

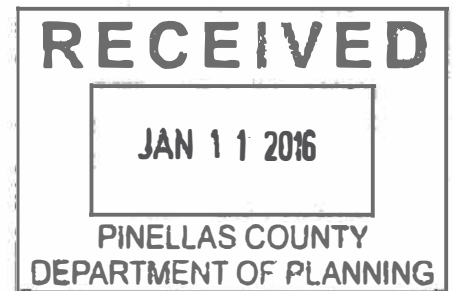
Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

January 6, 2016

The Honorable John Morroni
Chairman, Pinellas County
Board of County Commissioners
310 Court Street
Clearwater, Florida 33756



Dear Chairman Morroni:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for Pinellas County (Amendment No. 16-2ESR), which was received on December 8, 2015. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department of Economic Opportunity's authorized scope of review that will be adversely impacted by the amendment if adopted.

The County is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

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

Sincerely,

Julie A. Dennis, Interim Director
Division of Community Development

JAD/vj

Enclosure(s): Procedures for Adoption

cc: Mr. Gordon Beardslee, Director, Pinellas County Department of Planning
Mr. Avera Wynne, AICP, Interim 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 Department of Economic Opportunity 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:

_____ Department of Economic Opportunity 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 Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity 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 Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

11201 N. McKinley Drive
Tampa, Florida 33612

JIM BOXOLD
SECRETARY

January 6, 2016

Mr. Gordon Beardslee, Planning Division Director
Pinellas County Department of Planning
310 Court Street
Clearwater, FL 33756

Re: Pinellas County Comprehensive Plan Amendment 16-2 ESR

Dear Mr. Beardslee:

We have reviewed the Pinellas County proposed Comprehensive Plan (the Plan) Amendment 16-2 ESR according to Chapter 163, Florida Statutes, and the Florida Department of Transportation (the Department) review guidelines.

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 County is proposing two sets of amendments:

CP 23-9-15: This amendment proposes to modify the Transportation, Capital Improvements and Intergovernmental Coordination Elements and the Concurrency Management Section of their comprehensive plan in order to remove the requirements of transportation concurrency. For the Transportation Element, this involved modifications reflecting current site plan and right-of-way utilization review; changes to truck route planning policy; altering the name of the St. Pete-Clearwater International Airport; adding language regarding Complete Streets right-of-way planning; and including language that recognizes the value of right-of-way to local mobility and connectivity. The Capital Improvements Element was revised to make the schedule of improvements ten years, to remove road and mass transit level of service standards, and revise the Transportation Impact Fee to the Multimodal Impact Fee. For the Intergovernmental Coordination Element, "minor changes have been made to reflect the coordination of local governments and partner agencies required to implement the Pinellas County Mobility Plan,

Metropolitan Planning Organization corridor plans, and transportation system monitoring.” Finally, the Concurrency Management Section was altered to eliminate transportation concurrency management and make updates to delineate the current concurrency review process.

Comments:

Transportation Element, Policy 1.1.20: “Pinellas County shall continue to coordinate with TBARTA as necessary to provide ride sharing opportunities for Pinellas County employees and to promote this service to other employers.”

Transportation Element, Policy 1.1.27: “Pinellas County shall develop pedestrian ways and bikeways in and around the vicinity of schools where opportunities exist to utilize utility rights-of-way and, drainage easements.”

Capital Improvements Element, Policy 1.5.1: “*Water Supply* ...Pinellas County shall respond with one or more of the following actions and alternatives:....”

Concurrency Management System, Minimum Requirements for Concurrency, B.3: “...or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted ~~ten~~-year schedule of capital improvements in the Pinellas County Capital Improvements Element;....”

Transportation Data and Analysis: In addition to the Mobility Management System, would the County want to consider updating the background information in the document to reflect recent conditions? Much has changed with regard to US 19 and the SR 686 partially controlled access facility.

