



LOCAL PLANNING AGENCY (LPA) STAFF REPORT

Case Number: Z/LU-14-09-19

LPA Public Hearing: April 6, 2021

Applicant: TTGC, LLC

Representative: Joel R. Tew, Tew & Associates

Subject Property: Approximately 95.96 acres located at 11832 66th Avenue North in unincorporated Seminole.

PARCEL ID(S): 33/30/15/00000/240/0100



REQUEST:

- Future Land Use Map amendment from Recreation/Open Space (R/OS) and Preservation (P) to Residential Low (RL) and Preservation (P);
- Zoning Atlas amendment from R-A, Residential Agriculture to RPD, Residential Planned Development;
- Development Agreement limiting the use of the property to a maximum of 273 single-family detached residential dwelling units and typical residential supporting uses, stormwater retention/detention/treatment, environmental mitigation and/or floodplain compensation areas, and a linear greenway/trail system. All development is restricted to a maximum height of 35 feet and subject to other development requirements as conceptually set forth on the associated Development Master Plan; and
- Establishment of a Development Master Plan

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas with a Development Agreement and Development Master Plan are inconsistent with the Pinellas County Comprehensive Plan and recommends Denial of the request. (The vote was 6-0, to recommend denial of the request).

Staff Recommendation:

- **Staff recommends** that the LPA find the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas, Development Agreement, and Development Master Plan **inconsistent** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **denial** of the proposed FLUM and Zoning Atlas amendments, Development Agreement, and Development Master Plan to the Pinellas County Board of County Commissioners.

FULL REVIEW & FINDINGS

The Development Review Committee (DRC) initially reviewed this application on March 9, 2020 and again on March 2, 2021 following the submittal of the supplemental package received from the applicant on November 25, 2020. The DRC Staff summary discussion and analysis follows:

Introduction

The subject property consists of approximately 95.96 acres located at 11832 66th Avenue North in unincorporated Seminole, which is the location of the former Tides Golf Club. This staff report and recommendation addresses land use and zoning changes requested by the applicant based upon the information submitted to Pinellas County. A Development Agreement and a Development Master Plan are also proposed. To summarize, this case includes the following components:

- A Future Land Use Map (FLUM) amendment from Recreation/Open Space (R/OS) and Preservation (P) to Residential Low (RL) and Preservation (P);
- A Zoning Atlas amendment from R-A, Residential Agriculture to RPD, Residential Planned Development;
- A Development Agreement that sets the allowable uses on the subject property, including density and intensity, and addresses a number of other development-related requirements;
- The establishment of a Development Master Plan (DMP) as required per the Pinellas County Land Development Code for new RPD zoning districts.

The proposed use is a 273-unit single-family detached residential subdivision. A FLUM amendment is required to facilitate this because the existing R/OS land use category does not permit residential uses or provide any residential density, and a zoning change is needed because the existing R-A district has a density of 0.5 units per acre based on a two-acre minimum lot size, which would limit the unit count to 49 dwellings. The subject property is situated in an environmentally sensitive coastal waterfront location. Primary site access is via a two-lane local street (66th Avenue North) that transverses a long-established residential subdivision to reach the nearest arterial roadway (113th Street). Because of these constraints, among others, site development is complicated and involves a wide range of issues. The proposed Development Agreement and DMP attempt to address these various complexities and challenges. Importantly, the offshore islands and submerged lands associated with the subject parcel are not included in the request. **Figure 1** depicts an aerial view of the subject property. See **Attachment A** for additional maps.

The RL future land use is proposed for the upland portions of the subject property, consisting of approximately 88.88 acres. RL allows up to 5.0 residential units per acre, however the associated Development Agreement limits the number of units to 273, which equates to approximately 3.1 units per acre. The requested RPD zoning district is inherently flexible and has the potential to provide for the possibility of a wide variety of housing types and some complementing non-residential, neighborhood-oriented uses where appropriate. This flexibility also extends to other development parameters such as lot size and building setbacks. Such enhanced flexibility is why the Land Development Code requires the establishment of a DMP for new RPD districts. The specifics of the DMP and the associated Development Agreement will be discussed later in this report. The Preservation land use category is proposed for the wetland and tidal marsh portions of the property consisting of approximately 7.08 acres.

Figure 1: Aerial view of subject property



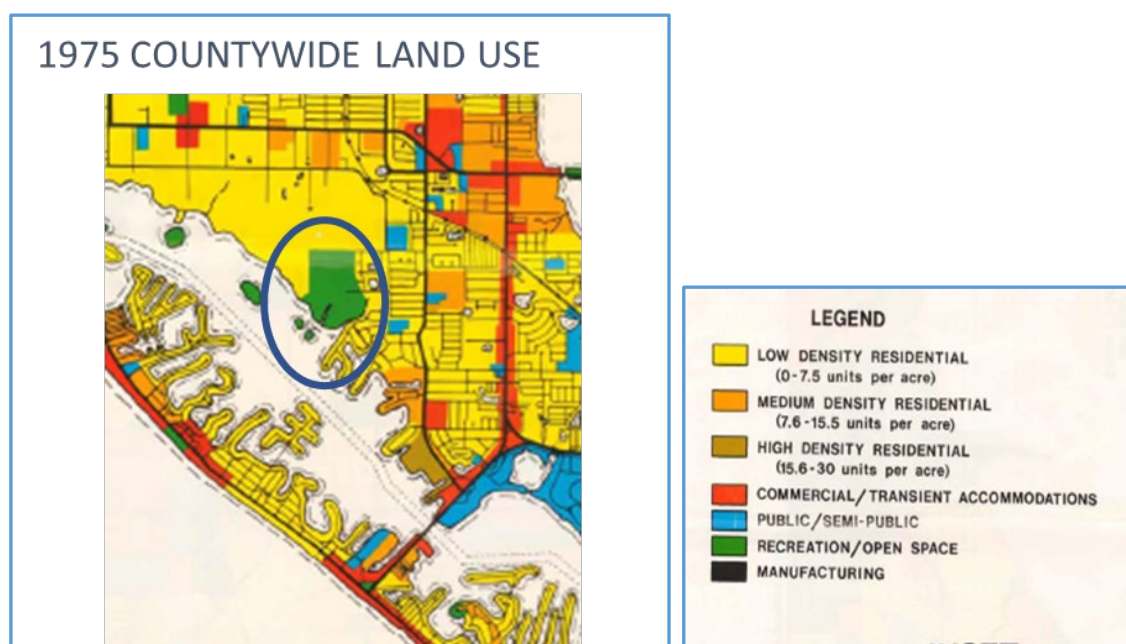
Staff Analysis

This is a highly complex application involving land use, zoning, a development master plan, and a development agreement that includes a number of tradeoffs – including the treatment of stormwater from surrounding external areas and a publicly-accessible perimeter trail – intended to provide community benefit to help offset the loss of open space. That complexity and the subject property's sensitive location have necessitated a broad review of multiple technical and non-technical areas. The non-technical areas include site history, previous and current development rights, location, and surroundings (community character). The technical areas include the Development Master Plan, Development Agreement, transportation, stormwater, floodplain/coastal high hazard area/sea level rise, evacuation/shelter impacts, environmental, archeological, and land use. The staff analysis will begin with the non-technical review areas then move on to the technical ones.

Site History

As previously mentioned, the subject property is the location of the former Tides Golf Club, a publicly accessible 18-hole, par 72 golf course that was in operation from the early 1970s until the summer of 2018. The 1975 Pinellas County Future Land Use Map first portrays the property with the Recreation/Open Space land use category, reflecting its use as a golf course at that time (see **Figure 2**). The prior designation was Low Density Residential. The underlying zoning designations on the property in the 1970s were R-1 and R-2, which were designations typically associated with single-family residential uses. In 1985, a zoning amendment (case # Z-3468) initiated by the County amended the zoning on the upland portion of the golf course property to A-E, Agricultural Estate (since renamed R-A, Residential Agriculture), and to AL, Aquatic Lands on the islands and the submerged portion of the property located in Boca Ciega Bay. The application for that amendment identifies the property as a golf course and states the purpose of the amendment was to make the zoning consistent with the Future Land Use Map. The staff recommendation associated with the 1985 case notes that *'approval of the amendment does not result in a loss of reasonable use of the property, as the golf course operation may be continued'*.

Figure 2: 1975 Countywide Land Use Map



Additionally, the property was subject to a Special Exception granted by the Board of Adjustment in 1969 allowing use of the property as a golf course within the residential zoning designations. With completion of the golf course, the necessary amendments to the Future Land Use Map followed, reflecting the final recreation/open space purpose of the golf course. Notably, the Special Exception allowing the use of the golf course expired following the first 180 days of inactivity after the golf course closed in 2018. However, the golf course remains a permitted use in the R/OS land use category and is allowable as a Type 2 use (updated term for a special exception) in the R-A zoning district. The former golf course clubhouse has also been demolished. The subject property was vacant prior to the establishment of the golf course. A 273-unit residential plat (**Figure 3**) was approved in 1926 prior to the establishment of the County's zoning code and Comprehensive Plan but the subdivision was never constructed. That plat is part of the basis for the current request and is where the 273 requested units originates. Importantly, the former property owners voluntarily vacated the plat in 1992, so it is no longer in place or material to the subject application. Additionally, the subject property was never part of a master planned community and no density transfers have ever taken place.

Figure 3
1926 PLAT, 273 LOTS



Historically, Pinellas County did not have a zoning district specific to recreational uses, using instead the “overlying” Future Land Use Map designation to control uses on recreational properties, along with a low-density residential zoning district. This is why the A-E zoning district was applied to the property in 1985. This method of applying low density residential zoning districts under the Recreation/Open Space land use designation was not unusual (note that the adjacent Boca Ciega Millennium Park carries the same zoning). In 2009, Pinellas County developed and adopted new recreational zoning districts for specific use on recreation and open space properties, intending to gradually process amendments to County-owned parks and open space.

It is important to note that a separate land use and zoning change request to allow for 170 residential units on the subject property was submitted to the County in 2013. That case was withdrawn before the scheduled LPA public hearing date, following a staff recommendation of denial. For ease of review, the history of the subject property is summarized below:

- 1926 – platted for 273 lots as part of Seminole Estates
- 1969 – Special Exception granted for a golf course in residential zones (case # BA-10-4-69)
- 1973 – clubhouse built according to Property Appraiser records and the golf course opens
- 1975 – depicted as Recreation/Open Space on the Future Land Use Map
- 1985 – rezoned to A-E (uplands) and AL (submerged land and islands) (case # Z-3468)
- 1992 – underlying 1926 residential plat vacated (OR Book 7945 Page 1943)
- 2013 – application submitted to allow a 170-unit residential development – case was withdrawn following a staff recommendation of denial
- 2018 – golf course closed, and the Special Exception subsequently expired

