

Z/LU-18-9-15

**CORRESPONDENCE
CARRIED OVER FROM
PREVIOUS CASE
(Z/LU-3-3-15)**

Neil C. McMullen, MBA. MDiv
3046 Branch Dr.
Clearwater, FL 33760
813-532-5245 **nmcmullen220@gmail.com**

May 12, 2015

Karen Williams Seel, Chairman
Pinellas Board of County Commissioners
315 Court Street
Clearwater 33756

Dear Madame Chairman and Commissioners:

I was delighted to hear the proposal from staff concerning county property, the southern boundary of which is located at 49th Street, North and 162nd Avenue, North, and hope that at the May 19th meeting the Board will concur with staff 's recommendation.

A qualifier I have encountered twice, once verbally and once in writing, from reputable and well positioned county staff, is that "there are no plans to develop the property at this time." That qualifier concerns me. Since at least 2008, possibly earlier, you continue to hear from many living close by the property who are strongly against any present or future development resembling that envisioned by the Commission and planned by Mr. Broderick and, in truth, against any residential development at all on that county property or property presently owned by C1 Bank.

Have you walked the property? It is tree covered and teeming with small wildlife and birds (some correspondence to you notes protected/endangered species). It is the last undeveloped bayhead in the area traditionally known as Bay Vista and, more, I believe it is the last sizable undeveloped bayhead property from Feather Sound to Philippe Park. The land is low and wet, typically eight to nine feet above sea level at the south/162nd Ave. boundary while the north end is tidal land. All of the county – and C1 Bank owned property lies in Evacuation Zone A. Even now the north end partially floods during high tides.

When Mr. Broderick gained control of the property, it was his and the Commission's intent to develop the land for "workforce housing." This is reflected in the Commission documents of that time and the media. In 2008 there seemed a need for affordable housing near work/employment centers for the employed with modest incomes. That perception was fundamentally altered by the Great Recession and, now, the acceleration of our economy.

Things have changed since 2008. I believe there are several strong reasons now to “down density” county and C1 Bank owned properties at 49th St. and 162nd Ave. N. as recommended by county staff – for now and in the future – and to abandon and block all efforts to allow “workforce,” “low income,” or similar category of residential housing development, whether high or low density on the county or bank owned properties in the future.

- Housing everywhere is less expensive today.
- There are several “new” emergent zones around the county, notably Midway St. Petersburg, Lealman, the Largo west-side redevelopment area and High Point south of Roosevelt that are near large and varied employment centers and suitable for high density development or redevelopment of the kind envisioned for “workforce housing.”
- In the High Point area, there is already the large apartment development at Roosevelt and Hwy 19 (which after almost six months still hasn’t filled).
- Nearer the properties, Melrose Place apartments and nearby rental houses, already satisfactorily fill modest income housing needs.
- There is abundant easily developable land already suitably zoned on the south side of Roosevelt Blvd. near Bolesta (there are even two bus stops nearby, one literally at the Roosevelt roadside front of the Palms Manor property).
- These properties and others on the south side of Roosevelt are “closer to the need,” that is, High Point proper. High density development there would represent a creditable effort at alleviating or solving some of the area’s deficits.
- The county and C1 Bank owned properties in question are 6/10th of a mile north of the light at Roosevelt and 49th St. and almost a mile to the Palms Manor bus stop; a very long walk indeed to and from work transportation.
- 49th Street is a narrow two lane... lane - barely 18 feet wide at widest that, essentially “dead-ends” into the county/C1 Bank properties. It is double lined the last 3/10th mile running south to Roosevelt as driving sight distance is limited by the abutting and curved Bayside Bridge south (Largo) exit ramp on 49th Street’s east side. In other words, bus service to and from the property is hardly a practical solution.
- Extensive improvements to 49th Street itself and attending infrastructure likely would be required to support any “high density” residential development. My guess (one that could be run by Sarah Ward) is that that section of 49th Street presently does not meet county or state code, particularly in width, curbing, sidewalks, and drainage.
- Federal and county maps tell the tale. The property is flood prone and county maintained drainage is both not to standards and inadequate.
- The Tampa Bay Times has noted that the Commission is already aware of and planning for the defense of St. Petersburg waterfront downtown and environs against tidal rise. This property is at a similar elevation – in most places lower. Is it in the best interests of Pinellas County tax paying citizens for the Commission ever to promote residential development on property that even now would require costly flood insurance, is mapped as flood prone and would likely trigger revisions to the area drainage plan? Any economic advantage gained by a developer through federal and state “low income housing” funding sources would likely be diminished and the consequent burden to the Pinellas County citizen tax payer increased to an unreasonable level. In any case, what liability does the Commission incur (that would be passed to the tax payer) if, knowing what it now knows about tidal rise, ever allows development on low flood prone land (with limited escape paths to high ground) that will experience slow but predictable and

inevitable tidal rise and bay water encroachment – much less the foreseeable devastation should a hurricane with tidal surge strike –?

These are some of the geographic issues and structural problems I see with development on this land – regardless that there are “no plans at this time.” There is no guarantee that in this area the workforce housing concept and additional development, whether high or low density, would bring about solutions the Commission is seeking. The chances of expensive consequences or now dimly foreseen negative outcomes to the County and tax payers I think are better than even.

There are several additional procedural and financial/economic questions about this land and “the Broderick deal” deserving clarification before any future action should be taken. These are beyond the scope of this letter with one exception: How did Bright Communities Trust gain control of the county property before the County/Broderick Development Agreement expired and how did it come to be combined with county property lying on the east side of 49th Street south of 162nd Ave.? There seems no discernable public record that Broderick disavowed control prior to January 2010 or that the Development Agreement expired prior to December 2014. Is it true that state law prohibits transference of property control or conjoining the land to other parcels while a Development Agreement is active?

Thank you for your thoughtful work and excellent leadership to move Pinellas County forward on many fronts. I trust you will uphold county staff’s recommendation on Case #Z/LU-3-3-15 – the subject of my letter. That action will fully and finally close the Broderick Development Agreement.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil C. McMullen, Jr.", written in a cursive style.


Neil C McMullen, Jr.

Z/LL-3-3-15

Subject: FW: Bolesta Road project

From: Meinck, Cyndi M
Sent: Thursday, May 07, 2015 12:38 PM
To: Greenleaf, Kim; Harvey, Karen R; Herring, Darlina; Lowack, Brian; Reid, Ralph; Walsh, J Doyle; Wells, Karen
Cc: Cueva, John; Loy, Norman
Subject: Bolesta Road project

Against allowing them to extend the five year agreement.

 David Glen
1900 Oak Street
Clearwater 33760

Too congested already, traffic backs up, etc.

Cyndi Meinck, Executive Assistant
Office of Karen Williams Seel
Pinellas County Commission
315 Court Street, 5th floor
Clearwater, FL 33756

727-464-3278

www.pinellascounty.org

All email is subject to public records law.

Subject: FW: Z/LU-3-3-15 opposed

From: Denise Lansaw [mailto:dennyb@tampabay.rr.com]
Sent: Wednesday, April 15, 2015 7:55 PM
To: 'mwoodard@pinellascounty.org'; 'keel@pinellascounty.org'; 'jmorrone@pinellasco.org'
Subject: Z/LU-3-3-15 opposed

To Whom it May Concern,

My name is Denise Lansaw and I live in Shady Lane Oaks, 15777 Bolesta Rd. Lot 24. I have met with members of the Pinellas Groves Hamlet Citizens Committee and our board of directors. I agree with our committee and our board.

Please return property listed as Z/LU-3-3-15 to its original zoning designations in place prior to the fall of 2008. We have been advised the county stipulated (per sec. 10.3) that if construction did not commence within 5 years, property would revert back to the previously existing designations. I, Denise Lansaw, request the stipulation agreed to be followed to the letter! I would also like the opportunity to have my voice heard if any meetings are taking place please feel free to contact me directly 727-744-3924. I am very concerned about this land use and how it will affect me and my neighbors.

I would like to add a personal note to say that the land should be enjoyed by all of us taxpayers and not the big business profiteers. I feel that if this complex would be built it would greatly add to our traffic and congestion in the area and would only benefit the new residents and exclude the long time paying taxpayers in the area. Our community voice seems to be growing smaller and our land scarcer. I feel that our community deserves a voice and we deserve to have a communal park that everyone can enjoy, not just new residents.

Sincerely,

Denise Lansaw

From: John Lawrence [jlawrence.aloder@gmail.com]
Sent: Thursday, April 09, 2015 5:54 PM
To: Woodard, Mark S; Seel, Karen; jmorrone@pinellasco.org
Subject: Zoning

Follow Up Flag: Follow up
Flag Status: Completed

My name is John Lawrence. I live in Shady Lane Oaks, 15777 Bolesta Road, Lot #213. I have met with members of the Pinellas Groves Hamlet Citizens Committee and our board of directors. I agree with the committee and our board of directors.

Please return the property listed as Z/LU-3-3-15 to its original zoning designations in place prior to the fall of 2008. We have been advised the County stipulated (per Sec. 10.3) that if construction did not commence within 5 years, this property would revert back to the previously existing designations. My husband and I request the stipulation agreed to at that time be followed to the letter!

Thank you.

John E. Lawrence.
Shady Lane Oaks
Lot 213.

727-437-7782.

Subject: FW: Z/LU3-3-15
Attachments: Zoning

From: Meinck, Cyndi M
Sent: Tuesday, April 14, 2015 3:39 PM
To: Loy, Norman; Greenleaf, Kim; Herring, Darlina; Lowack, Brian; Reid, Ralph; Walsh, J Doyle; Wells, Karen
Cc: Cueva, John
Subject: Z/LU3-3-15

This caller is against the property being rezoned and it's bad for the environment.

I think she meant "Please return the property listed as Z/LU-3-3-15 to its original zoning designations in place prior to the fall of 2008. We have been advised the County stipulated (per Sec. 10.3) that if construction did not commence within 5 years, this property would revert back to the previously existing designations" as in the previous emails, but someone behind her was telling her what to say and she was upset over this issue and thinks someone is getting paid off.

Schmidt, Inga
15777 Bolesta Road
Lot 160
Clearwater 33770

727-259-3451

Cyndi Meinck, Executive Assistant
Office of Karen Williams Seei
Pinellas County Commission
315 Court Street, 5th floor
Clearwater, FL 33756

727-464-3278

www.pinellascounty.org

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From: Zoning
Subject: FW: Pinellas County Zoning Contact Us Form submission

-----Original Message-----

From: rickshott@peoplepc.com [<mailto:rickshott@peoplepc.com>]
Sent: Wednesday, May 13, 2015 2:35 PM
To: Zoning; Webadmin
Subject: Pinellas County Zoning Contact Us Form submission

This information is the result of a Pinellas Zoning Contact Us form submission from the Pinellas County web site.

My_Name-- Richard N. Shott

Pinellas_address-- 15777 Bolesta Rd, Lot #10

city-- Clearwater, Fl

ZIP_code-- 33760

phone-- 727-531-2574

email rickshott@peoplepc.com

Comments-- Attention John Queva, Zoning Manager

Sir:

Since Z/LU-3-3-15 is Quasi Judicial I am asking, thru you, that the board of commissioners Honor the suggestion of the Local Planning Agency and proceed as follows (notes from LPA March 12,):

Chairman westine closed the public hearing and discussion ensued. It was then suggested that allowing the land use and zoning to revert to their former designations is likely "the best course of Action"; The chairman agreed, and noted that by moving the item forward, the objectors can state their case before the Board of County Commissioners. To Mr. Morrioni please use that suggestion, remove this item from the Next Meeting. Then place, before the commissioners the Section 10.3 of the expired Development Plan for a vote. Return the zoning to what was in place on December 2, 2008. Then when again the prospect

of a development or Park plan Idea is proposed, sit down with the Pinellas Groves Hamlet Citizens Committee and surrounding owners and have the PRC go over and discuss the item properly in a calm fashion. The notice of the Z/LU did not mention the earlier PRC meeting date and when we asked we were told we did not need to be present. WE Disagree Strongly. Please consider this solution and lets move forward. The community deserves the best efforts of everyone concerned!

Respectfully,

Richard N. Shott, Spokesperson for Shady Lane Oaks and Shady Lane Village. Also Vice President Pinellas Groves Hamlet Citizens Committee. Please pay attention to 710 signatures and large number of phone calls and E-Mails that are opposed to Z/LU-3-3-15. Enforce Section 10.3

Subject: FW: Zoning

-----Original Message-----

From: Meinck, Cyndi M
Sent: Thursday, April 09, 2015 11:28 AM
To: Katherine Simmons
Cc: Loy, Norman; Cueva, John
Subject: RE: Zoning

Mr. and Mrs. Simmons, thanks so much for your email.

Cyndi Meinck, Executive Assistant
Office of Karen Williams Seel
Pinellas County Commission
315 Court Street, 5th floor
Clearwater, FL 33756

727-464-3278

www.pinellascounty.org

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-----Original Message-----

From: Katherine Simmons [<mailto:nanapappy4944@yahoo.com>]
Sent: Wednesday, April 08, 2015 2:43 PM
To: Seel, Karen
Cc: mwoodard@pinellasco.org
Subject: Zoning

Our names are Mike and Kathy Simmons and we live in Shady Lane Oaks, 15777 Bolesta Road Lot 67. I have met with members of the Pinellas Groves Hamlet Citizens Committee and our board of directors. We agree with the committee and our Board of directors.

Please return property listed as Z/LU-3-3-15 to its original zoning designations in place prior to the fall of 2008. We have been advised the County stipulated (per. Sec 10.3) that if construction did not commence within 5 years, property would revert back to the previously existing designations. My husband

and I request the stipulation agreed to be followed to the letter!

Thank You,

Mike Simmons
Kathy Simmons
Sent from my iPad

812-887-7770

Subject: FW: property listed as Z/L-3-3-15 and it's original zoning designations

-----Original Message-----

From: Meinck, Cyndi M
Sent: Thursday, April 09, 2015 11:27 AM
To: carolyn
Cc: Cueva, John; Loy, Norman
Subject: RE: property listed as Z/L-3-3-15 and it's original zoning designations

Thanks so much for your email.

Cyndi Meinck, Executive Assistant
Office of Karen Williams Seel
Pinellas County Commission
315 Court Street, 5th floor
Clearwater, FL 33756

727-464-3278

www.pinellascounty.org

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-----Original Message-----

From: carolyn [<mailto:nurseckw@tampabay.rr.com>]
Sent: Wednesday, April 08, 2015 6:28 PM
To: Woodard, Mark S; jmorroni@pinellasco.org; Seel, Karen
Subject: re: property listed as Z/L-3-3-15 and it's original zoning designations

Hello,

My name is Carolyn K. Worrel , I live at 15777 Bolesta Road, #224 . I have met with members of the Pinellas Groves Hamlet Citizens Committee and our Board of Directors. I agree with the Committee and our Board of Directors . Please return property listed as Z/LU-3-3-15 to it's original zoning designations in place prior to the fall of 2008. We have been advised the county stipulated (per Sec 10.3) that if construction did not commence within 5 years , the property

would revert back to the previously existing designations. I request the stipulation agreed to be followed to the letter.

Thank You,

Carolyn K. Worrel

330-240-8104

Subject:

FW: In regards to the Property listed as Z/LU-3-3-15

-----Original Message-----

From: Meinck, Cyndi M

Sent: Thursday, April 09, 2015 11:28 AM

To: Martin

Cc: Cueva, John; Loy, Norman

Subject: RE: In regards to the Property listed as Z/LU-3-3-15

Thank you for your email Mr. Worrel.

Cyndi Meinck, Executive Assistant
Office of Karen Williams Seel
Pinellas County Commission
315 Court Street, 5th floor
Clearwater, FL 33756

727-464-3278

www.pinellascounty.org

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-----Original Message-----

* From: Martin [<mailto:dj-marty@tampabay.rr.com>]

Sent: Wednesday, April 08, 2015 10:58 AM

To: Woodard, Mark S; Seel, Karen; jmorroni@pinellasco.org

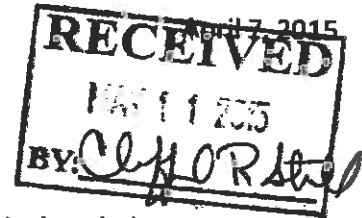
Subject: In regards to the Property listed as Z/LU-3-3-15

Hello, My name is Martin D.Worrel , I live at 15777 Bolesta rd #224 .

I have met with members of the Pinellas Groves Hamlet Citizens Committee and our Board of Directors. I agree with the Committee and our Board of Directors . Please return property listed as Z/LU-3-3-15 to it's original zoning designations in place prior to the fall of 2008. We have been advised the county stipulated (per Sec 10.3) that if construction did not commence within 5 years , the property would revert back to the previously existing designations. I request the stipulation agree to be followed to the letter.

Thanks You

Martin D.Worrel
330-509-3569



Petition in Opposition

To: The Honorable County Commissioners and Staff, Pinellas County Local Planning Agency, Pinellas Planning Council, and the Pinellas County Wide Planning Authority. 315 Court Street, Clearwater, Florida. 33756

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From: Pinellas Groves Hamlet Citizens Committee
4835 164th Avenue North
Clearwater, Florida. 33762

Subject: Case Number Previous Z/LU-3-8-07 Bayside Reserves Inc. and Current Z/LU-3-3-15.

The following citizens and residents of Pinellas Groves Hamlet Citizens Committee request that the County Honor the contractual obligation as stated in section 10.3 of the development agreement. As stated, that the land use and zoning of subject properties will revert to the previous land use/zoning designations that existed on subject properties prior to this contractual/development agreement becoming effective if no construction commencement period within 5 years occurred. That LPA staff recommendation does not honor the agreed commitment, and Pinellas Groves Hamlet Citizens Committee request that per section 10.3 of the development agreement be executed per the development agreement.

duplicate Name (—————)

Print Name	Address	Signature	Date
RICHARD SHOTT	15777 BOLESTA RD #10	Richard Shott	4-7-2015
Dorothy McGrath	15777 Bolesta RD 210	Dorothy McGrath	4/7/15
Turkey Persely	15777 Bolesta #115	Turkey Persely	4/7/15
RITA MORRISSETTE	15777 Bolesta #55	Rita Morrissette	4-7-15
Violetta Ashmore	15777 Bolesta #3	Violetta Ashmore	4-7-15
MARGARET CORNWELL	15777 BOLESTA #11	Margaret Cornwell	4-7-15
Tony Barile	15777 Bolesta Rd #29	Tony Barile	4/7/15
GAIL BRAUN	15777 Bolesta Rd #58	Gail Braun	4/7/15
BRUNN BRAUN	15777 Bolesta Rd #58	Brunn Braun	4/7/15
DALE HUFFORD	15777 BOLESTA #54	Dale Hufford	4/7/15
David Weick	15777 Bolesta #158	David Weick	4-7-15
Wanda Morris	15777 Bolesta Rd #154	Wanda Morris	4-7-15
ROBERT CHARRON	15777 BOLESTAR D #53	Robert Charon	4-7-15
EILEEN PACCUZZI	15777 BOLESTA #248	Eileen Pacuzzi	4-7-15
Steve & Deb Lossow	15777 Bolesta Rd #168	Steve & Deb Lossow	4-7-15

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April 7, 2015

Petition in Opposition

To: The Honorable County Commissioners and Staff, Pinellas County Local Planning Agency, Pinellas Planning Council, and the Pinellas County Wide Planning Authority.
315 Court Street, Clearwater, Florida. 33756

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<u>Print Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
LEE WHITE	15777 BOLESTA #12	Lee White	4-7-15
Dick Austin	15777 BOLESTA #77	Dick Austin	4/7/15
Dawn Persely	15777 Bolesta #115	Dawn Persely	4/7/15
Stephen McEath	15777 Bolesta #210	Stephen R. McEath	4/7/15
Chris Barile	15777 Bolesta #29	Chris Barile	4-7-15
KENNETH BERTRAND	15777 BOLESTA #99	Kenneth Bertrand	4-7-15
JIM & MO POLANOWSKI	15777 BOLESTA #204	Jenna M. Polanowski	4-7-15
GERD RUGGERBERG	15777 Bolesta #170	Gerd Ruggerberg	April 7 2015
ALAN STOCKTON	15777 Bolesta 158	Alan Stockton	4-7-2015
ROBERTA CHARRON	15777 BOLESTA #53	Roberta Charron	4-7-2015
SAM PASCUZZI	15777 BOLESTA #248	Sam Pascuzzi	4-7-15
Steve Lossow	15777 Bolesta #168	Steve Lossow	4-7-15
Lorraine Amaral	15777 Bolesta #28	Lorraine Amaral	4-7-15
LOUISE CHARRON	15777 BOLESTA #53	Louise Charron	4-7-15
Larry Herrman	15777 Bolesta #204	Larry Herrman	4-7-15

April 7, 2015

Petition in Opposition

To: The Honorable County Commissioners and Staff, Pinellas County Local Planning Agency, Pinellas Planning Council, and the Pinellas County Wide Planning Authority. 315 Court Street, Clearwater, Florida. 33756

From: Pinellas Groves Hamlet Citizens Committee
4835 164th Avenue North
Clearwater, Florida. 33762

Subject: Case Number Previous Z/LU-3-8-07 Bayside Reserves Inc. and Current Z/LU-3-3-15.

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Print Name	Address	Signature	Date
Carolyn Worrel	15777 Bolesla #224	Carolyn Worrel	4/7/15
Chris Austin	15777 Bolesla #177	Chris Austin	4/7/15
Martin D Worrel	15777 Bolesla #224	Martin D Worrel	4-7-15
WILLIAM MACK	15777 BOLESTA #179	William Mack	4-7-15
Jon Child	15777 Bolesla #237	Jon Child	Apr 7/15
ROBERT STANTON	15777 Bolesla Rd #167	Robert Stanton	Apr 7/15
LORETTA WHITE	15777 Bolesla Rd #12	Loretta White	4-7-15
KATHERINE SIMMONS	15777 Bolesla Rd #67	Katherine Simmons	4-7-15
Michael Simmons	15777 Bolesla Rd #67	Michael Simmons	4-7-15
Le Roy MERRISSETTE	15777 Bolesla Rd #55	Le Roy Merrissette	4-7-15
GEORGE CORNWELL	15777 BOLESTARD #11	George Cornwell	4-7-15
KURT HOEVEMEYER	15777 BOLESTA #117	Kurt Hoeweyer	4-7-15
Jane Davidson	15777 Bolesla #186	Jane Davidson	4/7/15
Jim Davidson	15777 Bolesla #186	Jim Davidson	4/7/15
Dale Payne	15777 Bolesla Road 190	Dale Payne	4/7/15

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April 7, 2015

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Print Name	Address	Signature	Date
DAVID PETERSON	15777 BOLESTAR RD #203	David C. Peterson	4-7-15
PAT ROWE	15777 BOLESTAR RD #205	Pat Rowe	4-7-15
DONNA HOEUMMEYER	15777 BOLESTAR RD #17	Donna Hoemeyer	4-7-15
KAROLY KALCZYK	15777 BOLESTAR RD #159	Jany Koczynski	4-7-15
LYDIA VEGA	15777 BOLESTAR #133	Lidia Vega	4-7-15
DENNIS SHOTT	15777 BOLESTAR RD LOT 222	Dennis Shott	4-8-15
JOAN C. MACK	15777 BOLESTAR RD #179	Joan C. Mack	4-8-15
BRENDA PITTENS	15777 Bolestar Rd #169	Brenda Pittens	4-8-15
JOHN PITTENS	15777 BOLESTAR RD #169	J.Pittens	4-8-15
TRUDI CREECH-PYE	15777 BOLESTAR RD #139	Trudi Creech-Pye	4-8-15
RICHARD PYE	15777 BOLESTAR #139	Richard Pye	4-8-15
BELISARIO VEGA	15777 BOLESTAR RD #133	Belisario Vega	4-8-15
ERNEST S. BLYLER SR	15777 BOLESTAR RD LOT 85 Ernest S. Blyler	Ernest S. Blyler	4-8-15
ANNETTE D. BLYLER	15777 BOLESTAR RD #85	Annette D. Blyler	4-8-15
ISABELLE BARRY	15777 BOLESTAR RD #222	Isabelle Barry	4-8-15

April 7, 2015

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Print Name	Address	Signature	Date
CAROL FINES	15777 Boles ^{#117}	Carol Fines	04/08/15
MAUREEN KWITANSKI	15777 Boles ^{#13}	Maureen Kwitanski	4/8/15
LARRY M. HUFFARD	15777 Boles ¹⁹¹	Larry M. Huffard	4/8/15
BILL DAUGAARD	15777 BOLESTA RD 146	Bill Daugaard	4/8/15
KATHARINA HUFFARD	15777 BOLESTA LOT 54	Katharina Huffard	4/8/15
Boyle Brandeberry	15777 Boles ^{Lot 547}	Boyle Brandeberry	
James Rowe	15777 Boles ^{Rd. 205}	James Rowe	4-8-15 4-8-15
TERESA NELSON	15777 Boles ^{Rd #109}	Teresa Nelson	4-8-15
RICHARD RAUS	15777 Boles ^{R #64}	Richard Raus	4-8-15
KAREN BERTANO	15777 BOLESTA RD #99	Karen Bertano	4/8/15
GUY LAUER	15777 Boles ^{Rd #162}	Guy Lauer	4/8/15
DICK MORRIS	15777 BOLESTA RD #154	Dick Morris	4/8/15
SINDA STANTON	15777 Boles ^{Rd #167}	Sinda Stanton	4/8/15
PATRICK KWITANSKI	15777 Boles ^{Rd #13}	Patrick Kwitanski	04/08/15
DENISE COTTRELL	15777 Boles ^{Rd Lot 131}	Denise Cottrell	4/08/15

April 7, 2015

Petition in Opposition

To: The Honorable County Commissioners and Staff, Pinellas County Local Planning Agency, Pinellas Planning Council, and the Pinellas County Wide Planning Authority. 315 Court Street, Clearwater, Florida. 33756

From: Pinellas Groves Hamlet Citizens Committee
4835 164th Avenue North
Clearwater, Florida. 33762

Subject: Case Number Previous Z/LU-3-8-07 Bayside Reserves Inc. and Current Z/LU-3-3-15.

The following citizens and residents of Pinellas Groves Hamlet Citizens Committee request that the County Honor the contractual obligation as stated in section 10.3 of the development agreement. As stated, that the land use and zoning of subject properties will revert to the previous land use/zoning designations that existed on subject properties prior to this contractual/development agreement becoming effective if no construction commencement period within 5 years occurred. That LPA staff recommendation does not honor the agreed commitment, and Pinellas Groves Hamlet Citizens Committee request that per section 10.3 of the development agreement be executed per the development agreement.

<u>Print Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
Bonnie Wisniew	15777 Bolecta Rd lot 220	Bonnie Wisniew	4/8/15
RACHEL BLUNK	15777 Bolecta Rd lot 20	Rachel Blunk	4/8/2015
FLOYD WIBLUNK	15777 BOLECTA RD #80	Floyd Blunk	4/8/15
Robert Card	15777 Bolecta #161	Robert Card	4-8-15
ROBERT MADWIRE	15777 BOLECTA 197	Robert Madwire	4-8-15
MARSHA MASHES	15777 Bolecta #244	Marsha Mashes	4-8-15
CHERYL CAIRNS	15777 BOLECTA #190	Cheryl Cairns	4-8-15
DALE FERDINAND PAYNE	15777 Bolecta #19	Dale Payne	4-8-15
JAMES L. ECHELBERGER	15777 BOLECTA RD #150	James Echelberger	4/8/15
CHAD H BURGESS	15777 BOLECTA RD #249	Chad Burgess	4/8/15
TONI C BURGESS	15777 Bolecta Rd #249	Toni Burgess	4/8/15
DON SLUCUM	15777 Bolecta Rd #134	Don Slucum	4/8/15
JANICE PALMER	15777 Bolecta Rd #184	Janice Palmer	4/8/15
CLYDE P CARD	15777 BOLECTA RD LOT 192	Clyde P Card	4/8/15
ISRAEL BROOKFORD	15777 BOLECTA RD LOT #153	Israel Brookford	4/8/15

April 7, 2015

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Print Name	Address	Signature	Date
Robert Johnson	15777 Bolesta Rd #2	[Signature]	4/8/15
Jo ANN CORBIN	15777 Bolesta Rd #152	[Signature]	4/8/15
Dana Corbin	15777 Bolesta #152	[Signature]	4/8/15
WAYNE FENTON	15777 Bolesta #142	[Signature]	4/8/15
THOMAS STWARD	15777 Bolesta Rd #165	[Signature]	4/9/15
MURIEL SHARP	15777 Bolesta #86	[Signature]	4/9/15
Mitch Meditz	15777 Bolesta Rd #48	[Signature]	4-9-15
Patrick Needham	15777 Bolesta Rd #171	[Signature]	4-9-15
JOHN LAWRENCE	15777 Bolesta Rd #213	[Signature]	4-9-15
ALYCE JIM CARMY	15777 Bolesta Rd #245	[Signature]	4-9-15
MILIE BRADY	15777 Bolesta Rd #135	[Signature]	
NICHELINA GOODMAN	15777 Bolesta #196	[Signature]	4-9-15
HENRY M. CARMY	15777 Bolesta Rd #245	[Signature]	4-9-15
AUDREY STUART	15777 Bolesta Rd #165	[Signature]	4/9/15
Kathryn NEEDHAM	15777 Bolesta Rd. #171	[Signature]	4-9-15

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<u>Print Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
MAURICE SAVARIN	15777 BOLESTA Rd #42	Maurice Savarin	4-9-15
TIMOTHY HONE	15777 BOLESTAR D#62	Timothy Hone	4-9-15
RUTH W. WILLIAMS	15777 BOLESTAR D #198	Ruth W. Williams	4-9-15
FRANK ALLEGUE	15777 Bolesta Rd #18	Frank Allegue	4-9-15
LINDA DOWNS	15777 Bolesta Rd #74	Linda Downs	4-9-15
SUSAN McLEOD	15777 Bolesta Rd #191	Susan McLeod	4-9-15
JAMES T. RODGERS	15777 Bolesta Rd #84	James T. Rodgers	4-9-15
BITA FITZGIBBONS	15777 Bolesta Rd #18	Bita Fitzgibbons	4-9-15
ELSON SCHOLK	15777 Bolesta Rd Lot 166	Elson Scholk	4-9-15
KAREN HUNT	15777 Bolesta Rd Lot 8	Karen Hunt	4-9-15
BEIAN HUNT	15777 Bolesta Rd Lot 8	Beian Hunt	4-9-15
RODNEY MEDERA	15777 Bolesta Rd Lot 156	Rodney Medera	4/9/15
NORA SCHOLK	15777 Bolesta Rd Lot 166	Nora Scholk	4/9/15
THERESA CORR	15777 Bolesta Rd #18	Theresa Corr	4-9-15
JAMES FITZGIBBONS	15777 Bolesta Rd #18	James Fitzgibbons	4-9-15

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Print Name	Address	Signature	Date
VICKI GREVIER	15666 47th ST N	Vicki Grevier	4-9-15
James C. PRESS JR.	15777 BOLESTA RD #194	[Signature]	4-9-15
JAN BROGDEN	15777 BOLESTA RD #133	Jan Brogden	4-9-15
FRANCES WOOD	15777 Bolesta Rd #45	Frances Wood	4-9-15
MAKINE MC COMB	#116	Makine McComb	4-9-15
KEITH T. LEWIS	#75 15777 BOLESTA RD	[Signature]	4/9/15
CHARLES SHOTT	15777 Bolesta Rd Lot #10	[Signature]	4-9-15
ROBERT BLYLER	15777 BOLESTA RD Lot #217	[Signature]	4-10-15
Judith Reyes	15777 Bolesta Rd - Lot 132	Judith Reyes	4/10/15
ERNIE BLYLER JR	15777 BOLESTA RD Lot 85	[Signature]	4-10-15
Arthur Williams	15777 BOLESTA RD #127	Arthur Williams	4-10-15
Cheryl M'Calmont	15777 Bolesta Rd Lot 141	C. M'Calmont	4/10/15
LINCOLN HOLMES	#116	[Signature]	4/10/15
DEBRA HAATIGEN	15777 BOLESTA RD #12	Debra Haatigen	4-10-15
Barry Wood	15777 Bolesta Rd #45	Barry Wood	4-10-15

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Print Name	Address	Signature	Date
Cheryl Gratz	15777 Bolesta Rd Lot #216	Cheryl A Gratz	4/9/2015
David Gratz	15777 Bolesta Rd Lot #216	David R Gratz	4/9/2015
JANICE SANDER	15777 Bolesta Rd Lot #180	Janice Sanders	4/9/2015
NANCY LEWIS	15777 Bolesta Rd with 115	Nancy Lewis	4/9/2015
Betty Ann Maguire	15777 Bolesta Rd Lot #197	Betty Ann Maguire	4/9/2015
Esther Gross	15777 Bolesta Rd Lot #212	Esther Gross	4/9/2015
Denise A. Tansau	15777 Bolesta Rd Lot #180	Denise Tansau	4/9/2015
LARRY PALMER	15777 Bolesta Rd Lot #184	Larry Palmer	4/10/15
WANDA RODGERS	15777 Bolesta Rd Lot #188	Wanda Rodgers	4/10/15
BOB WATSON	15777 AULESTRA RD Lot #145	Bob Watson	4/10/15
JANICE WATSON	15777 Bolesta Rd Lot #145	Janice Watson	4/10/15
SUSAN JAMES	15777 BOLESTARD #33	Susan James	4/10/15
David Becker	15777 Bolesta Rd #128	David Becker	4/10/15
Kenneth SANDERS	15777 Bolesta Rd	Kenneth Sanders	4/10/15
ANGELO SALUSTRO	15777 Bolesta Rd Lot #111	Angelo Salustro	4/10/15