CP 22-9-25: This amendment proposes the addition of new Future Land Use Map Categories, including Activity Center-Neighborhood, Mixed Use Corridor, and Employment (previously Industrial Limited); it also provides for specific area plans for the former two categories, and maximum permitted densities and intensities for the latter two categories. Additionally, the density in Residential/Office General (ROG) and Residential/Office/Retail (R/O/R) is proposed to be increased from 10 UPA to 15 UPA, and Residential up to 15 UPA will be allowed in the Commercial General (CG) category. As well, the FAR for R/OG, R/O/R, Commercial Recreation (CR), CG, Employment, Industrial General and AC-N is being proposed to be increased. Objectives and policies, or changes thereto, within the Future Land Use and Quality Communities Element are also being proposed, including providing guidance on mixed use development locations; minimum requirements for preparing a specific area plan; deleting a policy “since those employment uses that are considered conditional uses in this policy would now be recognized as

permitted uses in the proposed amendments”; adding a policy that will prioritize determining appropriate increases in Target Employment Center development potential; specifying the consideration of potential impacts on the transportation system when amending the Future Land Use Map or Zoning Atlas; and more flexibility is being allowed in the planning for future development along US 19 in north Pinellas. Finally, changes to the Future Land use Map include identifying Industrial Limited parcels as Employment and designating Community Redevelopment District-Activity Center as Activity Center-Neighborhood.

Comments:

Future Land Use and Quality Communities Element, Policy 1.15.3: “Redevelopment of the St. Petersburg-Clearwater International Airport property....”

Future Land Use and Quality Communities Element, Objective 4.7: “The Future Land Use Element of the Pinellas County Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan, including the categories, rules, policies, and procedures thereof. ~~Future Land Use and Quality Communities Element~~”

Residential Urban: “Residential Use – Shall not exceed seven and one-half (7.5) ~~acre~~ dwelling units per acre.”

There are several proposed increases in either density or intensity or both in R/OG, R/O/R, CG, IG and CR (for marina facilities). Additionally, the transient accommodation density is proposed to increase in the Employment category. An analysis of such changes to the R/O/R category along US 19 lead to the conclusion that “it is not anticipated that increasing the FAR in the ROR [sic] category will create substantial impact on traffic in the US 19 corridor.” While the Department does not dispute the findings, it is still concerned that these wholesale changes will eventually cause countywide impacts as parcels are redeveloped at higher allowable densities and intensities. The Department encourages the County to take proactive steps in order to minimize these impacts in all of the categories through the following (some of which are touched on in policies sprinkled throughout the amendment):

- ✓ Maximize internal capture through integration, orientation, connection and appropriate proportions of residential and non-residential land uses;
- ✓ The creation of backage roads connecting different developments that will keep local traffic off of the major facilities;

Mr. Gordon Beardslee
Page 4
January 6, 2016

- ✓ The incorporation into development agreements of Transportation Demand Management strategies such as flexible work schedules and telecommuting; and
- ✓ The promotion of bicycle, carpooling and transit alternatives.

Indeed, Future Land Use and Quality Communities Element Policy 4.6.1 says that Mixed-use development is preferred along US 19 but impacts of development will be limited. Such approaches countywide would reduce impacts not only on state facilities but on county and local roadways as well.

Thank you for the opportunity to review this amendment. Please ensure that we receive a copy of the adopted amendment. Should you have any questions please do not hesitate to contact me at 813-975-6444 or at jeffery.dow@dot.state.fl.us.

Sincerely,



Jeffery F. Dow
LGCP Coordinator

cc: Carmen Monroy, Director of Policy Planning, FDOT
Dana Reiding, Administrator of Intergovernmental Programs, FDOT
Maria Cahill, AICP, Statewide Growth Management Coordinator, FDOT
Ray Eubanks, Plan Processing Administrator, DCA
Waddah Farah, PDA Administrator, FDOT District 7
Daniel Santos, AICP, Growth Management Supervisor, FDOT District 7



LGCPAR

Local Government Comprehensive Plan Amendment Review
4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
(727) 570-5151 / www.tbrpc.org

LOCAL GOVERNMENT:
STATE LAND PLANNING AGENCY REFERENCE:
LOCAL GOVT REFERENCE:
AMENDMENT TYPE:
ELEMENTS AFFECTED:

Pinellas County
DEO #16-2ESR
CP-22-9-15 and CP-23-9-15 (2 amendments)
Text & Map
Future Land Use and Quality Communities,
Transportation, Capital Improvements,
Intergovernmental Coordination, and
Concurrency Management Elements, Future
Land Use Map
12/7/2015

DATE RECEIVED FROM LOCAL GOVERNMENT:

LINK TO PROPOSED AMENDMENT TRANSMITTAL PACKAGE:

<https://papers.deo.myflorida.com/FloridaPapers/FlashAug16/Model/documentView.cfm?UserID=6239&AreaID=11&DocumentID=467935>

AMENDMENT INITIATED BY: Pinellas County

SUMMARY OF THE PROPOSED AMENDMENTS:

