



APPROVAL OF

Z/LU 21-01



- Parcels
- Zoning - Label Only
- Residential Suburban
- Residential Low
- Residential Low Medium
- Residential Medium
- Commercial General
- Employment
- Residential Office General
- Preservation
- Preservation Resource Management
- Recreation Open Space
- Institutional
- Transportation Utility
- Water

<p>Z/LU-21-01 Proposed Land Use & Zoning</p>	<p>Zoning From: R-A, Residential Agricultural & R-3, Single Family Residential To: R-5-CO, Urban Residential-Conditional Overlay (15.2 acres) & PC, Preservation/Conservation (6.3 acres)</p> <p>Land Use From: Residential Suburban & Preservation To: Residential Low (15.2 acres) & Preservation (6.3 acres) With a conditional overlay limiting the number of residential units to 70 1-story villas or 78 2-story townhomes</p>	 <p>Pinellas County Housing & Community Development</p>
<p>24/27/15/72162/002/0040, 24/27/15/89280/000/6104, 6300, & 6301</p>		
<p>Prepared by: Pinellas County Planning Department</p>	<p>Date: 1/26/2021</p>	<p> NORTH</p> <p>1 inch = 0.1 miles</p>



Florida Department of Transportation

RON DESANTIS
GOVERNOR

5211 Ulmerton Road
Clearwater, FL 33760

KEVIN J. THIBAUT, P.E.
SECRETARY

May 13, 2021

This pre-application finding may be used as a basis for permit approval until **11/6/2021**, given field conditions have not substantially changed.
THIS DOCUMENT IS NOT A PERMIT APPROVAL

Michael Yates
Palm Traffic
400 North Tampa Street, Suite 1500,
Tampa, FL 33602

Re: **PRE-APPLICATION REVIEW FOR ACCESS PERMIT**

Access Class: 5
Applicant: Palm Traffic
Approx. M.P.: 11.367
Connection Category: **TBD**
County: Pinellas

Posted Speed: 45
Permit #: **TBD**
Project: **TBD**
Section: 15 020 000
State Road: 595

Dear Ms. Yates:

A Pre-application Review meeting for the above project was conducted on May 6, 2021. The purpose of the Pre-application Review is to establish the permit category, number, type, general location and associated features of access connections to the State Highway. The Department's Access Management Group offers the following based the information provided:

- We disapprove the concept as presented with the following considerations.
- We approve the concept as presented with the following conditions/considerations.
- We approve the concept as submitted and we invite you to submit a permit application package to the Pinellas Maintenance Office with engineering drawings that reflect the concept approved here.
- We are prepared to continue the review of the concept with the District Variance Committee.
- We are prepared to continue the review of the concept as presented with the following:

Conditions/Comments:

1. The Department agrees with the proposed southbound turning lane on Alt 19 and Valley Road.
2. Pinellas County will be the applicant for the Agreement.
3. A notice to the surrounding properties of the modifications to the roadway will need to be done before submitting of the permit.
4. Any driveways that will have their radii impacting by the nominal width increase to the roadway, will have to be adjusted to meet current standards.
5. This work will require a drainage permit
6. Provide breaks in the yellow strips to for the southern access
7. The Department will send as-builts once requested to help define the ROW. Please send an email request for the as-builts when ready to proceed forward with the work.

All permit application packages shall be submitted to:

Florida Department of Transportation
5211 Ulmerton Road
Clearwater, FL 33760
Attn: Michael J. Lenhart, P.E. Pinellas Operations Program Engineer

Favorable review of the proposed generally means that you may develop plans complying with the review comments and submit them, within six months, to the Department for permit processing. When permit requests are submitted subsequent to a Pre-application Review, Department staff reviews the design plans for compliance with standard and constructability. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application based on the design proposal would likely be denied.

Please include a copy of this letter with your request for continued pre-application review or permit application. Please contact Mr. Robert Casey at (727) 575-8300 if you have any questions.

Sincerely,

Chris Gregory,
CPM

Digitally signed by: Chris Gregory, CPM
DN: CN = Chris Gregory, CPM email = chris.gregory@dot.state.fl.us C = US O = FDOT
OU = Pinellas Operations
Date: 2021.05.13 09:46:25 -0400

Chris Gregory
Maintenance Manager / Permits
CG/RC cc: Pre-Application file

REUSE OF DOCUMENT:
THE IDEAS & DESIGN CONCEPTS INCORPORATED WITHIN THIS DOCUMENT REPRESENTS A PROFESSIONAL SERVICE & IS THE PROPERTY OF GULF COAST CONSULTING INC. & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION FROM GULF COAST CONSULTING INC.



