

ORDINANCE NO. 02-2017

AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, AMENDING THE CITY OF SEMINOLE COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES; REPEALING AND REPLACING THE FUTURE LAND USE MAP (FLUM); REPEALING AND REPLACING THE COASTAL HIGH AREA (CHHA) MAP; REPEALING ANY CONFLICTING PROVISIONS; RENUMBERING EXISTING PROVISIONS AS NECESSARY; PROVIDING FOR NON-SUBSTANTIVE MODIFICATIONS THAT MAY ARISE AT PUBLIC HEARING OR CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, subsection 163.3164, Florida Statutes (F.S.), establishes the Community Planning Act; and,

WHEREAS, the City of Seminole is required to adopt a comprehensive plan pursuant to the provisions of Subsection 163.3184, F.S.; and,

WHEREAS, the City of Seminole has prepared amendments to the Comprehensive Plan; and,

WHEREAS, the City of Seminole Developmental Review Board, acting as the Local Planning Agency, after due public notice held a public hearing on January 23, 2017, to consider amending the comprehensive plan to address amendments to the Future Land Use Element Goals, Objectives and Policies, the Future Land Use Map (FLUM), and the Coastal High Hazard Area (CHHA) map; and,

WHEREAS, subsequent to the public hearing the Local Planning Agency recommended that amendments to the comprehensive plan be transmitted to the City Council for review and adoption; and,

WHEREAS, after due notice pursuant to Subsection 163.3184 (11) published on April 14, 2017, the City of Seminole City Council on April 25, 2017, adopted on first reading proposed amendments to the FLUE, the FLUM, and the CHHA map; and,

WHEREAS, the City of Seminole has transmitted a copy of this Ordinance for review and comment to the Department of Economic Opportunity (DEO), and other agencies, in accordance with Chapter 163, F.S.; and,

WHEREAS, the City of Seminole has considered and addressed the Florida Department of Economic Opportunity (DEO) "Objections, Recommendations, and Comments Report"; and,

WHEREAS, after due notice published on October 13, 2017, the City of Seminole City Council acting as the Local Governing Body adopted on second and final reading the amendments; and,

WHEREAS, the City of Seminole affirmatively declares that said adopted amendments are consistent with the Countywide Plan and the Countywide Rules, as amended.

NOW, THEREFORE, BE IT ORDAINED, by the City of Seminole, Florida, as follows:

- Section 1.** This ordinance is adopted in compliance with, and pursuant to, the Community Planning Act, Chapter 163, Part II, et. seq., Florida Statutes.
- Section 2.** The City of Seminole Comprehensive Plan, Future Land Use Element, Goals, Objectives and Policies, are hereby amended as shown in the attached Exhibit A.
- Section 3.** The map shown in Exhibit B to this ordinance is hereby adopted as part of the Future Land Use Element as the updated Future Land Use Map.
- Section 4.** The map shown in Exhibit C to this ordinance is hereby adopted as part of the Future Land Use Element as the updated Coastal High Hazard Area (CHHA) Map.
- Section 5.** It is the intention of the City Council of the City of Seminole that each new or modified article and section within Comprehensive Plan hereof be numbered in proper order and sequence, and that any out of order or misnumbered Goal, Objective or Policy contained in this ordinance shall not affect the validity of any other provisions of this ordinance, the City of Seminole Comprehensive Plan, or the City of Seminole Land Development Code, but shall instead be automatically renumbered and ordered accordingly.
- Section 6.** It is the intention of the City Council of the City of Seminole that each and every provision hereof be considered severable, and that the invalidity of any provision or provisions of this ordinance by a court or a determination that any provision or provisions are found not in compliance by the state land planning agency, said provision or provisions shall be administratively severed and such severance shall not affect the validity of any other provisions of this ordinance, the City of Seminole Comprehensive Plan, or the City of Seminole Land Development Code.

Section 7. The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

APPROVED ON FIRST READING: April 25, 2017

PUBLISHED: April 14, 2017 & October 13, 2017

PASSED AND ADOPTED ON

SECOND AND FINAL READING: October 24, 2017

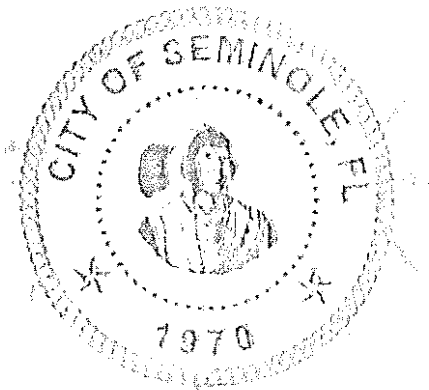

LESLIE WATERS, MAYOR

I, Patricia Beliveau, City Clerk of the City of Seminole, Florida, County of Pinellas, State of Florida, a municipal corporation do hereby certify the foregoing and hereto attached is a true and correct copy of Ordinance No. 02-2017 which is on file in the City Clerk's Office:

IN WITNESS WHEREOF, I hereunto set my hand and affixed the seal of the City of Seminole, Pinellas County, Florida, this 24 day of October, 2017.



Patricia Beliveau, City Clerk



FUTURE LAND USE PLAN ELEMENT**GOAL:**

THE CITY SHALL ENSURE THAT THE RESIDENTIAL AND COMMERCIAL CHARACTER OF THE CITY OF SEMINOLE IS MAINTAINED AND PROTECTED WHILE:

- **MAXIMIZING THE POTENTIAL FOR ECONOMIC BENEFIT RESULTING FROM THE LOCATION OF THE CITY AT A MAJOR CROSSROADS OF CENTRAL PINELLAS COUNTY;**
- **ENHANCING NATURAL AND MAN-MADE RESOURCES FOR USE BY CITIZENS AND VISITORS; AND**
- **MINIMIZING THE THREAT TO HEALTH, SAFETY, AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES, AND ENVIRONMENTAL DEGRADATION.**

Objective 1.1: Future Land Use Plan Map and Land Use Categories

The City shall ensure that redevelopment and new development occur in planned areas at appropriate densities and intensities, consistent with *the Future Land Use Plan Map (FLUM)* and this Comprehensive Plan.

Policy 1.1.1: *The Future Land Use Plan Element (FLUE) shall be consistent with the Countywide Rules, As Amended.*

Policy 1.1.2: The City of Seminole hereby adopts the following land use categories as those which shall govern development within the community

The Future Land Use Plan Element (FLUE) land use categories establish the maximum densities and intensities, the locational characteristics, the use characteristics of each category, and additional standards and criteria as necessary to assist in managing the development of land in the City of Seminole. The purpose of the attached category descriptions and standards 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.

