

**PINELLAS PLANNING COUNCIL  
AGENDA MEMORANDUM**

**PRELIMINARY FOR  
PAC REVIEW ONLY**

**AGENDA ITEM:**

**MEETING DATE:** September 17, 2008

**SUBJECT:**

Countywide Rule Amendment Re: Resource Management Overlay Plan Category

**RECOMMENDATION:**

Council Review Accompanying Draft Ordinance And Authorize Public Hearing For The October PPC Meeting to Consider Amendment of the Countywide Rules.

**I. BACKGROUND**

Pinellas County has prepared and approved the Brooker Creek Management Plan and has worked with PPC staff to identify and coordinate the means by which to recognize this Plan within the Countywide Plan framework.

The accompanying draft ordinance proposes to create a new Countywide Plan Map category entitled Resource Management Overlay (RMO) that would be available to the county, or any local government jurisdiction, by which to recognize the unique needs of providing for water supply facilities in combination with natural resource conservation and management practices. The map category, once established in the Rules, would be available upon application to be considered as a map amendment based on an approved local government management plan.

In order to assist the Council in understanding the relationship between the proposed Rule amendment and the Brooker Creek Management Plan, an outline of the Management Plan and a schedule for consideration of the proposed Rule amendment, corresponding County Comprehensive Plan and zoning amendments, and subsequent Countywide Plan Map consideration are attached.

Council staff will be prepared to review the proposed Rule amendment and County staff will explain the Brooker Creek Management Plan at the Council meeting.

**PINELLAS PLANNING COUNCIL ACTION:**

**COUNTYWIDE PLANNING AUTHORITY ACTION:**

***SUBJECT:*** Countywide Rule Amendment Re: Resource Management Overlay Plan  
Category

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***II. PLANNERS ADVISORY COMMITTEE (PAC)***

The Planners Advisory Committee (PAC) is scheduled to discuss this item at their meeting on September 8, 2008.

***III. LIST OF ATTACHMENTS***

Attachment 1	Draft Ordinance
Attachment 2	Proposed Schedule
Attachment 3	Brooker Creek Management Plan Outline

ORDINANCE NO.

AN ORDINANCE AMENDING PINELLAS COUNTY ORDINANCE NO. 89-4, AS AMENDED, THE COUNTYWIDE PLAN ADOPTION ORDINANCE, BY AMENDING THE "RULES CONCERNING THE ADMINISTRATION OF THE COUNTYWIDE FUTURE LAND USE PLAN," AS AMENDED; AMENDING THE PRESERVATION CATEGORY TO EXPAND AND CLARIFY THE USE CHARACTERISTICS PROVIDED FOR WITHIN THIS CATEGORY; AMENDING THE LEGEND AND LIST OF COUNTYWIDE FUTURE LAND USE PLAN MAP CATEGORIES TO ADD A "RESOURCE MANAGEMENT OVERLAY (RMO)" CATEGORY; ESTABLISHING THE PURPOSE, USE, LOCATIONAL AND TRAFFIC GENERATION CHARACTERISTICS, DENSITY/INTENSITY AND OTHER STANDARDS APPLICABLE TO THIS CATEGORY; ADDING DEFINITIONS OF KEY TERMS FOR USE CHARACTERISTICS ADDED TO THE PRESERVATION AND NEWLY CREATED RESOURCE MANAGEMENT OVERLAY CATEGORIES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR MODIFICATION THAT MAY ARISE FROM CONSIDERATION OF THE ORDINANCE AT PUBLIC HEARING.

WHEREAS, the Board of County Commissioners acting as the Countywide Planning Authority has adopted a Countywide Comprehensive Plan by adoption of Ordinance No. 89-4 on January 31, 1989 and subsequently amended said Countywide Plan by Ordinance Nos. 95-55 and 05-32; and

WHEREAS, as part of Ordinance 89-4, the Board also adopted the Rules Concerning the Administration of the Countywide Future Land Use Plan (Countywide Rules) and subsequently amended said Countywide Rules by Ordinances Nos. 89-66A, 91-5, 92-4, 92-51, 93-112, 94-20, 94-55, 95-78, 96-17, 96-32, 96-47, 96-55, 96-87, 97-71, 98-41, 99-22, 99-76, 00-60, 01-16, 03-23, 04-5, 05-49, 06-52, 06-61, 07-13, 07-50, and 08-43; and

WHEREAS, Chapter 88-464, Laws of Florida, as amended requires local government comprehensive plans and land development regulations (LDRs) be consistent with the Countywide Future Land Use Plan and Countywide Rules; and

WHEREAS, Pinellas County has prepared and approved a Brooker Creek Management Plan; and

WHEREAS, Pinellas County desires, and is proceeding, to amend its Comprehensive Plan to reflect and accommodate the Brooker Creek Management Plan; and

WHEREAS, other local government jurisdictions may also find the need for and appropriate utilization of a plan category to accommodate similar resource management plans; and

WHEREAS, it is both necessary and desirable to provide a framework within which such amendments to the local government comprehensive plans can be accommodated within the Countywide Future Land Use Plan and Rules; and

WHEREAS, the Pinellas Planning Council pursuant to Section 5(7)(b), Chapter 88-464, Laws of Florida, as amended, is authorized to develop rules, standards, policies and objectives that will implement the Countywide Future Land Use Plan; and

WHEREAS, the Pinellas Planning Council pursuant to Section 10(4)(a) of Chapter 88-464, Laws of Florida, as amended, is authorized to initiate amendment to a rule, standard, policy or objective of the Countywide Future Land Use Plan, as determined necessary by the Council to establish effective countywide planning; and

WHEREAS, the procedures of Chapter 88-464, Laws of Florida, as amended, and the County Charter have been followed by the Pinellas Planning Council and the Board of County Commissioners acting as the Countywide Planning Authority, concerning this proposed amendment of the Countywide Rules, as amended; and

WHEREAS, the notice of public hearings and advertisements have been accomplished as required by Chapter 88-464, Laws of Florida, as amended; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, acting in their capacity as the Countywide Planning Authority, desires to amend the Countywide Rules, as amended, for Pinellas County, Florida, as set forth herein.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

SECTION 1. The portions of Article 2. Countywide Plan Map Classifications and Categories, are hereby amended as set forth below. All other portions of Article 2 not included in this ordinance are preserved and remain as previously set forth in the Countywide Rules. (Note: Proposed changes are denoted by underline/~~strike-thru~~).