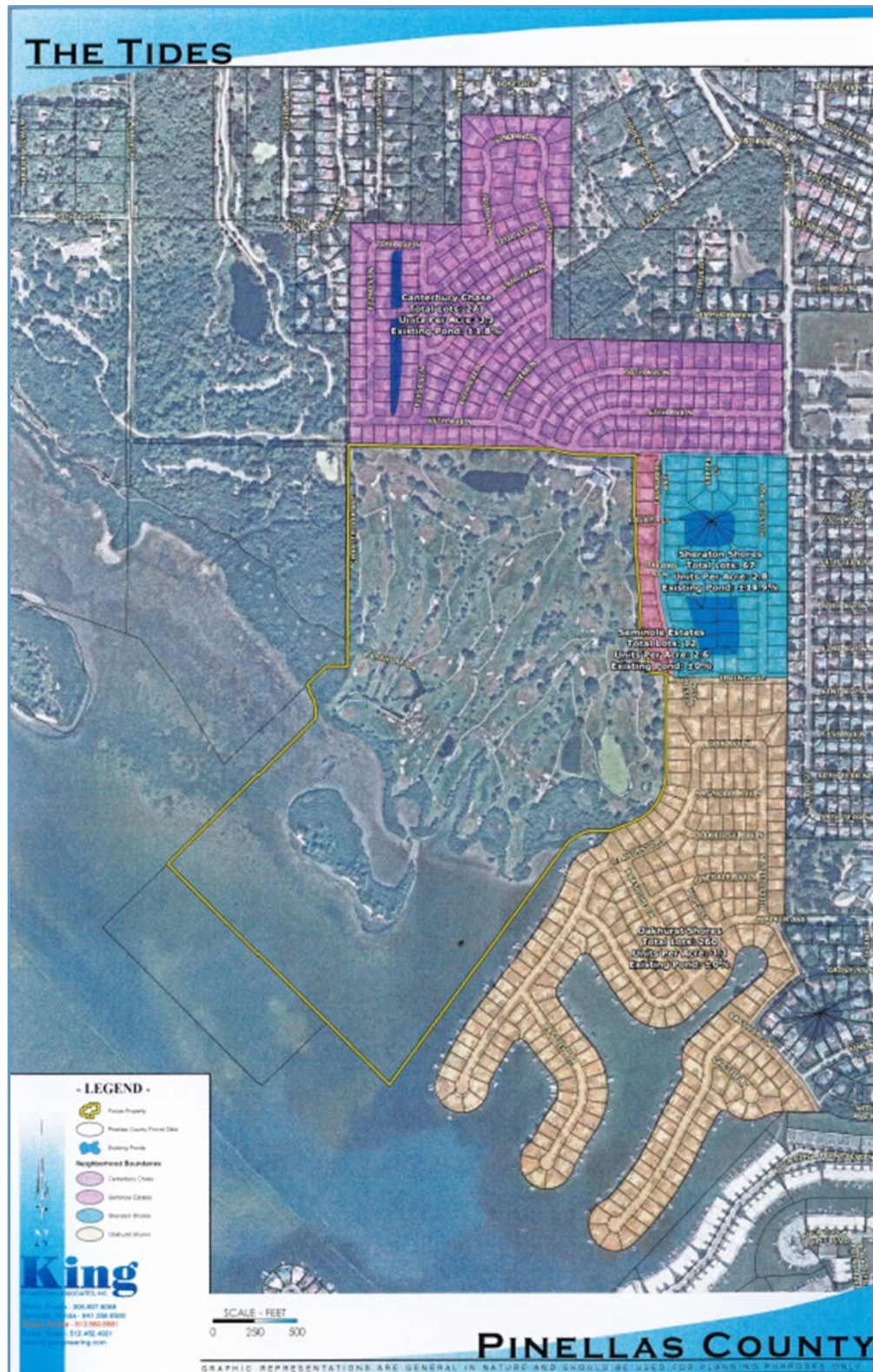
Location and Surroundings/Community Character

The subject property is adjacent to (east of) the County's 187-acre Boca Ciega Millennium Park. This regional County park, comprised of pine flatwoods, coastal oak hammock, mangrove swamp, salt marsh, bay head and wetlands, is recognized by the Florida Fish and Wildlife Conservation Commission as a "Great Florida Birding Trail" and also is recognized by the Florida Native Plant Society for its use of all-native landscaping. The park is also the location of several important archeological deposits.

To the north and east of the subject property are single family residential subdivisions, including several homes that are immediately adjacent to it. Laurel Street, Oxford Street and Irving Avenue dead end on the east side of the subject property and provide some visual access to the former golf course, which served as an open space vista for the neighboring properties. Please see **Figure 4** for a depiction of the existing nearby subdivisions, which have existing built densities ranging from 2.6 to 3.9 units per acre. These subdivisions all predate the currently adopted Land Development Code regulations and Comprehensive Plan goals, objectives and policies.

The southern edge of the subject property is a coastal fringe characterized by mangroves, wetlands and salt marsh leading into Boca Ciega Bay. Elevations increase significantly from the south to the north and generally to the east, making the northeast corner the highest point on the subject property with an elevation of approximately 27 feet. The existing residential development north of the subject property overlooks the former golf course below.

Figure 4: Surrounding Area



Development Rights

According to the Pinellas County Comprehensive Plan, the Recreation/Open Space (R/OS) Future Land Use Map (FLUM) category currently in place on the subject property (see **Figure 5**) has allowable primary uses listed as public/private open space, public/private park, public recreation facilities, public beach/water access, and golf course/clubhouse. Importantly, there is no associated residential density. The site's R-A (Residential-Agriculture) zoning allows a theoretical density of 0.5 units per acre based on its two-acre minimum lot size, however there is no underlying residential land use density available. Also, as mentioned previously, the Special Exception approved in 1969 that allowed the golf course within the residential zoned area has expired (although it could be revived) and the historical 1926 platted subdivision was vacated in 1992. In short, there are currently no residential development rights on the subject property. The only development rights currently in place are those allowed under the R/OS FLUM category, which has been in place for 46 years (see **Figure 2**).

Figure 5: Future Land Use & Zoning



Development Master Plan

Due to the inherent flexibility of the requested RPD zoning district, a Development Master Plan (DMP) is required to set use types, building heights, lot sizes, setbacks, and various other development parameters. A DMP for a project this size is required to have several integrated framework plans regarding land use, transportation, open space, utilities, and stormwater. The proposed DMP is shown in **Figure 6**. The DMP confirms the proposed 273 residential units and places them along an internal private loop road. The lot layout depiction (see **Figure 7**) sets minimum lot size based on hurricane evacuation zones. Lots within Evacuation Zone A have a minimum lot size of 11,000 square feet (100 feet wide x 110 feet deep). From there, minimum lot sizes and widths generally decrease for each subsequent evacuation zone. Minimum lot sizes and widths are 8,800 square feet and 80 feet, respectively, within Evacuation Zone B, 6,600 square feet and 60 feet wide in Zone C, and 4,400 square feet and 40 feet wide in Zones D and E. Some of these are smaller than single family lots in neighboring subdivisions, which are typically 70 to 80 feet wide and over 6,000 square feet in size. The maximum height of 35 feet and the proposed setbacks are similar to that found in traditional residential zoning districts. There is also a central amenity area proposed for the benefit of onsite residents. As the DMP does not depict an overall lot layout, it is not possible to know how many of each lot type there would be. There is also no indication of which lot type would apply in the event a lot falls within multiple evacuation zones. Furthermore, the County's floodplain ordinance would require that homes within a flood zone be located at least one foot above the base flood elevation (BFE). As a result, the 35-foot height limit would be measured from BFE, not existing grade, so structures would be higher.

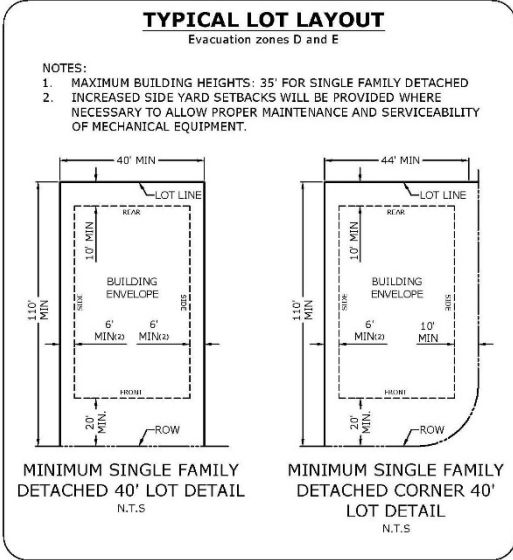
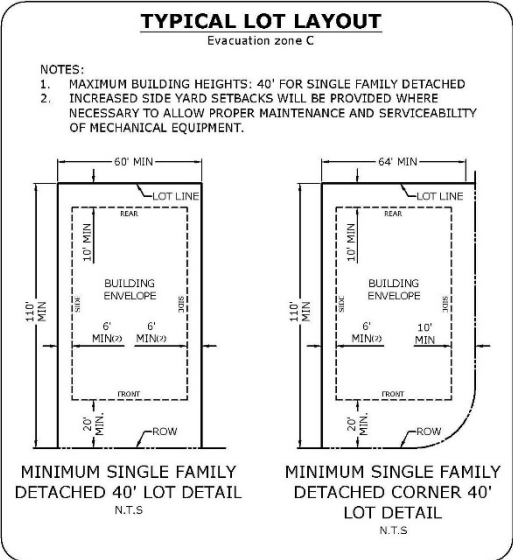
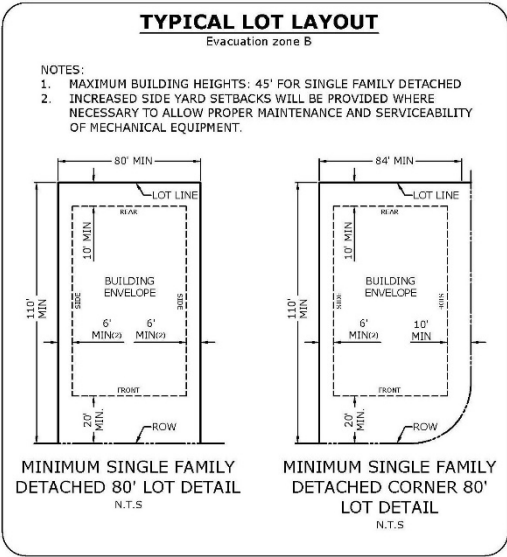
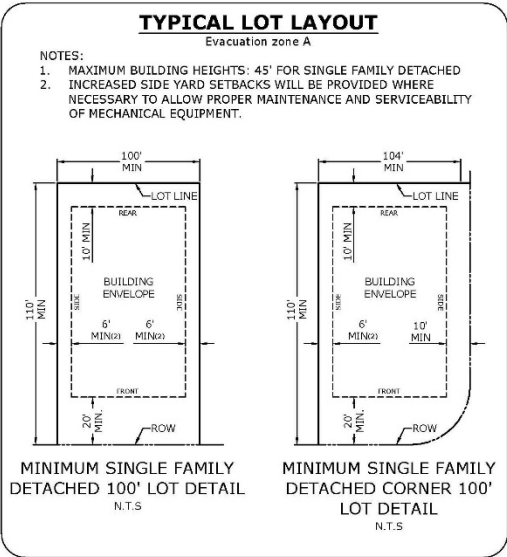
The transportation framework shows the internal private loop road with primary site access utilizing the historic entrance to the golf course off 66th Avenue North. A secondary access point, which is required by the Pinellas County Land Development Code for a project that generates more than 555 daily trips (see the Transportation section of this staff report for more detail), is proposed to connect to Irving Avenue on the east side of the subject property.

The open space framework shows buffer areas along the perimeter of the development where it abuts existing single-family homes on its north and east sides. These buffers appear to range between 128 and 319 feet wide. Within the buffer area is a publicly accessible trail that connects to Boca Ciega Millennium Park, Boca Ciega Bay and to the surrounding neighborhoods at various points. There are buffers shown on the west side of the project adjacent to Boca Ciega Millennium Park and on the south side fronting Boca Ciega Bay.

The stormwater framework shows two large stormwater ponds near the center of the subject property in the proposed residential development area. These ponds would serve to treat stormwater that is internal to the development itself. There are also a number of ponds proposed within the buffer areas along the perimeter of the project. These are envisioned to treat stormwater that is external to the development to provide a community benefit to offset the loss of open space caused by the development project. Some areas inland of the subject property currently drain over and through it, and there are several Pinellas County drainage easements on the property.

Regarding utilities, the project would connect to existing utility facilities and lines in the area. Upgrades to some of these facilities may be required to facilitate the demand from the proposed development. Such upgrades would be the responsibility of the developer as determined during site plan review.

Figure 7: Lot Layout



Development Agreement

Development agreements are often utilized to set specific parameters on a development project to offset certain concerns that arise. Examples include limiting the types of uses allowed, setting maximum building height and intensity, requiring enhanced buffering, and so on. In this case, all of these are addressed in the DMP. The proposed Development Agreement serves to reiterate and complement the DMP regarding these issues. It also makes commitments intended to provide certain public benefit enhancements to offset the loss of open space caused by the development. Those commitments include:

- Treatment of off-site stormwater, on-site habitat enhancement, publicly accessible recreational elements (primarily the linear park and trail located within the buffer areas along the perimeter of the project)
- Pedestrian and traffic mitigation
- Additional Phase II and III archeological testing
- A donation of \$250 per home as hurricane shelter mitigation
- Disclosure to all home buyers of applicable flood zones, flood elevations, and hurricane evacuation requirements.

Notably, most development agreements have an expiration timeframe of five years. In this case, the applicant is seeking a 15-year agreement, however they are willing to stipulate that they will meet all current code requirements in place at the time of development. A 15-year agreement could lead to an extended time of construction and construction-related impacts to the surrounding community.

