

**BOARD OF COUNTY  
COMMISSIONERS**

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



November 12, 2019

Mr. Whit Blanton, FAICP, Executive Director  
Pinellas County Planning Council  
310 Court Street, 2<sup>nd</sup> Floor  
Clearwater, Florida 34756

Re: Case No.: Z/LU-22-10-19

Dear Mr. Blanton,

On November 12, 2019, the Board of County Commissioners held a public hearing to consider the above referenced amendment to the Future Land Use Map of Pinellas County. The Board took action to approve the amendment and authorized transmittal to the Pinellas Planning Council for action to amend the Countywide Future Land Use Plan as necessary to maintain consistency with said Plan. Attached for Council's review are the requested application forms, disclosure information, staff reports, maps and legal descriptions.

Please schedule the attached amendment at the earliest convenient time for review by the Council and notify us as to the hearing date. If you need additional information regarding our request, please feel free to call me at 727-5640.

Sincerely,

Glenn Bailey, AICP  
Land Use and Zoning Manager  
Pinellas County Planning Department

Attachments  
Application  
Backup documents  
Maps



## Countywide Plan Map Amendment Application

### Local Government Contact Information

Requesting Local Government:	Pinellas County
Local Government Contact:	Glenn Bailey
Address:	440 Court Street, 4th Floor, Clearwater, 33756
Phone:	727-464-5640
E-Mail Address:	<a href="mailto:gbailey@pinellascounty.org">gbailey@pinellascounty.org</a>
Local Government Case #:	Z/LU-22-10-19
Local Government Ordinance #:	not yet assigned

### Property Owner Contact Information

Name(s):	Alderman Crossings, LLC
Address:	2605 Enterprise Road East, Clearwater, FL 33759
Phone:	727-723-3771
E-Mail Address:	<a href="mailto:dmccomas@europeanequities.com">dmccomas@europeanequities.com</a>

### Agent Contact Information (if applicable)

Name(s):	Gary A. Boucher, P.E., Ozona Engineering, Inc.
Address:	PO Box 432, Ozona, FL 34660
Phone:	727-785-3939
E-Mail Address:	<a href="mailto:gboucher@ozonamail.com">gboucher@ozonamail.com</a>

### Characteristics of the Subject Property

Site Address(s):	West side of Alt 19, 180 ft. north of Crystal Beach Ave, Palm Harbor
Total Acreage of the Amendment Area:	0.22
Existing Use(s):	Vacant
Proposed Use(s):	Retail
Parcel Identification #:	portions of 35/27/15/00000/310/0100 & 35/27/15/19872/081/0150
Legal Description of the Amendment Area:	See attached
What is the adjacent roadway's Level of Service (LOS) grade?	F
Is the Amendment Area located in: [check all that apply]	<input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Redevelopment Area <input type="checkbox"/> Scenic Noncommercial Corridor

### Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Residential Low Medium
Proposed Countywide Plan Map Category(ies):	Retail & Services

### Local Future Land Use Plan Map and Zoning Information

Current Local Future Land Use Plan Map Category(ies):	Residential Urban (7.5 upa)
Current Local Zoning Designation(s):	RM, Multi-family Residential
Proposed Local Future Land Use Plan Map Category(ies):	Commercial General
Proposed Local Zoning Designation(s):	C-2, General Commercial & Services

### Application Checklist

The following **MUST** be furnished with this application: (incomplete applications will not be accepted)

- \_ A complete application form;
- \_ an ordinance being considered by your governing body;
- \_ a map or map series depicting the future land use categories of the subject property and surrounding area, and any other pertinent information. [Countywide Rules, 6.1.4.2];
- \_ a local government staff report;
- \_ an electronic copy of the GIS shape file(s) for the amendment area;
- \_\_\_ if applicable, a copy of the development agreement approved by the legislative body and executed by the property owner and any other private party(ies) to the agreement; and
- \_ if applicable, the jurisdictional determination line for environmentally sensitive areas.

Additional requirements for Tier II and III amendments to the AC or MMC category:

- \_ A pre-application meeting with Forward Pinellas staff;
- \_ identification of the current or proposed FLUM categories and/or character districts within the AC or MMC category, their acreages, and their associated maximum densities/intensities;
- \_\_\_ a copy of the implementing regulations applicable to the AC or MMC category (e.g., special area plan, corridor plan, comprehensive policies, land development regulations);
- \_ a written description of how each of the Planning and Urban Design Principles described in the Countywide Plan Strategies, Land Use Goal 16.0, are addressed within the AC or MMC category [Countywide Rules, 6.1.4.3];
- \_ a transportation impact analysis [Countywide Rules, 6.5.3.1.2]; and
- \_ for Tier III amendments, in addition to all of the above requirements, applicants must submit a justification narrative demonstrating that the proposed density/intensity standards are appropriate for the subject area despite not meeting the applicable locational requirements, due to changed conditions or other unique factors. [Countywide Rules, Section 6.1.4.4]

## Local Action Dates

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment.