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<u>Print Name</u>	<u>Address</u>	<u>LOT#</u>	<u>Signature</u>	<u>Date</u>
MARIE RUSSO	15777 BOLESTA RD	241	Marie Russo	4-11-15
JANET RAYMOND	15777 Bolesta Rd #45		Janet Raymond	4-11-15
Theodore Wicks	15777 Bolesta Rd #44		Theodore Wicks	4-11-15
Beth Wicks	15777 BOLESTA RD #46		Beth Wicks	4-11-15
LINDA MANNING	15777 BOLESTA Rd #48		Linda Manning	4-11-15
John Farrell	15777 Bolesta	39	John Farrell	4-11-15
John Bruce	15777 Bolesta	39	John Bruce	4-11-15
REV ROBERT C. FAHISIN	15777 BOLESTA RD	97	Rev Robert C. Fahisin	4-11-15
John F COGOLI	15777 BOLESTAR RD.	82	John F Cogoli	4/11/15
LINDA STANTON	15777 BOLESTAR RD	167	Linda Stanton	4-11-15
NORA CONNORS	15777 BOLESTA RD #	199	Nora Connors	4-11-15
Nell RAND	15777 BOLESTA RD #	167	Nell Rand	4-11-15
SHIRLEY M COGOLI	15777 BOLESTA	82	Shirley M Cogoli	4/11/15
Mark Raymond	15777 Bolesta Rd #45		Mark Raymond	4-11-15
CLIFF TRICKS	15777 BOLESTA RD #	26	Cliff Tricks	4-11-15

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Print Name	Address	Signature	Date
Bill MEDCRAWACH	LOT 108 15666 49 th ST. N.	Bill Medcrawach	4/8/15
JANISY GORZKA	15666 49 th ST. N.	Sony Doyle	4/8/15
Phyllis GORZKA	LOT 108 15666 49 th ST. N.	Phyllis Gorka	4/8/15
LEONA SNYDER	LOT 1038 49 th ST. N.	Leona Snyder	4/8/15
RONNI BLANCH	LOT 1027 15666 49 th ST N CLEARWATER	Ronni Blanch	4/8/15
Robert Lapierre	1027 CLEARWATER 15666 49 th ST N	Robert Lapierre	4/8/15
Robert Snyder	1038 15666 49 th ST N	Robert Snyder	4/8/15
JIM HECKMAN	113 MAPLE LN SW	Jim Heckman	4/8/15
Joyce Heckman	113 MAPLE LN SW	Joyce Heckman	4/8/15
Ed HURLBURT	LOT 1077	Edward Hurlburt	4/8/15
SUE WITWER	#1084	Sue Witwer	4/8/15
BILL LENNON	1121 15666 49 th ST N	Bill Lennon	4/8/15
HARRY GUIMOND	#1024 15666 49 th ST N	Larry Guimond	4-8-15
RICHARD J MATO	#1049 15666 49 th ST N	Richard J Mato	4-8-15

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Print Name	Address	Signature	Date
JOAN MEDERNACH	LOT 1055 15666 49 th ST N.	Joan Medernach	4/8/15
DOROTHY MATO	15666 49 th ST. N	Dorothy Mato	4/8/15
MARIA TERWILLIGER	15666 49th ST D	Maria Terwilliger	4/8/15
Ray Kaelen	Sub 1047 15666 49th St	Margaret Kaelen	4/8/15
Gilda LAVORANTE	1046 15666 49 ST	Gilda Lavorante	4-8-15
DANIEL LAJORANTE	1046 15666 49ST	Daniel Lajorante	4-8-15
LARRY TEDSTONE	LOT 1017 15666 49 th ST N.	Larry Tedstone	4-8-15
NORLAN R. JENKINS	15666 LOT 1055 49 th ST N.	GORDAN R. JENKINS	4/8/15
TERRY A. HURD	LOT 1087 15666 49 th ST. N.	Laverne Hurd	4-8-15
CARL WITWER	1084	Carl Witwer	4-8-15
Chase Eleanor	Lot 2029	Eleanor J. Chase	4/8/15
LEROY DESJARDIN	LOT 1024 15666 49 th ST	Leroy Desjardin	4/9/15
Gisèle Desjardin	15666 49th St	Gisèle Desjardin	4/9
Gerard Lagasse	15666 49th St Lot 1028	Gerard Lagasse	4/9/2015

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<u>Print Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
Phyllis L FUCHS	15666 49th STN. LOT 1033	Phyllis L Fuchs	4-9-15
JOHN H. LAPWORTH	15666 49 th ST. LOT 1034	John H. Lapworth	4-9-15
Claude J. Bouchard	15666 49 th ST. N # 1089	Claude Bouchard	4-9-15
Sandra Bouchard	15666 49 th ST. N # 1082	Sandra Bouchard	4/9/15
MARCEL LAFONTAINE - 1089		M. Lafontaine	4/9/15
ESTHER LAFONTAINE	1089	E Lafontaine	4/9/15
Cathy Wacker	15666 49 th ST. N # 1109	Cathy Wacker	4-9-15
DAWN LOVE-TUY	15666 49th ST N #101	Dawn Love-Tuy	4/9-15
Anita Floude	15666 49 th ST LOT 1153	Anita Floude	4-9-15
Phyllis CASEY	15666 49 th ST. N. LOT 1120	Phyllis Casey	4-4-15
BRUCE ADRENS	15666 49 th ST. N LOT 1081	Bruce Adrens	4/10/15
Jayne Hurlbourn	15666 49 th ST LOT 1077	JAYNE HURLBORN	4/10/15
Helen Cooney	15666 49 th ST LOT 1022	Helen Cooney	4/10/15
RUTH PRIENS	15666 49 ST. N # 1003	Ruth R. Priens	4/10/15

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<u>Print Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
CONNIE BERENDT	15666 49 th ST. N. #1073	Connie Berendt	4-10-15
LINDA MAQUIRE	15666 49 th ST. N. #1035	Linda Maquire	4-10-15
MARGIE MATHEWS	15666 N 49 th #1069	Margie Mathews	4-10-15
DAVID MATHEWS	15666 N 49 th #1069	David Mathews	4-10-15
JOE KISTLER	15666 49 th 1096	Joe Kistler	4-10-15
MARBE KISTLER	15666 49 th 1096	Marg Kistler	4-10-15
MARSHA SIEBERT	15666 49 th ST. N. #1155	Marsha Siebert	4-10-15
LOIS SABIA	15666 49 th ST 1103	Lois Sabia	4-11-15
MILDRED	15666 49 th ST #1106	Mildred	4/11/15
TOM BOGAR	15666 - 49 th ST 1152	Tom Bogar	4/11/15
BENE BEYM	15666 49 th ST 1152	Bene Beym	4/11/15
PATTY PAULEY	15666 49 th ST. N. #1114	Patty Pauley	4-11-15
BARBARA STUPAK	15666 49 th ST N. #1113	Barbara Stupak	4-11-15
RON & PEGGY SEGIEN	15666 49 th ST N. #1115	Peggy Segien	4-11-15

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Print Name	Address	Signature	Date
Ronald P. Syn	Lot 2115	[Signature]	04/11/2015
John Carmichael	15666 49 th St N #1125	[Signature]	04/11/2015
KATHY CARMICHAEL	15666 49 th St N #1125	[Signature]	4-11-15
JOAN BARON	15666 49 th St N #1133	[Signature]	4-11-15
PATRICIA HAGEN	15666 49 th St N #1124	[Signature]	4-11-15
ROBERT RENGEL	15666 49 th St N #1036	[Signature]	4-11-15
Sharon Rengel	15666 49 th St N #1036	[Signature]	4-11-15
DANIEL COUGHLIN	15666 49 th St N #1060	[Signature]	4-11-15
SUSAN J. COUGHLIN	15666 49 th St N #1060	[Signature]	4-11-15
John Valls	15666 49 th St N #1063	[Signature]	4/11/15
MARGARET DUDMAN	15666 49 th St N	[Signature]	4/11/15
DEROTHY SCOTT	15666 49 th St N #1066	[Signature]	4/11/15
ROBERT R. SNYDER	15666 49 th St N #1019	[Signature]	4/11/15
Kathy S. Snyder	15666 49 th St N #1019	[Signature]	4/11/15
SUE TEDSTONE	15666 49 th St N #1012	[Signature]	4/11/15

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Print Name	Address	Signature	Date
EDWIN RAMOS	CLEARWATER FL 33762 4840 164 th AVENUE		04-12-15
John T Garrett Jr	4851 164 th Ave N. Clearwater FL 33762		04-13-15
David S. Waddell	4835 164 th Ave. N.	David S. Waddell	04-19-15
Sarah Stephenson	4832 164 th Ave N.		04-19-15
David Stephenson	4832 164 th AVENUE		4/19/15
EUS O'DEWYER	16238 48 th N.		4/19/15
Francine Gilto	4865 163 rd AVENUE	Francine Gilto	4-19-15
Justin Enge	4820 163 rd Ave N	Justin Enge	4-19-15
CLAUDIA O'LEARY	4820 163 RD AVE N.		4-19-15
Nim Hehnen-Cushing	4828 163 rd Ave N.		4-19-15
Sandra L. Snyder	4835 164 th Ave. N.	Sandra Snyder	04-19-15
John King	4805 163 rd Ave N.		4-19-15
Koy Cushing	4828 163 rd Ave N		4-19-15
Amie S. Hehnen	4828 163 rd AVENUE		4-19-15
Wendy Rohr	4834 163 rd Ave N	Wendy Rohr	4/19/15

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April 7, 2015

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315 Court Street, Clearwater, Florida. 33756

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4835 164th Avenue North
Clearwater, Florida. 33762

Subject: Case Number Previous Z/LU-3-8-07 Bayside Reserves Inc. and Current Z/LU-3-3-15.

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Print Name	Address	Signature	Date
KAREN BELTAND	15777 BOLESTA RD #99	<i>[Signature]</i>	4/13/15
William Boese	15777 Bolesta Rd #228	<i>[Signature]</i>	4-13-15
RICHARD G. FELDT	15777 BOLESTA RD #231	<i>[Signature]</i>	4-13-15
Susan Tracy	15777 Bolesta 195	<i>[Signature]</i>	4-13-15
Judith Rye	15777 Bolesta Rd #236	<i>[Signature]</i>	4/13/15
Denise Bosquez	15777 Bolesta Rd #243	<i>[Signature]</i>	4-13-15
Jane York	15777 Bolesta Rd #225	<i>[Signature]</i>	4-13-15
DAVID SWESLEY	15777 Bolesta Rd #234	<i>[Signature]</i>	4-13-15
Gerald Miller	15777 Bolesta Rd #147	<i>[Signature]</i>	4/13/15
DIANE HANDY	LOT 175 POPLAR DR 15777 BOLESTA RD	<i>[Signature]</i>	4/13/15
GEORGE BARBER	LOT 15 15777 BOLESTA RD	<i>[Signature]</i>	4-13-15
WILLIAM CAIRNS	15777 BOLESTA RD #190	<i>[Signature]</i>	4-13-15
BILL HANDY	15777 BOLESTA RD #175	<i>[Signature]</i>	4/13/15
Victor Tracy	15777 BOLESTA RD #195	<i>[Signature]</i>	4-13-15
MERV CAIRNS	15777 BOLESTA RD #190	<i>[Signature]</i>	4-13-15

April 7, 2015

Petition in Opposition

To: The Honorable County Commissioners and Staff, Pinellas County Local Planning Agency, Pinellas Planning Council, and the Pinellas County Wide Planning Authority. 315 Court Street, Clearwater, Florida. 33756

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Print Name	Address	Signature	Date
John Johnson	15666 49 th St N Clearwater FL	[Signature]	4-14-15
CAROL JOHNSON	15666 49 th ST	Carol Johnson	4/14/2015
GRACE HUGGINS	15666 49 th St.	Grace Huggins	4/14/2015
JOHN A. JUDSON	15666 49 th ST. N. Lot 1037	John Judson	4/14/15
Judy L. Judson	15666 49 th St. N. Lot 1037	Judy L. Judson	4/14/15
Pamela Houghtaling	15666 49 th St N Lot 1080	Pamela Houghtaling	
JANE P. BROOKS	15666 49 th St N Lot 1030	Jane P. Brooks	
Angela J. Brooks	15666 49 th St N Lot 1030	Angela J. Brooks	
Sue Matthews	15666 49 th St #1034	Sue Matthews	
Phyllis McLaughlin	15666 49 th St. N. #1135	Phyllis McLaughlin	
JAMIE McLAUGHLIN	15666 49 th St. N. #1135	Jamie McLaughlin	
Terry P Bogard	15666 49 th St. N #1132	Terry P Bogard	4/14/15
Linda Bogard	15666 49 th St N #1132	Linda Bogard	4/14/15
STEVE MATTHEWS	15666 49 th ST N # 1129	Steve Matthews	04/14/15

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<u>Print Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
MARILYN Bolinger	15777 Bolesta Rd #208	Mary Bolinger	4/13/15
Vicki Hall	15777 Bolesta Rd 47	Vicki Hall	4-13-15
JAMES CHICANO	15777 BOLESTA RD #196	Jameel Chicano	4/13/15
JIM HECKMAN	15777 BOLESTA RD #113	Jim Heckman	4/13/15
LINDA DUDLEY	15777 BOLESTA RD #22	Linda Dudley	4/13/15
Arlene Frechette	15777 Bolesta Rd #41	Arlene Frechette	4/13/15
JO ANN FRECHETTE	15777 Bolesta Rd #41	Jo Ann Frechette	4-13-15
BARBARA WHIPPLE	15777 BOLESTA RD #214	Barbara L. Whipple	4-13-15
JOAN DUDLEY	15777 BOLESTA RD #122	Joan Dudley	4-13-15
RICHARD LYTTLE	15777 Bolesta Rd #9	Richard Lyttle	4/13/15
Deborah Lyttle	15777 BOLESTA RD #9	Deborah Lyttle	4/13/15
KATAY O'KEILLY	15777 BOLESTA RD #78	Katay O'Keilly	4-13-15
LARRY JEFFEAYS	15777 Bolesta Rd #214	Larry Jeffeays	4-13-15
JOYCE HECKMAN	15777 BOLESTA RD #113	Joyce Heckman	4-13-15
NORA CONNERS	15777 BOLESTA RD #199	Nora Connors	4/14/15

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Print Name	Address	Signature	Date
PAUL MANN	15777 BOLESTAR RD LOT #130	Paul S. Mann	04/14/15
GLORIA MANN	15777 BOLESTAR #130	Gloria Mann	4/14/15
DONNA STRADLEY	15777 BOLESTAR #51	Donna Stradley	4/14/15
KENNY WRIGHT	15777 BOLESTAR #176	Kenny Wright	4/14/15
ANNETTE DAVIDSON	15777 BOLESTAR #30	Annette Davidson	4-14-15
Charlene Brandeberry	15777 Boleta #349	Charlene Brandeberry	4-14-15
JAMES JONES	15777 Boleta #221	James Jones	4-14-15
KENNETH H. D. S. H. D. F. R. #189	15777 Boleta Rd #189	Kenneth H. D. S. H. D. F. R.	4-14-15
EAGE SCHMID	15777 Boleta Rd #166	Eage Schmid	4-14-15
SARAH BOND	15777 BOLESTAR RD LOT 51	Sarah Bond	4/14/2015
MABEL N. HERRICK	15777 BOLESTAR RD #101	Mabel N. Herrick	4-14-15
KEVIN ANKIRI	5777 BOLESTAR RD LOT 7	Kevin Ankiri	4/14/15
DEBRA REDD	15777 BOLESTAR RD LOT 51	Debra Redd	4/14/2015
Tom Fraas	15777 Boleta Rd #21	Tom Fraas	4/14/15
HAZEL SURPRISE	15777 BOLESTAR Rd #32	Hazel Surprise	4-14-15

HA
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Print Name	Address	LOT#	Signature	Date
William Pichard	15777 Bolesta Rd	#158	[Signature]	4/15/15
MARY Krolczyk	15777 Bolesta Rd	#158	[Signature]	4-15-15
KAY DAUGAARD	15777 Bolesta Rd	#46	[Signature]	4-15-15
MARIE BACKOS	15777 Bolesta Rd	#49	[Signature]	4-15-15
BRENDEN COTTRELL	15777 Bolesta Rd	Lot 200	[Signature]	4-18-15
Sherrell Weathers	15777 Bolesta Rd	#36	[Signature]	4-18-15
CANDI ATKINS	15777 Bolesta Rd	Lot 37	[Signature]	4-18-15
FRAN THOMPSON	15777 Bolesta Rd	Lot 12	[Signature]	4-18-15
JOSE APOITE	15696 Bolesta Rd	Apt A	[Signature]	4/18/15
WELMA APOITE	15696 Bolesta Rd	Apt. A	[Signature]	4/18/15
ICHAM RAJSAVONG	15617 Bolesta Rd		[Signature]	4-18-15
Kevin Skeens	15600 Bolesta Rd	Apt. A	[Signature]	4/18/15
Log Ramage	5260 Homer St	Clearwater FL 33760	[Signature]	4/18/15
James L. Holzkner	5300 Homer St	Clearwater FL 33760	[Signature]	4/18/15
15 David M. Medvid	5310 Homer St	Clearwater, FL 33760	[Signature]	4-18-15

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DOROTHY FREESTONE	15777 BOLESTA #77	Dorothy Freestone	4/15/2015
KATHY JOHNSON	15777 BOLESTA #7	Katherine S. Johnson	4-15-15
C LAKEWCE OGDEN	15777 BOLESTA #6	Clarence Ogden	04-15-15
S LINDA OGDEN	15777 BOLESTA #6	Linda Ogden	04-15-16
Phillip C Heil	15777 Bolesta Rd. #103	Phillip C Heil	4-15-15
Theresa A Heil	15777 Bolesta Rd #103	Theresa A Heil	4-15-15
CLARA KHABE	15777 BOLESTA RD #92	Clara Khabe	4-15-15
GERPI LAWÉ	15777 BOLESTA LOT #93	Gerpi Lawé	4/15/15
Staus Eggen	15777 Bolesta Rd LOT #93	Staus Eggen	4-15-15
Tina LaPorte	15777 Bolesta Rd Lot 66	Tina LaPorte	4-15-15
CAROLE BARBOR	15777 BOLESTA RD. LOT #5	Carole Barbor	4/15/15
Sheila K. Clayton	15777 Bolesta Rd. #62	Sheila K Clayton	4-15-15
FALLINE JONES	15777 BOLESTA #60	Falline Jones	4-15-2015
Cheryl Osterander	15777 Bolesta Rd Lot #207	Cheryl Osterander	4-15-15
Ann T Pascha	15777 Bolesta #156	Ann T Pascha	4/15/15

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Print Name	Address	Signature	Date
Angela Sanford	15777 Boilesta Rd 31	[Signature]	4/15/15
BEVERLY MURBY	15777 BOLESTA #14	[Signature]	4/15/15
ROBERT MURBY	15777 BOLESTA Robert Murby Lot 14	[Signature]	4/15/15
LESLIE GIANNETTO	15777 BOLESTA RD. #15	[Signature]	4/15/15
Karen Peaslee	15777 Boilesta #19	[Signature]	4/15/15
Michael Keleman	15777 BOLESTA RD #43	[Signature]	4/15/15
Normi J. Fisher	15777 Boilesta Rd #206	[Signature]	4/15/15
William GREEN	15777 BOLESTA LOT 250	[Signature]	4/15/15
Kucille Green	15777 Boilesta Rd Lot 250	[Signature]	4/15/15
JAMES McCOLEMAN	15777 BOLESTA RD LOT 143	[Signature]	4-15-15
Helen J. FRIDRY	15777 Boilesta Lot 144	[Signature]	4-15-15
RUTH E HUPPE	15777 BOLESTA RD lot 148	[Signature]	4-15-15
George a. Huppe	15777 Boilesta Rd. Lot 148	[Signature]	4/15/15
Doyle Sanford	15777 Boilesta Rd 31	[Signature]	4/15/15
TRACEY IREY	15777 Boilesta Rd #89	[Signature]	4/15/15

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Print Name	Address	Signature	Date
DARIA DAY	15777 Boles Rd #162	Daria Day	4/18/15
Steve Crosby	15777 Boles Rd #108	Steve Crosby	4/18/15
Gerri Scott	15777 Boles Rd #5	Gerri Scott	4/18/15
PATRICK DIROMA	15777 BOLEST RD #4	Patrick Diroma	4-18-15
ERIC F. LYNN	15777 Boles Rd #2	Eric Lynn	4.18.15
Deborah K. Lynn	15777 Boles Rd #2	Deborah K. Lynn	4-18-2015
AILEE LADE	15777 Boles Rd #83	Ailee Lade	4/18/15
DAVID MCGEE	15777 Boles Rd #83	David McGee	4/18/15
BERNIE CROSBY	15777 BOLEST RD #108	Bernie Crosby	4/18/15
Eric Moore	15795 Boles Rd	Eric Moore	04/19/15
Angela Hammel	15798 Boles Rd	Angela Hammel	4/19/15
STEPHEN L. WADE	15692 BOLEST RD	Stephen Wade	4/19/15
PHYLLIS MAJER	5310 HOMER ST, CLW, FL	Phyllis Majer	4/19/2015
Bill L. Heisley	5261 Homer St. Clw, FL 33766	Bill Heisley	4/19/15
15 ROBERT BLOZ	5261 Homer St Clearwater, FL	Robert Bloz	4/19/15

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Print Name	Address	Signature	Date
Mike Guter	4789 162 nd Ave N	Mike Guter	4/19/15
MATTHEW BARNHART	4775 162 ND A	Matthew Barnhart	4/19/15
LISA BARNHART	4775 162 ND A	Lisa Barnhart	4/19/15
ERIC A. CARWATK	16130 49 th St. N	Eric A. Carwatk	4/19/15
Charlie Hynh	16108 49 th St. North	Charlie Hynh	4/19/15
Alan Waldauer	16086 49 th St. N	Alan Waldauer	4/19/15
Angela Waldauer	16086 49 th St N	Angela Waldauer	4/19/15
Richard T. Hubbard	16042 49 th St.	Richard T. Hubbard	4/19/15
Brandon Vorwaller	15962 49 th St N Clearwater	Brandon Vorwaller	4/19/15
JANET MOKRKOVIC	4945-162 nd AVE. N.	Janet MokrkoVIC	4-19-15
MILUTIN MOKRKOVIC	4945-162 nd AVE. N.	Milutin MokrkoVIC	4-19-15
KEVIN SHARROW	4989 162nd Ave. N.	Kevin Sharrow	4/19/15
JOHN STEPHAN	16375 49 th St. N	John Stephan	4-19-15
Dale Austin	4835 164 th AVE. N.	Dale Austin	4-19-15

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Print Name	Address	Signature	Date
Kevin Fehr	4836 163 rd Ave N Clearwater, FL	[Signature]	4/19/15
Christina Dias	4837 163 rd Ave N Clearwater, FL 33762	[Signature]	4/19/15
Joad Dias	4837 163 rd Ave N Clearwater, FL 33762	[Signature]	4/19/15
Brandon Downs	4851 163 rd Ave N	[Signature]	4/19/15
Patricia L. Roxby	4865, 163 rd Ave N	[Signature]	4-19-15
Candace Adams	4880 163 rd Ave N	[Signature]	4-19-15
Celeste Cabrera	4887-163 Ave N	[Signature]	4-19-15
ANA REXAET	16205 49 th ST N.	[Signature]	4-19-15
Elizabeth Fierro	4811 162 nd Ave N Clearwater, FL	[Signature]	4-19-15
Frances Smith	4833 162 nd Ave N	[Signature]	4-19-15
Tyrome Booze	4887-163 Ave N	[Signature]	4-19-15
Harold Copeland	4880 163 rd Ave N	[Signature]	4-19-15
TERRY L. Roxby	4865, 163 rd Ave N	[Signature]	4-19-15
SUSI Downs	4851 163 rd Ave N	[Signature]	4/19/15
Rick Smith	4833 162 nd Ave N	[Signature]	4/19/15

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3rd original of
4/20/15

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Chris Ranson	5649 Charmant Dr.	<i>[Signature]</i>	04/20/15
AI MAREK	5651 Charmant Dr.	<i>[Signature]</i>	4/20/15
Bousann Champavent	5747 Charmant Dr.	<i>[Signature]</i>	4/20/15
Vone Simphey	5747 Charmant Dr.	<i>[Signature]</i>	4/20/15
GREG WALSH	3002 164TH PL NW	<i>[Signature]</i>	4-20-15
ANTHONY SCHULTZ	3011 164th Pl. N., LARGO	<i>[Signature]</i>	4/20/15
JACK HOOKMAN	2998 164th AVE	<i>[Signature]</i>	4/20/15
MARION RYSSO	2997 164th AVE	<i>[Signature]</i>	4-20-15
Sudhis Patel	5715 Charmant Dr	<i>[Signature]</i>	4-20-15
Barbara Zaniewski	3024 Whitney Rd	<i>[Signature]</i>	4-20-15
S.McBURNAY WARDWELL	1990 Carolina Ct.	<i>[Signature]</i>	4-20-15
JOHN F BOLAND	1993 CAROLINA Ct	<i>[Signature]</i>	4-20-15
JOAN BROWN	1971 CAROLINA CT	<i>[Signature]</i>	4-20-15
NICK BERTUCCI	1955 Plantation Blvd	<i>[Signature]</i>	4-20-15
AARON CARDENAR	1971 GEORGIA CIR. N.	<i>[Signature]</i>	4/20/15
16 ELIZABETH PYLUK	1971 GEORGIA CIR. N.	<i>[Signature]</i>	4/20/15

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Print Name	Address	Signature	Date
Cory Staples	3048 Whitney Rd Clearwater	<i>[Signature]</i>	4/21/15
Margaret Staples	3048 Whitney Rd. Clw. Fl	<i>[Signature]</i>	4-21-15
ALAN MARCOTT	3236 Whitney Rd, Clearwater	<i>[Signature]</i>	4/21/15
Nancy L Kullack	1997 Georgia Cir S Clearwater	<i>[Signature]</i>	4/21/2015
Alicia Henderson	1989 GEORGIA CIR S, CLEARWATER FL 33760	<i>[Signature]</i>	4-21-15
MARGARET Henderson	1989 Georgia Cir S Clearwater	<i>[Signature]</i>	Margaret Henderson 4-21-15
Mark Burykin	1986 Georgia Cir Clearwater	<i>[Signature]</i>	4/21/15
SAL TASSONE	1970 Georgia Cir Clw	<i>[Signature]</i>	4-21-15
Thomas Hutchinson	1964 GEORGIA CIR N Clearwater	<i>[Signature]</i>	4/21/15
Wm. HERMANN	1962 GEORGIA CIR N Clearwater	<i>[Signature]</i>	4-21-15
Matthew Isbet	1960 Georgia Cir N. Clearwater	<i>[Signature]</i>	4-21-15
Terry Hancock	1945 Georgia Cir N. Clearwater	<i>[Signature]</i>	
John Corniello	1957 Georgia Cir W Clearwater	<i>[Signature]</i>	4/21/15
RICHARD W ZEH	1955 Georgia Cir W, FL 33760	<i>[Signature]</i>	4-21-15
Jim Cairns	3000 Whitney Rd Clw 33755	<i>[Signature]</i>	4/21/15

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Print Name	Address	Signature	Date
Jeffery M. Hoyt	16064 49 th Ln N	[Signature]	4-21-15
EDNA LIMA	2034 58 th Ln N	[Signature]	4/21/15
Valerie Schumacher	2033 58 th Ln N Clearwater	Valerie Schumacher	4/21/15
Eva Dobos	2023 58 th Ln N	Eva Dobos	4/21/15
Michael Calder	2022 58 th Ln Clear.	MK Calder	4-21-15
Susan Heiny	2014 58 th Ln N.	Susan Heiny	4-21-15
Lisa Wetzel	2014 58 th Ln N	Lisa Wetzel	4-21-15
Gil Sterling	2024 58 th Way N	Gil Sterling	4-21-15
Keith King	2021 58 th Way N	[Signature]	4-21-15
Stephen Beck	2033 58 th Way N	[Signature]	4-21-15
Michelle Whitlock	3010 164 th Pl. N.	[Signature]	4-21-15
Ella Caamano	3010 164 th Pl. N.	[Signature]	4-21-15
Daniel Logan	2020 58 th St N Clearwater	[Signature]	4-21-15
Nancy Calder	2022 58 th Ln Clear.	Nancy Calder	4-21-15
Patricia Beck	2023 58 th Way N	[Signature]	4-21-15

April 7, 2015

Petition in Opposition

To: The Honorable County Commissioners and Staff, Pinellas County Local Planning Agency, Pinellas Planning Council, and the Pinellas County Wide Planning Authority. 315 Court Street, Clearwater, Florida. 33756

From: Pinellas Groves Hamlet Citizens Committee
4835 164th Avenue North
Clearwater, Florida. 33762

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Print Name	Address	Signature	Date
CAROL RYAN	15777 ^{BOLESTA} #23	Carol Ryan	4-22-15
BARB BUGZ	15777 BOLESTA #182	Barb Bugz	4-22-15
MIKE PERL	1870 Pomenade Way	Mike Perl	4-22-15 ^{MIKE PERL}
JOHN HEGER	1996 PROMENADE WAY	John Heger	4/22/15
Kathy DAngelo	1993 Promenade Way	Kathy DAngelo	4-22-15
PAUL BRYANT	1973 PROMENADE WAY	Paul Bryant	4-22-15
Drake Douglas	3084 BRANCH DRIVE	Drake Douglas	4-22-15
Neil McMullen	3046 Branch Drive CLWTR 33760	Neil McMullen	4/22/15
HELEN DAWLY	1921 NORTHFORK Cir CLWTR 33760	Helen Dawly	4/22/15
Mary Lou Wells	1919 Northfork Cr. Clwtr 33760	Mary Lou Wells	4-22-15
Diane Smiguel	1918 Northfork Cr Clwtr 33760	Diane Smiguel	4-22-15
David Anderson	1916 North Fork Cr Clw 33760	David Anderson	4-22-15
JOHN DAWLY	1921 NORTHFORK Cir CLWTR 33760	John Dawly	4-22-15
DEBBIE ROTH-HEGER	1996 PROMENADES WAY	Debbie Roth-Heger	4/22/15
15 Roger Wells	1919 northfork circle	Roger Wells	4/22/15

April 7, 2015

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Print Name	Address	Signature	Date
Miguel Coste	1941 Promenade Way	Miguel Coste	4-23-15
Diem Nguyen	1945 Promenade Way	Diem Nguyen	4-23-15
George D Lord	1949 Promenade Way	George D Lord	4-23-15
LYNANN RAPAPORT	1953 PROMENADE WAY	Lynann Rapaport	4/23/15
500 JAMES MONROE	1953 PROMENADE WAY	James Monroe	4-23-15
Fat Martens	1992 Georgia Circle South	Fat Martens	4/23/15
BRITTANY KAY GILAN	1993 Hidden Springs	Brittany Kay Gilan	04/23-15
Donna Hostnick	1975 Hidden Springs Pl	Donna Hostnick	4/24/15
Bryan Hostnick	1975 " " " "	Bryan Hostnick	4/24/15
NANCY RUFF	1974 " " " "	Nancy Ruff	4/24/2015
Natasha Kucheredaj	1980 " " " "	Natasha Kucheredaj	4-24-15
Scott Shore	1986 Hidden Springs place	Scott Shore	4/24/15
Susan Shore	1986 Hidden Springs place	Susan Shore	4/24/15
Wian Felkman	2947 166th Ave N	Wian Felkman	4/24/15
JOE PITTALUGA	2959 166 TH AVEN	Joe Pittaluga	4/24/15

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Print Name	Address	Signature	Date
Tony Collins	15777 BOLESTA RD #163	Tony Collins	4/23/15
MARY T. Miller	15777 Bolesta Rd	Mary J. Miller	4/23/15
Alan Stockton	15777 Bolesta Rd ¹⁵⁸	Alan Stockton	4/23/15
David Weick	15777 Bolesta Rd ¹⁵⁸	David Weick	4/23/15
Ruby Johnson	16174 49th ST N	Ruby Johnson	4/23/15
Paul Johnson	16174-49th ST N	Paul Johnson	4/23/15
Coreen Cahn	2072 Overlook PL CLINTR, FL 33760	Coreen Cahn	4/23/15
Robert S. Pastorius	3062 Overlook Place	Robert S. Pastorius	4/23/15
Quinta Pastorius	3062 Overlook PL Clearwater	Quinta Pastorius	4/23/15
Osmond Merrill	3068 Overlook PL Clearwater, FL 33760	Osmond Merrill	4/23/15
GARY W. FAGG	3096 OVERLOOK PL, Clearwater, FL 33760	GARY W. FAGG	4/23/15
MARY SULLO	1949 North York Circle	MARY SULLO	4/23/15
Mary Wilson	3065 Overlook Pl Clintr	Mary Wilson	4/23/15
Joanne Emery	1969 Promenade Way	Joanne Emery	4.23.15
Scott Gouse	1969 Promenade Way	Scott Gouse	4/23/15

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Print Name	Address	Signature	Date
CECILIA MCKINSTRY	2028 59 th ST. N	[Signature]	4/24/2015
Meghan Byrd	2011 59 th ST N	Meghan Byrd	4/24/15
CARL SAGRO	2940 166 th Ave. N.	[Signature]	4/24/2015
GAYLE SAGRO	2940 166 th Ave. N.	[Signature]	4/24/15
Maria G. McCue	2930 166 th Ave N	[Signature]	4/24/15
MATT WALTER	2907 166 th Ave N	[Signature]	4/24/15
Alison Bissell	2907 166 th Ave N	[Signature]	4/24/15
Eric Pedersen	2920 169 th Ave N	Eric Pedersen	4/24/15
Paul Ferrentino	2066 59 th Street N	Paul Ferrentino	4/24/15
Beth Ferrentino	2066 59 th Street N.	Beth Ferrentino	4/24/15
Beverly Shumard	2071 59 th ST N	[Signature]	4-24-15
Jantana VISCO	2079 59 th ST N	[Signature]	4/24/15
EWIT VISCO	2079 59 th ST N	[Signature]	4/24/15
Joshua Abrams	2083 54 th ST N	[Signature]	4/24/15
Uasliki Abrams	2083 54 th ST N.	Uasliki Abrams	4/24/15