Transportation

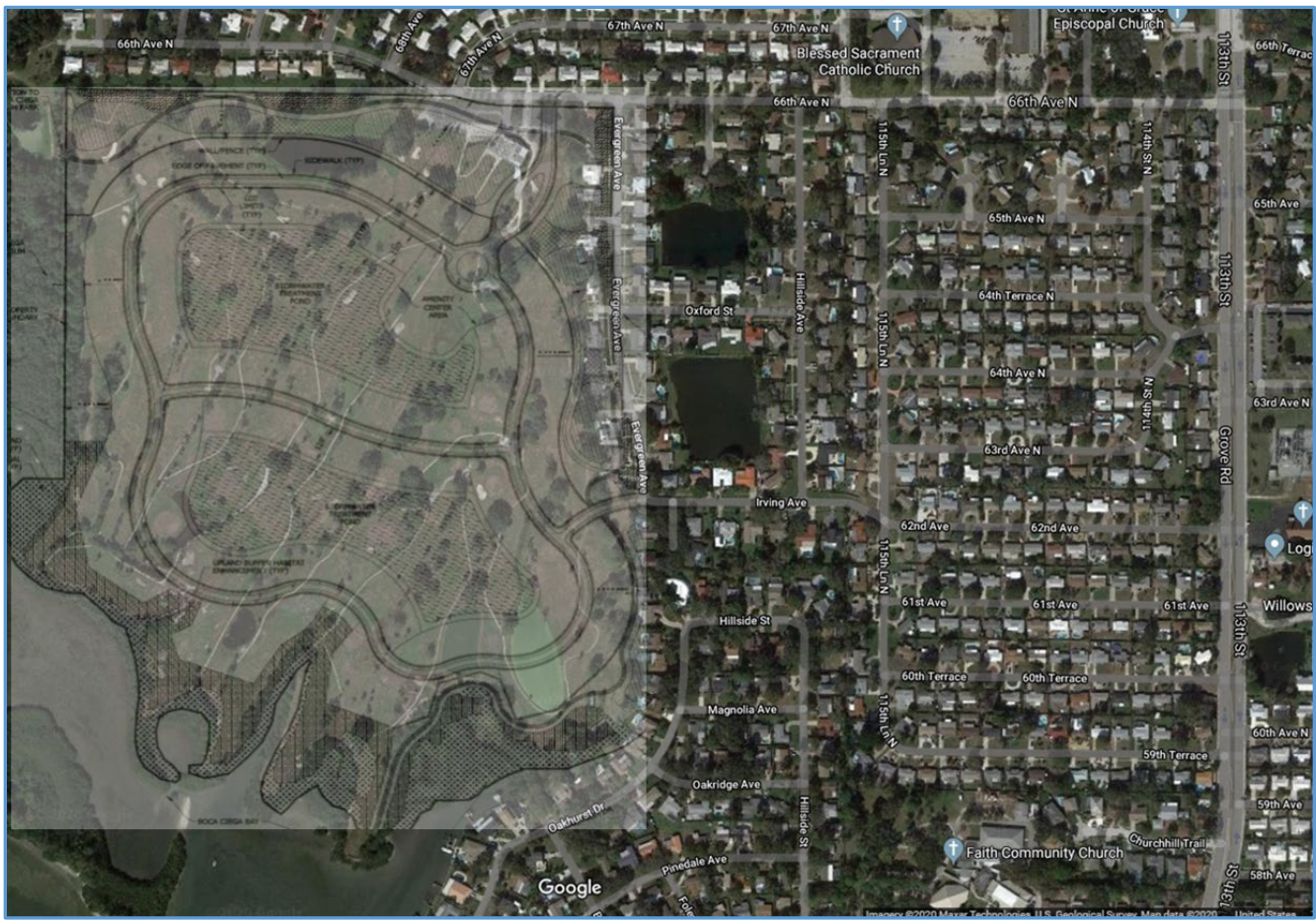
Figure 8 depicts the area's roadway configuration. The applicant provided a transportation analysis as part of the submittal package. Based on that analysis, it is estimated that the proposed 273-unit subdivision would generate approximately 2,619 daily trips (staff's internal traffic analysis in **Attachment B** shows similar numbers), with 199 at AM peak hour and 266 at PM peak hour. About 40 percent of trips are projected to be from the north via 113th and 116th Streets and 60 percent to the south via 113th Street. The Primary access point into the project would be off 66th Avenue North utilizing the historic entrance to the golf course. Because the project would generate more than 555 daily trips, the Pinellas County Land Development Code, per Section 154-126(a)(4), requires a second vehicular access point to a nearby paved roadway. The DMP identifies that access point at Irving Avenue. As a point of reiteration, projects that generate fewer than 555 daily trips do not require a second access location. This requirement is based solely on the project scale proposed by the applicant.

Per the submitted traffic study, most trips are likely to use 66th Avenue North all the way to 113th Street where there is a traffic signal. While level of service conditions will remain acceptable based on a technical evaluation of the traffic impacts of the proposed amendment, there will still be an increase in traffic within the neighborhood, which on 66th Street North will amount to several hundred additional vehicle trips per day. To appreciate the full impact of this increase in traffic within an established neighborhood it may be necessary to consider not just the technical assessment of the impacts on level of service but also the relative magnitude of the changes with respect to the established existing traffic conditions.

The 66th Avenue North and 113th Street intersection is signalized. The increase in daily trips could double the delay time at that intersection during AM peak hour and will cause a longer

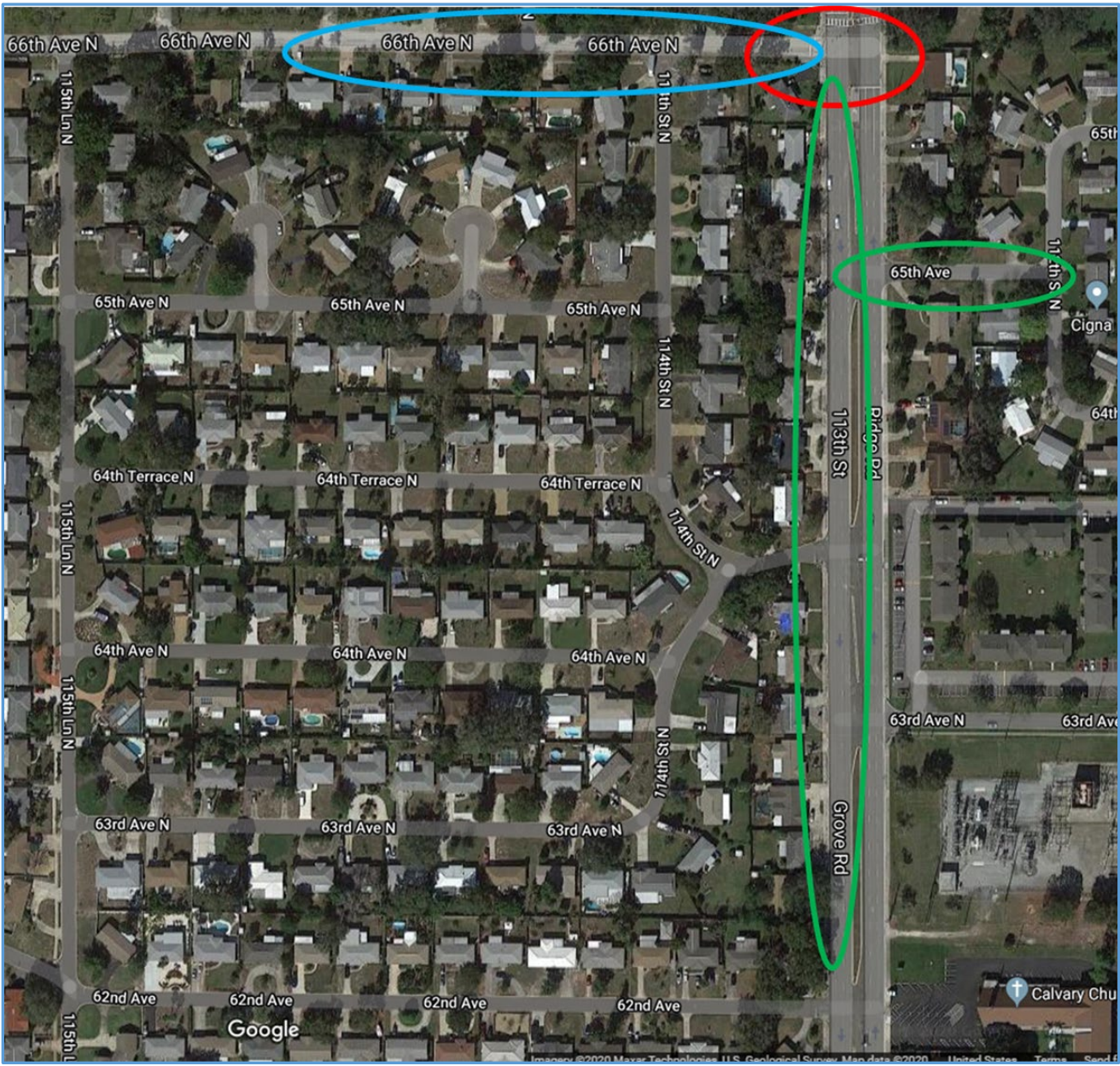
vehicle stack line on eastbound 66th Avenue North that will block driveways. In addition, the traffic analysis indicates the need to double the northbound left turn lane stacking length on 113th Street, which will require the closure of the median opening at 65th Avenue North and limit the access to 113th Street North to a right-in/right-out movement. These issues are depicted on **Figure 9**. A similar impact will occur if a second access point is required along 62nd Avenue North – the median at 61st Avenue North will need to be closed to accommodate the length of the turn lane required.

Figure 8: Area Roadway Configuration



(Development plan superimposed over 2020 aerial photograph – for illustrative purposes only)

Figure 9: Roadway Functionality Concerns



Potable Water/Wastewater/Solid Waste

The subject area is located within Pinellas County’s Potable Water and Sewer Demand Service Area. Amending the subject area from Recreation/Open Space to Residential Low to allow 273 single-family detached residences as proposed could increase potable water and wastewater demand by approximately 70,618 and 49,188 gallons per day, respectively when compared to the vacant land in place today. With respect to solid waste disposal, approval of the amendment could increase the amount of solid waste generated by approximately 360.62 tons per year. These increases are not expected to significantly impact level of service conditions. See **Attachment B** for additional information.

Stormwater

Per the Pinellas County Land Development Code, development projects are required to treat onsite stormwater runoff. As part of the public benefit enhancements mentioned in the Development Agreement, the applicant is proposing to go beyond just what is required and is offering to treat stormwater from offsite sources as well. Per the applicant, this involves approximately 180 acres of surrounding residential areas. The offsite stormwater would be treated in the retention ponds located within the buffer areas on the perimeter of the development. The proposal indicates that the full requirements of the stormwater manual regulations could be met for these offsite sources, however it did not include actual numbers or an analysis. Notably, some of the stormwater facilities on the proposed design are in areas susceptible to sea level rise and associated increases in the groundwater table, thus potentially reducing their effectiveness into the future.

Floodplain, Coastal Storm Area, Sea Level Rise

The subject property's sensitive coastal location means that the floodplain, coastal storm area and sea level rise are important factors regarding its future development in general and this current application in particular. Approximately two-thirds of the project is in the 100-year floodplain (see **Figure 10**) and about one-quarter is located in the velocity zone, which FEMA describes as being subject to wave action. This creates conflicts with the Pinellas County Comprehensive Plan, most notably:

- Future Land Use Element Policy 4.3.1: *"In order to limit the exposure of residents and property to coastal hazards and not increase existing and planned demands on hurricane evacuation corridors and public shelters, the population density and development intensity within the coastal planning area shall be consistent with Objective 1.3 of the Coastal Management Element and the supporting policies"*.
- Coastal Management Element Objective 1.3: *"Pinellas County shall restrict development within the Coastal Storm Area and shall direct population concentrations out of the Coastal Storm Area"*.
- Natural Resource Conservation & Management Element GOAL 6: *"Pinellas County will preserve, protect, restore and manage the natural resources of its floodplains to maintain or enhance water quality, plant and animal diversity, and aquatic productivity, to protect the flood storage value and purpose, and to protect the public and minimize property damage"*.
- Natural Resource Conservation & Management Element Objective 6.1: *"Pinellas County shall continue to protect floodplains, flood ways, and all other natural areas having functional hydrological characteristics in order to minimize adverse impacts on the natural system, public safety and investment, and floodplain function and purpose"*.