CP-22-9-15

This proposed amendment would make changes to the text of the Future Land Use and Quality Communities Element and Future Land Use Map (FLUM) as follows (Source: Local Planning Agency (LPA) Recommendation to the Pinellas County Board of County Commissioners [LPA meeting date 10/8/15]):

Changes to the Future Land Use Map (FLUM) Category Descriptions and Rules:

- A new Activity Center FLUM category is added to depict those areas to be developed as dynamic areas of mixed use. Activity Centers would be differentiated as neighborhood, community or regional in scale and type of activities.
- A new Mixed Use Corridor FLUM category is added to depict those unincorporated corridors that are served by multiple modes of transportation where development would be characterized by building density and land uses that support accessible transit service.
- Application of the new Activity Center and Mixed Use Corridor categories would require a specific area plan to be developed and approved for each area designated with these categories. These new categories would permit development at a density and intensity that is greater than what is allowed in most other FLUM categories. Floor Area Ratio (FAR) may be used to determine the number of dwelling units and transient accommodation units rather than density.
- The Industrial Limited FLUM category is being renamed as the "Employment" category to reflect the range of employment uses permitted in this category in addition to light industrial uses.
- The maximum permitted density in the Residential/Office General and the Residential/Office/Retail FLUM categories would be increased from 10 units per acre to 15 units per acre. Residential use up to 15 units per acre would be allowed in the Commercial General category; currently residential uses are not allowed in this category and would continue to be prohibited in the coastal storm areas. (See table below.)
- The maximum permitted Floor Area Ratio (FAR) for nonresidential uses in the following FLUM categories would be increased: Residential/Office General, Residential/Office/Retail, Commercial Recreation, Commercial General, Employment, Industrial General, Activity Center - Neighborhood. (See table below.)
- Employment uses that have limited off-site impacts (e.g. light manufacturing, medium manufacturing, and research/development) would be permitted in certain commercial and office FLUM categories. In some situations, there would be acreage limitations on these uses.
- The Definitions section would be amended to add some new definitions and to modify some existing definitions to support the proposed amendments to the FLUM categories.

Proposed Amendments to the Future Land Use Map Category Descriptions and Rules of the Pinellas County Comprehensive Plan

FLUM Category	Existing Density (units/acre)	Proposed Density (units/acre)	Existing FAR	Proposed FAR
Activity Center - Neighborhood	12.5	15	0.6	0.75
Residential/Office General	10	15	0.4	0.5
Residential/Office/Retail	10	15	0.2 commercial 0.3 office 0.3 for cem and 0.4 for office at major US 19 Intersect ¹	0.300m and 0.4 office
Commercial Recreation			0.35	0.33 0.50 marinas
Commercial General	not allowed	15 (Not allowed in CSA ²)	0.35	0.55
Employment			0.6	0.65
General Industrial			0.5-0.7	0.5-0.75

¹Major intersections on US 19 from SR 60 to SR 506 (Chiefland Road)

²CSA = Coastal Storm Area

Table revised on November 23, 2015

Changes to the objectives and policies of the Future Land Use and Quality Communities Element:

- Objectives and policies providing guidance on appropriate locations for mixed use development are being amended to take into consideration the mobility needs of all anticipated users of the transportation network serving these mixed use areas.
- Table 1 in Objective 1.3 is being amended to reflect some changes in what locations are considered to be generally appropriate for different types of mixed use development.
- The minimum requirements for preparing a specific area plan in support of an Activity Center or Mixed Use Corridor FLUM designation (Policy 1.3.4) are expanded to clarify how potential impacts on the transportation network are to be addressed in the plan.
- Policy 1.13.3 would be deleted since those employment uses that are considered conditional uses in this policy would now be recognized as permitted uses in the proposed amendments to the FLUM Category Descriptions and Rules.
- A new Policy 1.13.3 would be added to prioritize determining appropriate increases in development potential within Target Employment Centers.
- The proposed amendments to Policies 4.2.3 and 4.2.4 would specify how potential impacts on the transportation system are considered when the FLUM or the Zoning Atlas is being amended.
- Objective 4.6 and its associated policies that provide direction on the development pattern along U.S. Highway 19 in north Pinellas would be amended to provide more flexibility in planning for future development along this important transportation corridor.

Changes to the Future Land Use Map:

- Properties designated as Industrial Limited on the Future Land Use Map shall be identified as Employment to reflect the amended name of this category from Industrial Limited to Employment in the Future Land Use Map Category Descriptions and Rules; and
- Properties designated as Community Redevelopment District-Activity Center on the Future Land Use Map shall be identified as Activity Center-Neighborhood to reflect the replacement of the Community Redevelopment District-Activity Center category with the Activity Center-Neighborhood category in the Future Land Use Map Category Descriptions and Rules.

