

# **PINELLAS COUNTY COMPREHENSIVE PLAN**

## **FUTURE LAND USE MAP (FLUM) CATEGORY DESCRIPTIONS AND RULES**

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## **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 a 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.

For each FLUM category, the compatible zoning districts in the Pinellas County Land Development Code are identified. For a specific parcel of land, however, an additional zoning district may be determined by the Pinellas County Local Planning Agency (LPA) to be compatible with a particular FLUM category based on findings of the LPA for that particular situation. Such findings would not have general applications throughout the unincorporated areas of Pinellas County and would be determined on a case-by-case basis.

The Future Land Use Map was adopted as part of the Pinellas County Comprehensive Plan. Planning Department staff have automated the production of the FLUM using the Pinellas County Geographic Information System (GIS). This project was completed in November of 1995. 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. Copies of the unincorporated FLUM are available at the Pinellas County Planning Department, 600 Cleveland St., Suite 750, Clearwater, Florida 33755 (727-464-8200). Information and Future Land Use Maps may also be obtained at the Pinellas County Department of Development Review Services, 310 Court Street, Clearwater, Florida 33756 (727-464-3888).

## URBAN SUPPORT CLASSIFICATION

### Category/Symbol – 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 Drainageways; 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, Historic and Cultural Resources Element; 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. [99-24]

**Standards** – Shall include the following:

- Preservation areas shall remain in essentially their natural condition with no development being permitted in these areas.
- Transfer of development rights shall be allowed consistent with Part II of Table 4. [99-24]
- 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.

**Zoning Compatibility** – The following zoning districts are compatible with the **Preservation (P)** land use category:

AL                      Aquatic Lands District  
P/C                     Preservation/Conservation District  
All RPD zoning districts.

## **URBAN SUPPORT CLASSIFICATION – (cont’d)**

### **Category/Symbol – Preservation – Resource Management (P-RM)**

**Purpose** – It is the purpose of this category to depict those areas of the County where passive recreational uses are compatible with the conservation and management of important natural resources, and to recognize functional open space areas essential to the health, safety, and welfare of the County’s residents.

**Use Characteristics** - Those uses appropriate to and consistent with this category include:

- Primary Uses – Wellfield Protection/Recharge Areas; Wellfield Development; Passive Recreation, Conservation, Environmental Education, Natural Resource Management, Watershed Management, Aesthetic, or other related Functional Open Space uses that are predominantly undeveloped permeable land; site alterations that further and are compatible with natural resource management, watershed management, environmental education and passive recreational uses.
- Secondary Uses – Public/Semi-public uses and facilities needed in support of the primary uses appropriate to the Preservation-Resource Management category.

**Locational Characteristics** – This category is generally appropriate to those environmentally important open space areas where passive recreational uses are compatible with protection and management of the natural resource.

**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.
- Transfer of development rights shall be allowed consistent with Part II of Table 4. [99-24]
- See ‘Additional Standards’ section of this table.

**Zoning Compatibility** - The following zoning district is compatible with the **Preservation-Resource Management (P-RM)** land use category:

P-RM Preservation-Resource Management

## 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 like uses exceeds the applicable acreage threshold. The plan amendment shall include such use and all contiguous like uses.

<b>ACREAGE</b>		
<b><u>FUTURE LAND USE CATEGORY</u></b>	<b><u>USES</u></b>	<b><u>THRESHOLD</u></b>
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
Residential Low Medium (RLM)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential Medium (RM)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential High (RH)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential/Office Limited (R/OL)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential/Office General (R/OG)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Residential/Office/Retail (R/O/R)	Transportation/Utility; Ancillary Nonresidential	3
	Institutional*	5
Resort Facilities Overlay-	Transportation/Utility; Ancillary Nonresidential	3
Permanent (RFO-P)	Institutional*	5
Resort Facilities Overlay-	Transportation/Utility; Ancillary Nonresidential	3
Temporary (RFO-T)	Institutional*	5
Commercial Neighborhood (CN)	Transportation/Utility; Institutional	5
Commercial Recreation (CR)	Transportation/Utility; Institutional	5
Commercial General	Transportation/Utility; Institutional	5