The entire subject property is located within the Coastal Storm Area (CSA) (see **Figure 11**). The Pinellas County Comprehensive Plan defines the CSA as *"the area delineated in the Coastal Management Element, which encompasses all of the following: (1) the Coastal High Hazard Area (CHHA), (2) all land connected to the mainland of Pinellas County by bridges or causeways, (3) those isolated areas that are defined by the SLOSH model to be inundated by a category two hurricane or above and that are surrounded by the CHHA or by the CHHA and a body of water, and (4) all land located within the Velocity Zone as designated by the Federal Emergency Management Agency. If 20 percent or more of a parcel of land is located within the CSA, then the entire parcel shall be considered within the CSA"* (Coastal Management Element Policy 1.3.2). For reference, the Comprehensive Plan defines the CHAA as *"the area defined by the*

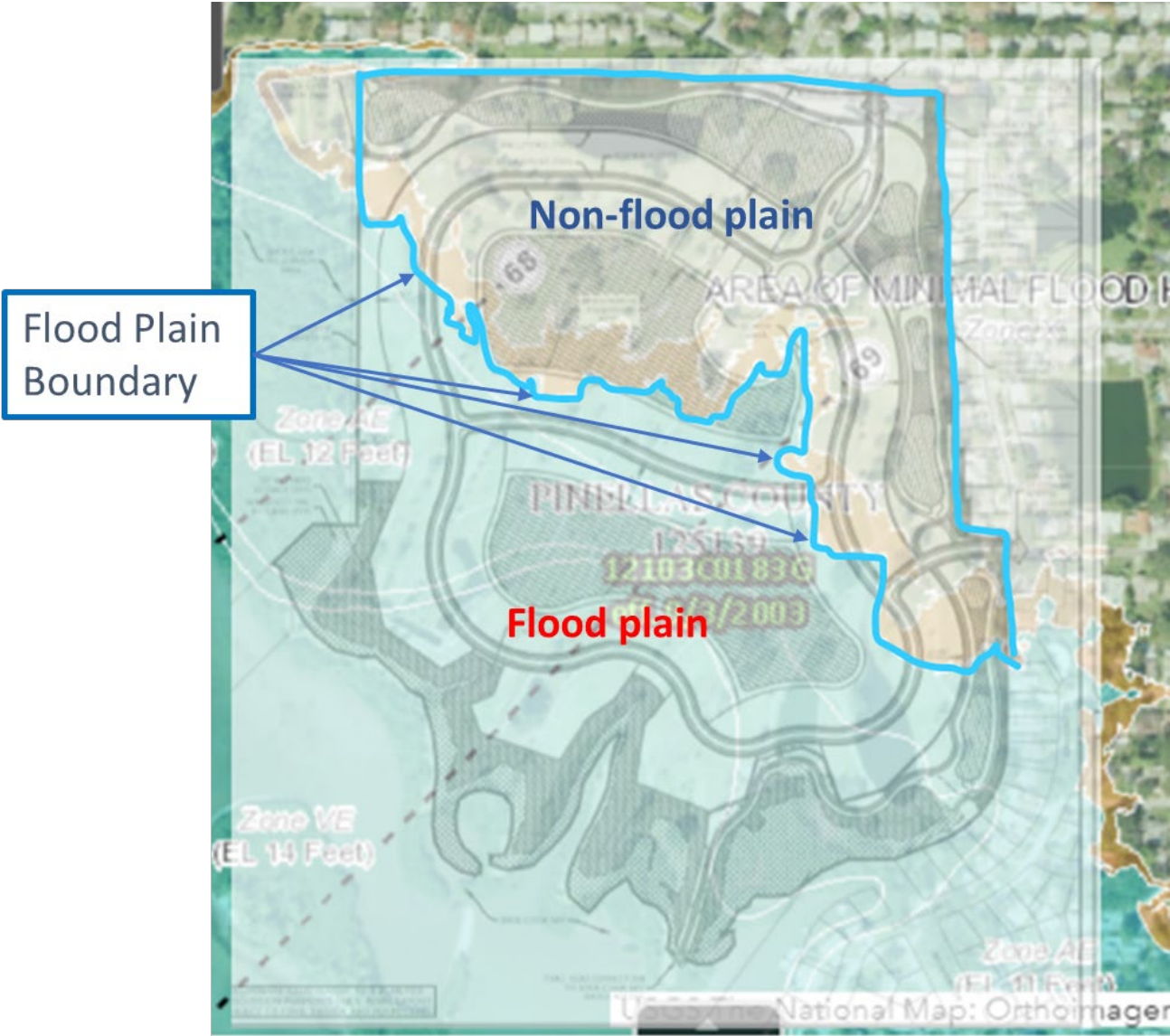
Sea, Lake and Overland Surges from Hurricanes (SLOSH) model to be inundated from a category one hurricane, as reflected in the most recent Regional Evacuation Study, Storm Tide Atlas”.

Per Policy 1.6.1. of the Future Land Use Element of the Pinellas County Comprehensive Plan, *“Development or redevelopment in storm impact areas shall be restricted based upon the Natural Disaster Planning objectives and policies in the Coastal Management Element. The policies associated with those objectives shall be consistent with the criteria in the National Flood Insurance Program, and the County’s Flood Damage Prevention and Floodplain Management provisions of the Land Development Code”.* Policy 1.3.5 of the Coastal Management Element prohibits the approval of any request to amend the Future Land Use Map on properties within the CSA to any land use category that permits more than 5.0 dwelling units per gross acre. While the requested land use amendment does not exceed the 5.0 units per acre threshold, the Comprehensive Plan also does not assure that requests at or below 5.0 units per acre are appropriate and will be granted, because such requests must also be weighed and balanced against other Comprehensive Plan policies and directives.

Regarding sea level rise, projections show much of the southern portion of the subject property being affected in the coming decades (see **Figure 12**). The Comprehensive Plan recognizes that planning for sea level rise is important to the long-term viability and sustainability of its coastal resources and land uses. Objective 4.6 of the Coastal Management Element states that *“In an effort to ensure long-term viability and sustainability of its coastal resources and land uses, Pinellas County will remain apprised of and plan where appropriate for rising sea levels”.*

As noted above, approximately two-thirds of the property is located within the FEMA 100-year floodplain and the proposed plan relies substantially on locating residential units within these areas (**Figure 10**). The locational characteristics within the adopted Future Land Use Map category description of the proposed Residential Low Future Land Use Category (see **Attachment C**) cites that the Residential Low category is appropriate in areas within the 100 year-floodplain *where preservation, open space/restricted, or recreation/open spaces are not feasible (italics added)*. The land is currently designated as Recreation/Open Space and Preservation and the applicant has not adequately demonstrated that retaining those designations on areas within the 100-year floodplain is not viable, as development could solely be proposed on and directed to other areas of the property while the 100-year floodplain is maintained as Recreation/Open Space and/or Preservation.

Figure 10: Floodplain FEMA FIRM 100-year (2003)



Source: Pinellas County GIS, 2020
(Development plan superimposed over the Flood Zone Map – for illustrative purposes only)
(Velocity zones are indicated in the areas labels "Zone VE" up to the white 14-foot elevation contour line)

Figure 11: Coastal Storm Area



Source: Pinellas County GIS, 2020
(Development plan has been superimposed over the GIS Coastal Storm Area map for illustrative purposes only)

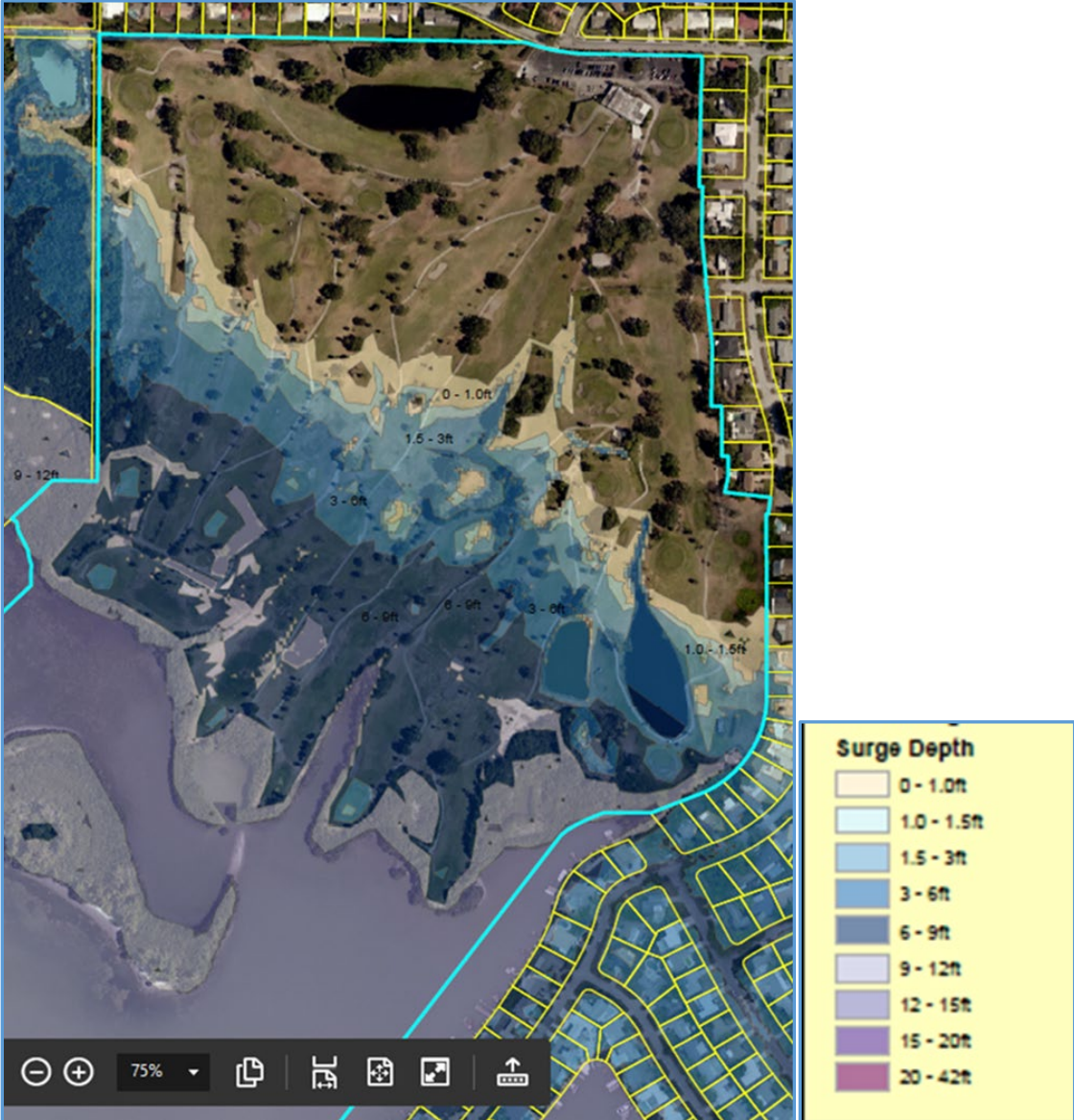
Hurricane Evacuation and Shelter Impacts

The subject property's coastal location means that hurricane evacuation and shelter impact considerations are very important. The parcel elevation ranges from 4 feet to 27 feet per the Digital Elevation Model, rising from south to north with the highest elevation on the northeast corner. The Sea, Lake and Overland Surges from Hurricanes (SLOSH) model indicates that the parcel is impacted by storm surge in all categories of storms (see **Figures 13, 14 & 15**). Development on the property would increase storm shelter demand, especially for Category 3 through 5 storms on the Saffir-Simpson scale. A Category 3 storm would impact over two-thirds of the property. Florida Statutes, per Chapter 163.3178(8), require mitigation for shelter and evacuation impacts. Importantly, the current SLOSH model does not factor in sea level rise, so any future storm impacts will likely be exacerbated.

Hurricane evacuation zones are based on storm surge zone categories. Category 1 surge equates to Evacuation Zone A, Category 2 to Evacuation Zone B, and so on. If a higher risk storm surge category is at or greater than 35 percent of the area of a parcel, then the entire parcel is considered subject to that corresponding evacuation zone. For example, if a lot or parcel extends into both Category 1 and Category 2 storm surge areas, and 35 percent or more of the lot or parcel is in the Category 1 area, then the entire lot or parcel is considered Evacuation Zone A. Importantly, the submitted Development Master Plan does not identify proposed individual lot locations. This lack of detail means it is not possible to determine how many lots will fall into specific evacuation zones.

