

**BOARD OF COUNTY
COMMISSIONERS**

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RECEIVED
Board of County Commissioners and Growth

APR -1 2019

Division of Economic Opportunity
1101

March 22, 2019

Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

**Subject: Transmittal of Proposed Large-Scale Amendments to the Pinellas County Comprehensive Plan
– Expedited State Review**

Dear Mr. Eubanks:

The Pinellas County Board of County Commissioners conducted a public hearing on March 12, 2019 and authorized transmittal of the attached large-scale amendments to the Pinellas County Comprehensive Plan to the Florida Department of Economic Opportunity (DEO) for review and comment under the expedited state review process.

The Pinellas County Local Planning Agency (LPA) conducted a public hearing on the proposed amendments on February 7, 2019. A Staff Report and LPA Review and Recommendation, summarizing the content and effect of the amendments, as well as documenting consistency of the amendments with the Pinellas County Comprehensive Plan, is attached to this transmittal.

Included with this letter are three sets of the Amendment Package as described below (one hard copy and two electronic copies):

Case No. CP-04-02-19: The proposed Ordinance amends the Pinellas County Comprehensive Plan Future Land Use and Quality Communities Element policies regarding the AIRCO site; amends the Commercial General and Residential Office Retail future land use map (FLUM) categories and rules to promote economic development and increased housing opportunities; removes the 12.5 unit per acre residential density restriction in the Residential Medium and Residential High categories; and amends the Capital Improvements Element (CIE) to incorporate the County's portfolio management approach to the Capital Improvements Program (CIP) and allow the County to reference our annual CIP and eliminate annual amendments to the CIE.

By this letter, Pinellas County is also certifying its direct submittal on this same date of the complete amendment package to each of the review agencies defined in 163.3184(1), F.S., and copied on this letter.

The amendments do not affect an area of critical state concern, 163.3184(13), F.S.

Pinellas County Planning
310 Court St.
Clearwater, FL 33756
Main Office: (727) 464-8200
FAX: (727) 464-8201
V/TDD: (727) 464-4062

www.pinellascounty.org



At this time, Pinellas County anticipates adopting the amendments in June of 2019.

Should you have any comments, questions, or need additional information, please contact me at (727) 464-8200, FAX (727) 464-8201. Or email me at rvincent@pinellascounty.org. The mailing address is 310 Court Street, Clearwater, Florida 33756.

Sincerely,



Renea Vincent, AICP
Director
Pinellas County Planning Department

Enclosures

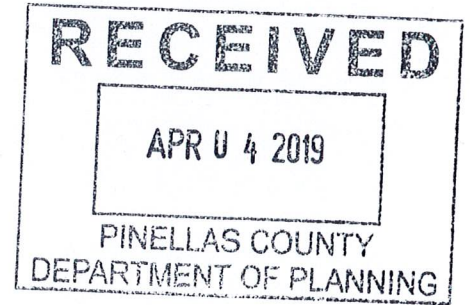
cc: John Meyer, LEPC Coordinator, Tampa Bay Regional Planning Council
Trisha Neasman, Southwest Florida Water Management District
Daniel C. Santos, AICP, Growth Management Supervisor, Florida Department of Transportation – District Seven Office
Attn: Plan Review, Office of Intergovernmental Programs, Florida Department of Environmental Protection
Tracy D. Suber, Educational Consultant-Growth Management Liaison, Department of Education
Deena Woodward, Historic Preservation Planner, Florida Department of State – Bureau of Historic Preservation
Scott Sanders, Florida Fish & Wildlife Conservation Commission – Conservation Planning Services
Attn: Comprehensive Plan Review, Department of Agriculture and Consumer Services – Office of Policy and Budget

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

April 1, 2019



Ms. Renea Vincent, AICP
Planning Director
Pinellas County Planning Department
310 Court Street
Clearwater, Florida 33756

Dear Ms. Vincent:

Thank you for submitting Pinellas County's proposed comprehensive plan amendments submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **Pinellas County 19-01ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than **May 1, 2019**.

