



Staff Report

File #: 15-470, **Version:** 1

Agenda Date: 11/10/2015

Subject:

Case No. CW 15-16 - Pinellas County
Countywide Plan Map amendment from Residential Very Low to Public/Semi-Public and Preservation, regarding 5.0 acres more or less, located on the south side of Keystone Road, 1,960 feet east of East Lake Road, in the unincorporated East Lake-Tarpon area (regular amendment).

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 15-16, a proposal by Pinellas County to amend the Countywide Plan Map from Residential Very Low to Public/Semi-Public and Preservation subject to the accompanying development agreement, regarding 5.0 acres more or less, located on the south side of Keystone Road, 1,960 feet east of East Lake Road, in the unincorporated East Lake-Tarpon area (regular amendment).

Strategic Plan:

Foster Continual Economic Growth and Vitality
4.3 Catalyze redevelopment through planning and regulatory programs

Summary:

The Pinellas Planning Council voted 9-0 to recommend approval of the proposal subject to the accompanying development agreement, and staff concurs with this recommendation. The Planners Advisory Committee recommended approval of this case by a vote of 12-0.

Background Information:

Council documentation is attached.

Fiscal Impact:

N/A

Staff Member Responsible:

Gordon Beardslee, Director, Planning Department

Partners:

N/A

310 Court Street, Clearwater, FL 33756-5137
Telephone 727-464-8250 ~ Fax 727-464-8212
www.pinellasplanningcouncil.org

Councilmember Jim Kennedy, Chair
Commissioner John Morroni, Vice-Chair
Commissioner Joanne "Cookie" Kennedy, Secretary
Councilmember Doreen Hock-DiPolito, Treasurer
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Mayor Julie Ward Bujalski
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Commissioner Cliff Merz
Deputy Mayor Kevin Piccarreto
Councilmember Darden Rice
Commissioner Karen Williams Seel
Commissioner Michael Smith
Commissioner John Tornga

Whit Blanton, FAICP
Executive Director

Subject: Proposed Regular Amendment to the Countywide Plan Map

Recommendation:

THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD OF COUNTY COMMISSIONERS (BOARD), IN ITS CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, CONDUCT A PUBLIC HEARING AND APPROVE CASE CW 15-16 SUBJECT TO ACCOMPANYING DEVELOPMENT AGREEMENT, AS SUBMITTED BY PINELLAS COUNTY.

Summary Explanation/Background:

The Countywide Planning Authority has received one case concerning a regular amendment to the Countywide Plan Map that was reviewed by the Pinellas Planning Council on October 14, 2015.

Case CW 15-16 – Pinellas County:

5.0 acres more or less, located at the South side of Keystone Rd., 1,960 ft east of East Lake Rd. in the unincorporated East Lake Tarpon area; proposed to change from Residential Very Low to Public/Semi-Public and Preservation.

The site is currently vacant. The applicant proposes to develop an 80 bed assisted living facility on the site. The Countywide Rules would allow up to 157 beds; however, Pinellas County is entering into a development agreement with the applicant that would restrict the use to 80 beds, as well as prohibit the offering of drug rehabilitation and mental health services.

The PPC, by a vote of 9-0, recommended approval of Case CW 15-16, subject to accompanying development agreement.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments:

Proposed Ordinance
Council Documentation
Legal Ad

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The proposed amendment is submitted by Pinellas County and seeks to reclassify a parcel totaling 5.0 acres. The proposed amendment is from Residential Very Low (RVL) to Public/Semi-Public (4.1 acres) and Preservation (0.9 acres).

The Public/Semi-Public category, proposed for 4.1 acres of the parcel, is used to recognize institutional and transportation/utility uses that serve the community or region, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features. Additionally, the category as applied to this site and proposed use allows up to 157 beds (residential equivalent use) for uses such as an Adult Living Facility (ALF). Pinellas County has submitted a development agreement with the application that restricts the total number of beds to 80, and does not allow for clients needing drug rehabilitation or mental health services. Additionally, this parcel has good access to major transportation facilities, as the property fronts on Keystone Road, an arterial roadway.