**SEC. 2.3.2 LEGEND.**

**2.3.2.1** The Countywide Plan Map and the Countywide Rules, as amended, provide for the major classifications, specific categories and symbols applicable to the Countywide Plan Map and Countywide Rules as set forth below:

<u>Plan Classifications</u>	<u>Plan Categories</u>	<u>Plan Symbols</u>
1. Residential:	Residential Rural	RR
	Residential Estate	RE
	Residential Suburban	RS
	Residential Low	RL
	Residential Urban	RU
	Residential Low Medium	RLM
	Residential Medium	RM
	Residential High	RH
2. Mixed Use:	Residential Very High	RVH
	Residential/Office Limited	R/OL
	Residential/Office General	R/OG
	Residential/Office/Retail	R/O/R
	Resort Facilities Overlay	RFO
	Resort Facilities Medium	RFM
	Resort Facilities High	RFH
3. Commercial:	Commercial Neighborhood	CN
	Commercial Limited	CL
	Commercial Recreation	CR
	Commercial General	CG
4. Industrial:	Industrial Limited	IL
	Industrial General	IG
5. Public/Semi-Public:	Preservation	P
	Recreation/Open Space	R/OS
	Institutional	I
	Transportation/Utility	T/U
	<u>Resource Management Overlay</u>	<u>RMO</u>
6. Planned Redevelopment:	Residential	R
	Mixed Use	MU
	Commercial	C
	Industrial	IND
7. Special Designations:	Water/Drainage Feature	As Noted
	Scenic/Non-Commercial Corridor	As Noted
	Activity Center	AC
	Community Redevelopment District	CRD
	Central Business District	CBD

### **SEC. 2.3.3 OUTLINE OF COUNTYWIDE PLAN MAP CATEGORIES.**

The Countywide Plan Map major classifications, specific categories, symbols and the purpose, use characteristics, locational characteristics, traffic generation characteristics, density/intensity standards and other standards shall be as set forth in the following outline for each category. Local plans and regulations may be more restrictive and should be consulted for authorized uses and applicable standards.

#### **2.3.3.7 PUBLIC/SEMI-PUBLIC CLASSIFICATION.**

##### **2.3.3.7.1 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 Space; Natural Resource Conservation and Management; and Watershed Management Uses designed to recognize and protect open and undeveloped areas consistent with the following natural resource features and considerations: Tidal Wetlands including Saltwater Marsh, Saltwater Swamp, Estuary; Non-Tidal Wetlands including Freshwater Swamps, Freshwater Marsh, Lacustrine River and Stream; Undeveloped Barrier Islands and Spoil Islands; 25-year Floodplains; Natural Drainageways; Land Seaward of a seawall or revetment; Beach Areas; Dune Systems; Habitat for endangered or threatened species as designated on applicable local government comprehensive plans; and such additional areas determined to have environmental significance and recognized in the applicable local government comprehensive plan.
- Secondary Uses - Environmental Education/Research; Wellfield Protection, and Groundwater Monitoring and Recharge; Resource-Based Recreation; Use characteristics provided for and located in adjoining Countywide Plan Map categories which are accessory to or are the incidental extension of the permitted adjoining use such as a dock or boardwalk.

### 2.3.3.7 PUBLIC SEMI-PUBLIC CLASSIFICATION – CONT.

#### 2.3.3.7.5 Category/Symbol – Resource Management Overlay (RMO).

Purpose – It is the purpose of this category to depict, as an overlay, those areas of the County that are now used, or are appropriate to be used, for the conservation, production and management of the regional potable water supply and the supporting infrastructure and appurtenances that serve a regional public water supply purpose, consistent with the natural resources of the area.

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

- Primary Uses – Open Space; Natural Resource Conservation and Management; Watershed Management; Resource-Based Recreation, Environmental Education/Research; Wellfield Protection and Groundwater Monitoring and Recharge.
- Secondary Uses – Wellfield Development; Water Supply Infrastructure and Support Facilities.

Locational Characteristics – This category is generally appropriate to those properties that are the assets of a regional, county or municipal utility, held and operated for the provision, operation and delivery of a public water supply system consistent with the natural resource features of the property, pursuant to an approved local government management plan.

Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be based upon the underlying category, adjusted to account for the specific type of use proposed to reflect the appropriate traffic generation characteristics for said use within the Preservation, Recreation/Open Space or Transportation/Utility plan categories as is applicable.

Density/Intensity Standards – Shall include the following:

- No use shall exceed a floor area ratio (FAR) of .10 nor an impervious surface ratio (ISR) of .20. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .05 and an ISR of .10.

Other Standards – Shall include the following:

- Appropriate height, setback and buffer requirements, as determined by the local jurisdiction in conjunction with the regional, county or municipal facility operator and set forth in the local government management plan shall be provided between any facility located within this category and the adjoining plan category.

**Table 1**  
**SUMMARY CATEGORY MATRIX**

<u>CLASSIFICATION</u>	<u>CATEGORY/SYMBOL</u>	<u>D.U./ACRE</u> <u>MAX.</u>	<u>F.A.R.</u> <u>MAX./STD.</u>	<u>I.S.R.</u> <u>MAX./STD.</u>	<u>TRAFFIC GENERATION RATE</u> <u>(ADT/AC.)</u>
<b>RESIDENTIAL:</b>	Residential Rural (RR)	.5	.30/.18	.60/.45	10
	Residential Estate (RE)	1.0	.30/.18	.60/.45	14
	Residential Suburban (RS)	2.5	.30/.18	.60/.45	28
	Residential Low (RL)	5.0	.40/.24	.65/.50	51
	Residential Urban (RU)	7.5	.40/.24	.65/.50	70
	Residential Low Medium (RLM)	10.0	.50/.30	.75/.56	63
	Residential Medium (RM)	15.0	.50/.30	.75/.56	96
	Residential High (RH)	30.0	.60/.36	.85/.65	183
	Residential Very High (RVH)			.60/.36	.85/.65
<b>MIXED USE:</b>	Residential/Office Limited (R/OL)	7.5	.40/.24	.75/.56	119
	Residential/Office General (R/OG)	15.0	.50/.30	.75/.56	170
	Residential/Office/Retail (R/O/R)	18.0	.40/.24	.85/.65	336
	Resort Facilities Overlay (RFO)			Per Underlying Category	
	Resort Facilities Medium (RFM)	18.0	.65/.39	.85/.65	167
	Resort Facilities High (RFH)	30.0	1.2/.72	.95/.72	310
<b>COMMERCIAL:</b>	Commercial Neighborhood (CN)	10.0	.40/.24	.80/.60	350
	Commercial Limited (CL)	18.0	.45/.27	.85/.65	364
	Commercial Recreation (CR)	24.0	.55/.33	.90/.68	546
	Commercial General (CG)	24.0	.55/.33	.90/.68	465
<b>INDUSTRIAL:</b>	Industrial Limited (IL)		.65/.39	.85/.65	170
	Industrial General (IG)		.75/.45	.95/.72	199
<b>PUBLIC/SEMI-PUBLIC:</b>	Preservation (P)		.10/.05	.20/.10	0.3
	Recreation/Open Space (R/OS)		.25/.15	.60/.45	4
	Institutional (I)	12.5	.65/.39*	.85/.65	167
	Transportation/Utility (T/U)		.70/.42	.90/.68	18
	<u>Resource Management Overlay (RMO)</u>			<u>.10/.05</u>	<u>.20/.10</u>
<b>PLANNED REDEVELOPMENT</b>	Residential (R)				Per Approved Special Area Plan
	Mixed Use (MU)				Per Approved Special Area Plan
	Commercial (C)				Per Approved Special Area Plan
	Industrial (IND)				Per Approved Special Area Plan
<b>SPECIAL DESIGNATIONS:</b>	Water/Drainage Feature				Not Applicable
	Scenic/Non-Commercial Corridor				See Otherwise Applicable Category
	Activity Center (AC)				See Otherwise Applicable Category and Multiplier Factor
	Community Redevelopment District (CRD)				Per Approved Plan
	Central Business District (CBD)				Per Approved Plan

