

From: [Cucinella, Josh](#)
To: [Swearengen, Scott M](#)
Cc: DCPexternalagencycomments@deo.myflorida.com; [Conservation Planning Services](#); [Wagman, Jason](#)
Subject: Pinellas County 20-01ESR (CP-29-11-19; LU-28-11-19)
Date: Wednesday, August 26, 2020 8:27:06 AM

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Mr. Swearengen:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

If you have specific technical questions, please contact Jason Wagman at (863) 209-2688 or by email at Jason.Wagman@MyFWC.com. For all other inquiries, please contact our office by email at ConservationPlanningServices@MyFWC.com.

Sincerely,

Josh Cucinella
Biological Administrator II
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1239 SW 10th Street
Ocala, Florida 34471
(352) 620-7330

Pinellas County 20-01ESR_42233



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 N. McKinley Drive
Tampa, Florida 33612

KEVIN J. THIBAUT P.E.
SECRETARY

August 7, 2020

Mr. Scott Swearingen, AICP
Long Range Planning Manager
310 Court Street
Clearwater, FL 33756

Re: Pinellas County Comprehensive Plan Amendment 20-01ESR

Dear Mr. Swearingen:

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 20-01ESR.

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.

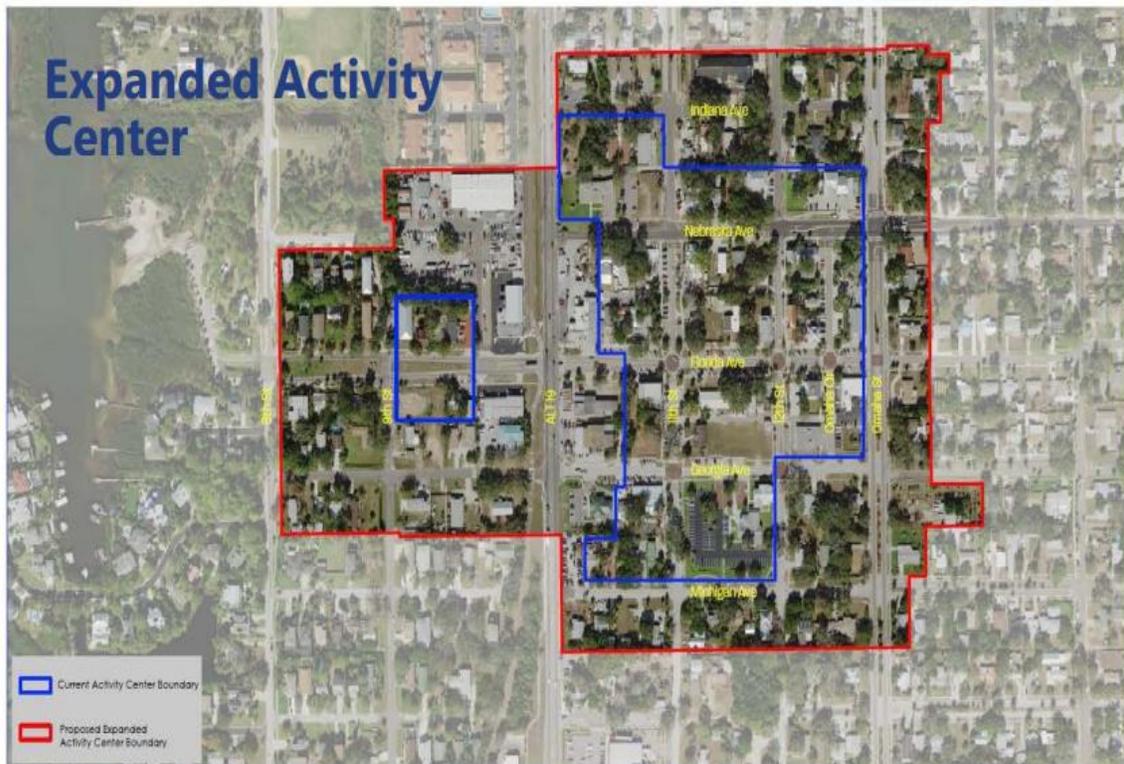
Proposal: The County amended the Future Land Use Map by changing the land use designation of approximately 64 acres covering the greater Downtown Palm Harbor area, centered around the intersection of Alternate U.S. 19 and Florida Avenue from Activity Center-Neighborhood, Commercial General, Residential Urban, Residential Medium, Residential/Office/Limited, Residential/Office/Retail, Institutional, Employment & Recreation/Open Space to Activity Center-Neighborhood and has amended the supporting Downtown Palm Harbor Master Plan. Essentially, the expanded Activity Center combines the two isolated subdistricts to form one contiguous area that also connects both sides of Alt. 19 and the Pinellas Trail. Also, a new Mixed-Use Corridor – Supporting (MUC-Si) land use category has been added to the list of potential land use categories for designation on the Future Land Use Map as part of these amendments.