LEGEND

The City Future Land Use Plan Map (FLUM) legend provides for the major plan classifications, specific plan categories and plan symbols, and site specific limitations or restrictions, as set forth in the following:

<u>Plan Classifications</u>	<u>Plan Categories</u>	<u>Plan Symbols</u>
1. Residential:	a. Residential Rural	RR
	b. Residential Estate	RE
	c. Residential Suburban	RS
	d. Residential Low	RL
	e. Residential Urban	RU
	f. Residential Low Medium	RLM
	g. Residential Medium	RM
2. Mixed Use:	a. Office/Residential	O/R
	b. Residential/Office/Retail	R/O/R
	c. Resort Facilities Overlay	RFO
3. Commercial:	a. Commercial Neighborhood	CN
	b. Commercial Limited	CL
	c. Commercial General	CG
4. Industrial:	a. Industrial Limited	IL
5. Public/Semi-Public:	a. Preservation	P
	b. Recreation/Open Space	R/OS
	c. Public/Semi-Public	P/SP
6. Special Designations:	a. Water/Feature	W/F
	b. Scenic/Non-Commercial Corridor	As Noted on FLUP

7. Site Limitations or Restrictions for Specific Properties: Certain properties have or in the future may have specific development or entitlement limitations or restrictions, which have been adopted by ordinance, or mutually agreed to between the City and the property owner and which run with the property, and such properties will be specifically annotated on the Legend of the *Future Land Use Plan*. For Residential Limitations “Application” means an amendment to the Future Land Use Plan Map, except for a amendment which modifies an existing FLUP category delineation to recognize an environmental jurisdictional boundary.

TABLE OF FLUE CATEGORIES

The major classifications, specific categories, symbols and the purpose, use characteristics, locational characteristics, density/intensity standards and other standards shall be as set forth in the following tables for each category. Density and intensity (FAR) shall be based on the total net land area within the property boundaries of the subject parcel or development, exclusive of any submerged land and public road rights-of-way. Other comprehensive plan policies may also be applicable to category locational and other characteristics, such as limitation of uses along certain corridors (see Scenic/Noncommercial Corridors category) and density bonuses for affordable housing (see Housing Element). The City Code of Ordinances which contains the

specific zoning district regulations may be more restrictive and should be consulted for authorized uses and applicable development standards.

Residential Classification/Low Density Range

1.a. Category/Symbol - Residential Rural (RR)

Purpose - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a rural, very low density residential manner; and to recognize such areas as primarily well-suited for residential and agricultural uses that are consistent with the rural, exurban, non-intensive qualities and natural resource features of such areas.

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

- Primary Uses - Residential; Agricultural
- Secondary Uses - Residential Equivalent; Institutional; Transportation/Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations distant from urban activity centers; in areas where use and development characteristics are rural in nature; and in areas where environmental features are linked to the protection of natural resources such as aquifer recharge and groundwater resource areas.

Density/Intensity Standards - Shall include the following:

- Residential Use - Shall not exceed one-half (.5) dwelling unit per net acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at .5 dwelling unit per net acre.
- Non-Residential Use - Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.

Other Standards - Shall include the following:

- Acreage Limitations -The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5:
 1. Institutional Use (except Public Educational Facilities which are not subject to this threshold); Ancillary Non-Residential; Transportation/Utility Use - Shall not exceed a maximum area of three (3) acres.
- Residential Limitations - The application of this plan category shall not allow for any Residential Use or Residential Equivalent Use to be located within the Coastal High Hazard Area.

1.b. Category/Symbol - Residential Estate (RE)

Purpose - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a large lot, very low density residential manner; and to recognize such areas as primarily well-suited for estate residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

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

- Primary Uses - Residential; Agricultural
- Secondary Uses - Residential Equivalent; Institutional; Transportation/Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations distant from urban activity centers; in areas where use and development characteristics are estate residential in nature; and in areas serving as a transition between more rural and more urban residential areas.

Density/Intensity Standards - Shall include the following:

- Residential Use - Shall not exceed one (1.0) dwelling unit per net acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 1.0 dwelling unit per net acre.
- Non-Residential Use - Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.

Other Standards - Shall include the following:

- Acreage Limitations - The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5:
 1. Institutional Use (except Public Educational Facilities which are not subject to this threshold); Ancillary Non-Residential; Transportation/Utility Use - Shall not exceed a maximum area of three (3) acres.
- Residential Limitations - The application of this plan category shall not allow for any Residential Use or Residential Equivalent Use to be located within the Coastal High Hazard Area.

1.c. Category/Symbol - Residential Suburban (RS)

Purpose - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a suburban, low-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban, non-intensive qualities and natural resource characteristics of such areas.

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

- Primary Uses - Residential
- Secondary Uses - Residential Equivalent; Institutional; Transportation/Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations outside urban activity centers; in areas where use and development characteristics are suburban residential in nature; and in areas serving as a transition between more rural and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network.

Density/Intensity Standards - Shall include the following:

- Residential Use - Shall not exceed two and one-half (2.5) dwelling units per net acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 2.5 dwelling units per net acre.
- Non-Residential Use - Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60.

Other Standards - Shall include the following:

- Acreage Limitations - The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5:
 1. Institutional Use (except Public Educational Facilities which are not subject to this threshold); Ancillary Non-Residential; Transportation/Utility Use- Shall not exceed a maximum area of three (3) acres.
- Residential Limitations - The application of this plan category shall not allow for any Residential Use or Residential Equivalent Use to be located within the Coastal High Hazard Area.

1.d. Category/Symbol - Residential Low (RL)

Purpose - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a low density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the low density, non-intensive qualities and natural resource characteristics of such areas.

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

- Primary Uses - Residential
- Secondary Uses - Residential Equivalent; Institutional; Transportation/Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations outside urban activity centers; in areas where use and development characteristics are low density residential in

nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network.

Density/Intensity Standards - Shall include the following:

- Residential Use - Shall not exceed five (5) dwelling units per net acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 5 dwelling units per net acre.
- Non-Residential Use - Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.

Other Standards - Shall include the following:

- Acreage Limitations - The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5:
 1. Institutional Use (except Public Educational Facilities which are not subject to this threshold); Ancillary Non-Residential; Transportation/Utility Use- Shall not exceed a maximum area of three (3) acres.
- Residential Limitations - The application of this plan category shall not allow for any Residential Use or Residential Equivalent Use to be located within the Coastal High Hazard Area.

1.e. Category/Symbol - Residential Urban (RU)

Purpose - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in an urban low density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities and natural resource characteristics of such areas.

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

- Primary Uses - Residential
- Secondary Uses - Residential Equivalent; Institutional; Transportation/Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations removed from, but in close proximity to urban activity centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network.