\*Notes: See Bonus Provision, Section 2.3.3.7.3 Traffic Generation Characteristics are Average Daily Trips Per Acre

SECTION 2. The portions of Article 4. Plan Criteria and Standards are hereby amended as set forth below. All other portions of Article 4 not included in this ordinance are preserved and remain as previously set forth in the Countywide Rules. (Note: Proposed changes are denoted by underline/~~strike thru~~).

**SEC. 4.2.2      MAJOR CLASSIFICATIONS AND CATEGORIES/CONTINUUM.**

**4.2.2.2      Categories.** Within each of the six major classifications, specific categories are hereby established and named below. The nomenclature and relative density and intensity continuum for local government future land use plans shall be as follows:

<u>Major Classification</u>	<u>Category Name and Symbol</u>	<u>Relative Density/ Intensity Continuum</u>
Residential	Residential Rural (RR)	Least Density        to       Most Density
	Residential Estate(RE)	
	Residential Suburban (RS)	
	Residential Low (RL)	
	Residential Urban (RU)	
	Residential Low Medium (RLM)	
	Residential Medium (RM)	
	Residential High (RH)	
	Residential Very High (RVH)	
Mixed Use	Residential/Office Limited (R/OL)	Least Density/ Intensity  to  Most Density/ Intensity
	Residential/Office General (R/OG)	
	Residential/Office/Retail (R/O/R)	
	Resort Facilities Overlay (RFO)*	
	Resort Facilities Medium (RFM)	
	Resort Facilities High (RFH)	
Commercial	Commercial Neighborhood (CN)	Least Density/Intensity  to  Most Density/Intensity
	Commercial Limited (CL)	
	Commercial Recreation (CR)	
	Commercial General (CG)	
Industrial	Industrial Limited (IL)	Least Intensity to Most Intensity
	Industrial General (IG)	
Public/ Semi-Public	Preservation (P)	Least Intensity   to  Most Intensity
	Recreation/Open Space (R/OS)	
	Institutional (I)	
	Transportation/Utility (T/U)	
	<u>Resource Management Overlay (RMO)*</u>	

Planned  
Redevelopment\*\*

Residential  
Mixed Use  
Commercial  
Industrial

As Noted in Countywide Rules

Special

Designations\*\*

Water/Drainage Feature  
Scenic/Non-Commercial Corridor  
Activity Center (AC)  
Community Redevelopment District (CRD)  
Central Business District (CBD)

As Noted in Countywide Rules

\*

Based upon the underlying density/intensity

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Due to the unique nature of the Planned Redevelopment and Special Designations there is no continuum comparison between or among these categories.

A local future land use plan may include, from among the listed categories, as few or as many of such categories as the local government determines appropriate to its plan.

**SEC. 4.2.7 SPECIAL RULES**

**4.2.7.1 Scenic/Non-Commercial Corridors**

Table 2  
**COUNTYWIDE PLAN MAP/CORRIDOR CLASSIFICATION**  
**CONSISTENCY**

<u>FUTURE LAND USE PLAN DESIGNATION</u>	<u>RURAL/ OPEN SPACE</u>	<u>RESIDENTIAL</u>	<u>MIXED USE</u>	<u>UNIQUE/ SCENIC VIEW</u>	<u>ENHANCEMENT CONNECTOR</u>
<u>RESIDENTIAL</u>					
Residential Rural (RR)	X	X	X	-	X
Residential Estate (RE)	X	X	X	-	X
Residential Suburban (RS)	-	X	X	-	X
Residential Low (RL)	-	X	X	-	X
Residential Urban (RU)	-	X	X	-	X
Residential Low Medium (RLM)	-	-	X	-	X
Residential Medium (RM)	-	-	X	-	X
Residential High (RH)	-	-	X	-	X
Residential Very High (RVH)	-	-	X	-	X
<u>MIXED USE</u>					
Residential/Office Limited (R/OL)	-	-	X	-	X
Residential/Office General (R/OG)	-	-	X	-	X
Residential/Office/Retail (R/O/R)	-	-	X	-	X
Resort Facilities Overlay (RFO)	-	-	-	-	X
Resort Facilities Medium (RFM)	-	-	-	-	X
Resort Facilities High (RFH)	-	-	-	-	X
<u>COMMERCIAL</u>					
Commercial Neighborhood (CN)	-	-	X	-	X
Commercial Limited (CL)	-	-	X	-	X
Commercial Recreation (CR)	-	-	X	-	X
Commercial General (CG)	-	-	X	-	X
<u>INDUSTRIAL</u>					
Industrial Limited (IL)	-	-	-	-	X
Industrial General (IG)	-	-	-	-	X
<u>PUBLIC/SEMI-PUBLIC</u>					
Preservation (P)	X	X	X	X	X
Recreation/Open Space (R/OS)	X	X	X	X	X
Transportation/Utility (T/U)	-	X	X	-	X
Institutional (I)	-	X	X	-	X
<u>Resource Management Overlay (RMO)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

An "X" indicates that the Countywide Plan Map category may be considered potentially consistent, subject to all other applicable criteria, with the corresponding Corridor Classification. The absence of an "X" indicates that the Countywide Plan Map category is not considered compatible with the Corridor Classification, unless a specific finding to the contrary is made in accordance with Sec. 4.2.7.1.3 B.

It is the intent of this provision to discourage the proliferation of non-residential use and to monitor any increase in the density/intensity on a Scenic/Non-Commercial Corridor.

SECTION 3. The portions of Article 7. Terms and Definitions are hereby amended as set forth below. All other portions of Article 7 not included in this ordinance are preserved and remain as previously set forth in the Countywide Rules. (Note: Proposed changes are denoted by underline/~~strike thru~~).

**DIV. 7.2 DEFINITIONS.**

**Public Recreation Facility** - A publicly owned or leased recreation site or component thereof, used by the public for active or passive recreational pursuits such as a trail, marina, ball court, athletic field or swimming pool. This term includes both Facility-Based Recreation and Resource-Based Recreation, which terms may be distinguished between as to the use characteristics permitted within a given plan category.