**November 12, 2019**

---

If the local government chooses to submit a development agreement in support of this application, provide the date the agreement was approved at a public hearing by the legislative body. Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Section 6.1.6 of the Countywide Rules.

**N/A**

---

## Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	Owned by LLC (members below)
If so, provide the name and address of the person(s):	David McComas & Robert Suarez (address same as above)
If so, is the interest contingent or absolute?	<b>Absolute</b>
If so, what specific interest is held?	<b>Ownership</b>
Does a contract exist for the sale of the subject property?	<b>No</b>
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	<b>No</b>
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	



## Staff Report

---

**File #:** 19-1903A, **Version:** 1

**Agenda Date:** 11/12/2019

---

**Subject:**

Case No. Q Z/LU-22-10-19 (Alderman Crossings, LLC)

A request for a zoning change from RM, Multi-Family Residential to C-2, General Commercial & Services and a land use change from Residential Urban to Commercial General on approximately 0.22 acre located on the west side of Alternate US-19, 180 feet north of Crystal Beach Avenue in Crystal Beach (a portion of parcels 35/27/15/00000/310/0100 & 35/27/15/19872/081/0150).

**Recommended Action:**

Based upon evidence and findings contained in the staff report and attachments, Case No. (Q) Z/LU-22-10-19 is recommended for approval:

1. An Ordinance approving the application of Alderman Crossings, LLC for a change in land use from Residential Urban to Commercial General, and
  2. A Resolution approving a change in zoning from RM, Multi-Family Residential to C-2, General Commercial & Services, regarding approximately 0.22 acre located on the west side of Alternate US-19, 180 feet north of Crystal Beach.
- The applicants are seeking a zoning and land use change on 0.22 acre of land that is currently vacant. If granted, the amendments will allow for general commercial use.
  - The applicants are proposing to develop retail commercial uses fronting Alternate US-19.
  - The Local Planning Agency unanimously recommended approval of the request (vote 6-0).

**Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

**Summary:**

The amendment area consists of a 0.22-acre portion of two parcels on the west side of Alternate US-19 approximately 180 feet north of Crystal Beach Avenue. Both parcels are currently vacant and under common ownership. The amendment area is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and zoned RM, Multi-Family Residential. The applicant wishes to combine this 0.22-acre portion with the eastern parcel, which is zoned C-2 and has a CG land use, in order to develop the site with a commercial use which will require changes to the FLUM and Zoning Atlas. These are the same designations that exist to the north and south along the Alternate US-19 corridor. The remainder of the western parcel will retain the RU designation and RM zoning, which is proposed to be developed with residential homes.

Directly north of the amendment area is a single-family home, separated by an unimproved alley, to the south is parking for a restaurant that fronts Alternate US-19, and adjacent to the east and west are the areas owned by the applicant.

The subject site is located within the Crystal Beach Community Overlay as recognized by the Pinellas County Comprehensive Plan. The request is consistent with the Overlay's objective and policies regarding commercial land uses being appropriate along Alternate US-19.

In general, the requested FLUM and zoning amendments are compatible with the surrounding land uses and development pattern. The proposal is consistent with the Pinellas County Comprehensive Plan and is appropriate for this location.

**Background Information:**

The Local Planning Agency (LPA) unanimously recommended approval of all components of the request during its October 10, 2019 public hearing (Vote 6-0).

Surrounding property owners within 400 feet of the subject property were notified by mail. A sign advertising the public hearings was also posted on the subject property.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

