

# IMPLEMENTING **PINELLAS COUNTY** COMPREHENSIVE PLAN

*Planning To Stay*

Nine Years of TIDES  
Community  
Commitment to  
saving our  
Neighborhoods and  
the Critical Scarce  
Open Space of  
Pinellas County



1975 County Land Use Plan  
"46 Years Later"

**REAL  
CITIZEN  
PARTICIPATION  
COMMITMENT**

The **TIDES Neighborhoods** are **Thankful** that County Staff has made “**3**” consecutive **LPA recommendations of DENIAL** to change **OPEN SPACE** on the **TIDES Golf Course Site** ..... by three different Planning Administrations: Arrington, Vincent and Stricklin..... This is the **Power** of **35 Plan Policy Inconsistencies**.....

## THE PLAN CONTROLS

### Staff's "Professional" Recommendation,

**First-** Based upon review by several County departments

**Second-** Establishes the evidence and findings

**Third-** Outlines coherent policy in this comprehensive report And **CONCLUDES** to **DENY** the current application,

**Staff** has 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 a Development Agreement.

**BUT** the primary consideration for this recommendation is based upon **Comprehensive Plan Inconsistencies** as demonstrated by the following points:

*(pages 26 and 27 of Staff LPA Recommendation of Denial)*

# Recommended Action:

Based upon evidence and findings contained in the staff report and attachments, Case No. Z/LU-14-09-19 is recommended for:

- ❑ **Denial of the transmittal of an Ordinance** to the State Land Planning Agency (Florida Department of Economic Opportunity) for a Future Land Use Map amendment from Recreation/Open Space and Preservation to Residential Low and Preservation on approximately 95.96 acres located at 11832 66th Avenue North in unincorporated Seminole.
- ❑ This is a request for a large scale (greater than 10 acres) Future Land Use Map (FLUM) amendment, and **this is the first of two Board public hearings required to adopt the ordinance. The second public hearing will follow State and regional agency review and comment if the Board authorizes the ordinance transmittal.**
- ❑ The applicant is seeking a **FLUM** amendment on a 95.96-acre property that was the site of the former Tides Golf Club. It is currently vacant.
- ❑ The applicant is **proposing to develop a 273-unit single-family** detached residential subdivision. (170 DU-Taylor Morrison, App.103 more DU, 273 App.++)  
( *At DRC Agent Carpenter presented product as Million-dollar units=\$273,000,000*)<sup>4</sup>

# Recommended Action:

- **There are other components of the applicant's proposal**, including a zoning change, a development agreement, and a development master plan. These components will be heard by the Board of County Commissioners (BCC) on the date of the second required public hearing for the FLUM amendment should the BCC authorize its transmittal.
- A significant portion of the subject property is in a **vulnerable coastal location**.
- **Staff is recommending denial of the proposed FLUM amendment** because it introduces residential density into the vulnerable areas of the subject property where no residential development rights currently exist, which is inconsistent with the Pinellas County Comprehensive Plan.
- **The Local Planning Agency unanimously recommended denial** of all components of the request (vote 6 -0), based on their agreement with the evidence and findings presented by staff. Seven persons appeared in person at the LPA hearing and spoke in opposition, nine persons appeared virtually and spoke in opposition, and 16 persons ceded their speaking times to give additional time to four of the individuals who spoke.
- *286 letters, 42 postcards, a written petition with 19,188 signatures, and online petitions with 2,688 names have been received, all in opposition.*

# The 7-Page Staff BCC Recommendation does an Excellent Policy Presentation of 16 Key Topics

- **SITE HISTORY**
- **SURROUNDING NEIGHBORS**
- **DEVELOPMENT RIGHTS**
- **SITE VULNERABILITIES-CSA**
- **FUTURE LAND USE, 4.3.1**
- **COASTAL MAGNT. ELEMENT**
- **NATURAL RESOURCES ELEM**
- **COASTAL HIGH HAZARD**
- **100 YEAR FLOODPLAIN**
- **NATURAL DISASTER PLAN**
- **SITE VULNERABILITY MAPS**
- **HURICANE EVAC & SHELTER**
- **TRANSPORTATION**
- **LAND USE POLICY & PRECEDENT**
- **RECREATION OPEN SPACE PLAN**
- **RECOMMENDATION SUMMARY**
  - **PLAN INCONSISTANCY**
  - **FLUM AND THE 100YR FLOODPLAIN**
  - **46 YEARS R/OS COASTAL POLICY**
  - **RESIDENTIAL LOCATION VULNERABLE AREA RISK**
  - **BUILT-OUT COUNTY**
  - **OPEN SPACE RESOURCES**

# April 6 LPA POLICY PRESENTATION SUMMARY

- 100 Year Floodplain, Velocity Zones & Coastal Storm Surge
- Land Area Perpetually in Open Space and R/OS Use -50 Years
- 5 DU/Acre is not a Basis of Residential Low- RL
- Applicant Presentation is a Nonresponsive Plan
- Changing 50 Years of Open Space Use has HEAVY BURDEN
- This is a Precedent Setting Land Use Planning Action
- There are 5017 Acres of Private Golf Courses
- Public Benefit does not OUTWEIGH the Negative Impacts

# 100 Year Floodplain, Velocity Zones, and Coastal Storm Surge

- 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**.



# Land Area perpetually in Open Space Use and R/OS for 46 Years

- 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.

**5 DU /Acre  
is not a  
basis of  
Residential  
Low -RL**

- A significant portion of the proposed project is within the **100-year floodplain**.
- The locational characteristics of the requested Residential Low (RL) category 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.