**Facility-Based Recreation** – Recreational activities that typically require a built facility to accommodate them for recreational sporting events such as a playfield, paved court, horse stable, or swimming pool. Uses may include but are not limited to softball, baseball, football, tennis, basketball, soccer, playgrounds, fitness trails, and swimming pools. These activities are not natural resource dependent.

**Resource-Based Recreation** – Recreational activities that typically are dependent on natural resources and a natural 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.

**Water Supply Infrastructure and Support Facilities** – Above or below ground structures, including wells, pipes, pumps, buildings, facilities, fixtures, machinery, reservoirs, and appurtenant facilities and structures, required for the provision of high quality potable water, and/or to reduce potable water demand.

SECTION 4. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, sentence, clause, phrase, or provision of this ordinance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

SECTION 5. Filing of Ordinance; Effective Date. Pursuant to Section 125.66, Florida Statutes, a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This Ordinance shall become effective upon filing with the Department of State.

**PROPOSED SCHEDULE FOR AMENDING THE COUNTYWIDE RULES  
TO INCORPORATE A RESOURCE MANAGEMENT OVERLAY AND  
MODIFY THE PRESERVATION CATEGORY,  
AND TO AMEND THE COUNTYWIDE MAP TO APPLY THE NEW OVERLAY  
WITHIN THE BROOKER CREEK PRESERVE**

<b>PROPOSED SCHEDULE</b>	
August 26, 2008	BCC approves the Brooker Creek Preserve Master Plan and authorizes County staff to initiate amendments to the local comp plan and the Countywide Rules.
September 8 <sup>th</sup>	PAC discussion & recommendation on <b>Rule amendment</b>
September 16 <sup>th</sup>	PPC discussion & authorization for PH on <b>Rule amendment</b>
October 15 <sup>th</sup>	PPC Public Hearing on <b>Rule amendment</b>
October 21 <sup>st</sup>	CPA authorization for PH on <b>Rule amendment</b> <i>BCC holds PH and transmits local plan amendment to DCA and [REDACTED]</i>
November 4 <sup>th</sup>	CPA first public hearing on <b>Rule amendment</b> (current BCC)
November 10 <sup>th</sup>	PAC discussion on proposed [REDACTED]
November 18 <sup>th</sup>	CPA second public hearing to adopt the <b>Rule amendment</b> (new BCC)
November 19 <sup>th</sup>	PPC Public Hearing on proposed [REDACTED]
December 2 <sup>nd</sup>	CPA Public Hearing to adopt the proposed [REDACTED]

**Rule amendment** = proposal to amend the Countywide Rules to add the Resource Management Overlay and to modify the Preservation category.

**[REDACTED]** = proposal to amend the Countywide Map to apply the Resource Management Overlay within the Brooker Creek Preserve.

August 20, 2008

## **Proposed Timeline for Implementation of the Brooker Creek Preserve Land Use and Zoning Changes**



**Amend Future Land Use Map Category Descriptions and Rules of the Pinellas County Comprehensive Plan re: Preservation-Resource Management Future Land Use Map Category & Potable Water Resource Overlays and Amend the Future Land Use Map and Zoning Atlas** (to apply the new categories and districts)

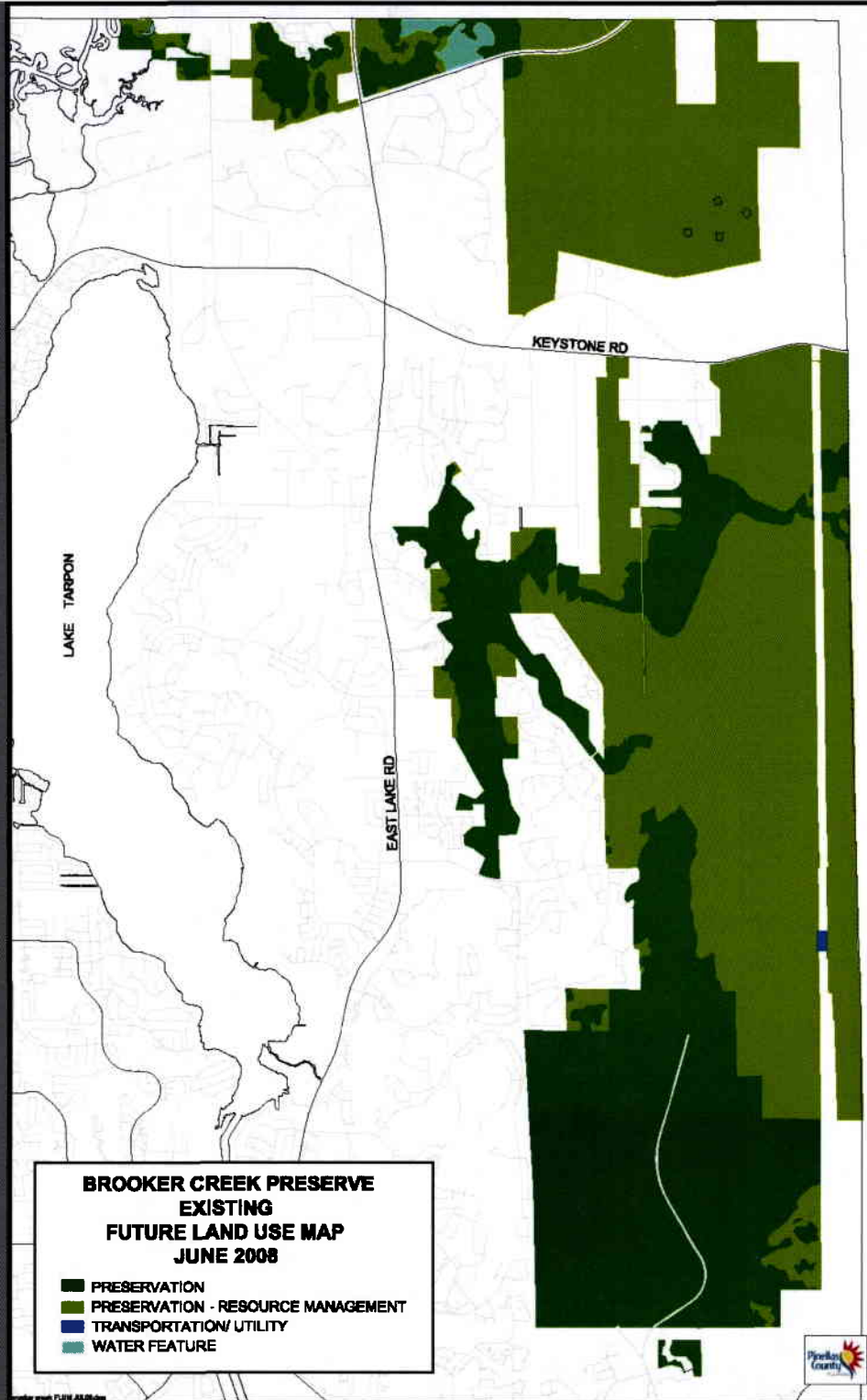
Examiner public hearing	September 11, 2008
Local Planning Agency (LPA) public hearing	September 29, 2008
BCC hearing; if BCC authorizes the amendments they are transmitted to DCA and state and regional review agencies	October 21, 2008
County receives DCA and agency comments	December 2008
BCC adoption hearing	January or February 2009
Effective approx. 30 days from the date of transmittal, assuming no challenges are filed	February or March 2009