Comments: Alternate U.S.19 (Alt 19) is a state facility of importance and constructed as a two-lane enhanced urban facility having 21,500 Average Annual Daily trips (AADT). While the facility is operating at an acceptable level-of-service the potential entitlement floor area increase could affect operations along Alt 19.

According to the County's staff report..." Regarding transportation, the potential change in average daily trips is not expected to significantly impact the operational characteristics of the surrounding roadway network. The proposed amendments amount to an 'areawide' maximum 1.5 floor area ratio covering both residential and nonresidential development. It would be unrealistic to assume that the enter area would develop to such a level due to site and demand constraints."

Noting a traditional block grid pattern within the Activity Center, redevelopment should integrate context sensitive design(s). FDOT has incorporated context-based design into how we plan, design and operate our state transportation system. We have embarked on a new direction - one that fosters community building by creating a context sensitive system of Complete Streets. Complete Streets will promote safety, quality of life, and economic development by serving the transportation needs of transportation system users of all ages and abilities. This can help local governments to maintain their existing or proposed land use contexts of areas served consistent with their transportation projects (e.g. US 19, Omaha Street and Florida Avenue during project development. A hyperlink to the guidelines is attached to provide technical assistance <https://www.fdot.gov/roadway/csi/default.shtm>.

FDOT determined the proposed amendment 20-01ESR has no impact on important state transportation resources or facilities within its jurisdiction at this time.



Mr. Scott Swearingen, AICP

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August 7, 2020

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Santos", written in a cursive style.

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

end

From: [James, Valerie](#)
To: [Swearengen, Scott M](#)
Subject: RE: [EXTERNAL] - Downtown Palm Harbor Master Plan - follow-up from discussion
Date: Monday, August 31, 2020 11:33:43 AM

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Good morning, Scott;

Thank you for the opportunity to read the proposed language. It looks good and the County's approach to how they want to add the note to the FLUM is in agreement to the Department's request.

Thank you!

From: Swearengen, Scott M <sswearengen@co.pinellas.fl.us>
Sent: Friday, August 28, 2020 11:56 AM
To: James, Valerie <Valerie.James@deo.myflorida.com>
Cc: Stonefield, Rebecca <rstonefield@co.pinellas.fl.us>
Subject: RE: [EXTERNAL] - Downtown Palm Harbor Master Plan - follow-up from discussion
Importance: High

Valerie,

I've discussed this with our county attorneys office and it looks like we should be able to add a note to the FLUM that cross references the language as you suggested. The note would be located under the "Special Information" section of our FLUM Legend (which lists all of the FLUM designations). The note would read as follows:

[For Activity Center and Mixed Use Corridor land use designations within the Coastal High Hazzard Area, please see note under Table FLUM – 1 and Table FLUM – 2, respectively, of the Comprehensive Plan Future Land Use Map Categories and Rules for density limitations.](#)

Please note that we will need to slightly modify the associated Ordinance to add a section that describes this FLUM addition to the Legend.

Please confirm that this approach (along with the additional language added under Table FLUM - 1 on page 2, and Table FLUM – 2 on page 4 of *the Future Land Use Map Categories and Rules*) is acceptable to meet the Department's concerns.

Thank you. I look forward to your reply.

Scott Swearengen, AICP
Pinellas County Planning Department
(727) 464-5638

sswearengen@pinellascounty

From: James, Valerie <Valerie.James@deo.myflorida.com>

Sent: Monday, August 24, 2020 9:34 AM

To: Swearengen, Scott M <sswearengen@co.pinellas.fl.us>

Subject: RE: [EXTERNAL] - Downtown Palm Harbor Master Plan - follow-up from discussion

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Good morning, Scott:

I passed on the proposed language to James and he recommended adding a footnote to the County's Future Land Use Map that cross references the policy. In doing so, the Department will agree to the proposed language.