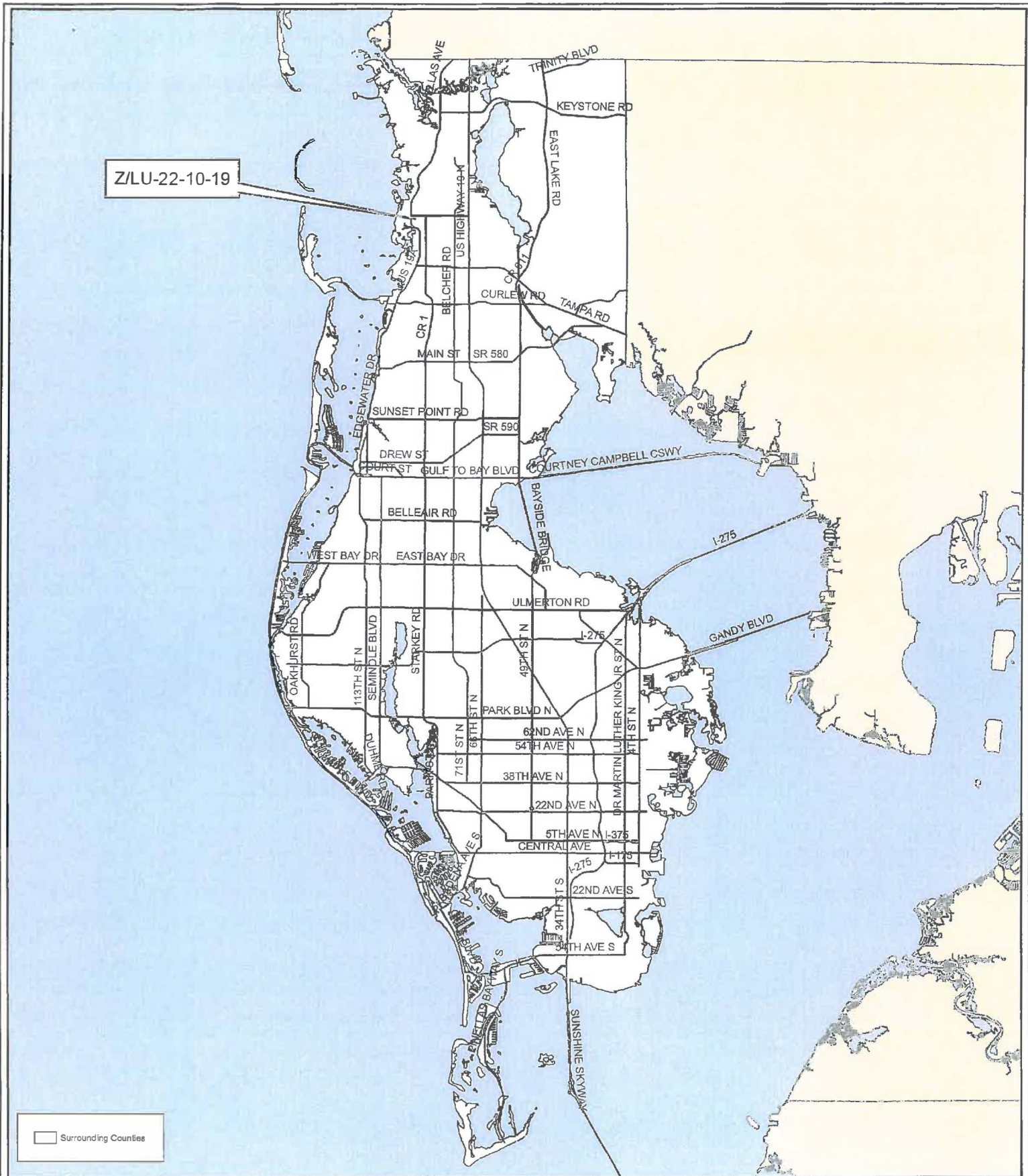
Renea Vincent, Director, Planning

**Partners:**

N/A

**Attachments:**

LPA Report  
Case maps  
Resolution  
Ordinance  
Traffic Analysis  
Impact Assessment  
Concept Plan, Site Plan & Boundary Survey  
Correspondence  
Power Point Presentation  
Map of Radius Search  
Legal Ad  
Ad Map