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Print Name	Address	Signature	Date
Vincent J. Morelli	4855 162nd Ave N		4-24-15
Mocina El Mociti	2031 58th way		4-25-15
Christina M. Roth	2035 58th way		4/25/15
LAUREN R. DRAKE	2106 58th way		4-25-15
Lauren Westerberger	2030 58th St N.		4/25/15
Marcus Hemmaway	2030 58th St N		4/25/15
Ted Jones	3082 Branch Dr		4/25/15
Christie Jones	3082 Branch Dr		4/25/15
Brian Cooper	3132 Shoreline Dr		4/25/15
Karen Hodges	Karen Hodges 3136 Shoreline Dr		4/25/15
Melissa Heinz	3132 Shoreline Dr.		4/25/15
Jason Heinz	3132 Shoreline Dr.		4/25/15
Belinda Yoway	3130 Shoreline Dr.		4-25-15
Antonio Yoway	3130 Shoreline Dr		4-25-15
15 Mauricio Yoway	3130 Shoreline Dr		4-25-15

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Print Name	Address	Signature	Date
Whitney Vorwaller	15912 49th	[Signature]	4-25-15
Saby Eborer	15874 49th St N	[Signature]	4/25/15
Steve Homer	15874 49th St N	Stephen Homer	4/25/15
Emma Nigron	15874 49th St N	Emma Nigron	4/25/2015
Bill Steele	3003 164th Pl	[Signature]	4/25/2015
John Hykes	2926 163rd Ave N	[Signature]	4/25/2015
Cheryl Walkup	2986 164th Av N	[Signature]	4/25/15
ERIC WALKUP	2986 164th Av N	[Signature]	4/25/15
GARY ROSEMAN	2982 164th Ave	[Signature]	4/25/15
Kim Snyder	2965 164th Ave N	[Signature]	4/25/15
DEBBIE DENING	1993 Carolina Ct	[Signature]	4/25/15
Doug Bizjak	1956 Georgia Cir	[Signature]	4-25-15
Tyfani Avery	1954 Georgia	[Signature]	4/25/15
Jerry Hancock	1954 Georgia Circle N	[Signature]	4/25/15
15 CORINA NEWMAN	1994 Georgia Cir S	[Signature]	4/25/15

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April 7, 2015

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Print Name	Address	Signature	Date
Vip Hap Hone	3187 Shoreline Dr	[Signature]	4/26/15
ALAN TORRES	3183 Shoreline Dr	[Signature]	4/26/15
Victoria Brinson	3198 Shoreline Dr	[Signature]	4/26/15
Dick Brissette	3168 Shoreline Dr	[Signature]	4/26/15
Dawn Simons	Dawn Simons 3168 Shoreline	[Signature]	4/26/15
Helmi Baydown	3164 Shoreline Dr. 33760	[Signature]	4-26-15
Mohamed Baydown	3164 Shoreline Dr 33760	[Signature]	4/26/15
Dense Dowling	3162 Shoreline DR 33760	[Signature]	4-26-15
Larry Dowling	3162 Shoreline Dr 33760	[Signature]	4-26-15
DAWN SIMONS	3168 SHORELINE DR 33760	[Signature]	4-26-15
RICK BRISSETTE	3168 SHORELINE DR 33760	[Signature]	4-26-15
MICHAEL CARBONI	1916 Promenade Way 33760	[Signature]	4-26-15
DAVID ISHERWOOD	8214 Bay Isle Cir 33760	[Signature]	4-26-15
RICH SPANG	5116 Bay Isle Cir	[Signature]	4-26-15
Kathy Spang	5116 Bay Isle	[Signature]	4-26-15
15 Mike Plegos	5121 Bay Isle	[Signature]	4-26-15

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Print Name	Address	Signature	Date
DAN STAMPER	4800 164 th AVE.	<i>[Signature]</i>	4/25/15
CATHERINE STAMPER	4800 164 th AVE.	<i>[Signature]</i>	4/25/15
Kerry Biorchetti	5233B Homer ST	<i>[Signature]</i>	4/25/15
Tiffany Jerichow	15600 Bolesford Ave	<i>[Signature]</i>	4/28/15
Kevin Skoeps	15600 Bolesford Ave	<i>[Signature]</i>	4/28/15
Ianya Johnson	5275 Homer Street	<i>[Signature]</i>	4/26/15
Latoya Johnson	5275 Homer Street	<i>[Signature]</i>	4/26/15
MARY SAMPSON	3165 Homer ST #C	<i>[Signature]</i>	4/26/15
William Sampson	3165 Homer ST #C	<i>[Signature]</i>	4/26/15
Michael Diamond	5350 Homer street	<i>[Signature]</i>	4/26/15
DONNIE SWINER	15660 ALMA AVE	<i>[Signature]</i>	4/24/15
FRANK NICHOLAS	15661 ALMA AVE	<i>[Signature]</i>	4/26/15
KETH MARTIN	15251 RUNDLES RD	<i>[Signature]</i>	4-26-15
Matt Feldman	15661 Alma Ave	<i>[Signature]</i>	4/26/15
ANN SOLOMON	15740B Alma Ave	<i>[Signature]</i>	4/26/15

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Print Name	Address	Signature	Date
Martha Rankhorn	Lot 1142 15666 49 th St N	Martha C Rankhorn	4/26/15
Homer Rankhorn	" "	Homer Rankhorn	4/26/15
Mark Mastry	16032 49 th St N		4-26-15
CHARMAINE MACKOWIAK	15666 49 th St N 1057	Charmaine Mackowiak	4-26-15
MARIO RODRIGUEZ	"15666" 1057	Mario Rodriguez	4-26-15
Gary Caputo	3131 Shoreline Dr		4-26-15
JANE MORSE SWETT	3141 Shoreline Dr	Jane Morse Swett	4-26-15
David Swett	3141 Shoreline Dr	David Swett	4-26-15
Missa Mulas	3147 Shoreline Dr	Missa Mulas	4-26-15
JOHN MULA	3147 Shoreline Dr	John Mula	4-26-15
GERRY GALLO	3159 SHORELINE DRIVE	Gerry Gallo	4/26/15
CATHY GALLO	3159 SHORELINE DRIVE	Cathy Gallo	4/26/15
Anne Fennie	3156 Shoreline Dr	Anne Fennie	4/26/15
Lyme MAGAZINE	3158 Shoreline Dr. Clearwater 33760	Lyme Magazine	4/26/15

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<u>Print Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
Brenda FURNELL	15777 Bolesia Rd #22	Brenda Furnell	4-29-15
William ECHENBERGER	15777 BOLESTIA L-155	William Echen	4-29-15
Bruce PIZZO	15777 BOLESTIA LOT 131	Bruce Pizzo	4-29-15
LAWRA RAFFERTY	15777 BOLESTIA Rd. #22	Laura Rafferty	5/4/15
LISA MAHONY	2023 Dodge St Clearwater 33760	Lisa Mahony	5/4/15
Far Mahony	2023 Dodge St Clearwater	Far Mahony	5/4/15
Savannah Ard	2023 Dodge St Clearwater	Savannah Ard	5/4/15
Loyce LaPlante	2011 Dodge St Clearwater	Loyce LaPlante	5/4/15
Justin Gonzalez	2007 Dodge St Clearwater	Justin Gonzalez	5/4/15
Gisely Santos	2014 Dodge St Clearwater	Gisely Santos	5/04/15
RICHARD KILG	2022 DODGE ST CLEARWATER	Richard Kilg	5/4/15
JOE IANNOTTI	2026 Dodge Clearwater	Joe Iannotti	5/4/15
Nancy Iannotti	2026 Dodge Clw	Nancy Iannotti	5/4/15
Diana Benner	2017 Dodge St Elw.	Diana Benner	5/4/15
15 DONNA B. B. S.	2051 Dodge St.	Donna B. S.	5/4/15

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Print Name	Address	Signature	Date
Robert Rossner	1986 OAK ST PAR	[Signature]	5-5-15
Justin Reynolds	1969 Oak St Clearwater	[Signature]	5-5-15
Mark Fuks	1946 Oak St. CLW	[Signature]	5/5/15
ALBERT PERRINO	1945 OAK ST. CLW	Albert Perrino	5-5-15
MARTHA M FELIPEZ	1947 OAK ST CLW	Martha Felipez	5-5-15
MICHELLE MARRAS	1934 OAK ST CLW	[Signature]	5-5-15
Yomari Feliciano	1852 OAK ST XS	[Signature]	5-5-15
GETRANI (GANGAD) KEX	1847 OAK ST CLEARWATER	[Signature]	5-5-15
C. GANGADEEN	1847 OAK ST. CLEARWATER FL.	[Signature]	5-15/15
ROSO SEDLO	1833 OAK ST. CLEARWATER FL	[Signature]	5/5/15
Linda Talkington	1832 Oak St Clearwater FL	L Talkington	5-5-15
TD COOPER	1982 WHITNEY CANY BLVD CLEAR FL 771	[Signature]	5-5-15
Pethik Patel	2009 Longboard Lane Clearwater FL	[Signature]	5/5/15
GEORGE W. BOLLERACK	2015 LONG BRANCH LANE CLEARWATER FL	[Signature]	5/5/15
WYNNE MORRIS	2014 LONG BRANCH LANE, CLEAR FL. 33760	[Signature]	5/5/15

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Print Name Address Signature Date

GERALDINE MILES 2043 62ND ST. NORTH. Geraldine Miles 5/5/15

JENNIFER REINHART 2026 62ND PTN. JReinhart 5-5-15

LILLIE SDAO 2014 - 62nd STN. Lillie Sdao 5-5-15

Denise Swenson 2803 Eagle Run Swenson 5-5-15

AARON LUKOSAVICH 2811 EAGLE RUN CIRC N Lukosavich 5/5/15

JUDY LYNN HOELKE 1959 SAPPHIRE LANE 5/6/15

JERRY W. PERRY 1980 COBBLESTONE WAY Perry 5-6-15

TRENE DENARO 1972 COBBLESTONE WAY Denaro 5/6/15

FRANK DENARO 1972 COBBLESTONE WAY Frank Denaro 5/6/15

JUSTIN WISE 1960 COBBLESTONE WAY Wise 5/6/15

JASON RYDER 1943 COBBLESTONE WAY Jason Ryder 5-6-15

KAREN SPRINGER 1931 COBBLESTONE WAY Karen Springer 5-6-15

MIKE COULOMBE 1927 COBBLESTONE WAY Mike Coulombe 5-6-15

BRIAN HUSSY 1916 COBBLESTONE WAY Brian Hussey 5-6-15

Bruce Blazej 1950 Brookstone Way Blazej 5/6/15

of 652

Judy Lynn Hoelke

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April 7, 2015

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To: The Honorable County Commissioners and Staff, Pinellas County Local Planning Agency, Pinellas Planning Council, and the Pinellas County Wide Planning Authority. 315 Court Street, Clearwater, Florida. 33756

From: Pinellas Groves Hamlet Citizens Committee
4835 164th Avenue North
Clearwater, Florida. 33762

Subject: Case Number Previous Z/LU-3-8-07 Bayside Reserves Inc. and Current Z/LU-3-3-15.

The following citizens and residents of Pinellas Groves Hamlet Citizens Committee request that the County Honor the contractual obligation as stated in section 10.3 of the development agreement. As stated, that the land use and zoning of subject properties will revert to the previous land use/zoning designations that existed on subject properties prior to this contractual/development agreement becoming effective if no construction commencement period within 5 years occurred. That LPA staff recommendation does not honor the agreed commitment, and Pinellas Groves Hamlet Citizens Committee request that per section 10.3 of the development agreement be executed per the development agreement.

Print Name	Address	Signature	Date
DEBRA Binge	15777 Bolessta #140	Debra Binge	4-28-15
FRANCIS BINGE	15777 Bolessta Lot 140	Francis Binge	4-28-15
Paulette Stewart	15666 49st N. #1022	Paulette Stewart	4-28-15
Angela Marx	2023 54th St N	Angela Marx	4-28-15
LYNN RANSOM	15777 Bolessta #140	Lynn Ransom	4-28-15
KJ. STOROZOW	16255 49st N.O (Lot 164)	KJ StoroZow	5-4-15
MARIAN FISHER	16255 49st N.O	Marian Fisher	5-4-15
WILLIAM SMITH	2026 Long Branch Ln	William Smith	5-5-15
Alicia Santos	2026 Long Branch Lane	Alicia Santos	5-5-15
Wanda Vanderhorst	2033 Long Branch Lane	Wanda Vanderhorst	5/5/15
LISA LANGAN	2003 Long Branch Ln (W)	Lisa Langan	5/5/15
NAZIM TAGEDDINE	2816 Branch Ave	Nazim Tageddine	5-5-15
BYRIANA TAGEDDINE	2816 Branch Ave	Byriana Tageddine	5/5/15
Michael Effkles	2811 Branch	Michael Effkles	5/5/15
15 ROSA CAMPO	2061 49th St	Rosa Campo	5/5/15

April 7, 2015

Petition in Opposition

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Print Name	Address	Signature	Date
JAMES ATHAW	1943 LEVINE LN		5/6/2015
CHARLES S. HOLLOWAY	1903 LEVINE LN		5/06/2015
Cordell Winkers	1919 LEVINE LN		5/6/2015
Jennie Ffalkides	1967 LEVINE LN CLEARWATER		5/14/15
Roger Emery	1983 LEVINE LN CLEARWATER		5/06/15
Thomas Charles	1990 LEVINE LN CLR		5/06/15 ^{Thomas Charles}
EDWARD ERKAR	1981 SAPPHIRE LN		5/6/15
Johanna Perez-Shoulin	1979 Sapphire Ln		5/6/15
JASON TILLY	1965 SAPPHIRE LN		5/6/15
Andrea Tilly	1965 Sapphire Ln		5/6/15
Nellie Griffin	1941 Sapphire Ln		5/6/15
Biff Griffin	1941 Sapphire Ln		5/6/15
BRUCE STEVENS	1935 SAPPHIRE LN		5-6-15
Paul Shoulin	1979 Sapphire LN		5/6/15
Dick Shearer	1964 COBBLESTONE WAY		5/4/15

15

April 7, 2015

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<u>Print Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
Vanessa Wise	1910 Cobblestone way	Vanessa Wise	5/6/15
Robert Mazur	1932 Cobblestone Way	Robert Mazur	5/6/15
Milena Mazur	1932 Cobblestone Way	Milena Mazur	5/6/15
John Stima	1926 Cobblestone Way	John Stima	5/6/15
Nicole Lytwyn	1926 Cobblestone Way	Nicole Lytwyn	5/6/15
Doug Stima	1926 Cobblestone Way	Doug Stima	5/6/15
Jason Hart	1919 Cobblestone Way	Jason Hart	5-6-15
Nicole Hart	1919 Cobblestone Way	Nicole Hart	5-6-15
Douglas Hussey	1916 Cobblestone Way	Douglas Hussey	5/6/15
Melissa Bratter	1936 Cobblestone Way	Melissa Bratter	5/6/15
MIKE BROWN	1971 CAROLINA CT	MIKE BROWN	5/7/15
ROBERT SALTIEL	1987 CAROLINA CT	ROBERT SALTIEL	5/7/15
Shaila Lyons	1983 Georgia Cir. No. 33760	Shaila Lyons	5/7/15
Michael Igouina	2826 Whitney Road	Michael Igouina	5/7/15
15 Nancy Herring	1928 LEVING LAKE Whitney Rd	Nancy Herring	5/7/15

4.98 TOTAL

April 7, 2015

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Print Name Address Lot L37 Signature Date

Shirley Glenn 15777 Bolesta Rd Shirley Glenn 5-7-15

MIGUEL REYS 15777 Bolesta Rd Miguel Reyes 5-7-15

Khena Kara 2015 Arbor Dr [Signature] 5-7-15

Patrick Cotter 2019 A. Arbor Dr [Signature] 5-7-15

Dominique Masthise 2004 Arbor Dr [Signature] 5-7-15

MICHAEL DIENER 2021 ARBOR DR [Signature] 5-7-15

Shawn Dillon 2012 Arbor Dr [Signature] 5-7-15

KATHLEEN REICHARD 2025 ARBOR DR [Signature] 5-7-15

Rebecca Roberts 2023 Arbor Dr. Clearwater, FL 33760

1000 ↑
ANGELA H. Ramirez - 2007 Arbor Dr. Clearwater, FL 33760 5/7/15

RAYMOND LEPPA 2011 Arbor Dr. 33760

Heather Cusmano 2033 Arbor Drive [Signature] 5-7-15

J CARTWRIGHT JR 2053 Arbor Dr [Signature] 5-7-15

Gene S. VANDI 3120 STARKLINE DR. [Signature] 5-7-15

TINA J. VANDI 3120 STARKLINE DR. [Signature] 5-7-15

15
705 TOTAL

April 7, 2015

Petition in Opposition

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Print Name	Address	Signature	Date
Marsha Siebert	15666 49 th St N #1155	Marsha Siebert	5-10-15
FRANCES DONIBERGER	15666 49 th St N #1044	Frances Doniberg	5-10-15
Garnet Koppius	# lot 1125	Garnet Koppius	5-10-15
Jean Rodriguez	# 1083	JEAN RODRIGUE	5-10-15
GABRIELLA RICHABONNAC	# 1011	Gabriella Chabonac	5-10-15

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Barbara Walker
3019 Bradford Circle
Palm Harbor, FL 34685

July 28, 2008



Department of Community Affairs
Attn: Ray Eubanks, Plan Processing Administrator
Division of Community Planning
2555 Shumard Oak Blvd.
Tallahassee, FL 32309

Dear Mr. Eubanks,

Subject: Case No. Z/LU 3-08-07

I feel that the proposed amendments and development at the Bayside Bridge are inconsistent with the Pinellas County Comprehensive Plan, as well as the National Bald Eagle Management Guidelines and the state Bald Eagle Management Plans.

Following are my comments in bold on the **National Bald Eagle Management Guidelines** as they apply to the Bayside Bridge.

Page 1 - the Guidelines are intended to:

Advise landowners, land managers and the general public of the potential for various human activities to disturb Bald Eagles, and encourage additional nonbinding land management practices that benefit Bald Eagles.

Page 9 - **To avoid disturbing nesting Bald Eagles, we recommend 1) keeping a distance between the activity and the nest, 2) maintaining preferably forested areas between the activity and around the nest trees, 3) avoiding certain activities during the breeding season.**

Page 15 - 1. **Protect and preserve potential roost and nest sites by retaining mature trees and old growth stands, particularly within ½ mile from water.**

This project does not encourage practices that benefit Bald Eagles. The recommendations in this case are unattainable due to prior habitat conversion. At this point in the game, the only choice is to protect the roost which is directly on the watershoreline.

Following are my comments on **The Florida Fish and Wildlife Conservation Commission Bald Eagle Management Plan** as they apply to the Bayside Bridge.

Lines 93 and 94 - **The population is not projected to experience significant declines over the next three eagle generations.**

That may not necessarily be true in highly urbanized environments where the rate of habitat conversion is higher than in rural areas. Data for Northern Pinellas County is attached. The Bald Eagle would not be the first species to be expatriated from Pinellas County.

Line 123 - 127 - **The goal of this management plan is to maintain a stable or increasing population of Bald Eagles throughout Florida in perpetuity. To achieve this goal, Bald Eagles and their nests must continue to be protected through science-based management, clear regulations, public education, and law enforcement. Continued conservation efforts are required to prevent Florida's population of eagles from being relisted.**

(The key word in this section being throughout, or not limited to only certain counties or regions.) Pinellas Counties population decreased last year as one pair of Bald Eagles which were nesting in a different cell tower did not return and were not relocated. Additionally, one of the few nests that were productive this season includes the Bayside Bridge. The Tampa Bay Bald Eagle population should be protected in perpetuity, especially because they are only 1 of 3 bay area Bald Eagles

from a historic population. This is as much a countywide issue as it is a regional issue and should be addressed with Raptor Management Plans in various counties throughout the state.

151 - Conservation of Bald Eagles in Florida through the implementation of this plan requires the cooperation of local, state and federal governmental agencies.

If we do not manage this at local levels throughout the state this plan will fail. In an urban environment every Bald Eagle territory is different and needs to be considered in responsible growth management practices.

Habitat - 360 - 386

Throughout their range, Bald Eagles use forested habitats for roosting and nesting, and expanses of shallow fresh-or-salt water for foraging. Nesting habitat is generally densely forested areas of mature trees that are isolated from human disturbance. Daytime roosts are generally in super-canopy trees adjacent to shorelines, and are typically located away from human disturbance. Communal roosts, which are rare in Florida, are located within three miles of water. The quality of foraging habitat is characterized by the diversity, abundance and vulnerability of eagle prey, the structure of the aquatic habitat and the extent of human disturbance. Bald Eagle nesting habitats are protected by law, but little or no emphasis has yet been placed on the preservation of roosting or foraging habitats. The greatest numbers of breeding eagles in Florida are found in densely forested areas along the central Gulf coast and around some of the larger inland lakes and river systems in the peninsula.

The land which starts approximately 660 feet from the cell tower is the Bayside Bridge Bald Eagle roosting and nesting habitat and is the habitat the Bald Eagle uses because under the cell tower is only houses which it can not use. The Bald Eagles flight path is to the north 9 out of 10 times. Protecting the flight path is also important in this case to avoid trending the Bald Eagle to the east which could give the airport a problem. The Bald Eagles at that site needs the forested area to add small vertebrates into their diet.

Historic Distribution 391 - 400

The Bald Eagle formerly bred from central Alaska and the Maritime Provinces south to Baja California and Florida. The historical size of eagle population is not known, but it is widely believed that eagles were abundant in areas with high quality forested and aquatic habitats, both coastally and inland. In Florida, the eagle was called abundant and common during the early 20th century. Florida's historic Bald Eagle population must have been well in excess of 1000 nesting pairs, and numbers around Tampa Bay and Merritt Island were thought to be among the densest breeding concentrations of a large raptor known anywhere on earth.

448 - 453 - The apparent stabilization of Bald Eagle nesting territories in Florida during the past five years may suggest that eagles have reached or exceeded their current carrying capacity in the state. If this is the case, then a slight population decline in the future might be expected as the population adjusts to carrying capacity. However, because carry capacity diminishes with habitat loss, it may be difficult to distinguish a decline cause by habitat loss from a decline due to an adjustment of carrying capacity.

Now that the eagles have been delisted it is important for us to be very careful with what we do in the areas where they live. We have signs in our area that we have reached carrying capacity and the decline we had in North Pinellas this year may be cyclical. It also may not be and we need to closely observe over the next couple of years to be clearer about where the Pinellas County Bald Eagle population is headed. In this case, if the pair is lost, it will be clearly to habitat loss which is certainly not the goal of the state plan. It is not the only territory which may be impacted by development in the near future either.

Lines 538 -541 - Recently USFWS (2007b) finalized and published new federal guidelines that recommend only one buffer for Bald Eagle nests in Florida, a zone that extends up to 660 feet from the nest depending on pre-existing activities, with additional restriction recommended during the nesting season.

The Bayside Bridge cell tower nest does not have the recommended 330 or 660 feet around it, it has houses around it. We need to start counting where the bird starts counting. We need to define buffer a lot better than that. The bird defines it at the start of its habitat, not ours.

553 and 554 Regulations of state water management districts and local governments provide additional layers of protections. Local regulations emphasize listed species (endangered, threatened, or species of special concern) and their habitats when considering comprehensive planning, zoning, development review, and permitting activities. Prioritization of listed species, requirements for surveys and documentation, increased buffer zones, protection of upland habitats, additional mitigation requirements, coordination and compliance with appropriate federal and state wildlife agencies, and more intensive levels of review are some of the procedures that local governments apply to listed species. Many of these secondary protections will be lost upon delisting of the Bald Eagle, unless local governments implement replacement measures.

Local regulations should emphasize preservation of Bald Eagle Habitat. They already have a team of volunteers to assist. Our regulations should protect their habitat which in this case is the property in question. Additional mitigation requirements aren't possible in this case; especially if we are at carrying capacity. Pinellas County should transfer this land to Parks and Recreation. The Pinellas County Comprehensive Plan says it will be a leader in conservation yet this proposal is on the table. Local governments are failing to implement replacement measures at this time so it is still up to the state to conduct very careful and prudent reviews especially where Bald Eagle nests are in question.

677 - Meteorologists are warning that we recently entered a 25 - 50 year cycle of greater hurricane activity and intensity, and coupled with anticipated longer-term climate changes associated with global warming, inclement weather may have a great impact on Florida's Bald Eagle population.

We could substitute the word Pinellas in the above and realize the human threats are not the only threats the Bald Eagle and other imperiled species face. They must have food, water and shelter. Building on the parcel at the Bayside Bridge is not a good idea for any species in that area because there isn't anything else left. This is the only chance the residents have for an open green space/park or preserve. We should use our Natural Resources very carefully. There are other equally suitable options for the affordable housing projects; there are none that can replace this habitat.

Conclusion

We need county wide or even regional Bald Eagle Management Plan which supports the goals of the State Bald Eagle Management Plan. This project should have been denied as it is inconsistent with more than just the Pinellas County Comprehensive Plan but also the National Bald Eagle Management Guidelines and the state Bald Eagle Management Plan.

Sincerely,



Barbara Walker
Audubon EagleWatch - North Pinellas



Clearwater Audubon Society
P.O. Box 97
Clearwater, Florida
33757

July 28, 2008

Department of Community Affairs
Attn: Ray Eubanks, Plan Processing Administrator
Division of Community Planning
2555 Shumard Oak Blvd.
Tallahassee, FL 32399

Dear Mr. Eubanks:

Subject: Pinellas County Comprehensive Plan Amendment Case No. Z/LU 3-8-07

This letter is to advise you that the Clearwater Audubon Society is opposed to Pinellas County Comprehensive Plan Amendment Case No. Z/LU 3-8-07 (aka Bayside Apartments/Bayside Reserves) adopted by the Board of County Commissioners at their July 22, 2008 meeting. Our organization has major concerns with the proposed amendment's potential impact on the local environment including, but not limited to, impacts on a nearby bald eagle nest (monitored by Clearwater Audubon Society volunteers), wildlife habitat, wetlands, floodplains and the coastal high hazard area/coastal storm area. We also believe that the proposed amendment is not consistent with numerous principles and policies of the Pinellas County Comprehensive Plan.

We understand that this amendment is being processed under the Alternative State Review Process Pilot Program established by Section 163.32465, FS which authorizes numerous state agencies to review and provide comments to the local government on proposed amendments within 30 days of receiving the amendment. As provided by statute, a challenge by the DCA involving the consistency of the amendment may be based only on issues raised in the comments provided by the reviewing agencies. Therefore, it is of utmost importance that the review agencies thoroughly review this amendment and timely provide comments to Pinellas County.

www.clearwateraudubon.org
727.442.9140



Clearwater Audubon Society

P.O. Box 97
Clearwater, Florida
33757

Please review the enclosed attachments listing policies of the Pinellas County Comprehensive Plan which we believe the proposed amendment may be inconsistent with, the Local Planning Agency Report recommending denial of the proposed amendment and three photographs taken of the onsite oak hammock mentioned to be in "very good condition" on page five of the Local Planning Agency Report.

Sincerely,

Mike McDonald 7/28/08

**Mike McDonald
President**

Enclosures: 3

**cc: Review Agencies
Michael Crawford, Pinellas Planning Council
Brian Smith, Pinellas County Local Planning Agency
Pinellas County Board of County Commissioners
Fred Marquis, Interim Pinellas County Administrator
James Bennett, Pinellas County Attorney**

April 7, 2015

Shady Lane Oaks Board of Directors Monthly Meeting:

Attention John Morroni, Chairman Pinellas County Commission

St. Pete Times recently published an article involving the expired Bayside Reserves plan. Pinellas County, C1 Bank and Pinellas County Surplus Land Trust-Bayside, Pinellas Community Housing FDTN Inc, TRE (Q Z/LU-3-3-15) propose amending the Pinellas County Future Land Use Map and Zoning Atlas: (Attached)

Pinellas Groves Hamlet Citizens Committee opposed LPA findings and requested returning to original zoning designations in place in the fall of 2008. R-2, Single Family Residential and R-3 Single Family Residential on the two C1 Bank owned parcels.

Shady Lane Oaks consists of 250 Lots and 400 + residents. Richard Shott is the spokes person for our community. Homeowners/residents read the article and discussed issues with Mr. Shott/board members. Shady Lane Oaks Board of Directors voted to support the Pinellas Groves Hamlet Citizens Committee. Further request the County Board of Commissioners deny the recommendation of Local Planning Agency. Return the zoning in place prior to changes in 2008. County stipulated (per Sec 10.3) if construction did not commence within 5 years, property would revert back to the previously existing designations. The community requests the stipulation be followed to the letter.

Community reminds the BCC 625+ signatures opposed to former "Bayside Reserves", were submitted in 2008. Our position is supportive of the PGHCC.

Committee represents the Pinellas Groves Hamlet. Listen to their requests, concerns and suggestions. Honor Stipulations County placed on construction. Restore prior zoning!

Sincerely,



Bill Mack, President Shady Lane Oaks Homeowners Association

Vice-President Walter W. Davel

Secretary Jandi Cross-App

Treasurer [Handwritten Signature]

Director Robert J. Linton

March 26, 2015

Attention Shady Lane Village Board Of Directors

.The St. Pete Times recently published an article concerning the former Bayside Reserves Development. Pinellas County, C1 Bank and Pinellas County Surplus Land Trust-Bayside, Pinellas Community Housing FDTN Inc, TRE (Q Z/LU-3-3-15 (attached see item No. 1). Which proposes amending the Pinellas County Future LAND Use Map and Zoning Atlas:

Pinellas Groves Hamlet Citizens Committee opposed the LPA findings on March 12, 2015 and requested to return to the fall 2008 zoning requirements/designations. (refer to item #1 on the attached page listing the changes)

Shady Lane Village Community consists of 146 Units and 250 + residents (more in peak season). Shady Lane Village Board Of Directors supports Pinellas Groves Hamlet Citizens Committee and their effort to maintain the 2008 zoning in place prior to the above listed changes. The county stipulated (per Sec 10.3) if construction did not commence within 5 years, property would revert back to the previously existing designations. Our community requests the stipulation be followed to the letter.

Mr. Shott advised/reminded the county and board of directors at the December 2008 BCC Meeting that 625 + Signatures opposed to the Bayside Reserves Development were turned over to the County. Our position has not changed. Restore prior zoning, which is what the Shady

Lane Village Board Of Directors agree is the proper and only decision the BCC should consider.

Respectfully Submitted,

Larry Tedstone, President Larry Tedstone

Vice President _____
Secretary Sharon Rengel
Treasurer Margaret Kalleck
Social Cord. Sue Webster
Director Dorlan R. Jenkins
Director William J. McPherson
Director Gilda Lavrante
Director Sue Webster

10.3 If construction of the COUNTY DEVELOPMENT PROPERTY is not commenced within five (5) years after the date this AGREEMENT is recorded in the public records of the COUNTY ("CONSTRUCTION COMMENCEMENT PERIOD"), then the COUNTY shall initiate an application to change the land use and zoning designations of the COUNTY DEVELOPMENT PROPERTY, the COUNTY TRANSFER PROPERTY, and the BAYSIDE RESERVES PROPERTY to the designations that existed on the properties prior to this AGREEMENT becoming effective, as more specifically described in Recitals J, K, and L to this AGREEMENT. For purposes of this paragraph, "commenced" shall mean the receipt of a building permit for the COUNTY DEVELOPMENT PROPERTY and proceeding in good-faith thereafter to complete the project pursuant to the issued permit. If construction does not commence within the Construction Commencement period, this AGREEMENT shall automatically terminate and all parties shall be released from any further rights and obligations hereunder and the position of the parties shall be that which existed prior to the changes contemplated in this AGREEMENT. In addition, the COUNTY will consent to and join in the termination of the deed restriction recorded pursuant to Section 6.1.4 above.

SECTION 11. OTHER TERMS AND CONDITIONS

11.1. Except in the case of termination, until five (5) years after the date of this AGREEMENT, the PROPERTY shall not be subject to subsequently adopted laws and policies unless:

11.1.1 They are not in conflict with the laws and policies governing this AGREEMENT and do not prevent development of the land uses, intensities, or densities in the AGREEMENT;

11.1.2 Substantial changes have occurred in pertinent conditions existing at the time of approval of this AGREEMENT; or

11.1.3 They are essential to the public health, safety, or welfare, and expressly state that they shall apply to the development that is subject to a development agreement;

11.1.4 They are specifically anticipated and provided for in this AGREEMENT;

11.1.5 The local government demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this AGREEMENT;

11.1.6 This AGREEMENT is based on substantially inaccurate information provided by BAYSIDE APARTMENT and BAYSIDE RESERVES.

11.2 It shall be a condition precedent to the issuance of any certificate of occupancy for non-affordable units on the BAYSIDE RESERVES PROPERTY that a certificate of occupancy be issued for the apartments intended to be developed on the COUNTY DEVELOPMENT PROPERTY.

**LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the
BOARD OF COUNTY COMMISSIONERS**



Regarding: Case No. ZLU-3-3-15

LPA Recommendation:

LPA Public Hearing: March 12, 2015

PLANNING STAFF RECOMMENDATION:

- Staff recommends that the LPA find that the proposed amendments to the Pinellas County Future Land Use Map (FLUM) and Zoning Atlas are consistent with the Pinellas County Comprehensive Plan based on the findings of this report.
- And further, Staff recommends that the LPA recommend approval of the proposed FLUM and Zoning Atlas amendments to the Pinellas County Board of County Commissioners.

CASE SUMMARY

APPLICANT'S NAME: Pinellas County, C1 Bank and Pinellas Cnty Surplus Land Trust-Bayside Pinellas Community Housing FDTN Inc., TRE

DISCLOSURE: N/A

REPRESENTED BY: Pinellas County Planning Director

	LAND USE CHANGE	ZONING CHANGE
FROM:	Residential Low Medium	RPD-10, Residential Planned Development, 10 units per acre
TO:	Residential Low (11.64 acres)	RPD-5, Residential Planned Development, 5 units per acre (7.94 acres) & A-E, Agricultural Estate Residential (3.7 acres); retaining RPD-5 on 7.36 acres

PROPERTY DESCRIPTION:

Approximately 19 acres located at the northern terminus of 49th Street North, being west of the western terminus of 164th Avenue North in the unincorporated area of Largo.

