

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

August 9, 2019

Mr. Glenn Bailey, AICP
Land Use and Zoning Manager
Pinellas County Planning Department
440 Court Street, 4th Floor
Clearwater, Florida 33756

Dear Mr. Bailey:

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 19-02ESR**.

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 **September 8, 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/af

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.

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: August 9, 2019

SUBJECT: COMMENTS FOR PROPOSED EXPEDITED STATE REVIEW PLAN AMENDMENT

LOCAL GOVERNMENT/ STATE LAND PLANNING AGENCY AMENDMENT #: PINELLAS CO 19-02ESR

STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER: Sherry Spiers/(850)717-8499

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
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.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 N. McKinley Drive
Tampa, Florida 33612

KEVIN J. THIBAUT P.E.
SECRETARY

August 13, 2019

Mr. Glenn Bailey AICP, Manager
Pinellas County Department of Planning
310 Court Street
Clearwater, FL 33756

Re: Pinellas County Comprehensive Plan Amendment 19-02ESR

Dear Mr. Bailey:

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) reviewed proposed amendment 19-02ESR.

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 text amendments involving affordable housing densities within The Commercial Neighborhood (CN), Commercial General (CG), Residential/Office General (R/OG), and Residential/Office/Retail (R/O/R) Future Land Use Map (FLUM) categories. The density limitations in the existing policy language result in affordable housing densities that are lower than standard densities within the affected categories. Removing Policy 1.2.10 in the Future Land Use & Quality Communities Element and companion Policy 1.2.5 in the Housing Element will correct this and allow up to a 50 percent affordable housing density bonus over standard maximum density allowances for qualifying affordable housing developments.

FDOT determined the proposed amendment has no impact on important state transportation resources or facilities within its jurisdiction.

Thank you for coordinating on the review of this proposed amendment with FDOT. If you have any questions have any questions please do not hesitate to contact me at 813-975-6429 or at Daniel.santos@dot.state.fl.us.

Mr. Glenn Bailey, AICP
Page 2
August 13, 2019

Sincerely,

A handwritten signature in black ink, appearing to read "D. Santos", with a large, sweeping flourish above the name.

Daniel C. Santos, AICP
Growth Management Supervisor

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

Swinton, Tammy M

From: Bailey, Glenn
Sent: Tuesday, August 20, 2019 12:49 PM
To: Swinton, Tammy M
Subject: Fw: Pinellas County 19-2ESR (CP-10-06-19)

From: Hight, Jason <Jason.Hight@MyFWC.com>
Sent: Monday, August 19, 2019 2:44:38 PM
To: Bailey, Glenn <gbailey@co.pinellas.fl.us>; DCPexternalagencycomments@deo.myflorida.com <DCPexternalagencycomments@deo.myflorida.com>
Cc: Greene, Sean <Sean.Greene@MyFWC.com>; Wallace, Traci <traci.wallace@MyFWC.com>
Subject: Pinellas County 19-2ESR (CP-10-06-19)

Dear Mr. Bailey:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan 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 our office by email at ConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Sean Greene at (386) 406-0814 or by email at Sean.Greene@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 19-2ESR_40091

Swinton, Tammy M

Subject: FW: Pinellas County 19-2ESR Proposed

From: Plan_Review <Plan.Review@dep.state.fl.us>

Sent: Friday, August 30, 2019 12:33 PM

To: Bailey, Glenn <gbailey@co.pinellas.fl.us>; DCPexternalagencycomments@deo.myflorida.com

Cc: Plan_Review <Plan.Review@dep.state.fl.us>

Subject: Pinellas County 19-2ESR Proposed

To: Glenn Bailey, Land Use & Zoning Manager

Re: Pinellas County 19-2ESR – Expedited State 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.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

August 30, 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 proposed comprehensive plan amendment for Pinellas County (Amendment No. 19-02ESR) received on August 9, 2019. 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:

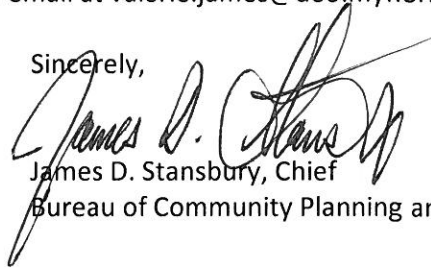
- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, 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,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a large initial "J" and "S".

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.