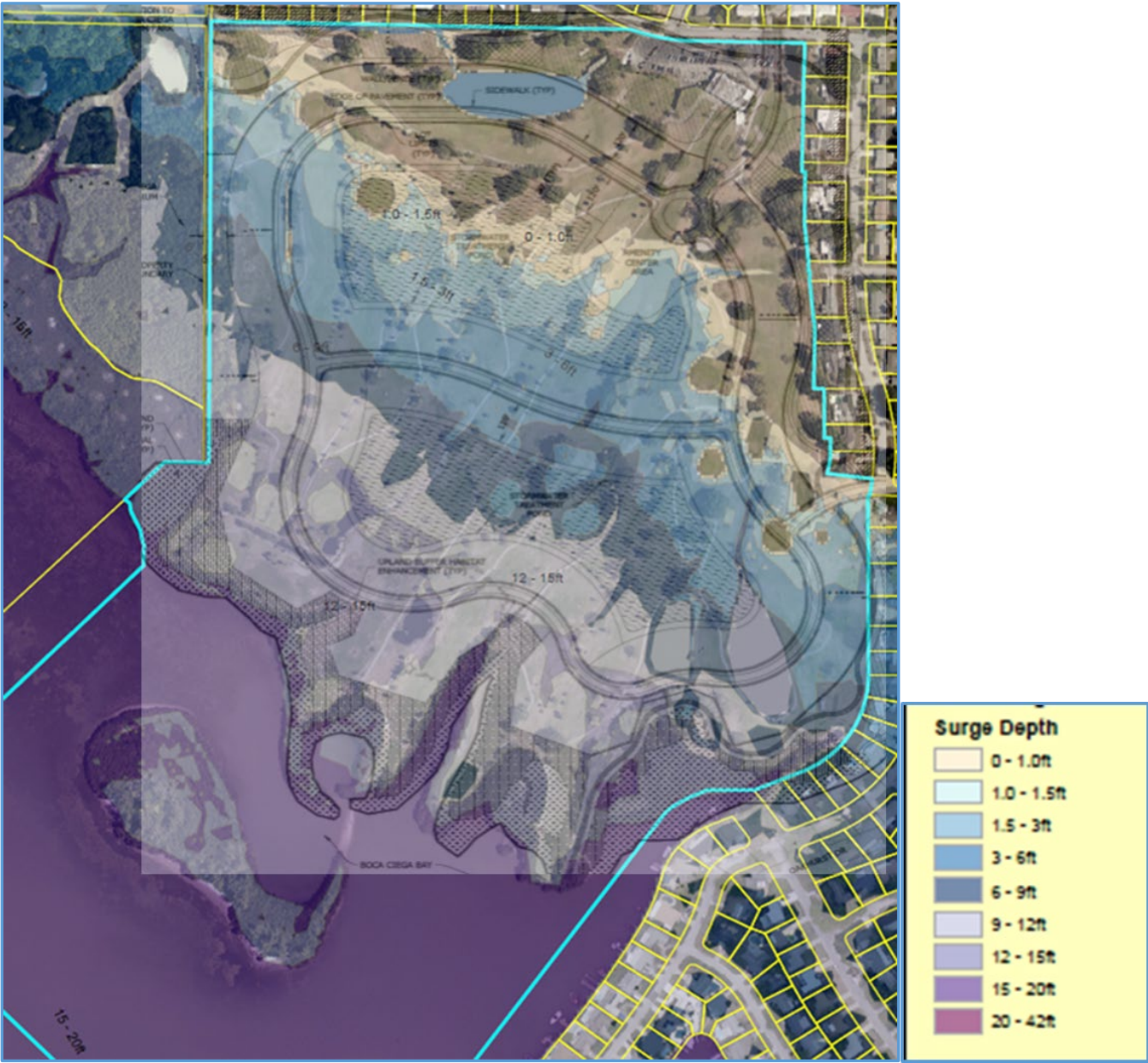
The applicant has made evacuation-related commitments via the proposed Development Agreement, including a donation of \$250 per home as hurricane shelter mitigation and disclosure to all home buyers of applicable flood zones, flood elevations, and hurricane evacuation requirements. Evaluation by the Emergency Management Department indicates that these measures are insufficient to offset impacts to area shelters.

Figure 13: Category 1 Storm Surge



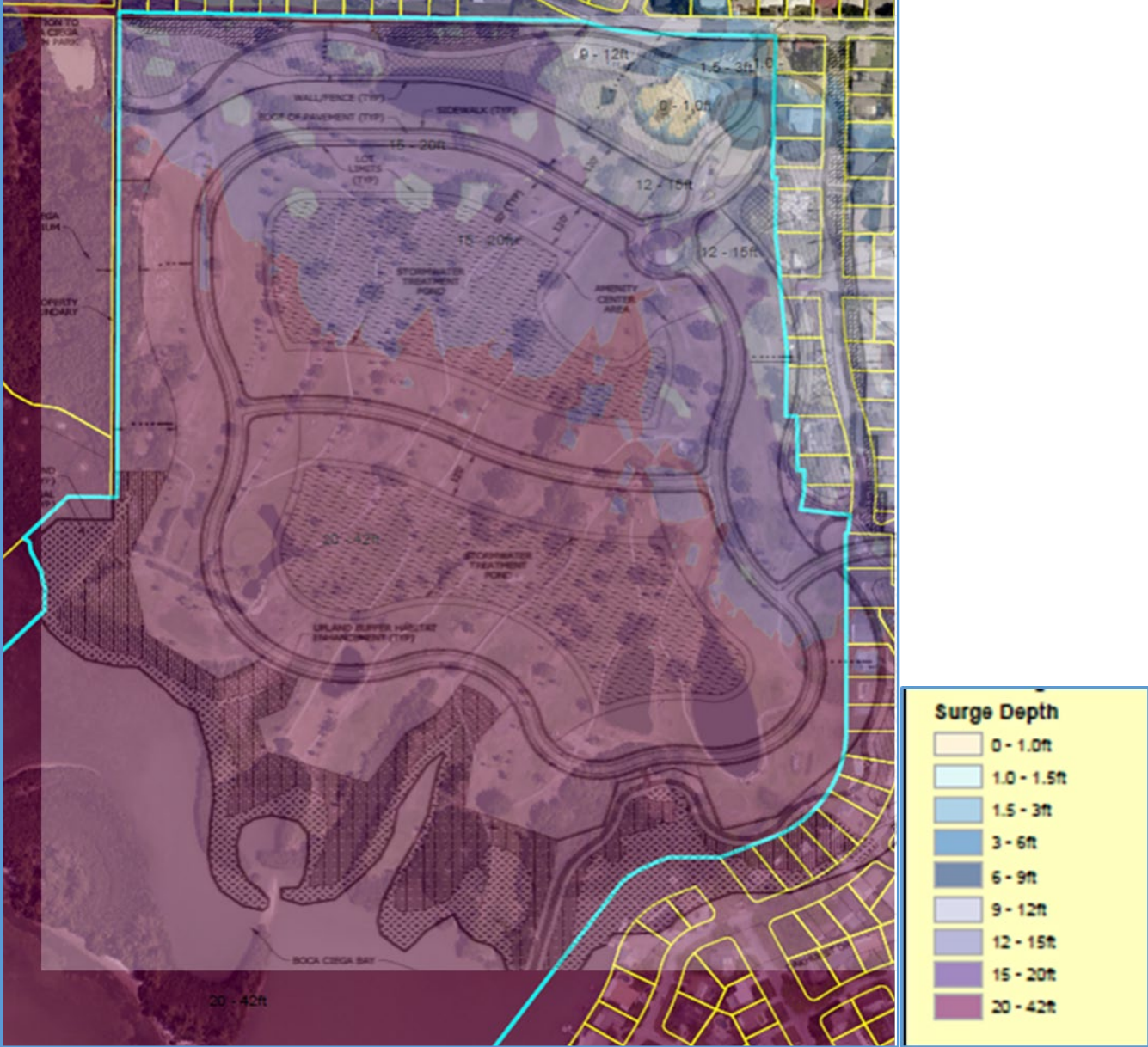
Source: Pinellas County GIS, 2020

Figure 14: Category 3 Storm Surge



Source: Pinellas County GIS, 2020
(Development plan has been superimposed over the Storm Surge map for illustrative purposes only)

Figure 15: Category 5 Storm Surge



Source: Pinellas County GIS, 2020
(Development plan has been superimposed over the Storm Surge map for illustrative purposes only)

Environmental

While the subject property's 96+ acres are in private ownership, its vulnerable areas are clearly supporting a beneficial ecosystem purpose that is compounded through their location next to a 187-acre regional resource-based park and Boca Ciega Bay – a State Aquatic Preserve.

The applicant has included what is termed 'natural resource elements' into the public benefits enhancement package that is part of the Development Agreement. These include on-site habitat enhancement, exotic/nuisance vegetation removal, mangrove and tidal habitat enhancement, upland buffer adjacent to wetlands, landscaping, buffer from Boca Ciega Millennium Park, and anticipated wildlife utilization. It should be noted that many of these are Pinellas County Land Development Code requirements and must be done as part of site development regardless of their inclusion into the Development Agreement. Staff has noted the following points regarding some of these environmental-related aspects:

- The west 50-foot landscape buffer should include a 25-foot enhanced wetland buffer. The remaining 25 feet can accommodate things like a trail, trees, berms, etc.
- The kayak launch areas are questionable as there is no apparent parking available.
- Access to the water should include an elevated walkway to provide protection to pedestrians and allow for the natural regrowth of low-lying areas.
- Consideration is needed for 'migration' areas as sea levels continue to rise.

Archeological

There is a strong potential for the existence of archeological deposits on the subject property. Local archeologists have observed significant deposits in eroding areas around the southeast area of the property. More recent Master Site File data was not considered or included as part of the submission by Archeological Consultants, Inc. A 2017 visit by a professional archeologist found fossilized bone fragments similar to those found during extensive excavations of nearby Boca Ciega Millennium park. There is the possibility that intact paleontological deposits associated with Paleoindian (earliest humans in Florida) artifacts may be on the subject property. Additional testing is warranted prior to the initiation of any ground disturbing activities. The Applicant has acknowledged that additional testing is required prior to any ground disturbing activities and via the Development Agreement has agreed to Phase II and III archeological testing as necessary.

Land Use

The Pinellas County Comprehensive Plan clearly encourages the retention of non-dedicated (privately-owned) Recreation/Open Space designated land. Objective 1.5 of the Recreation, Open Space & Culture (ROSC) Element states "*In recognition of the limited amount of available open space remaining within the County, Pinellas County shall prohibit the conversion of dedicated recreation/open space land uses, and encourage the retention of non-dedicated recreation/open space land uses*". The loss of open space is the impetus behind the public benefits enhancements package that the applicant has included in the Development Agreement. There should be a comparable level of public benefit derived from the project to offset the loss of Recreation/Open Space. The Comprehensive Plan is also protective of scenic vistas. Objective 1.4 of the ROSC Element states that "*Pinellas County will protect its open spaces and scenic vistas for their contributions to quality of life*" and Policy 1.4.3. says that "*Pinellas County will encourage and incentivize the retention and reestablishment of open vistas, where appropriate, with particular emphasis on coastal areas and lands surrounding parks and environmental lands*". It is important to note that as a privately-owned Recreation/Open Space

designated property, the subject property is not a part of the County's recreational level of service calculation. However, it does not diminish the importance that the vulnerable areas of property serve as open space.

The Comprehensive Plan describes locational characteristics that are appropriate for each of the Future Land Use Map categories. The locational characteristics of the proposed Residential Low (RL) category (see **Attachment C**) indicate that it is appropriate for areas within the 100-year floodplain "*where preservation, open space/restricted, or recreation/open space are not feasible*". As stated earlier in this report, a large portion of the subject property is within the 100-year floodplain, and it has a long history of being utilized for recreation/open space purposes. The golf course use is gone and the applicant claims it is no longer financially viable, but the retention of open space on the vulnerable portion of the subject property is important and provides environmental and storm-related mitigation value nonetheless, particularly in a near built-out county where such resources are scarce.

The proposal will also require amendments to the Countywide Future Land Use Map. As with all future land use amendments, the Countywide Plan Goals and Strategies must also be considered and addressed. The following Countywide Goals and Strategies, among others, are pertinent to this application:

- LU 8.1 The scale of proposed land development should be compatible with the capacity of existing or planned transportation facilities and infrastructure.
- LU 8.3 Where possible, land development should highlight and maximize scenic amenities and provide for public access.
- LU 8.4 Land use planning should emphasize the preservation of important natural resources, such as wetlands and beaches.
- LU 8.5 Land development should be appropriately limited or regulated in coastal high hazard areas and floodplains.
- LU 8.7 Land use planning should weigh heavily the established character of predominantly developed areas when changes of use or intensity of development are contemplated.
- LU 12.1 In recognition of the limited amount of available open space remaining within the County, strongly discourage the conversion of Recreation/Open Space and Preservation land to other designations.
- LU 12.4 Discourage the conversion of golf courses to other land uses without addressing how the loss of open space and recreational opportunities for the community will be mitigated.