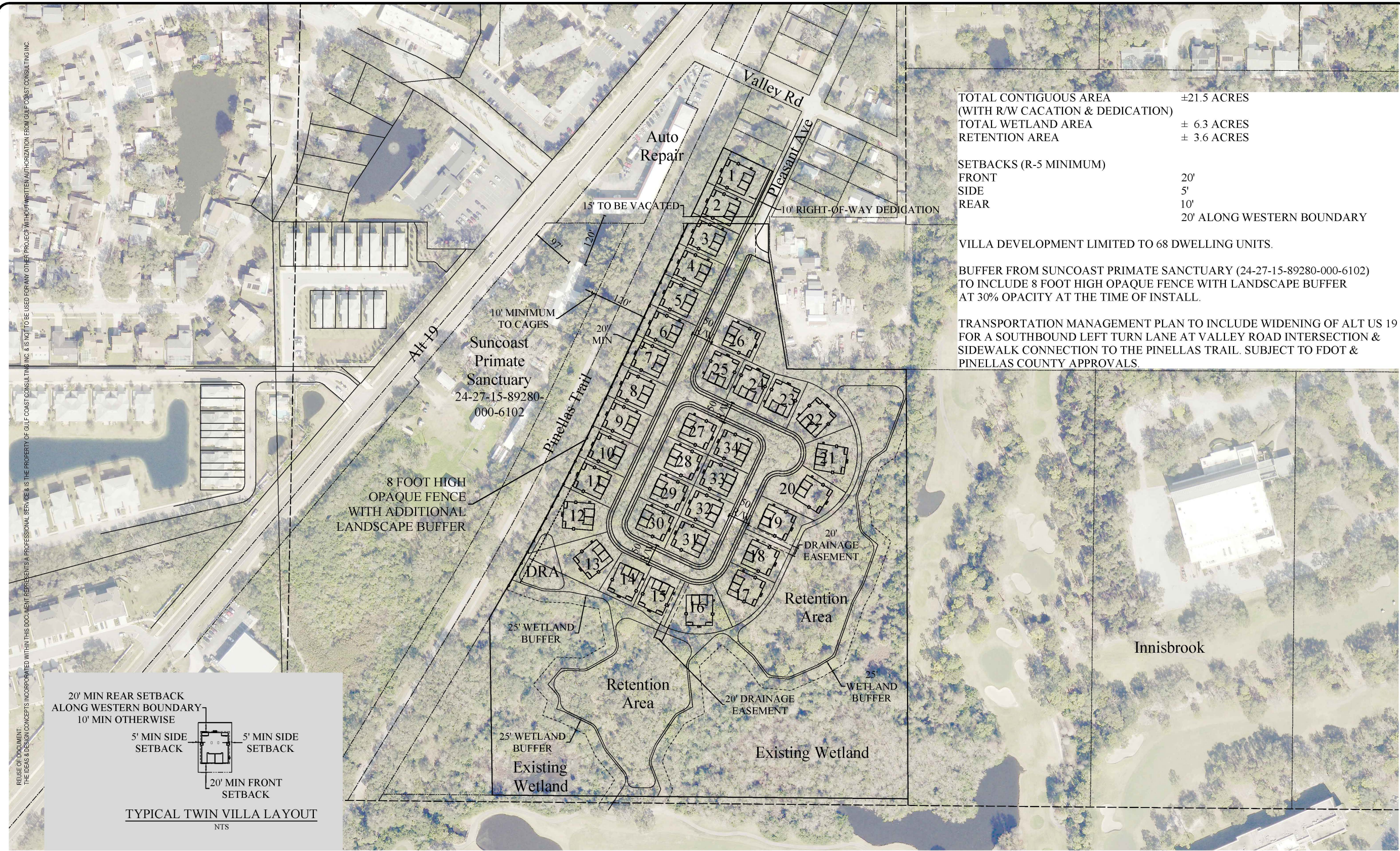
Transportation Management Plan (TMP)

- 1. SB Left Turn Lane on Alt 19 at Valley Road
- 2. Sidewalk connection to Pinellas Trail in existing 40' R/W

CONCEPT PLAN ONLY
BASED ON FDOT PRE-APPLICATION MEETING MAY 6, 2021. SUBJECT TO FDOT & PINELLAS COUNTY APPROVAL.
SUBJECT TO CHANGE BASED ON FINAL DESIGN, BOUNDARY & TOPOGRAPHIC SURVEY.