If you have any questions please contact Anita Franklin, Plan Processor at (850) 717-8486 or Sherry Spiers, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850) 717-8499.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

MEMORANDUM

TO: Florida Department of Environmental Protection
Florida Department of Education
Florida Department of State
Florida Department of Transportation District 7
Tampa Bay Regional Planning Council
Southwest Florida Water Management
Florida Fish and Wildlife Conservation Commission
Florida Department of Agriculture and Consumer Services

DATE: April 1, 2019

SUBJECT: COMMENTS FOR PROPOSED EXPEDITED STATE REVIEW PLAN AMENDMENT

LOCAL GOVERNMENT/ STATE LAND PLANNING AGENCY AMENDMENT #: PINELLAS CO 19-01ESR

STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER: Sherry Spiers/(850)717-8512

The referenced proposed comprehensive plan amendment is being reviewed pursuant the Expedited State Review Process according to the provisions of Section 163.3184(3), Florida Statutes. Please review the proposed documents for consistency with applicable provisions of Chapter 163, Florida Statutes.

Please note that your comments must be sent directly to and received by the above referenced local government within 30 days of receipt of the proposed amendment package. A copy of any comments shall be sent directly to the local government and to the State Land Planning Agency to the attention of Ray Eubanks, Administrator, Plan Review and Processing at the Department E-mail address: DCPexternalagencycomments@deo.myflorida.com

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment.

Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
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Southwest Florida Water Management District

Bartow Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office
7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Jeffrey M. Adams
Chair, Pinellas

Ed Armstrong
Vice Chair, Pinellas

Bryan K. Beswick
Secretary, DeSoto, Hardee,
Highlands

Michelle Williamson
Treasurer, Hillsborough

H. Paul Senft, Jr.
Former Chair, Polk

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Joel Schleicher
Charlotte, Sarasota

Rebecca Smith
Hillsborough, Pinellas

Mark Taylor
Hernando, Marion

Scott Wiggins
Hillsborough

Brian J. Armstrong, P.G.
Executive Director

April 26, 2019

Ms. Renea Vincent
Planning Director
Pinellas County
310 Court Street
Clearwater, Florida 33756

Re: **Pinellas 19-01ESR**

Dear Ms. Vincent:

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

Sincerely,

Trisha Neasman, AICP
Planning Lead

TN

cc: Ray Eubanks, DEO

Swarengen, Scott M

From: Vincent, Renea
Sent: Friday, April 5, 2019 9:59 AM
To: Swarengen, Scott M
Subject: FW: Pinellas County 19-1ESR (Pinellas County CP-04-02-19)

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Reviews

Renea Vincent, AICP
Director, Pinellas County Planning
Pinellas County Planning
(tell us how we are doing!) www.pinellascounty.org/surveys/plan
310 Court St.
Clearwater, FL 33756
(727) 464-5698
rvincent@pinellascounty.org

All government correspondence is subject to the public records law.

From: Hight, Jason [mailto:Jason.Hight@MyFWC.com]
Sent: Friday, April 5, 2019 9:17 AM
To: Vincent, Renea <rvincent@co.pinellas.fl.us>; DCPexternalagencycomments@deo.myflorida.com
Cc: Wagman, Jason <Jason.Wagman@MyFWC.com>; Wallace, Traci <traci.wallace@MyFWC.com>
Subject: Pinellas County 19-1ESR (Pinellas County CP-04-02-19)

Ms. Vincent:

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

If you need any further assistance, please do not hesitate to contact our office by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Jason Wagman at (941) 377-3722 ext. 6540 or by email at Jason.Wagman@MyFWC.com.