SUMMARY RECOMMENDATION

Staff's recommendation, based upon review by several County departments in establishing the evidence and findings further outlined in this staff report, is to deny the current application, when viewed in its entirety as a cohesive project that relies upon the proposed Future Land Use Map change, Zoning Atlas amendment, Development Master Plan and Development Agreement. The primary consideration for this recommendation is based upon Comprehensive Plan inconsistencies as demonstrated by the following points:

- The layout of the proposed project substantially encroaches into and is reliant upon development within the 100-year floodplain, velocity zones, and areas of expected hurricane storm surge inundation. There are Comprehensive Plan policies that address limiting within and directing residential development out of such areas. While the Comprehensive Plan does not prohibit land use amendments that would allow a certain amount of residential density within the Coastal Storm Area, it also does not assure that such requests are appropriate and will be granted, because they must also be weighed and counter-balanced against other Comprehensive Plan policies and directives.
- Under the current Recreation/Open Space land use designation, which has been in place on the Future Land Use Map for 46 years, residential development is not allowed. Although the applicant's proposed density as restricted by the Development Agreement is under the maximum 5.0 residential units per acre restriction in Coastal Management Element Policy 1.3.5, it does introduce residential units within the vulnerable areas of the subject property where none are currently permitted. Staff finds that the introduction of residential densities in an area where no population density is currently permitted is incompatible with the County's objective to direct population concentrations away from such vulnerable areas. With flood insurance considerations and associated extreme weather and sea level rise concerns looming, it is difficult to support the introduction of population density into a vulnerable coastal area where residential development has not been permitted for 46 years.
- A significant portion of the proposed project is within the 100-year floodplain. The locational characteristics of the requested Residential Low (RL) category (see **Attachment C**) indicate that it is appropriate for areas within the 100-year floodplain "*where preservation, open space/restricted, or recreation/open space are not feasible*". The subject property has a long history of being utilized for recreation and open space purposes. While the applicant claims that the golf course use is no longer financially viable, the retention of open space in the vulnerable area is important nonetheless and provides intrinsic value for environmental and storm mitigation purposes in a near built-out county where such resources are scarce.
- The RPD zoning district requires that the district be master planned as a creative, context-sensitive community that responds to the surrounding land use pattern and preserves unique natural features. Therefore, the Development Master Plan should seek to set aside the more vulnerable areas of the site for preservation/open space uses. The current design does not achieve this, nor does it evaluate and compensate for the impacts of future sea level rise.

- Development proposals which depart from the community needs, aspirations and values inherent in the established planning framework carry a heavy burden. The burden is to demonstrate consistency with the framework or to present compelling rationale (public benefit) for changing it. While the overall planned density of 3.1 units per acre for the entire site is not incompatible with existing surrounding densities, the proposed plan results in internal and external impacts that conflict with the County's Comprehensive Plan policies and established Land Development Regulations. The current Recreation/Open Space category was applied purposefully in 1975 to the subject property and its current location is consistent with the locational characteristics contained in the Comprehensive Plan for the Recreation/Open Space Future Land Use Map category (see **Attachment C**). At this point, while the applicant has worked to demonstrate a compelling reason and an overall public interest that they believe would be served by this proposed amendment, staff finds that the development proposal described in the Development Agreement and depicted in the Development Master Plan does not provide an outcome or public benefit that exceeds the value and purpose of the existing Recreation/Open Space designation at this location, particularly in those areas within the 100-year floodplain and within the most vulnerable storm zones.
- When viewed in its totality, the proposed external stormwater treatment (while clearly beneficial to the area) comes at the expense of not setting aside the most vulnerable areas of the property for preservation/open space, and places residential development in these areas instead. Additionally, some of the stormwater facilities on the proposed design are in areas susceptible to sea level rise and associated increases in the groundwater table, thus reducing their effectiveness into the future. The development also infringes on areas for habitat migration inland as sea level rise occurs. On balance, the public benefit does not outweigh the overall impacts of the development and the amount of loss of recreation/open space and preservation uses on the property.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Recreation/Open Space Preservation	R-A	Closed golf course
Adjacent Properties:			
North	Residential Low	R-3	Single-family Residential
East	Residential Low	R-2	Single-family Residential
South	Water	AL	Boca Ciega Bay
West	Recreation/Open Space Preservation	R-A & AL	County Park

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

The relevant adopted goals, objectives and policies of the Pinellas County Comprehensive Plan are included below.

The proposal is felt to be **inconsistent** with the following:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

GOAL 1: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Objective 1.2: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.3: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

Policy 1.2.4: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

Policy 1.6.1: Development or redevelopment in storm impact areas shall be restricted based upon the Natural Disaster Planning objectives and policies listed in the Coastal Management Element. The policies associated with those objectives shall be consistent with the criteria in the National Flood Insurance Program, and the County's Flood Damage Prevention and Floodplain Management provisions of the Land Development Code.

Policy 1.17.2: Consistent with the purpose and intent of the Comprehensive Plan and Section 134-82 of the Land Development Code, Pinellas County shall make decisions, both unincorporated and countywide, that do not detract from the established community identity and social support structure but, instead, serve to preserve and enhance that identity and structure.

GOAL 3: Pinellas County's Plan shall promote a balanced relationship between the natural environment and development.

Objective 3.1: The Pinellas County Land Development Code shall be applied in a manner that ensures compatibility between the Future Land Use Map, existing environmental conditions and constraints, as well as environmental management goals.

Objective 3.2: Pinellas County shall continue its proactive program for managing the impacts of development upon the County's natural resources (including wetlands, uplands, and the marine environment), and shall continue to ensure that these resources are successfully integrated into the urban environment such that the overall function and viability of these areas is maintained, or where practical, enhanced or restored.

Policy 4.3.1: In order to limit the exposure of residents and property to coastal hazards and not increase existing and planned demands on hurricane evacuation corridors and public shelters, the population density and development intensity within the coastal planning area shall be consistent with Objective 1.3 of the Coastal Management Element and the supporting policies.

NATURAL RESOURCE CONSERVATION AND MANAGEMENT ELEMENT

GOAL 2: Pinellas County will conserve, protect, restore and appropriately manage its natural systems and living resources to ensure the highest environmental quality possible.

Objective 2.1: Pinellas County shall continue to implement management programs for the conservation of natural ecosystems and species of conservation concern (inclusive of native vegetative communities, terrestrial, marine, estuarine and aquatic ecosystems, and native wildlife species).

Policy 2.1.2: Pinellas County shall continue to enforce existing ordinances that protect and conserve native ecosystems and wildlife habitat, including habitat for species of conservation concern, from destruction by development activities.

Policy 2.1.3: Pinellas County shall continue to require that the type, intensity and location of development be correlated inversely with important ecosystems and native wildlife species existing on each site.

Policy 3.1.2: Pinellas County will consider the impact of land use and zoning decisions, and site plan decisions, on environmental lands and resource-based parks, so that decisions do not inadvertently conflict with approved management plans or best management practices.

GOAL 6: Pinellas County will preserve, protect, restore and manage the natural resources of its floodplains to maintain or enhance water quality, plant and animal diversity, and aquatic productivity, to protect the flood storage value and purpose, and to protect the public and minimize property damage.

Objective 6.1: Pinellas County shall continue to protect floodplains, flood ways, and all other natural areas having functional hydrological characteristics in order to minimize adverse impacts on the natural system, public safety and investment, and floodplain function and purpose.

Policy 6.1.11: A reduction in floodplain storage as a result of development or redevelopment activity will require comparable compensation.

Policy 6.1.12: As a part of the site plan review, for any project located within the floodplain, the development applicant will be required to provide adequate information to the County that demonstrates that floodplain functions will not be adversely impacted by the development, that adjacent properties will not be adversely affected, that the project is not inconsistent with an approved watershed plan, and that the offsite stormwater conveyance system will be able to accommodate flows from the project site.

Objective 6.2: Pinellas County shall continue to maintain, and enhance where possible, the current balance of living resources in the floodplains of the County.

Policy 6.2.1: The County shall continue to prohibit dredging and filling or other development activities having significant long-term impacts on the ecological or hydrological function of the floodplains, except in cases clearly in the public interest.

Policy 6.2.6: Wetlands and floodplains shall continue to be preserved through such means as a Preservation designation on the Future Land Use Map, and shall be protected as flood storage and conveyance systems, as well as wildlife and vegetative habitat.

Policy 7.2.7: Redevelopment activities within the unincorporated County will contribute to the overall environmental improvement of the local and regional watershed.

COASTAL MANAGEMENT ELEMENT

Objective 1.2: Pinellas County shall cooperate with state and regional agencies, and with other local governments to maintain or reduce hurricane clearance times as a component of the evacuation times for Pinellas County.

Objective 1.3: Pinellas County shall restrict development within the coastal storm area, and shall direct population concentrations out of the coastal storm area.

GOAL 4: Land use designations and decisions in the coastal planning area shall be consistent with the Future Land Use and Quality Communities Element of this Comprehensive Plan and compatible with protection of the County's natural and historic resources, reflecting the need for long-term sustainability, continued economic vitality and consideration of the vulnerability of the County's coastal location.

Objective 4.1: The County shall give priority to water-dependent and water-related land uses in the coastal planning area, in a manner consistent with its goals of long-term sustainability, continued economic vitality, the preservation of recreational and commercial working waterfronts, and the protection of coastal and marine habitats and species.

Objective 4.6: In an effort to ensure the long-term viability and sustainability of its coastal resources and land uses, Pinellas County will remain apprised of a plan where appropriate for rising sea levels.

RECREATION, OPEN SPACE AND CULTURE ELEMENT

Objective 1.4: Pinellas County will protect its open spaces and scenic vistas for their contributions to quality of life.

Policy 1.4.1: Pinellas County shall continue to pursue incentives, enforce existing ordinances, and consider new regulations that require the provision of open space areas and retention of open vistas, where appropriate.

Policy 1.4.3: Pinellas County will encourage and incentivize the retention and re-establishment of open vistas, where appropriate, with particular emphasis on coastal areas and lands surrounding parks and environmental lands.

Objective 1.5: In recognition of the limited amount of available open space remaining within the County, Pinellas County shall prohibit the conversion of dedicated recreation/open space land uses, and encourage the retention of non-dedicated recreation/open space land uses.

Policy 5.3.9: Pinellas County shall recognize historic and archaeological resources that could potentially be affected by land use and zoning changes.

GOAL 6: To practice and promote a sustainability ethic, ensuring that ecological limits and environmental impacts are considered in all decisions and designed affecting cultural, recreation and open space planning, and that all decisions and projects contribute incrementally to achieving and sustaining social equity, economic prosperity and a quality community for current and future residents.

TRANSPORTATION ELEMENT

Policy 1.2.1: Pinellas County shall coordinate decisions on Future Land Use Map (FLUM) amendments with the mobility and safety needs of the principal modes of travel including bicycling, walking, transit and motor vehicles.

The proposal is felt to be consistent with the following:

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

Policy 3.1.2: Designated preservation areas shall be retained as undeveloped land suitable for passive recreation, conservation, or aesthetic uses to provide opportunities to appreciate the natural environment.

Policy 3.2.5: Shorelines shall be protected by preservation land use designations, aquatic preserves, development setbacks, public acquisition, or other measures as deemed necessary.

SURFACE WATER MANAGEMENT ELEMENT

Policy 1.1.1: The implementation of projects to correct existing stormwater deficiencies shall be given primary importance.

Objective 1.3: Where feasible, the Board of County Commissioners shall continue to pursue a system of regional surface water management which is both economically and environmentally sound.

Policy 1.6.12: In association with the update to the Land Development Code, Pinellas County will develop incentives and requirements for the utilization of Low Impact Development (LID) and other sustainable site development practices, for new development and redevelopment, with emphasis on watersheds that have been designated impaired through the Total Maximum Daily Load (TMDL) Program.

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: May 25, 2021

CORRESPONDENCE RECEIVED TO DATE: 267 letters and 42 postcards received in opposition.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: Seven persons appeared in person and spoke in opposition, nine persons appeared virtually and spoke in opposition, and 16 persons ceded their speaking times to four of the above individuals to provide those four speakers with additional speaking time to speak in opposition. No one spoke in favor.

