

**BOARD OF COUNTY
COMMISSIONERS**

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September 13, 2019

TTGC, LLC
c/o Ron Carpenter
142 W. Platt Street, Suite 116
Tampa, FL 33606

RE: Review of Restoration Bay Application Package, Parcel 33-30-15-00000-240-0100

Dear Applicant/Representative:

Pinellas County has reviewed the application submittal materials that were provided on and prior to September 6, 2019 as per our agreement regarding the above-referenced request and has determined the application to be **incomplete**, as follows:

Application form

- Question 4 – please add Development Agreement
- Question 4 – please add Development Master Plan if you are pursuing one at this time
- Question 9 – other components of the submittal materials reference a small portion of the subject property being currently covered by the Residential Low (RL) land use category. If this is the case, please include RL here.
- Item 16 e) – please provide a recent survey of the subject property
- Item 16 b) – please provide certification of ownership from a duly licensed title or abstract company, or a licensed attorney-at-law, showing that the applicant is the current title holder of record.
- Item 16 g) – please provide Floodplain information such as, but not limited to, the current flood elevation and flood zone designation on the attached Development Master Plan. For those lots located within the flood zone please indicate anticipated method of construction, such as stilt homes, import of fill to elevate slabs, stem walls, etc. Please note that if the minimum detached lot of sixty feet in width is to be used with a six (6) foot side yard setback in a flood zone, the home will not be able to accommodate any mechanical equipment or electric meters on the side of the proposed homes due to the fact that the required elevated platforms would violate the setback requirements.

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Justification Statement & Support Documents

- 1.0 *Introduction*, pages 1-3 – this section describes various public benefit components of the project (e.g. improving stormwater management /water quality for the area watershed, a publicly-accessible open space linear greenway and trail system) and pledges a commitment to them, but there are insufficient details in the submitted Development Agreement to memorialize this.
- 2.1 *Future Land Use Map*, page 4 – this section mentions 0.3 acre of the subject property being covered by the RL land use. This does not match the County’s records. If there is RL currently on the property, please clearly depict it on all relevant maps and exhibits and amend the first paragraph in subsection 2.1 to reference RL as a current zoning category on the subject property.
- 2.2 *Zoning District Map Amendment; Concurrent Land Use, Zoning, Development Agreement and Brownfield Applications*, page 4 – this section indicates a desire to process various components of the request concurrently, with final approval of all items occurring simultaneously. Please be advised that per Section 138-395.3 of the Pinellas County Land Development Code (LDC), the requested RPD zoning district requires a Development Master Plan (DMP) pursuant to Chapter 138, Article II, Division 11. If the desire is to process every required component of the request concurrently and approve them simultaneously, a complete DMP must be included. It is noted that a DMP is included in the submittal package. This item as submitted, however, is incomplete. Section 138-263(a) of the LDC requires a DMP to have a series of framework plans that include 1) a transportation framework plan, 2) a land use framework plan, 3) an open space framework plan, and 4) a utilities and stormwater framework plan. As a 95+ acre project, the request does not qualify for the small district option, where the required elements of a DMP may be displayed on a single plan sheet. Please note that a DMP must be approved by the Board of County Commissioners at a public hearing prior to site plan approval.
- 2.2 *Zoning District Map Amendment; Concurrent Land Use, Zoning, Development Agreement and Brownfield Applications*, page 4 – As stated the desire is to pursue all items occurring simultaneously, as such, please submit a written waiver for the associated processing timelines associated with the Zoning application and the Brownfield application, which have strict processing timelines unless waived by the applicant.
- 3.0 *Brownfield Consideration and Public Benefits*, page 5 – An evaluation of the Brownfield application and completeness review will be provided under separate cover by the County staff evaluating that portion of the application.
- 4.1 *Historical Perspective; Surrounding Communities*, page 6 – the first paragraph includes information that is sequentially out of order. The statement about a 1926 plat should come before the reference of clearing the land in 1940.
- 4.1 *Historical Perspective; Surrounding Communities*, page 6 – the last paragraph makes reference to the property being “approved to be developed for residential use”, which is not accurate. The property was platted for residential use, but no approvals were obtained for residential uses on the subject property.
- 5.0 *Consistency with County Plan Standards and Policies*, page 9 – the paragraph at the bottom of this page describes the portions of the property that will remain Preservation. Please note that the areas reflected as Preservation should follow recently established wetland jurisdictional (JD) lines. The Preservation areas as currently depicted on the Future Land Use Map do not necessarily follow the

wetland lines as they exist today. Exhibit E, Proposed Future Land Use, should be updated to reflect recently established JD lines and acreages should be amended as applicable.