PARCEL ID(S): 33/29/18/70380/100/1200, 2000, 0500, 0400 & 0300

PROPOSED BCC HEARING DATE: April 21, 2015

CORRESPONDENCE RECEIVED TO DATE:

No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

(Type in correspondence)

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning Designation	Existing Use
Subject Property:	Residential Low Medium	RPD-10	Vacant
Adjacent Properties:			
North	Preservation	AL	Mangroves and Tampa Bay
East	Residential Low	R-3	Single Family Dwellings
South	Residential Low	R-3 & City of Largo	Single Family Dwellings
West	Residential Low	City of Largo	Multi-Family and Single Family Dwellings

STAFF DISCUSSION AND ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USES

The future land use and zoning of the subject area were amended to their current designations in 2008 to allow for, in association with a now expired Development Agreement, a residential planned development with an affordable housing component. That residential planned project was to be known as Bayside Apartment and Bayside Reserves. The Development Agreement stipulated (per Sec. 10.3) that the amended land use and zoning designations on the subject property revert back to the previously existing designations in the event that construction does not commence on county-owned portion of the subject area within five years. Development of the project never commenced and the site remains vacant.

The subject area consists of five separate parcels, three of which are owned by Pinellas County. The other two parcels are owned by C1 Bank. In accordance with the Development Agreement, staff is recommending the land use and zoning designations revert back to those existing prior to the 2008 amendments with the exception of RPD-5 zoning replacing what was previously R-2, Single Family Residential and R-3, Single Family Residential on the two bank owned parcels. RPD-5 allows more flexibility in site development, as structures may be clustered to help minimize impacts to environmentally sensitive areas and preserve existing vegetation. Two of the County-owned parcels were RPD-5 prior to the 2008 amendments while the third was A-E. The northern portions of three of the parcels currently have a Preservation FLUM designation with Aquatic Lands (AL) zoning. The current designations on these environmentally sensitive locations will remain the same and are not a part of the amendment area.

The subject property is adjacent to Residential Low (RL) and Preservation (P) land uses. Tampa Bay is to the north and the approach to the Bayside Bridge is a short distance to the east. The proposed Future Land Use Map (FLUM) amendment from Residential Low Medium (RLM) to RL is compatible with the surrounding area. The requested zoning amendments from RPD-10 to RPD-5 and A-E are also compatible with the surrounding uses and residential densities.

March 12, 2015

Upon motion by Mr. Schultz, seconded by Ms. Harrelson and carried, the minutes of the meeting of December 11, 2014 were approved.

Upon motion by Mr. Brandon, seconded by Ms. Kardash and carried, the minutes of the meeting of February 12, 2015 were approved.

PUBLIC HEARING ITEMS

Legal notice having been published for the items on the agenda, as evidenced by affidavit of publication filed with the Clerk, public hearing was held on the following items. All persons planning to give testimony were duly sworn by the Deputy Clerk.

PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND/OR ZONING ATLAS

1. APPLICATION OF PINELLAS COUNTY, C1 BANK, AND PINELLAS COUNTY SURPLUS LAND TRUST-BAYSIDE, PINELLAS COMMUNITY HOUSING FOUNDATION INC., TRUSTEE, THROUGH THE PINELLAS COUNTY PLANNING DIRECTOR, REPRESENTATIVE, FOR A ZONING CHANGE FROM RPD-10, RESIDENTIAL PLANNED DEVELOPMENT, 10 UNITS PER ACRE, TO RPD-5, RESIDENTIAL PLANNED DEVELOPMENT, 5 UNITS PER ACRE (7.94 ACRES), AND A-E, AGRICULTURAL ESTATE RESIDENTIAL (3.7 ACRES), RETAINING RPD-5 ON 7.36 ACRES; AND A LAND USE CHANGE FROM RESIDENTIAL LOW MEDIUM TO RESIDENTIAL LOW (11.64 ACRES) (Z/LU-3-3-15) – RECOMMEND APPROVAL AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Pinellas County, C1 Bank, and Pinellas County Surplus Land Trust-Bayside, Pinellas Community Housing Foundation Inc., Trustee, through the Pinellas County Planning Director for the above changes in zoning and land use designation (Z/LU-3-3-15), re approximately 19 acres located at the northern terminus of 49th Street North, being west of the western terminus of 164th Avenue North in the unincorporated area of Largo.

Mr. Bailey referred to an aerial photograph and the zoning and land use map, pointed out the location of the subject property, described surrounding land uses, and provided historical background information regarding the application; whereupon, he indicated that no correspondence related to the application has been received; and that staff recommends that the LPA recommend that the Board of County Commissioners (BCC) approve the proposed amendments.

March 12, 2015

Mr. Bailey related that the future land use and zoning of the subject area was amended in 2008 to allow for a residential planned development with an affordable housing component to be known as Bayside Apartments and Bayside Reserves; that the project included a Development Agreement which stipulated that the amended land use and zoning designations would revert to their former designations if construction did not start on the County-owned portion of the property within five years; and that development of the project never began and the site remains vacant.

Mr. Bailey related that the subject property covers approximately 19 acres and consists of five separate parcels, with three being owned by Pinellas County and two by C1 Bank; and that staff is recommending that the land use and zoning designations revert to those which existed before the 2008 amendments, with the exception of the RPD-5 zoning replacing what had previously been R-2 and R-3 zoning, Single Family Residential, on the two bank-owned parcels; whereupon, he indicated that RPD-5 zoning allows more flexibility in site development because structures can be clustered to help minimize impacts to environmentally sensitive areas and preserve existing vegetation, and briefly discussed the approval process for a large scale amendment.

During discussion and in response to queries by Ms. Harrelson, Mr. Bailey pointed out and identified the ownership of each of the five parcels, confirmed that some of the properties are within the Coastal Storm Area, and discussed the affordable housing component of the original amendment; whereupon, Ms. Harrelson discussed the benefits of preserving some of the property, rather than building housing, in order to provide local flood protection and other environmental benefits, and Mr. Beardslee provided input.

In response to the Chairman's call for persons wishing to be heard, the following individuals appeared and presented their concerns:

David Waddell, Clearwater
Richard Shott, Clearwater
George Dimoff, Clearwater
John T. Garrett, Jr., Clearwater

Following public comment and at the request of Chairman Westine, staff responded to the concerns of the objectors. Attorney Hardy related that the matter was properly advertised and sufficient notice provided; and that nothing substantive changed regarding the application; whereupon, she discussed the purpose of the Planning Review Committee, and indicated that the public is welcome to attend and address the group.

March 12, 2015

Mr. Bailey related that the proposal allows for the clustering of density in order to provide for the preservation of open space; that while it allows for multi-family use, the density remains limited to five units an acre; and that no pending applications presently exist with respect to the parcels. Chairman Westine addressed comments by the objectors regarding continuing the matter and allowing them time to have discussions with staff about turning the land into a recreational area, and stated that staff does not make land use and zoning determinations, and discussion ensued with input by Mr. Brandon and Ms. Harrelson.

Chairman Westine closed the public hearing and discussion ensued. Ms. Harrelson commented that allowing the land use and zoning to revert to their former designations is likely the best course of action; and that a review of alternate property uses could take place in the future. Chairman Westine agreed, and noted that by moving the item forward, the objectors can state their case before the Board of County Commissioners, who have the power to direct staff and final authority over the matter; whereupon, Mr. Klar moved, seconded by Ms. Harrelson and carried unanimously, that the LPA recommend approval of staff's recommendation to the BCC.

Following the vote and during discussion, the objectors related that they are not allowed to contact the BCC prior to the public hearing because the matter is quasi-judicial; whereupon, Chairman Westine suggested that the objectors provide Mr. Bailey or Mr. Cueva with any information or materials they want delivered to the Commissioners.

2. APPLICATION OF CFC PASADENA GOLF, LLC THROUGH STEVEN A. WILLIAMSON, JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP, REPRESENTATIVE, FOR A ZONING CHANGE FROM RPD-5, RESIDENTIAL PLANNED DEVELOPMENT, 5 UNITS PER ACRE, AND P-1, PROFESSIONAL OFFICES, TO RPD-5, RESIDENTIAL PLANNED DEVELOPMENT, 5 UNITS PER ACRE; AND A LAND USE CHANGE FROM RESIDENTIAL/OFFICE GENERAL AND RECREATION/OPEN SPACE TO RESIDENTIAL LOW AND RECREATION/OPEN SPACE (Z/LU-4-3-15) – CONTINUED FOR 60 DAYS

Public hearing was held on the application of CFC Pasadena Golf, LLC through Steven A. Williamson for the above changes in zoning and land use designation (Z/LU-4-3-15), re approximately 3.87 acres located on the east side of Royal Palm Drive South and 400 feet west of Gulfport Boulevard South in the unincorporated area of Gulfport.

No. 38
BCC 10/21/08
3:00 P.M. Burgess/KENNARE

COUNTYWIDE PLANNING AUTHORITY (CPA) PUBLIC HEARINGS

- #38 Ordinance No. 08-59 adopted approving Case No. CW 08-31, the proposal by Pinellas County to amend the Countywide Future Land Use Plan from Residential Low and Preservation to Residential Low, Residential Low Medium, and Preservation, re 23 acres m.o.l. located east and west of 49th Street North and north and south of 162nd Avenue North (regular amendment). Pinellas Planning Council recommended denial of the proposal; staff recommended approval of the proposal. One e-mail message in objection to the proposal has been received. Earlier correspondence submitted for the Pinellas Planning Council meeting includes three letters in objection to the proposal.

Pinellas Planning Council (PPC) Executive Director David P. Healey noted that there is a proposed change to the development agreement included in the proposal; that the revised agreement has not been reviewed by the PPC; that he will not speak to it; and that the process set forth in a joint PPC/CPA resolution calls for a development agreement in connection with a Countywide Plan Map Amendment to be approved by the local jurisdiction and the property owner-party to the agreement prior to the review of the proposed plan amendment.

Referring to the County's policy in support of providing affordable workforce housing, Mr. Healey noted that while it is a worthwhile objective, in this case it does not comport with the principles of good land use planning under the countywide plans and rules; whereupon, he presented the items considered by the PPC in formulating its recommendation, and provided detailed information with respect to the discussion of each item:

- ▶ Plan does not meet the criteria required for consideration of the Residential Low Medium category.
- ▶ Neighborhood compatibility does not exist within the plan.
- ▶ Natural features of the site are not suited to the proposed project.
- ▶ Access and transportation issues attendant to the plan are poor.
- ▶ Development agreement is flawed.
- ▶ Plan fails the balance of interest test.

Mr. Healey stated that it is the recommendation of the Council to deny the amendment, since he does not believe the project is well-suited for the people it was designed to serve; that although there are potential benefits to the project, it asks the adjoining owners to bear an inordinate burden; and that there is more potential for the project to do more harm than good.

Responding to query by Interim County Administrator Marquis, Mr. Healey related that the Planners Advisory Committee recommended approval of the amendment by a vote of 5 to 4; and that the PPC recommended denial of the amendment by a vote of 6 to 3; whereupon, Chairman Stewart noted that since the PPC recommends denial of the item, approval of the item will require a majority vote plus one, or five votes.

Dennis Ruppel, Johnson, Pope, Bokor, Ruppel & Burns, indicated that he represents the applicant and responding to comments by Mr. Healey, stated that the procedure followed during the application process was appropriate since the development agreement presented to the PPC had been approved by the Board and signed by both parties; and the revised development agreement contains no substantive revisions with regard to the land use changes being requested.

Mr. Ruppel related that the site is zoned RPD, Residential Planned Development, which allows density to be concentrated or clustered and then averaged across the entire project area; that this method is commonly used in mixed-use and multi-family projects throughout the county; that the project meets the requirements for density averaging under both the Countywide Rules and the County Code; and that the proposed development and plan amendment are consistent and compatible with the surrounding properties.

Referring to the revised development agreement, Mr. Ruppel noted that following the PPC hearing, the applicant worked diligently with County staff to address the concerns of the neighbors; that the number of units has been reduced from 219 to 193, with 156 units on the County parcel; that the building height has been reduced to no more than 55 feet and no more than three stories of living units above parking; and that 20 percent of the total units built will be committed to affordable housing.

Robert Pergolizzi, Gulf Coast Consulting, referred to the County's Comprehensive and Countywide Plans, and stated that the proposed project is consistent with the goals, objectives, and policies presented in those plans. Noting that the project will be located in an area which can be characterized as mixed-use, he provided information regarding compatibility, existing uses in the area, and the reduction in living units and building height; and noted that the master plan attached to the revised development agreement addresses the issue of compatibility; that the setbacks have been increased to three or four times those required; that some surface parking has been removed to increase the landscape buffer; and that the master plan addresses the concerns of both the PPC and the neighbors.

Referring to the concerns of the PPC with respect to traffic, Mr. Pergolizzi stated that the revised plan reflects a 15 percent reduction in daily trips as compared with the plan as originally presented; that the overall net density is 9.69 units per acre; that the plan provides adequate buffers to the adjoining property; and that the project satisfies the County's desire for affordable housing close to employment centers.

Interim County Administrator Marquis related that if the proposal is approved, the revised development agreement would be presented to the Local Planning Authority for its review on November 17, 2008 and come before the Board for approval on December 2, 2008; and responding to query by Commissioner Latvala, confirmed that any action taken tonight would be subject to the execution of the development agreement, which would normally run for five years and then convert to a deed restriction.

Responding to the Chairman's request for individuals wishing to be heard in favor of the application, Joe Paige, Clearwater, appeared and indicated his support.

Responding to the Chairman's request for citizens wishing to be heard in objection to the application, the following individuals appeared and expressed their concerns:

David A. Bacon, St. Petersburg
George J. Dimoff, Clearwater
Sheila Gantt, Clearwater
Ken Storozow, Clearwater
David S. Waddell, Clearwater
Susan Stefanski, Clearwater
Richard Shott, Clearwater
Bill Medernach, Clearwater

In response to comments by the objectors, Mr. Ruppel produced a letter from Bank of America, a copy of which has been filed and made a part of the record, indicating that the Bank remains committed to the project. He noted that the DCA does not object to the proposal; that the planned development with density averaging will provide approximately 3.7 acres of green area; that none of the proposed land use amendment includes coastal high hazard area; and that the project will be located outside of the one and one-half miles radius from the congested traffic corridor.

Responding to queries by Commissioner Welch, Mr. Ruppel indicated that while the original development agreement contained restrictions with respect to height, further restrictions are contained in the revised agreement; and that the master plan referred to by Mr. Pergolizzi is attached to the revised development agreement. Mr. Marquis reiterated that any decision made tonight is subject to the execution of the revised development agreement; and that since the revisions contained in that agreement are not substantive in nature, a further review by the PPC is not required. Mr. Pergolizzi provided an overview of the traffic patterns and information with respect to the required traffic improvements; and responding to query by Commissioner Seel, Mr. Ruppel related that the amenities of canoe and kayak access to the water as part of a passive park to be maintained by the City of Largo had been removed from the plan prior to the original presentation to the Board.

Responding to query by Chairman Stewart, Chief Assistant County Attorney Dennis R. Long related that prior to using surplus lands acquired with infrastructure surtax (Penny for Pinellas) monies, the County and the Housing Finance Authority (HFA) jointly filed a bond validation proceeding which addressed certain collateral issues relating to the use of Penny-acquired surplus lands and any other lands declared surplus by the County in affordable housing projects; that a final judgment was entered in those proceedings on

August 28, 2008; and that the appeal process expired 30 days later. He noted that the final judgment is forever conclusive to all matters adjudicated therein; that it provides in part that "the acquisition of real property using the proceeds of the Penny and the contribution to a land trust of both surplus property and other property in furtherance of the County's Community Housing Program as provided by resolution of the HFA is for proper, legal, and paramount public purpose and is fully authorized by law;" and that the mechanism contemplated in both the original and revised development agreements is legally permissible.

In response to query by Commissioner Seel, Director of Public Works and Transportation Peter J. Yauch related that the primary concern of the Florida Department of Transportation (FDOT) was the capacity of Roosevelt Boulevard, which is part of the strategic intermodal system; that the primary capacity constraints exist at the signalized intersections; that the development agreement calls for improvements which will result in a more efficient traffic flow; that the number of trips has been reduced to 117 during peak hours and will be distributed to the south, west and north; and that the actual impact will be in the noise range of daily variation. He noted that the trip reduction coupled with the traffic improvement in the area addressed FDOT's concerns; that moving the road improvement project site will eliminate the cut-through traffic; and in response to query by Chairman Stewart, indicated that FDOT has a project in design which would provide a fly-over at 49th Street; that the project is not currently funded; that he estimates that, if funded, it will not be complete for at least six to eight years; and that the County's consideration was not the fly-over project, but the ramp improvements which would take the traffic away from the interchange. In response to queries by Commissioner Latvala, Mr. Yauch noted that there is a lack of public transportation facilities toward the north of the County; and Mr. Smith provided additional information with respect to public transportation in the area. In response to queries by Commissioner Welch, Mr. Smith stated that the height limitation on the property is 70 feet as required by the zoning designation; that the density of ten units per acre is out of the Storm Area; and that the infrastructure is adequate for the project.

Responding to comments by Chairman Stewart, Mr. Marquis related that the development agreement was revised in response to concerns expressed by the neighbors during the public hearing held by the PPC and previous public hearings; whereupon, Chairman Stewart noted that the lack of review of the revised development agreement by the PPC is cause for concern.

Commissioner Latvala moved, seconded by Commissioner Duncan, that the item be approved; and Mr. Marquis confirmed that the motion to approve is subject to the approval and execution of the revised development agreement. Responding to query by Commissioner Seel, Mr. Smith related that if the item were deferred until the PPC had had an opportunity to review the revised development agreement, there would be a delay of several months before it could move forward.

Thereupon, upon call for the vote, the motion carried 6 to 0.

Search Search Mail

Search Web Home David

Compose

Delete Move Spam More

Mother's Day Gifts

- Inbox (59)
- Drafts
- Sent
- Spam (7)
- Trash (1)
- Smart Views
 - Unread
 - Starred
 - People
 - Social
 - Travel
 - Shopping
 - Finance
- Folders
- Recent

Meeting Information

People

DeCou, Cheryl A Apr 30
 To David S. Waddell
 CC Cozzie, Paul A

Per your request, I am advising you that the recording of the January 22, 2015 Park Advisory Board meeting was overwritten by me. The recording device indicated that the memory was full during the April 15, 2015 meeting and in order to complete the recording of that meeting, additional space on the recording device was required.

I do apologize for any inconvenience this may have caused you. If you need to discuss this further, please do not hesitate to contact Paul Cozzie, Bureau Director, at 582-2502.

Cheryl DeCou 
 Administrative Secretary
 Pinellas County Parks & Conservation Resources
 12520 Ulmerton Road
 Largo, FL 33774
cadecou@pinellascounty.org
 Phone: 727-582-2525
 Fax: 727-582-2550

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All correspondence is subject to the Public Records laws of the State of Florida.

Reply, Reply All or Forward | More

- Spafinder gift card
- Mother's Day ch...
- Lockets
- Leather handbags
- Flowers for Mom
- Women's watches
- Mikimoto pearl e...
- Breakfast recipes
- Balenciaga perfu...
- Bluetooth headp...



Select Age to View Women in Pinellas Park

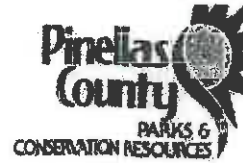
- 20-29
- 30-39**
- 40-49
- 50+

Click to reply all

Send



PINELLAS COUNTY PARKS AND CONSERVATION RESOURCES
ADVISORY BOARD MEETING



V. NEW BUSINESS:

• **Recreation MSTU**

The Board of County Commissioners has expressed an interest in revisiting assistance for recreation for the unincorporated areas of the County, particularly in underserved areas like High Point, Ridgecrest and Lealman. Paul explained that he and Interim Assistant County Administrator Joe Lauro have been meeting with a lot of the municipalities and non-profits in order to gauge what might be the areas where the County could be of most assistance. Staff has also been having discussions with area recreation license holders such as Seminole Junior Warhawks and Seminole Youth Athletic Association to determine what their needs are. We will be discussing with the board later on in the year.

• **FY2016 Budget Development**

Paul discussed the FY2016 Budget development process and explained some of the areas where the department may be requesting program enhancements; i.e. staffing at education centers and maintenance issues. Paul also encouraged board members to review the department's presentation to the County Commission, which occurred on January 15 and is available for viewing on the County Commission website.

• **LWCF Grant Application / Joe's Creek Greenway Park**

Paul discussed the County's intention to submit a LWCF grant application for Joe's Creek Greenway Park for the maximum grant request of \$200,000. The grant would go toward development of the north portion of the park, to include a soccer field, a par course, signage, equipment, and associated improvements. The motion was made and unanimously approved to support the department's application submission.

VI. PARKS AND CONSERVATION RESOURCES DIRECTOR'S REPORT

Paul discussed the Project 2017 purpose was to look out into the future and to identify how you would organize your department and what your ideas are during economic times still in place. Idea such as getting more staff, using career ladders to develop employees and motivation for certifications for more knowledge in the work place.

VII. OTHER BUSINESS:

Mr. Freeman was asking what the status was of the skeet shooting with Sawgrass Lake Park. Adjacent to the park is Skyway Skeet Shoot Club. He mentioned hearing about a lead and arsenic project conducted over the summer was to clean up the park from the debris resulting by skeet shooting. Mr. Freeman was about our tax dollars being spent to clean up the lead at the location. Paul responded by saying that there is a web site with DEP and that we would provide that site to him.

Suzanne had brought up a suggestion that event fees at the parks could be lower. Paul responded by noting that many of the fees are designed to offset the inconvenience to the general park visitor who has no access to the park when these events take place.

MOTION: Kandz/Henslee: To adjourn meeting.

BAYSIDE RESERVE APARTMENTS, INC., TIME LINE HISTORY

- 1) 11/16/06—Letter from Bruce Eussy, Pinellas County Community Development Department of recommendation to the Housing Finance Authority to select Bayside Reserve Apartments to enter into a long-term land lease with the Pinellas County Community Land Trust and develop the county surplus property.
- 2) 10/18/05—Resolution 05-237 by BCC establishing a Community Housing Program wherein county-owned property which is surplus to be utilized for Community Housing and provides for incentives to promote same. Adopted by the BCC 1/25.
- 3) 1/23/07—Amended the interlocal agreement with the Housing Finance Authority to have the Pinellas County Community Development administrate the Community Housing Program.
- 4) 3/8/07—Initial Z/LU request for the site, this application is consistent with the RFN response (256 multi-family units and 10 single-family units); the examiners date is moved to 8/9/07 due to staff concerns.
- 5) 8/9/07—Initial Z/LU examiners hearing moved to 9/17/07 due to staff concerns regarding CHHA, density and land availability. There were citizen concerns and staff issues with DA (developer's agreement) and land availability. After this hearing it was decided to continue the process until the various issues of citizens and staff could be worked out.
- 6) 8/14/07—Community meeting with the citizens at the alternative high school on 49th Street. Open discussion clarified citizen concerns so we could address them in the rezoning and DA. Community Development staff attended the meeting and sent out notices to the neighbors.
- 7) 9/26/07—LPA hearing to discuss the modified Z/LU density and address the traffic concerns. More citizens input.
- 8) 4/11/08—Second examiners hearing with revised density and other issues addressed such as traffic, flood elevations and environmental issue.
- 9) 5/19/08—Second LPA hearing where the administrator's staff was supportive of the request Z/LU as there had been many meetings working out details of request and placed in the draft DA. The LPA recommended denial of the Z/LU due to traffic issues set forth in the draft staff report. [Note this is the first time ever that the LPA has voted against a staff recommendation of approval.]
- 10) 6/17/08—BCC resolution 08-96 placed the "county property" into the surplus category for inclusion in the affordable housing community program.
- 11) 6/22/08—BCC public hearing to determine the Z/LU and the first approval of the Community Housing Program involving surplus county-owned property to provide affordable housing for the community in a public/private partnership.

Gulf of Mexico

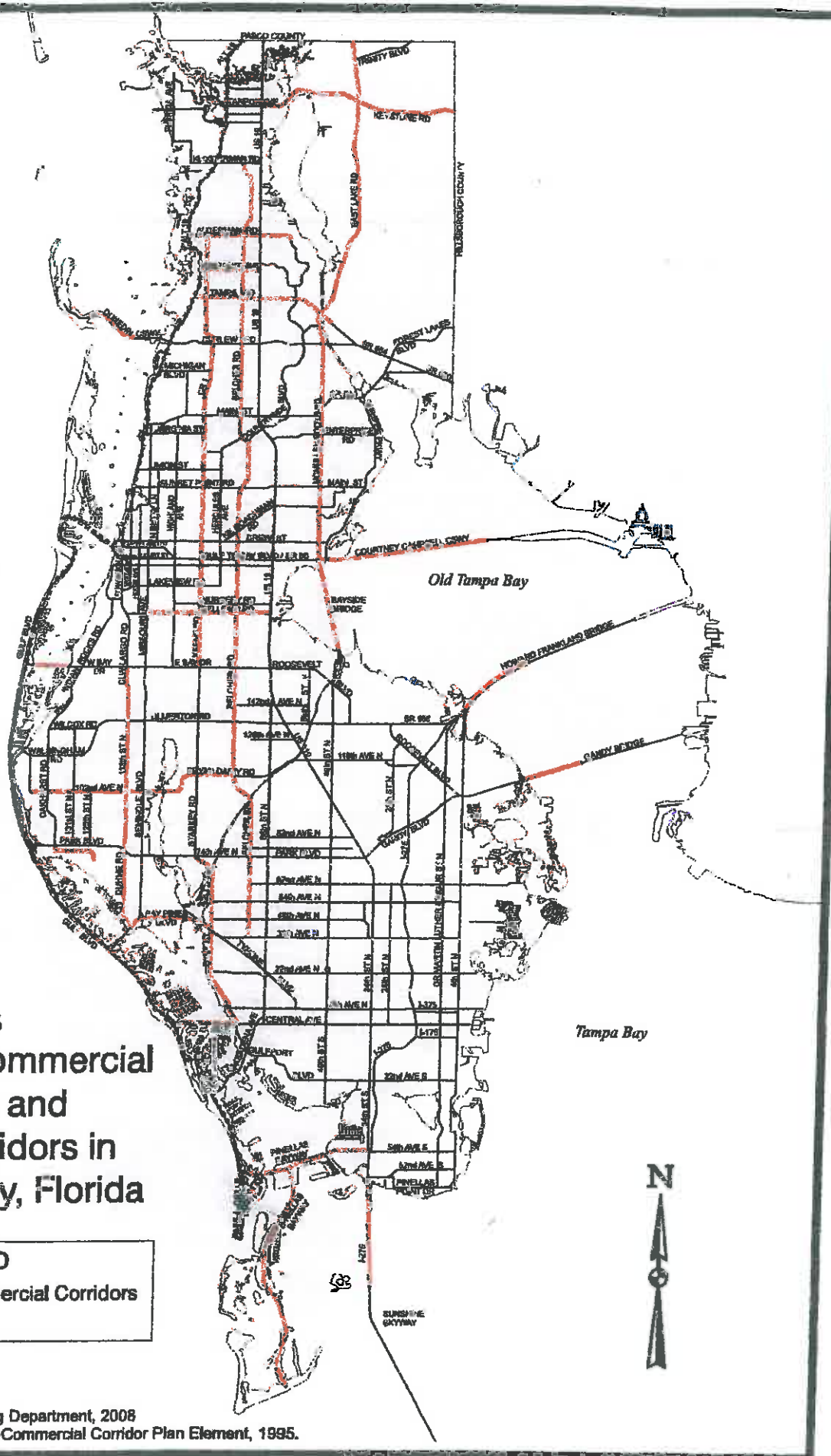


Figure 5
Scenic/Non-Commercial
Corridors and
Coastal Corridors in
Pinellas County, Florida

LEGEND	
	Scenic/Non-Commercial Corridors
	Coastal Corridor

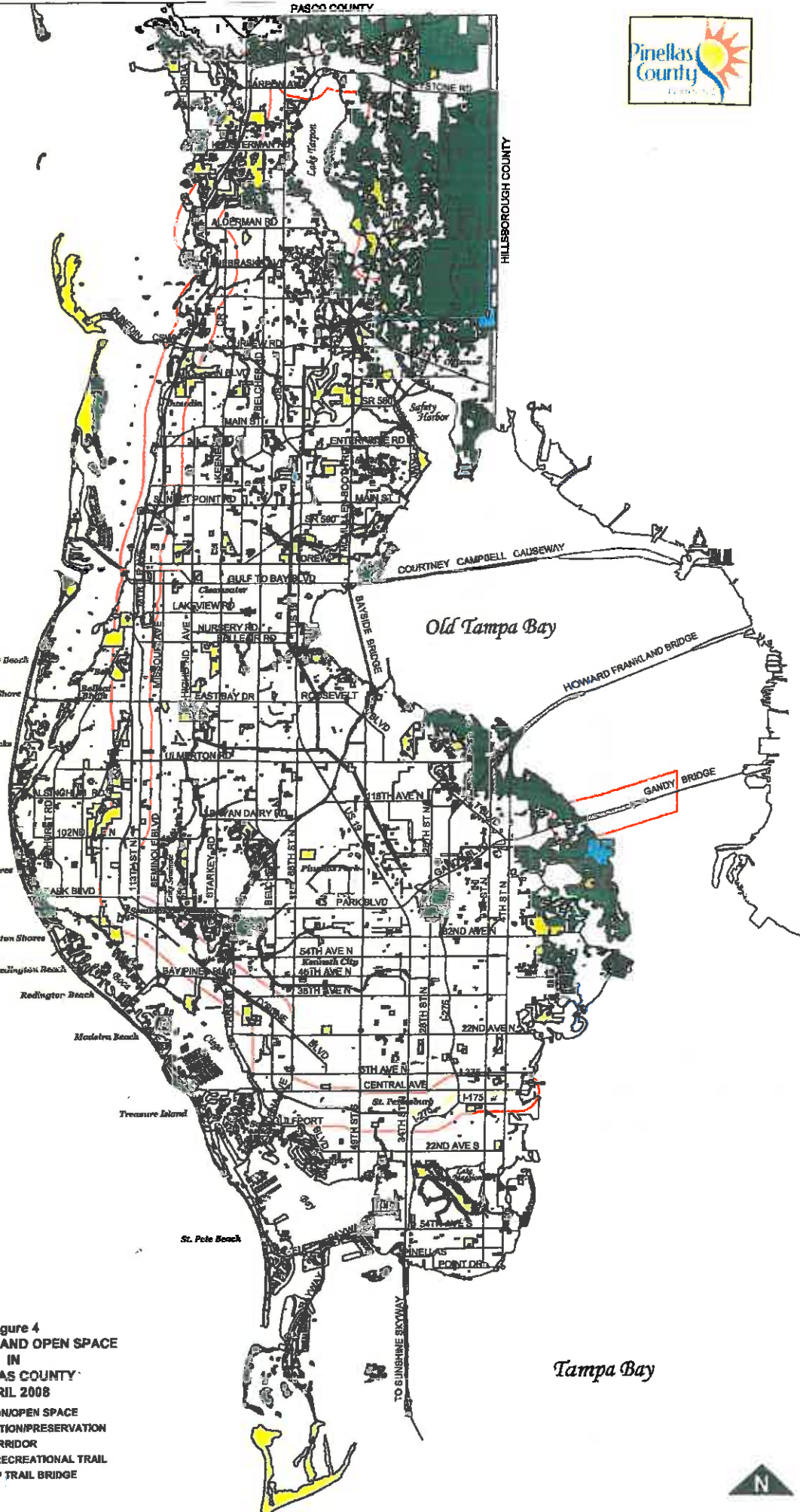
Source: Pinellas County Planning Department, 2008
Countywide Scenic/Non-Commercial Corridor Plan Element, 1995.