**Z/LU-22-10-19**

**Location Map**

**Zoning**

From: RM, Multi-Family Residential  
To: C-2, General Commercial & Services

**Land Use**

From: Residential Urban  
To: Commercial General

35/27/15/00000/310/0100 & 35/27/15/19872/081/0150

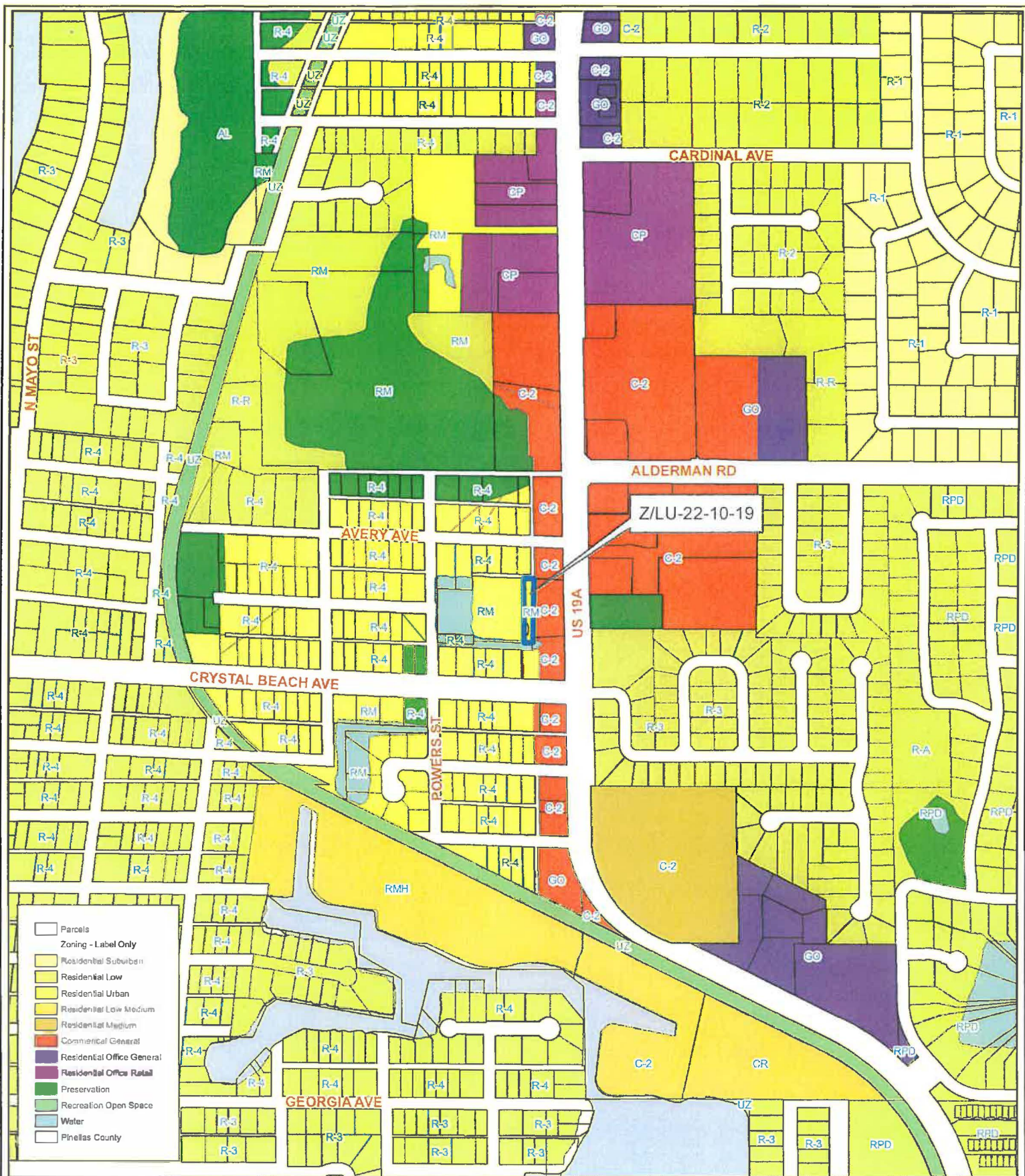
Prepared by: Pinellas County Planning Department



Date: 09/05/2019