- 5.2 *Consistency with fulfillment of Comprehensive Plan Policies*, page 12 – the first paragraph under Transportation Element states that a traffic analysis will be conducted to support the application. This traffic analysis was not provided to the County by the agreed upon date of September 6. The Traffic Mitigation Plan submitted on September 12 is inadequate as it is not a full traffic study.
- 5.2 *Consistency with fulfillment of Comprehensive Plan Policies*, page 14 – the last paragraph under Natural Resource Conservation and Management Element states that the applicant has committed to providing native vegetation throughout the redevelopment. This commitment is not currently memorialized in the Development Agreement or the DMP? Please specify how it will be memorialized.
- 5.2 *Consistency with fulfillment of Comprehensive Plan Policies*, page 14 – the last paragraph under Housing Element describes a split of the project into north and south components, with the northern portion having smaller lots. These north and south areas should be depicted on the DMP and the different lots sizes for both areas should be shown on the DMP, including dimensions, setbacks, etc.
- 5.2 *Consistency with fulfillment of Comprehensive Plan Policies*, page 16, the last paragraph under Surface Water Management Element mentions a public-private partnership. How will this be memorialized and what are the specific elements to this partnership?
- 6.0 *Environmental Considerations*, page 20 – the last paragraph under Environmental Benefits and Recreational Amenities mentions the enhancement of onsite wetlands. Where is this memorialized?
- 7.1 *Traffic*, page 22 – details on traffic impacts are not complete.
- 7.1 *Traffic*, page 22 – note that two primary access points are required for developments that exceed 555 daily trips, per LDC section 154-198. The DMP should reflect the two entrances.
- 7.2 *Stormwater Management System*, page 22 – the first paragraphs states ‘See Support Document No 2’. Where is this? Is it Appendix A?
- 7.2 *Stormwater Management System*, page 22 – the third paragraph mentions that these improvements will be constructed and maintained by the applicant. Maintenance will most likely be the responsibility of the Homeowners Association, not the applicant. Where are the public stormwater benefits mentioned in this section memorialized?
- Exhibit D, *Existing Future Land Use* – please clearly show where the existing RL category is located on the subject property.
- Exhibit E, *Proposed Future Land Use* – the Preservation land use needs to coincide with existing wetland JD lines. Why not leave the trails and buffer areas as Recreation/Open Space?
- Exhibit F, *Concept Plan* – the concept plan does not match the development master plan. Consistency is necessary. The DMP should show all of these components through its various framework plans. Furthermore, in the DMP framework for either transportation or land use there should be a reference to the maximum 600 foot block length as stated in Section 154. 126.
- Exhibit G, *Roadway Connections & Utilities Stub-Out Area* – the figure does not seem to depict this, rather it appears to be a copy of the vacated plat superimposed on the project area.

Development Agreement

- The Development Agreement needs to include the concept plan and/or the DMP as an exhibit and it/they need to be referenced in the wording, perhaps in sections 5.1 and/or 6.1.3.4.
- Recital E lists current land use designations as including Residential Low (RL). Our records do not show this. Please indicate where on the property this designation occurs on the applicable exhibits.
- Recital E (ii) – the land use designation was changed in 1975, not 1985.
- Please add 'detached' to single family in Recital H and in Section 6.1.3.1.
- Section 5.2 – if the duration is proposed to be 10 years, rather than 5 years, Sections 6.1.2. and 6.2.2 need to be changed to state that development shall comply with the County's Code applicable at the time of development. If this is not acceptable, Section 5.2 needs to be changed to 5 years.
- Section 6.1.3.2. – this is not specific enough. Need more detail on the specific parameters of these many items, and how these things will be accomplished. The public benefit items need to be better memorialized. This should include stormwater obligations, habitat restoration and monitoring obligations, operations and maintenance obligations, trail maintenance obligations, etc.
- Section 6.1.3.4. – the height, intensity, etc. is based on the DMP. The DMP needs to be referenced.
- Section 6.1.6. – the traffic mitigation improvements were not provided by the agreed upon deadline date of September 6. The document provided on the afternoon of September 12 lists proposed sidewalks and crosswalks on 116th Street and 66th Avenue. No traffic study, with trip distribution, discussion of secondary entrances into the project, etc. has been submitted. The traffic analysis is therefore incomplete.
- Please refer to LDC section 134-294 regarding Development Agreement requirements. In particular, a legal description needs to be attached, a description of any reservations or dedications of land for public purposes needs to be included, and certification of title is required.
- Please add page numbers to this document.

Please address these outstanding issues.

If you have any questions, please call me at 727-464-8200 or feel free to contact me via email at rvincent@pinellascounty.org.

Sincerely,



Renea Vincent, AICP

Director, Pinellas County Planning Department

Cc: Joel Tew, Tew & Associates
Cynthia D. Spidell, Ardurra