

FORWARD PINELLAS

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310 Court Street

Clearwater, FL 33756



May 4, 2021

Glenn Bailey, AICP
Zoning Manager
Pinellas County Planning & Zoning
310 Court Street
Clearwater, FL 33756

RE: Administrative review notice for Tier I Amendment FLUM 21-03 (Local Government Case #: ZLU-21-01)

Dear Glenn:

Thank you for submitting the above referenced Future Land Use map amendment, amending the designation of a parcel from Residential Suburban and Preservation to Residential Low and Preservation.

The new designation does not require a corresponding change to the categories of the Countywide Plan map; therefore, the amendment satisfies the Tier I provision of Countywide Rules Section 6.1.2.1.

As the parcel is in the Coastal High Hazard Area, the amendment is subject to the local review requirements of Section 4.2.7.3. However, the proposed amendment will not increase the allowable density or intensity of the parcels in question on the Countywide level.

Additionally, as the proposed amendment changes the Preservation boundaries of the property to the southwestern and southeastern portions of the property, which is where most of the CHHA lies, the proposed amendment provides the opportunity to cluster the proposed use on the portions of the property which are mostly outside of the CHHA. As such, the requested amendment meets the balancing criteria for Tier I amendments in the CHHA, outlined by Countywide Rules Section 4.2.7.3 H.

Public hearings before the Forward Pinellas Board and Countywide Planning Authority will not be required.

If you have any further questions, please contact me at nrahman@forwardpinellas.org.

Sincerely,

A handwritten signature in black ink that reads "Nousheen Rahman". The signature is fluid and cursive.

Nousheen Rahman
Planning Analyst

**Countywide Rules
Tier I Administrative Review**

Type of amendment:	Future Land Use Map
Submitted by:	Pinellas County
Date received:	May 3, 2021
Subject of amendment(s):	FLUM 21-03 (Local Government Case #:ZLU-21-01)
Consistency status:	<p>Pinellas County has submitted the above referenced Future Land Use Map amendment, amending the designation of a parcel from Residential Suburban and Preservation to Residential Low and Preservation.</p> <p>The new designation does not require a corresponding change to the categories of the Countywide Plan Map, therefore the amendment satisfies the Tier I provisions of Countywide Rules Section 6.1.2.1.</p> <p>The parcel is partially located in the Coastal High Hazard Area (CHHA), mostly on the southern portion of the property, and is therefore subject to the local review requirements of Countywide Rules Section 4.2.7.1. However, the proposed amendment will not increase the allowable density or intensity of the parcels in question, which will remain at the corresponding Residential Low Medium and Preservation categories.</p> <p>Furthermore, the proposed amendment changes the previously erroneous Preservation boundaries on the subject property showing on the eastern portion of the property. Per a wetland delineation conducted by Flatwoods Consulting Group and the Southwest Florida Water Management District, the Preservation boundaries are now identified on the southwestern and southeastern portions of the subject property, which is where most of the CHHA lies on the property.</p> <p>As such, the requested amendment within the CHHA provides the opportunity to cluster the proposed use on the portions of the property which are mostly outside of the CHHA, as outlined in Countywide Rules Section 4.2.7.3 H.</p> <p>Public hearings before the Forward Pinellas Board and Countywide Planning Authority will not be required for this amendment.</p>
Reviewed by:	Nousheen Rahman
Approved by:	<i>Rodney S. Chatman</i>