Gulf of Mexico

**Figure 4
RECREATION AND OPEN SPACE
IN
PINELLAS COUNTY
APRIL 2008**

- RECREATION/OPEN SPACE
- CONSERVATION/PRESERVATION
- UTILITY CORRIDOR
- PINELLAS RECREATIONAL TRAIL
- FRIENDSHIP TRAIL BRIDGE



Tampa Bay



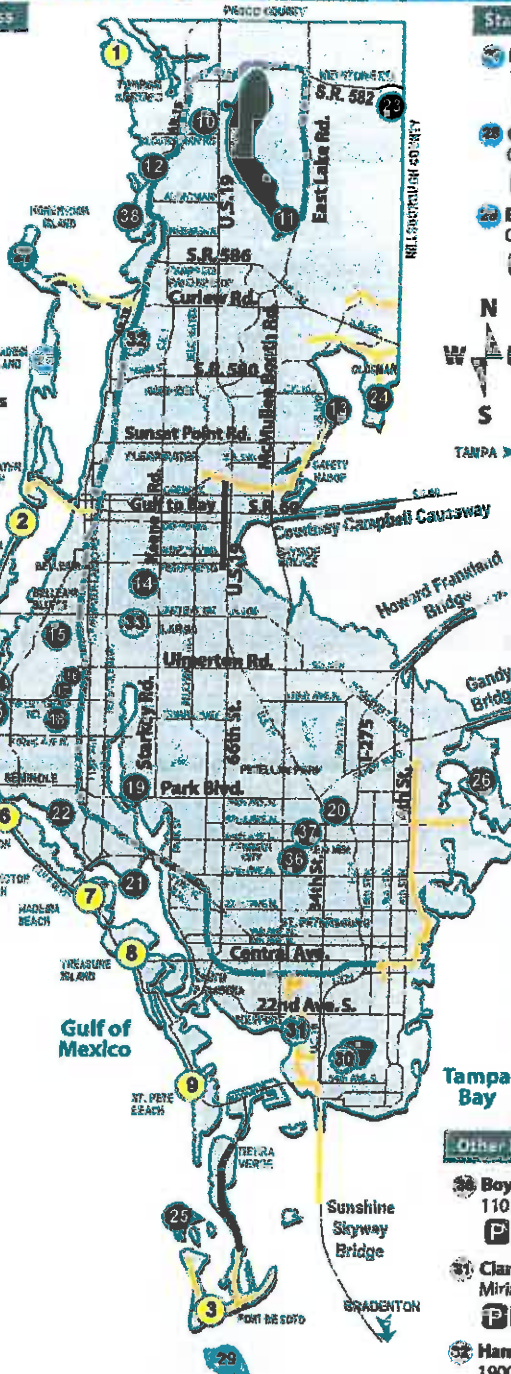
Pinellas County GREEN Spaces are a Natural Attraction

Pinellas County Beach Parks / Beach Access

- 1 Fred Howard Park**
1700 Sunset Drive, Tarpon Springs
[Icons]
- 2 Sand Key Park**
1060 Gulf Blvd., Clearwater
[Icons]
- 3 Fort De Soto Park**
3500 Pinellas Bayway S., Tierra Verde
[Icons]
- 4 Indian Rocks Beach Access**
1700 Gulf Blvd., Indian Rocks Beach
[Icons]
- 6 Indian Shores - Tiki Gardens Beach Access**
19601 Gulf Blvd., Indian Shores
[Icons]
- 6 Redington Shores Beach Access**
18200 Gulf Blvd., Redington Shores
[Icons]
- 7 Madeira Beach Access**
14400 Gulf Blvd., Madeira Beach
[Icons]
- 8 Treasure Island Beach Access**
10400 Gulf Blvd., Treasure Island
[Icons]
- 9 St. Pete Beach Access**
4700 Gulf Blvd., St. Pete Beach
[Icons]

Pinellas County Parks

- 16 A. L. Anderson Park**
39699 U.S. 19 N., Tarpon Springs
[Icons]
- 17 John Chestnut Sr. Park**
2200 East Lake Road, Palm Harbor
[Icons]
- 18 Wall Springs Park**
3725 DeSoto Blvd., Palm Harbor
[Icons]
- 19 Philippe Park**
2525 Philippe Parkway, Safety Harbor
[Icons]
- 20 Eagle Lake Park**
1800 Keene Road, Largo
[Icons]
- 21 John S. Taylor Park**
1100 8th Ave. S.W., Largo
[Icons]
- 22 Ridgecrest Park**
12000 Ulmerton Road, Largo
[Icons]
- 23 Florida Botanical Gardens** (727) 582-2100
Heritage Village (727) 582-2123
12520 Ulmerton Road, Largo
[Icons]
- 24 Wainingham Park**
12620 102nd Ave. N., Largo
[Icons]
- 25 Lake Seminole Park**
10015 Park Blvd., Seminole
[Icons]
- 26 Sawgrass Lake Park**
7400 25th St. N., St. Petersburg
[Icons]
- 27 War Veterans' Memorial Park**
9600 Bay Pines Blvd., St. Petersburg
[Icons]
- 28 Boca Ciega Millennium Park**
12410 74th Ave. N., Seminole
[Icons]



State Parks

- 29 Honeymoon Island** (727) 469-5942
1 Causeway Blvd., Dunedin
[Icons]
- 29 Caladesi Island** (727) 469-5918
Off Honeymoon Island
[Icons]
- 29 Egmont Key Island** (727) 867-6569
Off of Fort De Soto Park
[Icons]



MAP KEY	
[Icon]	Ball Field
[Icon]	Boardwalk / Nature Trail
[Icon]	Boat Ramp / Pier / Dredger
[Icon]	Boat Launch
[Icon]	Campground
[Icon]	Canoe Trail
[Icon]	Compassion
[Icon]	Dog Park / Dog Beach
[Icon]	Education Center
[Icon]	Equine Trails
[Icon]	Party Service
[Icon]	Esplanade
[Icon]	Historic Interest
[Icon]	Multi-Purpose Trail
[Icon]	Observation Tower
[Icon]	Parking
[Icon]	Public Restrooms
[Icon]	Public Area
[Icon]	Pier
[Icon]	Playground Equipment
[Icon]	Recreation
[Icon]	Shelter & Grills
[Icon]	Swimming
[Icon]	Swim Beach / Beach / Beach
[Icon]	Vending Machine
[Icon]	Wheelchair Accessible / Barrier Free

Tampa Bay

Other Municipal Green Space / Parks

- 30 Boyd Hill Nature Preserve** (727) 893-7326
1101 Country Club Way S., St. Petersburg
[Icons]
- 31 Clam Bayou Nature Park**
Miriam Street and 29th Ave. S., Gulfport
[Icons]
- 32 Hammock Park** (727) 298-3278
1900 San Mateo Drive, Dunedin
[Icons]
- 33 Largo Central Park** (727) 586-7415
101 Central Park Drive, Largo
[Icons]
- 34 McGough Nature Park** (727) 518-3047
11901 146th St. N., Largo (Largo Narrows)
[Icons]

Pinellas County Neighborhood Parks

- 35 Chester Ochs 4-H Educational Center**
14602 113th Ave. N., Largo
[Icons]
- 36 Joe's Creek Neighborhood Greenway**
4301 46th Ave. N., St. Petersburg
[Icons]
- 37 Lealman Neighborhood Park**
3890 55th Ave. N., St. Petersburg
[Icons]
- 38 Live Oak Neighborhood Park**
600 Crystal Beach Ave., Crystal Beach
[Icons]

Biking / Walking / Skate Trails

- █ Fred Marquis Pinellas Trail
- █ Progress Energy Trail
- █ Community Trails



Pinellas County Preserves

- 39 Brooker Creek Preserve** (727) 453-6800
3940 Keystone Road, Tarpon Springs
[Icons]
- 40 Mobby Bayou Preserve** (813) 749-1263
423 Lafayette Blvd., Oldsmar
[Icons]
- 41 Shell Key Preserve (Island)** (727) 582-2100
Southern Pinellas County (West of Tierra Verde)
[Icon] primitive camping only
- 42 Weedon Island Preserve** (727) 453-6500
1800 Weedon Drive N.E., St. Petersburg
[Icons]



DIVISION OF INSPECTOR GENERAL

KEN BURKE, CPA
**CLERK OF THE CIRCUIT COURT
& COMPTROLLER**
PINELLAS COUNTY, FLORIDA

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Public Integrity Unit

Division of Inspector General

510 Bay Avenue

Clearwater, FL 33756



Ken Burke, CPA
 CLERK OF THE CIRCUIT COURT AND COMPTROLLER
 PINELLAS COUNTY, FLORIDA

Clerk of the County Court
 Recorder of Deeds
 Clerk and Accountant of the Board of County Commissioners
 Custodian of County Funds
 County Auditor

Division of Inspector General
 510 Bay Avenue
 Clearwater, FL 33756
 Telephone: (727) 464-8571
 Fax: (727) 464-8386
 Fraud Hotline: (727) 45FRAUD (453-7283)
 Clerk's website: www.mypinellasclerk.org

July 17, 2014

The Honorable Chairman and Members of the Board of County Commissioners

We have conducted an audit of the Housing Finance Authority's (HFA), Bright Community Trust Inc, Conveyed Pinellas County Surplus Property (Land Trust). Our audit objectives were to:

- Determine the status of the surplus property.
- Determine that the surplus property was utilized for the County Affordable Community Housing Program.
- Determine if there is adequate and proper documentation to support the use of the surplus properties.

We conclude that the three properties conveyed to Land Trust were used in the County Affordable Community Housing Program (Program). One project has been completed and the other two properties have not been developed. The undeveloped properties are part of the Program and are awaiting developers. The HFA and public record documentation supporting the use of the properties for the Program is adequate.

Our audit did not identify any audit findings; therefore, there are no Opportunities for improvement presented in this report.

We appreciate the cooperation shown by the staff of the Housing Finance Authority during the course of this review.

Respectfully Submitted,

Hector Collazo Jr.
 Inspector General/Chief Audit Executive

Approved:

Ken Burke, CPA*
 Clerk of the Circuit Court and Comptroller
 Ex Officio County Auditor
 *Regulated by the State of Florida



An Accredited Office of
 Inspector General

Background

In April 2008, the Pinellas Community Housing Foundation Inc., a not-for-profit corporation, was established for the benefit of the Housing Finance Authority of Pinellas County. Pinellas County wanted to create a community land trust program that could (a) create a supply of affordable housing and (b) preserve the financial subsidies that are invested into the development of affordable housing. In 2014, the Land Trust Program's name was changed from the Pinellas Community Housing Foundation Inc. to Bright Community Trust Inc. (Land Trust)

The establishment of the Land Trust supplied the vehicle for the Board of County Commissioners (BCC) to transfer surplus County property to be utilized in Program. Three properties reviewed within this audit are:

- **Bryan Dairy Project (Park Centre Condominium Units 6, 7, & 8)** - In April 2009, the BCC authorized the conveyance of 1.9 acres to the Land Trust. The property is located on the northerly Right-of-Way line of Bryan Dairy Road.
- **Bayside 162nd Avenue North (Lot 14, Pinellas Groves)** - In October 2009, the BCC authorized the conveyance of approximately 0.646 acres located at the northwest corner of 48th Street North and 162nd Avenue North near the Bayside Bridge to the Land Trust. Construction designs are currently in progress for developing two single-family houses on the property.
- **Bayside 162nd Avenue North (NE 1/4, Lot 5, Pinellas Groves)** - In January 2010, the BCC authorized the conveyance of 8.385 acres of vacant land located west of 49th Street North and north of 162nd Avenue North in unincorporated Pinellas County to the Land Trust. Construction of a multi-family apartment complex consisting of approximately 260 units is proposed.

The BCC conveyances are pursuant to Chapter 125.38 Florida Statutes and Chapter 2-143 Pinellas County Code, which allows County-owned parcels designated as surplus to be utilized for affordable community housing. Resolution No. 05-237, Chapter 38, Pinellas County Code, and inter-local agreements with the FHA were used to establish the Community Housing Program to address the community need for affordable housing. The HFA utilizes the Affordable Community Housing Program to convey BCC surplus properties to address this need.

Properties within the Land Trust are provided to developers, builders, and contractors as land leased properties. A land lease is a financial arrangement in which the ground under a structure is leased to the builder rather than being sold to them. This makes the property and the structure owned independently of each other. A land lease gives the developer the authority to build a specific type of structure and either rent or sell it; however, the land remains leased to that developer and not the actual owner or tenant of the structure. The terms of a land lease specify how the property will be developed, the lease amount, and the lease duration. The lease payments from the developer are paid to the Land Trust monthly, quarterly, or annually depending on the terms of the lease.

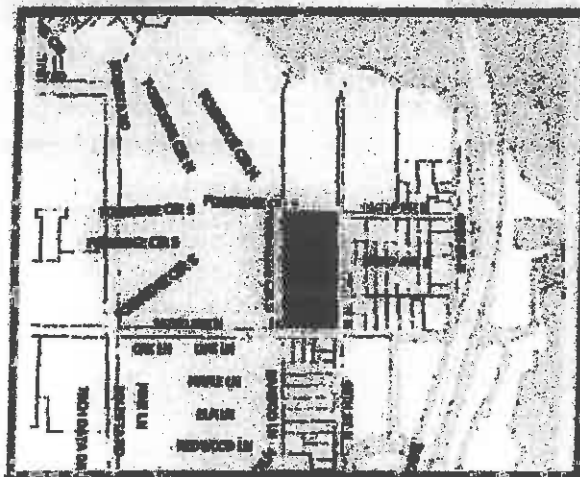
3. Bayside 162nd Avenue North (NE 1/4, Lot 5, Pinellas Groves)

The 8.385 acres of vacant (Two parcels), wooded land, is currently being held by Bright Community Trust Inc. The property, located on the west side of 49th Street North between 162nd Avenue North and the Tampa Bay, was divided into two parcels. While the actual property is 17.227 acres, several acres are inside of the High Water Mark and extend into the bay and are not currently being considered as developable property. Construction of a multi-family apartment complex consisting of approximately 260 units is proposed. Neighboring properties include two parcels of undeveloped wooded property owned by C1 Bank and the Kings Fox Bridge Apartments.



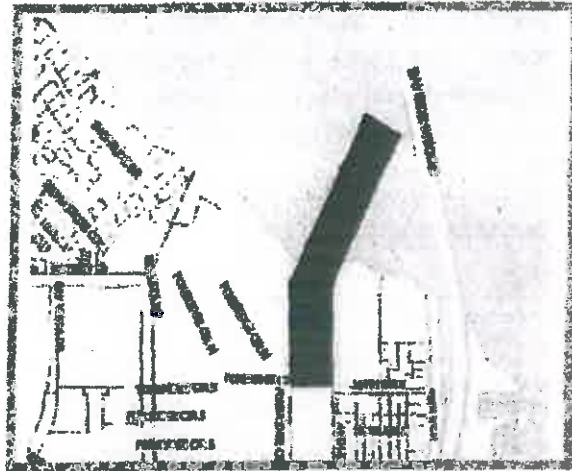
GIS Photo of Both Parcels

- A. The first parcel is located on 49th Street North between 162nd Avenue North and 164th Avenue North. The 4.737 acres parcel is heavily wooded and has some improvements, such as utilities and a finished roadway.

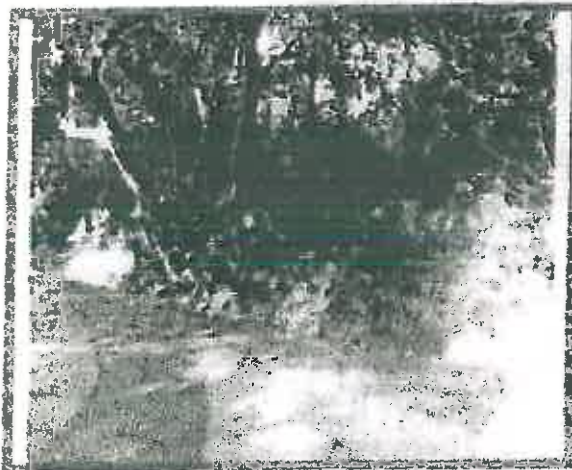


GIS Image of Parcel

E. The second parcel is located on 164th Avenue North between 49th Street North and Tampa Bay. This parcel extends into the Bay, but has approximately 3.648 acres of buildable dry land from the high water mark. The undeveloped parcel is gated to limit access, but includes an unfinished roadbed that extends through the property toward the Tampa Bay.



GIS Image of Parcel



**Photo Looking South on 49th St N
at 164th Ave N**



**Photo Looking South from
Roadbed Extension of 49th St N**

2:53 PM
01/16/15
Accrual Basis

BRIGHT COMMUNITY TRUST, INC
Balance Sheet
As of December 31, 2014

	Dec 31, 14
ASSETS	
Current Assets	
Checking/Savings	
11000 - Regions Bank Ckg 7194	246,328.92
11050 - TH @ Creek Park Cash	
FFIB #7504 TH @ Creek Park	12,020.00
Regions #4569 TH @ Creek Park O	44,464.59
Regions #4747 TH @ Creek Park D	1,080.00
Total 11050 - TH @ Creek Park Cash	57,564.59
11700 - Petty Cash	67.67
Total Checking/Savings	305,951.19
Accounts Receivable	
13000 - Accounts Receivable (A/R)	15,057.15
Total Accounts Receivable	15,057.15
Other Current Assets	
St. Petersburg - Restricted	5,000.00
13500 - Deposits Receivable	
13540 - Deposit with Utilities	2,066.89
13500 - Deposits Receivable - Other	10,980.94
Total 13500 - Deposits Receivable	13,047.83
Total Other Current Assets	18,047.83
Total Current Assets	339,066.18
Other Assets	
Multi Family Trust	
CP-Construction in Progress	212,474.50
Donated Land	
Trust 0001 Highlander Village	858,000.00
Trust 0002 Bentwood Place	445,000.00
Trust 0003 Lakeview Villas	853,795.00
Trust 0004 31st Landings	381,691.00
Trust 0005 Ashley Place	1,550,000.00
Trust 0006 Boardwalk Apartments	550,505.01
Trust 0007 Haven Ridge	787,500.00
Trust 0008 Bayside Reserves	704,420.00
Trust 0009 162nd Av	89,319.00
Trust 0010 Norton Apartments	430,000.00
Trust 0013 Bayside Courts	3,020,000.00
Trust 0014 Redwood Apartments	90,000.00
Trust 0015 Magnolia Court	350,000.00
Total Donated Land	10,080,230.01
Donated Land and Dwellings @ CP	
Accumulated Depreciation	68,263.00
TH @ Creek Park Dwellings	1,126,383.43
TH @ Creek Park Land	441,096.00
Total Donated Land and Dwellings @ CP	1,498,196.43
Total Multi Family Trust	11,791,900.94

[Interactive Map of this parcel](#) [Sale Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

33-29-16-70380-100-0500

Compact Property Record Card

[Portability Calculator](#)

**Data Current as of
March 12, 2015**

[Email Print](#) [Radius Search](#)

[Improvement Value per I.S. 553.844](#)

<u>Ownership/Mailing Address Change</u> <u>Mailing Address</u>	<u>Site Address</u>
PINELLAS CNTY SURPLUS LAND TRUST - BAYSIDE PINELLAS COMMUNITY HOUSING FDTN INC TRE 2605 ENTERPRISE RD E #230 CLEARWATER FL 33759-1067	0 FOXBRIDGE CIR (Unincorporated)



Property Use: 1000 (Vacant Commercial Land - lot & acreage)

Living Units:

[\[click here to hide\]](#) **Legal Description**

PINELLAS GROVES NE 1/4, THAT PART OF LOT 5 LYING S OF MHW TOGETHER WITH LOT 12 LESS THAT PT LYING WITHIN 40FT OF S LINE OF NW 1/4 OF NE 1/4 OF SEC 33-29-16 & LESS THAT PT OF LOTS 5 & 12 LYING WITHIN 30FT OF E LINE OF NW 1/4 OF NE 1/4 OF SD SEC 33-29-16

<input checked="" type="checkbox"/> <u>File for Homestead Exemption</u>			2015 Parcel Use	
<u>Exemption</u>	2015	2016		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
16797/2509		121030245082	A	001/055

2014 Interim Value Information

Year	Just Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$313,412	\$313,412	\$0	\$0	\$0

[\[click here to hide\]](#) Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	No	\$313,412	\$313,412	\$0	\$0	\$0
2013	No	\$313,412	\$313,412	\$0	\$0	\$0
2012	No	\$313,412	\$313,412	\$0	\$0	\$0
2011	No	\$313,412	\$313,412	\$0	\$0	\$0
2010	No	\$356,150	\$356,150	\$0	\$0	\$0
2009	No	\$342,448	\$342,448	\$0	\$0	\$0
2008	No	\$373,400	\$373,400	\$0	\$0	\$0
2007	No	\$387,600	\$387,600	\$0	N/A	\$0
2006	No	\$401,700	\$401,700	\$0	N/A	\$0
2005	No	\$382,000	\$382,000	\$0	N/A	\$0
2004	No	\$322,700	\$322,700	\$0	N/A	\$0
2003	No	\$263,400	\$263,400	\$0	N/A	\$0
2002	No	\$263,400	\$263,400	\$0	N/A	\$0
2001	No	\$263,400	\$263,400	\$0	N/A	\$0
2000	No	\$263,400	\$263,400	\$0	N/A	\$0
1999	No	\$263,400	\$263,400	\$0	N/A	\$0
1998	No	\$263,400	\$263,400	\$0	N/A	\$0
1997	No	\$263,400	\$263,400	\$0	N/A	\$0
1996	No	\$263,400	\$263,400	\$0	N/A	\$0

2014 Tax Information		Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions	
Click Here for 2014 Tax Bill	Tax District: HPTF	Sale Date	Book/Page Price Q/U V/I
<small>Tax Collector Mails 2014 Tax Bills October 31</small>	2014 Final Millage Rate: 21.3606	05289 / 0851	\$200,000 U
2014 Est Taxes w/o Cap or Exemptions: \$6,694.67		04549 / 1707	\$120,000 U
<p>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.</p>			

2014 Land Information						
Seawall: No	Frontage: None		View:			
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant Commercial (10)	0x0	44000.00	8.3800	1.0000	\$368,720	AC

[click here to hide] 2015 Extra Features						
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year	

No Extra Features on Record

[\[click here to hide\] Permit Data](#)

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



[Interactive Map of this parcel](#)

[Map](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

[Legend](#)

Search

Parcel Id: 332916703801000500
Site Address:
City UNINCORPORATED
Zip: 33762
Subdivision PINELLAS GROVES
Zoning . Acreage Percentage
AL 0.462
RPD-10 2.492
RPD-5 1.538
Land Use . Acreage Percentage
P
NO-D-W
RLM
RL

WATER SIDE BRIDGE

33762 Subdivision PINELLAS GROVES-Zo

T-1600

03.08.2015

Pinellas County Parcel Number Query

Click on the 18 digit parcel number to see General Information.
 Click on the "X" to view the map or short legal description

Parcel number matching "33-29-17-70380-190-1200", records 1 through 0 of 0 [6:42 pm Thursd									
New Search:	<u>Owner Address</u>	<u>Parcel Number</u>	<u>Sub or Condo/PUD</u>	<u>Plat Book/Page</u>	<u>Advanced/Sales Criteria</u>	<u>Bo</u>			
Parcel Number	Property Address	Property Use	Map	Ownership (First Two)	Subdivision/Condo Name	Plat Book/Page	OR Book/Page	Tax Dist	
Your search returned no records									
New Search: <u>Owner Address</u> <u>Parcel Number</u> <u>Sub or Condo / PUD</u> <u>Plat Book/Page</u> <u>Sale OR B</u>									
<input type="button" value="Change address of selected parcels"/>									
Question/Comment about this page									

Parcel Id: 332916703801001200
Site Address
City: UNINCORPORATED
Zip: 33762
Subdivision: PINELLAS GROVES
Zoning: Acreage Percentage
RPD-10 4.736
Land Use: Acreage Percentage
RLM

BAYSIDE BRIDGE

UNINCORPORATED Zip: 33762-Subdivision: PINELLAS GROVES-Zo

1 3,639

3,493 + 1,658 (ft)

03.08.2015

Project: Surplus Land Trust - Bayside
Surplus No.: SL-005
Parcel No's.: 33/29/16/70380/100/1200
33/29/16/70380/100/0500

Prepared by and return to:
James R. Meloy, Real Property Division
509 East Avenue South
Clearwater, FL 33756

COUNTY DEED

THIS DEED, made this 5 day of January, 2010, by PINELLAS COUNTY, Grantor, Attention: Department of Real Estate Management, Real Property Division, whose address is 509 East Avenue South, Clearwater, Florida 33756, and the PINELLAS COMMUNITY HOUSING FOUNDATION, INC., a Florida nonprofit corporation, as Trustee of the Pinellas County Surplus Land Trust - Bayside, dated September 29, 2009, whose address is 600 Cleveland Street, Suite 800, Clearwater, Florida 33755, Grantee/Trustee.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described land lying and being in Pinellas County, Florida:

Lands described in legal description attached hereto as Exhibit "A" and by this reference made a part hereof.

At the request of the Grantee, Grantor does hereby remise and release unto the said Grantee forever, all right, title, interest, claim, and demand said Grantor has to the mineral rights (pursuant to Florida Statute 270.11) in, on, or under the lands described in Exhibit "A."

The Trustee shall have full power and authority as described in Exhibit "B" attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board, acting by the Chairman of said Board, the day and year first written above.

ATTEST: KEN BURKE
Clerk of the Circuit Court

PINELLAS COUNTY, FLORIDA
by and through its Board of County Commissioners

By: [Signature]
Deputy Clerk

By: Karen Williams Seal
Chairman



PINELLAS COUNTY PUBLIC WORKS
 DIVISION OF SURVEY AND MAPPING
 22211 U.S. HIGHWAY 19 N.
 CLEARWATER, FLORIDA 33765-2347



SECTION(S) 33, TOWNSHIP 29 SOUTH, RANGE 16 EAST

Additional or different by other than the Professional Land Surveyor in responsible charge is prohibited. Land Description is invalid without signature and/or embossed seal of the Professional Land Surveyor

DESCRIPTION

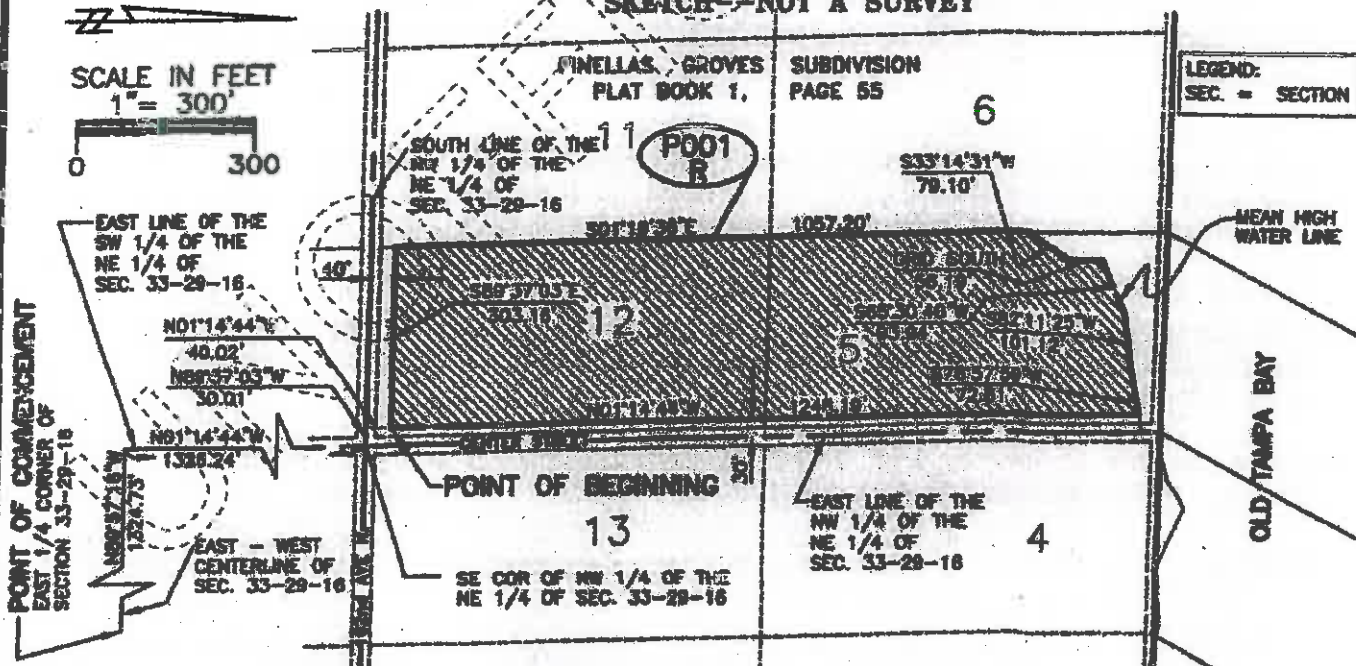
A portion of Lots 5 and 12, PINELLAS GROVES Subdivision, according to plat thereof, as recorded in Plat Book 1, Page 55, public records of Pinellas County, Florida, in the Northeast 1/4 of Section 33, Township 29 South, Range 16 East, Pinellas County, being described as follows:

Commencing at the East 1/4 Corner of said Section 33, run N 89°57'16"W along the East - West Centerline of said Section 33, for a distance of 1324.73 feet to the East line of the Southwest 1/4 of said Northeast 1/4 of Section 33; thence N 01°14'44"W along the said East line, for a distance of 1325.24 feet to the Southeast corner of the Northwest 1/4 of aforesaid Northeast 1/4 of Section 33; thence N 89°37'03"W along the South line thereof, for a distance of 30.01 feet; thence N 01°14'44"W along a line being 30 feet west of and parallel with the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 33, for a distance of 40.02 feet for a POINT OF BEGINNING; thence continue N 01°14'44"W along the said-parallel line, for a distance of 1248.19 feet, to the Mean High Water Line of Old Tampa Bay; thence along said Mean High Water Line the following five (5) courses: (1) S 78°57'59"W, 72.81 feet; (2) thence S 82°11'25"W, 101.12 feet; (3) thence S 65°30'40"W, 93.94 feet; (4) thence GRID SOUTH, 56.19 feet, (5) thence S 33°14'31"W, 79.10 feet to a Point of Intersection with the West line of aforesaid Lot 5; thence S 01°19'36"E along the West line of aforesaid Lots 5 and 12, for a distance of 1057.20 feet to a point being 40 feet north of the South line of aforesaid Northwest 1/4 of the Northeast 1/4 of Section 33; thence S 89°37'03"E along the said South line, for a distance of 303.16 feet to the POINT OF BEGINNING

CONTAINING: 365,252 square feet or 8.385 acres more or less.

BASIS OF BEARING: Bearing are assumed, base on the East - West Centerline of Section 33, Township 29 South, Range 16 East, Pinellas County, Florida, being, N 89°57'16"W.

SKETCH - NOT A SURVEY



CALCULATED BY: D.Mc	The above Sketch and/or Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
CHECKED BY: dwb	By: <i>[Signature]</i> Pinellas County Public Works
S.F.N. #: 0893	DATE: <u>10/12/05</u> DANNY WELLS BURGESS, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: 5993 STATE OF FLORIDA, PHONE (727) 484-8904

SEAL

EXHIBIT "B"

BOARD OF COUNTY COMMISSIONERS

- Nancy Bertoldi
- Holl Brickfield
- Calvin B. Booth
- Susan Letvala
- John Norrioni
- Karen Williams Seal
- Kenneth T. Welch



Anthony Jones
Director

August 10, 2009

James R. Meloy
 Real Estate Administrator
 Department of Real Estate Management
 315 Court Street
 Clearwater, FL 33755

RE: Request for Release of Mineral Rights – Bayside Parcels

Dear Mr. Meloy:

We are requesting that the deed conveying ownership of the surplus properties located at the Northwest side of 49th Street North, from 162nd Avenue North to Old Tampa Bay, Parcel I.D.'s 33/29/16/70380/100/0500 & 33/29/16/70380/100/1200, contain language that will serve to release the underlying extractable resources, including water and mineral rights.

The failure to release the mineral rights as requested would result in transferring less than the full fee simple interest of the subject property which in turn could negatively impact the development, financing and sale of same. Thus, the release of these rights as requested is justified and in accordance with s. 270.11, Florida Statutes, 2008.

In addition, we are requesting that the deed contain language that reflect the surplus and transfer of parcels 33/29/16/70380/100/0500 and 33/29/16/70380/100/1200, plus the transfer of all mineral rights associated with these parcels to the Pinellas Community Housing Foundation, Inc.

Please feel free to contact Bruce Bussey or Armanda Lampley at (727) 464-8210 should you have any questions or require additional information for this request.

Sincerely,

Anthony M. Jones, Director
 Housing Finance Authority of Pinellas County

PLEASE ADDRESS REPLY TO:
 600 Cleveland Street, Suite 800
 Clearwater, Florida 33755
 Phone: (727) 464-8210
 FAX: (727) 464-8254
 Website: www.pinellascounty.org



EXHIBIT B

Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property or any part thereof to condominium, to place restrictions on the property or any part thereof, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof and to deal with said property and every part thereof in all other ways, and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or Declaration of Trust or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement and Declaration of Trust was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture

and in the Trust Agreement and Declaration of Trust and is binding upon all beneficiaries under those instruments; (c) that Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust. If there are co-trustees, it is specifically understood that the signature of only one of the Co-Trustees shall be required to accomplish the foregoing.

Any contract, obligation or indebtedness incurred or entered into by Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustees shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as persona representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually on account of any instrument executed by or on account of any representation warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and that interest is declared to be personal property; and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only as interest in the earnings, avails and proceeds from that real estate as aforesaid.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes. The Trustee shall have no personal liability whatsoever for action as trustee under the trust agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property which the Trustee holds under the trust agreement referred to above.



BOARD OF COUNTY COMMISSIONERS

DATE: January 5, 2010
AGENDA ITEM NO. 29.

Consent Agenda

Regular Agenda

Public Hearing

County Administrator's Signature: 

Subject:

Declares County-Owned Property Surplus and Grant Authorization to Convey the Property in Support of the County's Community Housing Program

Department:

Real Estate Management
Community Development

Staff Member Responsible:

Paul S. Sacco, Director
Anthony M. Jones, Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOC) ADOPT THE ATTACHED RESOLUTION DECLARING COUNTY-OWNED PROPERTY SURPLUS, AND AUTHORIZING CONVEYANCE TO THE PINELLAS COMMUNITY HOUSING FOUNDATION, INC. (FOUNDATION), AS TRUSTEE OF THE PINELLAS COUNTY SURPLUS LAND TRUST- BAYSIDE.

IT IS FURTHER RECOMMENDED THE BCC AUTHORIZE THE CHAIRMAN TO EXECUTE AND THE CLERK TO ATTEST AND RECORD THE DEED IN THE OFFICIAL RECORDS OF PINELLAS COUNTY.

Summary Description/Background:

This property consists of approximately 5,365 acres of vacant land located at 162nd Avenue North and 46th Street, southwest of the Bayside Bridge. This property is in the unincorporated area of the County and is zoned Residential Planned Development, with a land use designation of Residential Low.

This property was acquired for the Bayside Bridge Project. The majority of funding came from the Infrastructure Sales Tax (Penny for Pinellas), and a minor portion from other revenue sources. The Bayside Bridge Project has been completed and the land is no longer needed.

Resolution No. 05-237, Chapter 38, Pinellas County Code, and the Interlocal Agreement between the County and the Housing Finance Authority (HFA) authorize the conveyance of surplus parcels to a land trust administered by the HFA for the County's Community Housing Program. This property was identified by BCC Resolution 05-06, as available for affordable housing.

The HFA has requested conveyance of this property, including mineral rights, on behalf of the Foundation, for the development of a mixed income rental housing community. The current zoning accommodates the planned construction. The affordable rental units shall be affordable to households at or below 60% of the area's median income.

Florida Statute 128.16 grants the BCC authority to convey parcels directly to not-for-profit entities, organized for the purpose of promoting community interest or welfare, not to government agencies, without advertisement. Florida Statute 270.11 grants the BCC authority to release mineral rights.

The County's Property Appraiser reports the current Comparable Sales Value of this property to be \$704,420.00. The property was acquired in 1988 by eminent domain.

Other County departments were queried for possible needs, and have no objection to the property being conveyed as set out herein.

Staff will coordinate a closing for exchange of the County Deed.

Fiscal Impact/Cost/Revenue Summary:

There are no funds involved with this transaction.