Density/Intensity Standards - Shall include the following:

- Residential Use - Shall not exceed seven and one-half (7.5) dwelling units per net acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 7.5 dwelling units per net acre.
- Non-Residential Use - Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.

Other Standards - Shall include the following:

- Acreage Limitations - The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5:
 1. Institutional Use (except Public Educational Facilities which are not subject to this threshold); Ancillary Non-Residential; Transportation/Utility Use - Shall not exceed a maximum area of three (3) acres.
- Residential Limitations - The application of this plan category shall not allow for any Residential Use or Residential Equivalent Use to be located within the Coastal High Hazard Area.

Residential Classification/Medium Density Range

1.f. Category/Symbol - Residential Low Medium (RLM)

Purpose - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a low to moderately intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

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

- Primary Uses - Residential
- Secondary Uses - Residential Equivalent; Institutional; Transportation/Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations in close proximity to urban activity centers; in areas where use and development characteristics are low medium residential in nature; and in areas serving as a transition between low density and high density residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network.

Density/Intensity Standards - Shall include the following:

- Residential Use - Shall not exceed ten (10) dwelling units per net acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 dwelling units per net acre.

surface ratio (ISR) of .75.

Other Standards - Shall include the following:

- Acreage Limitations - The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5:
 1. Institutional Use (except Public Educational Facilities which are not subject to this threshold); Ancillary Non-Residential; Transportation/Utility Use - Shall not exceed a maximum area of three (3) acres.
- Residential Limitations - The application of this plan category shall not allow for any Residential Use or Residential Equivalent Use to be located within the Coastal High Hazard Area.

l.g. Category/Symbol - **Residential Medium (RM)**

Purpose - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a moderately intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

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

- Primary Uses - Residential
- Secondary Uses - Residential Equivalent; Institutional; Transportation/Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics - This category is applied to medium density development within or in close proximity to urban activity centers and are in close proximity to and may have direct access from the arterial and thoroughfare highway network.

Density/Intensity Standards - Shall include the following:

- Residential Use - Shall not exceed fifteen (15) dwelling units per net acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 dwelling units per net acre.
- Non-Residential Use - Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.

Other Standards - Shall include the following:

- Acreage Limitations - The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5:
 1. Institutional Use (except Public Educational Facilities which are not subject to this

threshold); Ancillary Non-Residential; Transportation/Utility Use - Shall not exceed a maximum area of three (3) acres.

- Residential Limitations - The application of this plan category shall not allow for any Residential Use or Residential Equivalent Use to be located within the Coastal High Hazard Area.

Mixed Use Classification

2. a. Category/Symbol – Office/ Residential (O/R)

Purpose - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in an office and/or medium density residential use; and to recognize such areas as primarily well-suited for mixed use of an office/residential character consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas.

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

- Primary Uses - Office
- Secondary Uses – Residential, Residential Equivalent; Institutional; Transportation/Utility; Public or Private Educational Facility; Personal Service/Office Support; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive non-residential use to low density residential or public/semi-public use; and in areas where the size and scale of office and residential use is appropriate to free standing office, medium density residential or a combination thereof. These areas are typically in close proximity to and served by the arterial and major thoroughfare highway network, as well as by mass transit.

Density/Intensity Standards - Shall include the following:

- Residential Use - Shall not exceed fifteen (15) dwelling units per net acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 dwelling units per net acre.
- Non-Residential Use - Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.
- Mixed Use - Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.

Other Standards - Shall include the following:

- Acreage Limitations - The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5:

1. Ancillary Non-Residential; Transportation/Utility Use - Shall not exceed a maximum area of three (3) acres.
2. Personal Service/Office Support Use- Subject to a three (3) acre maximum.
3. Residential Limitations – Subject to a five (5) acre maximum. The application of this plan category shall not allow for any Residential Use or Residential Equivalent Use to be located within the Coastal High Hazard Area.
4. Institutional- Subject to a five (5) acre maximum.

2.b. Category/Symbol - Residential/Office/Retail (R/O/R)

Purpose - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in residential, office and/or retail commercial use; and to recognize such areas as well-suited for mixed use of a residential/office/retail character consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas.

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

- Primary Uses - Residential; Residential Equivalent; Office; Retail Commercial; Personal Service/Office Support; Temporary Lodging
- Secondary Uses - Institutional; Transportation/Utility; Ancillary Non-Residential; Recreation/ Open Space

Locational Characteristics - This category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive non-residential use to residential, office or public/semi-public use; and in areas where the size and scale of development will accommodate true mixed residential, office and retail use. These areas are typically in close proximity to and served by the arterial and major thoroughfare highway network in and adjacent to activity centers where mixed use development allows interaction between uses and encourages mass transit and non-vehicular trips.

Density/Intensity Standards - Shall include the following:

- Residential Use - Shall not exceed twenty-four (24) dwelling units per net acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at twenty-four (24) dwelling units per net acre.
- Temporary Lodging Use - Shall not exceed forty (40) units per acre.
- Non-Residential Use - Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90.
- Mixed Use - Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property. An application of this plan category shall require at least 50% of any project to be residential, with a mix of office and/or commercial for the balance of the project.

Other Standards - Shall include the following:

Other Standards - Shall include the following:

- Acreage Limitations - The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5:
 1. Institutional Use (except Public Educational Facilities which are not subject to this threshold); Ancillary Non-Residential; Transportation/Utility Use - Shall not exceed a maximum area of five (5) acres.
- Residential Limitations - The application of this plan category shall not allow for any Residential Use or Residential Equivalent Use to be located within the Coastal High Hazard Area.

2.e. Category/Symbol - Resort Facilities Overlay (RFO)

Purpose - It is the purpose of this category, utilizing an overlay, to depict those areas of the City that are now developed, or appropriate to be developed, in residential and temporary lodging use; and to recognize such areas as well-suited for the combination of residential and temporary lodging use consistent with the location, density, surrounding uses, transportation facilities and natural resource characteristics of such areas.

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

- Primary Uses - Residential; Temporary Lodging
- Secondary Uses - Residential Equivalent; Institutional; Transportation/Utility; Ancillary Non-Residential; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations where it would identify existing low to moderately intensive mixed residential and small scale temporary lodging use in and adjacent to the resort areas of the City; in locations where unique recreational assets warrant the combination of permanent and temporary accommodations in close proximity to and served by the arterial and major thoroughfare network.

Density/Intensity Standards - Shall include the following:

- Residential Use - Shall not exceed the maximum number of dwelling units per net acre determined by the underlying residential plan category.
- Residential Equivalent Use - Shall not exceed an equivalent of 2.3 beds per permitted dwelling unit at the underlying residential density.
- Temporary Lodging Use - Shall not exceed the permitted number of temporary lodging units pursuant to the underlying land use designation.
- Non-Residential Use - Shall not exceed the maximum floor area ratio (FAR) nor the maximum impervious surface ratio (ISR) of the underlying residential category.
- Mixed Use - Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.