Industrial Limited (IL)**	Retail Commercial; [01-60]	5
	Personal Service/Office Support; [01-60]	
	Commercial/Business Service Support; [01-60]	
	Transportation/Utility; Institutional;	
Industrial General (IG)	Transient Accommodations [01-60]	5
	Transportation/Utility; Institutional	
Preservation –Resource Management (P-RM)	Transportation/Utility;	3
	Institutional	5

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\*Public educational facilities, as defined in Policy 3.8.1. of the Future Land Use Element of the Pinellas County Comprehensive Plan, are not subject to these acreage threshold limitations for public/semi-public uses.

\*\*These Additional Standards do not apply to planned Industrial Mixed Use projects described in the “Standards” for this land use category.

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.

**TABLE 4**

**PART II-MANDATORY RULE ON TRANSFERABLE DEVELOPMENT RIGHTS  
ASSOCIATED WITH FLUM OPEN SPACE DESIGNATIONS\***

<u>Type of Open Space</u>	<u>Transferable Development Rights**</u>
1. Preservation areas and other open spaces to remain in essentially a natural state, as defined by the Comprehensive Plan.	Environmentally-sensitive areas and other open spaces such as buffers and resource management areas, as defined in the Comprehensive Plan, shall have a maximum development rights transfer of one unit per acre (residential) or a gross building floor area to lot area ratio (FAR) of five percent per acre (nonresidential), depending on the applicable land use plan classification(s).
2. Dedicated parkland, dedicated drainage areas or drainage easements in conjunction with residential development, future public park sites, and proposed private open space developed in conjunction with new development proposals (e.g., golf courses).	Maximum transferable development rights shall be in accordance with the project's planned residential density or zoning, whichever is more restrictive; transfer rights for nonresidential uses shall be restricted by provisions established under local zoning. The entire area must be considered as one project and the total development intensity shall not exceed what is normally allowed under the comprehensive plan for the total area in question.



**TABLE 4**

**PART II  
(cont'd)**

3. Existing private open space (e.g., golf courses, or private drainage areas) designated as open space on the FLUM.

Existing private open space recognized as such on the FLUM shall have a maximum development rights transfer of one unit per acre (residential) or a gross building floor area to lot area ratio of five percent per acre (nonresidential), provided that allowable development rights have not been previously utilized. Where development rights have already been transferred through the site plan approval or platting process, no additional development rights are transferable.

4. Coastal Submerged Lands\*\*\*

The nature of coastal 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 coastal 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 over burden the natural carrying capacity of upland areas.

To eliminate inconsistencies in any area containing coastal submerged lands, there shall be no transfer of any development rights from coastal submerged lands to upland areas.

\*Open space development rights noted in this table represent maximum development rights that may be transferred from FLUM open space classifications to other FLUM categories; actual land uses within FLUM open space areas are restricted to uses permitted by FLUM rules unless a FLUM amendment is approved.

\*\*Residential development rights may be transferred to any residential FLUM category. Post transfer residential densities in receiving areas should result in a land use intensity and pattern that is compatible with existing and planned land uses. The rule defines development rights that may be transferred from areas designated for open space on the FLUM to other locations under the same or different ownership.

\*\*\*Coastal Submerged Lands are defined as: all land which is affected by the waters of the state where either tidal influences exist or where saline water occurs, the landward effect of which is determined by the wetland delineation methodology described in Section 62-340.300, Florida Administrative Code.