CP-23-9-15

This proposed amendment would make changes to the Transportation, Intergovernmental Coordination, and Capital Improvements Elements, and the Concurrency Management Section. According to the Local Planning Agency (LPA) Recommendation to the Board of County Commissioners for this amendment (LPA meeting date 9/10/15), "The main purpose of the (amendments)... is to eliminate transportation concurrency and associated level of service standards, and set up the policy framework necessary to implement a more flexible mobility management system in place."

In addition, the proposed amendment would make the following changes to the County's comprehensive plan:

1. **Transportation Element:** several minor clean-up/corrections have been made, including changes to reflect current site plan and right of way utilization review procedures and practices related to transportation; revising the truck route planning policy; and to recognize the change in the name of the St. Pete-Clearwater International Airport. Additionally, policy language has been added to recognize the purpose and efficiencies of a Complete Streets approach to Right-of-Way (ROW) planning which incorporates design and infrastructure to provide for diverse modes of transportation, including bicycle, pedestrian, vehicular, and public transit into in an
2. **10-Year Capital Improvement Schedule:** In order to create consistency with the County's Capital Improvement Program, the Capital Improvements Element of the Comprehensive Plan is being amended to change the six-year schedule of improvements to ten-years, consistent with current County practice. Additionally, to support the changes to the Transportation Element, references to road and mass transit level of service standards have been removed, and references to the Transportation Impact Fee are revised to a Multimodal Impact Fee.
3. **Intergovernmental Coordination:** Minor changes have been made to reflect the coordination of local governments and partner agencies required to implement the Pinellas County Mobility Plan, Metropolitan Planning Organization corridor plans, and transportation system monitoring.
4. **Concurrency Management Section:** Changes made to this section of the Comprehensive Plan reflect elimination of transportation concurrency management and make minor updates to reflect the current concurrency review process.

REVIEW COMMENTS:

Pursuant to section 163.3184(3)(b), *Florida Statutes*, Tampa Bay Regional Planning Council (TBRPC) staff has reviewed the proposed comprehensive plan amendments, and identified no adverse effects on regional resources or facilities as identified in *Future of the Region: A Strategic Regional Policy Plan for the Tampa Bay Region*. Additionally, no extrajurisdictional impacts were identified that would be inconsistent with the comprehensive plan of any affected local government.

TECHNICAL ASSISTANCE COMMENTS:

TBRPC staff offers the following technical assistance comments related to CP-22-9-15 for consideration by the local government.

The proposed amendment would increase the allowable residential density for properties in four (4) different Future Land Use Map (FLUM) categories. A cursory review of the County's FLUM and the Pinellas County Storm Tide Atlas (TBRPC, 2010) finds that there are a handful of properties that currently have the Residential/Office General (ROG) or Residential/Office/Retail (ROR) FLUM designation that are also partially or entirely located in the Coastal High Hazard Area (CHHA). For these properties, any increase in residential density above the current allowable density of 10 dwelling units per acre should be mitigated in accordance with section 163.3178(8)(a)3., *Florida Statutes*.

OFFICE OF THE COMMISSIONER
(850) 617-7700



THE CAPITOL
400 SOUTH MONROE STREET
TALLAHASSEE, FLORIDA 32399-0800

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER ADAM H. PUTNAM

January 5, 2016

VIA EMAIL (gbeardsl@pinellascounty.org)

Pinellas County Planning Department
Mr. Gordon Beardslee
310 Court Street
Clearwater, Florida 33756

Re: DACS Docket # -- 20151207-675
Pinellas County CP-22-9-15; CP-23-9-15
Submission dated December 4, 2015

Dear Mr. Beardslee:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on December 7, 2015 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2289.

Sincerely,

A handwritten signature in black ink that reads "Stormie Knight".