Other Standards - Shall include the following:

- Acreage Limitations - The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5:
 1. Ancillary Non-Residential; Transportation/Utility Use - Shall not exceed a maximum area of three (3) acres.
 2. Institutional- Limited to a maximum of five (5) acres.
 3. Residential Limitations - The application of this plan category shall not allow for any Residential Use or Residential Equivalent Use to be located within the Coastal High Hazard Area.

Commercial Classification

3.a. Category/Symbol - **Commercial Neighborhood (CN)**

Purpose - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide local, neighborhood scale, convenience commercial goods and services; and to recognize such areas as primarily well-suited for neighborhood commercial use consistent with the need, scale, and character of adjoining residential areas which they serve.

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

- Primary Uses - Office; Personal Service/Office Support; Retail Commercial
- Secondary Uses - Residential; Residential Equivalent; Institutional; Transportation/Utility; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations adjacent to and the periphery of large, definable residential neighborhoods; in areas distant from other commercially designated properties and situated so as to preclude strip-like commercial development. These areas are generally located on a collector roadway and oriented to a specific and limited geographic neighborhood as distinct from through traffic on an arterial or major thoroughfare.

Density/Intensity Standards - Shall include the following:

- Residential Use - Shall not exceed ten (10) dwelling units per net acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 dwelling units per net acre.
- Non-Residential Use - Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .80.
- Mixed Use - Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property, unless said project is located within the CHHA in which case no Residential Use or Residential Equivalent use is permitted.

Other Standards - The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5:

- Acreage Limitations - Institutional; Transportation/Utility Use - Shall not exceed a maximum area of five (5) acres.
- Residential Limitations - The application of this plan category shall not allow for any Residential Use or Residential Equivalent Use to be located within the Coastal High Hazard Area.

3.b. Category/Symbol - **Commercial Limited (CL)**

Purpose - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide limited, highway oriented commercial goods and services; and to recognize such areas as primarily well-suited for limited commercial use consistent with the need, relationship to surrounding uses, and provision for safe and efficient connection to the highway system.

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

- Primary Uses - Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Temporary Lodging
- Secondary Uses - Commercial Recreation; Storage/Warehouse-Light; Institutional; Transportation/Utility; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations adjacent to and fronting on those arterial and major roadways not reserved for non-commercial corridor protection; in areas located between and connecting urban activity centers. These areas are generally located along the arterial and major thoroughfare roadway network.

Density/Intensity Standards - Shall include the following:

- Temporary Lodging Use - Shall not exceed thirty (30) units per net acre.
- Non-Residential Use - Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .85.
- Mixed Use - Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.

Other Standards - The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5

- Acreage Limitations - Institutional; Transportation/Utility Use - Shall not exceed a maximum area of five (5) acres.

3.c. Category/Symbol - **Commercial General (CG)**

Purpose - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide community and countywide commercial goods and services; and to recognize such areas as primarily consistent with the need, relationship to adjoining uses and with the objective of encouraging a consolidated, concentrated commercial center providing for the full spectrum of commercial uses.

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

- Primary Uses - Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Temporary Lodging; Storage/Warehouse-Light; Research/ Development-Light; Manufacturing-Light.
- Secondary Uses - Residential; Commercial Recreation; Residential Equivalent; Institutional; Transportation/Utility; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit.

Density/Intensity Standards - Shall include the following:

- Residential Use - Shall not exceed twenty-four (24) dwelling units per net acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 24 dwelling units per net acre.
- Temporary Lodging Use - Shall not exceed forty (40) units per acre.
- Non-Residential Use - Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90.
- Mixed Use - Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.

Other Standards - The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5:

- Acreage Limitations - Institutional; Transportation/Utility Use - Shall not exceed a maximum area of five (5) acres.
- Research/Development – Shall be allowed in this category only on the basis of standards which address, as a minimum, the following criteria in relationship to the proposed use:
 1. Neighboring uses and the character of the commercial area in which it is to be located;
 2. Noise, solid waste and air quality emission standards;
 3. Hours of operation;
 4. Traffic Generation; and
 5. Parking, loading, storage, and service provisions.

- Residential Limitations - The application of this plan category, or redevelopment under this plan category, shall not allow for any Residential Use or Residential Equivalent Use to be located within the Coastal High Hazard Area; Residential Use shall comprise no more than 50% of any mixed use project.

Industrial Classification

4.a. Category/Symbol - Industrial Limited (IL) [Editorial note: equivalent to the new Countywide Employment category]

Purpose - It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a limited industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

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

- Primary Uses - Research/ Development (Light and Heavy); Light and Medium Manufacturing; Storage/Warehouse (Light and Heavy)
- Secondary Uses - Office; Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Institutional; Transportation/Utility; Transfer/ Recycling

Locational Characteristics - This category is generally appropriate to locations with sufficient size to encourage an industrial park type arrangement with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses; and served by the arterial and thoroughfare highway network, as well as mass transit.

Density/Intensity Standards - Shall include the following:

- Temporary Lodging Use - Shall not exceed fifty (50) units per net acre.
- All Other Uses - Shall not exceed a floor area ratio (FAR) of .65 nor an impervious surface ratio (ISR) of .85.

Other Standards - Shall include the following:

- Industrial; Residential Use Buffer Requirement- An appropriate buffer, as determined at the time of site plan review, shall be provided in and between the Industrial Limited category and an adjoining Residential or Mixed-Use classification.
- Acreage Limitations. The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5:
 1. Institutional; Transportation/Utility; Commercial Recreation; Temporary Lodging Use - Shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a FLUM amendment which shall include such use and all contiguous like uses.

2. Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Transfer/Recycling- Shall not exceed a maximum of three (3) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a FLUM amendment which shall include such use and all contiguous like uses.

Public/Semi-Public Classification

5.a. Category/Symbol - Preservation (P)

Purpose - It is the purpose of this category to depict those areas of the City 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 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 Spoil Islands; 25-year Floodplains; Natural Drainage ways; Land water ward of a seawall or revetment; 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.

Locational Characteristics - This category is generally appropriate to those natural resource features it is designed to recognize wherever they may appear and at a size significant to the feature being depicted in relationship to its surroundings. In recognition of the natural conditions which they are intended to preserve, these features will frequently occur in a random and irregular pattern interposed among the other plan categories.

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.
- Transfer of development rights shall be allowed consistent with the Countywide Rules, as amended.