Exhibits/Attachments Attached:

Resolution
County Deed
Land Trust Agreement
Location Map

PINELLAS COUNTY PUBLIC WORKS
 DIVISION OF SURVEY AND MAPPING
 22211 U.S. HIGHWAY 19 N.
 CLEARWATER, FLORIDA 33765-2347



SECTION(S) 33, TOWNSHIP 29 SOUTH, RANGE 16 EAST
 Addition or deletion by other than the Professional Land Surveyor is prohibited, change in boundary line description is invalid without signature and/or seal of the Professional Land Surveyor.

DESCRIPTION

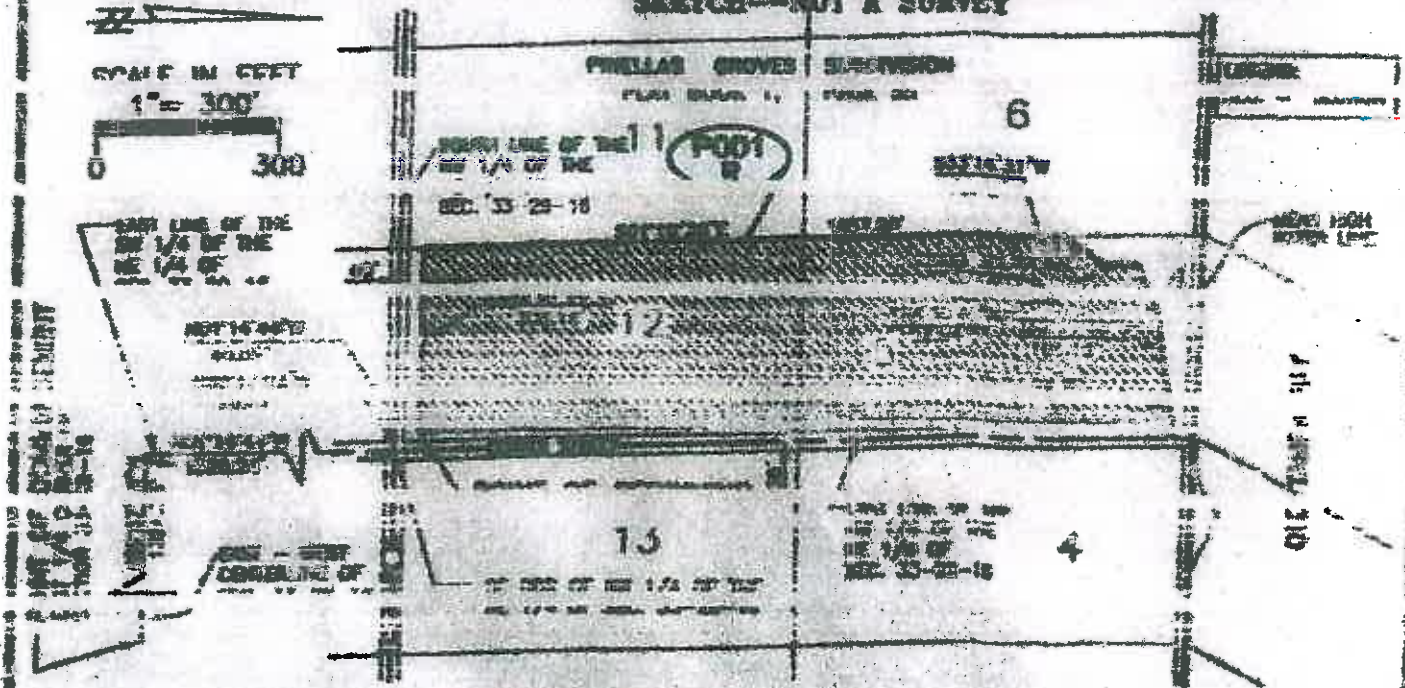
A portion of Lots 5 and 12, PINELLAS GROVES Subdivision, according to plat thereof, as recorded in Plat Book 1, Page 56, public records of Pinellas County, Florida, in the Northeast 1/4 of Section 33, Township 29 South, Range 16 East, Pinellas County, being described as follows:

Commencing at the East 1/4 Corner of said Section 33, run N 89°57'16"W along the East - West Centerline of said Section 33, for a distance of 1324.73 feet to the East line of the Southwest 1/4 of said Northeast 1/4 of Section 33; thence N 01°14'44"W along the said East line, for a distance of 1325.24 feet to the Southwest corner of the Northeast 1/4 of aforesaid Northeast 1/4 of Section 33; thence N 89°37'05"W along the South line thereof, for a distance of 30.01 feet; thence N 01°14'44"W along a line being 30 feet west of and parallel with the East line of the Northeast 1/4 of the Northeast 1/4 of said Section 33, for a distance of 40.02 feet to a POINT OF BEGINNING; thence continue N 01°14'44"W along the said parallel line, for a distance of 1248.78 feet to the Mean High Water Line of Old Tampa Bay; thence along said Mean High Water Line the following line (S) courses: (1) S 78°37'58"W, 72.81 feet; (2) thence S 82°11'25"W, 104.12 feet; (3) thence S 85°30'40"W, 53.94 feet; (4) thence (CR) SOUTH, 58.19 feet; (5) thence S 37°14'31"W, 79.10 feet to a Point of Intersection with the West line of aforesaid Lot 5; thence S 01°18'26"E along the West line of aforesaid Lots 5 and 12, for a distance of 1037.23 feet to a point being 40 feet north of the South line of aforesaid Northeast 1/4 of the Northeast 1/4 of Section 33; thence S 89°37'05"E along the said South line, for a distance of 303.16 feet to the POINT OF BEGINNING.

CONTAINING: 365,202 square feet or 8.365 acres more or less.

BASES OF BEARING: Bearing are assumed, base on the East - West Centerline of Section 33, Township 29 South, Range 16 East, Pinellas County, Florida, being N 89°57'16"E.

SKETCH - NOT A SURVEY



The above Sketch and/or Land description was prepared under the supervision and in true and correct to the best of my knowledge and belief.

By: *[Signature]*
 Pinellas County Public Works

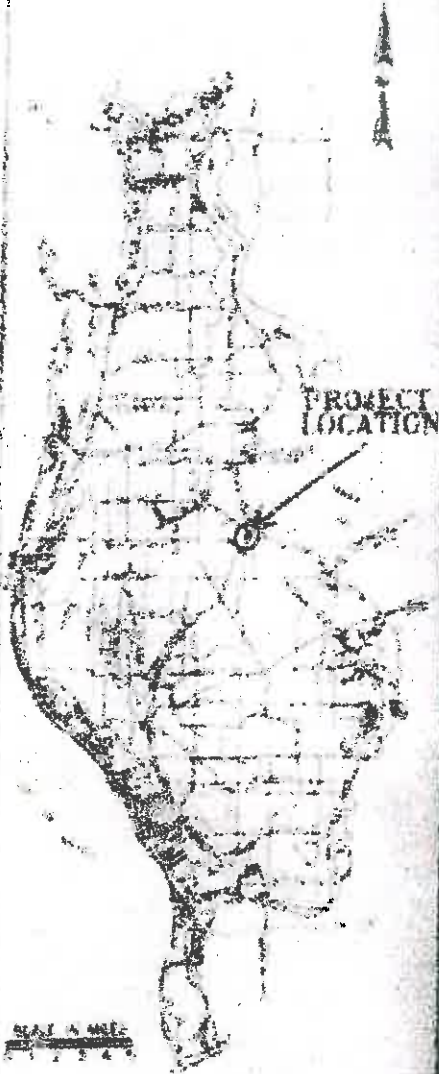
DATE: 11/1/10

DAVID W. BURGESS, PROFESSIONAL SURVEYOR AND MAPPING ENGINEER, BR13
 STATE OF FLORIDA, PHONE: 813-727-494-5200

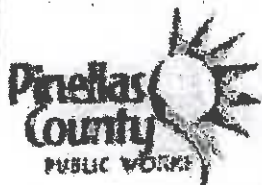
SEAL

SECTIONS 20, TOWNSHIP 29 SOUTH, RANGE 16 EAST

PINELLAS COUNTY MAP



SCALE IN FEET 1" = 300



BAY BRIDGE PROJECT
 from 49th STREET N
 to 162nd AVENUE N

EXHIBIT
 NOT A SURVEY
 PARCEL POOL - R
 Exhibit_R.dwg

DATE: 11/17/00
 PHOTOGRAPHY DATE: 01/00
 SURVEY FILE NO: 5802
 SHEET 01 OF 01

OFFICE OF THE ATTORNEY GENERAL
STATE OF CALIFORNIA

[Handwritten signature]

DATE

May 11th, 2015

To: The Honorable County Commissioners and Staff, Pinellas County Local Planning Agency, Pinellas Planning Council, and the Pinellas County Wide Planning Authority.
315 Court Street, Clearwater, Florida. 33756

From: Pinellas Groves Hamlet Citizens Committee
4835 164th Avenue North
Clearwater, Florida. 33762

Subject: Case Number Previous Z/LU-3-8-07 Bayside Reserves Inc. and Current Z/LU-3-3-15.
Petitions and written arguments, evidence, explanations, studies, reports from opponents.

Pinellas Groves Hamlet Citizens Committee is submitting 48 pages consisting of 710 signatures in opposition of case No. Z/LU-3-3-15 with associated packet referenced above for your review. It is our desire per section 10.3 of the development agreement that the subject properties revert to the previous land use/ zoning designations that existed on subject properties prior to the contractual/development agreement prior to December 2, 2008.

Alternatively we are recommending in favor of a Land Use – Recreation Open Space and Zoning of Resource Based Recreation District, to promote preservation and a passive park for your consideration.

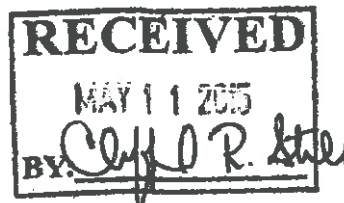
Respectively,
Pinellas Groves Hamlet Citizens Committee.

David Waddell – President

David S. Waddell

Richard Shott – Vice President

Richard Shott



LAW

The following are excerpts from documents utilized by Pinellas County Government and incorporated into county law.

**FUTURE LAND USE ELEMENT
MAJOR FINDINGS**

GOAL ONE: 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.

1.1. Objective: Pinellas County shall, on a case by case basis, evaluate the use of sector planning and the use of more localized sector plans that can be responsive to the circumstances and issues affecting the various unincorporated communities throughout the County. [10-57]

1.1.1. Policy: The Local Planning Agency shall, as the need or opportunity arises, assess whether certain communities or areas might benefit from individual and specialized planning and, based on the individual need and available resources, recommend a specific planning approach for that planning sector. [10-57]

1.1.2. Policy: At a minimum, the Sector Plans shall address land use, urban design, transportation, recreation/open space, and natural resources. Other planning subjects may be addressed in a sector plan based on the issues facing the local community.

1.1.3. Policy: Any Sector Plans shall be adopted as part of the Pinellas County Comprehensive Plan and shall be consistent with the provisions of the Comprehensive Plan. [10-57]

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

1. 2.1. Policy: Standards of density, intensity, permitted uses, and other land use characteristics for all land uses shall be listed in the Future Land Use Category Descriptions and Rules of the Future Land Use and Quality Communities Element and incorporated as part of this policy.

1.2.2. Policy: The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity, and other relevant standards contained within the Future Land Use and Quality Communities Element.

1.2.4. Policy: 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.

1.2.5. Policy: The Board shall implement land development regulations that are compatible with the density, intensity, and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

1.2.6. Policy: Land development regulations that implement the Comprehensive Plan may be more restrictive than the land use standards contained within the Plan.

1.2.11 Policy: The following criteria will be used in determining preferred locations for Affordable Housing Development (AHD):

1. A mode of transportation other than privately-owned vehicles (e.g. a bus stop) is available within walking distance of the proposed AHD;
2. The proposed AHD is located in proximity to neighborhood services such as a grocery store, pharmacy, or bank;
4. The proposed AHD is compatible with the surrounding development pattern;
5. There is adequate infrastructure to serve the proposed AHD; and
6. The proposed AHD is located outside the coastal storm area.

1.3 Objective: Pinellas County, through its comprehensive planning program and land development regulations, shall support efforts to create, recreate, and maintain areas of mixed-use development at appropriate locations to achieve the following objectives:

- provide vibrant and safe walkable areas;
- concentrate growth in relatively discrete areas that are compatible with the community character, local traditions, and historic heritage;
- place housing in proximity to employment opportunities, services and amenities;

- establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit;
 - establish quality-designed urban environments that create vibrant, livable places;
 - provide urban areas that incorporate well-designed public spaces;
 - encourage development at an intensity and scale that is compatible with proximate residential neighborhoods;
 - provide adequate buffering and a transition gradient between nonresidential and/or higher density residential development and proximate residential neighborhoods and/or less intensive nonresidential development;
 - encourage development that is compatible with the natural environment and the overall vision of the community;
 - transition to a pattern of various types of land use that is more efficient in the use of energy and reduces the emission of greenhouse gases.
- [10-56]

1.3.1. Policy: The following guidelines shall be used in determining appropriate locations for mixed-use development: [10-56]

Insert Guidelines – See next page

In addition to using **Table 1**, appropriate locations for large-scale or neighborhood-scale mixed use development shall be determined based on a balancing of the guidelines listed below that are applicable to the area under consideration, and the appropriate location for transit oriented development shall be based on the requirements listed at the end of the following guidelines:

LARGE-SCALE MIXED-USE PROJECT OR MIXED-USE AREA

1. The location can serve as a walkable destination for nearby areas.
2. There is adequate infrastructure serving the proposed location, including a transportation network that will provide an acceptable level of service.

3. There are transportation choices other than privately-owned vehicles that service the proposed location. At least one of the following public transit services is available to serve the proposed mixed-use development:

a. The location is served, or is scheduled to be served within 6 months, by enhanced bus service with no more than 15 minute headways during morning and evening rush hours. Service by more than one bus route is preferred, and the presence of a public or private circulator system that serves the location and has a service interconnection with the bus system may improve the location's suitability for mixed use development.

b. The location is served by a Bus Rapid Transit (BRT) route that is in operation or that has been selected for BRT service through the MPO process and there is a firm funding commitment to establish BRT and have it operational within 5 years.

4. The location has direct access or is in close proximity to a segment of the countywide or a local multi-use path or trail system.

5. The location can accommodate a mix of land uses, including a residential component, that are able to blend with surrounding uses without juxtaposing incompatible uses or building types.

8. The mixed-use development is of sufficient size to allow a decrease in density/intensity from the center of the mixed-use development to the periphery that is compatible with the surrounding land uses.

9. The mixed-use development will provide services (e.g. services such as convenience groceries, dry cleaners, and personal care) and amenities within walking distance of residential development within the mixed use project or area or of residents in the surrounding community, if applicable.

10. Compatibility of mixed-use development with other goals, objectives, and policies of the Pinellas County Comprehensive Plan.

NEIGHBORHOOD-SCALE MIXED-USE PROJECT OR MIXED-USE AREA

1. The location can serve as a walkable destination for nearby areas.

2. There is adequate infrastructure serving the proposed location, including a transportation network that will provide an acceptable level of service.

3. The location can accommodate a mix of land uses, including a residential component, that are able to blend with surrounding uses without juxtaposing incompatible uses or building types.

March 12, 2015

4. The mixed-use development is of sufficient size to allow a decrease in density/intensity from the center of the mixed-use development to the periphery that is compatible with the surrounding land uses.

5. The mixed-use development will provide services (e.g. services such as convenience groceries, dry cleaners, and personal care) and amenities within walking distance of residential development within the mixed use project or area or of residents in the surrounding community, if applicable.

6. Compatibility of mixed-use development with other goals, objectives, and policies of the Pinellas County Comprehensive Plan.

7. The relationship of the mixed-use development to plans of other local governments and the Regional Planning Council, to the Countywide Plan, and to the strategies in Pinellas by Design.

1.3.7 Policy: Mixed-use development shall enhance, and not compromise, the integrity and viability of existing and planned residential neighborhoods.

1.3.8. Policy: Mixed-use development shall create a strong sense of community identity through consideration of such mechanisms as optional and/or required urban design and architectural design criteria, recognizing historic setback patterns and lot sizes, the creation of places that are oriented to the pedestrian and alternative modes of travel such as bicycle use, providing greenspace and landscaping in public spaces, and other appropriate mechanisms that may be specific to a particular location.

1.3.9. Policy: When considering a Future Land Use Map amendment to designate a Community Redevelopment District-Activity Center, implementation of Policies 4.2.3. and 4.2.4. of the Future Land Use and Quality Communities Element shall take into consideration the area's historic development pattern, the interrelationship of the proposed designation with the surrounding community, whether the proposed Community Redevelopment District-Activity Center has historically served as a community focal point, the impact on traffic patterns resulting from mixed use development and an emphasis on pedestrian activity and non-motorized modes of travel, and the ability of the surrounding road network to distribute vehicle trips away from road corridors experiencing concurrency problems.

1.6. Objective: Pinellas County shall annually review, and amend as necessary, land use and development code provisions which restrain development and redevelopment in areas such as hurricane velocity zones and flood-prone areas to comply with the most recent standards of the National Flood Insurance program and all other applicable federal and state regulations, including any relevant findings derived from interagency hazard mitigation

reports, in order to protect property and the health, safety and welfare of all residents.

1.6.1. Policy: 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 Flood Plain Management provisions of the Land Development Code.

1.6.2. Policy: The Land Development Code provisions regulating development or redevelopment in flood-prone areas shall be reviewed and amended as necessary should the criteria in the National Flood Insurance Program be modified.

1.6.3. Policy: The Local Planning Agency shall review those interagency hazard mitigation report recommendations addressing the elimination or reduction of land uses that are susceptible to damage by natural hazard, and shall recommend to the Board any changes to the Future Land Use Map and/or Plan policies considered critical to reducing, or mitigating, such hazard.

1.8. Objective: Pinellas County shall continue to implement future land use policies that restrict the proliferation of urban sprawl at a density which is not compatible with support facilities.

1.8.3. Policy: The Board shall continue to pursue acquisition of open space and environmentally sensitive areas.

1.8.4. Policy: The Board shall continue to designate environmentally sensitive areas as Preservation or Preservation-Resource Management on the Future Land Use Map.

1.10. Objective: The scenic/non-commercial corridor policies adopted in the Comprehensive Plan shall continue to be enforced to preserve the scenic/non-commercial designations approved by resolution by the Board of County Commissioners for specific transportation corridors, and to protect their traffic carrying capacity.

1.10.1. Policy: Land uses along designated scenic/noncommercial corridors shall be managed to protect the traffic carrying capacity and the scenic nature of these roadways.

1.10.4. Policy: Through application of the County Land Development Code, Pinellas County will ensure that development and redevelopment is consistent with the desire to preserve, and where possible, enhance the scenic vistas along designated scenic/noncommercial corridors.

1.10.5. Policy: The County shall coordinate with municipalities on implementation of the scenic/noncommercial corridor policy on County-operated facilities.

1.12. Objective: Pinellas County shall promote the location of community or neighborhood commercial development within centers in order to achieve optimal land use relationships, avoid commercial intrusion and impacts into established neighborhoods, achieve compatibility with traffic movement objectives, minimize air pollution, and serve the immediate retail shopping needs of limited or defined geographic areas.

1.15.1. Policy: Pinellas County will continue to assess, and take part in, opportunities to collaborate on land use, transportation and watershed planning for the Gateway Area, including with the cities of St. Petersburg, Largo, and Pinellas Park. [10-57]

1.17. Objective: Pinellas County shall preserve and seek to enhance established community values, a community's unique identity, and their social support structure, and will make decisions that are in concert with a community's established vision for their future.

1.17.1. Policy: As appropriate, and as resources allow, the Capital Improvements Element shall include any public facilities that have been identified to implement this objective.

1.17.2. Policy: Consistent with the purpose and intent of the Comprehensive Plan, Section 134-82(c) 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.

1.17.3. Policy: Pinellas County may amend the Future Land Use Map Series to identify a local community with a Community Overlay, and include in the Future Land Use and Quality Communities Element complementary guiding principles, policies, strategies or other appropriate provisions that are specific to that community and that further the achievement of Objective 1.17 within that community. The complementary principles, policies, strategies, or other provisions shall not conflict with or modify the characteristics, standards, criteria, and definitions contained in the Future Land Use Category Descriptions and Rules of the Pinellas County Comprehensive Plan, shall be developed so that the Pinellas County Comprehensive Plan remains internally consistent, and shall be initiated through a process approved by the Local Planning Agency.

3.2. Objective: 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.

3.2.1. Policy: Significant wetlands and twenty-five year floodplains shall continue to be protected and conserved by their existing designations of Preservation on the Future Land Use Map (FLUM), as adopted by the Board and based upon the comprehensive assessments performed by Pinellas County to evaluate, and subsequently identify, those wetland and floodplain resources with significant value or function.

3.2.2. Policy: Where development activity results in an adverse impact to wetlands, or unique ecosystems as determined by Pinellas County, mitigation by the developer shall be considered as one means to compensate for the loss of natural system function when the impact is unavoidable.

3.2.3. Policy: Pinellas County shall continue to use a variety of methods for protecting the County's open space areas and natural resources (including wetlands) which include, but are not limited to, the acquisition of open space and environmentally sensitive areas, allowing the Transfer of Development Rights (TDRs), density averaging, and requiring upland buffers adjacent to wetlands and other natural environments identified by Pinellas County.

3.2.4. Policy: Pinellas County shall continue to protect the natural resources of the County through, at a minimum, the application of the Pinellas County storm water Management Plan and the Florida State Implementation Plan addressing air quality, as well as enforcement of the Flood Damage Prevention, Flood Plain Management, Habitat Management and Landscape, and the Pinellas County Water and Navigation Control Authority sections of the Land Development Code, and the Future Land Use Map.

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

3.2.6. Policy: Natural drainage features/areas shall be utilized where possible as part of the Pinellas County Stormwater Management Plan.

3.2.7. Policy: No development use shall occur over natural water areas unless so indicated as a recognized use on the Future Land Use Map.

3.2.9. Policy: Natural drainage storage areas shall continue to be preserved by land use provisions.

3.2.10. Policy: Pinellas County shall continue its program of integrated land and

March 12, 2015

water resource planning and management, as exemplified by the commitment to comprehensive watershed studies and the preparation of management plans, by the enforcement of a comprehensive wellhead protection program including land use restrictions, permitting and monitoring criteria, and land acquisition, by ongoing implementation of a multi-faceted water conservation and demand reduction program, by exploring reasonable technologies for water supply, and by the application of Comprehensive Plan policies and land development regulations directed at such things as habitat management and enhancement, promotion of native and drought tolerant plantings, wetland protection, stormwater treatment, and floodplain management.

3.2.11. Policy: Pinellas County shall continue to identify and protect isolated wetlands and other environmentally sensitive vegetative communities and habitats through the site plan process, which includes the application of project-appropriate land development regulations, conservation easement requirements, staff review of pertinent vegetation and habitat information, specific permitting requirements, and field work by development review staff.

3.2.12. Policy: Pinellas County shall continue to participate in efforts, such as those underway by the Tampa Bay National Estuary Program, and via local watershed planning and similar initiatives in response to Policy 2.1.2. in the Natural Resource Conservation and Management (NRCM) Element of this Plan, to identify significant wetland and other habitat areas for protection, restoration and/or enhancement. Staff will periodically review, at a minimum, the maps and related information from the Florida Game and Fresh Water Fish Commission and the Southwest Florida Water Management District to ensure that the most accurate information is being used at all times, and to determine if there are additional significant wetland areas that should be amended to Preservation or Preservation-Resource Management on the Future Land Use Map.

GOAL FOUR: PINELLAS COUNTY SHALL WORK TOWARD A LAND USE PATTERN THAT CAN BE SUPPORTED BY THE AVAILABLE COMMUNITY AND PUBLIC FACILITIES THAT WOULD BE REQUIRED TO SERVE THAT DEVELOPMENT.

4.1. Objective: The Pinellas County Concurrency Management System will insure the compatibility of all proposed development with the capacities of the existing and planned support facilities for which a level of service standard has been adopted in this plan.

4.1.1. Policy: The Concurrency Management System will ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at

the adopted level of service standards, concurrent with the impacts of development.

4.1.2. Policy: On an annual basis, the Local Planning Agency of the Board shall develop and recommend adoption of a concurrency test statement that assesses the demands of existing and committed development upon support facilities.

4.2. Objective: The Concurrency Management System, applicable policies within the Pinellas County Comprehensive Plan, and the standards and the locational and use characteristics as set out in the Future Land Use Category Descriptions and Rules of the Future Land Use and Quality Communities Element comprise the County's program in which development shall be coordinated with the availability of public and private utilities.

4.2.1. Policy: Land use location and intensity shall be accurately defined and monitored through the Concurrency Management System, the Future Land Use and Quality Communities Element, including Policy 1.2.1., to ensure coordination with the availability of facilities and services.

4.2.2. Policy: Pinellas County's Land Development Regulations shall require developers to submit their proposed development plans to the affected public utilities, who will in turn submit to the County, prior to the County's issuance of development orders or building permits, a statement of their ability to serve the proposed development.

4.2.3. Policy: Pinellas County shall discourage approval of Zoning and/or Future Land Use Map (FLUM) amendments that would increase the number of trips generated on corridors designated as long term concurrency management, congestion containment and constrained corridors in the Concurrency Test Statement.

4.2.4. Policy: Pinellas County shall discourage approval of Future Land Use Map (FLUM) amendments that would increase the number of trips generated on corridors operating at peak hour level of service E and F in 2005 and 2015 as identified in the Transportation Element.

4.2.5. Policy: As a part of its water supply and water resource protection program, Pinellas County shall continue to implement its concurrency management system, to schedule capital improvements, and to make land use and development-related decisions that consider both existing and projected water demand as well as fiscal and environmental constraints.

4.3. Objective: Pinellas County Land Development Regulations shall require that the level of population density and development intensity in the coastal planning area shall be compatible with the evacuation capabilities provided for in the hurricane evacuation program.

4.3.1. Policy: 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.

4.4. Objective: The Pinellas County Concurrency Management System shall insure that building permits and development orders for developments of regional impact are not authorized unless the needed support facilities and services are available or such authorization is conditioned on the availability of the facilities and services necessary to serve that development at the time it is needed.

4.4.1. Policy: Pinellas County's Concurrency Management System shall include, as a minimum, level of service standards for roadways, potable water, sanitary sewer, solid waste, drainage and recreation and open space.

Goals, Objectives and Policies

1. GOAL: PROVIDE FOR A SAFE, CONVENIENT, AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM THAT SERVES TO INCREASE MOBILITY, REDUCE THE INCIDENCE OF SINGLE-OCCUPANT VEHICLES, PROTECT ROADWAY CAPACITY, REDUCE THE CONTRIBUTION TO AIR POLLUTION FROM MOTORIZED VEHICLES AND IMPROVE THE QUALITY OF LIFE FOR THE CITIZENS OF PINELLAS COUNTY.

Traffic Circulation and Level of Service

1.1. Objective: All County and State roadways within Pinellas County, not including those identified in the Concurrency Management System as concurrency corridors (e.g., long term concurrency management, constrained and congestion containment corridors) shall operate at level of service C average daily/D peak hour and a volume-to-capacity ratio of less than 0.9. Florida Intrastate Highway System (FIHS) facilities, with the exception of US Highway 19 for an interim period described in policy 1.1.7, and roads funded through the Transportation Regional Incentive Program (TRIP) shall operate at a level of service that is consistent with Rule 14-94, F.A.C.

1.1.1. Policy: Improvements undertaken by Pinellas County or the Florida Department of Transportation on concurrency management corridors shall be designed to alleviate the substandard level of service conditions to the extent feasible. [09-16]

1.1.2. Policy: Capacity improvements necessary to alleviate existing level of service deficiencies shall be constructed as scheduled in the Pinellas County Capital Improvements Element (CIE).

1.1.3. Policy: Pinellas County shall minimize the impacts of development on concurrency and management corridors through the implementation of land development restrictions and transportation management plan (TMP) strategies through the application of the Concurrency Management System. [09-16]

1.1.4. Policy: The adopted level of service (LOS) standard on backlogged/congestion containment roads is LOS F. The County shall identify these roads in Table 1-1 of the Transportation Element which will be amended as necessary to reflect the addition or removal of facilities designated as congestion containment in the Concurrency Test Statement. The County shall strive to protect the traffic carrying capacity and to improve LOS conditions on these facilities through the implementation of policies 1.1.1, 1.1.2 and 1.1.3. [09-16]

1.1.5. Policy: The adopted level of service (LOS) standard on constrained roads shall be LOS F. The County shall identify constrained roads in Table 1-1 of the Transportation Element which will be amended as necessary to reflect the addition or removal of facilities designated as constrained in the Concurrency Test Statement. The County shall strive to protect the traffic carrying capacity and improve level of service conditions on these facilities through the implementation of policies 1.1.1, 1.1.2 and 1.1.3. [09-16]

1.1.6. Policy: Corridor strategy plans developed by the MPO through the participation of FDOT and affected local governments will contain recommendations for the implementation of transportation improvements and management strategies in constrained corridors. On these corridors, Pinellas County shall implement corridor strategy plan recommendations in conjunction with State and local agencies, as approved by the MPO, through the application of the Concurrency Management System and the Capital Improvements Element, as applicable. The CIE shall be amended as necessary to include physical improvements identified in the corridor strategy plans.

Goals, Objectives and Policies

GEOLOGY, GROUNDWATER PROTECTION AND AQUIFER RECHARGE

GOAL ONE: PROTECT AND MANAGE THE FUNCTIONAL INTEGRITY OF THE COUNTY'S GEOLOGIC FEATURES AND ATTRIBUTES, AND ITS NATURAL GROUNDWATER AQUIFER RECHARGE AREAS AND WELLFIELDS, IN A MANNER THAT PRESERVES AND ENHANCES NATURAL FUNCTIONS, AND PROTECTS GROUNDWATER QUALITY.

1.1. Objective: Pinellas County shall continue to implement a comprehensive

groundwater protection program.

1.1.7. Policy: The County shall continue to utilize the Future Land Use Map to protect aquifer recharge areas by limiting residential density to a maximum of 0.5 unit per acre within the northern portion of Planning Sector 2 (which includes the Eldridge-Wilde Wellfield and surrounding lands), and by designating major wetland systems and associated uplands as preservation or preservation/resource management.

1.1.8. Policy: To protect groundwater recharge and groundwater quality, Pinellas County will preserve or restore natural drainage features through application of surface water management regulations during site plan review, by adherence to applicable federal, state and local regulations in County-designed projects, and by supporting potable water system improvements which are designed to protect and enhance the source water supply.

1.1.12. Policy: Pinellas County shall continue to encourage and participate in efforts by the Southwest Florida Water Management District (SWFWMD) to prioritize the identification of groundwater recharge areas within the Northern Tampa Bay Water Use Caution Area (NTBWUCA).

1.1.14. Policy: Pinellas County will regulate land use and development in a manner that protects the functions of natural drainage features for their contribution to recharge of the potable water supply.

1.1.15. Policy: Pinellas County will continue to encourage the development and implementation of source water protection initiatives and source water assessment programs by Tampa Bay Water.

1.1.16. Policy: Pinellas County will coordinate with the Southwest Florida Water Management District and the Florida Department of Environmental Protection, and utilize Florida Vulnerability Assessment (FAVA) data and maps, to identify and categorize recharge areas, and will incorporate the information into a geographic information systems format to facilitate use as a planning tool.

1.1.17. Policy: Pinellas County shall continue to acquire lands that contribute to protection of potable water recharge areas to the regional wellfields in this County.

1.3. Objective: Consideration will be given to the suitability of underlying soil conditions when making land use, zoning and development order decisions.

1.3.1. Policy: Pinellas County will evaluate soil conditions and limitations in the review of land use and zoning changes, and site plans.

NATURAL SYSTEMS AND LIVING RESOURCES

GOAL TWO: PINELLAS COUNTY WILL CONSERVE, PROTECT, RESTORE AND APPROPRIATELY MANAGE ITS NATURAL SYSTEMS AND LIVING RESOURCES ENSURE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE.

2.1. Objective: 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).

2.1.1. Policy: Pinellas County shall follow an active program of identification, protection, conservation and/or restoration of functioning native ecosystems and native habitats, including for species of conservation concern.

2.1.2. Policy: 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.

2.1.3. Policy: 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.

2.1.4. Policy: Pinellas County shall continue to require that development of a site require maintenance or improvement of existing native vegetative communities and shall continue to require the removal of ecologically undesirable non-native vegetation.

2.1.5. Policy: The removal of ecologically-undesirable non-native vegetation will be required, to the degree feasible, in conjunction with County projects; native species and intact habitat will be protected or enhanced, and landscaping will, at a minimum, be 80 percent native species selected to suit the individual site and to meet Florida Yards and Neighborhoods standards.

2.1.7. Policy: Pinellas County shall continue to pursue the acquisition of properties which contain desirable habitats, have the potential to be restored to provide desirable habitat, or serve to "fill in the gaps" in ecological corridors, or connect and enhance functional wildlife habitats in Pinellas County and throughout the region.

2.1.8. Policy: Pinellas County shall continue to manage County-owned environmental lands and resource-based parks to provide avenues for the dispersal of isolated populations of wildlife throughout Pinellas County and adjacent counties.

May 11th, 2015

To: The Honorable County Commissioners and Staff, Pinellas County Local Planning Agency, Pinellas Planning Council, and the Pinellas County Wide Planning Authority.
315 Court Street, Clearwater, Florida. 33756

From: Pinellas Groves Hamlet Citizens Committee
4835 164th Avenue North
Clearwater, Florida. 33762

Subject: Case Number Previous Z/LU-3-8-07 Bayside Reserves Inc. and Current Z/LU-3-3-15.
Petitions and written arguments, evidence, explanations, studies, reports from
opponents.

Pinellas Groves Hamlet Citizens Committee is submitting 48 pages consisting of 710 signatures in opposition of case No. Z/LU-3-3-15 with associated packet referenced above for your review. It is our desire per section 10.3 of the development agreement that the subject properties revert to the previous land use/ zoning designations that existed on subject properties prior to the contractual/development agreement prior to December 2, 2008.

Alternatively we are recommending in favor of a Land Use – Recreation Open Space and Zoning of Resource Based Recreation District, to promote preservation and a passive park for your consideration.