**TABLE 4**

**PART III - GENERAL PROVISIONS**

**DENSITY AVERAGING**

Density averaging is permitted within residential use categories depicted on the Pinellas County Future Land Use Map (FLUM). The entire areas under consideration must be considered as one project by Pinellas County and the total density unit count shall not exceed what is otherwise allowed under the Pinellas County FLUM for the total area under consideration. Density averaging shall not be used to increase the total unit count for property in the Coastal High Hazard Area above what is allowed under the Pinellas County FLUM for that property. When considering a project that incorporates density averaging, Pinellas County shall ensure that the distribution of dwelling units within the project is compatible with the natural environment, support facilities and services, and the land uses in adjacent and surrounding areas. [00-38]

**COMMUNITY OVERLAY**

Pinellas County may amend the future Land Use Map Series by applying the Community Overlay to a specific geographic area, to be accomplished in conjunction with corresponding amendments to the Future Land Use Element. Those amendments will include specific, community-initiated principles, policies, strategies or other appropriate provisions that further the achievement of Objective 1.13, as applied within that community and in furtherance of that community's plans, wishes or vision. The complementary principles, policies, strategies, or other provisions shall not conflict with or modify the characteristics, standards, criteria, and definitions contained in the Future Land use Category Descriptions and Rules of the Pinellas County Comprehensive Plan, and shall be developed so that the Pinellas County Comprehensive Plan remains internally consistent. The amendments and Overlay will be developed through a community-based process, reviewed by the Local Planning Agency for consistency with the purpose and intent of the Comprehensive Plan, and applied through the Comprehensive Plan public hearing, planning and review process, in association with related public participation activities. [ORD. 06-88]

DCA 06-02  
[ORD. 06-88] 12/12/06

DCA 00-1  
[ORD.00-38] 05/16/00

COUNTY STAFF PROPOSALS TO AMEND THE  
FUTURE LAND USE ELEMENT OF THE  
COMPREHENSIVE PLAN AND THE ZONING CODE  
RELATED TO BROOKER CREEK PRESERVE

## Category/Symbol – Preservation – Resource Management (P-RM) and Potable Water Resource (PWR) Overlays

**Use Characteristics** - Those uses appropriate to and consistent with this category include:

1

In addition to the uses above, those areas designated Preservation-Resource Management with a Potable Water Resource Overlay (PWR-1 or PWR-2) allow projects that enhance or support the provision of potable water and/or reduce potable water demand. Specifically with regard to the Overlays:

- The PWR-1 Overlay 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 minor appurtenances and structures) that facilitate provision of high quality potable water and/or reduce potable water demand.
- The PWR-2 Overlay allows for PWR-1 uses as well as vertical water supply infrastructure/structures as may be required to support the provision of high quality potable water or to reduce potable water demand. Vertical water supply projects within the PWR-2 Overlay, including site plan related alterations (e.g., impervious surfaces such as parking, paved roads, retention ponds, ) when combined cannot exceed 260 cumulative acres.

**Secondary Uses** — ~~Public/Semi-public uses and facilities needed in support of the primary uses appropriate to the Preservation-Resource Management category.~~

**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 the potable water supply, is a priority. where passive In addition, resource-based recreational uses are compatible with this category. protection and management of the natural resource.~~

The PWR-1 Overlay is appropriate for properties designated as P-RM that are assets of Pinellas County Utilities or Tampa Bay Water; the PWR-2 Overlay 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.

The location of vertical water supply infrastructure/structures within properties designated P-RM with a PWR-2 Overlay 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 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 Planning Department will review the proposed location for compliance with the adopted Pinellas County Comprehensive Plan.

**Standards** – Shall include the following:

- For properties designated with PRM, or PRM with the PWR-1 Overlay, 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.
- For PRM with the PWR-2 Overlay, 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:
  - (a) vertical water supply infrastructure/structures shall not exceed a cumulative FAR of 0.25 and an ISR of 0.50, calculated based on the 260 acres that would permit these vertical water supply uses; and
  - (b) 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 1.0, and any other vertical water supply infrastructure/structures shall not exceed a cumulative FAR of 0.25 and an ISR of 0.50 based on the remaining portion of the 260 acres not used as a reservoir.
- Low impact, pervious, development techniques are encouraged
- ~~Transfer of development rights shall be allowed consistent with Part II of Table 4 the Future Land Use Category Descriptions and Rules.~~
- ~~See 'Additional Standards' section of this table.~~

**Zoning Compatibility** - The following zoning district is compatible with the **Preservation-Resource Management (P-RM)** land use category:

P-RM              Preservation-Resource Management

**PROPOSAL 2: AMEND THE PRESERVATION CATEGORY  
OF THE PINELLAS COUNTY FUTURE LAND USE MAP  
AS FOLLOWS:**

**Category/Symbol – 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 Drainageways; 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 Element ~~Natural, Historic and Cultural Resources Element~~; 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.
- Transfer of development rights shall be allowed consistent with Part II of Table 4- Future Land Use Map Categories 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.