1 inch = 4.5 miles



**Z/LU-22-10-19**

**Current Land  
Use & Zoning**

**Zoning**

**Land Use**

From: RM, Multi-Family Residential  
To: C-2, General Commercial & Services

From: Residential Urban  
To: Commercial General

35/27/15/00000/310/0100 & 35/27/15/19872/081/0150

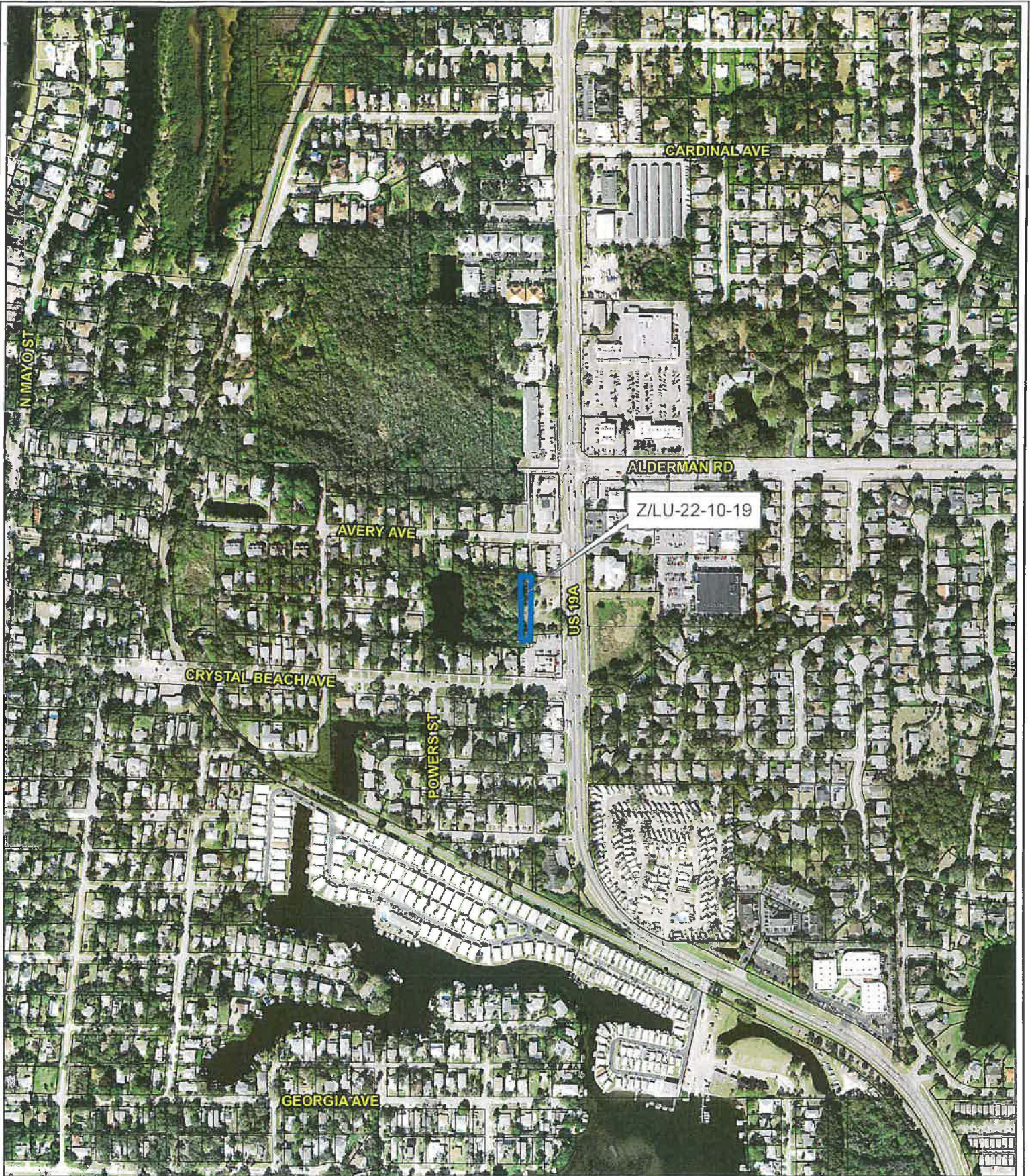
Prepared by: Pinellas County Planning Department