Other Standards - Shall include the following:

- An appropriate buffer, as determined at the time of site plan review, shall be provided for wetland Preservation areas.
- Where the mapped delineation of these areas is inconclusive due to the scale of the FLUM map, or the nature of the environmental feature, a field determination and mapping of the actual boundary at an appropriate scale may be required as part of any FLUM amendment or project approval determination. Where determined necessary, such field survey will be

conducted by the Pinellas County Environmental Management Department or by a qualified Consultant, consistent with the above described purpose and use characteristics and the provisions of the Countywide Rules, as amended. .

5.b. Category/Symbol - Recreation/Open Space (R/OS)

Purpose - It is the purpose of this category to depict those areas of the City that are now used, or appropriate to be used, for open space and/or recreational purposes; and to recognize the significance of providing open space and recreational areas as part of the overall land use plan.

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

- Primary Uses - Public/Private Open Space; Public/Private Park; Public Recreation Facility; Public Beach/Water Access; Golf Course/Clubhouse.

Locational Characteristics - This category is generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the County; and in recognition of the natural and man-made conditions which contribute to the active and passive open space character and recreation use of such locations.

Density/Intensity Standards - Shall include the following:

- No use shall exceed a floor area ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60.
- Transfer of development rights shall be allowed consistent with the Rules Concerning the Administration of the Countywide Plan, as amended.

5.c. Category/Symbol - Public/Semi-Public (P/SP)

Purpose - It is the purpose of this category to depict those areas of the City that are now used, or appropriate to be used, for public/semi-public, public/private utility services and institutional purposes; and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features.

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

- Primary Uses Institutional uses such as Public Educational Facilities; Private Schools; Colleges; Hospital, Medical Clinic; Church; Religious Institution; Cemetery; Funeral Home/Mortuary; Social/Public Service Agency; Child Day Care; Fraternal; Civic Organization; Municipal Office Building; Library; Public Safety Facility; Emergency Medical Service Building, Recreation/Open Space; Transportation/ Utility.
- Secondary Uses - Residential; Residential Equivalent; Ancillary Non-Residential.

Locational Characteristics - This category is generally appropriate to those locations where educational, health, public safety, civic, religious and like institutional uses are required to serve

educational, health, public safety, civic, religious and like institutional uses are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access. This category also is generally appropriate to those utility installations, major transmission lines, refuse disposal and public works facilities serving the City; and to reflect the unique siting requirements and consideration to adjoining uses required in the placement of these facilities.

Density/Intensity Standards - Shall include the following:

- Residential - Shall not exceed twelve and one half (12.5) dwelling units per acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 dwelling units per acre.
- All Other Uses - Shall not exceed a floor area ratio (FAR) of .65 nor exceed an impervious surface ratio (ISR) of .75.

Other Standards - Shall include the following:

- Acreage Limitations. The following uses shall not exceed the respective acreage threshold designated for such uses and are subject to Policy 1.1.5:
 1. Residential and Residential Equivalent Uses shall not exceed five (5) acres. Ancillary Non-Residential.
 2. Transportation/Utility Use - Shall not exceed a maximum area of ten (10) acres.
- Residential Limitations - The application of, or redevelopment under, this plan category shall not allow for any Residential Use or Residential Equivalent Use to be located within the Coastal High Hazard Area. An appropriate buffer, as determined at the time of site plan review, shall be provided within and between Transportation/Utility uses and any other adjoining FLUM category, other than Industrial Limited.

Special Designations

6.a. Category/Symbol – Water/Feature (WF)

Purpose - It is the purpose of this category to depict water bodies including estuary, lake, pond, rive, and stream areas.

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

- Primary Uses - Open and undeveloped areas consistent with the water feature(s) which characterize these locations.
- Secondary Uses - Use characteristics limited to environmental restoration, open space and recreation uses.

Locational Characteristics - This category is designed to reflect water bodies as defined herein and located on the FLUM, subject to their actual location on the ground.

Density/Intensity Standards - Shall be as follows:

- Submerged Land - No density/intensity allocation.

6.b. Category/Symbol - Scenic/Non-Commercial Corridor (As Noted on FLUM)

Purpose – To limit or prohibit certain uses along specific transportation corridors pursuant to Countywide Rules Article 6, Section 6.5.4.1, as amended.

Locational Characteristics - Corridors shall be as set forth herein and depicted on the City Future Land Use Plan Map and accompanying Countywide Plan Map (CPM) entitled "Countywide Scenic/Non-Commercial Corridor Map", including:

City "Primary" Corridors:

- 102nd Avenue North/Bryan Dairy Road from Oakhurst Road to Starkey Road.
- 113th Street/Ridge Road from 110th Avenue N. to Madeira Beach Causeway.
- Park Street from Park Boulevard to Tyrone Boulevard.
- Tyrone Boulevard (Bay Pines Boulevard) from 113th Street North to Park Street.

Density/Intensity Standards - See applicable principal FLUM categories.

Use restrictions along Scenic/Noncommercial Corridors subject to Countywide Rules:

1. Transportation/Utility uses are prohibited within all Residential and Institutional categories.
2. Retail Commercial and Transportation/Utility uses are prohibited within the Office/Residential category.
3. Retail Commercial, Commercial/Business Service and Transportation/Utility uses are prohibited within the Residential/Office/Retail, all Commercial and Industrial Limited categories.

Other Standards - See Countywide Rules, as amended.

Policy 1.1.3. The definition of land use categories and uses shall be as defined in the Countywide Rules, and as such rules are amended. The Countywide Rules definitions and Countywide Plan categories do not preclude the City from being more restrictive in the range of permitted and secondary uses and other development standards.

City of Seminole – 2025 Comprehensive Plan – Future Land Use Plan Element – 10/24/17

Policy 1.1.4. The City’s future land use plan categories shall be consistent with the Countywide Plan Map future land use categories as depicted in the following table:

Countywide Plan Map Categories	City of Seminole Corresponding Comprehensive Plan Map Categories
Residential Very Low (Max.1.0 DU/AC)	Residential Rural (Max. 0.5 DU/AC); Residential Estate (Max. 1.0 DU/AC)
Residential Low (Max.10.0 DU/AC)	Residential Suburban (Max. 2.5 Du/AC); Residential Low (Max. 5.0 DU/AC); Residential Urban (7.5 DU/AC); Residential Low Medium (Max. 10 DU/AC)
Residential Medium (Max. 15.0 DU/AC)	Residential Medium (Max. 15.0 DU/AC)
Residential High (Max. 30.0 DU/AC)	N/A
Office (Max. FAR 0.5; 15.0 DU/AC)	Office/Residential (Max. FAR 0.5; 15 DU/AC)
Resort (Max. FAR 1.2; 30.0 DU/AC)	Resort Facilities Overlay (Max. FAR/DU per underlying FLUM)
Retail & Services (Max. FAR 0.55; 24.0 DU/AC; TL 40 UP/AC)	Residential/Office/Retail (Max. FAR 0.55; 24 DU/AC; TL 40 UP/AC); Commercial Neighborhood (Max. FAR 0.4; 10 DU/AC); Commercial Limited (Max. FAR 0.4; 30 DU/AC; TL 30 UP/AC); Commercial General (Max. FAR 0.55; 24 DU/AC; TL 40 UP/AC)
Employment (Max. FAR 0.65; TL 50.0 UP/AC)	Industrial Limited (Max. FAR 0.65; TL 50.0 UP/AC)
Industrial	N/A
Activity Center	N/A
Multimodal Corridor	N/A
Public/Semi-Public (Max. 12.5 DU/AC; FAR 0.65)	Public/Semi-Public (Max. FAR 0.65; 12.5 DU/AC)
Recreation/Open Space	Recreation/Open Space
Preservation	Preservation