Stormie Knight
Sr. Management Analyst I
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Pinellas County 16-2 ESR)

Swarengen, Scott M

From: Beardslee, Gordon R
Sent: Wednesday, December 23, 2015 10:14 AM
To: Swarengen, Scott M
Subject: FW: Pinellas County 16-2ESR Proposed

For file

From: Ray, Suzanne E. [<mailto:Suzanne.E.Ray@dep.state.fl.us>]
Sent: Wednesday, December 23, 2015 10:00 AM
To: Beardslee, Gordon R; DCPexternalagencycomments@DEO.myflorida.com
Subject: FW: Pinellas County 16-2ESR Proposed

To: Gordon Beardslee, Director

Re: Pinellas County 16-2ESR – Expedited Review of Proposed Comprehensive Plan Amendment

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

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

Feel free to contact me at Suzanne.e.ray@dep.state.fl.us or (850) 245-2172 for assistance or additional information. Please send all amendments, both proposed and adopted, to plan.review@dep.state.fl.us or

Florida Department of Environmental Protection
Office of Intergovernmental Programs, Plan Review
3900 Commonwealth Blvd., MS 47
Tallahassee, FL 32399-3000



Swearngen, Scott M

From: Beardslee, Gordon R
Sent: Friday, December 18, 2015 10:29 AM
To: Swearngen, Scott M
Subject: FW: Pinellas County 16-2 CPA-ESR (CP-22-9-15 and CP-23-9-15)

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Comp Plan

For file

From: Hight, Jason [<mailto:Jason.Hight@MyFWC.com>]
Sent: Friday, December 18, 2015 10:16 AM
To: DCPexternalagencycomments@deo.myflorida.com; Beardslee, Gordon R
Cc: Wallace, Traci; Chabre, Jane; Schulz, Mark
Subject: Pinellas County 16-2 CPA-ESR (CP-22-9-15 and CP-23-9-15)

Dear Mr. Beardslee:

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 fish and wildlife or listed species and their habitat to offer on this amendment.

If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Mark Schulz at (863) 648-3820 or by email at Mark.Schulz@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

Pinellas County 16-2 CPA-ESR_22294



An Equal Opportunity Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

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

WaterMatters.org

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

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

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

- Michael A. Babb**
Chair, Hillsborough
- Ronald S. Maggard**
Vice Chair, Pasco
- Jeffrey M. Adams**
Secretary, Pinellas
- David W. Dunbar**
Treasurer, Hillsborough, Pinellas
- H. Paul Sewft, Jr.**
Former Chair, Polk
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- Thomas E. Bronson**
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Manatee
- George W. Mann**
Polk
- Michael A. Moran**
Charlotte, Sarasota
- Kelly S. Rice**
Citrus, Lake, Levy, Sumter
- Robert R. Boltran, P.E.**
Executive Director

December 15, 2015

Mr. Gordon Beardslee, Director
Pinellas County Planning Department
310 Court Street
Clearwater, FL 33756

Subject: Pinellas 16-2ESR

Dear Mr. Beardslee:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment package which includes two map/text amendments identified by the County as CP-22-9-15 and CP-23-9-15. We are not forwarding any comments for consideration on CP-23-9-15. We offer the following technical assistance comments for consideration on CP-22-9-15.

Regional Water Supply

1. The amendment increases development density and intensity and the demand for potable water. Consequently, the adopted amendment should include supporting documentation that there is ongoing coordination between the County and Tampa Bay Water concerning the County's increasing potable water demands.

Floodplains and Floodprone Areas

2. No comments.

Wetlands and Other Surface Waters

3. No comments.

We appreciate this opportunity to participate in the review process. Please provide the District with a copy of the adopted amendment, including any supporting data and analysis. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 796-7211, extension 4790, or james.golden@watermatters.org.

Sincerely,

James J. Golden, AICP
Senior Planner

JG
cc: Ray Eubanks, DEO
Estella Gray, SWFWMD
Suzanne Ray, FDEP

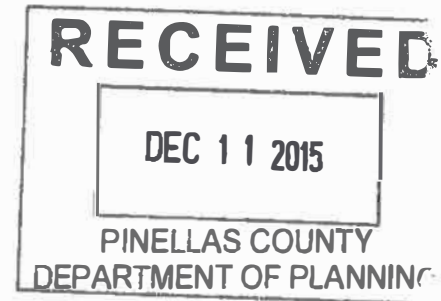
Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

December 8, 2015

Mr. Gordon Beardslee, Director
Pinellas County Planning Department
310 Court Street
Clearwater, Florida 33756



Dear Mr. Beardslee:

Thank you for submitting Pinellas County's proposed comprehensive plan amendments (**CP-22-9-15 and CP-23-9-15**) submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **Pinellas County 16-2ESR**.

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 State Land Planning Agency's Comment Letter no later than **January 6, 2016**.