Date: 09/05/2019



1 inch = 0.1 miles



**Z/LU-22-10-19**

**Aerial Map**

**Zoning**

**From:** RM, Multi-Family Residential  
**To:** C-2, General Commercial & Services

**Land Use**

**From:** Residential Urban  
**To:** Commercial General

35/27/15/00000/310/0100 & 35/27/15/19872/081/0150

Prepared by: Pinellas County Planning Department

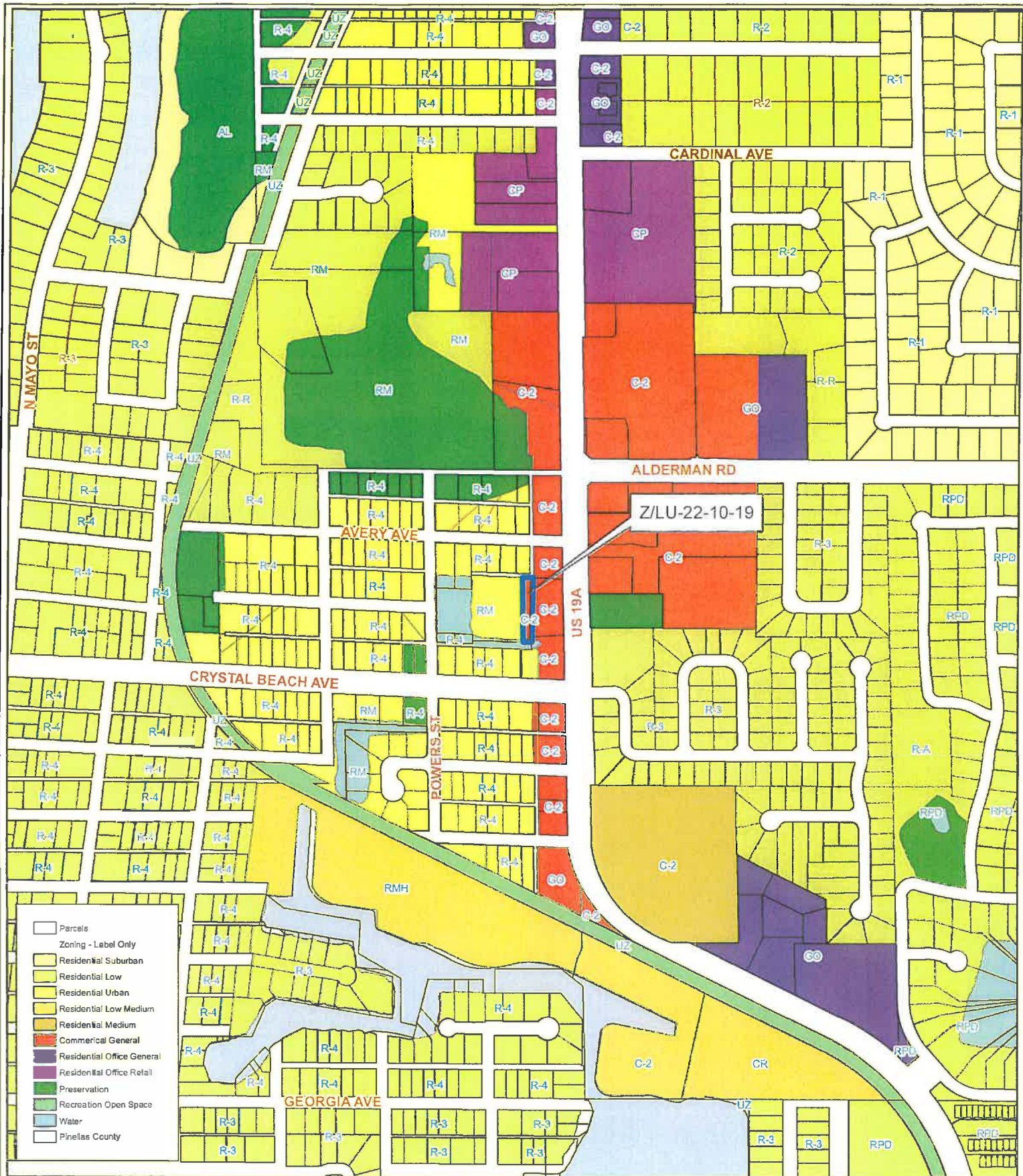


Date: 09/05/2019



1 inch = 0.1 miles





**Z/LU-22-10-19**

**Proposed Land Use & Zoning**

35/27/15/00000/310/0100 & 35/27/15/19872/081/0150

Prepared by: Pinellas County Planning Department

**Zoning**

From: RM, Multi-Family Residential  
To: C-2, General Commercial & Services

**Land Use**

From: Residential Urban  
To: Commercial General



Date: 09/05/2019



1 inch = 0.1 miles



## LOCAL PLANNING AGENCY (LPA) STAFF REPORT

**Case Number:** Z/LU-22-10-19

**LPA Public Hearing:** October 10, 2019

**Applicant:** Alderman Crossings, LLC

**Representative:** Gary A. Boucher, P. E.

**Subject Property:** Approximately 0.22 acre located on the west side of Alt 19, 180 ft. north of Crystal Beach Avenue in Crystal Beach.



**PARCEL ID(S):** a portion of parcels 35/27/15/00000/310/0100 & 35/27/15/19872/081/0150

### REQUEST:

A Future Land Use Map (FLUM) amendment from Residential Urban (RU) to Commercial General (CG) and a Zoning Atlas amendment from RM (Multi-Family Residential) to C-2 (General Commercial & Services) on approximately 0.22 acre located on the west side of US Alternate 19, 180 feet north of Crystal Beach Avenue in Crystal Beach. The request would allow for commercial uses.

### LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

The Local Planning Agency recommends approval of the proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas based on the following findings of fact (6-0 vote, in favor):

- The request is consistent with the Pinellas County Comprehensive Plan.
- The proposal is compatible with the surrounding land uses and development pattern.

### PLANNING STAFF RECOMMENDATION:

- **Staff recommends** that the LPA find the proposed Future 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 Future Land Use and Zoning amendments to the Pinellas County Board of County Commissioners.

---

## **SUMMARY REPORT**

The Development Review Committee (DRC) reviewed this application on September 9, 2019. The DRC Staff summary discussion and analysis follows:

The subject site consists of a 0.22-acre portion of two parcels on the west side of US Alternate 19 approximately 180 feet north of Crystal Beach Avenue. Both parcels are currently vacant and owned by the same company. It is designated Residential Urban (RU) on the Future Land Use Map (FLUM) and zoned RM, Multi-Family Residential. The property owner is looking to combine this 0.22-acre portion with the eastern parcel, which is zoned C-2 and has a CG land use, in order to develop the site with a commercial use, which will require changes to the FLUM and Zoning Atlas. These are the same designations that exist to the north and south along the US Alternate 19 corridor. The remainder of the western parcel will retain the RU designation and RM zoning, which is proposed to be developed with residential homes.

Directly north of the amendment area is a single-family home, separated by an unimproved alley, south is parking for a restaurant that fronts US Alternate 19, and adjacent to the east and west are the areas owned by the applicant.

The subject site is located in the Crystal Beach Community Overlay and the request is consistent with the Overlay's Comprehensive Plan objective and policies called out later on in the report.

Comparing the current development potential of the subject property with the proposed development associated with the requested CG FLUM category, the proposal could generate approximately 226 additional average daily vehicle trips on US Alternate 19 which is a deficient roadway. During site plan review any development on these parcels may require a traffic study and/or a transportation management plan identifying improvements necessary to address the impacts of the project.

The subject property is within the County's potable water supply service area and wastewater treatment service area. The proposal could increase demands on potable water supplies and wastewater treatment facilities by approximately 786 gallons per day, respectively. In reference to solid waste, the proposal could increase the amount of solid waste generated by approximately 23.6 tons per year.

Staff is of the opinion that the proposed Future Land Use and Zoning Atlas amendments are appropriate for the subject property. The proposed development on the site is consistent with the proposed CG land use category and C-2 zoning district. In general, the proposal is compatible with the surrounding uses and is consistent with the Pinellas County Comprehensive Plan.

