

Definitions

AGRICULTURAL USES means activities within land areas that are predominantly used for the cultivation of crops and livestock, including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; specialty farms; and silviculture areas. [10-18]

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.

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 Element requirements, is limited to oceanic and estuarine shorelines. [09-17]

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 elements shall be considered capital improvements.

CHURCH OR OTHER PLACE OF RELIGIOUS WORSHIP means any site or premises such as a church, synagogue, temple, mosque, cathedral, chapel, tabernacle or similar place which is used primarily or exclusively for religious worship and approved related activities.

COASTAL HIGH-HAZARD AREA (also "high-hazard coastal areas") 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*. [09-17]

COASTAL PLANNING AREA* means that when preparing and implementing all requirements of the Coastal Management Element 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. [09-17]

COASTAL STORM AREA shall be the area delineated in the Coastal Management Element, 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 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 a 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 predominantly connected with the sale, rental, and distribution of products or performance of services.

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. [10-18]

COMMUNITY PARK means a park located near major roadways and designed to serve the needs of more than one neighborhood. [10-18]

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. [10-18]

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.

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 of dwelling units per net acre of land area. [10-18]

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. [11-13]

DEPARTMENT means the Florida Department of Community Affairs.

DEVELOPMENT FORMS in Pinellas County are identified and described as follows: [10-56]

1. Neighborhoods

a. Traditional – In the unincorporated area, traditional neighborhoods are the historic small towns and villages that were established in isolated locations not adjacent to a downtown. Several of them are located on the coast since travel was by water prior to the railroads. Unlike the suburban neighborhoods, they tend to contain more of a mix of housing types. Small scale commercial uses may be present within these neighborhoods on small lots, sometimes as non-conforming uses.

- i. Crystal Beach
- ii. Old Palm Harbor (formerly known as Sutherland)
- iii. Ozona

- iv. Lealman east of 49th Street
 - v. Ridgecrest (portions)
 - vi. Highpoint (portions)
 - vii. Anclote
 - viii. Various municipal neighborhoods
- b. Suburban
- i. Most unincorporated area neighborhoods are suburban in character.
 - ii. Typical lot sizes - ≤ 7,000 square feet. There are some areas of large lot zoning (1/4 acre lots or larger) in the unincorporated area.
 - iii. Some of the County's suburban communities contain a mixture of residential dwellings and are not solely single-family homes. These different housing types are not integrated, however, but are constructed in separate locations within the neighborhood or development. For example, Feather Sound contains single-family homes, townhomes, multi-family structures (both condominiums and apartments). The East Lake Tarpon Area also contains a mix of residential types, although they are usually segregated into different areas of the community.
- c. Mobile Home and Manufactured Home Communities – The housing types found in these communities distinguishes them from other neighborhoods. These neighborhoods often exhibit a strong social support structure and sense of community.
- d. Large Multi-family Communities and Resorts (e.g. Top of the World, Five Towns, and Innisbrook)

2. Centers

- a. Urban Centers – Primary office center, urban entertainment and cultural venues, multi-family housing, retail, educational facilities, all modes of transit service available at no less than 20 minutes frequencies.
- i. Downtown St. Petersburg
 - ii. Downtown Clearwater
- b. Town Centers – The historic downtowns of smaller communities. They typically offer public uses such as town halls, libraries, public parks or pavilions, community centers, post offices, places of worship, retail, services, entertainment, dining options, and residential (multi-family and single-family)
- i. Downtowns of Largo, Oldsmar, Tarpon Springs, Safety Harbor, Dunedin, Pinellas Park, Palm Harbor, Gulfport, Madeira Beach, St. Pete Beach.
- c. Suburban Commercial Centers – Have a concentration of retail, restaurant, entertainment, personal services, and occasionally, office uses. They are often clustered around an indoor or outdoor mall. They have been designed primarily for access by motor vehicles with little thought given to other modes of transportation. It is usually difficult to access different structures within these commercial centers other than by driving. Examples of suburban commercial centers include:
- i. the regional malls and adjacent/nearby nonresidential development (may include standalone “big box” stores),
 - ii. Largo Mall
 - iii. Proposed Largo Town Center (former Crossroads Mall)