The current RVL category is primarily used to recognize residential uses up to one unit per acre, which would allow up to 13 residential equivalent beds. The category is mainly intended for areas that are in a rural or large lot, very low density residential nature. Again, it would allow an ALF, but at a significantly fewer number of beds than what is being requested.

The proposed Preservation category is used to depict those areas of the county that are now characterized, or appropriate to be characterized, as a natural resource feature worthy of preservation; and to recognize the significance of preserving such major environmental features and their ecological functions. There is a wetland area on the southern portion of the parcel that does not appear on the current Countywide Plan Map and would be recognized in this amendment. At a later date, when a site plan is submitted, a more specific determination will be made as to the boundaries of this wetland. At that time, we have asked Pinellas County staff to submit a Preservation boundary area adjustment.

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway operating at an LOS of “C,” Keystone Road. Additionally, traffic generated by the proposed amendment indicates a small increase in daily trips (25 for RVL vs. 275 for P/SP and P with the use proposed) and will not result in a significant negative impact to the

existing LOS. The difference in expected traffic generated between the existing and the proposed categories is an increase of approximately 250 vehicle trips per day.

Therefore, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located on Keystone Road, which is designated as a Primary SNCC, with this portion of the corridor having a subclassification of “Rural/Open Space.” The intent and purpose of the SNCC designation is to guide the preservation and enhancement of scenic qualities, to ensure the integrity of the Countywide Plan, and to maintain and enhance the traffic operation of these significant roadway corridors in Pinellas County. The classification extends for 500 feet from the edge of the right-of-way.

The principal objectives of SNCC designations are:

- *To preserve and enhance scenic qualities found along these corridors and to foster community awareness of the scenic nature of these corridors;*
- *To encourage superior community design and enhanced landscape treatment, both outside of and within the public right-of-way;*
- *To encourage land uses along these corridors that contribute to an integrated, well planned and visually pleasing development pattern while discouraging the proliferation of commercial, office, industrial or intense residential development beyond areas specifically designated for such uses on the Countywide Plan Map;*
- *To assist in maintaining the traffic operation of roadways within these corridors through land use type and density/intensity controls, and by conformance to access management regulations by selective transit route location, and by the development of integrated and safe pedestrian and bicycle access systems;*
- *To encourage design standards identified within the “Pinellas County Countywide Scenic/Noncommercial Corridor Master Plan” through the adoption of local ordinances and regulations consistent with those standards set forth within the Master Plan.*

The Countywide Rules state that the requested Public/Semi-Public category is not considered compatible with the “Rural/Open Space” subclassification, unless a specific finding to the contrary is made in accordance with section 6.5.4.1.3 B. In these cases, the PPC and Countywide Planning Authority (CPA) can grant exceptions to the otherwise necessary change to the subclassification that would be needed if the amendment were to be approved. The subclassification that would allow this amendment is “Residential,” however this would not be an appropriate action in this case along Keystone Road, so therefore an exception will be considered below.

Section 6.5.4.1.3 B reads as follows:

The PPC and CPA shall have the authority to grant exceptions to the concurrent change to the Corridor Subclassification, as reflected on Submap No. 1, upon approval of an amendment to the Countywide Plan Map adjacent to a Scenic/Noncommercial Corridor, based upon a finding that:

1. The size and configuration of the amendment is de minimus in relationship to its frontage on the affected Scenic/Noncommercial Corridor; or
2. The size and configuration of the amendment is de minimus in relationship to the length of the affected Scenic/Noncommercial Corridor; or
3. The size and location of the amendment is consistent in relationship to the surrounding existing Countywide Plan Map designations.

The size and shape of the parcel are in relative proportion to the frontage along Keystone Road. In other words, the amendment parcel's frontage is not excessive as compared to the overall size of the amendment area.

Relative to the length of the corridor, the amendment area is insignificant. This portion of the SNCC extends from East Lake Road to the Hillsborough County Line (approximately three miles in length) and there are only two other small areas that are designed P/SP along this segment of roadway. Therefore, the requested amendment should not cause the corridor to be changed from its rural and open space character.