---

## **SURROUNDING ZONING AND LAND USE FACTS:**

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Existing Use</b>
<b>Subject Property:</b>	Residential Urban	RM	Vacant

<b>Adjacent Properties:</b>			
<b>North</b>	Residential Urban	R-4	Single-Family Homes
<b>East</b>	Commercial General	C-2	Vacant
<b>South</b>	Water	R-4	Parking Lot
<b>West</b>	Residential Urban	RM	Vacant

## **IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN**

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

### **FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT**

**GOAL ONE:** The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

**Objective 1.2** Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

**Policy 1.2.2** The Local Planning Agency (LPA) of the Board shall ensure that zoning provisions within the Land Development Code are in conformance with the density, intensity and other relevant standards contained within the Future Land Use and Quality Communities Element.

**Policy 1.2.3** 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.

**Policy 1.2.5** The Board shall implement land development regulations that are compatible with the density, intensity and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

**Objective 1.24:** The Board of County Commissioners will utilize a Community Overlay to define and recognize Crystal Beach as a cohesive community and as a means to identify and support the local vision, community character and natural environment.

**Policy 1.24.7:** Commercial land uses within Crystal Beach along Alternate U.S. Highway 19 are appropriate and compatible with the residential areas of Crystal Beach. Commercial businesses along this state highway are an asset to Crystal Beach residents, and it is the intent to retain this pattern of residential and commercial development in the Community.

---

**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:** November 12, 2019

**CORRESPONDENCE RECEIVED TO DATE:** One letter received in opposition.

**PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:** No one appeared in favor or in opposition.

**ATTACHMENTS: (Maps)**

PINELLAS COUNTY PLANNING DEPARTMENT TRAFFIC ANALYSIS FOR A PROPOSED LAND USE CHANGE							
LU#: Z/LU-22-10-19				Jurisdiction: Pinellas County			
Revised:		Received: 09/12/2019		Signoff: MDS			
SITE DATA							
Parcel Size: 0.22							
Proposed for Amendment: 0.22							
Current Land Use Designation: Residential Urban							
Potential Use	acre(s)	FAR	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) Residential	0.22	0.00	2		9.6	1.00	19
Total							19
Proposed Land Use Designation: Commercial General							
Potential Use	acre(s)	FAR	Units	sf/1,000	x(tgr)	cap.	Proj. trips
(1) General Comm	0.22	0.55	N/A	5.271	94.70	0.49	245
Total							245
Potential Additional Daily Trips:				226			
ROADWAY IMPACT DATA - Trip Distribution							
Road(s)		% Distribution			Traffic Vol. (AADT)		
		2017	2040		2017	2040	
(1) Alt US 19 (*DEF)		226	226	existing	21,500	20,500	
Tampa Rd to Alderman Rd		100.00	100.00	proposed	21,726	20,726	
Road(s)		LOS	V/CR	extg.	w/ chg.	extg.	w/ chg.
(1) Alt US 19 (*DEF)		F	1.215	F	F	F	F
Tampa Rd to Alderman Rd							
Road(s)		Extg	Planned	Const.	Future		
		Ln Cfg	Improv.	Year	Ln Cfg		
(1) Alt US 19 (*DEF) Tampa Rd to Alderman Rd		2D	No	No	2D		
ABBREVIATIONS/NOTES							
AADT = Average Annual Daily Trips AC = Acres CAP = Capture Rate (i.e., % new trips) CCC = Congestion Containment Corridor CFG = Configuration CON = Constrained County Corridor Const. = Construction D/U = Divided/undivided E = Enhanced FAR = Floor Area Ratio FDOT = Florida Department of Transportation DEF= Deficient Road MMS = Mobility Management System 2040 traffic volumes from MPO, adjusted FDOT Regional Transportation Analysis model output Average daily level of service based on Generalized Daily LOS Volume Tables from FDOT 2017 LOS Manual				Ln. = Lanes LOS = Level of Service LTCM = Long Term Concurrency Management Corridor MPO = Metropolitan Planning Organization N/A = Not applicable PC = Partially controlled access PH = Peak Hour SF = Square Feet TGR = Trip Generation Rate UPA = Units Per Acre UTS = Units (dwelling) V/CR = Volume-to-Capacity Ratio MIS= Mitigating Improvement Scheduled			

## Impact Assessment and Background Data for Staff Report

### **Amendment to the Pinellas County Future Land Use Map and Pinellas County Zoning Atlas Map**

**Z/LU: 22-10-19**

**Site Location:** Approximately 0.22 acre located on the west side of US Alternate 19, 180 ft. north of Crystal Beach Avenue in Crystal Beach.

