

4 *Future Land Use Map for Unincorporated Pinellas County*

Future Land Use Map

The Future Land Use Map (FLUM), which is adopted by the Board of County Commissioners (BCC) as a part of the Pinellas County Comprehensive Plan, is an important tool for the implementation of the Pinellas County Comprehensive Plan. The FLUM is used to help implement many of the goals, objectives and policies of the Pinellas County Comprehensive Plan, and represents the ultimate development pattern for the unincorporated County. The FLUM is one of the means to ensure that development is compatible with adjacent land uses, the natural environment, and support services and facilities. The FLUM is also used to protect natural resources, restrict the proliferation of strip commercial development, control densities in the coastal storm area, promote economic development, encourage redevelopment efforts in blighted areas, and promote a balanced relationship between the natural environment and development. Development within the unincorporated County must conform to the various characteristics and standards provided in each of the FLUM categories.

Appendix C: FLUM Category Descriptions and Rules

Appendix C establishes the Future Land Use Map (FLUM) categories, the maximum densities and intensities, the locational and use characteristics of each category, and additional standards and criteria necessary to assist in managing the development of land in the unincorporated areas of Pinellas County. The purpose of this table 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.

Part II of Appendix C contains the mandatory rules on the transfer of development rights associated with the FLUM's open space designations. Appendix C also contains the requirements for density averaging.

Table 9 shows the distribution of net acreage in unincorporated Pinellas County by Future Land Use Map (FLUM) categories as listed in Appendix C. Table 9 also contains the percentage of total net acreage represented by each of the FLUM categories. Listed below is a

description of the distribution of the net acreage in unincorporated Pinellas County by FLUM classifications.

Residential Classification - the residential land use categories account for 48 percent of the total FLUM acreage, and approximately 36.5 percent of the total FLUM acreage is designated for lower-density residential development (0.5 to 5.0 units per acre). Included in the residential classification are the following FLUM categories:

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| Residential Rural; | Residential Urban; |
| Residential Estate; | Residential Low Medium; |
| Residential Suburban; | Residential Medium; and |
| Residential Low; | Residential High |

As was discussed in the Existing Land Use section, residential land uses, which account for 40 percent of the Existing Land Use inventory, are the most commonly found uses in unincorporated Pinellas County.

Public/Semi-Public Classification - this FLUM classification includes the Preservation, Preservation-Resource Management, Recreation/Open Space, Institutional, and Transportation/Utility FLUM categories, and altogether they account for over 30 percent of the total net acreage in the unincorporated area. Those areas with either a Preservation or Preservation-Resource Management FLUM category account for almost 17 percent of the entire unincorporated acreage. Land with a Preservation FLUM designation is distributed throughout the unincorporated County, with concentrations in Sectors 2 and 3. Land with the Preservation-Resource Management designation is found for the most part in Sector 2, where this FLUM designation allows for the effective management and protection of potable wellfields and natural resource systems contained within the Brooker Creek Preserve. The Recreation/Open Space, Institutional and Transportation/Utility FLUM categories are also used throughout the unincorporated County.

Industrial Classification - this FLUM classification consists of the Industrial Limited and Industrial General FLUM categories. Of the 5.3 percent of the net unincorporated acreage associated with the Industrial FLUM classification, approximately 87 percent (Table 9) has an Industrial Limited FLUM category assigned to it. Industrial land use is concentrated in Sectors 8, 9, 10, and 14. This reflects the County's long-standing policy of establishing the mid-County area as a major employment district for the Tampa Bay area. As the Vacant Land Analysis section discusses, there are at least 472 acres of vacant land in the unincorporated County within an industrial FLUM designation (Table 3) that may ultimately be developed for industrial uses.

Commercial Classification - property designated for some type of commercial development accounts for less than 3 percent of the net unincorporated acreage. The Commercial Neighborhood, Commercial Recreation, and Commercial General FLUM categories are all included within the Commercial classification. Depending upon the specific FLUM category, commercial uses can include a variety of office, professional, retail, and service uses. Commercial FLUM designations are found throughout the unincorporated County, and they are often concentrated along major transportation routes such as U.S. Highway 19, 34th Street, and Seminole Boulevard. Approximately 86 percent of the planned commercial acreage is

designated as Commercial General. Under the Commercial General FLUM category, an assortment of commercial activities is allowed.

Mixed Use Classification - included within this classification are the Residential/Office Limited, Residential/Office General, Residential/Office/Retail, and Community Redevelopment-Activity Center FLUM classifications. Only about one and one half percent of the net unincorporated FLUM acreage falls within the mixed use classification. Properties designated with the mixed use classification in the unincorporated County have usually been developed as either a residential use, an office use, or, in the case of the Residential/Office/Retail category, a commercial use. To a limited extent, these mixed use categories have begun to experience a mix of development within a single project. Categories within the mixed use classification are usually appropriate for areas where a mixed use would serve as a transition from a more intensive nonresidential use to either a residential use or a less intensive nonresidential use. Mixed uses are usually found at appropriate locations along major transportation routes such as U.S. Highway 19 and Alternate U.S. Highway 19. While categories within the mixed use classification are applied throughout the unincorporated area, the FLUM reveals a concentration of these categories in the northern portion of the County.

**TABLE 9
UNINCORPORATED PINELLAS COUNTY FUTURE LAND USE MAP (FLUM)
ACREAGE DISTRIBUTION AND PERCENTAGE AS OF OCTOBER 2007**

FLUM CATEGORY	NET ACREAGE	PERCENTAGE OF TOTAL NET ACREAGE
Residential Rural	3,975	6.17
Residential Estate	530	0.82
Residential Suburban	3,520	5.46
Residential Low	15,378	23.87
Residential Urban	4,512	7.00
Residential Low Medium	1,633	2.53
Residential Medium	1,193	1.85
Residential High	94	0.15
Community Redevelopment- Activity Center	10	0.01
Residential/Office General	164	0.26
Residential/Office/Retail	805	1.25
Commercial Neighborhood	69	0.11
Commercial Recreation	174	0.27
Commercial General	1,512	2.37
Preservation	6,400	9.94
Preservation-Resource Management	4,432	6.88
Recreation/Open Space	4,319	6.70
Institutional	2,177	3.38
Industrial General	456	0.71
Industrial Limited	2,987	4.64
Transportation/Utility	2,570	3.99
Totals	64,425	100.00

Source: Pinellas County Planning Department, October 2007