Lastly, the use is considered to be a residential type use (i.e., a "residential equivalent" use) that is consistent with the other residential uses in the area. In addition, due to the fact that the size of the facility is being restricted to 80 beds it should be considered consistent in relationship to the current Countywide Plan Map designations, which are RVL and Preservation.

- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a CHHA, so those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in, nor does it impact, a designated development or redevelopment area.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to another jurisdiction or to a public educational facility.

Therefore, this request can be considered consistent with these Relevant Countywide Considerations.

Conclusion:

On balance, it can be concluded that the requested amendment from Residential Very Low to Public/Semi-Public and Preservation, along with the accompanying development agreement, is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

PAC AGENDA – SUMMARY AGENDA ACTION SHEET
DATE: OCTOBER 5, 2015

ITEM	ACTION TAKEN	VOTE
I. <u>MINUTES OF REGULAR PAC MEETING OF AUGUST 31, 2015</u>	<u>Approved</u> Motion: Dean Neal Second: Marie Dauphinais	12-0
II. <u>REVIEW OF PPC AGENDA FOR OCTOBER 14, 2015 MEETING</u> A. <u>Subthreshold Land Use Plan Amendments</u> 1. Case CW 15-13 – City of St. Petersburg	<u>Approved</u> Motion: Lauren Matzke Second: Dean Neal	12-0
B. <u>Regular Land Use Plan Amendments</u> 1. Case CW 15-16 – Pinellas County	<u>Approved</u> Motion: Dean Neal Second: Derek Kilborn	12-0
2. Case CW 15-17 – City of Dunedin	<u>Approved</u> Motion: Dean Neal Second: Derek Kilborn	12-0
C. <u>CPA Actions – September 2015</u>	<u>No Action – Information Only – None to Report</u>	
D. <u>Annexation Report – September 2015</u>	<u>No Action – Information Only</u>	
III. <u>OLD BUSINESS</u> A. Internet Reservation Systems and Vacation Rentals (Discussion continued from June)	Mike Crawford reviewed the issues and prior discussions to this point. Subsequently, the PAC continued discussion regarding relevance; state, county and local planning and legal contexts; case studies; and objectives. Erin Sullivan Chief Tax Auditor, Pinellas County Tax Collector's Office of presented information relative to their experience with Airbnb and taxation issues.	
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. 2016 PAC Appointment Letters B. Reminder: Pictures at the November PAC meeting	A. Members notified that 2016 PAC appointment letters are going out to local jurisdictions B. Members reminded that pictures will be taken at the November PAC meeting	
V. <u>ADJOURNMENT</u>	The meeting was adjourned at 3:02 p.m.	

Respectfully Submitted,

PAC Chairman

Date

PINELLAS PLANNING COUNCIL
COUNTYWIDE PLAN MAP AMENDMENT - DISCLOSURE OF INTEREST STATEMENT

SUBMITTING LOCAL GOVERNMENT: Pinellas County

LOCAL GOVERNMENT CASE NUMBER: Z/LU-13-6-15

PROPERTY OWNERS/REPRESENTATIVE (include name and address):

Sergio Haritos, c/o Todd Pressman, 334 East Lake Rd #102, Palm Harbor 34685

ANY OTHER PERSONS HAVING ANY OWNERSHIP INTEREST IN THE SUBJECT⁺ PROPERTY:

Interests: Contingent ☐ Absolute ☐

Name/Address:

Specific Interest Held:

INDICATION AS TO WHETHER A CONTRACT EXISTS FOR SALE OF SUBJECT PROPERTY, IF SO:

Contract is: Contingent ☒ Absolute ☐

All Parties To Contract: Eric and Cheryl Moore

Name/Address:

Eric & Cheryl Moore/same representative as above

INDICATION AS TO WHETHER THERE ARE ANY OPTIONS TO PURCHASE SUBJECT PROPERTY, IF SO:

All Parties To Option: None

Name/Address

ANY OTHER PERTINENT INFORMATION WHICH APPLICANT MAY WISH TO SUBMIT PERTAINING TO REQUESTED PLAN MAP AMENDMENT:

Development Agreement

Forms available online at www.pinellasplanningcouncil.org/amendment.htm

PINELLAS PLANNING COUNCIL
APPLICATION FOR COUNTYWIDE PLAN MAP AMENDMENT

Countywide Plan Map Information

1. Current Countywide Plan Category(ies)
2. Proposed Countywide Plan Category(ies)

Residential Very Low

Public/Semi-Public

Local Future Land Use Plan Map Information

1. Requesting Local Government
2. Local Map Amendment Case Number
3. Current Local Land Use Category(ies)
4. Current Local Zoning Designation(s)
5. Proposed Local Land Use Category(ies)
6. Proposed Local Zoning Designation(s)

Pinellas County

Z/LU-13-6-15

Residential Rural

A-E-W

Institutional and Preservation

IL-W and P/C-W

Site and Parcel Information

1. Parcel number(s) of area(s) proposed to be amended - Sec/Twp/Rng/Sub/Blk/Lot
(and/or legal description, as necessary)

10-27-16-00000-430-0100

2. Location/Address

South side of Keystone Rd, 1,960 ft east of East Lake Rd

3. Acreage

5.0

4. Existing use(s)

Vacant

5. Existing density and/or floor area ratio

0.5 upa

6. Proposed use/name of project (if applicable)

80-bed ALF

Local Action

1. 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.
08/18/2015
2. If the local government chooses to submit a development agreement in support of this application, the date the agreement was approved at 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.
08/18/2015

Other Items to Include

1. Copy of local ordinance.
2. If applicable, a copy of the development agreement approved by the legislative body and executed by the applicant property owner and other private party(ies) to the agreement.
3. PPC Disclosure of Interest Form.
4. Local government staff report.
5. Local plan and zoning maps showing amendment area.
6. If applicable, proposed demarcation line for environmentally sensitive areas.

Forms available online at www.pinellasplanningcouncil.org/amendment.htm

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is dated August 18, 2015, effective as provided in Section 5 of this Agreement, and entered into between Rosewood House II, Inc., Owner and Pinellas County, Florida, a political subdivision of the State of Florida acting through its Board of County Commissioners, the governing body thereof ("County").

R E C I T A L S:

- A. Sections 163.3220 – 163.3243, Florida Statutes, which set forth the Florida Local Government Development Agreement Act ("Act"), authorize the County to enter into binding development agreements with persons having a legal or equitable interest in real property located within the unincorporated area of the County.
- B. Under Section 163.3223 of the Act, the County has adopted Chapter 134, Article VII of Part III, the Pinellas County Land Development Code ("Code"), establishing procedures and requirements to consider and enter into development agreements.
- C. Owner is the owner of a parcel of real property, located on Keystone Road, on Exhibit "A" as parcel identification number 10-27-16-00000-430-0100 hereinafter the "Property".
- D. Owner desires to develop and use of the Property for an Assisted Living Facility as more particularly described herein.
- E. The Property currently has a land use designation of Residential Rural and is zoned Agricultural Estate – Wellhead Protection Overlay.
- F. Owner has requested that the County change the zoning category to Institutional Limited – Wellhead Protection Overlay and Preservation/Conservation – Wellhead Protection Overlay and change the Land Use category to Institutional and Preservation, and is seeking a variance to allow one parking space per three beds where one parking space per bed is required.
- G. The County cannot justify the requested action absent the restrictions contained in this Agreement and in the deed restriction required in Section 6.1.4.
- H. The County and Owner have determined that it would be mutually beneficial to enter into a development agreement governing the matters set forth herein and have negotiated this Agreement in accordance with the Code and the Act.
- I. The County has found that the terms of this Agreement are consistent with the Pinellas County Comprehensive Plan and the Code.

STATEMENT OF AGREEMENT

In consideration of and in reliance upon the premises, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto intending to be legally bound and in accordance with the Act, agree as follows:

Section 1. Recitals. The above recitals are true and correct and are a part of this Agreement.

Section 2. Incorporation of the Act. This Agreement is entered into in compliance with and under the authority of the Code and the Act, the terms of which as of the date of this Agreement are incorporated herein by this reference and made a part of this Agreement. Words used in this Agreement without definition that are defined in the Act shall have the same meaning in this Agreement as in the Act

Section 3. Property Subject to this Agreement. The Property is subject to this Agreement.

