

May 13, 2021

The Honorable Dave Eggers
Chairman, Pinellas County
Board of County Commissioners
315 Court Street, 5th Floor
Clearwater, Florida 33756

Dear Chairman Eggers:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Pinellas County (Amendment No. 21-01ESR; County Case Number Z/LU-21-01) received on April 30, 2021. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

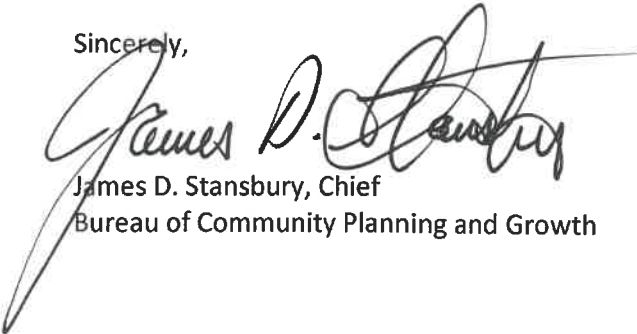
The Honorable Dave Eggers, Chairman

May 13, 2021

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If you have any questions concerning this review, please contact Valerie James, Planning Analyst, by telephone at (850) 717-8493 or by email at valerie.james@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink that reads "James D. Stansbury". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/vj

Enclosure(s): Procedures for Adoption

cc: Glenn Bailey, AICP, Zoning Manager, Pinellas County Department of Housing & Community
Development

Sean T. Sullivan, Executive Director, Tampa Bay Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://floridajobs.secure.force.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 N. McKinley Drive
Tampa, Florida 33612

KEVIN J. THIBAUT P.E.
SECRETARY

May 11, 2021

Mr. Glenn Bailey, AICP
Zoning Manager
440 Court Street, 4th Floor
Clearwater, FL 33756

Re: Pinellas County Comprehensive Plan Amendment 21-01ESR

Dear Mr. Bailey:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed adopted amendment Z/LU 21-01.

Background: Unincorporated Pinellas County had a 2010 estimated population of 271,022 and is composed of roughly 97 square miles. Residential, Conservation/Preservation, Recreation/Open Space and Public/Semi-public land uses predominate. Twenty-four other incorporated local governments collectively make Pinellas County the most densely populated county in Florida. A plethora of federal and state roads traverse the county, including I-175, I-275, I-375, US 19, US 19A, US 92, SR 60, SR 580, SR 582, SR 586, SR 590, SR 666, SR 679, SR 682, SR 686, SR 688, SR 693, SR 694, and SR 699.

Proposal: The County amended the Future Land Use Map by changing the land use designation **from** Residential Suburban and Preservation **to** Residential Low (on 15.2 acres) and Preservation (on 6.3 acres) with the Conditional Overlay limiting the number of residential units to either 70 one-story villas or 78 two-story townhomes on approximately 21.5 acres. The property is located at southern terminus of a two-lane local road known as Pleasant Avenue. And approximately 1150' feet of the properties western boundary abuts the Fred Marquis Pinellas Trail.

Comments: According to the LPA staff report, "...the amendment could generate approximately 49 additional average daily vehicle trips on the surrounding roads. The nearest level of service (LOS) regulated roadways are Alt US 19 to the west and Klosterman Road to the north. In this location, Alt US 19 is operating at a peak hour level of service (LOS) F with a volume to capacity (V/C) ratio of 1.006 and is considered a deficient facility. In this location, Klosterman Road is operating at a peak hour level of service (LOS) C with a volume to capacity (V/C) ratio of 0.503. Even though the number of new average daily trips is not expected to significantly impact the operational

characteristics of area roadways, a transportation management plan may be required during site plan review to address any necessary improvements". Also, potential roadway mitigation along Pleasant Avenue will be determined during site plan review as this local road is currently in a substandard condition.



FDOT determined the proposed amendment 21-01ESR has no impact on important state transportation resources or facilities within its jurisdiction, at this time.

Mr. Glenn Bailey, AICP

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May 11, 2021

Thank you for coordinating on the review of this proposed amendment with FDOT. If you have any questions have any questions please do not hesitate to contact me at 813-975-6429 or at Daniel.santos@dot.state.fl.us.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Santos", written in a cursive style.

