



Pinellas County

Staff Report

File #: 18-2103A, **Version:** 1

Subject:

Case No. Q Z/LU-31-12-18 (Pinellas County and Girl Scouts of West Central Florida)
Request for a zoning change from A-E, Agricultural Estate Residential, R-R, Rural Residential, R-2, Single Family Residential, R-3, Single Family Residential, RM-5, Residential Multiple Family - 5 units per acre, RPD-2.5, Residential Planned Development - 2.5 units per acre, RPD-5, Residential Planned Development - 5 units per acre, P-RM, Preservation Resource Management & AL, Aquatic Lands to P-RM, Preservation Resource - Management, PC, Preservation Conservation, RBR, Resource Based Recreation, FBR, Facilities Based Recreation & AL, Aquatic Lands (245 acres) and a land use change from RL, Residential Low and P-RM, Preservation - Resource Management to R/OS, Recreation/Open Space (1.61 acres) on approximately 245 acres consisting of Wall Springs Park and the Wai Lani Girl Scout Camp, located west of U.S. Highway Alternate 19 North in Palm Harbor.

Recommended Action:

Receive public comment on Case No. Q Z/LU-31-12-18:

1. An Ordinance approving the application of Pinellas County and the Girl Scouts of West Central Florida for a change in land use from RL, Residential Low and P-RM, Preservation-Resource Management to R/OS, Recreation/Open Space (1.61 acres), and
 2. A Resolution approving a change in zoning from A-E, Agricultural Estate Residential, R-R, Rural Residential, R-2, Single Family Residential, R-3, Single Family Residential, RM-5, Residential Multiple Family - 5 units per acre, RPD-2.5, Residential Planned Development - 2.5 units per acre, RPD-5, Residential Planned Development - 5 units per acre, P-RM, Preservation Resource Management & AL, Aquatic Lands to P-RM, Preservation Resource - Management, PC, Preservation Conservation, RBR, Resource Based Recreation, FBR, Facilities Based Recreation & AL, Aquatic Lands, regarding approximately 245 acres consisting of Wall Springs Park and 500 Wai Lani Road.
- The first of two required Board public hearings on this case. The second hearing for adoption is proposed for February 26, 2019.
 - Pinellas County and the Girl Scouts of West Central Florida are seeking these changes to better reflect the existing and planned uses of Wall Springs Park and the Wai Lani Girl Scout Camp.
 - The changes will allow recreation, open space and preservation uses and will make the Future Land Use Map and Zoning Atlas consistent with each other.
 - The Local Planning Agency unanimously recommended approval of the request (vote 7-0).

Strategic Plan:

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

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.

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. 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.

The proposed amendments are consistent with the Pinellas County Comprehensive Plan and are appropriate for this location.

Background Information:

The Local Planning Agency (LPA) recommended approval of the request during its December 13, 2017 public hearing (Vote 7-0).

Surrounding property owners within 300 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
Attachment "A"
Ordinance
Legal Ad
Ad Map
Power Point Presentation
Radius Map