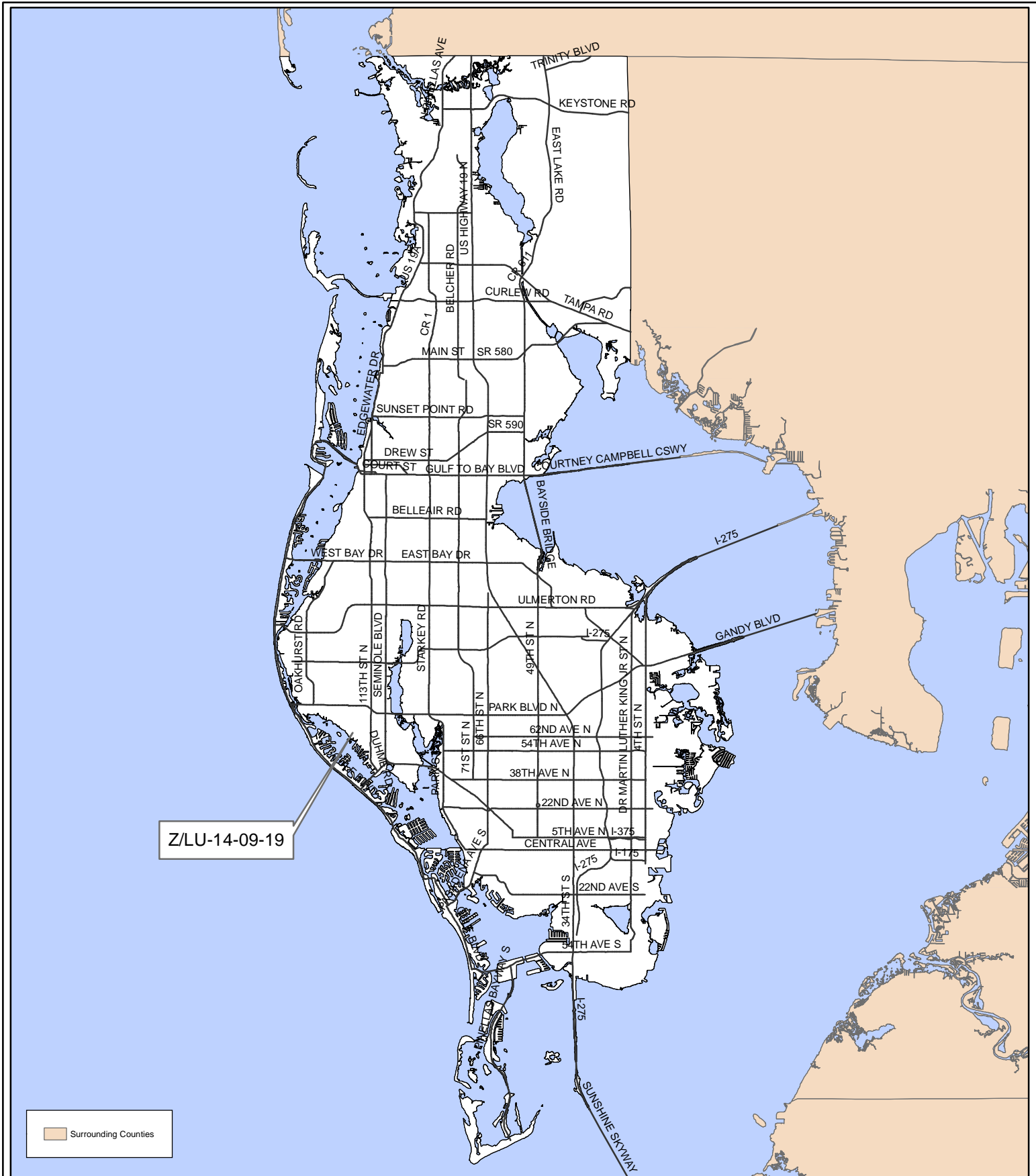
ATTACHMENTS:

Attachment A: Map Series

Attachment B: Impact Assessments

Attachment C: FLUM Category Descriptions for RL and R/OS

ATTACHMENT A
MAP SERIES



Z/LU-14-09-19

Location Map

Zoning From: R-A, Residential Agriculture
 To: RPD, Residential Planned Development

Land Use From: Recreation/Open Space & Preservation
 To: Residential Low & Preservation

Development Agreement allowing a maximum of 273 single family detached dwellings restricted to a maximum height of 35 feet, and subject to other development requirements and an establishment of a Development Master Plan (see staff report for details)



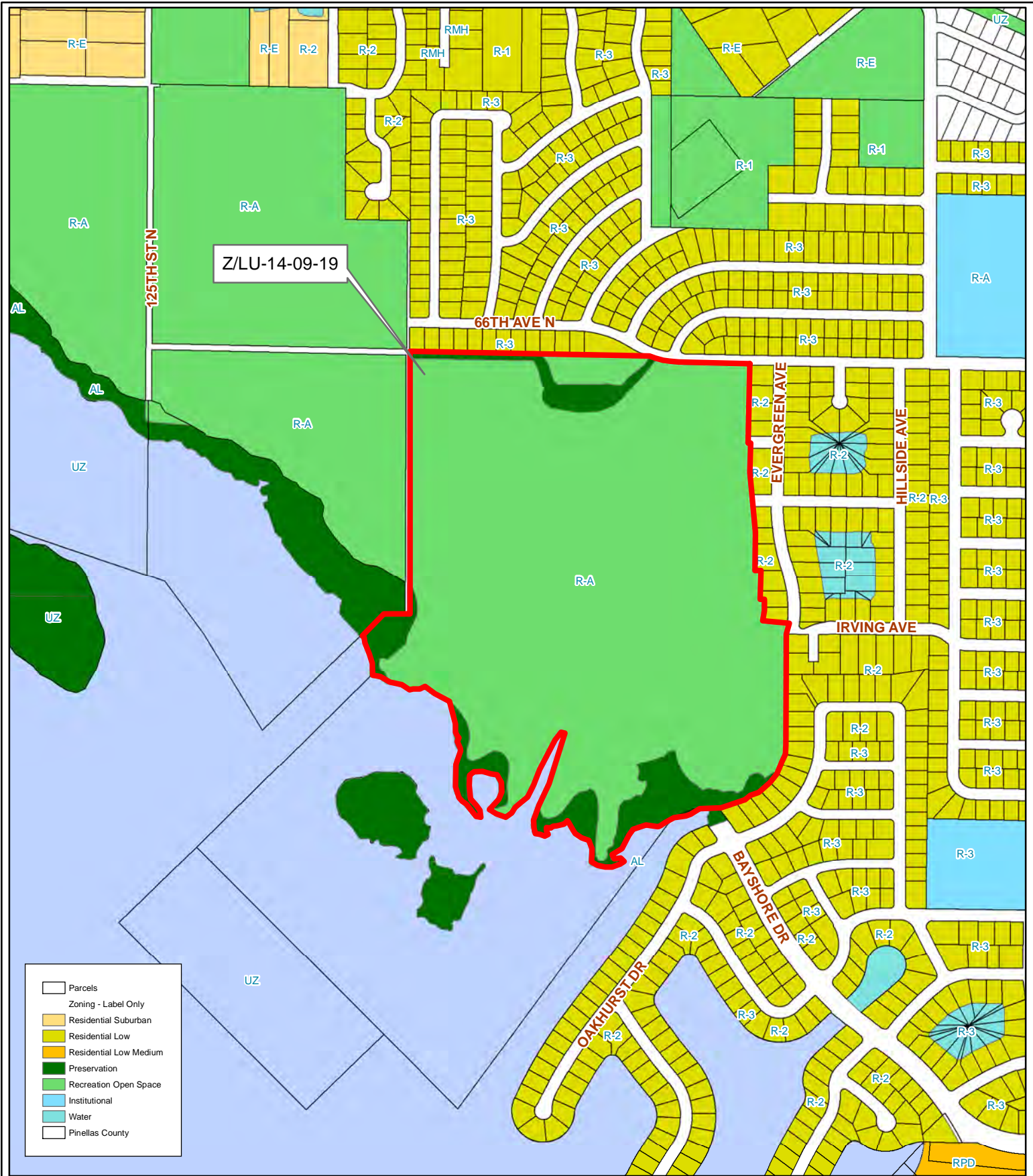
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Prepared by: Pinellas County Planning Department



Date: 3/9/2020

1 inch = 4.5 miles



Z/LU-14-09-19
Current Land Use & Zoning

Zoning From: R-A, Residential Agriculture
 To: RPD, Residential Planned Development
Land Use From: Recreation/Open Space & Preservation
 To: Residential Low & Preservation
 Development Agreement allowing a maximum of 273 single family detached dwellings restricted to a maximum height of 35 feet, and subject to other development requirements and an establishment of a Development Master Plan (see staff report for details)



33/30/15/00000/240/0100

Prepared by: Pinellas County Planning Department



Date: 3/9/2020

1 inch = 0.12 miles



Z/LU-14-09-19

Aerial Map

Zoning From: R-A, Residential Agriculture
 To: RPD, Residential Planned Development
Land Use From: Recreation/Open Space & Preservation
 To: Residential Low & Preservation
 Development Agreement allowing a maximum of 273 single family detached dwellings restricted to a maximum height of 35 feet, and subject to other development requirements and an establishment of a Development Master Plan (see staff report for details)

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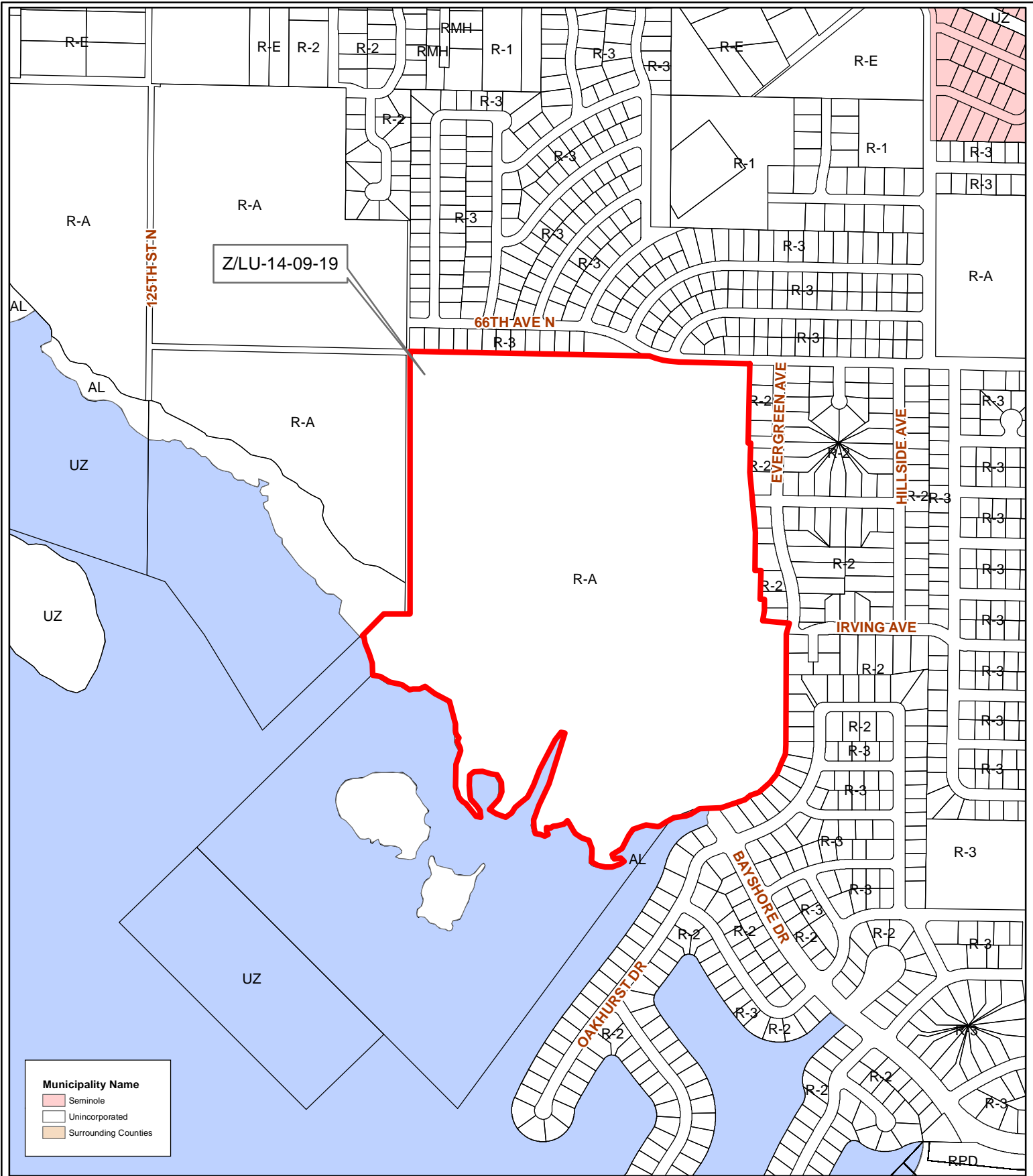
Prepared by: Pinellas County Planning Department



Date: 3/9/2020



1 inch = 0.12 miles



Municipality Name

- Seminole
- Unincorporated
- Surrounding Counties

Z/LU-14-09-19

Municipal Map

Zoning

From: R-A, Residential Agriculture
To: RPD, Residential Planned Development

Land Use

From: Recreation/Open Space & Preservation
To: Residential Low & Preservation

Development Agreement allowing a maximum of 273 single family detached dwellings restricted to a maximum height of 35 feet, and subject to other development requirements and an establishment of a Development Master Plan (see staff report for details)