BCC = Board of County Commissioners; DCA = Florida Department of Community Affairs

Amend the **Pinellas County Zoning Code** to modify the descriptions of the **PC** and **P-RM** zoning districts

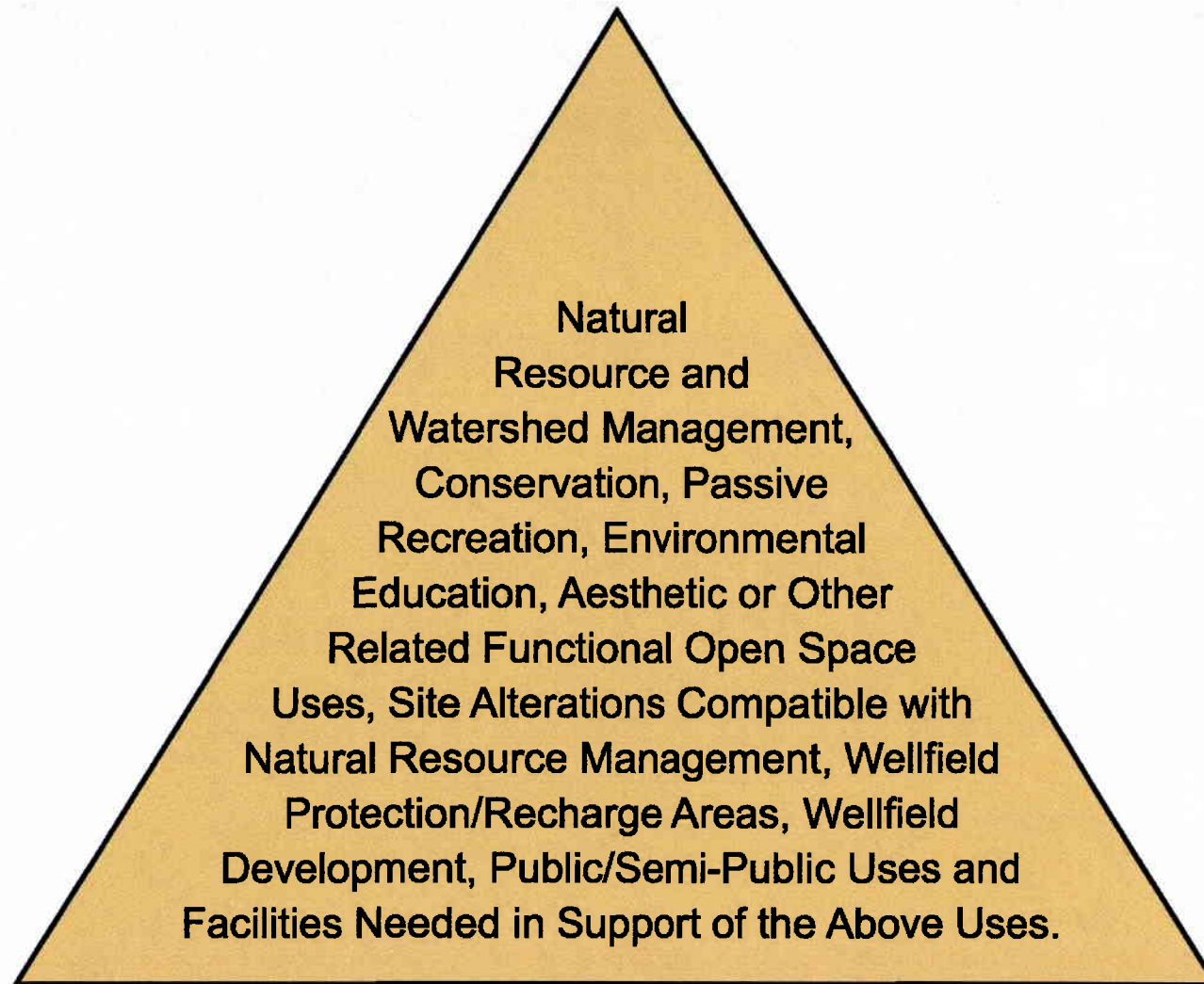
Local Planning Agency (LPA) public hearing	September 29, 2008
BCC first public hearing	October 21, 2008
BCC adoption hearing	January or February 2009