- iv. Larger shopping centers that are generally greater than 10 acres in size and serve a market greater than the immediate neighborhood. An example is the retail and office uses at Boot Ranch.
- d. Neighborhood Centers – Located within or on the periphery of a neighborhood often at the intersection of two roadways, these centers provide neighborhood-scale retail and services. Uses often include a grocery store, a pharmacy, banking services, dry cleaners, barbershop/hair salon, a variety of eating establishments, etc. They usually contain no residential uses or public uses. In Pinellas County, most groupings of retail/service uses that serve as a neighborhood center are located at a major intersection or are intermingled with strip commercial development along major roadways. Examples of neighborhood centers are LaBelle Plaza at the intersection of Highland Avenue and Belleair Road, the shopping center at the intersection of CR1 and Tampa Road, and Oakhurst Plaza Shopping Center at the intersection of Oakhurst Road and Antilles Drive.
- e. Village Centers – These centers are distinguished from Neighborhood Centers by the presence of only individually-owned small commercial lots that preclude the presence of larger retail and service establishments, such as a typical neighborhood-scale grocery store or pharmacy. These centers are typically embedded within the surrounding residential neighborhood and are served by the local street system, and are not located on an arterial facility. Typical uses within a village center include a variety of restaurants, small shops and offices, small grocery stores and specialized food stores. Examples would be the village centers located on Orange Street in Ozona and at the intersection of Walsingham Road and Ridge Road.

3. Corridors

- a. Interstate – This corridor is located along I-275 from the Howard Frankland Bridge and Causeway to the Sunshine Skyway Bridge and Causeway. This is a limited access roadway with no parallel local access roads. There is no direct access to any property from this federal roadway.
- b. Commercial Corridors – These corridors are located along municipal, county, or state arterial facilities where the primary orientation is toward the roadway, providing easy accessibility for the automobile. There is often little connectivity between the commercial uses along the arterial facility and the adjacent neighborhoods. The “strip” development within these corridors typically consists of surface parking in front of one- or two-story commercial establishments. A commercial corridor generally serves a larger trade area than the immediate neighborhood. Apartment complexes may also be found along these corridors interspersed among the nonresidential uses. The “big box” national chains are often located within these corridors.
- c. Employment Corridors – These corridors are distinguished from commercial corridors in that they also include a significant number of jobs that are typically found in employment centers. In this case, the employment center is linearly oriented along a major roadway. Development along U.S. Highway 19 in mid and north Pinellas County contains a substantial quantity of office space as well as the retail and personal services typically found within a commercial corridor.

- d. Residential Corridors – These corridors are formed when residential development (single-family and multi-family) is adjacent to an arterial roadway and have direct access onto that roadway. In some cases, the residential structures were constructed prior to the roadway being upgraded to a larger facility (e.g. from a two-lane to a four-lane facility).
- e. Scenic/Non-Commercial Corridors – Roadways and the adjacent lands designated by the Board of County Commissioners to protect their traffic-carrying capacity and scenic qualities. These corridors are usually, though not exclusively, found in conjunction with residential corridors.
- f. Coastal Corridor – This is a unique roadway corridor in Pinellas County that runs the length of the barrier island chain to Clearwater Beach, and then continues northward on the mainland along the coast from Downtown Clearwater through Dunedin, Palm Harbor, Tarpon Springs to the Pasco County line. This corridor includes the major centers of tourism along the County’s Gulf beaches, and connects the historic downtowns on the west coast of north Pinellas County.
- g. Transit Corridors – This represents a nascent development form in Pinellas County since it depends upon frequent, high-quality transit service. These corridors identify those areas that have been selected through the Pinellas Alternatives Analysis to be served by a rail or fixed-guideway system, and where funding has been approved to construct the system. It is anticipated that a transit corridor would usually be in conjunction with one of the other corridors (e.g. a commercial corridor).

4. Districts

- a. Employment Districts – Historically, these are larger areas that have been principally devoted to manufacturing, warehousing, businesses and business services, professional services, other office uses, research and development, and hotel accommodations. Recently, residential uses and supporting retail and personal services have been introduced or planned within selected employment districts. Examples include:
 - i. Industrial and Office DRIs (Carillon, Gateway, Gateway Areawide, Bay Vista, DRI in Oldsmar) and surrounding related and supportive land uses
 - ii. Industrial areas not part of a planned development (Joe’s Creek, Airport Industrial Park, Clearwater Airpark Industrial Park, Mid-county Industrial Area, Tyrone Industrial Park, Dome Industrial Park)
- b. Historic Districts – These are districts containing a number of historically-significant structures that are designated on the National Register and/or by the local government as being historically significant. Historic Districts can be residential or commercial in character.
- c. Arts and Cultural Districts – These districts are typically mixed-use areas in which concentrations of cultural facilities serve as economic and cultural anchors. Their defining characteristic is the prevalence of cultural facilities, arts organizations, individual artists, and arts-based businesses.