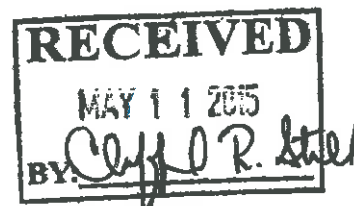
Respectively,
Pinellas Groves Hamlet Citizens Committee.

David Waddell – President

David S. Waddell

Richard Shott – Vice President

Richard Shott



LAW

The following are excerpts from documents utilized by Pinellas County Government and incorporated into county law.

**FUTURE LAND USE ELEMENT
MAJOR FINDINGS**

GOAL ONE: 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.

1.1. Objective: Pinellas County shall, on a case by case basis, evaluate the use of sector planning and the use of more localized sector plans that can be responsive to the circumstances and issues affecting the various unincorporated communities throughout the County. [10-57]

1.1.1. Policy: The Local Planning Agency shall, as the need or opportunity arises, assess whether certain communities or areas might benefit from individual and specialized planning and, based on the individual need and available resources, recommend a specific planning approach for that planning sector. [10-57]

1.1.2. Policy: At a minimum, the Sector Plans shall address land use, urban design, transportation, recreation/open space, and natural resources. Other planning subjects may be addressed in a sector plan based on the issues facing the local community.

1.1.3. Policy: Any Sector Plans shall be adopted as part of the Pinellas County Comprehensive Plan and shall be consistent with the provisions of the Comprehensive Plan. [10-57]

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

1. 2.1. Policy: Standards of density, intensity, permitted uses, and other land use characteristics for all land uses shall be listed in the Future Land Use Category Descriptions and Rules of the Future Land Use and Quality Communities Element and incorporated as part of this policy.

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1.2.2. Policy: The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity, and other relevant standards contained within the Future Land Use and Quality Communities Element.

1. 2.4. Policy: 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.

1.2. 5. Policy: The Board shall implement land development regulations that are compatible with the density, intensity, and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

1.2.6. Policy: Land development regulations that implement the Comprehensive Plan may be more restrictive than the land use standards contained within the Plan.

1.2.11 Policy: The following criteria will be used in determining preferred locations for Affordable Housing Development (AHD):

- 1. A mode of transportation other than privately-owned vehicles (e.g. a bus stop) is available within walking distance of the proposed AHD;**
- 2. The proposed AHD is located in proximity to neighborhood services such as a grocery store, pharmacy, or bank;**
- 4. The proposed AHD is compatible with the surrounding development pattern;**
- 5. There is adequate infrastructure to serve the proposed AHD; and**
- 6. The proposed AHD is located outside the coastal storm area.**

1.3 Objective: Pinellas County, through its comprehensive planning program and land development regulations, shall support efforts to create, recreate, and maintain areas of mixed-use development at appropriate locations to achieve the following objectives:

- provide vibrant and safe walkable areas;**
- concentrate growth in relatively discrete areas that are compatible with the community character, local traditions, and historic heritage;**
- place housing in proximity to employment opportunities, services and amenities;**

- establish urban areas that support transportation choices other than privately-owned vehicles and are more efficiently served by transit;
- establish quality-designed urban environments that create vibrant, livable places;
- provide urban areas that incorporate well-designed public spaces;
- encourage development at an intensity and scale that is compatible with proximate residential neighborhoods;
- provide adequate buffering and a transition gradient between nonresidential and/or higher density residential development and proximate residential neighborhoods and/or less intensive nonresidential development;
- encourage development that is compatible with the natural environment and the overall vision of the community;
- transition to a pattern of various types of land use that is more efficient in the use of energy and reduces the emission of greenhouse gases.
[10-56]

1.3.1. Policy: The following guidelines shall be used in determining appropriate locations for mixed-use development: [10-56]

Insert Guidelines – See next page

In addition to using **Table 1**, appropriate locations for large-scale or neighborhood-scale mixed use development shall be determined based on a balancing of the guidelines listed below that are applicable to the area under consideration, and the appropriate location for transit oriented development shall be based on the requirements listed at the end of the following guidelines:

LARGE-SCALE MIXED-USE PROJECT OR MIXED-USE AREA

1. The location can serve as a walkable destination for nearby areas.
2. There is adequate infrastructure serving the proposed location, including a transportation network that will provide an acceptable level of service.

3. There are transportation choices other than privately-owned vehicles that service the proposed location. At least one of the following public transit services is available to serve the proposed mixed-use development:

a. The location is served, or is scheduled to be served within 6 months, by enhanced bus service with no more than 15 minute headways during morning and evening rush hours. Service by more than one bus route is preferred, and the presence of a public or private circulator system that serves the location and has a service interconnection with the bus system may improve the location's suitability for mixed use development.

b. The location is served by a Bus Rapid Transit (BRT) route that is in operation or that has been selected for BRT service through the MPO process and there is a firm funding commitment to establish BRT and have it operational within 5 years.

4. The location has direct access or is in close proximity to a segment of the countywide or a local multi-use path or trail system.

5. The location can accommodate a mix of land uses, including a residential component, that are able to blend with surrounding uses without juxtaposing incompatible uses or building types.

8. The mixed-use development is of sufficient size to allow a decrease in density/intensity from the center of the mixed-use development to the periphery that is compatible with the surrounding land uses.

9. The mixed-use development will provide services (e.g. services such as convenience groceries, dry cleaners, and personal care) and amenities within walking distance of residential development within the mixed use project or area or of residents in the surrounding community, if applicable.

10. Compatibility of mixed-use development with other goals, objectives, and policies of the Pinellas County Comprehensive Plan.

NEIGHBORHOOD-SCALE MIXED-USE PROJECT OR MIXED-USE AREA

1. The location can serve as a walkable destination for nearby areas.

2. There is adequate infrastructure serving the proposed location, including a transportation network that will provide an acceptable level of service.

3. The location can accommodate a mix of land uses, including a residential component, that are able to blend with surrounding uses without juxtaposing incompatible uses or building types.

4. The mixed-use development is of sufficient size to allow a decrease in density/intensity from the center of the mixed-use development to the periphery that is compatible with the surrounding land uses.

5. The mixed-use development will provide services (e.g. services such as convenience groceries, dry cleaners, and personal care) and amenities within walking distance of residential development within the mixed use project or area or of residents in the surrounding community, if applicable.

6. Compatibility of mixed-use development with other goals, objectives, and policies of the Pinellas County Comprehensive Plan.

7. The relationship of the mixed-use development to plans of other local governments and the Regional Planning Council, to the Countywide Plan, and to the strategies in Pinellas by Design.

1.3.7 Policy: Mixed-use development shall enhance, and not compromise, the integrity and viability of existing and planned residential neighborhoods.

1.3.8. Policy: Mixed-use development shall create a strong sense of community identity through consideration of such mechanisms as optional and/or required urban design and architectural design criteria, recognizing historic setback patterns and lot sizes, the creation of places that are oriented to the pedestrian and alternative modes of travel such as bicycle use, providing greenspace and landscaping in public spaces, and other appropriate mechanisms that may be specific to a particular location.

1.3.9. Policy: When considering a Future Land Use Map amendment to designate a Community Redevelopment District-Activity Center, implementation of Policies 4.2.3. and 4.2.4. of the Future Land Use and Quality Communities Element shall take into consideration the area's historic development pattern, the interrelationship of the proposed designation with the surrounding community, whether the proposed Community Redevelopment District-Activity Center has historically served as a community focal point, the impact on traffic patterns resulting from mixed use development and an emphasis on pedestrian activity and non-motorized modes of travel, and the ability of the surrounding road network to distribute vehicle trips away from road corridors experiencing concurrency problems.

1.6. Objective: Pinellas County shall annually review, and amend as necessary, land use and development code provisions which restrain development and redevelopment in areas such as hurricane velocity zones and flood-prone areas to comply with the most recent standards of the National Flood Insurance program and all other applicable federal and state regulations, including any relevant findings derived from interagency hazard mitigation

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reports, in order to protect property and the health, safety and welfare of all residents.

1.6.1. Policy: 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 Flood Plain Management provisions of the Land Development Code.

1.6.2. Policy: The Land Development Code provisions regulating development or redevelopment in flood-prone areas shall be reviewed and amended as necessary should the criteria in the National Flood Insurance Program be modified.

1.6.3. Policy: The Local Planning Agency shall review those interagency hazard mitigation report recommendations addressing the elimination or reduction of land uses that are susceptible to damage by natural hazard, and shall recommend to the Board any changes to the Future Land Use Map and/or Plan policies considered critical to reducing, or mitigating, such hazard.

1.8. Objective: Pinellas County shall continue to implement future land use policies that restrict the proliferation of urban sprawl at a density which is not compatible with support facilities.

1.8.3. Policy: The Board shall continue to pursue acquisition of open space and environmentally sensitive areas.

1.8.4. Policy: The Board shall continue to designate environmentally sensitive areas as Preservation or Preservation-Resource Management on the Future Land Use Map.

1.10. Objective: The scenic/non-commercial corridor policies adopted in the Comprehensive Plan shall continue to be enforced to preserve the scenic/non-commercial designations approved by resolution by the Board of County Commissioners for specific transportation corridors, and to protect their traffic carrying capacity.

1.10.1. Policy: Land uses along designated scenic/noncommercial corridors shall be managed to protect the traffic carrying capacity and the scenic nature of these roadways.

1.10.4. Policy: Through application of the County Land Development Code, Pinellas County will ensure that development and redevelopment is consistent with the desire to preserve, and where possible, enhance the scenic vistas along designated scenic/noncommercial corridors.

1.10.5. Policy: The County shall coordinate with municipalities on implementation of the scenic/noncommercial corridor policy on County-operated facilities.

1.12. Objective: Pinellas County shall promote the location of community or neighborhood commercial development within centers in order to achieve optimal land use relationships, avoid commercial intrusion and impacts into established neighborhoods, achieve compatibility with traffic movement objectives, minimize air pollution, and serve the immediate retail shopping needs of limited or defined geographic areas.

1.15.1. Policy: Pinellas County will continue to assess, and take part in, opportunities to collaborate on land use, transportation and watershed planning for the Gateway Area, including with the cities of St. Petersburg, Largo, and Pinellas Park. [10-57]

1.17. Objective: Pinellas County shall preserve and seek to enhance established community values, a community's unique identity, and their social support structure, and will make decisions that are in concert with a community's established vision for their future.

1.17.1. Policy: As appropriate, and as resources allow, the Capital Improvements Element shall include any public facilities that have been identified to implement this objective.

1.17.2. Policy: Consistent with the purpose and intent of the Comprehensive Plan, Section 134-82(c) 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.

1.17.3. Policy: Pinellas County may amend the Future Land Use Map Series to identify a local community with a Community Overlay, and include in the Future Land Use and Quality Communities Element complementary guiding principles, policies, strategies or other appropriate provisions that are specific to that community and that further the achievement of Objective 1.17 within that community. The complementary principles, policies, strategies, or other provisions shall not conflict with or modify the characteristics, standards, criteria, and definitions contained in the Future Land Use Category Descriptions and Rules of the Pinellas County Comprehensive Plan, shall be developed so that the Pinellas County Comprehensive Plan remains internally consistent, and shall be initiated through a process approved by the Local Planning Agency.

3.2. Objective: Pinellas County shall continue its proactive program for managing the impacts of development upon the County's natural resources (including

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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.

3.2.1. Policy: Significant wetlands and twenty-five year floodplains shall continue to be protected and conserved by their existing designations of Preservation on the Future Land Use Map (FLUM), as adopted by the Board and based upon the comprehensive assessments performed by Pinellas County to evaluate, and subsequently identify, those wetland and floodplain resources with significant value or function.

3.2.2. Policy: Where development activity results in an adverse impact to wetlands, or unique ecosystems as determined by Pinellas County, mitigation by the developer shall be considered as one means to compensate for the loss of natural system function when the impact is unavoidable.

3.2.3. Policy: Pinellas County shall continue to use a variety of methods for protecting the County's open space areas and natural resources (including wetlands) which include, but are not limited to, the acquisition of open space and environmentally sensitive areas, allowing the Transfer of Development Rights (TDRs), density averaging, and requiring upland buffers adjacent to wetlands and other natural environments identified by Pinellas County.

3.2.4. Policy: Pinellas County shall continue to protect the natural resources of the County through, at a minimum, the application of the Pinellas County storm water Management Plan and the Florida State Implementation Plan addressing air quality, as well as enforcement of the Flood Damage Prevention, Flood Plain Management, Habitat Management and Landscape, and the Pinellas County Water and Navigation Control Authority sections of the Land Development Code, and the Future Land Use Map.

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

3.2.6. Policy: Natural drainage features/areas shall be utilized where possible as part of the Pinellas County Stormwater Management Plan.

3.2.7. Policy: No development use shall occur over natural water areas unless so indicated as a recognized use on the Future Land Use Map.

3.2.9. Policy: Natural drainage storage areas shall continue to be preserved by land use provisions.

3.2.10. Policy: Pinellas County shall continue its program of integrated land and

water resource planning and management, as exemplified by the commitment to comprehensive watershed studies and the preparation of management plans, by the enforcement of a comprehensive wellhead protection program including land use restrictions, permitting and monitoring criteria, and land acquisition, by ongoing implementation of a multi-faceted water conservation and demand reduction program, by exploring reasonable technologies for water supply, and by the application of Comprehensive Plan policies and land development regulations directed at such things as habitat management and enhancement, promotion of native and drought tolerant plantings, wetland protection, stormwater treatment, and floodplain management.

3.2.11. Policy: Pinellas County shall continue to identify and protect isolated wetlands and other environmentally sensitive vegetative communities and habitats through the site plan process, which includes the application of project-appropriate land development regulations, conservation easement requirements, staff review of pertinent vegetation and habitat information, specific permitting requirements, and field work by development review staff.

3.2.12. Policy: Pinellas County shall continue to participate in efforts, such as those underway by the Tampa Bay National Estuary Program, and via local watershed planning and similar initiatives in response to Policy 2.1.2. in the Natural Resource Conservation and Management (NRCM) Element of this Plan, to identify significant wetland and other habitat areas for protection, restoration and/or enhancement. Staff will periodically review, at a minimum, the maps and related information from the Florida Game and Fresh Water Fish Commission and the Southwest Florida Water Management District to ensure that the most accurate information is being used at all times, and to determine if there are additional significant wetland areas that should be amended to Preservation or Preservation-Resource Management on the Future Land Use Map.

GOAL FOUR: PINELLAS COUNTY SHALL WORK TOWARD A LAND USE PATTERN THAT CAN BE SUPPORTED BY THE AVAILABLE COMMUNITY AND PUBLIC FACILITIES THAT WOULD BE REQUIRED TO SERVE THAT DEVELOPMENT.

4.1. Objective: The Pinellas County Concurrency Management System will insure the compatibility of all proposed development with the capacities of the existing and planned support facilities for which a level of service standard has been adopted in this plan.

4.1.1. Policy: The Concurrency Management System will ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at

the adopted level of service standards, concurrent with the impacts of development.

4.1.2. Policy: On an annual basis, the Local Planning Agency of the Board shall develop and recommend adoption of a concurrency test statement that assesses the demands of existing and committed development upon support facilities.

4.2. Objective: The Concurrency Management System, applicable policies within the Pinellas County Comprehensive Plan, and the standards and the locational and use characteristics as set out in the Future Land Use Category Descriptions and Rules of the Future Land Use and Quality Communities Element comprise the County's program in which development shall be coordinated with the availability of public and private utilities.

4.2.1. Policy: Land use location and intensity shall be accurately defined and monitored through the Concurrency Management System, the Future Land Use and Quality Communities Element, including Policy 1.2.1., to ensure coordination with the availability of facilities and services.

4.2.2. Policy: Pinellas County's Land Development Regulations shall require developers to submit their proposed development plans to the affected public utilities, who will in turn submit to the County, prior to the County's issuance of development orders or building permits, a statement of their ability to serve the proposed development.

4.2.3. Policy: Pinellas County shall discourage approval of Zoning and/or Future Land Use Map (FLUM) amendments that would increase the number of trips generated on corridors designated as long term concurrency management, congestion containment and constrained corridors in the Concurrency Test Statement.

4.2.4. Policy: Pinellas County shall discourage approval of Future Land Use Map (FLUM) amendments that would increase the number of trips generated on corridors operating at peak hour level of service E and F in 2005 and 2015 as identified in the Transportation Element.

4.2.5. Policy: As a part of its water supply and water resource protection program, Pinellas County shall continue to implement its concurrency management system, to schedule capital improvements, and to make land use and development-related decisions that consider both existing and projected water demand as well as fiscal and environmental constraints.

4.3. Objective: Pinellas County Land Development Regulations shall require that the level of population density and development intensity in the coastal planning area shall be compatible with the evacuation capabilities provided for in the hurricane evacuation program.

4.3.1. Policy: 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.

4.4. Objective: The Pinellas County Concurrency Management System shall insure that building permits and development orders for developments of regional impact are not authorized unless the needed support facilities and services are available or such authorization is conditioned on the availability of the facilities and services necessary to serve that development at the time it is needed.

4.4.1. Policy: Pinellas County's Concurrency Management System shall include, as a minimum, level of service standards for roadways, potable water, sanitary sewer, solid waste, drainage and recreation and open space.

Goals, Objectives and Policies

1. GOAL: PROVIDE FOR A SAFE, CONVENIENT, AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM THAT SERVES TO INCREASE MOBILITY, REDUCE THE INCIDENCE OF SINGLE-OCCUPANT VEHICLES, PROTECT ROADWAY CAPACITY, REDUCE THE CONTRIBUTION TO AIR POLLUTION FROM MOTORIZED VEHICLES AND IMPROVE THE QUALITY OF LIFE FOR THE CITIZENS OF PINELLAS COUNTY.

Traffic Circulation and Level of Service

1.1. Objective: All County and State roadways within Pinellas County, not including those identified in the Concurrency Management System as concurrency corridors (e.g., long term concurrency management, constrained and congestion containment corridors) shall operate at level of service C average daily/D peak hour and a volume-to-capacity ratio of less than 0.9. Florida Intrastate Highway System (FIHS) facilities, with the exception of US Highway 19 for an interim period described in policy 1.1.7, and roads funded through the Transportation Regional Incentive Program (TRIP) shall operate at a level of service that is consistent with Rule 14-94, F.A.C.

1.1.1. Policy: Improvements undertaken by Pinellas County or the Florida Department of Transportation on concurrency management corridors shall be designed to alleviate the substandard level of service conditions to the extent feasible. [09-16]

1.1.2. Policy: Capacity improvements necessary to alleviate existing level of service deficiencies shall be constructed as scheduled in the Pinellas County Capital Improvements Element (CIE).

1.1.3. Policy: Pinellas County shall minimize the impacts of development on concurrency and management corridors through the implementation of land development restrictions and transportation management plan (TMP) strategies through the application of the Concurrency Management System. [09-16]

1.1.4. Policy: The adopted level of service (LOS) standard on backlogged/congestion containment roads is LOS F. The County shall identify these roads in Table 1-1 of the Transportation Element which will be amended as necessary to reflect the addition or removal of facilities designated as congestion containment in the Concurrency Test Statement. The County shall strive to protect the traffic carrying capacity and to improve LOS conditions on these facilities through the implementation of policies 1.1.1, 1.1.2 and 1.1.3. [09-16]

1.1.5. Policy: The adopted level of service (LOS) standard on constrained roads shall be LOS F. The County shall identify constrained roads in Table 1-1 of the Transportation Element which will be amended as necessary to reflect the addition or removal of facilities designated as constrained in the Concurrency Test Statement. The County shall strive to protect the traffic carrying capacity and improve level of service conditions on these facilities through the implementation of policies 1.1.1, 1.1.2 and 1.1.3. [09-16]

1.1.6. Policy: Corridor strategy plans developed by the MPO through the participation of FDOT and affected local governments will contain recommendations for the implementation of transportation improvements and management strategies in constrained corridors. On these corridors, Pinellas County shall implement corridor strategy plan recommendations in conjunction with State and local agencies, as approved by the MPO, through the application of the Concurrency Management System and the Capital Improvements Element, as applicable. The CIE shall be amended as necessary to include physical improvements identified in the corridor strategy plans.

Goals, Objectives and Policies

GEOLOGY, GROUNDWATER PROTECTION AND AQUIFER RECHARGE

GOAL ONE: PROTECT AND MANAGE THE FUNCTIONAL INTEGRITY OF THE COUNTY'S GEOLOGIC FEATURES AND ATTRIBUTES, AND ITS NATURAL GROUNDWATER AQUIFER RECHARGE AREAS AND WELLFIELDS, IN A MANNER THAT PRESERVES AND ENHANCES NATURAL FUNCTIONS, AND PROTECTS GROUNDWATER QUALITY.

1.1. Objective: Pinellas County shall continue to implement a comprehensive

groundwater protection program.

1.1.7. Policy: The County shall continue to utilize the Future Land Use Map to protect aquifer recharge areas by limiting residential density to a maximum of 0.5 unit per acre within the northern portion of Planning Sector 2 (which includes the Eldridge-Wilde Wellfield and surrounding lands), and by designating major wetland systems and associated uplands as preservation or preservation/resource management.

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2.1.4. Policy: Pinellas County shall continue to require that development of a site require maintenance or improvement of existing native vegetative communities and shall continue to require the removal of ecologically undesirable non-native vegetation.

2.1.5. Policy: The removal of ecologically-undesirable non-native vegetation will be required, to the degree feasible, in conjunction with County projects; native species and intact habitat will be protected or enhanced, and landscaping will, at a minimum, be 80 percent native species selected to suit the individual site and to meet Florida Yards and Neighborhoods standards.

2.1.7. Policy: Pinellas County shall continue to pursue the acquisition of properties which contain desirable habitats, have the potential to be restored to provide desirable habitat, or serve to "fill in the gaps" in ecological corridors, or connect and enhance functional wildlife habitats in Pinellas County and throughout the region.

2.1.8. Policy: Pinellas County shall continue to manage County-owned environmental lands and resource-based parks to provide avenues for the dispersal of isolated populations of wildlife throughout Pinellas County and adjacent counties.

2.1.9. Policy: Pinellas County shall protect natural reservations as identified within the Recreation, Open Space and Culture Element by designating, whenever possible, natural reservations as Recreation/Open Space, Preservation-Resource Management, or Preservation on the County's Future Land Use Map.

2.1.10. Policy: Watershed and waterbody management plans shall identify existing and potential wildlife corridors and contiguous conservation and preservation areas and will identify opportunities to connect/enhance environmental lands and the open space network within the unincorporated county, municipalities and adjacent counties.

2.1.11. Policy: In the County's land acquisition, land regulation, and land management program, consideration will also be given to the protection of important, but isolated, lands where the isolation itself is providing an important habitat/species protection function.

2.1.12. Policy: Pinellas County's land acquisition efforts shall include a commitment to linking open space areas, and creating a network of greenways and greenspaces, which can be managed to support the protection, enhancement and restoration of functional and connected natural systems while providing, where appropriate and feasible, unique recreational opportunities, including nature-based experiences, for both residents and visitors.

2.1.13. Policy: Pinellas County shall continue to implement recovery programs for its natural ecosystems and for native wildlife including species of conservation concern, as well as those habitats identified in the Comprehensive Conservation and Management Plan (CCMP) as being of special concern, those identified as natural resources of regional significance by the Strategic Regional Policy Plan, and/or those resources identified by the County.

2.1.14. Policy: In association with the update to the Land Development Code, Pinellas County will evaluate the possibility of, or need for, buffers to protect nesting bald eagles. [10-57]

2.1.16. Policy: In association with the update to the Land Development Code, Pinellas County will determine the feasibility of regulatory techniques and/or incentives that can be used to help close the gaps in the ecological greenway system by partnering with the private sector on the set aside, or use, of lands that contribute to contiguity.

2.1.17. Policy: Pinellas County shall coordinate and share information with other local governments and agencies relative to the conservation, protection and management of natural ecosystems and native wildlife, including species of conservation concern in Pinellas County.

2.1.18. Policy: Pinellas County considers the protection of intact upland systems to be a priority and will continue to coordinate with environmental and regulatory agencies regarding the need to protect the County's diminishing uplands, particularly from wetland mitigation regulations applied during the development and permitting process.

2.1.19. Policy: In association with the update to the Land Development Code, a comprehensive review of existing environmental regulations will be initiated to identify opportunities to introduce new innovations, regulations and incentives that contribute to environmental improvement.

ENVIRONMENTAL LANDS AND RESOURCE-BASED PARKS

GOAL THREE: PINELLAS COUNTY'S ENVIRONMENTAL LANDS AND RESOURCE-BASED PARKS ARE THE HALLMARK OF THIS COUNTY'S ENVIRONMENTAL COMMITMENT, AND THESE LANDS ARE TO BE PROTECTED AND MANAGED IN PERPETUITY FOR THEIR CONTRIBUTION TO THE BIODIVERSITY AND BIOLOGICAL SUSTAINABILITY OF THE REGION, AS A MEANS OF PROVIDING RESPITE FROM URBAN LIFE AND BECAUSE THEY INSTILL FUTURE GENERATIONS WITH A SENSE OF APPRECIATION FOR FLORIDA'S NATURAL HERITAGE.

3.1. Objective: Pinellas County will, at all times and in all actions, be a leader in urban ecology by being a conscientious steward of its environmental lands and resource-based parks and will maintain the integrity of these lands for their ecological, hydrological and open space value, in a manner that contributes towards a net environmental and ecosystem benefit.

3.1.1. Policy: Pinellas County will continue to, through a variety of media, provide education and promote public access to its environmental lands and resource-based parks, consistent with approved management plans, as a means of instilling environmental stewardship, and appreciation of this County's natural resources.

3.1.2. Policy: 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.

3.1.3. Policy: By December 2013, evaluate the creation of a Pinellas County environmental lands trust to be used to secure and acquire infill parcels, by allowing for the contribution of lands or monies. [10-57]

3.1.4. Policy: To foster environmental stewardship, the County's public outreach efforts will include information and education on best management practices for the neighbors of environmental lands and resourcebased parks, as well as watershed concepts that demonstrate the impact of activities on nearby lands to the health of the preserve ecosystem.

3.1.5. Policy: Pinellas County will continue to pursue acquisition of infill properties that “close the gaps” in existing environmental lands and resource based parks that enhance existing boundaries or natural systems.

3.1.6. Policy: Pinellas County will develop trails, outdoor classroom areas, exhibits and other facilities at its environmental lands and resource-based parks that are accessible to the public in order to enhance visitor experiences, without compromising environmental integrity, and in accordance with approved land management plans.

STRENGTHENED CONNECTIONS TO THE WATER

GOAL FOUR: PINELLAS COUNTY WILL REMAIN A LEADER IN THE PROTECTION AND RESTORATION OF ITS SURFACE WATERS AND THE DEPENDENT HABITATS AND RESOURCES WHICH ARE ESSENTIAL TO THIS COUNTY’S CHARACTER, ECONOMY AND QUALITY OF LIFE.

4.1. Objective: Pinellas County shall protect, and conserve surface water resources and their living resources by preserving where appropriate, or restoring where possible, freshwater, marine and estuarine habitats, including coastal wetlands tidal streams, seagrasses, and other submerged aquatic vegetation, and by monitoring and managing, as best as possible, interactions between human activities and dependant marine and freshwater species.

4.1.1. Policy: The County shall continue to prohibit dredging and filling or other development activities having significant long-term impacts on marine and estuarine habitats such as seagrass beds, mangroves, tidal marshes and tidal flats, except in cases clearly in the public interest.

4.1.2 Policy: The County shall continue to enforce its erosion control regulations to reduce sedimentation and turbidity in coastal/marine habitats (particularly seagrass beds) and freshwater habitats that result from upland development activities.

4.1.3. Policy: The County shall continue to enforce alternatives to the hardening and bulkheading of natural coastal shorelines, natural stream courses, and tidal creeks consistent with the land development code.

4.1.4. Policy: The County shall continue its program to require the eradication of ecologically undesirable vegetation from intertidal, riverine and nearby upland areas that is not indigenous to Florida and which has altered natural ecosystems by competitively excluding native plant species.

4.1.5. Policy: The County shall continue to cooperate with the Florida Department of Environmental Protection, the Southwest Florida Water Management District, the Tampa Bay Estuary Program and other appropriate agencies in protecting, restoring or enhancing natural freshwater habitats and adjacent uplands, as well

as estuaries, and natural systems such as tidal flats, tidal streams, mangrove forests, seagrass beds, salt barrens, salt marshes and adjacent uplands by participating in revegetation projects, the development and implementation of management plans for Tampa Bay and the Boca Ciega Bay and Pinellas County aquatic preserves, Pollution Recovery Trust Fund environmental enhancement projects, Pinellas-Anclote River Basin Board Cooperative Funding projects, and other appropriate restorative and mitigative programs.

4.1.6. Policy: Pinellas County shall continue to prohibit non-water dependent development or redevelopment within natural intertidal areas (e.g., salt marshes, tidal flats and mangrove forests).

4.1.7. Policy: The County shall continue to enforce its regulations that require natural upland buffers adjacent to estuaries, bays and other surface waters, and shall review their effectiveness in association with the update of the Land Development Code.

4.1.12. Policy: Pinellas County will assess, at least every two years, the effectiveness of its existing seagrass protection zones and determine whether additional zones or measures are required to protect existing or establish new, protection zones.

4.1.15. Policy: Pinellas County will continue its land acquisition, management and protection efforts as one means of protecting the survivability of coastal and marine resources.

4.1.23. Policy: Pinellas County shall continue to use its land development code, and in particular, its countywide controls under the Water and Navigation Control Authority, to exercise locational restrictions and site-specific development controls to ensure development is undertaken in a manner that does not compromise the County's goals for protecting coastal and marine habitats and dependent species, including manatees.

4.2. Objective: Pinellas County shall continue to support and cooperate in the development of comprehensive and coordinated management plans for Tampa Bay and the aquatic preserves located in Pinellas County by providing staff resources and technical support in the preparation, review, and implementation of these management plans.

4.2.1. Policy: Pinellas County shall continue to cooperate with, and assist as appropriate, the Southwest Florida Water Management District in the development and implementation of Surface Water Improvement and Management Plans for water bodies in Pinellas County.

4.2.2. Policy: Pinellas County shall participate with the Department of Environmental Protection in the development of the Boca Ciega Bay and Pinellas

County Aquatic Preserves Management Plan, as they are scheduled by the State.

4.2.3. Policy: Pinellas County shall continue to participate in the Agency on Bay Management and the Tampa Bay National Estuary Program as a means to provide a multi-jurisdictional/-multi-disciplinary forums for managing the resources of Tampa Bay.

PROMOTING ENVIRONMENTAL STEWARDSHIP

GOAL FIVE: PINELLAS COUNTY WILL BE A RECOGNIZED LEADER IN ENVIRONMENTAL EDUCATION AND LOCAL ENVIRONMENTAL STEWARDSHIP.

5.1. Objective: Pinellas County will continue to be an innovative leader in environmental education and outreach, placing emphasis on the conservation and restoration of natural ecosystems and native wildlife, including species of conservation concern.

5.1.1. Policy: Where mutual benefit is achieved, Pinellas County shall actively pursue and maintain interactive public involvement and functional partnerships with the Pinellas County School Board, as well as area colleges, environmental organizations and non-profits for the purposes of developing and disseminating educational materials and programs.

FLOODPLAINS AND FLOODPLAIN MANAGEMENT

GOAL SIX: 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.

6.1. Objective: 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.

6.1.1. Policy: All construction in floodplains and flood ways shall continue to be required to comply with Federal Emergency Management Agency or Federal Insurance Administration standards and County building codes, and will meet or exceed the requirements of the County's participation in the Community Rating System (CRS).

6.1.2. Policy: Developers shall continue to be required, through the site plan review process, to incorporate those wetland portions of sites which are within 100-year floodplains as conservation easements.

6.1.3. Policy: Construction in floodplains shall continue to be limited by the enforcement of Section 158, the Pinellas County Floodplain Management portion of the Land Development Code, as amended, and in addition, will be subject to the permitting authority of the Southwest Florida Water Management District (SWFWMD), as delegated by the Federal Emergency Management Agency (FEMA).

6.1.4. Policy: No development or fill is allowed within the 100-year floodway, but may be permitted within the 25-year and 100-year floodplain as long as there is no increase in base flood elevation as a result of the activity, and as long as the flood hazard reduction provisions of Section 158 of the Pinellas County Code are met.

6.1.5. Policy: Because of their contribution to floodplain stability and floodplain habitat value, special emphasis will be placed on protecting viable native floodplain forests from destruction by excavation activities during development and redevelopment.

6.1.6. Policy: To protect public safety and minimize potential property damage, any request to increase residential density above 5.0 units per acre on the Future Land Use Map within the 100 year floodplain for property located within a repetitive loss area, or located within an area of known flooding identified in an existing watershed plan approved by the Board of County Commissioners, must be able to demonstrate how existing flooding issues will be resolved.

6.1.8. Policy A request to increase density over 5.0 units per acre on the Future Land Use Map within the 100 year floodplain where the property is also located within that area defined by the SLOSH model to be inundated by a Category 3 hurricane may be considered as long as the applicant can demonstrate that the impact of the proposed amendment on the demand for shelter space can be mitigated and the requirements of Policy 6.1.9 are met.

6.1.9. Policy: A request to amend the Future Land Use Map on a property within the 100 year floodplain to a designation with an increased maximum impervious surface ratio will be required to provide adequate information to demonstrate that their development proposal will meet County floodplain, flood protection and stormwater regulations, in which case a development agreement may be required to formalize floodplain management and public safety requirements. Applicants are encouraged to incorporate the disaster mitigation components of the Florida Green Building Coalition as a part of the project design.

6.1.10. Policy: A request to amend the Future Land Use Map or a development or redevelopment application for a project within a floodplain located within a watershed with an approved watershed plan will be reviewed for consistency with, and must further, the goals of the respective watershed plan.

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

6.1.12. Policy: 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.

6.1.13. Policy: In association with the update to the Land Development Code, the County will review existing regulations to ensure that site development, erosion control, habitat management, water quality and flood control requirements are internally consistent, mutually supportive, effective and sustainable for the long term.

