

LOCAL PLANNING AGENCY (LPA) STAFF REPORT



Case Number: Z/LU-31-12-18

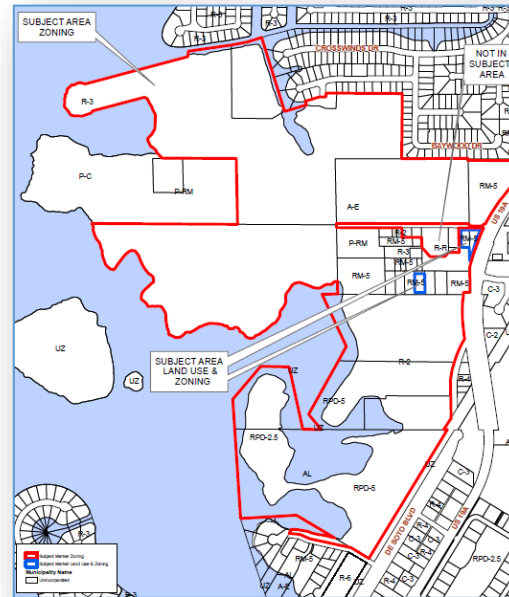
LPA Public Hearing: December 13, 2018

Applicant: Pinellas County and Girl Scouts of West Central Florida

Representative: Renea Vincent,
Chris Dinklage

Subject Property: Approximately 245 acres consisting of Wall Springs Park and 500 Wai Lani Road in Palm Harbor

PARCEL ID(S): See case file



REQUEST:

Future Land Use Map (FLUM) amendment on 1.61 acres from Residential Low & Preservation-Resource Management to Recreation/Open Space and a Zoning Atlas amendment on 245 acres from A-E (Agricultural Estate Residential), R-R (Rural Residential), R-2 (Single Family Residential), R-3 (Single Family Residential), RPD-2.5 (Residential Planned Development, 2.5 units per acre), RPD-5 (Residential Planned Development, 5 units per acre), RM-5 (Residential Multiple Family, 5 units per acre), P-RM (Preservation-Resource Management), and AL (Aquatic Lands) to RBR (Resource-Based Recreation), FBR (Facilities-Based Recreation), P-RM (Preservation-Resource Management), PC (Preservation/Conservation), and AL (Aquatic Lands) on approximately 245 acres consisting of Wall Springs County Park and 500 Wai Lani Road in Palm Harbor. The request will more accurately recognize the current and anticipated future uses at Wall Springs Park and the Wai Lani Girl Scout Camp.

LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The LPA finds that the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas are consistent with the Pinellas County Comprehensive Plan, and recommends approval of the request. (The vote was 7-0, in favor)

PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed land use and zoning amendments **CONSISTENT** with the Pinellas County Comprehensive Plan, based on this report.
- **Staff further recommends** that the LPA recommend **APPROVAL** of the proposed land use and zoning amendments to the Pinellas County Board of County Commissioners.

SUMMARY REPORT

The Planning Review Committee (PRC) reviewed this application on November 13, 2018. The PRC Staff summary discussion and analysis follows:

The subject property consists of approximately 245 acres and comprises both developed and undeveloped portions of Wall Springs County Park and the Wai Lani Girl Scout Camp. These amendments are intended to reflect the current and planned future uses of the park and camp, as well as to bring the Future Land Use Map (FLUM) and Zoning Atlas into consistency. The FLUM correctly identifies Camp Wai Lani and the vast majority of Wall Springs Park as Recreation/Open Space, Preservation and/or Preservation-Resource Management. Only 1.61 acres of the Park are proposed for a FLUM amendment as part of this request, a 0.55-acre Residential Low parcel that was purchased following the last round of Park-related FLUM amendments that occurred in 2009 and a 1.06-acre portion that was inadvertently misidentified by the 2009 amendment as Preservation-Resource Management instead of Recreation/Open Space.