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Y:\PINELLAS\Meall Property (20-077)\Drawings\Concepts\20-077 Concept A 68 TV 06-09-21.dwg, 6/9/2021, 12:09:46 PM



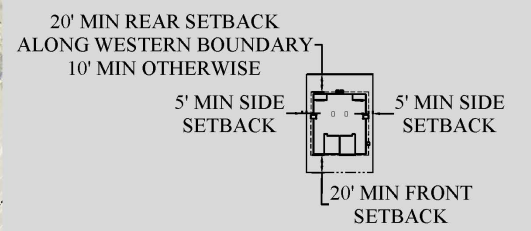
TOTAL CONTIGUOUS AREA ±21.5 ACRES
(WITH R/W CACATION & DEDICATION)
TOTAL WETLAND AREA ± 6.3 ACRES
RETENTION AREA ± 3.6 ACRES

SETBACKS (R-5 MINIMUM)
FRONT 20'
SIDE 5'
REAR 10'
20' ALONG WESTERN BOUNDARY

VILLA DEVELOPMENT LIMITED TO 68 DWELLING UNITS.

BUFFER FROM SUNCOAST PRIMATE SANCTUARY (24-27-15-89280-000-6102)
TO INCLUDE 8 FOOT HIGH OPAQUE FENCE WITH LANDSCAPE BUFFER
AT 30% OPACITY AT THE TIME OF INSTALL.

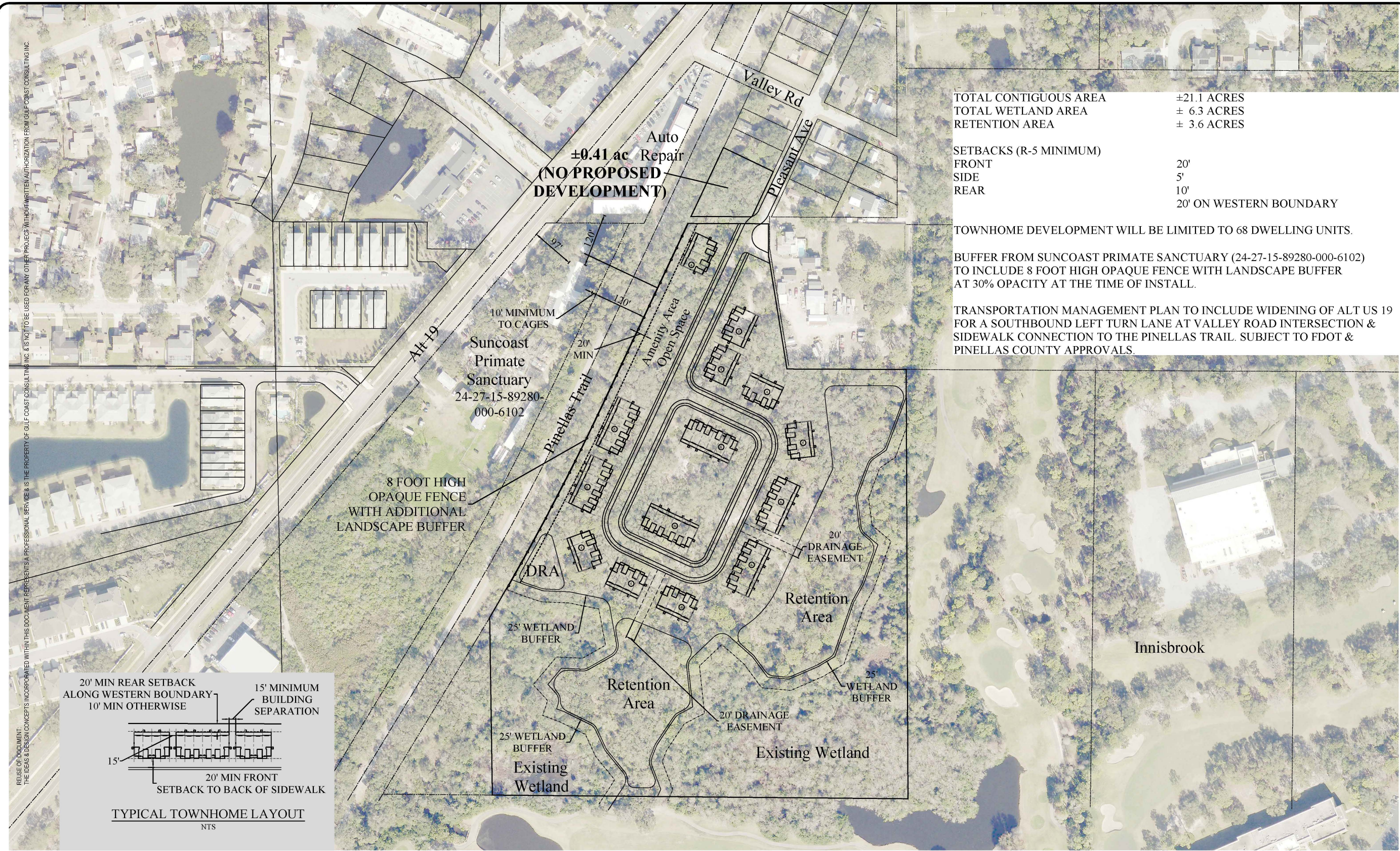
TRANSPORTATION MANAGEMENT PLAN TO INCLUDE WIDENING OF ALT US 19
FOR A SOUTHBOUND LEFT TURN LANE AT VALLEY ROAD INTERSECTION &
SIDEWALK CONNECTION TO THE PINELLAS TRAIL. SUBJECT TO FDOT &
PINELLAS COUNTY APPROVALS.



