

ORDINANCE NO. 20-\_\_\_\_

AN ORDINANCE OF PINELLAS COUNTY AMENDING THE PINELLAS COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) CATEGORY RULES AND DESCRIPTIONS FOR THE ACTIVITY CENTER (AC) DESIGNATION AND MIXED USE CORRIDOR (MUC) DESIGNATION TO ALIGN WITH THE COUNTYWIDE RULES AND FACILITATE IMPLEMENTATION OF THE DOWNTOWN PALM HARBOR MASTER PLAN AND FORM BASED CODE; AMENDING THE UNINCORPORATED PINELLAS COUNTY FUTURE LAND USE MAP LEGEND; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners acting in their capacity as the Countywide Planning Authority has amended the Countywide Plan Rules to allow for increased density and floor area ratios for Activity Centers and Multi-Modal corridor land use map categories; and

WHEREAS, Pinellas County has conducted an extensive planning effort to update the Downtown Palm Harbor Master Plan, which supports the Activity Center designation; and

WHEREAS, ongoing planning efforts for the US 19 corridor will rely on utilization of the Mixed Use Corridor designations and increased density and floor area ratios as amended in the Countywide Plan Rules; and

WHEREAS, Pinellas County wishes to amend the Pinellas County Comprehensive Plan Future Land Use Map Categories and Rules to be consistent with the Countywide Plan Map and Rules.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS of Pinellas County Florida, on \_\_\_\_\_, \_\_\_\_\_, 2020, that:

SECTION 1. The Mixed Use Classifications of Activity Center (AC) and Mixed Use Corridor (MUC) of the Pinellas County Comprehensive Plan Future Land Use Map Categories and Rules are hereby amended to read as follows:

**MIXED-USE CLASSIFICATION**

- Category/Symbol – Activity Center – Neighborhood (AC-N)**
- Activity Center – Community (AC-C)**
- Activity Center – Major (AC-M)**

**Purpose** – It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, as dynamic areas of mixed use that serve as neighborhood, community or regional focal points of commerce,

employment, public activity, and housing; and to recognize such areas so that they complement a community’s distinctive characteristics, are compatible with natural resource features, and do not adversely affect public services and facilities. This category may be utilized to support development that will create a strong sense of community identity for a specific area as expressed in a community vision or local plan developed through a local public participation process.

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

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

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

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

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

- Either the density standard or the intensity standard in Table FLUM-1 can be used to determine the number of dwelling units allowed on a parcel of land. For mixed-use projects, either an all-inclusive FAR or a proportionate share of units per acre and FAR can be used.
- Properties within the Coastal High Hazard Area shall maintain their maximum

permitted densities per the Future Land Use Map designation in place prior to an Activity Center land use change.

- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per the number of permitted dwelling units.

**Special Note** – The above standards in Table FLUM-1 represent the maximum development density and intensity that may be permitted within the Activity Center category. The Pinellas County Land Development Code and the applicable specific area plan may further restrict the density and intensity of development within an area having this designation in order to ensure that development is compatible with the surrounding community and its distinctive characteristics, with the availability of public services and facilities, and with the area’s natural and cultural resources. As provided for in policies 1.3.5 and 1.3.6 of the Future Land Use and Quality Communities Element, the Pinellas County Land Development Code and the applicable specific area plan or regulating plan may require that a project meet certain requirements in order to exceed a base residential density or intensity established in the specific area plan, regulating plan, or the Land Development Code.

**Specific Area Plan** – Use of this category shall require a specific area plan as set forth in Objective 1.3 of the Future Land Use and Quality Communities Element.

**Category/Symbol – Mixed Use Corridor- Primary (MUC-P)**  
**Mixed Use Corridor- Secondary (MUC-S)**  
**Mixed Use Corridor- Supporting (MUC-Su)**

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

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

**Locational Characteristics** – Locations appropriate to be designated with the Mixed Use Corridor category are identified on the Land Use Strategy Map and Table 2 of the Countywide Plan Strategies.

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

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

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

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

**Special Note** – The above standards represent the maximum development density and intensity that may be permitted within the Corridor category. The Pinellas County Land Development Code and the applicable specific area plan may further restrict the density and intensity of development within an area having this designation in order to ensure that development is compatible with the surrounding community and its distinctive characteristics, with the availability of public services and facilities, and with the area’s natural and cultural resources. As provided for in policies 1.3.5 and 1.3.6 of the Future Land Use and Quality Communities Element, the Pinellas County Land Development Code and the applicable specific area plan or regulating plan may require that a project meet certain requirements in order to exceed a base residential density or intensity established in the specific area plan or the Land Development Code.

**Specific Area Plan** – Use of this category shall require a specific area plan as set forth in Objective 1.3 of the Future Land Use and Quality Communities Element.

SECTION 2. Table FLUM – 4. Consistency with Countywide Plan Map Categories is amended as shown in Exhibit “A”.

SECTION 3. The Unincorporated Pinellas County Future Land Use Map Legend is hereby amended to add the following note under the Special Information heading:

For Activity Center and Mixed Use Corridor land use designations within the Coastal High Hazzard Area, see note under Table FLUM – 1 and Table FLUM – 2, respectively, of the Comprehensive Plan Future Land Use Map Categories and Rules for density limitations.

SECTION 4. Severability. If any section, paragraph, clause, sentence, or provision of the Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect therefore shall be confined to the section, paragraph, clause, sentence, or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

SECTION 5. Location of Records. Pursuant to requirements of Section 125.68, Florida Statutes, this Ordinance is incorporated into the Pinellas County Comprehensive Plan, located at, and maintained by, the Clerk of the Pinellas County Board of County Commissioners.

SECTION 6. Filing of Ordinance; Establishing an Effective Date. Pursuant to Section 163.3184(3), Florida Statutes, if not timely challenged, an amendment adopted under the expedited provisions of this section shall not become effective until 31 days after adoption. If timely challenged, the amendment shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

**APPROVED AS TO FORM**

By: David S. Sadowsky  
Office of the County Attorney

**EXHIBIT "A"**

**Table FLUM – 4. Consistency with Countywide Plan Map Categories**

## CONSISTENCY WITH COUNTYWIDE PLAN MAP CATEGORIES

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

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

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

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