Sincerely,

Jason Hight

Biological Administrator II

Office of Conservation Planning Services

Division of Habitat and Species Conservation

620 S. Meridian Street, MS 5B5

Tallahassee, FL 32399-1600

(850) 228-2055

38626, Pinellas County 19-1ESR

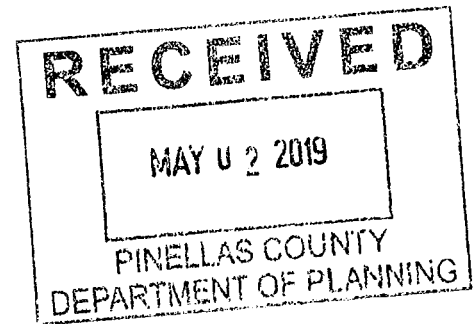
Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

April 25, 2019

The Honorable Kenneth T. Welch
Chair, Pinellas County
Board of County Commissioners
310 Court Street
Clearwater, Florida 33756



Dear Chair Welch:

The Department of Economic Opportunity ("Department") has reviewed the Pinellas County proposed comprehensive plan amendment (Amendment No. 19-01ESR), received on April 1, 2019, pursuant to the expedited state review process in Section 163.3184(2)(3), Florida Statutes (F.S.). We have identified no comment related to adverse impacts to important state resources and facilities within the Department's authorized scope of review.

We are, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the County's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

In the Capital Improvements Element, the proposed amendment would delete the term "public facilities" that pertains to major capital improvements, including transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational facilities as defined by Section 163.3164(38), F.S. Instead, the proposed amendment uses the term "public infrastructure" without providing a definition for what is to be considered as public infrastructure. For clarity, the County should consider retaining the term "public facilities" because that is the term used and defined in the Community Planning Act. Alternatively, the County may want to consider defining the term "public infrastructure" to have the same meaning as the term "public facilities" in Section 163.3164(38), F.S.

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

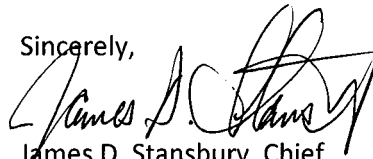
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- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the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

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

Sincerely,



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

JDS/vj

Enclosure(s): Procedures for Adoption

cc: Renea Vincent, AICP, Director of Pinellas County Planning Department
Sean T. Sullivan, Executive Director, Tampa Bay Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

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

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

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

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

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

_____ Ordinance number and adoption date;

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 N. McKinley Drive
Tampa, Florida 33612

KEVIN J. THIBAUT, P.E.
SECRETARY

April 12, 2019

Ms. Renea Vincent, AICP
Director
Pinellas County Planning Department
310 Court Street
Clearwater, FL 33756

Re: Pinellas County Comprehensive Plan Amendment 19-01ESR.

Dear Ms. Vincent:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) is providing a review of proposed amendment 19-01ESR.

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

Proposal: The proposal is amending the Pinellas County Comprehensive Plan Future Land Use, Element and Quality Communities Element policies regarding the AIRCO site. Specifically, the amendment will: Increase residential densities in the Commercial General and Residential Office Retail amending the Commercial General and Residential Office Retail future land use map (FLUM) categories and rules to promote economic development and increased housing opportunities future land use map categories to 24 units per acre; Remove the 12.5 unit per acre restriction in Residential Medium and Residential High future land use categories, allowing these designations to achieve their underlying density of 15 and 30 units per acre, respectively; Remove prescriptive zoning compatibility language that has rendered some parcels "non-conforming" and prohibits redevelopment without a zoning or land use change; Adopts and enacts the Target Employment Center overlay from the Countywide Plan that increases allowable floor area ratios (FAR) for target industry development; Updates AIRCO related policies within the Future Land Use Element to promote development of this site for targeted industries; and Updates the Capital Improvements Element to reflect changes to Florida Statutes and

Ms. Renea Vincent, AICP
April 12, 2019
Page 2

incorporate the County's portfolio management approach to the Capital Improvements Program.

FDOT finds that the proposed amendments, at a minimum, are consistent with the goals and objectives of the Pinellas County Comprehensive Plan. FDOT determined proposed amendment 19-01ESR has no impact on important state transportation resources or facilities within its jurisdiction.

Thank you for the opportunity to review the amendment. Should you have any questions please do not hesitate to contact me at 813-975-6429 or Daniel.santos@dot.state.fl.us.

Sincerely,



Daniel C. Santos, AICP
Transportation Planning Supervisor

cc: Ray Eubanks, Plan Processing Administrator, DEO
Waddah Farah, PDA Administrator, FDOT District 7
Lindsey Mineer, LGCP Coordinator, FDOT District 7