As of 8/06/08

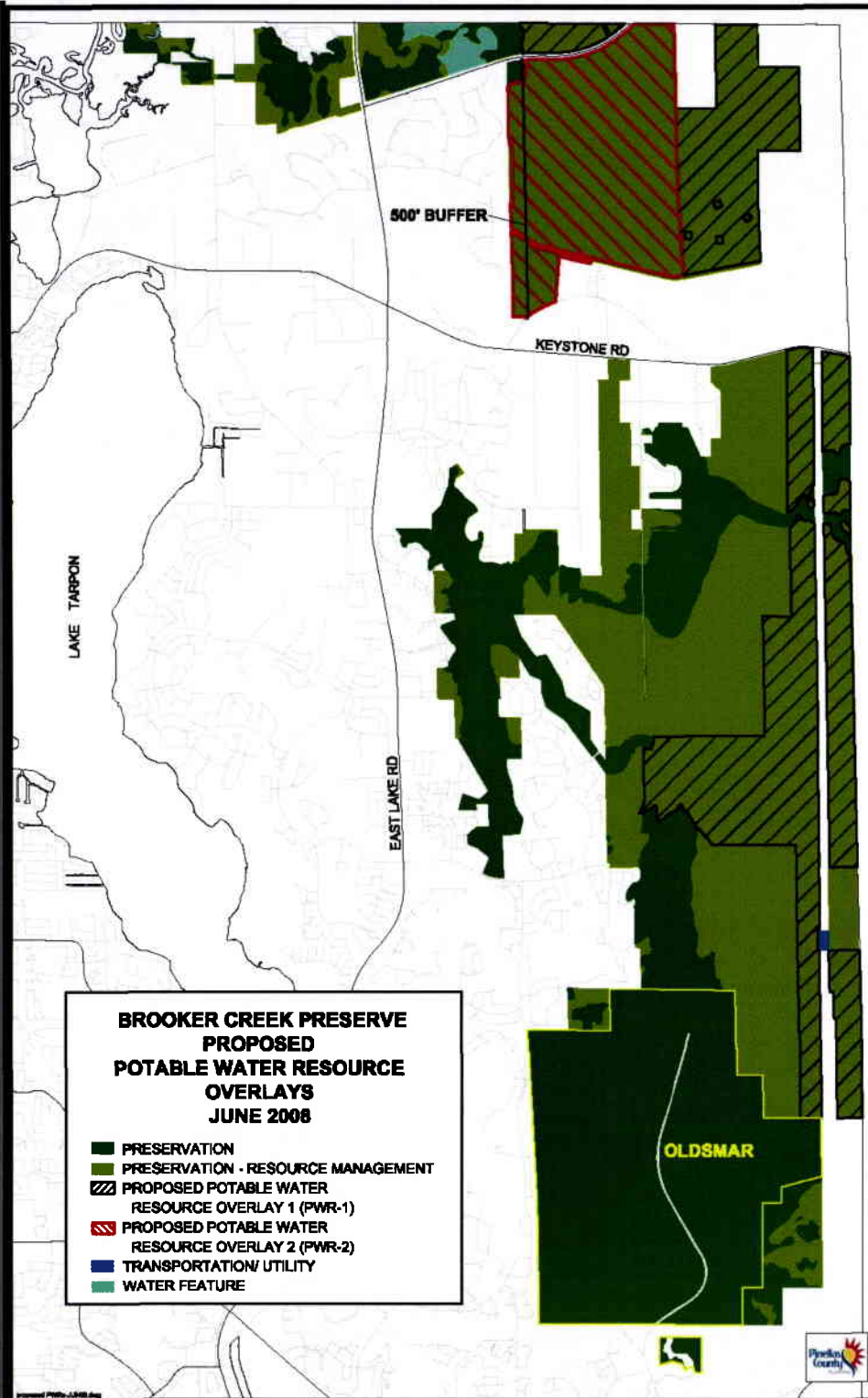


# Current Situation

## Permitted Uses Within the Preservation-Resource Management (P-RM) Future Land Use Map Category



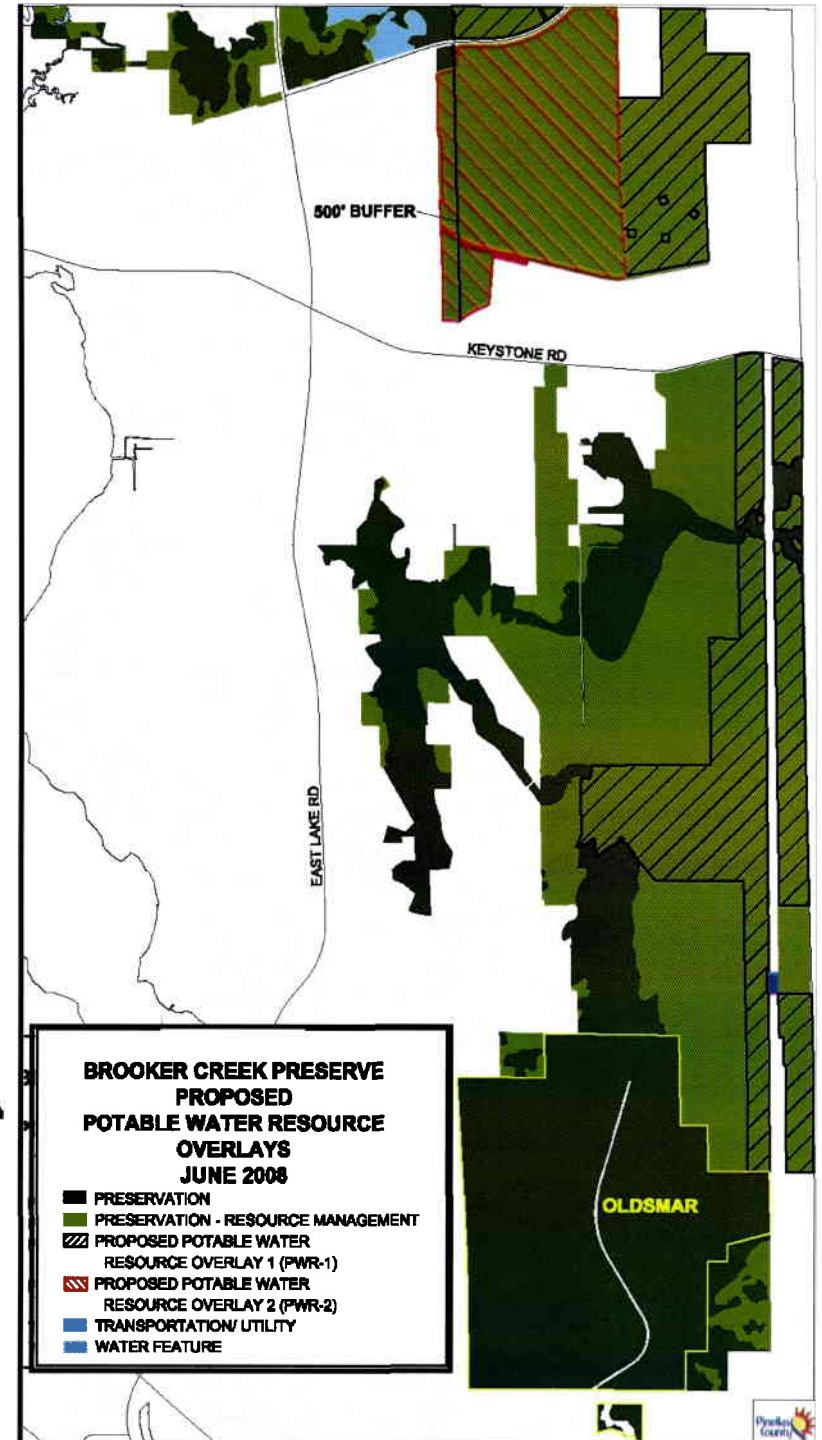
**4,609 Acres**



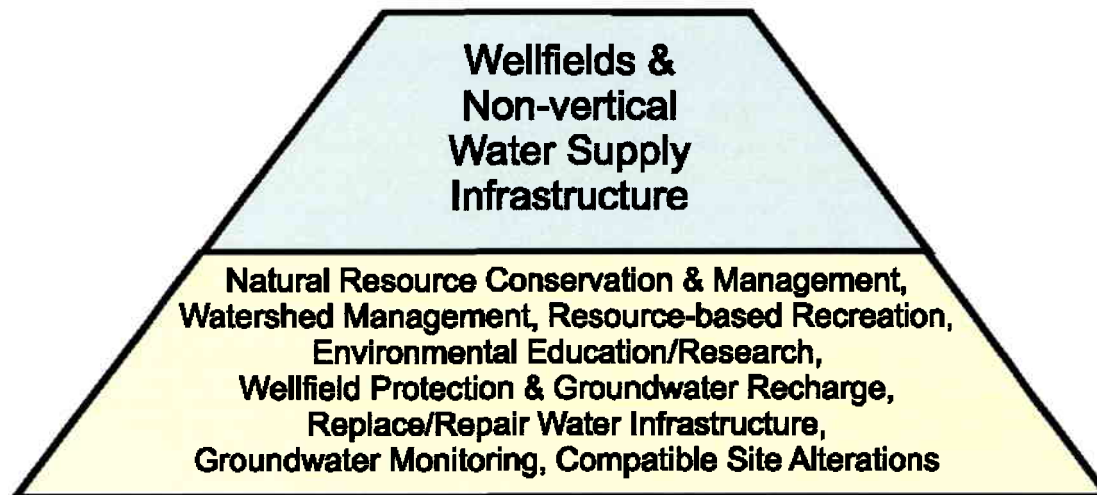
## Property Designated PR-M Only

Natural Resource Conservation & Management,  
Watershed Management, Resource-based Recreation,  
Environmental Education/Research,  
Wellfield Protection & Groundwater Recharge,  
Replace/Repair Water Infrastructure,  
Groundwater Monitoring, Compatible Site Alterations