TYPICAL TWIN VILLA LAYOUT
NTS

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Y:\PINELLAS\Meall Property (20-077)\Drawings\Concepts\20-077 Concept B 68 TH 06-09-21.dwg, 6/9/2021 11:17:55 AM



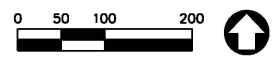
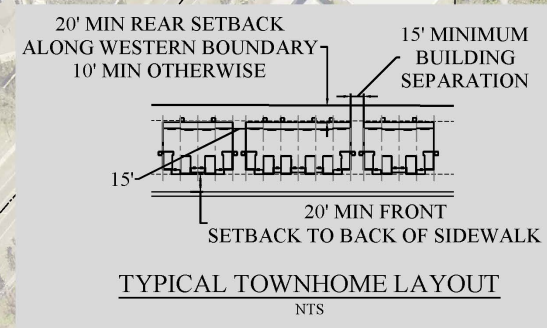
TOTAL CONTIGUOUS AREA ±21.1 ACRES
 TOTAL WETLAND AREA ± 6.3 ACRES
 RETENTION AREA ± 3.6 ACRES

SETBACKS (R-5 MINIMUM)
 FRONT 20'
 SIDE 5'
 REAR 10'
 20' ON WESTERN BOUNDARY

TOWNHOME DEVELOPMENT WILL BE LIMITED TO 68 DWELLING UNITS.

BUFFER FROM SUNCOAST PRIMATE SANCTUARY (24-27-15-89280-000-6102)
 TO INCLUDE 8 FOOT HIGH OPAQUE FENCE WITH LANDSCAPE BUFFER
 AT 30% OPACITY AT THE TIME OF INSTALL.

TRANSPORTATION MANAGEMENT PLAN TO INCLUDE WIDENING OF ALT US 19
 FOR A SOUTHBOUND LEFT TURN LANE AT VALLEY ROAD INTERSECTION &
 SIDEWALK CONNECTION TO THE PINELLAS TRAIL. SUBJECT TO FDOT &
 PINELLAS COUNTY APPROVALS.





May 4, 2021

Glenn Bailey, AICP
Zoning Manager
Pinellas County Planning & Zoning
310 Court Street
Clearwater, FL 33756

RE: Administrative review notice for Tier I Amendment FLUM 21-03 (Local Government Case #: ZLU-21-01)

Dear Glenn:

Thank you for submitting the above referenced Future Land Use map amendment, amending the designation of a parcel from Residential Suburban and Preservation to Residential Low and Preservation.