# Applicant Presents a Nonresponsive Plan

- 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.

Changing  
50 years of  
Open  
Space Use  
has A  
HEAVY  
BURDEN

- **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.**

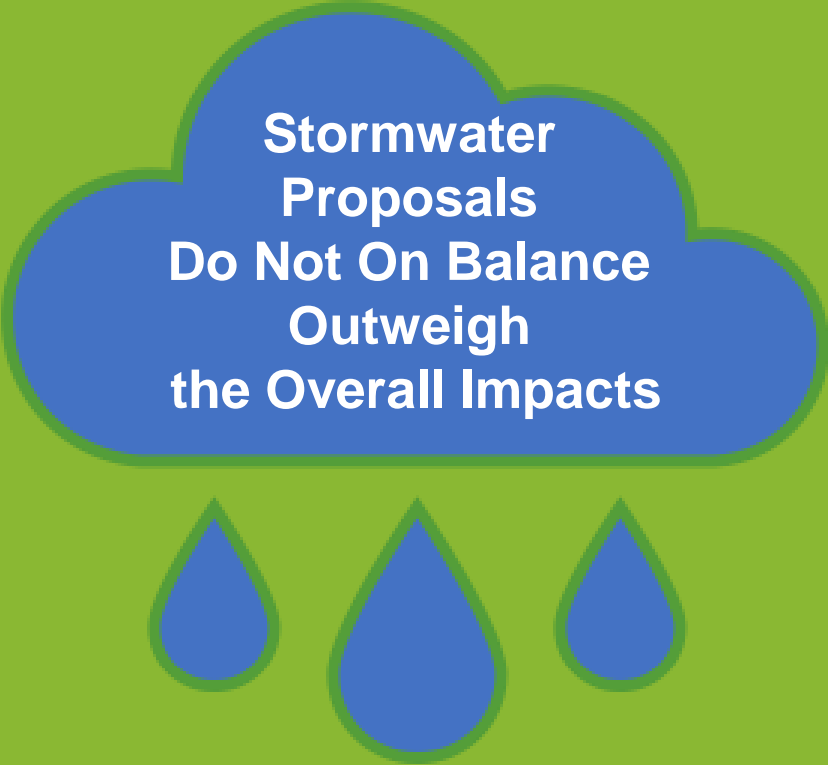
# This is a Precedent Setting Open Space Land Use Planning Action

**NOTE:** There are  
5017 Acres of  
Private Golf  
Courses (2006) in  
Pinellas

- 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.
- 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.



Stormwater  
Proposals  
Do Not On Balance  
Outweigh  
the Overall Impacts

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.



CAT 1



CAT 5

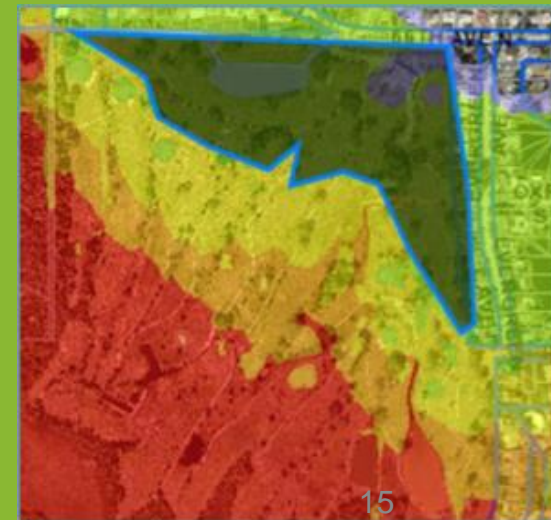
LPA Staffing  
Page 28 thru 31  
**PRESENTS PROJECT**


**35 POLICY**  
**INCONSISTANCIES**  
**=**  
**DENIAL**



CAT 3

NON EVACUATION



The left side of the slide features several abstract geometric shapes. At the top left is a teal circle. Below it are two vertical teal bars. To the right is a teal triangle pointing downwards. Further right is a teal circle. At the bottom left is a teal square. In the center is a large green semi-circle. At the bottom center is a large green circle with several teal dashes radiating from its top edge.

***IN CLOSING,***  
Why be so  
Passionate about  
Strategic Open  
Space Policy Issues ?  
  
Because **you**, the  
**BCC** can make a  
**Difference!**



**In Closing**  
Commit to Comp  
Plan Policy  
protect Open  
Space **TIDES**  
R/OS &  
**Preservation**

- Work to **Implement** Pinellas Comp Plans
- No to putting **New** POPULATION in FLOOD Risk Area
- Push the **SAVE** Golf Course R/OS Issue
- Put **Teeth** in "Planning to Stay" Quality of Life Commitment
- Save Critical **Limited** Open Space
- Protect Un/Incorp. Seminole **Neighborhoods**
- Protect/Enhance **Millennial Park**
- Protect/Enhance **Boca Ciega Bay**
- Build on Open Space **Expansion**
- Avoid 5000 Ac. Golf Course Precedent – in County wide **Open Space Protection**
  
- **ACT to Make a PINELLAS COUNTY QUALITY-OF-LIFE DIFFERENCE!!!!**



**BCC**

**THANK YOU, FOR YOUR  
STUDY, DISCUSSION &  
ACTION ON 1<sup>ST</sup> HEARING**

**DENIAL for Z/LU-14-09-19  
from *SAVE THE TIDES***

***Implementing Comprehensive Plan***

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