- d. Airport District – The St. Petersburg-Clearwater International Airport, Coast Guard Air Operations, Black Hawk Training Center, and businesses and operations supporting the Airport.
- e. University/College Campuses – The campuses of USF- St. Petersburg, Eckerd College, and St. Petersburg College.
- f. Medical District – These districts represent the major hospitals in the County and the concentration of medical offices and services that occur in the vicinity of the hospital campus. Examples include:
 - i. Morton Plant Hospital in Clearwater.
 - ii. All Children’s Hospital in St. Petersburg
- g. Mease Countryside Hospital in Safety Harbor

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.

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* Any lands or related water resources that are determined to contain major ecological, hydrological, physiographics 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. [09-17]

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 county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.

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. [09-17], [10-18]

FLOODPLAINS means areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on 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 25 year flood without cumulatively increasing the 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 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. [10-18]

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

GRAPHIC INFORMATION SYSTEMS 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.

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.

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. [10-18]

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; 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 primary and secondary uses listed under the Use Characteristics of the Institutional plan category.

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.

LIGHT MANUFACTURING/ASSEMBLY (CLASS A) 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 consistent with standards contained in the Pinellas County Land Development Code. This use shall be limited to clean industries having onsite and offsite impacts comparable to the primary uses listed under the Commercial General, Residential/Office/Retail, and Community Redevelopment District-Activity Center categories as applicable. This use shall not include or allow for any exterior storage or processing of equipment or materials of any kind.

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."

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.

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.

MIXED-USE DEVELOPMENT generally occurs as one of the following types: [10-56]

1. Mixed-Use Projects

Mixed-use projects combine single-use buildings, typically on distinct parcels, in a range of land uses in one planned development project, although combining both vertical and horizontal mix of uses can also occur. The overall project must result in a walkable area and there must be significant physical and functional integration of the different uses. These projects may occur within a mixed-use walkable area or they may be located in a more suburban setting.

2. Mixed-Use Areas – Larger Scale

Areas where there is a mixing of different land uses – e.g. residential, shopping, eating establishments, employment, lodging, civic, cultural – in one relatively discrete area. These areas usually have multiple ownerships, and combine both a vertical and horizontal mix of uses where there is significant physical and functional integration of the different uses, resulting in a walkable area. Urban centers and town centers usually exhibit these characteristics; examples in Pinellas County include Downtown St. Petersburg, Downtown Dunedin, Downtown Palm Harbor, Downtown Clearwater, and Downtown Largo. A larger-scale mixed-use area may or may not include a mixed-use project.

3. Mixed-Use Areas- Neighborhood Scale

Areas where there is a mixing of land uses at a neighborhood scale in one relatively discrete area. The range of uses is generally more restricted focusing on neighborhood retail and services, eating establishments, and residential. These areas may be under one ownership or have multiple owners, and often emphasize a horizontal mix of uses, although some vertical mix may occur. There is significant physical and functional integration of the different uses that result in a walkable area. The collection of retail, service, office, and civic uses in Ozona in north Pinellas County exemplifies these characteristics. A neighborhood-scale mixed-use area may or may not include a mixed-use project.

4. Transit Oriented Development (TOD)

TOD represents an approach to community building where housing, jobs, shopping, community services, and recreational opportunities are within an easy walking distance of a rail or fixed-guideway transit station, where transit service is convenient, frequent and of high quality. TOD results in compact and pedestrian-friendly neighborhoods where the walker takes precedence over other modes of transportation, and expands options for housing, mobility, shopping, and employment. TOD should achieve a functional integration of transit with development in the immediate area around the transit station and with the surrounding neighborhood.

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. [10-56]

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. [10-18]

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. [09-17]

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 Table 4.

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. [09-17]

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. [08-68]

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. [08-68]

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 Table 4.

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, 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.

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 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.

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 picnicing, 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. [09-17], [10-18]

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.

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. [09-17]

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. [11-13]

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

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. [11-13]

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 primary and secondary uses listed under the Use Characteristics of the Transportation/Utility plan category.

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

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. [09-17]

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. [09-17]

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