The new designation does not require a corresponding change to the categories of the Countywide Plan map, therefore, the amendment satisfies the Tier I provisions of Countywide Rules Section 6.1.2.1.

As the parcel is in the Coastal High Hazard Area, the amendment is subject to the local review requirements of Section 4.2.7.3. However, the proposed amendment will not increase the allowable density or intensity of the parcels in question on the Countywide level.

Additionally, as the proposed amendment changes the Preservation boundaries of the property to the southwestern and southeastern portions of the property, which is where most of the CHHA lies, the proposed amendment provides the opportunity to cluster the proposed use on the portions of the property which are mostly outside of the CHHA. As such, the requested amendment meets the balancing criteria for Tier I amendments in the CHHA, outlined by Countywide Rules Section 4.2.7.3 H.

Public hearings before the Forward Pinellas Board and Countywide Planning Authority will not be required.

If you have any further questions, please contact me [at nrahman@forwardpinellas.org](mailto:nrahman@forwardpinellas.org).

Sincerely,

Nousheen Rahman
Planning Analyst

Ron DeSantis
GOVERNOR



Dane Eagle
EXECUTIVE DIRECTOR

The Honorable Dave Eggers, Chairman
May 13, 2021
Page 2 of 2

May 13, 2021

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

Dear Chairman Eggers:

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

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

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

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

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

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: Glenn Bailey, AICP, Zoning Manager, Pinellas County Department of Housing & Community Development
Sean T. Sullivan, Executive Director, Tampa Bay Regional Planning Council



Gulf Coast Consulting, Inc.

Land Development Consulting
Engineering • Planning • Transportation • Permitting

ICOT Center
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760
Phone: (727) 524-1818
Fax: (727) 524-6090

May 6, 2021

Ms. Lauren Christ Rubenstein
Law offices of Denhardt & Rubenstein
2700 First Avenue North
St. Petersburg, FL 33713

Via email: lauren@denhardtlaw.com

Re: Noell Property Z/LU 21-01 Land Use Amendment & Rezoning – Meeting Request

Dear Ms. Rubenstein:

As requested by the Pinellas County Board of County Commissioners we are extending an invitation to you and your clients at the Suncoast Primate Sanctuary to a sit-down meeting to discuss our proposed plans for development of the subject property. Pinellas County staff has indicated they wish to participate in the meeting and have graciously offered their Planning Conference room located at 310 Court Street in downtown Clearwater.

At this time the following options are available for you to choose the best time that accommodates your schedule. We believe we need 1-hour for the discussion.

Wednesday May 12, 2021 - 11 AM-12 Noon, or anytime in the afternoon

Tuesday May 18, 2021 anytime between 8:30 AM and 4 PM

Thursday May 20, 2021 anytime between 8:30 AM and 4 PM

DR Horton and our team are eager to meet with you and your clients. Please kindly reply with your availability on these dates and we will arrange the meeting with the county staff.

Sincerely,

Robert Pergolizzi, AICP/PTP

Cc: Anne Mize, DR Horton
Angela Mathews, DR Horton
Chad Whaley, DR Horton
Michael Yates, Palm Traffic
20-077

Noell Property Coordination Meeting

DR Horton and Suncoast Primate Sanctuary

Thursday May 20, 2021 - 10 am

	Name	Organization	Email	Phone
1	Robert Pergolizzi	Gulf Coast Consulting	pergo@gulfcoastconsultinginc.com	727 524-1918
2	Brian Angst	MacFarlane Ferguson	BJA@macfar.com	727 494-1703
3	Anne Mize	DR Horton	aemize@drhorton.com	813 549.1938
4	Angela Matthews	D.R. Horton	ammathews@drhorton.com	813-649-1841
5	Chad Whaley	DR Horton	CWhaley@DRHorton.com	813 767 2209
6	Lauren Rubenstein	Dunhardt & Rubenstein	lauren@dunhardtlaw.com	727- 488 327-3400
7	JOHN LAWSON	LMA, INC.	LAWSON@LMAENR.com	727-787 4394
8	DALE JACQUAY	SUNCOAST PRIMATE SANCTUARY FOUNDATION INC	dale@jacquay.com	727 437-4434
9				
10				

DIVISION 12. - ANIMALS AND LIVESTOCK

Sec. 138-3350. - Farm animals.