**Street Address:** N/A

**Parcel Number:** 35-27-15-00000-310-0100 & 35-27-15-19872-081-0150

**Prepared by:** MDS

**Date:** 09-12-19

#### **Proposed Amendment From:**

**Future Land Use Designation(s):** RU

**acres:** 0.22

**Zoning Designation(s):** RM

**acres:** 0.22

#### **Proposed Amendment To:**

**Future Land Use Designation(s):** CG

**acres:** 0.22

**Zoning Designation(s):** C-2

**acres:** 0.22

**Development Agreement?** No ☒ Yes ☐ New ☐ Amended ☐

**Affordable Housing Density Bonus?** No ☒ Yes ☐ How many units:



**INFRASTRUCTURE IMPACTS**  
**SOLID WASTE IMPACT ASSESSMENT**

LAND USE DESIGNATIONS	SOLID WASTE Total Tons/Year *
<b>EXISTING</b>	
Residential Urban	$(2 \times 1.66)$ (Residential) = 3.32 tons/year
<b>PROPOSED</b>	
Commercial General	$(5,271 \times 10.2)/2,000$ (Retail factor) = 26.9 tons/year
<b>NET DIFFERENCE</b>	<b>+23.6 tons/year</b>

\* (Non Residential) Gross Floor Area x Solid Waste Disposal Rate / 2,000 lbs = Total Tons per Year

\* (Residential) Units x Annual Per Capita Rate = Total Tons per Year

Note: Based upon Solid Waste Disposal Rate determined by DUS Consultants for the Solid Waste Authority of Palm Beach County.

**POTABLE WATER AND SANITARY SEWER IMPACT ASSESSMENT**

LAND USE DESIGNATIONS	POTABLE WATER GPD *	WASTEWATER GPD*
<b>EXISTING</b>		
Residential Urban	$2 \times 266$ (Single Family rate) = 532 GPD	$2 \times 187.5$ (Single Family rate) = 375 GPD
<b>PROPOSED</b>		
Commercial General	$5,271 \times 0.25$ (Commercial rate) = 1,318 GPD	$5,271 \times 0.25$ (Commercial rate) = 1,318 GPD
<b>NET DIFFERENCE</b>	<b>+786 GPD</b>	<b>+786 GPD</b>

\* (Non Residential) Gross Floor Area x Consumption Rate = GPD

\* (Residential) Number of Units x Consumption Rate = GPD

NOTE: GPD = Gallons per Day

## TRANSPORTATION AND ROADWAY IMPACTS

	YES or NO	COMMENTS
Is the proposed amendment located within one half mile of a deficient facility (i.e., a road operating at peak hour level of service E or F, and/or a volume-to-capacity (v/c) ratio of 0.9 or higher with no mitigating improvements scheduled within three years)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Us Alternate 19 North
Is the amendment located along a scenic/non-commercial corridor?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## ENVIRONMENTAL AND SITE CONDITIONS

	YES or NO	COMMENTS
Identify any onsite soils. Are any classified as "very limited" or "subject to subsidence?"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Myakka soils and Urban land
Are there any threatened, endangered or listed habitats or species onsite (including species of special concern)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify onsite vegetation; does the site contain any significant native vegetative communities (e.g., sandhill).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the wellhead protection zone and/or aquifer recharge area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Identify the watershed in which the site is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject area is located within the Sutherland Bayou Drainage Basin
Is the site located within the 25 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within the 100 year floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the site contain, or is it adjacent to any wetlands, rivers, creeks, lakes, marshes, Tampa Bay or the Gulf of Mexico, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

\*The standard categories of soil classifications (i.e., severe, very severe etc.) have been replaced by Building Site Development Limitations (i.e., somewhat limited, very limited etc.)

## PUBLIC SAFETY

	YES or NO	COMMENTS
Is the site located with the coastal storm area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is the site located within a hurricane evacuation zone. If so, identify the zone.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Evacuation Zone A



Identify the Fire District serving the proposed development.		The subject site is located within the Palm Harbor Fire District.
--	--	---

### **COMMUNITY IMPACTS**

	YES or NO	COMMENTS
Will approval of this amendment affect the provision of affordable housing; if so, explain the positive/negative impacts.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Has the applicant sought/been issued an affordable housing finding by Community Development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the displacement of mobile home residents?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the approval of the amendment result in the elimination of a water-dependent land use such as a marina or boat ramp? If so, identify how many ramps/lanes or slips will be eliminated.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment affect beach/waterfront accessibility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a County redevelopment/revitalization area; if so, is the amendment consistent with the community revitalization plan, vision, etc.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Would the amendment have a significant impact on an adjacent local government?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the amendment located within a designated brownfield area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will the proposed amendment affect public school facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

***Has the property been the subject of a previous amendment proposal within the last 12 months?***

Yes ☐ No ☒

***Is the property within 200 feet of a property under same owner that has been amended within the past 12 months?***

Yes ☐ No ☒

**ATTACH THE FOLLOWING:**

- ☐ Location Map
- ☐ Future Land Use Map with zoning designations
- ☐ Aerial