From: Swearengen, Scott M <sswearengen@co.pinellas.fl.us>

Sent: Friday, August 21, 2020 1:15 PM

To: James, Valerie <Valerie.James@deo.myflorida.com>

Cc: Stonefield, Rebecca <rstonefield@co.pinellas.fl.us>

Subject: [EXTERNAL] - Downtown Palm Harbor Master Plan - follow-up from discussion

Happy Friday.

Per our discussion yesterday, please see the attached Ordinance. I added a bullet under Table FLUM - 1 on page 2, and Table FLUM – 2 on page 4. The bullets state:

Properties within the Coastal Storm Area shall maintain their maximum permitted residential densities per the Future Land Use Map designation in place prior to an Activity Center land use change.

-
Properties within the Coastal Storm Area shall maintain their maximum permitted residential densities per the Future Land Use Map designation in place prior to a Mixed Use Corridor land use change.

Note that our CSA is larger than the CHHA, so we wanted to make sure we covered the larger of the two.

Also, the total acreage of parcels within both the Activity Center AND the CHHA adds up to approximately 5.75 acres.

Please let me know if you are okay with the additional language we added and if you have any questions or concerns.

Thanks and have a great weekend.

Scott Swarengen, AICP
Long Range Planning Manager
Pinellas County Planning Department
310 Court Street
Clearwater, Florida 33756
Phone (727) 464-5638
sswarengen@pinellascounty.org

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WaterMatters.org

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

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
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Executive Director

September 3, 2020

Ms. Renea Vincent
Pinellas County Planning
Department
310 Court Street, 1st Floor
Clearwater, Florida 33756

Re: **Pinellas 20-01ESR (CP29-11-19; Z/LU 28-11-19)**

Dear Ms. Vincent:

The Southwest Florida Water Management District (District) has reviewed the referenced amendment that proposes changes to rules and descriptions for the Activity Center and Mixed Use Corridor designations and to the land use for 64 acres comprising the Palm Harbor area from Activity Center-Neighborhood, Commercial General, Residential Urban, Residential Medium, Residential/Office/Limited, Residential/Office/Retail, Institutional, Employment & Recreation/Open Space to Activity Center-Neighborhood and amending the supporting Downtown Palm Master Plan. The following technical assistance comments are offered for consideration.

Regional Water Supply

1. For the 64 acres under consideration for the land use change, the application did not include the required water supply availability documentation. This is necessary since it is mentioned that the change could result in additional demand on potable water supply. The analysis provided should identify any projected increase in potable demand from the land use change and evidence that it is addressed.

As a reminder, statutory language (i.e., Chapter 163.3177(6)(a)2. d., F.S.) specifically states “the future land use plan and plan amendments shall be based upon surveys, studies and data regarding the area, as applicable, including the availability of water supplies, public facilities and services.” In addition, the Department of Economic Opportunity (DEO) has published guidelines (see DEO’s publication entitled A Guide To The Data And Analysis To Support Comprehensive Plan Amendments) that provide direction on this matter. This guide can be accessed at the following link:

https://floridajobs.org/docs/default-source/2015-community-development/community-planning/comp-plan/guidedataanalysis.pdf?sfvrsn=ff9b66b0_4

2. Future development is encouraged to maximize the use of water conservation measures and reclaimed water (when available). Conservation measures available for consideration include, but are not limited to, Florida Water Star, Florida-Friendly Landscaping™ and distribution of water conservation literature to residents and commercial tenants/owners. Additional information on these programs is available at the following links:

<https://www.swfwmd.state.fl.us/residents/water-conservation/florida-water-starsm>

Ms. Renea Vincent

September 3, 2020

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<https://www.swfwmd.state.fl.us/residents/florida-friendly-landscaping/florida-friendly-landscapingtm>

<https://www.swfwmd.state.fl.us/resources/free-publications>

Wetlands and Other Surface Waters

3. No comment.

Floodplain and Flood Prone Areas

4. No comment.

The District appreciates 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@swfwmd.state.fl.us.

Sincerely,



Trisha Neasman, AICP
Planning Lead

TN

cc: Ray Eubanks, DEO
Lindsay Weaver, DEP
Joel Brown, SWFWMD
Cara Martin, SWFWMD