECREATIONAL USES** means activities within areas where recreation occurs.

**REGIONAL PARK** means a park which is designed to serve two or more communities.

**RESEARCH/DEVELOPMENT-LIGHT USE** means a use devoted to investigation in the natural, physical, or social sciences, or engineering and development as an extension of investigation, with the objective of creating an end product. Activities associated with this use must occur within enclosed buildings, and shall not include or allow for any exterior storage or processing of equipment or materials of any kind.

**RESEARCH/DEVELOPMENT-HEAVY USE** means a use devoted to investigation in the natural, physical, or

social sciences, or engineering and development as an extension of investigation, with the objective of creating an end product. This use may include exterior storage or processing of equipment and materials.

**RESIDENT POPULATION** means permanent and seasonal residents living in permanent dwelling units intended for year round occupancy.

**RESIDENTIAL EQUIVALENT USE** means a residential like accommodation other than a dwelling unit, including group home, congregate care, nursing home and comparable assisted living facilities. No such use shall be required or eligible to employ the residential equivalent standards for density/intensity for any household that qualifies as a dwelling unit.

**RESIDENTIAL USE** means a dwelling unit including, single family, multi family, and mobile home dwelling unit. This use shall include any type of use authorized by Chapter 419, F.S., Community Residential Homes, which is entitled to be treated as a residential dwelling unit.

**RESIDENTIAL USES** means activities within land areas used predominantly for housing.

**RESOURCE-BASED RECREATION** means recreational activities that are dependent on natural resources and a healthy outdoor environment. These activities have little adverse impact on a site and are compatible with natural and/or cultural resource protection. Depending on the site, uses may include picnicking, low-impact camping, educational nature studies, wildlife viewing, horseback riding on trails, fishing, hiking, saltwater beach activities, or freshwater swimming. Specific types of resource-based recreation for each County Park and Preserve will be identified in the respective management plans. Such uses may be further defined and, if appropriate, be listed in any land development regulations developed pursuant to s. 163.3202, Florida Statutes.

**RETAIL COMMERCIAL USE** means commercial activities which are predominantly connected with the sale, rental and distribution of products.

**RIGHT OF WAY** means land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

## S

**SEASONAL POPULATION** means temporary residents occupying units intended for short term or seasonal occupancy (i.e. hotels, motels, timeshare or migrant units).

**SECONDARY USES** means use which is designed to accommodate as a secondary priority. In certain instances secondary use may only be allowed through approval of a conditional use or special exception application.

**SERVICES** means the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social, and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

**SHORELINE OR SHORE\*** means the interface of land and water and, as used in the Coastal Management Element requirements, is limited to oceanic and estuarine interfaces.

**STORAGE/WAREHOUSE USE** means a use devoted to the storage of goods and materials, motor vehicles and equipment.

**STORMWATER** means the flow of water which results from a rainfall event.

**SUBMERGED LANDS** are defined as the area situated below the mean high water line or the ordinary high water line of a standing body of water, including gulf, estuary, lake, pond, river or stream. For the purpose of this definition, drainage detention areas created as a function of development that are recorded on an approved

final site plan or other authorized development order action of Pinellas County, and wetlands, landward of the mean and/or ordinary high water line, shall not be considered submerged land, and thus may be included in the computation of land area for the purpose of determining permitted density and intensity.

**SUPPORT DOCUMENTS** means any surveys, studies, inventory maps, data, inventories, listings, or analyses used as bases for or in developing the local comprehensive plan.

## T

**TARGET EMPLOYMENT CENTER** means those areas of the county that are depicted on the Future Land Use Map with the Target Employment Center Overlay land use category.

**TEMPORARY TRANSIENT ACCOMMODATION USE** means a use offering facilities to accommodate recreational vehicles and travel trailers.

**TRANSFER OF DEVELOPMENT RIGHTS** is the conveyance of development rights by deed, easement or other legal instrument from a parcel or parcels of land to another parcel or parcels, or within the same parcel, where such conveyance is from one Future Land Use Map (FLUM) category to a similar, but non-contiguous, or to a different, FLUM category, other than as is permitted by Part II of the Rules.

**TRANSIENT ACCOMMODATION USE** means a facility offering transient lodging accommodations for tourists and visitors; such as hotels, motels, inns, resorts and recreational vehicle parks.

**TRANSPORTATION/UTILITY USE** means those activities involved in transport and public/private utility services such as airport, seaport; Coast Guard, Customs Facility; electric power generation plant; utility transmission line; municipal water supply; wastewater treatment facility; solid waste/refuse disposal, transfer, recycling facility; public works garage/storage; electric power substation; telephone switching station.

**TWENTY FIVE (25) YEAR FLOOD** means the flood having a four percent chance of being equaled or exceeded in any given year.

## U

## V

**VEGETATIVE COMMUNITIES** means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation, and animals.

**VERTICAL WATER SUPPLY INFRASTRUCTURE/STRUCTURES** Any building, facility, fixture, machinery, reservoir or appurtenant structure used or useful to the provision of high-quality potable water, including the development, supply, storage, distribution, treatment, conservation, acquisition or transfer of water to meet the needs of Pinellas County customers.

## W

**WATER DEPENDENT USES** means activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.

**WATER RECHARGE AREAS** means land or water areas through which groundwater is replenished.

**WATER RELATED USES** means activities which are not directly dependent upon access to a water body but which provide goods and services that are directly associated with water dependent or waterway uses.

**WATER WELLS** means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural, or potable water for general public consumption.

**WELLFIELD** means an area of land that is developed or could be developed with one or more wells for obtaining water.

**WHOLESALE/DISTRIBUTION USE** means a use engaged in the storage, wholesale, and distribution of manufactured products, supplies, and equipment.

X

Y

Z