Section 4. Ownership. The Property is owned in fee simple by Owner.

Section 5. Effective Date/Duration of this Agreement.

5.1 This Agreement shall become effective as provided for by the Act and shall be contingent upon obtaining final approval, and effectiveness of the land use designation of Institutional and zoning of Institutional Limited.

5.2 This Agreement shall continue in effect until terminated as defined herein but for a period not to exceed five (5) years.

Section 6. Obligations under this Agreement.

6.1 Obligations of the Owner.

6.1.1. Binding Obligations. The obligations under this Agreement shall be binding on Owner, its successors or assigns.

6.1.2. Development Review Process. At the time of development of the Property, Owner will submit such applications and documentation as are required by law and shall comply with the County's Code applicable at the time of the effective date of this Agreement.

6.1.3. Development Restrictions. The following restrictions shall apply to development of the Property.

6.1.3.1. The use is limited to an Assisted Living Facility.

- 6.1.3.2. There shall be no mental health facility or drug rehabilitation facility.
- 6.1.3.3. The maximum use or density of the property will be 80 beds.
- 6.1.3.4 The maximum height will be 35' and at one story only.
- 6.1.3.5 The property will be developed substantially in conformance with the Concept Plan, as determined by the County Administrator, or his designee, and as attached as Exhibit "B".

6.1.4. Recording of Deed Restriction. Prior to the approval of a site plan or issuance of a development permit for the Property, Owner shall record a deed restriction encumbering the Property in the official records of Pinellas County, Florida and deliver a copy of such recorded deed restriction to the Director of the Pinellas County Planning Department or his designee. The deed restriction shall be approved as to form by the County Attorney (which approval shall not be unreasonably withheld) and shall generally describe the development limitations of this Agreement. The deed restriction shall be perpetual and may be amended or terminated only with the consent of the County, which consent shall not be unreasonably withheld.

6.2. Obligations of the County.

6.2.1. Concurrent with the approval of this Agreement, the Board amends the land use and zoning designation for the Property, and grants the variance, as set forth in Recital F above.

6.2.2. County will process preliminary and final site plan applications for the Property that are consistent with this Agreement, and that meet the requirements of the Code at the time of the effective date of this Agreement.

6.2.3. The final effectiveness of the amendments referenced in Section 6.2.1 is subject to:

6.2.3.1. The provisions of Chapter 125 and 163, Florida Statutes, as they may govern such amendments; and

6.2.3.2. The expiration of any appeal periods or, if an appeal is filed, at the conclusion of such appeal.

Section 7. Public Facilities to Service Development. The following public facilities are presently available to the Property from the sources indicated below. Development of the Property will be governed by and must satisfy the

concurrency ordinance provisions applicable at the time of the effective date of this Agreement.

- 7.1 Potable water from the Pinellas County.
- 7.2 Sewer service from Pinellas County.
- 7.3 Fire protection from Pinellas County.
- 7.4 Drainage facilities for the parcel will be provided by Owner.

Section 8. Required Local Government Permits. The required local government development permits for development of the Property include, without limitation, the following:

- 8.1. Site plan approval(s) and associated utility licenses and right-of-way utilization permits;
- 8.2. Construction plan approval(s);
- 8.3. Building permit(s); and
- 8.4. Certificate(s) of occupancy.

Consistency. The County finds that development of the Property consistent with the terms of this Agreement is consistent with the Pinellas County Comprehensive Plan.

Section 9. Termination.

9.1 In the event of termination pursuant to Section 10.2 or failure to commence the development of the subject property within the duration of the Agreement as defined in Section 5 above, the Property shall return to its current land use and zoning designations. Owner agrees to cooperate and not contest any administrative procedures necessary to implement restoration of the land use and zoning designations. This obligation survives the termination of the Agreement for the time necessary to accomplish the re-designations.

9.2 If Owner's obligations set forth in this Agreement are not followed in a timely manner, as determined by the County Administrator, after notice to Owner and an opportunity to be heard, existing permits shall be administratively suspended and issuance of new permits suspended until Owner has fulfilled its obligations. Failure to timely fulfill its obligations may serve as a basis for termination of this Agreement by the County, at the discretion of the County and after notice to Owner and an opportunity for Owner to be heard.