Policy 1.1.5. Future Land Use Map Amendments Triggered by Acreage Limitations. Permitted uses within a future land use category that are subject to acreage thresholds whereby any contiguous use or combination of uses subject to the same acreage threshold limitations alone or when added together that exceed the maximum acreage threshold shall require a future land use map amendment to a land use category that permits the uses(s). Contiguous means parcels touching along a boundary or directly across roadway with a local or collector functional classification or other rights-of-way from each other.

Objective 1.2: Land Development Regulations

Future growth and development shall be managed through the implementation and enforcement of land development regulations, as codified in the City of Seminole *Land Development Code*, consistent with this adopted comprehensive plan.

Policy 1.2.1: The Land Development Code shall contain guidelines for the administration of those land use categories adopted by the City of Seminole.

Policy 1.2.2: Zoning districts that define specific uses and development densities and intensities for the adopted land use designations shall be included within the land development regulations.

Policy 1.2.3: The Land Development Code shall address and implement through the site plan review process, the various goals, objectives and policies delineated in each of the comprehensive plan elements and include, but not be limited to, the provision or regulation of:

- Limitations to development caused by topography, soil conditions, floodplains, and the Coastal High Hazard Area.
- Design guidelines for commercial and mixed-use areas, landscaping, flood hazard safety, the subdivision and use of land, and the protection of environmentally sensitive areas.
- Landscape buffering, open space, on-site/off-site traffic circulation, and parking, and signage.
- Drainage, stormwater management and National Flood Insurance Program.
- Opportunities for the redevelopment or rehabilitation of existing commercial uses.
- Incentives for the rehabilitation and/or revitalization of existing residential structures.
- Levels-of service for public facilities (roadways, infrastructure, recreation/open space and stormwater).

Policy 1.2.4: The Land Development Code shall include provisions recognizing the use of development agreements subject to and consistent with the Florida Local Government Development Agreement Act, Sections 163.3220, Fla. Stat., et. seq, as those provisions may be amended from time to time. Development Agreements may allow deviations from the minimum or maximum standards set forth in the land development regulations so long as the development approved is consistent with the intent and purpose of the land development regulations, the policies of the Comprehensive Plan and consistent with the Countywide Rules. The land development regulations shall identify those standards that may be waived or altered by Development Agreements and shall indicate the nature and extent of permissible alterations.

Objective 1.3: Residential Development

The integrity and quality of life shall be maintained in existing and future residential neighborhoods through implementation of the Land Development Code (LDC); therefore, the LDC shall contain provisions that address the following policies.

Policy 1.3.1: The City shall encourage a balanced land use mix providing for a variety of housing styles, densities, and open space.

Policy 1.3.2: Existing residential areas shall be protected from the encroachment of incompatible activities, and other land uses shall be protected from the encroachment of incompatible residential activities.

Policy 1.3.3: Encourage the conservation, maintenance, and rehabilitation of existing residential land uses.

Policy 1.3.4: Residential land uses shall be located and designed to protect life and property from natural and manmade hazards such as flooding, excessive traffic, subsidence, noxious odors, noise, and deterioration of structures.

Policy 1.3.5: Residential land uses shall be encouraged in a manner which is compatible with the type and scale of surrounding land uses.

Policy 1.3.6: Encourage the infilling of vacant parcels in existing residential land uses, as appropriate.

Policy 1.3.7: In cooperation with the development community, encourage the rehabilitation and/or revitalization of existing residential structures to provide for affordable housing.

Policy 1.3.8: In cooperation with the appropriate housing officials, ensure that redevelopment activities minimize disruption within the community and the relocation of residents.

Policy 1.3.9: Promote housing diversity, avoid the creation of homogeneous developments, promote the inclusion of a variety of housing types and utilize the *Commercial Corridors Architectural and Site Development Standards and Guidelines* as a guide for all residential development as may be applicable.

Objective 1.4: Planned Unit Development

Higher density developments will be encouraged within existing urban areas through the use of the planned unit development provisions of the LDC.

Policy 1.4.1: The planned unit development is intended to provide a means for flexible standards and guidelines and allow for the incorporation of innovative architectural and master planning designs.

Policy 1.4.2: Land development regulations governing planned unit development shall, at a minimum, include creative development approaches, mixed-use development, required open space, safe and efficient traffic circulation, cluster development, density bonuses and incorporate design and development guidelines in the *Commercial Corridors Architectural and Site Development Standards and Guidelines*.

Objective 1.5: Commercial Development

Commercial development shall occur in a planned fashion, consistent with the *Future Land Use Plan* and all land development regulations, and be compatible with environmental resources, economic conditions, and the character of the surrounding community.

Policy 1.5.1: The Land Development Code shall include procedures which enhance existing business districts by matching planned commercial land uses to the projected demand for those uses.

Policy 1.5.2: Commercial land uses shall be located in a manner which ensures compatibility with the type and scale of surrounding land uses, and where existing or programmed public facilities shall not be degraded beyond the adopted level-of-service standard.

Policy 1.5.3: In recognition of its common boundary with Pinellas County, the City shall ensure that commercial and office development taking place along Seminole Boulevard, Park Boulevard, and 113th Street is compatible with surrounding land uses and available public services and facilities.

Policy 1.5.4: Encourage, through provisions contained in the land development regulations, the adapted reuse of existing commercial or office structures.

Policy 1.5.5: The Land Development Code shall contain provisions whereby hotel and motel accommodations shall be located in Residential/Office/Retail and Commercial land uses, with permitted densities pursuant to the FLUE on a minimum site of one acre.

Policy 1.5.6: Commercial land uses shall be located and designed to enhance safety by providing adequate off-street parking and loading areas and by separating pedestrian and vehicular traffic.