Daniel C. Santos, AICP
Growth Management Supervisor

cc: Ray Eubanks, Plan Processing Administrator, DEO
Waddah Farah, PDA Administrator, FDOT District 7
Valerie James, Planning Analyst, DEO
Lindsey Mineer, Growth Management, FDOT District 7

end

Swinton, Tammy M

Subject: FW: Pinellas County 21-01ESR (Z/LU-21-01)

From: Cucinella, Josh <Josh.Cucinella@MyFWC.com>

Sent: Friday, June 4, 2021 4:20 PM

To: Bailey, Glenn <gbailey@co.pinellas.fl.us>

Cc: DCPexternalagencycomments@deo.myflorida.com; Calyniuk, Cori <Cori.Calyniuk@MyFWC.com>; Conservation Planning Services <conservationplanningservices@MyFWC.com>

Subject: Pinellas County 21-01ESR (Z/LU-21-01)

CAUTION: *This message has originated from outside of the organization. **Do not** click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

Dear Mr. Bailey:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

If you have specific technical questions, please contact Cori Calyniuk at (850) 488-8738 or by email at Cori.Calyniuk@MyFWC.com. For all other inquiries, please contact our office by email at ConservationPlanningServices@MyFWC.com.

Sincerely,

Josh Cucinella
Biological Administrator II
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1239 SW 10th Street
Ocala, Florida 34471
(352) 620-7330

Pinellas County 21-01ESR_44380

Swinton, Tammy M

Subject: FW: Pinellas County 21-01ESR Proposed

From: Plan_Review <Plan.Review@dep.state.fl.us>

Sent: Thursday, May 27, 2021 3:26 PM

To: Bailey, Glenn <gbailey@co.pinellas.fl.us>; dcpexternalagencycomments@deo.myflorida.com

Cc: Plan_Review <Plan.Review@dep.state.fl.us>

Subject: Pinellas County 21-01ESR Proposed

CAUTION: *This message has originated from outside of the organization. **Do not** click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

To: Glenn Bailey, AICP, Zoning Manager

Re: Pinellas County 21-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



Swinton, Tammy M

Subject: FW: Pinellas 21-1ESR

From: Trisha Neasman <Trisha.Neasman@swfwmd.state.fl.us>
Sent: Thursday, May 27, 2021 2:09 PM
To: Bailey, Glenn <gbailey@co.pinellas.fl.us>; cstricklin@pinellascounty.org
Cc: DCPexternalagencycomments@deo.myflorida.com
Subject: Pinellas 21-1ESR

CAUTION: *This message has originated from outside of the organization. **Do not** click on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe.*

The Southwest Florida Water Management District reviewed the referenced plan amendments and concluded that comments are not necessary. Thank you for the opportunity to participate in these reviews. Should you have any questions or require further assistance, please do not hesitate to contact us.

Sincerely,



Trisha Neasman, AICP
Planning Lead, Government and Community Affairs Office
Southwest Florida Water Management District
2379 Broad Street; Brooksville, Florida 34604
(352)796-7211, ext. 4407, fax: (352)754-6749
trisha.neasman@watermatters.org



LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT SUMMARY LOG - MAY
(4/22/21 - 5/26/21)