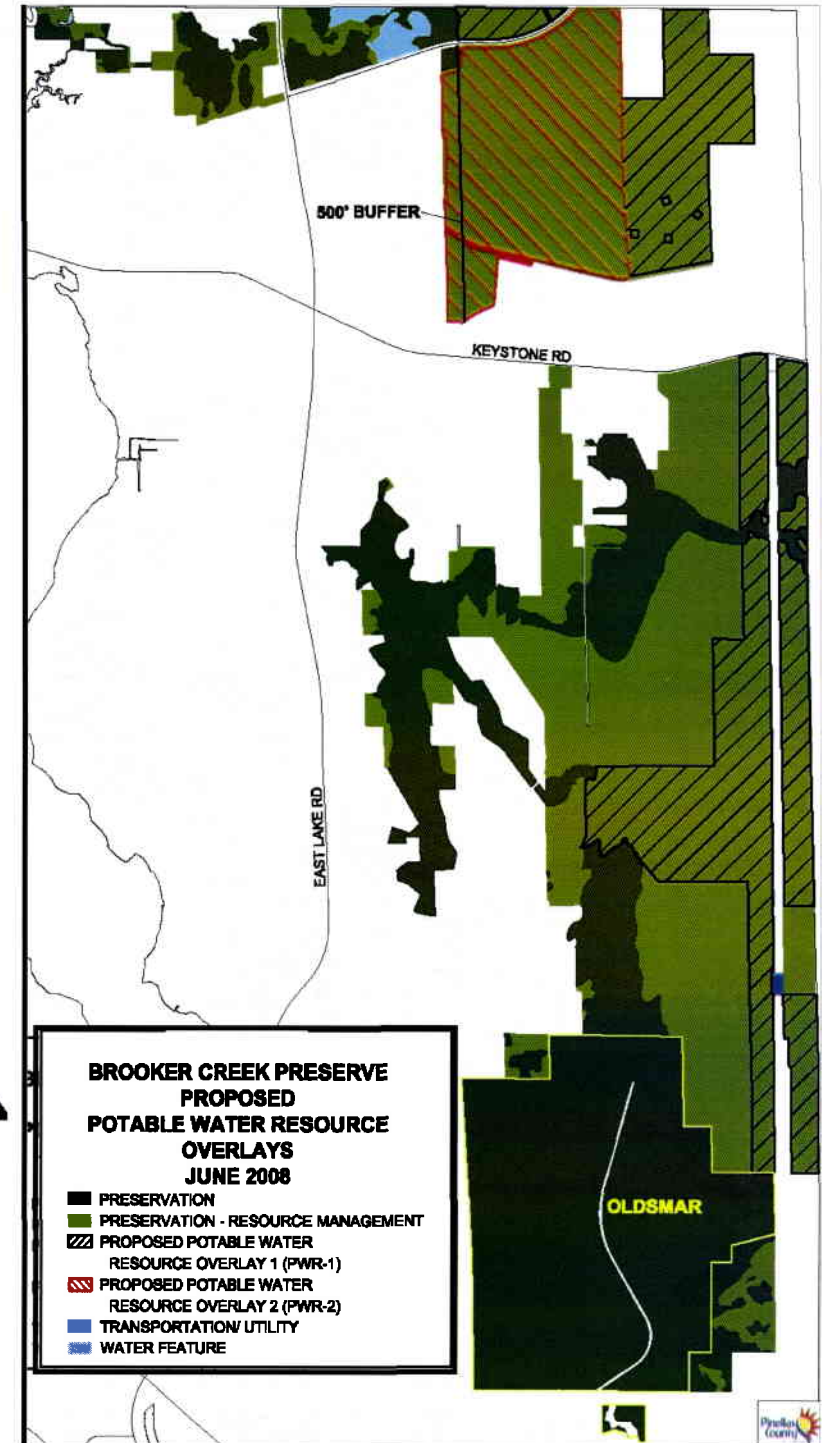
1,994 acres



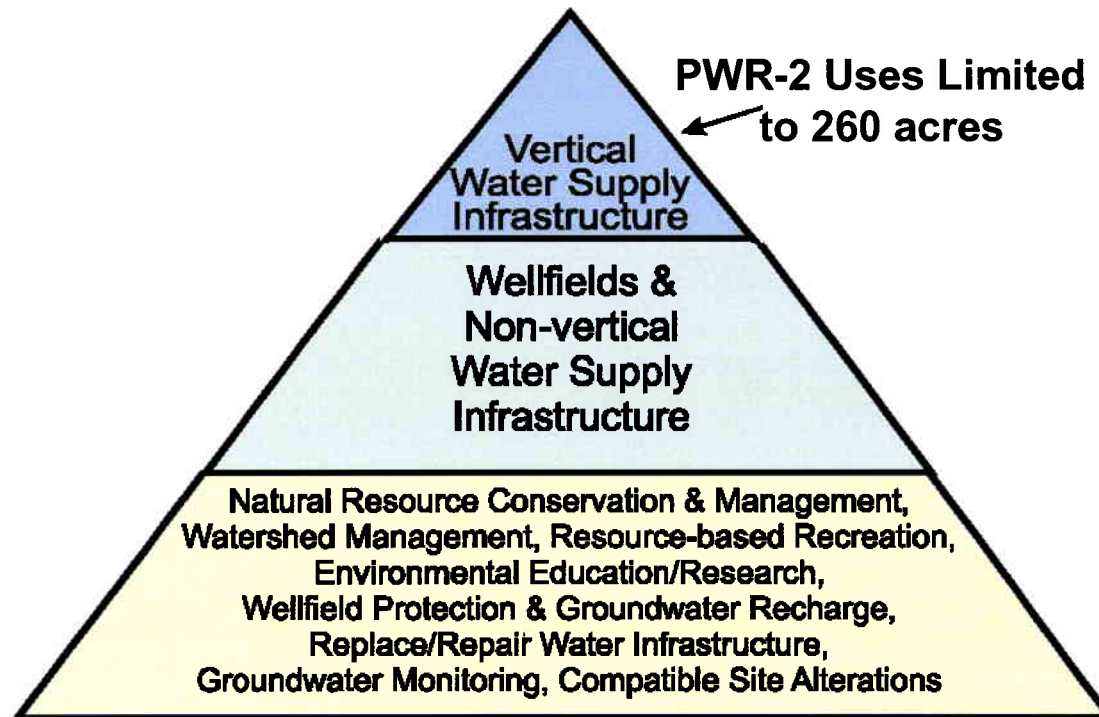
## Property Designated PR-M w/PWR-1 Overlay