Policy 1.5.7: Minimize traffic and land use conflicts, the land development regulations shall limit and regulate direct access points onto major roads, by controlling the number and location of curb and median cuts.

Policy 1.5.8: Continue to implement master planning and architectural design standards and guidelines along the City's gateway commercial corridors that will contribute significantly to the City's image, economic growth and quality of life, through implementation of the design standards and guidelines in the Land Development Code's *Commercial Corridors Architectural*

and Site Development Standards and Guidelines. These gateway corridors include 113th Street, Seminole Boulevard, Park Boulevard, Bay Pines Boulevard, Park Street and Starkey Road.

Objective 1.6: Mixed-Use Development

The City shall encourage the use of innovative and mixed-use land development techniques.

Policy 1.6.1: Mixed-use development within the Residential/Office/Retail, Office/Residential and Commercial land use categories shall be encouraged through provisions contained in the land development regulations.

Policy 1.6.2: The use of the Residential/Office/Retail and Office/Residential land use categories for single-use purposes only shall be limited through provisions contained in the Land Development Code and policies contained in this comprehensive plan.

Policy 1.6.3: The compatibility of mixed-use developments with surrounding development shall be addressed through site plan review standards that include, but are not limited to, addressing buffering, height or density limitations, and access control, and as applicable, through the *Commercial Corridors Architectural and Site Development Standards and Guidelines*.

Policy 1.6.4: Appropriate locations for mixed use development will be determined based on a balancing of the guidelines listed below that are applicable to the area under consideration:

- The location can serve as a walkable destination for nearby areas.
- There is adequate infrastructure serving the proposed location, including a transportation network that will provide an acceptable level of service.
- There are transportation options and choices that service the proposed location.
- The location has direct access or is in close proximity to a segment of the countywide or a local multi-use path or trail system.
- The location can accommodate a mix of land uses, including a residential component, that are able to blend with surrounding uses without juxtaposing incompatible uses or building types.
- The mixed-use development will create opportunities for providing a mix of housing types in a range of prices.
- The mixed-use development can accommodate one or more targeted industries or businesses.
- The mixed-use development is of sufficient size to allow a decrease in density/intensity from the center of the mixed-use development to the periphery that is compatible with the surrounding land uses.
- The mixed-use development will provide services (e.g. services such as convenience groceries, dry cleaners, and personal care) and amenities within walking distance of residential development within the mixed use project or area or of residents in the surrounding community, if applicable.
- Compatibility of a mixed-use development with other goals, objectives, and policies of the City's Comprehensive Plan.

- The relationship of the mixed-use development to plans of the Regional Planning Council and to the Countywide Plan.

Policy 1.6.5: Mixed-use development will be designed and integrated, utilizing the *Commercial Corridors Architectural and Site Development Standards and Guidelines*, which include, but is not limited to the following characteristics:

- A pedestrian-friendly environment that results in active, walkable streets.
- Buildings are interconnected by a continuous network of safe, convenient, comfortable, and interesting pedestrian paths, open space networks and bicycle routes.
- If residential neighborhoods and other walkable destinations are located nearby, mixed-use development is interconnected with the surrounding community by a network of safe, convenient, comfortable, and interesting pedestrian paths, open space networks and bicycle routes.
- There is safe, convenient access to public transit.
- The development will provide well-designed public spaces (e.g. pocket parks and plazas) and space for civic uses.

Objective 1.7: Nonconforming Uses and Future Land Use and Zoning Incompatibilities.

Land uses (including density/intensity) or structures that were legally permitted and which are either incompatible or inconsistent with this adopted *Future Land Use Plan Element* shall be deemed legally nonconforming. The City shall establish a method to identify existing land uses that are inconsistent with the Future Land Use Element and the Land Development Code.

Policy 1.7.1: Existing commercial and residential uses (including structures and vacant platted or recorded lots) which were conforming or legally nonconforming prior to the adoption of this comprehensive plan (Ordinance No. 3-99) and have now been rendered nonconforming or increased the degree of nonconformity with the comprehensive plan (including but not limited to, density, intensity or impervious surface ratio) and/or the Land Development Code, shall be considered legally nonconforming as defined in the Land Development Code and as provided for by the Countywide Rules.

Policy 1.7.2: The City Council is authorized to adopt an ordinance to grandfather any site specific use that was rendered legally nonconforming through the adoption of the Comprehensive Plan by Ordinance No. 3-99, as amended, and consistent with Policy 1.7.1 of the Future Land Use Plan Element, and pursuant to the criteria and limitations defined in the Land Development Code.

Policy 1.7.3: As a part of the building permit process, compile and maintain a list of nonconforming uses and structures, including those uses and structures considered grandfathered.

Policy 1.7.4: Regulate nonconforming uses and structures through provisions within the Land Development Code.

Policy 1.7.5: The City’s program for eliminating or reducing inconsistent land uses shall be based upon the regulations for nonconforming uses contained in the Land Development Code and any other applicable ordinances which may be developed.

Objective 1.8: Natural Resources

All development activities, as defined in the City land development regulations, shall ensure the protection of natural resources.

Policy 1.8.1: The land development regulations shall contain provisions ensuring that land is developed in a manner which respects ecological functions and suitability for urban development, and protects unique or irreplaceable natural resources including but not limited to, protecting, enhancing and/or regulating the following:

1. Species of flora and fauna listed as endangered, threatened, or species of special concern, as defined by federal law or Florida Statutes.
2. Native trees and wetlands.
3. Coastal vegetative communities, wildlife habitats and tidal characteristics.
4. Point-source air and water subject to a strict permitting process that conforms to all county, state, and federal regulations governing point-source discharges.
5. The City’s non-potable water resources.
6. Dredge and fill activities.
7. The quality and/or quantity of surface water infiltration into the groundwater and surrounding lakes, bayous and bays.

Policy 1.8.2: The Land Development Code shall require the issuance of permits for impacts to natural resources (as defined in Policy 1.8.1) and shall contain provisions and/or conditions of approval governing the issuance of such permits.

Objective 1.9: Concurrency

All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet the level-of-service standards adopted pursuant to this comprehensive plan are available concurrent with the impacts of the development.

Policy 1.9.1: The Land Development Code shall ensure that no development or redevelopment results in a reduction of the level-of-service standards established and adopted by this comprehensive plan or provides for mitigation of impacts.

Policy 1.9.2: The Land Development Code shall contain provisions wherein development of residential and commercial land is timed and staged in conjunction with the provision of supporting community facilities, as set forth by those adopted level-of-service standards contained within this comprehensive plan.

Policy 1.9.3: The City and developers may enter into Development Agreements to ensure that development or redevelopment does not reduce the level-of-service of a public facility below the service provider’s adopted level of service or in the alternative provides for mitigation of impacts.