**Zoning Compatibility** – The following zoning districts are compatible with the

**Preservation (P)** land use category:

AL	Aquatic Lands District
PC	Preservation/Conservation District
	All RPD zoning districts.

**PROPOSAL 3: AMEND THE  
ADDITIONAL STANDARDS SECTION OF THE PINELLAS  
COUNTY  
FUTURE LAND USE MAP AS FOLLOWS:**

**ADDITIONAL STANDARDS (from Future Land Use Element)**

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 like uses exceeds the applicable acreage threshold. The plan amendment shall include such use and all contiguous like uses.

<b><u>FUTURE LAND USE CATEGORY</u></b>	<b><u>USES</u></b>	<b><u>ACREAGE THRESHOLD</u></b>
Residential Rural (RR)	Transportation/Utility; Ancillary Nonresidential; Institutional*	3 5
Residential Estate (RE)	Transportation/Utility; Ancillary Nonresidential Institutional*	3 5
Residential Suburban (RS)	Transportation/Utility; Ancillary Nonresidential Institutional*	3 5
Residential Low (RL)	Transportation/Utility; Ancillary Nonresidential Institutional*	3 5
Residential Urban (RU)	Transportation/Utility; Ancillary Nonresidential Institutional*	3 5
Residential Low Medium (RLM)	Transportation/Utility; Ancillary Nonresidential Institutional*	3 5
Residential Medium (RM)	Transportation/Utility; Ancillary Nonresidential Institutional*	3 5
Residential High (RH)	Transportation/Utility; Ancillary Nonresidential Institutional*	3 5
Residential/Office Limited (R/OL)	Transportation/Utility; Ancillary Nonresidential Institutional*	3 5
Residential/Office General (R/OG)	Transportation/Utility; Ancillary Nonresidential Institutional*	3 5
Residential/Office/Retail (R/O/R)	Transportation/Utility; Ancillary Nonresidential Institutional*	3 5
Resort Facilities Overlay- Permanent (RFO-P)	Transportation/Utility; Ancillary Nonresidential Institutional*	3 5
Resort Facilities Overlay- Temporary (RFO-T)	Transportation/Utility; Ancillary Nonresidential Institutional*	3 5
Commercial Neighborhood (CN)	Transportation/Utility; Institutional	5
Commercial Recreation (CR)	Transportation/Utility; Institutional	5
Commercial General	Transportation/Utility; Institutional	5



Industrial Limited (IL)**	Retail Commercial;	5
	Personal Service/Office Support;	
	Commercial/Business Service Support;	
	Transportation/Utility; Institutional;	
	Transient Accommodations	
Industrial General (IG)	Transportation/Utility Institutional	5
<del>Preservation Resource</del>	<del>Transportation/Utility;</del>	<del>3</del>
<del>Management (P-RM)</del>	<del>Institutional</del>	<del>5</del>

\*Public educational facilities, as defined in Policy 3.8.1. of the Future Land Use Element of the Pinellas County Comprehensive Plan, are not subject to these acreage threshold limitations for public/semi-public uses.

\*\*These Additional Standards do not apply to planned Industrial Mixed Use projects described in the "Standards" for this land use category.

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.