The Zoning Atlas primarily designates the subject property as a variety of residential zoning districts. Until recent years, the County did not have appropriate recreational zoning districts that could be applied to parklands. It was general practice in the past to designate park and recreation areas as Recreation/Open Space on the FLUM (which ultimately controls the use) and to leave the underlying zoning districts intact. That is why the residential zoning districts are currently in place on the subject property. The proposed zoning changes reflect the existing and planned uses within the Park and Girl Scout Camp that are already largely reflected on the FLUM. Environmentally-sensitive areas will be designated as Preservation/Conservation and Aquatic Lands while the areas that are or will be used for recreational purposes will be designated as Preservation-Resource Management, Resource-Based Recreation or Facilities-Based Recreation, depending on the existing or intended type of recreation in those areas.

The subject property is bordered to the north and south by residential uses. Residential also occurs to the east, as well as a mix of commercial and industrial uses along Alternate US-19. The open waters of St. Joseph Sound are to the west. An enclave of four residential parcels that are surrounded by the subject property exists on the south side of Wai Lani Road. No significant impacts to surrounding properties or public infrastructure are anticipated.

In summary, the proposed amendments will align the Zoning Atlas with the FLUM and fully recognize the existing and intended future uses of Wall Springs Park and Camp Wai Lani. The amendments are consistent with the Pinellas County Comprehensive Plan and are appropriate for this location.

SURROUNDING ZONING AND LAND USE FACTS:

	Land Use Category	Zoning District	Existing Use
Subject Property:	Residential Low, Preservation-Resource Management, Recreation/Open Space, Preservation	A-E, R-R, R-2, R-3, RM-5, RPD-2.5, RPD-5, P-RM, & AL	Regional County Park & Girl Scout Camp
Adjacent Properties:			
North	Residential Low	R-3	Residential
East	Employment, Recreation/Open Space, Residential Low	C-3, M-1, C-2, R-4	Commercial, Industrial, Residential

South	Residential Low	RM-5, A-E, R-6	Residential
West	Preservation, Preservation-Resource Management, open water	PC, P-RM, open water	Open space, open water

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment is consistent with the following adopted principles, objectives and policies of the Pinellas County Comprehensive Plan:

PLANNING TO STAY – Protect and Enhance our Natural and Cultural Heritage

Principle 1: Pinellas County will continue its program, in cooperation with other local governments, agencies, and interested citizens, to establish an interconnected system of greenways and blueways throughout the County that includes public parks, natural systems, waterways, river and creek corridors, waterfront and shoreline properties, pedestrian/bicycle trails, and other open space areas. Making these open space and natural areas accessible to the public enables residents and visitors to experience nature within the urban environment.

Principle 4: Pinellas County's rich natural heritage is part of the foundation for the quality of life enjoyed by residents and visitors, while the area's natural amenities and peninsular location have played a central role in defining the County's image. Pinellas County will therefore continue to naturalize the urban environment through programs to acquire and manage open space and environmental lands, to restore degraded natural habitats, to landscape road corridors, to establish new parkland, to protect natural areas from inappropriate development activity, and to provide greenways that tie together natural systems and neighborhoods.

FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT

- 1.2.3. Policy: Plan designations on the Future Land Use Map shall be compatible with the natural environment, support facilities and services, and the land uses in the surrounding area.

RECREATION, OPEN SPACE AND CULTURE ELEMENT

- 1.1. Objective: Pinellas County shall continue to provide a system of regional resource-based County parks and environmental lands to adequately meet the needs of Pinellas County residents through the Year 2025.
- 1.3. Objective: Pinellas County shall continue to acquire open space, park and environmental land acreage countywide, with particular emphasis on filling in the gaps in the system and connecting existing properties.
- 1.4. Objective: Pinellas County will protect its open spaces and scenic vistas for their contributions to quality of life.
- 2.1. Objective: Pinellas County shall continue to design and develop its resource-based parks, open spaces and environmental lands with a focus on the conservation, protection, restoration, management and interpretation of natural and cultural resources.

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

GOAL THREE: To strengthen public connections to Pinellas County waters and waterways through the maintenance, promotion and environmentally-sensitive expansion of recreational access.

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

COUNTY DEVELOPMENT REGULATIONS

Approval of this request does not ensure that the site can meet County development regulations, including concurrency management regulations, which apply at the time of site plan review.

PROPOSED BCC HEARING DATE: January 22, 2019

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: One person appeared in favor.

ATTACHMENTS: (Maps)