Section 10. Other Terms and Conditions. Except in the case of termination, until five (5) years after the effective date of this Agreement, the Property shall not be subject to subsequently adopted laws and policies unless the County has held a public hearing and determined:

10.1 They are not in conflict with the laws and policies governing the Development Agreement and do not prevent development of the land uses, intensities, or densities in this Agreement;

10.2 They are essential to the public health, safety, or welfare, and expressly state that they shall apply to a development that is subject to a development agreement;

10.3 They are specifically anticipated and provided for in this Agreement;

10.4 The County demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement; or

10.5 This Agreement is based on substantially inaccurate information provided by Owner.

Section 11. Compliance with Law. The failure of this Agreement to address any particular permit, condition, term or restriction shall not relieve Owner from the necessity of complying with the law governing such permitting requirements, conditions, terms or restrictions.

Section 12. Notices. Notices and communications required or desired to be given under this Agreement shall be given to the parties by hand delivery, by nationally recognized overnight courier service such as Federal Express, or by certified mail, return receipt requested, addressed as follows (copies as provided below shall be required for proper notice to be given):

If to Owner: Rosewood House II,
 Inc. Eric Moore,
 V.P.,
 1925 Cardamon Dr.
 Trinity, FL 34655

With copy to:

If to County: Pinellas County Board of County Commissioners
 c/o County Administrator
 315 Court St.
 Clearwater, FL 33756

With copy to:

David S. Sadowsky, Esquire
Senior Assistant County Attorney
Pinellas County Attorneys Office
315 Court Street
Clearwater, Florida 33756

Properly addressed, postage prepaid, notices or communications shall be deemed delivered and received on the day of hand delivery, the next business day after deposit with an overnight courier service for next day delivery, or on the third (3rd) day following deposit in the United States mail, certified mail, return receipt requested. The parties may change the addresses set forth above (including the addition of a mortgagee to receive copies of all notices), by notice in accordance with this Section.

Section 13. Right to Cure. Owner will not be deemed to have failed to comply with the terms of this Agreement until Owner shall have received notice from the County of the alleged non-compliance and until the expiration of a reasonable period after receipt of such notice to cure such non-compliance. Whether the time period has been reasonable shall be based on the nature of the non-compliance and shall be determined in the sole judgment of the County Administrator, reasonably exercised.

Section 14. Minor Non-Compliance. Owner will not be deemed to have failed to comply with the terms of this Agreement in the event such non-compliance, in the judgment of the County Administrator, reasonably exercised, as a minor or inconsequential nature.

Section 15. Covenant of Cooperation. The parties shall cooperate with and deal with each other in good faith and assist each other in the performance of the provisions of this Agreement and in achieving the completion of development of the Property.

Section 16. Approvals. Whenever an approval or consent is required under or contemplated by this Agreement, such approval or consent shall not be unreasonably withheld, delayed or conditioned. All such approvals and consents shall be requested and granted in writing.

Section 17. Completion of Agreement. Upon the completion of performance of this Agreement or its revocation or termination, the Owner or his successor in interest shall record a statement in the official records of Pinellas County, Florida, signed by the parties hereto, evidencing such completion, revocation or termination, and shall forthwith deliver a copy of this document to the Director of the County Building and Development Review Services Department or his designee.

Section 18. Entire Agreement. This Agreement (including any and all Exhibits attached hereto, all of which are a part of this Agreement to the same extent as if such Exhibits were set forth in full in the body of this Agreement), constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof.

Section 19. Construction. The titles, captions and section numbers in this Agreement are inserted for convenient reference only and do not define or limit the scope or intent and should

not be used in the interpretation of any section, subsection or provision of this Agreement. Whenever the context requires or permits, the singular shall include the plural, and plural shall include the singular and any reference in this Agreement to Owner includes Owner's successors or assigns. This Agreement was the production of negotiations between representatives for the County and Owner and the language of the Agreement should be given its plain and ordinary meaning and should not be construed against any party hereto. If any term or provision of this Agreement is susceptible to more than one interpretation, one or more of which render it valid and enforceable, and one or more of which would render it invalid or unenforceable, such term or provision shall be construed in a manner that would render it valid and enforceable.