#### ***PROPOSAL 4: MODIFY CERTAIN DEFINITIONS WITHIN THE PINELLAS COUNTY COMPREHENSIVE PLAN***

**ACTIVE RECREATION** ~~Active recreation requires a certain degree of physical exertion. Recreational activities that are of this orientation are generally of an organized or team nature and usually require an established playfield or type of court to accommodate them. (e.g., softball, football, tennis, basketball, soccer, etc.). These activities are not natural resource dependent.~~

**ENVIRONMENTAL LANDS** – 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 visual aesthetics/buffering characteristics. County preserve lands and designated management areas are included in this definition.

**FACILITY-BASED RECREATION** – Recreational activities that are of this orientation 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.

**OPEN SPACE** – Undeveloped land suitable for low impact passive 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.

**PASSIVE RECREATION** ~~Any outdoor pastime which customarily has no adverse impacts on a site and is generally conducted in such a way as to be compatible with natural and/or cultural resource protection. Passive outdoor uses are those that require a minimal amount of physical effort, have a low if any environmental impact and are typically resource-based in design. Uses may include picnicking, walking, low impact camping, education/nature studies, sightseeing, scenic appreciation, fishing, hiking, swimming, or a similar activity, as well as those support facilities associated with said uses. Such uses may be further defined and, if appropriate, be listed in any land development regulations developed pursuant to s. 163.3202, F.S.~~

**RESOURCE-BASED RECREATION** – Recreational activities that are of this orientation are dependent on natural resources and a healthy outdoor environment. These activities have little, if any, 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, where appropriate, in the respective management plans.

**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 or to reduce potable water demand, including the development, supply, storage, distribution, treatment, conservation, acquisition or transfer of water to meet the needs of Pinellas County customers.

**NON-VERTICAL WATER SUPPLY INFRASTRUCTURE/STRUCTURES** - 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 or reduce potable water demand. Reservoirs are not included in this definition.

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

**PROPOSAL 5: AMEND THE P/C AND PRM ZONING DISTRICTS  
IN ARTICLE VI OF THE PINELLAS COUNTY ZONING CODE  
AS FOLLOWS:**

**ARTICLE VI.**

**SPECIAL DISTRICTS**

**DIVISION 3.**

**PC, PRESERVATION/CONSERVATION DISTRICT**

**Sec. 138-1081. Definition, purpose and intent of district.**

The purpose of the PC, preservation/conservation district is to regulate the use of properties having unique environmental, biological, or ecological features. This division provides criteria ~~for development~~ to protect areas containing endangered species of flora or fauna, preserve areas considered vital to the maintenance and recharge of water resources, preserve areas with unique or valuable topographic or subsurface features, protect areas of significant environmental or ecological importance to the county, protect areas of natural drainage, and ensure the least intensive development compatible with the protection ~~preservation and conservation~~ of native plants, fish and wildlife and habitats in their natural condition state. These areas may consist of wetlands and/or uplands, swamps and marsh characterized by ~~cypress, maple or bay trees, willow, sawgrass, arrowhead and similar wetland species.~~ This category also supports environmental research and environmental education that is dependent on, or interprets, the surrounding natural environment, and is consistent with applicable management plans on County owned or managed property. It is further the intent of this division that all lands and water classified as preservation/conservation shall remain in an essentially undeveloped state with no appreciable impervious surface coverage and with as much natural vegetation retained as possible. Residential density at a maximum density of one unit per acre or nonresidential floor area credit at a maximum of 0.05 may be transferred to contiguous non-preservation areas of the site under uniform ownership provided such contiguous area is appropriately zoned to receive such transfer of development rights. This district shall include those areas indicated on the zoning atlas map as PC.

(Ord. No. 90-1, § 1(402.1), 1-30-90)

**Sec. 138-1082. Permitted uses.**

The following uses are permitted in the PC, preservation/conservation district:

- (1) Facilities, structures and accessory uses for natural resource and wildlife management.
- (2) ~~Passive recreation and park uses.~~ Natural resource and wildlife management activities

- (3) Docks and piers, nature trails, or boardwalks; observation towers, and canopy walk(s) for environmental research, education and appreciation on public-owned land.
- (4) Stormwater management facilities, that are compatible with the purpose and intent of this District and are consistent with approved County watershed or land management plans.
- (5) Small diameter groundwater/wetland monitoring wells, permitted (non-vertical) potable water transmission lines
- ~~(5)~~(6) Residential density credit of one unit per acre to be transferred to the contiguous nonpreservation area of the site under uniform ownership provided the receiving area is appropriately zoned to receive such transfer.
- ~~(6)~~(7) Nonresidential floor area credit (0.05 maximum) to be transferred to the contiguous non-preservation area of the site under uniform ownership provided the receiving area is appropriately zoned to receive such transfer.

