

Proposed Amendments to Future Land Use and Quality Communities Element, Future Land Use Map (FLUM) and Rules

Purpose:

- Relationship to the Land Development Code update
- Relationship to the recently updated Countywide Plan
 - Vision Map
 - Regulatory Map and Rules

Proposed Amendments to Future Land Use and Quality Communities Element, FLUM and Rules

Pinellas County Strategic Plan

4) *Foster Continual Economic Growth and Vitality*

4.2 Invest in communities...

4.3 Catalyze redevelopment...

4.5 Provide safe and efficient transportation...

Proposed Amendments to Future Land Use Map Category Descriptions and Rules (FLUM Rules)

New FLUM Category:

◎ *Activity Center*

- Depicts areas to be developed with a mix of land uses. Type of Activity Center dependent upon scale of development and type of activities:
 - *Neighborhood*
 - *Community*
 - *Regional*

Proposed Amendments to FLUM Rules

New FLUM Category:

⦿ *Mixed Use Corridor*

- Served by multiple modes of transportation; building densities and land uses that support transit service

Proposed Amendments to FLUM Rules

Deleted FLUM Category:

- *Institutional Overlay*

Proposed Amendments to FLUM Rules

Renamed FLUM Category:

- ◎ From “*Industrial Limited*” to “*Employment*”
 - Better represents the range of employment uses permitted in the category

Proposed Amendments to FLUM Rules

Changes in permitted uses:

- ⦿ Activity Centers and Mixed Use Corridors
 - Uses identified in specific area plans
- ⦿ Manufacturing-Light
 - Permitted in R/OG (3 acre limitation)
 - Permitted in R/O/R & CG (no acreage limit)
- ⦿ Manufacturing-Medium
 - Permitted in R/O/R & CG (3 acre limitation)
- ⦿ Research & Development
 - Permitted in R/OG, R/O/R & CG (no acreage limit)
- ⦿ Marinas
 - Permitted in Employment
- ⦿ Residential
 - Permitted in CG (except CSA); prohibited in Employment

Proposed Amendments to FLUM Rules

Changes in densities and intensities:

*Refer to Table on Page 3
of the Staff Report to the
Local Planning Agency*

Proposed Amendments to FLUM Rules

Definitions

- ◎ New:
 - *Countywide Plan Map*
 - *Manufacturing – Heavy and Medium*
 - *Research/Development – Heavy*
 - *Target Employment Center*
- ◎ Several definitions amended

Proposed Amendments to FLUM Rules

Zoning Compatibility

- Updated list of compatible zoning districts for each FLUM category

FLUM AMENDMENTS

- ◎ FLUM Legend amended
 - In response to changes in FLUM categories
- ◎ FLUM (map) amended
 - Properties designated *Industrial Limited* now identified as *Employment*
 - Properties designated *Community Redevelopment District-Activity Center* now identified as *Activity Center – Neighborhood*

Policy Changes in the Future Land Use and Quality Communities Element

- Amended policies providing guidance on appropriate locations for mixed-use development
- Amended Table 1 in Objective 1.3
- Amended minimum requirements for preparing a Specific Area Plan
- Deleted Policy 1.13.3 – conditional employment uses

Policy Changes in the Future Land Use and Quality Communities Element

- New Policy 1.13.3 – coordination in determining appropriate development potential in target employment centers
- Amended Policies 4.2.3 and 4.2.4 – FLUM or Zoning amendment impacts on transportation
- Amended Objective 4.6 and policies on development pattern along US 19 in north Pinellas County

Changes Resulting from State and Regional Agencies' Review

- ⦿ Proposed density increase to 15 units per acre will not be permitted in the Coastal Storm Area for properties designated as RO/G and R/O/R on the Future Land Use Map
- ⦿ Non-substantive changes to remove extraneous words, correct references to documents and facilities, etc.