Objective 1.10: Suitable Land for Utility Facilities

The City shall continue to ensure the availability of suitable land for utility facilities necessary to support proposed development.

Policy 1.10.1: Through the site plan review process, cooperate with those public utilities providing service to the community to ensure that adequate land is available for those facilities.

Policy 1.10.2: In accordance with State law, the City shall permit distribution electric substations in all future land use categories, except Preservation.

Policy 1.10.3: Public facilities and services shall be located so as to maximize efficiency, to minimize their cost, and to minimize their impacts on the natural environment.

Objective 1.11: Annexation Policy

The City shall consider the annexation of contiguous, compact, unincorporated real property.

Policy 1.11.1: Pursuant to Chapter 171, Florida Statutes, the City shall consider annexing property contiguous with the boundaries of the municipality only when the following can be ensured:

- Maintenance of appropriate community character;
- Sound urban development and accommodation to growth; and
- Efficient provision of urban and municipal services.

Policy 1.11.2: The City will make special efforts to annex unincorporated enclaves, in order to provide City services efficiently and provide for sound land use planning.

Objective 1.12: Historic Preservation

The City shall assist property owners in the identification, preservation, and protection of historically and architecturally significant structures.

Policy 1.12.1: The City shall assist property owners in the identification of historically significant structures-by providing referral to the appropriate governmental agency(ies).

Policy 1.12.2: Assist property owners of historically or architecturally significant structures in applying for and utilizing state and federal assistance programs.

Objective 1.13: School Siting

The City shall support efforts that facilitate coordination of planning between the City and the School Board for the location and development of public educational facilities.

Policy 1.13.1: The City of Seminole supports public school siting as may be required by Florida Statutes and/or pursuant to any Interlocal Agreement with the School Board.

Policy 1.13.2: Public educational facilities of the School Board are an allowable use within the future land use categories as prescribed in Policy 1.1.2.

Objective 1.14: Private Property Rights

The City shall recognize private property rights and dispute resolution pursuant to Sections 70.001 (Bert J. Harris, Jr. Private Property Rights Protection Act) and 70.51 (Land Use and Environmental Dispute Resolution Act), Florida Statutes.

Policy 1.14.1: The City shall, upon need, prepare and adopt procedures to address the appeal of a City decision relative to the comprehensive plan and/or a development order as provided for by Florida Statutes Chapter 70.001 and 70.51.

Objective 1.15: Sustainable Construction, Non-Residential

Encourage, and when appropriate, provide incentives for design and construction techniques and the use of building materials capable of significantly reducing the cost of construction, maintenance and energy consumption of non-residential development.

Policy 1.15.1: Support a sustainable business environment by encouraging green building that conserves natural resources and reduces monthly operating costs.

Policy 1.15.2: Encourage non-residential construction that uses the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) principles or the Florida Green Building Coalition's Green land development and building standards.

Policy 1.15.3: The Land Development Code shall encourage and/or establish criteria for requiring LEED standards/certification and Green Building Standards in non-residential development and redevelopment projects and identify appropriate sustainability initiatives, such as building energy efficiency, that can be encouraged during the non-residential development review process.

Policy 1.15.4: The City will consider encouraging all new non-residential construction to meet Green Building Standards.

1.16 Objective: Employment Proximity to Housing

Encourage a land use pattern that provides opportunities for employment in proximity to housing and that more effectively balances the number of jobs with the number of housing units within different areas of the City.

Policy 1.16.1: As a means to reduce vehicle miles traveled and vehicle hours traveled for work trips, the City will take steps to encourage mixed-use development and the creation of housing and employment in close proximity to each other.

Policy 1.16.2: The City, in coordination with the PPC, will identify specific policies and/or actions that would encourage additional employment in the City so that projected employment growth would be more comparable with projected population growth in these sectors.

1.17 Objective: Community Image and Sense of Place

The City Land Development Code should promote high quality design standards including, but not limited to building design, landscaping and signage that support the community's image and contribute to its identity and unique sense of place and create liveable communities.

Policy 1.17.1: Ensure that buildings located along the commercial corridors shall be developed in accordance with the Land Development Code as they relate to the *Commercial Corridors Architectural and Site Development Standards and Guidelines*.

Policy 1.17.2: Through this Comprehensive Plan and land development regulations, ensure community liveability and sustainability, which is the sum of the factors that add up to a community's quality of life, including the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment and recreation possibilities.

GOAL TWO:

THE CITY WILL STRIVE TO BE A LEADER IN SUSTAINABLE GOVERNMENT OPERATIONS, A PROPONENT OF SMART AND SUSTAINABLE GROWTH MANAGEMENT PRACTICES AND WILL SUPPORT A STRONG ECONOMY SUPPORTED BY SOUND SUSTAINABLE PRINCIPLES, PROGRAMS AND PRACTICES.

2.1 Objective: Promote Sustainable Practices

The City shall continue to lead by example, and both exemplify and promote sustainable practices.

Policy 2.1.1: Utilize low impact development principles, to the maximum extent practicable, for new City construction and in the redevelopment of City properties.

Policy 2.1.2: Continue to support education to the public and the development community on the value and benefits of sustainable building and landscape design.

Policy 2.1.3: At new and remodeled City facilities, identify, schedule and begin to implement sustainable building practices that are appropriate to the particular building type and constructed to meet a nationally recognized, high-performance sustainable building rating system approved by the State, and incorporate to the maximum extent possible the Florida Water Star program.

Policy 2.1.4: Continue to require energy efficiency in all of its operations and buildings, and will incorporate, to the extent practicable, non-traditional, sustainable energy options where feasible, so as to be a model for sustainability.

Policy 2.1.5: Continue to utilize environmentally beneficial landscape principles, incorporating low maintenance design, integrated pesticide management, at all new or re-landscaped City properties.

Policy 2.1.6: Continue to work in partnership with its citizens, neighboring governments, developers, businesses, educators and agencies to achieve a sustainable future, and will collaborate locally, regionally and nationally to identify innovative opportunities and ideas for consideration.

Policy 2.1.7: Through the Land Development Code and future Comprehensive Plan amendments, ensure that development regulations promote sustainability and flexibility, and incorporate economic and sustainable incentives.

Policy 2.1.8: Continue to use development agreements where appropriate to partner with the development community on quality environmental site and building designs.

2.2 Objective: Sustainability Planning

Plan responsibly for sustainability and educate citizens and stakeholders so that they are partners in determining the City's future.

Policy 2.2.1: Consistent with the State's initiative to improve the sustainability of Florida's energy production and consumption pattern, the City shall identify opportunities and funding for local implementation of renewable energy options that apply to the built environment, infrastructure, utilities and transportation sectors, using the FGBC Green Local Government Standard as a guide.

