

**Rick Scott**  
GOVERNOR



**Cissy Proctor**  
EXECUTIVE DIRECTOR

June 2, 2017

The Honorable Janet C. Long  
Chair, Pinellas County  
Board of County Commissioners  
Pinellas County Planning Department  
310 Court Street  
Clearwater, Florida 33756

Dear Chair Long:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for Pinellas County (Amendment No. 17-2ESR), which was received on May 4, 2017. 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the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment.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.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.floridajobs.org](http://www.floridajobs.org)  
[www.twitter.com/FLDEO](https://twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)

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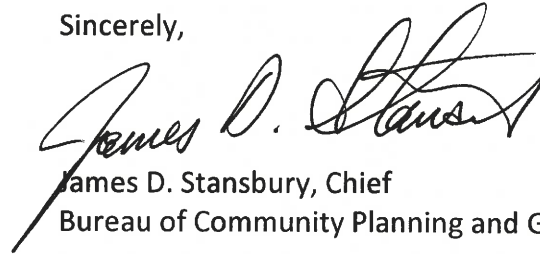
The Honorable Janet C. Long

June 2, 2017

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If you have any questions concerning those reviews, please contact Valerie James, at (850) 717-8493, or by email at [valerie.james@deo.myflorida.com](mailto: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: Glenn Bailey, AICP, Land Use and Zoning Manager, Pinellas County  
Sean T. Sullivan, Executive Director, Tampa Bay Regional Planning Council



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# 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 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)

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Hillsborough

**Vacant**  
Hillsborough, Pinellas

**Vacant**  
Charlotte, Sarasota

**Brian J. Armstrong, P.G.**  
Executive Director

May 26, 2017

Ms. Renea Vincent

Pinellas County Planning  
Department

310 Court Street  
Clearwater, Florida 33756

Re: **Pinellas County 17-2ESR**

Dear Ms. Vincent:

The Southwest Florida Water Management District (District) has reviewed the referenced plan amendment. The amendment proposes a map change for 11.23 acres to residential low for the development of 56 residential units. The property is on Anclote Road in the northwest portion of Pinellas County, between the Anclote River and the Pasco County line.

The following technical assistance comments are offered:

### Floodplains and Floodprone Areas

1. District GIS information shows expansive FEMA-designated flood hazard areas within the property. Due to the associated flood potential, limited or no encroachment is encouraged in these areas. The implementation of low impact development (LID) strategies could help accomplish this. Potential LID options include, but are not limited to, designating the resource as open space, clustering development in upland areas and preserving pervious surface areas.

### Regional Water Supply

2. The developer is encouraged to maximize its use of reclaimed water (when available) and water conservation. Potential conservation measures for implementation include, but are not limited to, Florida Water Star, Florida-Friendly Landscaping™ and the distribution of water conservation education materials to residents. Additional information on these programs is available at the following links:

[https://www.swfwmd.state.fl.us/conservation/florida\\_water\\_star/](https://www.swfwmd.state.fl.us/conservation/florida_water_star/)

<http://www.swfwmd.state.fl.us/conservation/irrigating/>

<http://www.swfwmd.state.fl.us/> (see Florida-Friendly Landscaping, water conservation tabs)

### Wetlands and Other Surface Waters

3. No comments.

### Other

4. This proposal will require a District Environmental Resource Permit (ERP). Consequently, early coordination, prior to any site work, with the District's regulatory staff is encouraged. For assistance or additional information concerning the District's ERP program, please contact Dave

Ms. Renea Vincent

May 26, 2017

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Kramer, ERP evaluation manager in the District's Tampa office, at (813) 985-7481, extension 2009, or [dave.kramer@watermatters.org](mailto:dave.kramer@watermatters.org).

Thank you for 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 4407 or [trisha.neasman@watermatters.org](mailto:trisha.neasman@watermatters.org).

Sincerely,

A handwritten signature in black ink that reads "Trisha Neasman". The signature is written in a cursive, flowing style.

Trisha Neasman, AICP  
Planning Lead

TN

cc:

Ray Eubanks, DEO  
Dave Kramer, SWFWMD

Suzanne Ray, DEP  
Joel Brown, SWFWMD



## *Florida Department of Transportation*

**RICK SCOTT**  
GOVERNOR

11201 N. McKinley Drive  
Tampa, Florida 33612

**RACHEL D. CONE**  
INTERIM SECRETARY

May 12, 2017

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

Re: Pinellas County Comprehensive Plan Amendment 17-2 ESR

Dear Mr. Bailey:

We have reviewed the Pinellas County proposed Comprehensive Plan (the Plan) Amendment 17-2 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 plan amendment is proposing to change 11.23 acres from Employment (E) to Residential Low (RL 5 DU/AC). The subject property (Anclote Road Industrial Park) is located at 500 Anclote Road in the northwest portion of Pinellas County between the Anclote River and the Pasco County line.