6.1.14. Policy: In association with the update to the Land Development Code, Pinellas County will evaluate how best to promote development and redevelopment proposals that demonstrate a sustainability commitment through such means as: reducing the amount of impervious surface on an already developed site, maximizing or restoring natural floodplain functions and habitat, demonstrating innovation in stormwater management techniques, and/or recognizing the potential for changing long term floodplain conditions due to the anticipated impacts of climate change. [10-57]

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

6.2.1. Policy: 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.

6.2.2. Policy: Pinellas County shall enforce its policies on natural systems and living resources in order to support the ecological value and natural function of its 25 and 100 year floodplains.

6.2.3. Policy: The County shall continue to cooperate with the Southwest Florida

Water Management District and other appropriate agencies in expanding or enhancing existing natural habitats associated with floodplains.

6.2.4. Policy: Fill may be limited to the footprint of the building when necessary to protect floodplain function or habitat, and to meet the County's provisions for flood hazard reduction and standards for development in areas subject to flooding.

6.2.5. Policy: The County shall continue to enforce its erosion control regulations to reduce sedimentation in floodplains resulting from upland development activities.

6.2.6. Policy: 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.

ENVIRONMENTAL SUSTAINABILITY IN EVERY-DAY PRACTICE

GOAL SEVEN: PINELLAS COUNTY WILL BE A LEADER IN ENVIRONMENTALLY SUSTAINABLE GOVERNMENT OPERATIONS, A PROPONENT OF SMART AND SUSTAINABLE GROWTH MANAGEMENT PRACTICES AND WILL HAVE A STRONG ECONOMY SUPPORTED BY SOUND ENVIRONMENTAL PRINCIPLES, PROGRAMS AND PRACTICES.

7.1. Objective: Pinellas County intends to lead by example and will both exemplify and promote environmentally sustainable practices. [10-57]

7.1.1. Policy: By December 2008, for new County construction and in the redevelopment of County properties, Pinellas County will utilize low impact development principles, to the extent practicable, to address stormwater management needs and to model innovative techniques.

7.1.10. Policy: Pinellas County will continue to work in partnership with its citizens, neighboring governments, developers, businesses, educators and agencies to achieve a sustainable future, and will collaborate locally, regionally and nationally to identify innovative opportunities and ideas for consideration.

7.1.11. Policy: In association with the update to the Land Development Code, Pinellas County will re-tool, where necessary, County practices and regulations, and will transform its development regulations into a Smart Growth and Quality Development Code, promoting flexibility, incorporating economic and environmentally sustainable incentives, and relying upon the creativity and dedication of County staff to model and implement.

7.1.12. Policy: By December 2008, consider using development agreements where appropriate to partner with the development community on quality environmental site and building designs.

7.2. Objective: Pinellas County will plan responsibly for climate change and will educate citizens and stakeholders so that they are partners in determining this County's future.

7.2.1. Policy: Pinellas County will initiate a greenhouse gas reduction target for Pinellas County government operations and implement specific Climate Action Plan goals by 2015. [10-57]

7.2.2. Policy: Continue to monitor, and participate in, current science regarding the timeline and impacts of climate change on Florida and Pinellas County, and collaborate with other governments and organizations to identify best practices for promoting a climate-friendly economy, carbon-neutral practices, and contributing to meeting climate stabilization targets.

7.2.3. Policy: In association with the update to the Land Development Code, determine whether there is a need to further amend the Comprehensive Plan and land development regulations to protect public and private coastal infrastructure and investment from the inland advancement of coastal waters, and to coordinate land use planning decisions with the expectations of sea level rise.

7.3. Objective: Pinellas County will initiate a program to maximize retention and enhancement of the County's mature native shade tree canopy for the environmental value and for the contribution to this County's quality of life.

7.3.1. Policy: In association with the update to the Land Development Code, evaluate the need to update regulations aimed at preserving and enhancing the native tree canopy in the unincorporated area.

7.3.2. Policy: Coordinate and share information regarding native tree protection strategies and goals that could be modeled countywide. [10-57]

7.3.3. Policy: Recognize that protection and enhancement of the native tree canopy is integral to the County's sustainability ethic and contributes incrementally to improving the local and global climate.

AIR QUALITY

GOAL EIGHT: PINELLAS COUNTY AMBIENT AIR QUALITY WILL MEET OR SURPASS ALL STATE AND FEDERAL STANDARDS FOR REGULATED AIR POLLUTANTS TO ENSURE A HEALTHY ENVIRONMENT FOR ITS CITIZENS.

8.1. Objective: Pinellas County will maintain all established National Ambient Air Quality Standards (NAAQS).

8.2. Objective: Pinellas County shall continue to assess and monitor and reduce transportation related air quality impacts.

8.2.1. Policy: Pinellas County shall maintain detailed mobile source emission inventories for criteria pollutants in order to assess air quality impacts.

8.2.2. Policy: Pinellas County shall give priority, whenever feasible, to those transportation projects (e.g. highway improvements) that result in the greatest reductions of air pollution concentrations.

8.3. Objective: Pinellas County shall continue to assess, on an annual basis, the effectiveness of its existing air pollution control program and the need for revised control strategies or additional program elements.

8.3.1. Policy: Pinellas County shall continue to maintain the status of its existing approved local air program in accordance with Florida Statutes and interagency agreements with the Florida Department of Environmental Protection.

8.3.2. Policy: Pinellas County shall maintain its air monitoring network and upgrade air monitoring stations as new standards, procedures, or programs are promulgated by the US Environmental Protection Agency.

8.3.5. Policy: Pinellas County shall amend its comprehensive air quality ordinance as needed to ensure the effectiveness of the Air Quality Compliance Program and protect the health and welfare of the citizens of Pinellas County.

Goals, Objectives and Policies

NATURAL DISASTER PLANNING

GOAL ONE: PINELLAS COUNTY WILL PROTECT HUMAN LIFE, PRIVATE PROPERTY AND PUBLIC INVESTMENT FROM THE EFFECTS OF HURRICANES AND OTHER NATURAL DISASTERS

1.1. Objective: Pinellas County shall continue to implement, and update and revise, as necessary, its Post-Disaster Redevelopment Plan, as approved by the

Pinellas County Board of County Commissioners, as part of the Pinellas County Comprehensive Emergency Management Plan, and shall continue to implement hazard mitigation measures to reduce the exposure of human life and public and private property to natural hazards.

1.1.10 Policy: Pinellas County shall continue to implement its existing hazard mitigation programs that include shoreline restoration and enhancement, building code and floodplain regulations, development management techniques such as land use, zoning, and subdivision regulations, and other applicable hazard mitigation measures. Recommendations from interagency hazard mitigation reports may be incorporated, at the discretion of the County. These mitigation programs shall be amended, as necessary, to remain consistent with federal and state requirements.

1.1.11. Policy: Pinellas County will use its Comprehensive Plan, its Land Development Code, its Local Mitigation Strategy, and other applicable hazard mitigation measures, including appropriate recommendations from interagency hazard mitigation reports, to reduce unsafe conditions and inappropriate uses as opportunities arise, and to limit redevelopment in areas of repeated damage.

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

1.3.1. Policy: The coastal high-hazard area (CHHA) shall be 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*.

1.3.2. Policy: The coastal storm area shall be the area delineated in Figure 2 of 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.

1.3.3. Policy: If 20% or more of a parcel of land is located within the coastal storm area, then the entire parcel shall be considered within the coastal storm area. However, if either a parcel of land or a group of parcels that are part of a master development plan is equal to or greater than 5 acres and less than 50% of the parcel or group of parcels is within the coastal storm area, the property owner may elect to provide a survey of the parcel or parcels to determine the exact location of the coastal storm area.

1.3.4. Policy: Pinellas County shall prohibit the location of new, or expansion of existing hospitals, nursing homes, and assisted living facilities within the coastal storm area, the area inundated by a category 2 hurricane as depicted by the SLOSH model, as reflected in the most recent *Regional Evacuation Study, Storm Tide Atlas*, and floodways. [12-10]

1.3.5. Policy: Pinellas County shall not approve any request to amend the Future Land Use Map (FLUM) to designate parcels of land within the coastal storm area with a FLUM category that permits more than 5.0 dwelling units per gross acre.

1.3.7 Policy: During the statutorily required evaluation and appraisal process, the County's existing hazard mitigation programs, including those within the Land Development Code, shall be reviewed and revised if necessary to reduce the vulnerability of future development in the coastal storm area. This review shall evaluate the recommendations of existing interagency hazard mitigation reports and the mitigation functions chapter of the Pinellas County Comprehensive Emergency Management Plan.

1.3.11. Policy: Mitigation required under Policy 1.3.11. above shall not exceed the amount required for a developer to accommodate impacts reasonably attributable to their development, and shall require Pinellas County and the developer to enter into a binding agreement to memorialize the mitigation plan.

1.4. Objective: Pinellas County shall restrict public expenditures that subsidize development or redevelopment in the coastal storm area.

1.4.1. Policy: County-funded infrastructure shall be prohibited within the coastal storm area except for the following:

The expenditure for the maintenance, repair or replacement of existing facilities; or The expenditure for restoration or enhancement of natural resources or public access; or The expenditure needed to address an existing deficiency identified in this plan; or The expenditure for the retrofitting of stormwater management facilities for water quality enhancement of stormwater runoff; or The expenditure for the development or improvement of public roads and bridges identified in the

Traffic Circulation Element of this plan; or The expenditure for a public facility of overriding public interest to ensure public health, safety, and welfare.

GOAL FOUR: 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 FOR THE VULNERABILITY OF THE COUNTY'S COASTAL LOCATION.

4.1. Objective: 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.

4.1.6. Policy: Pinellas County will continue to work with unincorporated waterfront communities to determine the need for additional regulatory incentives and criteria to support and/or enhance the preservation of viable recreational and commercial working waterfronts.

4.2. Objective: Boating access facilities will be sited or expanded in an environmentally sensitive manner that strives to meet public access needs while minimizing negative impacts to coastal habitats, species and surrounding land uses.

4.2.1. Policy: The County shall as a minimum use the following criteria for siting marinas and boat ramp facilities:

- Adequate water depth to accommodate the proposed boat use. Sites that require no dredging or filling to provide access by canal, channel or road are preferred.
- Located in areas where there is adequate flushing of the basin to prevent stagnation and water quality deterioration.
- No adverse impact on archaeological or historic sites as defined by state and local comprehensive plans.
- Reasonable access to a large navigable water body and/or prime boater destination points.
- Minimal impacts to environmentally-sensitive resources, including upland areas, consistent with Federal, State and local regulations.

- Sufficient upland area to accommodate all needed utilities and support facilities, such as parking spaces, rest rooms, dry storage, etc.
- Capacity of the surrounding roadways to handle boating traffic to and from the marina or boat ramp.

4.6. Objective: In an effort to ensure the 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.

4.6.1. Policy: Pinellas County will evaluate the data and findings regarding sea level rise on at least a five-year basis.

4.6.2. Policy: Based on the evaluations directed by Policy 4.6.1, Pinellas County will continue to refine and incorporate long-term planning strategies, and amend land development regulations as necessary, to responsibly plan for the effects of rising sea levels.

4.6.3. Policy: Pinellas County recognizes the potential need for adequate coastal buffering in its response to future sea level rise, and will give preference to low environmental impact methods of shoreline protection, such as beach nourishment, where feasible and appropriate.

4.6.4. Policy: Pinellas County will encourage, and participate in, coordinated intergovernmental and interagency efforts to develop responsible strategies for addressing the potential negative effects of rising sea levels.

4.6.5. Policy: Pinellas County will share information with local municipalities regarding the implications of sea level rise and development decisions along the coast and other vulnerable areas.

THE PROVISION OF RECREATION AND OPEN SPACE

GOAL ONE: TO ADMINISTER OUTSTANDING COUNTYWIDE RECREATIONAL, OPEN SPACE AND ENVIRONMENTAL SYSTEMS THAT PROVIDE, THROUGH ACQUISITION DEVELOPMENT AND MAINTENANCE, SUFFICIENT RESOURCE-BASED REGIONAL PARKS AND ENVIRONMENTAL LANDS THAT ARE ENVIRONMENTALLY SUSTAINABLE, FOSTER ENVIRONMENTAL STEWARDSHIP, AND ENHANCE THE COUNTY'S ECONOMIC VITALITY AND THE QUALITY OF LIFE FOR RESIDENTS AND VISITORS.

1.1. Objective: Pinellas County shall continue to provide a system of regional resource based County parks and environmental lands to adequately meet the needs of Pinellas County residents through the Year 2025.

1.1.1. Policy: Pinellas County shall maintain a minimum level of service standard of 14.0 acres of parks and environmental lands, in combination, for every 1,000 residents within the County through the Year 2025.

1.2. Objective: Pinellas County shall continue to coordinate efforts with all levels of government and the private sector to increase the availability of public resource-based parklands and open space acreage to meet the adopted level of service standard defined in Policy 1.1.1.

1.2.1. Policy: Pinellas County shall annually review and update existing intergovernmental agreements with local, state and regional governments for the operation and use of park and recreational facilities and the management of open space acreage.

1.2.2. Policy: Pinellas County shall continue to seek public and private resources to support the acquisition and development of County recreation, resource-based park facilities, and open space acreage through grant-in-aid programs or other assistance programs.

1.2.3. Policy: Pinellas County shall continue the appointment of citizens to the Park and Recreation Advisory Board to provide citizen advice regarding resource-based recreation opportunities and utilization of County parkland.

1.2.4. Policy: The Park and Recreation Advisory Board shall have the opportunity to review and make recommendations to the Board of County Commissioners regarding proposed uses or activities which are inconsistent with County policy in County parks.

1.3. Objective: Pinellas County shall continue to acquire open space, park and environmental land acreage countywide, with particular emphasis on filling in the gaps in the system and connecting existing properties.

1.3.1. Policy: Pinellas County's land acquisition and management program will focus on making parks and environmental lands available to all County residents, consistent with adopted park and environmental land management plans.

1.3.2. Policy: As new opportunities become available, or as County properties are surplus, the Pinellas County Department of Culture, Education and Leisure and the Department of Environmental Management will evaluate the recreational and/or environmental benefit, or potential benefit, of properties, including their ability to enhance the existing open space or park inventory.

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

1.4.1. Policy: 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.

1.4.2. Policy: Pinellas County shall enforce existing land development regulations, and evaluate the need for additional provisions or incentives for the retention of recreation and open space acreage, based on criteria and standards that reflect environmental, aesthetic and community needs.

1.4.3. Policy: 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.

1.4.4. Policy: Pinellas County will coordinate with other local governments and government agencies to protect open vistas along causeways and bridges.

1.4.5. Policy: Pinellas County will protect its environmental lands and resource based regional parks from the impact of incompatible uses as identified in approved management plans, and from conversion to other purposes and uses that are inconsistent with approved management plans.

1.4.6. Policy: Pinellas County departments will maintain active lines of communication to remain apprised of potential opportunities to purchase open space lands.

1.5. Objective: 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.

1.5.1. Policy: By December 2012, Pinellas County will evaluate whether additional policies, regulations, and/or incentives are required to support the retention of recreation/open space land use designations on golf course properties, small parks and other similarly designated privately-owned open space properties.

1.6. Objective: Pinellas County shall continue to improve public access to County parks and other facilities including County beach access parks, multi-use trails and boat ramp facilities.

1.6.1. Policy: Pinellas County shall, in cooperation with the Metropolitan Planning

Organization (MPO), other agencies and governments, work to enhance physical access to park and recreation areas by automobile, bicycle, pedestrian, and public transportation.

1.6.2. Policy: Pinellas County shall continue to design and develop park facilities with access for the physically challenged.

1.6.3. Policy: Pinellas County will continue to emphasize the importance of providing sustainable public access to the County's resource-based regional parks and environmental lands, in accordance with approved management plans, as a means of instilling appreciation of the resources, understanding of their value and contribution to our quality of life, and a sense that each of us is a custodian of our natural surroundings.

1.7.8. Policy: In association with the update to the Land Development Code, the County will evaluate its land development regulations and the development review process to identify opportunities and incentives for public access to the greenways, blueways and trails system to be accomplished in partnership with private development. [10-57]

1.8.2. Policy: Pinellas County will implement all of the elements of the Comprehensive Plan in coordination so as to achieve a sustainable natural community and to support and promote the provision of nature-based and heritage-based tourism opportunities that contribute to environmental and cultural awareness and responsible stewardship among both citizens and visitors.

PROTECTION AND MANAGEMENT OF PARKS AND ENVIRONMENTAL LANDS

GOAL TWO: TO PROTECT, IN PERPETUITY, THE OPEN SPACE VALUE AND COUNTYWIDE PUBLIC PURPOSE OF THE COUNTY'S REGIONAL PARKS, ENVIRONMENTAL LANDS AND OPEN SPACES, AND TO DEVELOP, IMPLEMENT AND ADHERE TO THE INDIVIDUAL MANAGEMENT PLANS AND STRATEGIES FOR THESE IRREPLACEABLE PUBLIC ASSETS.

2.1. Objective: Pinellas County shall continue to design and develop its resource-based parks, open spaces and environmental lands with a focus on the conservation, protection, restoration, management and interpretation of natural and cultural resources.

2.1.1. Policy: Pinellas County's land acquisition and multiple land use management efforts shall continue the commitment to linking open space areas, and creating a network of greenways and green spaces, which can be managed to support the protection, enhancement and restoration of functional and connected natural systems while contributing to watershed protection and providing resource-based recreational opportunities, including nature-based experiences, for both residents and visitors.

2.1.2. Policy: While recognizing the importance of its resource-based regional parks' core recreational value countywide to residents and visitors, Pinellas County will recognize the importance of the system's value to wildlife, including migratory birds, and maintain an appropriate balance.

2.1.3. Policy: Pinellas County shall continue to design and manage its parks and environmental lands to protect and restore where possible, native vegetative communities and critical wildlife habitat, including all flora and fauna identified as threatened, endangered or species of special concern.

2.1.4. Policy: As funding and staffing become available, Pinellas County will systematically analyze and identify the critical habitats in each resource-based park and identify appropriate protection strategies.

[10-57]

2.2. Objective: Pinellas County will continue to protect, enhance and manage the resource-based parks for their habitat value and resource-based recreational purpose, balancing recreational activities and opportunities with environmental and cultural stewardship, so as to not negatively impact the critical and irreplaceable ecosystems found in the regional resource-based park system.

2.2.4. Policy: Resource-based regional park management plans shall, at a minimum, include the following:

- Overall objectives, strategies and policies
- A table showing the percentage of land to be used for conservation/preservation, open space, and developed areas
- A matrix that identifies development restrictions and identifies permitted uses within each land use

STRENGTHENING CONNECTIONS TO THE WATER

GOAL THREE: TO STRENGTHEN PUBLIC CONNECTIONS TO PINELLAS COUNTY WATERS AND WATERWAYS THROUGH THE MAINTENANCE, PROMOTION AND ENVIRONMENTALLY-SENSITIVE EXPANSION OF RECREATIONAL ACCESS.

3.1. Objective: In recognition of their recreational and economic importance, Pinellas County will encourage and support the retention, acquisition, and expansion, where appropriate, of water dependent recreation-related land uses, including marinas, boat ramps, and other means of public water and waterway access.

3.1.1. Policy: In association with the update to the Land Development Regulations, Pinellas County will investigate techniques to discourage or prevent the loss of water dependent land uses. [10-57]

3.1.2. Policy: Pinellas County will continue to pursue partnerships with other agencies and municipalities to improve and increase opportunities for public access to the water and waterways countywide. [10-57]

3.1.3. Policy: Pinellas County will continue to investigate opportunities for additional boat access facilities with particular emphasis on a North County deep water ramp. [10-57]

3.3. Objective: Pinellas County shall continue to identify and prioritize coastal properties within the County for acquisition, consistent with the State's land acquisition program and Tampa Bay Estuary Program goals.

3.3.1. Policy: The County's process for identifying and prioritizing coastal properties for acquisition shall consider, at a minimum, the following criteria:

- degree of environmental significance and pristine condition;
- consistency with hazard mitigation requirements;
- beach access and management opportunities; and
- urban park and open space needs

3.3.2. Policy: The County shall actively coordinate and collaborate with other coastal governments and agencies in achieving this objective.

3.4. Objective: Pinellas County will maintain, enhance and expand, where possible, public beach and shoreline access sites.

3.4.1. Policy: The County shall continue, as practical, to acquire beach access sites in locations that enhance public access. [10-57]

3.4.2. Policy: Pinellas County will give priority to those public access acquisitions or improvements that are located where public access is needed most.

3.4.3. Policy: Pinellas County will actively seek partnerships and shared funding opportunities for the acquisition of beach access sites.

3.4.9. Policy: Pinellas County will investigate ideas and incentives to establish 'maintenance of views to the water from public roadways' to be used in the evaluation of proposed development projects in the unincorporated county.

FACILITY-BASED RECREATION

GOAL FOUR: TO MAKE URBAN LEVELS OF FACILITY-BASED RECREATION MORE ACCESSIBLE TO UNINCORPORATED RESIDENTS WHEN OPPORTUNITIES ARISE THROUGH FINANCIALLY-FEASIBLE STRATEGIES AND BENEFICIAL PARTNERSHIPS. [10-57]

4.1. Objective: Pinellas County will support facility-based recreation opportunities, on a case by case basis, that are financially feasible and based on funding availability, staffing levels and citizen priorities.[10-57]

4.1.1. Policy: The affordability of facility-based recreation to unincorporated residents will be a priority when developing or partnering on any facility-based recreation strategies. [10-57]

4.1.2. Policy: As funding and staffing allows, the County will evaluate opportunities for traditional and non-traditional recreational activities (such as skate parks and bicycle tracks). [10-57]

4.1.3. Policy: Pinellas County will continue to utilize creative funding and facility partnerships to meet facility-based recreation needs, including consideration of mutually beneficial interlocal and joint use agreements between the County and the School Board, adjacent municipalities, volunteer groups and other recreational service providers. [10-57]

4.2. Objective: Pinellas County shall continue to encourage the provision of facility-based recreational opportunities, where feasible, by public agencies, private enterprise and private developers.

4.2.1. Policy: In association with the update to the Land Development Code, Pinellas County will evaluate existing regulations to consider new incentives or requirements for the provision of onsite recreational amenities by developers.

4.2.2. Policy: Pinellas County shall continue to explore and pursue partnerships and public and private resources to support the acquisition of recreation and open space acreage.

4.2.3. Policy: Pinellas County will continue to meet regularly with special district recreation providers to coordinate opportunities for capital improvements, programs and funding, where mutual benefit is provided.

4.2.4. Policy: Pinellas County will annually review existing agreements relating to

the provision of facility-based recreation to facilitate recreational priorities and objectives.

4.2.7. Policy: As feasible and appropriate, and consistent with Objective 4.2. (and in conjunction with such activities as redevelopment, neighborhood revitalization, etc.), Pinellas County shall support the assemblage of land and assist in the development and improvement of neighborhood recreational facilities in coordination with neighborhood associations and organizations specializing in the delivery of recreational services.

4.3. Objective: Pinellas County will support the role of recreation/community centers in meeting the social, wellness, fitness and facility-based recreation needs of unincorporated residents.

4.3.1. Policy: Pinellas County will support the establishment of community centers in unincorporated areas consistent with the recommendations from the Recreation, Open Space and Culture System Master Plan, where feasible from a financial and operational perspective.

4.5.1. Policy: The location of facility-based recreation sites and activities will not conflict with the County's goals for protecting those habitats identified by Pinellas County staff as critical or significant, or impact those areas set aside expressly for natural systems management.

4.5.2. Policy: The location of facility-based recreation sites and activities, including neighborhood-level parks, playgrounds and ball fields, must be compatible with, and should complement surrounding land uses.

SUSTAINABILITY OF THE COUNTY'S RECREATION AND OPEN SPACE SYSTEM

GOAL SIX: TO PRACTICE AND PROMOTE A SUSTAINABILITY ETHIC, ENSURING THAT ECOLOGICAL LIMITS AND ENVIRONMENTAL IMPACTS ARE CONSIDERED IN ALL DECISIONS AND DESIGNS 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.

6.1. Objective: Pinellas County will support and facilitate realization of the concept of livable urban communities by planning for, and providing, quality recreational opportunities and open spaces throughout the County, in a responsible manner that promotes and protects the environmental value of the County's natural reservations.

6.1.1. Policy: In association with the update to the Land Development Code,

Pinellas County will review, and amend as necessary, the regulations to implement recreation and open space aspects of quality community/livable community initiatives.

6.1.5. Policy: In recognition of the County's near built-out condition and the fragile balance between the urban interface and its regional parks system and environmental lands, Pinellas County will institutionalize sustainability ethics as a way to help the County's natural reservations remain intact for habitat value and the enjoyment and benefit of future generations.

Goals, Objectives and Policies

GOAL ONE: SURFACE WATERS SHALL BE MANAGED TO PROVIDE FLOOD PROTECTION FOR THE CITIZENS OF PINELLAS COUNTY, TO PRESERVE AND ENHANCE THE WATER QUALITY OF RECEIVING WATER BODIES, AND FOR THE PURPOSES OF NATURAL RESOURCE PROTECTION, ENHANCEMENT AND RESTORATION, PLANT AND WILDLIFE DIVERSITY, AND ESTUARINE PRODUCTIVITY.

STORMWATER CONTROL AND TREATMENT

1.1. Objective: Stormwater deficiencies that are the responsibility of the Board of County Commissioners (BCC) shall be identified through the watershed planning process and a schedule of actions to correct these deficiencies will be developed by 2010.

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

1.1.2. Policy: The implementation of stormwater projects required to accommodate future needs shall be of secondary importance.

1.1.3. Policy: By December 2008, a task team will be established to prioritize project needs, to track the status/implementation of stormwater projects, and to recommend improvements to the coordination of stormwater plans and the surface water planning process.

1.1.4. Policy: Following the completion of the project prioritization in 2010, Pinellas County will, in the fall of each year, evaluate the effectiveness of the County's overall surface water management program, and make adjustments as appropriate.

1.1.5. Policy: Through the annual process of reviewing and ranking watersheds

and surface water projects, through ongoing field activities, and through the results of the County's surface water monitoring program, the effectiveness of the County's overall surface water management priorities and program shall be evaluated.

1.1.6. Policy: Project scheduling and priorities shall be flexible enough to accommodate emergencies, opportunities for shared project funding, local drainage needs, and new surface water management responsibilities.

1.1.7. Policy: As a need or emergency may arise, stormwater projects required to address localized issues, such as public safety and neighborhood flooding, may take precedence over already planned improvements.

1.1.9. Policy: Storm Water Pollution Prevention Plans (SWPPP) shall be a component of each surface water management project implemented by both the County and private development.

1.1.10. Policy: Each stormwater management project design shall include an evaluation of the feasibility of, and give preference to, natural versus designed alternatives, or a combination thereof, where practical.

1.1.11. Policy: Pinellas County will continue to work with the municipalities to address changes in surface water management responsibilities as a result of annexation.

1.2. Objective: The County shall apply its stormwater management concurrency management provisions at the time of site plan review, and utilize the following level-of-service standards to support the goals of the Surface Water Management Element.

1.2.1. Policy: The following level-of-service standards are adopted for major drainage projects to support stormwater management goals:

Pinellas County Level-of-Service Standards for Stormwater Management

All applicable federal, state, and local regulations (as indicated in the Regulatory Framework section of the Surface water Management Element) relating to flood control, stormwater treatment and wetland protection, shall continue to be met in public and private project design.

The twenty-five year storm design standard shall confine the runoff from a 25 year, 24 hour rainfall event within drainage channel banks, or within designated twenty-five year floodplains, in order to protect human life and minimize property damage.

The one-hundred year storm design standard shall protect homes and commercial buildings against flooding by a 100 year, 24 hour rainfall event.

Preference shall be given to stormwater management options which restore floodplains and remove obstructions from floodways.

1.2.2. Policy: Private development shall be reviewed for concurrency purposes during the site plan review process in order to make sure that the development does not adversely impact surrounding properties or off-site conveyance and treatment systems.

1.2.3. Policy: Pinellas County shall evaluate the ongoing effectiveness of its stormwater design standards and adopted level-of-service standards by 2010, and amend if necessary.

WATER QUALITY AND NATURAL RESOURCE PROTECTION, ENHANCEMENT, RESTORATION AND MANAGEMENT

1.4. Objective: Stormwater deficiencies and flood control improvements will be identified during the development of individual watershed plans.

1.4.1. Policy: As projects are identified, they will be incorporated into the comprehensive list of planned surface water projects and improvements for the respective watershed, to be prioritized and scheduled through the annual capital improvements planning process.

1.5. Objective: Pinellas County shall show measurable improvements in the quality of County waters, as a result of management activities, and the development and implementation of watershed management plans.

1.5.1. Policy: Pinellas County shall continue to systematically prepare watershed or waterbody management plans for approval and implementation by the Board of County Commissioners. Such plans shall address water quality, stormwater management, habitat requirements, and biological targets, as well as recommended funding sources.

1.5.2. Policy: Comprehensive watershed and water body management plans shall be developed and implemented in a manner that is unique to the character and condition of each watershed or waterbody, and shall address, as appropriate, the need for: (1) stormwater, water quality, water quantity, and habitat-related capital projects, (2) public education and citizen involvement, (3) specific management activities including, if necessary, additional regulation and/or incentive based programs, and (4) the necessary monitoring to evaluate the short and long term successes of the overall management program, (5) the implementation of the Total Maximum Daily Load (TMDL) requirements, and (6) opportunities to incorporate recreational opportunities.

1.5.4. Policy: In watersheds or waterbodies where a watershed or waterbody management plan has not yet been completed, stormwater management projects shall be designed to be consistent with the policies of the Surface Water Management Element, the Natural Resource Conservation and Management Element, and Coastal Management Element of the Comprehensive Plan.

1.5.5. Policy: Any approved development/redevelopment project must be consistent with, and reviewed against, any approved watershed plan in place for the impacted watershed.

1.5.10. Policy: Through watershed management plan implementation and related activities, Pinellas County shall work to protect and restore aquatic and marine resources, including marine and estuarine habitats, wetlands, and tidal streams within coastal waters by preserving where appropriate, or restoring where possible, a functional balance of plant and wildlife habitats.

1.5.11. Policy: Watershed-specific regulations and programs may be identified and applied as a result of an adopted watershed management plan or to meet pollutant loading targets established by the Comprehensive Conservation and Management Plan (CCMP) for Tampa Bay, and/or to meet the purpose and intent of Total Maximum Daily Load (TMDL) requirements.

1.6.3. Policy: By 2010, Pinellas County will amend its Land Development Regulations to require that all parcels of land, other than an individual single-family parcel, be able to show that the development or redevelopment of a site meets Pinellas County stormwater regulations or results in improved stormwater treatment when compared to its previous state.

1.6.5. Policy: Development and redevelopment projects in Pinellas County shall be reviewed using the most current stormwater models available, to evaluate the project's impacts on adjacent properties, and the local stormwater conveyance system to accommodate the flows associated with the project.

1.6.7. Policy: Pinellas County shall continue to enforce regulations that require natural upland buffers adjacent to estuaries, bays and other surface waters.

1.6.12. Policy: 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.

1.8. Objective: The surface waters of Pinellas County will be managed to preserve and enhance the water quality of receiving water bodies, and to protect, enhance and restore natural resources, plant and wildlife diversity and estuarine productivity.

1.8.1. Policy: Wetlands and floodplains shall continue to be preserved (e.g., by designating them as Preservation on the Future Land Use Map) and will be protected as conveyance systems, as wildlife and vegetative habitat, and as natural storage.

1.8.2. Policy: The Pinellas County Board of County Commissioners shall continue to utilize its regulatory authority as the Pinellas County Water and Navigation Control Authority to ensure development is consistent with the objectives and policies of this Element pertaining to the protection, enhancement, and restoration of coastal waters and resources.

1.8.3. Policy: Pinellas County will continue to review, upgrade and manage its retention/detention ponds to optimize their efficiency and effectiveness.

1.8.5. Policy: In support of Comprehensive Conservation and Management Plan (CCMP) priorities, and because of their importance to the survival of the juvenile white ibis and other wildlife, Pinellas County shall protect remaining freshwater ephemeral ponds where identified and where possible, and shall create new ponds when feasible and appropriate.

1.9. Objective Stormwater management projects will complement resource protection and management objectives, with emphasis placed on natural versus structural solutions.

1.9.1. Policy: Pinellas County shall continue to require, in both County projects and in private projects, natural upland buffers adjacent to wetlands, permanent and seasonal streams, natural drainage channels, the shorelines of lakes, estuaries and other surface waters.

1.9.2. Policy: The County shall continue to enforce erosion control regulations to reduce sedimentation and turbidity in freshwater and coastal waterbodies and habitats (including seagrass beds) resulting from upland development activities.

1.9.3. Policy: During development and redevelopment, the site plan process shall be used to ensure that the benefits of natural drainageways and natural storage areas are retained for their stormwater management function or are restored where feasible.

1.9.4. Policy: The County shall permit the use of isolated wetlands for stormwater attenuation, when not in conflict with environmental or public use considerations.

1.11.4. Policy: All Surface Water Management Program projects within watersheds or waterbodies of Pinellas County shall be compatible with the Florida plan for that water body or watershed, with relevant components of

SWFWMD's Comprehensive Watershed Management Plan (CWM) for the Tampa Bay/Anclote Watershed, and with the Tampa Bay Estuary Program's Comprehensive Conservation and Management Plan (CCMP) where appropriate.

1.11.7. Policy: The County shall continue to participate in the Tampa Bay Estuary Program and the Agency on Bay Management as a means to provide a multi-jurisdictional/multi-disciplinary forum for managing the resources of Tampa Bay.

1.11.8. Policy: Pinellas County Surface Water Management Program projects within the Tampa Bay watershed shall support, and further enhance, the goals of the Comprehensive Conservation and Management Plan (CCMP) for Tampa Bay.

1.11.10. Policy: Pinellas County shall continue to support the Tampa Bay Estuary Program (TBEP) and its partnership approach to the protection and restoration of Tampa Bay.

1.12.5. Policy: Pinellas County shall support opportunities to coordinate land acquisition activities with other local and regional governments and agencies for the purpose of comprehensive and integrated watershed planning and management, and the connection of functional natural areas.

1.13. Objective: Pinellas County shall meet the regulatory requirements of the NPDES, TMDL and other Federal, State and local programs, and will continue to collaborate with other stakeholders to protect and enhance the quality of the County's surface waters and to provide flood control.