TBR-PC #	DATE REC'D	JURISDICTION	SM. SCALE	LG. / TEXT	DEO #	LOCAL GOV'T REFERENCE #	TBRPC COMMENTS		TECH. ASSISTANCE COMMENTS		AMENDMENT DESCRIPTION
							Yes	No	Yes	No	
17	4/30	Plant City	✓			PC/CPA 20-09		✓		✓	City proposes CPAS* to modify the FLUE* and FLUM* of their Comprehensive Plan to reflect a pending annexation and reclassification of land uses associated with a 6.66+ acre parcel from Hillsborough County into the City of Plant City. The land use would change from Hillsborough County RES*-1 to Plant City I* and would be included as part of the I-4 Tech Corridor Overlay. The parcel is located south of S. Frontage Rd., east of Charlie Taylor Rd. and north of E. Baker St., along the western side of N. Wiggins Rd. The proposal negates the possibility of six Residential homes in favor of a maximum of 145,054 sq. ft. of Light Industrial uses.
18	4/30	Plant City		✓	21-02 ESR	PC/CPA 20-08 & RES 80-2021		✓		✓	City proposes CPAL* to modify the FLUE* and FLUM* of their Comprehensive Plan to reflect a pending annexation and reclassification of land uses associated with a 32.79+ acre parcel from Hillsborough County into the City of Plant City. The land use would change from Hillsborough County RES*-1 to Plant City RES*-9. The parcel is located at the southeast corner of the Sam Allen Rd./Wilder Rd. intersection. The change results in a potential increase in RES* from 32 to 295 homes.
19	4/30	Plant City		✓		PC/CPA 20-10 & RES 81-2021		✓		✓	City proposes CPAL* to modify the FLUE* and FLUM* of their Comprehensive Plan to reflect a pending annexation and reclassification of land uses associated with a 30.59+ acre parcel from Hillsborough County into the City of Plant City. The land use would change from Hillsborough County AG* Estate to Plant City RES*-4. The parcel is located south of Knights Griffin Rd., west of Frazier Ln. and north of S. Frontage along the eastern side of N. Wilder Rd. The change results in a potential increase in RES* from 12 to 122 homes.

TBR-PC #	DATE REC'D	JURISDICTION	SM. SCALE	LG. / TEXT	DEO #	LOCAL GOV'T REFERENCE #	TBRPC COMMENTS		TECH. ASSISTANCE COMMENTS		AMENDMENT DESCRIPTION
							Yes	No	Yes	No	
20	4/30	Pinellas		✓	20-01 ESR	Z/LU-21-01		✓		✓	County proposes CPAL* to modify the FLUE* and FLUM* of their Comprehensive Plan to reflect a reclassification of land uses associated with a 21.5± acre parcel. The land use change would result in the conversion of RS* (16.6± acres) & Preservation (4.9± acres) to RL* (15.3+ acres) & Preservation (6.3 acres). The parcel is located at 4706 Pleasant Avenue in the unincorporated area known as Palm Harbor. The proposal would allow for a maximum of 70 one-story villa units or 78 two-story townhome units. This does constitute an increase in RES* from the prior potential of 42 units.
21	4/30	Manatee		✓	21-03 ESR	PA 18-05/ ORD. 21-15		✓		✓	County proposes CPAL* to modify the FLUE* and FLUM* of their Comprehensive Plan to reflect a reclassification of a 80.82± acre parcel from RES*-3 to RES*-6 (~30.00 acres) & RES*-9 (~50.82 acres). The parcel is located at 5005 37 th Street East, which is southwest corner of the 37th Street East (aka Mendoza Rd.) & I-75 intersection, near Palmetto. This change could result in increase in RES* by 395 additional homes (to 637 total), although ~27 fewer homes are anticipated in favor of the alternative construction of a 30,000 sq. ft. Shopping Center. This proposal is known as "Ellenton Cove".
22	4/30	Manatee		✓	21-03 ESR	PA 20-16/ ORD. 21-12		✓		✓	County proposes CPAL* to modify the FLUE* of their Comprehensive Plan to allow development to occur east of the present Future Development Area Boundary (FDAB) in a limited capacity under certain circumstances. Expansion eastward of the FDAB must appear as a "continuation" of the development pattern from the west. The proposal is known as "LWR Communities, LLC".
23	4/30	Dade City		✓	21-02 ESR	ORD. 2021-04		✓		✓	City proposes CPAL* to modify the FLUE* and FLUM* of their Comprehensive Plan to reflect a pending annexation and reclassification of land uses associated with a 169.26± acre parcel from Pasco County RES*-3 to Dade City SDR (Suburban Density Residential). Both the existing and proposed land use classifications allow for a density of >3 units/ acre. The parcel is located at the southeast corner of Happy Hill Road and St. Joe Road. The Amendment referred to as "Summit View II".