Comments: According to the transportation analysis, the Employment land use could generate up 1,575 project trips while the proposed Residential Low category could yield up to 537 project trips - a reduction of 1,038 project trips. FDOT has determined the proposed amendment has no impact on important state transportation resources or facilities. FDOT requests that a copy of the adopted amendment, along with supporting data and analysis, be transmitted.

Mr. Glenn Bailey

Page 2

May 12, 2017

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

Sincerely,

A handwritten signature in black ink, appearing to read "D. Santos", written over a horizontal line.

Daniel C. Santos, AICP  
Transportation Planning Supervisor

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



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

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May 11, 2017

VIA EMAIL (gbailey@pinellascounty.org)

Pinellas County Planning Department  
Mr. Glenn Bailey  
310 Court Street  
Clearwater, Florida 33756

Re: DACS Docket # -- 20170501-915  
Pinellas County Case No. Z/LU-5-3-17  
Submission dated April 27, 2017

Dear Mr. Bailey:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on May 1, 2017 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 850-410-2280.

Sincerely,

A handwritten signature in blue 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 17-2 ESR)

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**Subject:** FW: Pinellas County DEO #17-2ESR TBRPC review

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**From:** Brady Smith, AICP, CFM [<mailto:brady@tbrpc.org>]  
**Sent:** Monday, June 05, 2017 2:49 PM  
**To:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>; [DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)  
**Cc:** Reviews <[reviews@tbrpc.org](mailto:reviews@tbrpc.org)>  
**Subject:** Pinellas County DEO #17-2ESR TBRPC review

Dear. Mr. Bailey,

Pursuant to s. 163.3184(3)(b)2. F.S., Tampa Bay Regional Planning Council (TBRPC) staff has reviewed the proposed amendment (Case No. Z/LU -5-3-17) to the Pinellas County Comprehensive Plan, referenced by the state land planning agency as **DEO #17-2ESR**. TBRPC is providing **no comment** on the proposed amendment.

Please feel free to contact me if you have any questions or comments regarding TBRPC's review of these amendments. My contact information is provided below.

Sincerely,

---

***Brady Smith, AICP, CFM***

Principal Planner

**TAMPA BAY REGIONAL PLANNING COUNCIL**

4000 Gateway Centre Blvd.  
Suite 100  
Pinellas Park, FL 33782-6141



[tbrpc.org](http://tbrpc.org)

727-570-5151, Ext 42 [brady@tbrpc.org](mailto:brady@tbrpc.org) @TampabayRPC

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**Subject:** FW: Pinellas County 17-2ESR Proposed

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**From:** Plan\_Review [<mailto:Plan.Review@dep.state.fl.us>]  
**Sent:** Thursday, May 18, 2017 10:01 AM  
**To:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>; DCPexternalagencycomments <[DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)>  
**Cc:** Plan\_Review <[Plan.Review@dep.state.fl.us](mailto:Plan.Review@dep.state.fl.us)>  
**Subject:** Pinellas County 17-2ESR Proposed

To: Glenn Bailey, Manager

Re: Pinellas County 17-2ESR – Expedited Review of Proposed Comprehensive Plan Amendment

**\*Please note the new contact information below.**

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](mailto:Suzanne.e.ray@dep.state.fl.us) or (850) 717-9037 for assistance or additional information. Please send all amendments, both proposed and adopted, to [plan.review@dep.state.fl.us](mailto:plan.review@dep.state.fl.us) or

Florida Department of Environmental Protection  
Office of Intergovernmental Programs, Plan Review  
2600 Blair Stone Rd. MS 47  
Tallahassee, Florida 32399-2400



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**Subject:** FW: Pinellas County 17-2ESR (LU-5-3-17)

**From:** Hight, Jason [<mailto:Jason.Hight@MyFWC.com>]

**Sent:** Tuesday, May 09, 2017 3:58 PM

**To:** [DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com); Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>

**Cc:** Wagman, Jason <[Jason.Wagman@MyFWC.com](mailto:Jason.Wagman@MyFWC.com)>; Wallace, Traci <[traci.wallace@MyFWC.com](mailto:traci.wallace@MyFWC.com)>; Chabre, Jane <[jane.chabre@MyFWC.com](mailto:jane.chabre@MyFWC.com)>

**Subject:** Pinellas County 17-2ESR (LU-5-3-17)

Dear Mr. Bailey:

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](mailto:FWCConservationPlanningServices@MyFWC.com). If you have specific technical questions regarding the content of this letter, please contact Jason Wagman at (941) 377-3722 ext. 6540 or by email at [Jason.Wagman@MyFWC.com](mailto: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

Pinellas County 17-2ESR\_33055