If you have any questions please contact Anita Franklin, Senior Plan Processor at (850) 717-8486 or Brenda Winningham, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850) 717-8516.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/af

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

MEMORANDUM

TO: Suzanne Ray, DEP
Deena Woodward, DOS
Tracy Suber, DOE
Dan Santos, FDOT7
Brady Smith, Tampa Bay RPC
Trisha Neasman, Southwest Florida WMD
Wendy Evans, AG
Scott Sanders, FWC

DATE: December 8, 2015

SUBJECT: EXPEDITED STATE REVIEW PROCESS

COMMENTS FOR PROPOSED COMPREHENSIVE PLAN AMENDMENT

LOCAL GOVERNMENT/ STATE LAND PLANNING AGENCY AMENDMENT #:

Pinellas County 16-2ESR

STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER:

Brenda Winningham/850-717-8516

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 ALSO 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.

**BOARD OF COUNTY
COMMISSIONERS**

Dave Eggers
Pat Gerard
Charlie Justice
Janet C. Long
John Morroni
Karen Williams Seel
Kenneth T. Welch



December 4, 2015

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

RECEIVED
Bureau of Community Planning

DEC - 7 2015

Div. of Community Development
Dept. of Economic Opportunity

**Subject: Transmittal of Proposed Amendments to the Pinellas County Comprehensive Plan
– Expedited State Review (16-01)**

Dear Mr. Eubanks:

The Pinellas County Board of County Commissioners conducted a public hearing on November 24, 2015 and authorized transmittal of the attached proposed 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 Local Planning Agency (LPA) conducted public hearings on the proposed amendments on September 10, 2015 and on October 8, 2015. Staff Reports and Local Planning Agency Review and Recommendations, summarizing the content and effect of the proposed amendments, as well as documenting consistency of the amendments with the Comprehensive Plan, are attached to this transmittal.

Included with this letter are three sets of the Amendment Package as described below (1 hard copy and 2 electronic copies):

Case No. CP-22-9-15: This is a request to amend the Future Land Use and Quality Communities Element to provide the appropriate policy and regulatory framework within the Pinellas County Comprehensive Plan, including the Future Land Use Category Descriptions and Rules, for revisions that will be proposed to the Pinellas County Land Development Code. Additionally, with the recent update to the Countywide Plan, the Future Land Use and Quality Communities Element and the Future Land Use Map would be amended to incorporate selected changes from the updated Countywide Plan and to retain consistency with this updated plan. Other amendments recognize the creation of a policy framework for the establishment of a mobility management system as a replacement to transportation concurrency. Other minor changes update references and terms. Most of the changes contained in the proposed

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amendment provide policy and regulatory support for redevelopment in the unincorporated areas of Pinellas County while recognizing that there are stable neighborhoods where minimal change is anticipated during the planning horizon of the Comprehensive Plan.

Case No. CP-23-9-15: This is a request to amend the Future Land Use, Transportation, Capital Improvements, Intergovernmental Coordination, and the Concurrency Management Elements of the Pinellas County Comprehensive Plan. These changes will effectively repeal Transportation Concurrency and replace it with the Mobility Management System. An almost identical version of this proposed amendment (Case CP-22-09-14) was transmitted to the State Land Planning Agency on November 10, 2014. On December 16, 2014, the Department of Economic Opportunity apprised Pinellas County that it had no comments on the proposed amendment (Case DEO #14-3ESR). The Pinellas County Planning Department, however, submitted a letter on June 8, 2015 rescinding DEO# 14-3ESR to allow more time to work with the municipalities on elimination of transportation concurrency and the implementation of a transportation mobility management system coordinated throughout the County. Additional coordination with the municipalities has occurred, and Case No. CP-23-9-15 includes only minor revisions to the prior case that was transmitted in 2014.

For each of the two cases, the following have been attached:

- *Staff Report and LPA Review and Recommendation;*
- Strike-through/underline amendatory ordinance identifying proposed changes described in the LPA Report;
- Clean version of amendatory ordinance;
- Agenda memorandum for the Board of County Commissioners meeting of November 24, 2015; and
- Additional data and analysis supporting the proposed amendments (for Case No. **CP-22-9-15** this information is included in the LPA Report).

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.

At this time, Pinellas County anticipates adopting the amendments in February or March of 2016.

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

Sincerely,



Gordon Beardslee, Director
Pinellas County Planning Department

Enclosures

cc: Brady Smith, Sr. Principal Planner, Tampa Bay Regional Planning Council
Trisha Neasman, AICP, Planning Supervisor, 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 – Office of Intergovernmental Programs

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