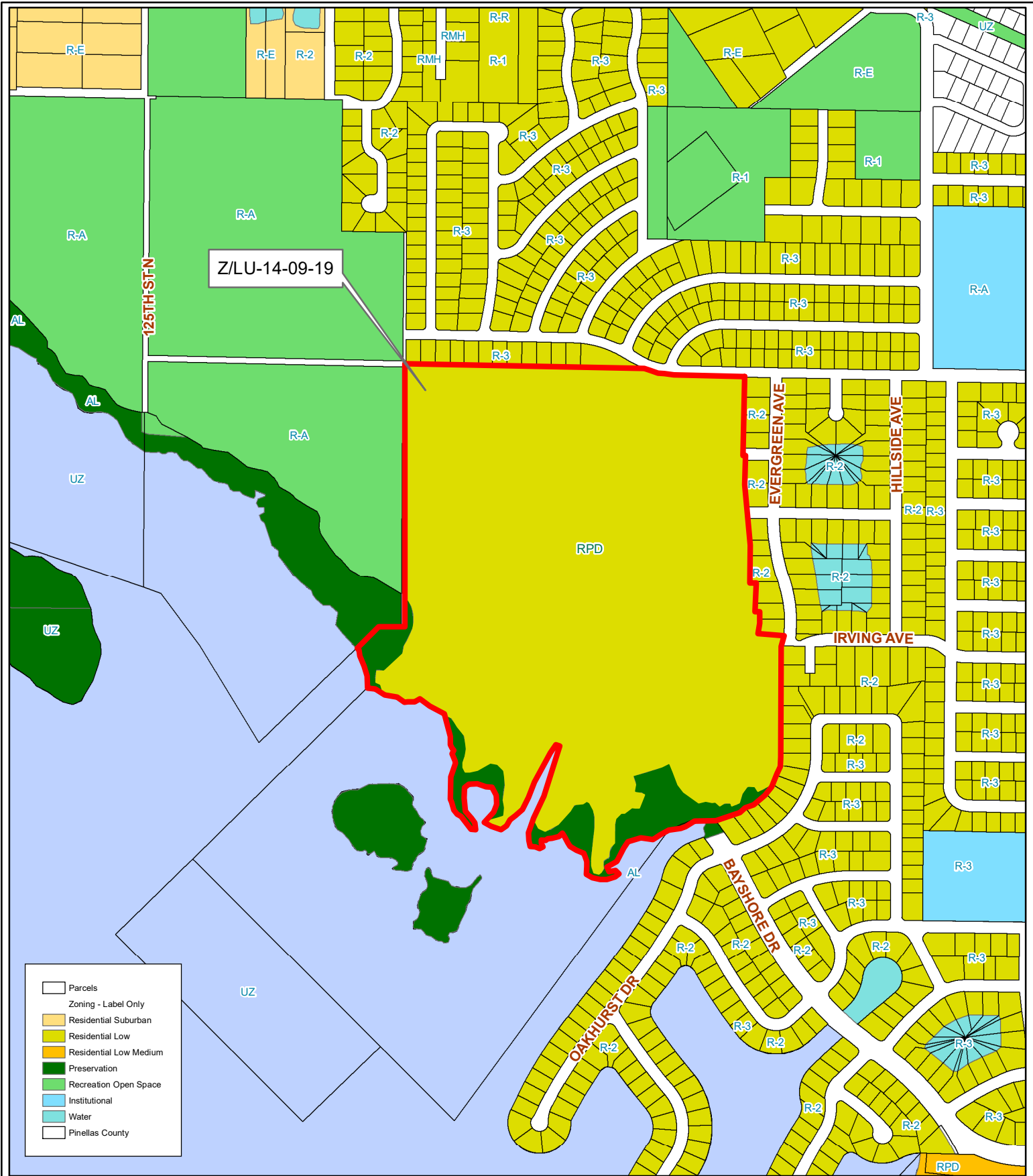
33/30/15/00000/240/0100

Prepared by: Pinellas County Planning Department



Date: 3/9/2020

1 inch = 0.12 miles



Z/LU-14-09-19
Proposed Land Use & Zoning

Zoning From: R-A, Residential Agriculture
 To: RPD, Residential Planned Development
Land Use From: Recreation/Open Space & Preservation
 To: Residential Low & Preservation
 Development Agreement allowing a maximum of 273 single family detached dwellings restricted to a maximum height of 35 feet, and subject to other development requirements and an establishment of a Development Master Plan (see staff report for details)



33/30/15/00000/240/0100

Prepared by: Pinellas County Planning Department



Date: 3/9/2020

1 inch = 0.12 miles

ATTACHMENT B
IMPACT ASSESSMENTS

PINELLAS COUNTY PLANNING DEPARTMENT							
TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: Z/LU-14-09-19				Jurisdiction: Pinellas County			
Revised:		Received: 4/16/2020		Signoff: MDS			
SITE DATA							
Parcel Size: 95.96				Proposed for Amendment: 95.96 (RL 88.88 acres proposed)			
Current Land Use Designation: Recreation/Open Space							
Potential Use	acre(s)	FAR	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Golf Course	86.82		18 Holes	N/A	40	1.00	720
Total							720
Proposed Land Use Designation: *Residential Low w/Development Agreement							
Potential Use	acre(s)	UPA	Units		x(tgr)	cap.	Proj. trips
(1) Single-Family	88.88	5.00	273*		9.60	1.00	2,621
Total							2,621
Potential Increase in Daily Trips:				1,901			
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)		% Distribution		Traffic Vol. (AADT)			
		2019	2040	2019		2040	
(1) 113th St (Duhme Rd)		1,901	1,901	existing	16,564	19,613	
Welch Cswy to Park Blvd		100.00	100.00	proposed	18,465	21,514	
Road(s)		LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.
(1) 113th St (Duhme Rd)		C	0.266	C	C	B	B
Welch Cswy to Park Blvd							
Road(s)		Extg	Planned	Const.	Future		
		Ln Cfg	Improv.	Year	Ln Cfg		
(1) 113th St (Duhme R)	Welch Cswy to Park Blvd	6D	No		6D		
ABBREVIATIONS/NOTES							
AADT = Average Annual Daily Trips				Ln. = Lanes			
AC = Acres				LOS = Level of Service			
CAP = Capture Rate (i.e., % new trips)				LTCM = Long Term Concurrency Management Corridor			
CCC = Congestion Containment Corridor				MPO = Metropolitan Planning Organization			
CFG = Configuration				N/A = Not applicable			
CON = Constrained County Corridor				PC = Partially controlled access			
Const. = Construction				PH = Peak Hour			
D/U = Divided/undivided				SF = Square Feet			
E = Enhanced				TGR = Trip Generation Rate			
FAR = Floor Area Ratio				UPA = Units Per Acre			
FDOT = Florida Department of Transportation				UTS = Units (dwelling)			
DEF= Deficient Road				V/CR = Volume-to-Capacity Ratio			
MMS = Mobility Management System				MIS= Mitigating Improvement Scheduled			
2040 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output							
Average daily level of service based on LOS Volume Tables from MPO 2019 LOS Manual							

Impact Assessment and Background Data for Staff Report
Amendment to the Pinellas County Future Land Use Map

Z/LU-14-09-19

Site Location: 11832 66th Avenue North

Street Address: 11832 66th Avenue North

Parcel Number: 33-30-15-00000-240-0100

Prepared by: MDS

Date: 04/16/2020

Proposed Amendment From:

Future Land Use Designation(s): R/OS & P

acres: 86.82 & 9.14

Zoning Designation(s):

R-A

acres: 95.96

Proposed Amendment To:

Future Land Use Designation(s): RL & P

acres: 88.88 & 7.08

Zoning Designation(s):

RPD

acres: 95.96

Development Agreement?

No

Yes

New

Amended

Affordable Housing Density Bonus? No

Yes

How many units:

INFRASTRUCTURE IMPACTS

SOLID WASTE IMPACT ASSESSMENT

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
EXISTING	
Recreation/Open Space	(15,688 x 11.8)/2,000 (Clubhouse factor) = 92.56 tons/year
PROPOSED	
Residential Low (Development Agreement)	273 units x 1.66 (Residential Factor) = 453.18 tons/year
NET DIFFERENCE	+360.62 tons/year

* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year

* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT

LAND USE DESIGNATIONS	POTABLE WATER GPD *	WASTEWATER GPD*
EXISTING		
Recreation/Open Space	Note: Water usage amounts were obtained from Pinellas County's Utility Billing Department Total Existing Potable Water Impact: 2,000 GPD	Note: Water usage amounts were obtained from Pinellas County's Utility Billing Department Total Existing Potable Water Impact: 2,000 GPD
PROPOSED		
Residential Low (Development Agreement)	273 units x 266 (Single-Family Home rate) = 72,618 GPD	273 units x 187.5 (Single-Family Home rate) = 51,188 GPD
NET DIFFERENCE	+70,618 GPD	+49,188 GPD

* (Non Residential) Gross Floor Area x Consumption Rate = GPD

* (Residential) Number of Units x Consumption Rate = GPD

NOTE: GPD = Gallons per Day

TRANSPORTATION AND ROADWAY IMPACTS

	YES or NO	COMMENTS
Is the proposed amendment located within one half mile of a deficient facility (i.e., a road operating at peak hour level of service E or F, and/or a volume-to-capacity (v/c) ratio of 0.9 or higher with no mitigating improvements scheduled within three years)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located along a Scenic/noncommercial corridor?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as “very limited” or “subject to subsidence?”	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The site contains Matlacha, St. Augustine, Immokalee, Myakka, Kesson, and Urban Land soils. Matlacha soils are classified as not limited. St. Augustine soils are classified as somewhat limited and Urban Land is not rated. Kesson, Myakka and Immokalee soils are subject to subsidence.
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The applicant’s report mentions the following: Raccoon, Grey Squirrel, Muscovy Duck, Great Blue Heron, Great Egret, Wood Stork, Common Crow, Mockingbird, Black-headed Gull, Florida Duck, Tricolored Heron, Crested Cormorant, Blue Jay, Boat-tailed Grackle, Mourning Dove, White Ibis, Little Blue Heron, Florida Cooter, Softshell Turtle, Red-eared Slider, Green Sailfin Molly and Mosquitofish.
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The applicant’s report mentions the following: Native tree species that occur onsite include live oak, slash pine, longleaf pine, cabbage palm, sweet gum, mangrove and southern magnolia. Several non-native exotic tree species also occur onsite, including Brazilian Pepper, Carrotwood, Bottlebrush and Australian Pine, among others.
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The site is in Coastal Zone 5 watershed basin.
Is the site located within the 25 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the 100 year floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The majority of site is located within the 100-year floodplain

Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The site is adjacent to Boca Ciega Bay.
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*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)

PUBLIC SAFETY

	YES or NO	COMMENTS
Is the site located with the coastal storm area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The site is located within the hurricane evacuation zone A.
Identify the Fire District serving the proposed development.		The subject site is located within the Seminole Fire District.

COMMUNITY IMPACTS

	YES or NO	COMMENTS
Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the applicant sought/been issued an affordable housing finding by Community Development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the displacement of mobile home residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment affect beach/waterfront accessibility?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The current situation provides unobstructed scenic visual access for a considerable distance, primarily to those who live adjacent to the golf course. There are visual access points to the golf course at the street ends for those not living adjacent to the golf course.
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a designated brownfield area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the proposed amendment affect public school facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed residential use could increase the number of students in the Pinellas County School system.

Has the property been the subject of a previous amendment proposal within the last 12 months?

Yes No

Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?

Yes No

ATTACH THE FOLLOWING:

- ___ Location Map
- ___ Future Land Use Map with zoning designations
- ___ Aerial

ATTACHMENT C
FLUM CATEGORY DESCRIPTIONS
Residential Low & Recreation/Open Space

RESIDENTIAL CLASSIFICATION – (cont'd)

Category/Symbol – Residential Low (RL)

Purpose – It is the purpose of this category to depict those areas of the County 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, Ancillary Nonresidential; Recreation/Open Space.

Locational Characteristics – This category is generally appropriate to locations between major employment centers and community and regional shopping centers; in areas where use and development characteristics are low density residential in nature, in areas serving as a transition between more suburban and more urban residential areas; and in areas within the 100-year floodplain (where preservation, open space/restricted, or recreation/open space are not feasible).

- Residential Use – Shall not exceed five (5) dwelling units per acre.
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 5 dwelling units per acre.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.
- See 'Additional Standards' section of these Category Descriptions and Rules.

PUBLIC/SEMI-PUBLIC CLASSIFICATION – (cont'd)

Category/Symbol – Recreation/Open Space (R/OS)

Purpose – It is the purpose of this category to depict those areas of the County 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.

Standards – Shall include the following:

- No use shall exceed a floor ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60.
- Transfer of development rights shall be allowed consistent with Part II of these Rules.