(Ord. No. 90-1, § 1(402.2), 1-30-90)

#### **Sec. 138-1083. Special exceptions.**

There are no special exceptions permitted within the PC, preservation/conservation district.

(Ord. No. 90-1, § 1(402.3), 1-30-90)

#### **Sec. 138-1084. Conditional uses.**

There are no conditional uses permitted within the PC, preservation/conservation district.

(Ord. No. 90-1, § 1(402.4), 1-30-90)

#### **Sec. 138-1085. Property development regulations.**

The following property development regulations are applicable to the PC, preservation/conservation district:

- (1) This division shall not conflict with other federal, state and local laws, ordinances and regulations; and to the extent of any such conflict, the more stringent regulations shall prevail unless otherwise provided by law. All development requirements will be established in conjunction with site plan review; however, in no case shall any structure be located within 25 feet of adjacent property. No structures may exceed 35 feet in height, with the exception of observation towers and/or associated canopy walkways which are required to be located on public-

owned land and which shall not to exceed 75 feet. and Mmaximum impervious coverage shall not exceed five percent of the site area.

- (2) The PC district is intended to be utilized in areas designated as preservation by the Future Land Use Map of the C~~comprehensive land use P~~lan; however, it may be utilized under any designation of the ~~land-use~~ plan provided the subject property meets the intent of the definition of this division.

## **DIVISION 9.**

### **P-RM PRESERVATION-RESOURCE MANAGEMENT**

#### **Sec. 138-1246. Definition, purpose and intent of district.**

- The purpose of the P-RM, preservation-resource management district is to regulate the use of environmentally significant properties where the conservation and management of important natural and water resources, and the provision of public water supply, is a priority. Environmental research, and resource-based ~~passive recreational and educational~~ uses that promote environmental stewardship, consistent with an approved management plan for the respective County owned or managed property, are compatible with this district. ~~the conservation and management of important natural resources.~~ The division provides criteria for ensuring the least intensive development compatible with protecting and ~~preserving~~ important habitat, protecting endangered species of flora or fauna, protecting the functional integrity of natural aquifer recharge areas and potable well fields in a manner that preserves and enhances water quantity and quality, developing and managing potable water supply resources and assets, ~~protecting preserving~~ areas with unique or valuable topographic or subsurface features, protecting areas of significant environmental or ecological importance to the county, ~~preserving and protecting~~ functional and valuable ecosystems, and protecting areas of natural drainage. These areas may consist of wetlands and/or uplands ~~swamps and marsh characterized by cypress, maple or bay trees, willow, sawgrass, arrowhead, and similar wetland species.~~ Most lands classified as preservation-resource management shall be environmentally important open space areas where resource-based ~~passive~~ recreational uses are compatible with protection and management of the natureal resource. Where such resource-based ~~passive~~ recreational uses are allowed, no use shall exceed a floor area ratio of 0.05 nor an impervious surface ratio of 0.10, Refer, however, to the property development regulations associated with this zoning district for the floor area and impervious surface standards associated with those properties with a PWR Overlay. In those cases where site alteration and development is allowed it shall be for facilities in which a public need or demand has been demonstrated and can be related to environmental education, resource-based ~~passive~~ recreational uses, natural resource

management, the provision of potable water supply or potable water demand reduction, and/or a land or watershed management plan.

