

Land Uses

The pattern of land use evident in Pinellas Park is primarily a reflection of past socioeconomic opportunities, constraints and physical characteristics of the area. The most important of these are environmental features, major modes or routes of transportation, and past and current development trends.

Pinellas Park has evolved in response to the predominant mode of transportation, the automobile. Situated at the intersection of several major arterials (Park Boulevard, 49th Street, 66th Street, and U.S. Highway 19), the City's land use pattern is linear in nature, developing along the major transportation, commercial and industrial corridors.

Commercial Use

Commercial development abuts the major streets while residential development has occurred and grown from the fringe areas of the commercial uses. The strip and linear arrangement of commercial activities offered a means to attract customers who pass through the community, but did not lead to the development of a central business district. In total, approximately 15.44% (1,347.20 acres, including the CRD acreage) of the City's total acreage provides for commercial development. At this time (1,062.26 acres), or 12.30% of the City's total acreage and 79% of the City's area by commercial future land use, is developed under this designation. Residential densities of up to 25 units per acre and a maximum of 75% impervious ground cover are permitted in the Community Redevelopment Area and commercial districts.

Industrial Use

Industrial development in the mid-county area, Pinellas Park in particular, is strong. This area, known as "the Gateway" in Pinellas County, is the primary industrial base of the county. It is situated only minutes away from two airports and at the hub of the highway transportation facilities of Pinellas County. Industrial land comprises 16.05% (1,386.24 acres) of the City's current land use, concentrated in the northeast quadrant of the City, south of Ulmerton Road and east of U.S. 19; in the northwest quadrant of the City, in the vicinity of Bryan Dairy Road west of 66th Street; and along the CSX Railroad and 62nd Avenue. Vacant lands, accounting for 10.15% of land area, are also generally concentrated in these areas. Voluntary annexation of these industrial lands into the City continues to increase the industrial acreage of the City.

The industrial designation encompasses approximately 29.15% (2,543.62 acres) of the City's total acreage by future land use, of which 54.50% is currently developed. Residential densities of up to 30 units per acre are permitted in the Industrial Limited future land use category under an approved special area plan. A maximum of 75% impervious ground cover (ISR) is permitted in the industrial areas.

Public and Semi-Public Use

Public and Semi-Public Uses include public and private school facilities, government buildings and grounds, and churches. Approximately 12.80% (1,105.08 acres) of the City's total acreage is currently functioning as public or semi-public use.

The Public and semi-public current land use corresponds generally with the Institutional Future Land Use designation. Institutional uses are generally characterized by, but not limited



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to, governmental complexes, government-owned property, and education facilities within the City. Non-governmental uses such as churches and private schools may retain the land use designation of the surrounding area providing certain criteria are met. This policy was established during the development of the Land Use Plan under the LGCPA of 1975 that the worth of the property may be realized as collateral for the entities that own the property. Approximately 2.89% (252 acres) of the City's total acreage is designated as an Institutional use under the Future Land Use Plan. A maximum of 12.5 dwelling units per gross acre is permitted in the Institutional designation.

Residential Use

Residential development began to accelerate in the late 1950s and 1960s. Until this time, residential uses were concentrated primarily abutting the Park Boulevard business corridor. The residential subdivisions of the time were developed without the benefit of adequate land use controls. Permissive zoning and building regulations and a lack of consideration for future growth resulted in some poorly situated mobile home and residential subdivisions in the older portions of the community. Still today there exists undeveloped property because it was originally subdivided into long, narrow parcels, undersized lots by today's standards.

In general, residential land uses encompass approximately 37.73% (3,258.18 acres) of the City's total acreage by current land use. A total of 41.92% of the City's land area by future land use (3,656.80 acres) has been designated as residential, of which 142.85 acres remain undeveloped. Residential Urban accounts for 2,270.98 acres, or 26.03% of the City's total land area. The densities in the residential districts range from 2.5 dwelling units per gross acre in the suburban density areas to 15 dwelling units per gross acre in the higher density districts. Mixed uses and downtown redevelopment are also encouraged by permitting 24 units per acre in the Commercial General district, and 25 residential units per acre in the Community Redevelopment District. Residential development of up to 30 units per gross acre is permitted in the Industrial Limited category within the Gateway Development of Regional Impact, as discussed further in that section, and in the Commercial Recreation land use category created as of 2008.

Agricultural Use

Due to the highly urbanized nature of Pinellas County, uses that could be associated with an Agriculture Land Use were incorporated into the Residential Suburban designation. This designation now encompasses only 2.88% (251.26 acres) of the City's total acreage. It has been the policy of the City to retain these areas, encourage large lot developments and permit some agricultural activities (i.e., small nurseries) in these areas. The designation also affords residents that meet *Land Development Code* criteria the ability to keep horses on their property for their personal enjoyment or to stable horses as a business.

