

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 ~~30.20~~, 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.

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

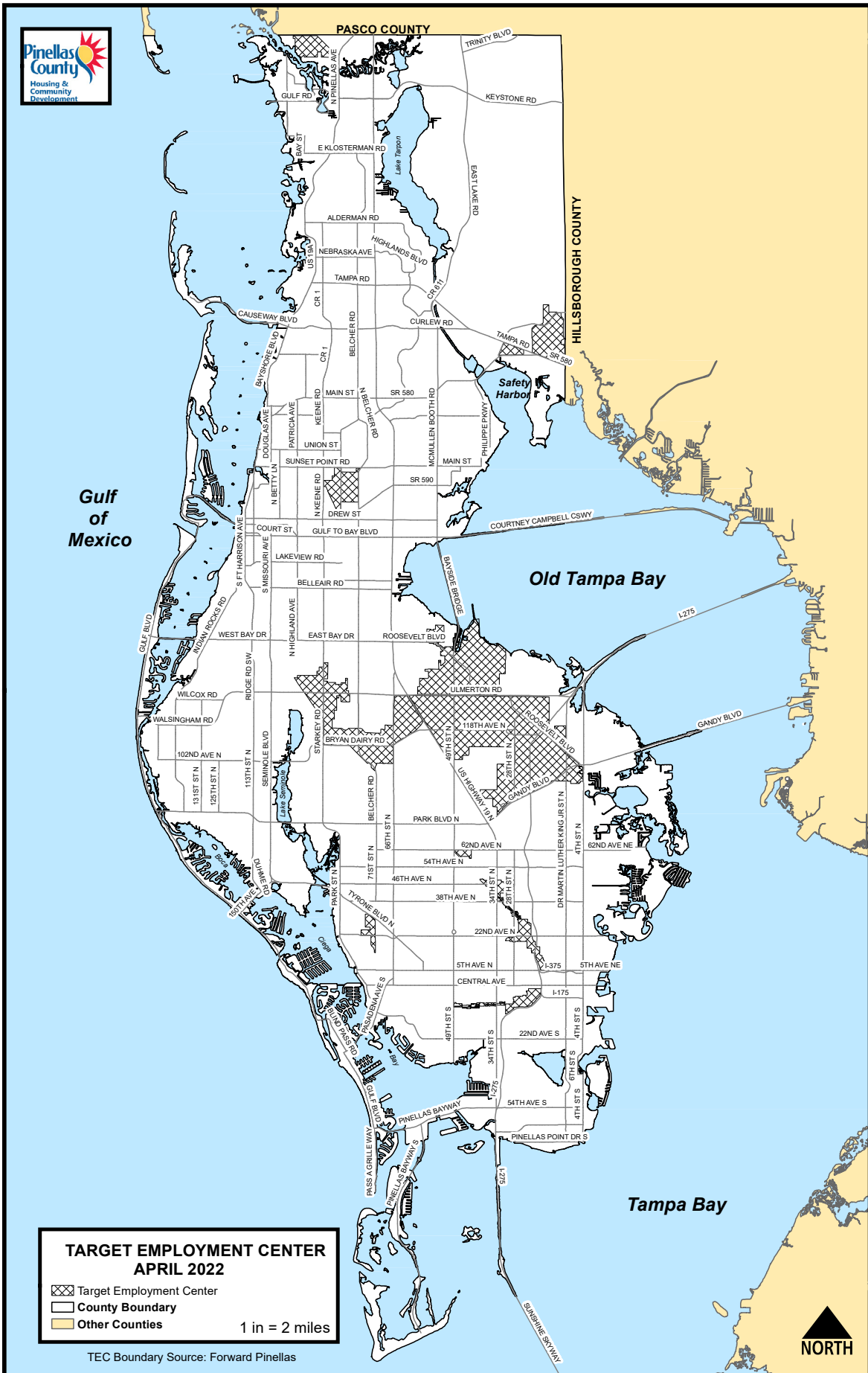
As depicted on the Forward Pinellas Countywide Land Use Plan Map, this category is generally appropriate to those areas based on their size, concentration of, and potential for, target employment opportunities, i.e., those employers and industries paying above-average wages and producing goods and services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



PART 4 - GLOSSARY

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 ~~(also “high-hazard coastal areas”)-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. shall be the area defined by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) model to be inundated from a category one hurricane, as reflected in the most recent Regional Evacuation Study, Storm Tide Atlas.~~

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. all land located within the Velocity Zone as designated by the Federal Emergency Management Agency.

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.

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. ~~means routes designated by county civil defense authorities 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