(Ord. No. 97-57, § 23, 7-28-97)

**Sec. 138-1247. Permitted uses.**

The following uses are permitted in the P-RM, preservation-resource management district:

- (1) Facilities, structures and accessory uses for natural resource and wildlife management.
- (2) Resource-based ~~Passive~~ recreation uses.
- (3) Facilities, structures and accessory uses for environmental education.
- (4) Nature trails and boardwalks; observation towers, and canopy walk(s) for environmental research, education and appreciation located on public-owned land.
- (5) Surface water management facilities that are compatible with the purpose and intent of this District and are consistent with approved County watershed or natural resource management plans
- (6) ~~Facilities, structures and accessory uses for~~ Natural resource and wildlife management activities.
- (7) ~~Facilities, structures and accessory uses for~~ Wwellfield/recharge area protection, groundwater monitoring, water and reclaimed water transmission and/or wellfield development
- (8) Facilities, structures and accessory uses that enhance or support the provision of potable water supply and/or reduce potable demand, located on properties that have a Potable Water Resource (PWR) Overlay, as depicted on the Pinellas County Future Land Use Map. (The Future Land Use Map Category Description and Rules of the Pinellas County Comprehensive Plan will determine the specific permitted uses allowed depending upon whether the area is designated with the PWR-1 or the PWR-2 Overlay).
- (8 9) ~~Uses and activities that implement management plans for the purpose of natural resource management.~~ Implementation of uses and activities directed by, or compatible with, an approved watershed or natural resource management plan.

(Ord. No. 97-57, § 23, 7-28-97)

### **Sec. 138-1248. Special exceptions.**

Upon application to the board of adjustment and favorable action thereon, pursuant to article II, division 7 of this chapter, the following uses may be permitted in the preservation-resource management district:

Governmental telecommunication tower facilities.

(Ord. No. 97-57, § 23, 7-28-97)

### **Sec. 138-1249. Conditional uses.**

There are no conditional uses permitted within the P-RM, preservation-resource management district.

(Ord. No. 97-57, § 23, 7-28-97)

### **Sec. 138-1250. Property development regulations.**

The following property development regulations are applicable to the P-RM preservation-resource management district:

- (1) This division shall not conflict with other federal, state and local laws, ordinances and regulations, and to the extent of any such conflict, the more stringent regulations shall prevail unless otherwise provided by law. All development requirements will be established in conjunction with site plan review; however, in no case shall any structure be located within 25 feet of adjacent property, except that any structure shall be required to be set back at least 500 feet from the western edge of those portions of Section/Township/Range (STR) 02/27/16 and STR 11/27/16 designated with the PWR-2 Overlay on the Future Land Use Map. The 500 foot setback will function as a vegetated buffer.
- (2) No structures may exceed 35 feet in height, except for the following: observation towers and/or associated canopy walkways shall not exceed 75 feet; vertical water supply structures on public owned property designated with the PWR-2 Overlay on the Future Land Use Map shall not exceed 65 feet in height;
- ~~(2 3)~~ For properties designated with PRM, or PRM with the PWR-1 Overlay, 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.
- (3 4) For PRM with the PWR-2 Overlay, 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:
  - (a) vertical water supply infrastructure/structures shall not exceed a cumulative FAR of 0.25 and an ISR of 0.50 that are calculated based on the 260 acres that would permit these vertical water supply uses; and
  - (b) 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 1.0, and any other vertical water supply infrastructure/structures shall not exceed a cumulative FAR of 0.25 and an ISR of 0.50 based on the remaining portion of the 260 acres not used as a reservoir.

- (2 5) The P-RM district is intended to be utilized in areas designated as Preservation-Resource Management on the Future Land Use Map of the Comprehensive Plan; however, it may be utilized under any designation of the Future Land Use Map of the Comprehensive Plan provided the subject property meets the intent of the definition of this division.
- (3 6) A maximum residential density credit of one unit per acre may be transferred to contiguous non-preservation areas of the site under uniform ownership provided the receiving area is appropriately zoned to receive such transfer.
- (4 7) Nonresidential floor area credit (0.05 maximum) may be transferred to contiguous non-preservation areas of the site under uniform ownership provided the receiving area is appropriately zoned to receive such transfer.