Recreational Land and Open Space

The Recreation/Open Space Land Use within the City is composed primarily of community-owned parkland facilities, with the notable exception of the Mainlands Golf Course. These facilities are open and provide service to all persons. In addition to public facilities, many private and semi-public recreational facilities (see the Parks, Recreation and Open Space Element for definition) are offered as ancillary uses or as a primary commercial endeavor by



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many private entities throughout the community (i.e., recreation centers of apartment complexes, bowling alleys, etc.). The land use density applied to this designation is zero dwelling units per gross acre. Only recreational facilities and the necessary ancillary structures for maintenance and security are permitted in this designation. At present, approximately 2.28% (199.21 acres) of the City's total acreage is designated recreational and open space by future land use. About 3.45% (297.60 acres) is currently developed with recreation or open space uses. It should, however, be noted that additional acreage could be classified as Recreation/Open Space (i.e., Public Library, City Auditorium, Senior Citizen Center, etc.). Instead, some City facilities have been assigned the land use of Institutional.

Conservation and Preservation Use

Conservation and preservation lands account for 2.06% (177.71 acres) of existing land use. The Preservation, Water/Drainage Feature and Transportation/Utility future land use categories have been applied generally to those areas mutually agreed upon as being environmentally sensitive by the City and developers, and also include drainageways, floodways, and transmission lines right-of-way. Development within these areas is prohibited. These land uses account for approximately 8.31% (725.19 acres) of all land within the corporate limits of the City by future land use. Of this area, 437.95 acres is occupied by water features or conservation or preservation lands. (Note: Sawgrass Lake is not entirely within the corporate limits of Pinellas Park.)

Vacant Land

Vacant land still exists within the City. Large vacant tracts of land are not uncommon in the industrial and suburban density areas. Dispersed throughout the City are small tracts of commercial and residential property that have full access to available City services and sufficient infrastructure to support development, which provides a prime opportunity for infill development. In total, approximately 10.82% (943.88 acres) of the City is undeveloped.



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Existing Land Use, 2007

Category	Land Use	No. Parcels	Total Acres	Acres Percent
1	Single Family	12,847	2,385.81	27.63%
2	Mobile Homes	936	427.50	4.95%
3	Duplex -Triplex	229	47.82	0.55%
4	Multi-Family	1,049	397.05	4.60%
5	Commercial	741	1,062.26	12.30%
6	Industrial	713	1,386.24	16.05%
7	Public/Semi – Public	265	1,105.08	12.80%
8	Agriculture	15	67.53	0.78%
9	Recreation/Open Space	131	297.60	3.45%
10	Vacant	961	876.32	10.15%
11	Miscellaneous	498	404.66	4.69%
12	Conservation/Preservation	418	177.71	2.06%
	Total*	18,803	8,635.59	100.0%

*Total acreages may vary due to differences in the manner and frequency with which data are maintained.

Source: Tampa Bay Regional Planning Council, September 2007.



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Future Land Use, 2007

Land Use	Maximum Units per Gross Acre	No. Parcels	Total Acres	Acres Percent
Residential Suburban (RS)	2.5	192	251.26	2.88
Residential Low (RL)	5.0	909	246.47	2.83
Residential Urban (RU)	7.5	13,026	2,270.98	26.03
Residential Low Medium (RLM)	10.0	3,348	632.32	7.25
Residential Medium (RM)	15.0	760	156.94	1.80
Residential/Office General (R/OG)	15.0	67	50.52	0.58
Residential/Office/Retail (R/O/R)	15.0	171	48.31	0.55
Resort Facilities High (RFH)	30.00	0	0.00	0.00
Commercial Recreation (CR) ¹	24.00	0	0.00	0.00
Commercial Neighborhood (CN)	10.00	8	2.34	0.03
Commercial General (CG)	24.00	611	606.51	6.95
Industrial Limited (IL)	30.00	1,509	2,088.84	23.94
Industrial General (IG)	0.00	165	454.78	5.21
Preservation (P)	0.00	243	235.56	2.70
Recreation/Open Space (R/OS)	0.00	71	199.21	2.28
Institutional (INS)	12.5	71	252.00	2.89
Transportation/Utility	0.00	68	287.24	3.29
Community Redevelopment District (CRD)	25.00	1,912	738.35	8.46
Water	0.00	201	202.39	2.32
Total ²		23,332	8,724.02	99.99

¹Commercial Recreation is included in the Future Land Use Plan Map as of the 2008 amendment to the Land Use Element.

²Total acreages may vary due to differences in the manner and frequency with which data are maintained.

Source: Pinellas Planning Council, August 2007.