- (a) *Purpose.* The purpose of this section is to establish minimum standards for the keeping of farm animals.
- (b) *Applicability.* The provision of this section shall apply generally to the keeping of livestock and/or fowl. Livestock and fowl shall include those animals which are normally considered as farm animals, such as cattle, goats, sheep, horses, ponies, mules, pigs, chickens, ducks, geese, other similar farm animals, and wild animals licensed pursuant to state law.

This section shall not apply to the following:

- (1) Non-traditional pets covered in section 138-3352.
- (2) Backyard chickens in urban areas as regulated in section 138-3351.
- (c) *Standards.*
 - (1) Farm animals shall not be maintained, raised or housed within any zoning district except where specifically authorized by this chapter.
 - (2) The keeping and maintaining of farm animals is permitted as part of an approved commercial agricultural activity use pursuant to Table 138-355—Table of Uses for Zoning Districts.
 - (3) Farm animals shall not be boarded within 100 feet of any residence on an adjacent property.
 - (4) A minimum property size of one-half acre is required to keep and maintain farm animals.
 - (5) Up to three livestock and ten fowl are permitted per acre of upland area. For this purpose of calculating the allowable number of animals, any fraction below 0.5 shall be rounded down. Any fraction 0.5 or above shall be rounded up.
 - (6) Waste containment and disposal is required, and shall be designed to minimize odor, vermin and insect infestation impacts on adjacent lots. The waste storage area shall be located and constructed in such a manner that minimizes exposure to rain or ponding water. Waste shall only be disposed in a manner allowed by law. Waste storage sites are not allowed within front yard setbacks and shall be subject to the following additional setback requirements:
 - a. Twenty feet or greater from any property line.
 - b. Fifty feet or greater from any well, lake, pond, wetland, stream or drainage ditch.
 - (7) An applicant may seek special approval to keep, board, and/or possess farm animals or nontraditional pets on any property otherwise restricted by this Code, subject to Type 2 approval.

(Ord. No. 18-36, § 3(Att. B), 10-23-18)

Sec. 138-3351. - Backyard chickens.



June 1, 2021

Anthony & Patricia Lollis
4708 Pleasant Avenue
Palm Harbor, FL 34683

Mr. & Mrs. Lollis:

I am writing to you in regard to our rezoning of Noell Property adjacent to you all to the South or your home. I have met with Patricia a couple times regarding our plans. At our last meeting I asked if there were any questions or concerns regarding our plans. At that time, it was indicated that there were no questions or concerns. If you all have specific concerns about our plan, I am happy to address them with you all. If you would like for me to come to your property again, I am more than happy to meet you at your convenience or if you all would like to meet at a restaurant or coffee shop, I am happy to meet with you there, D.R. Horton is more than happy to pick up the tab.

We also have completed our survey evaluations and determined that there will likely be excess property where your easement currently appears to exist. We would be willing to deed this excess property to you all at the completion of the development if you would like to have it. You all will continue to have full access to your property through the public road that we are installing as well. I remember Mrs. Lollis making a comment about that at the last Commission meeting. I want to make clarify to you all that you are not being asked to dedicate any property for this development. We are the only ones giving property for the Right of Way.

We continue to believe this development will add significant value to your properties in this area. We believe that this will be a net positive for all the neighbors in and around it. Let me know if you would like to meet or just have a phone call to address your concerns. I can be reached by phone at (813) 767-2209 or via email at CEWhaley@DRHorton.com. I look forward to speaking with you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chad E. Whaley'.

Chad E. Whaley
Land Acquisition Project Manager

NOELL PROPERTY Z/LU 21-01
R-5 WITH CONDITIONAL OVERLAY
CONDITIONS OF APPROVAL

1. Townhomes development will limited to 68 two-story townhome dwelling units.
2. Twin-villa development will be limited to 68 single-story villa dwelling units.
3. Regardless of minimum setbacks allowed in the R-5 zone, any buildings located along the western boundary of the site adjacent to the Pinellas Trail and Suncoast Primate Sanctuary (Parcel ID#24-27-15-89280-000-6102), the minimum building setback shall be 20 feet.
4. Buffer from Suncoast Primate Sanctuary (Parcel ID# 24-27-15-89280-000-6102) to include 8-foot high opaque fence, and a 5-foot wide landscape buffer at 30% opacity at time of installation.