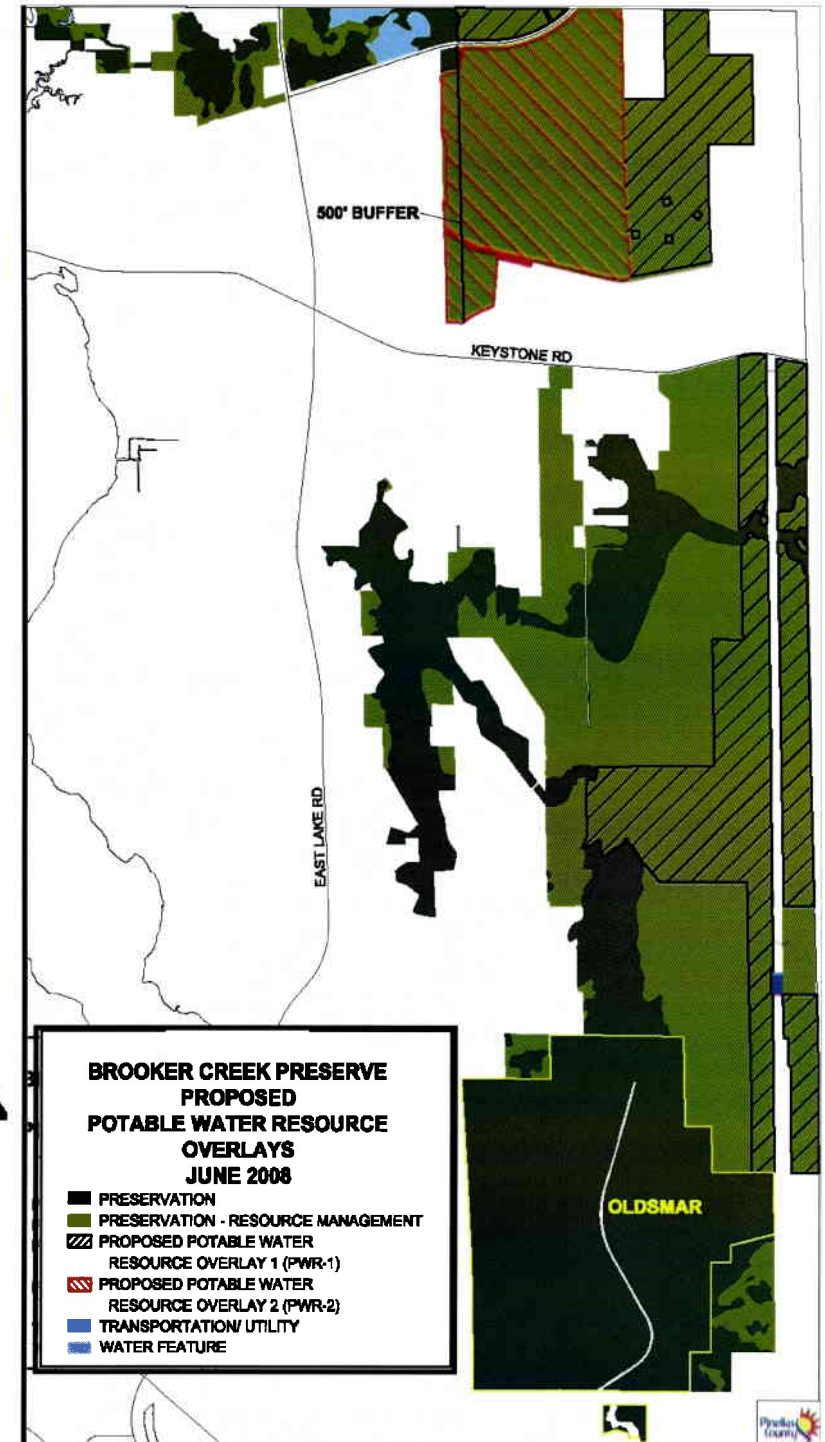
1,724 acres



## Property Designated PR-M w/PWR-2 Overlay



**892 acres**



# Modified DEFINITIONS Adopted in the Comprehensive Plan

## Replacing '*Passive Recreation*'

- **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.

# Modified DEFINITIONS Adopted in the Comprehensive Plan

## Replacing '*Active Recreation*'

- **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.

# NEW DEFINITIONS proposed for inclusion in the Comprehensive Plan

- **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.
- **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.

# Locating Vertical Water Supply Infrastructure/Structures

Location decisions based on:

- Project needs
- Sound engineering principles
- Environmental compatibility and function
- Economic feasibility
- Compliance with all requirements  
(Including environmental regulations and the approved Brooker Creek Preserve Management Plan)
- Compliance with the Pinellas County Comprehensive Plan
- Must be outside the 500-foot buffer adjacent to Crescent Oaks
- Public comments

# Public Input in Location Decisions for Vertical Water Supply Infrastructure/Structures

Prior to a decision by the County Administrator on the location of vertical water supply infrastructure/structures within the PWR-2 Overlay, Pinellas County will:

- Provide general notice to the public.
- Hold two public informational meetings for public review and comments.

**DEVELOPMENT REGULATIONS  
ASSOCIATED WITH THE PRESERVATION/CONSERVATION (P/C)  
AND PRESERVATION-RESOURCE MANAGEMENT (P-RM)  
ZONING DISTRICTS**

<b>Zoning District</b>	<b>Setbacks</b>	<b>Height</b>	<b>Floor Area Ratio (FAR)</b>	<b>Impervious Surface Ratio (ISR)</b>
Preservation/ Conservation (P/C)	25 feet	35 feet - or - <i>75 feet for canopy walks &amp; observation towers</i>	Negligible	Negligible
P-RM	25 feet	35 feet - or - <i>75 feet for canopy walks &amp; observation towers</i>	5%	10%
P-RM With PWR-1 Overlay on the FLUM	25 feet	35 feet - or - <i>75 feet for canopy walks &amp; observation towers</i>	5%	10%
P-RM With PWR-2 Overlay on the FLUM	25 feet - but - <i>500 feet on the western edge of PWR-2 Overlay</i>	35 feet - or - <i>65 feet for vertical water supply structures -or - 75 feet for canopy walks &amp; observation towers</i>	5% - or - <i>25% based on only 260 acres</i>	10% - or - <i>50% based on only 260 acres -or - 100% for a reservoir within the 260 acres</i>