TBR-PC #	DATE REC'D	JURISDICTION	SM. SCALE	LG. / TEXT	DEO #	LOCAL GOV'T REFERENCE #	TBRPC COMMENTS		TECH. ASSISTANCE COMMENTS		AMENDMENT DESCRIPTION
							Yes	No	Yes	No	
24	5/04	Hillsborough	✓			HC/CPA 21-02		✓		✓	County proposes CPAS* to modify the FLUM* of their Comprehensive Plan to reclassify a combined 3.29± acre parcel from RCP* & RES*-6 to LI*. The physical addresses for the parcels are 4208 Orient Rd. & 7204 Evansbrook Ct., northwest of the intersection of the named roadways in central Hillsborough County. The potential for RES* development is eliminated as a result of the Amendment in favor of a maximum of 107,484 sq. ft. of Light Industrial uses. The land use modification is known as "Orient Rd. and Evansbrook Ct."
25	5/04	Hillsborough		✓	21-02 ESR	HC/CPA 20-08		✓		✓	County proposes CPAL* to the modify their Comprehensive Plan whereby the Environmental & Sustainability Section and its maps "update and replace the Conservation and Aquifer Recharge Element of the Comprehensive Plan. The Section provides a framework for the conservation, use and protection of natural resources, wetlands, lakes, soil conservation, Cockroach Bay Aquatic Preserve, rivers and alternative energy." The text amendment is referred to as "Environmental & Sustainability".
26	5/04	Hillsborough		✓		HC/CPA 20-17		✓		✓	County proposes CPAL* to modify the FLUE* and FLUM* of their Comprehensive Plan to reflect a reclassification of a 27.07± acre parcel from SMU*-6 to RES*-16. While the existing and proposed land use classifications allow nearly identical uses, the RES*-16 designation would allow for an additional 271 Residential units (to 433 total). The parcel is located along the north side of Bloomingdale Ave. between Gornto Lakes and Providence Rd. in the unincorporated section of the County known as Riverview.
27	5/04	Hillsborough		✓		HC/CPA 21-03		✓		✓	County proposes to "modify the adopted Wellhead Resource Protection Area Maps to remove the Public Potable Water Supply Well Zone - Zone 2 from the area surrounding the Crystal Lakes Manor Wells in northwest Hillsborough County. The amendment would also remove the wells and associated tracking." The Crystal Lakes Manor Wells are no longer used for production purposes and have been permanently plugged & abandoned by Tampa Bay Water.

A/R	Agricultural/Rural	EDE	Economic Development Element	P/QP	Public/Quasi-Public
AG	Agricultural	FLUE	Future Land Use Element	P/SP	Public/Semi-Public
ARE	Area Redevelopment Element	FLUM	Future Land Use Map	PD	Planned Development
ALF	Assisted Living Facility	GOPs	Goals, Objectives & Policies	PFE	Public Facilities Element
CBD	Central Business District	HE	Housing Element	PSFE	Public School Facilities Element
CCE	Coastal & Conservation Element	I	Industrial	QCE	Quality Communities Element
CE	Conservation Element	ICE	Intergovernmental Coord. Element	R/O	Residential/Office
CG	Commercial General	IE	Infrastructure Element	R/OS	Recreation/Open Space
CHHA	Coastal High Hazard Area	IL	Industrial Limited	R/O/R	Residential/Office/Retail
CIE	Capital Improvements Element	INST	Institutional	R&D	Research & Development
CIP	Capital Improvements Plan/Program	LCE	Livable Communities Element	RCP	Research Corporate Park
CL	Coastal Lakes	LDC	Land Development Code	RES	Residential
CME	Coastal Management Element	LDR	Low-Density Residential	RH	Residential High
COM	Commercial	LI	Light Industrial	RL	Residential Low
CON	Conservation	LOS	Level of Service	RM	Residential Medium
CPA	Comprehensive Plan Amendment	M	Manufacturing	RS	Residential Suburban
CPAL	Comp. Plan Amendment/Large-Scale	MPUD	Master Planned Unit Development	RU	Residential Urban
CPAS	Comp. Plan Amendment/Small-Scale	MU	Mixed Use	SMU	Suburban Mixed Use
DE	Drainage Element	NOI	Notice of Intent	TE	Transportation Element
EAR	Evaluation & Appraisal Report	O	Office	UF	Urban Fringe
EC	Employment Center	ORD	Ordinance		