Section 20. Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance is declared invalid or unenforceable, the remainder of this Agreement, including any valid portion of the invalid term or provision and the application of such invalid term or provision to circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and shall with the remainder of this Agreement continue unmodified and in full force and effect. Notwithstanding the foregoing, if such responsibilities of any party thereto to the extent that the purpose of this Agreement or the benefits sought to be received hereunder are frustrated, such party shall have the right to terminate this Agreement upon fifteen (15) days notice to the other parties.


Section 21. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflict of laws principles of such state.

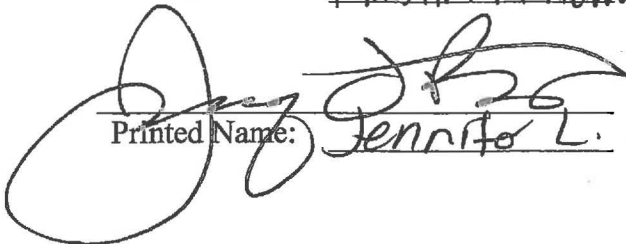
Section 22. Counterparts. This Agreement may be executed in counterparts, all of which together shall continue one and the same instrument.

IN WITNESS WHEREOF, the parties have hereto executed this Agreement the date and year first above written.

End of Substantive Provisions, Signature Page to follow

WITNESSES:


Printed Name: Kristin M Howard


Printed Name: Jennifer L. Roberts

OWNERS

Eric Moore, V.P., Rosewood House II,
Inc.

By: Eric Moore

Cheryl Moore, Pres., Rosewood House
II, Inc.

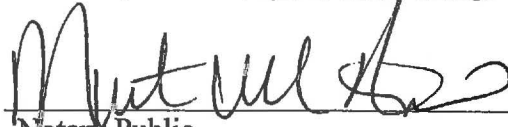
Cheryl Moore

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 20 day of August,
2015, by Eric Moore, Cheryl Moore who is personally known to me or who produced FL Driver's
License as identification.




Notary Public

Kristin M Howard

Print Notary Name

My Commission Expires: 3/22/2017

ATTEST:

KEN BURKE, CLERK


Deputy Clerk

PINELLAS COUNTY, FLORIDA

By: John Moroni

Chairman
Board of County Commissioners

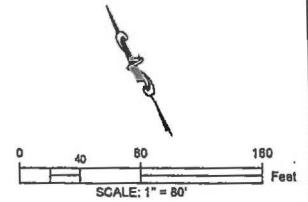
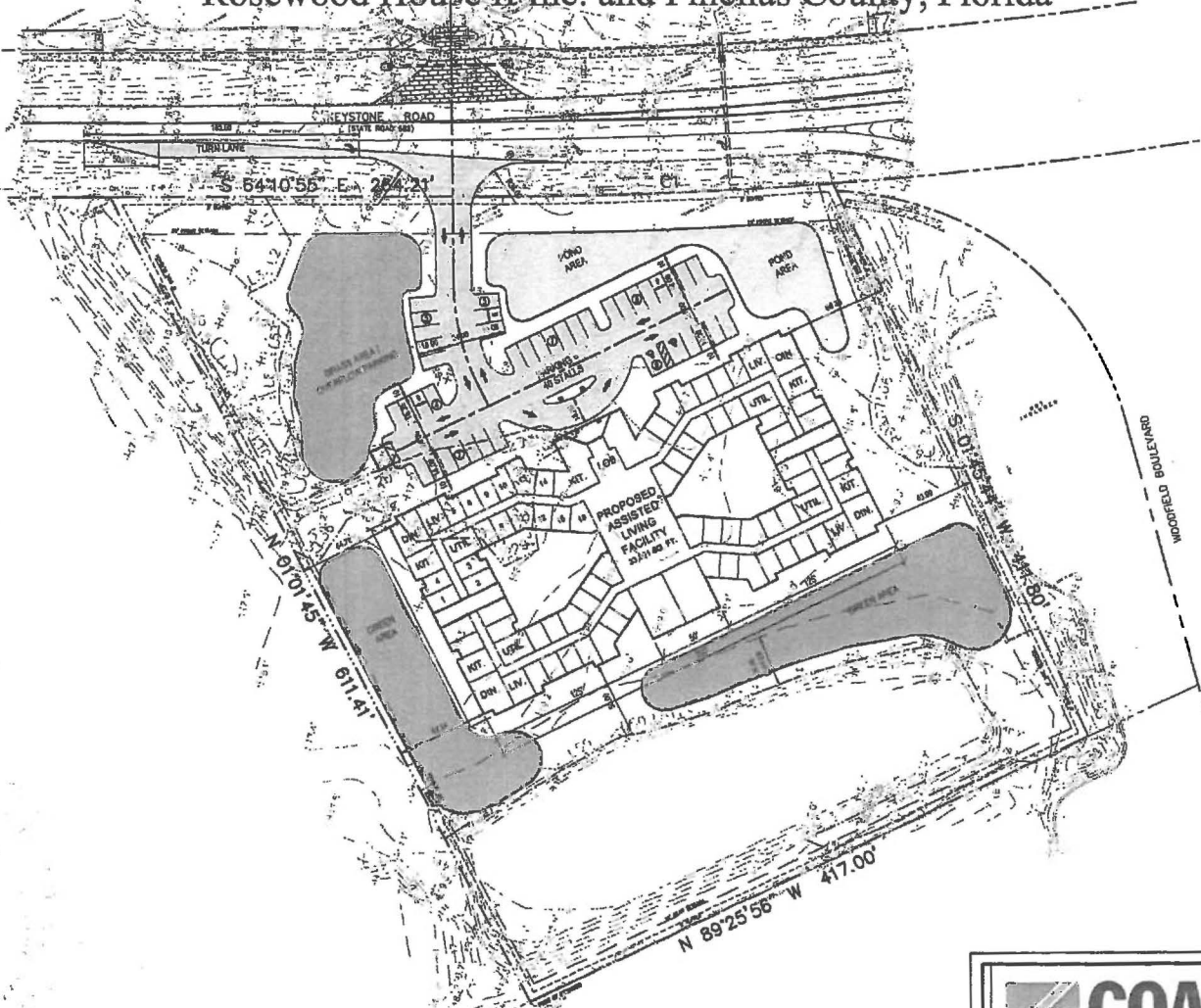
APPROVED AS TO FORM:


County Attorney

EXHIBIT "A"
PROPERTY

PART OF SE 1/4 OF SEC 10-27-16 DESC FROM SW COR OF SE 1/4 OF SD SEC TH
S89D25'11.9"E 632.10FT FOR POB TH N01D01'01.2"W 611.41FT TO S'LY R/W OF SR 582
TH S64D10'11"E 264.21 FT TH CUR LT RAD 2914.79FT ARC 221.42FT CB S66D20'45.4"E
221.37FT TH S01D46'27.7"W 411.80FT TO S SEC LINE TH N89D25'11"W 417FT TO POB
CONT 5AC

Topal S:\@CD\Projects\115021 Keystone Rd ALF Property\Drawings\Concept\15021_Concept_E.dwg - Aug 03, 2015 @ 5:25pm - A.Garlich



	<h1>COASTAL</h1> <h2>DESIGN CONSULTANTS</h2>		DATE: 07/21/2015	PROJECT: 15021
	PLANNING • ENGINEERING • CONSTRUCTION ADMINISTRATION 7030 LITTLE ROAD • NEW PORT RICHEY, FLORIDA 34654 737-848-8010 • FAX 737-848-8030 C-64 0000873		E&C#:	
	KEYSTONE ROAD CONCEPT 'E'			



I, KENNETH P. BURKE, Clerk of the Circuit Court and
Clerk Ex-Officio, Board of County Commissioners,
do hereby certify that the above and foregoing is a
true and correct copy of the original as it appears
in the official files of the Board of County
Commissioners of Pinellas County, Florida. Witness
my hand and seal of said County FL this 24 day
of August A.D. 20 18

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio
Clerk of the Board of County Commissioners
Pinellas County, Florida

By James H. Battista
Deputy Clerk

Countywide Planning Authority

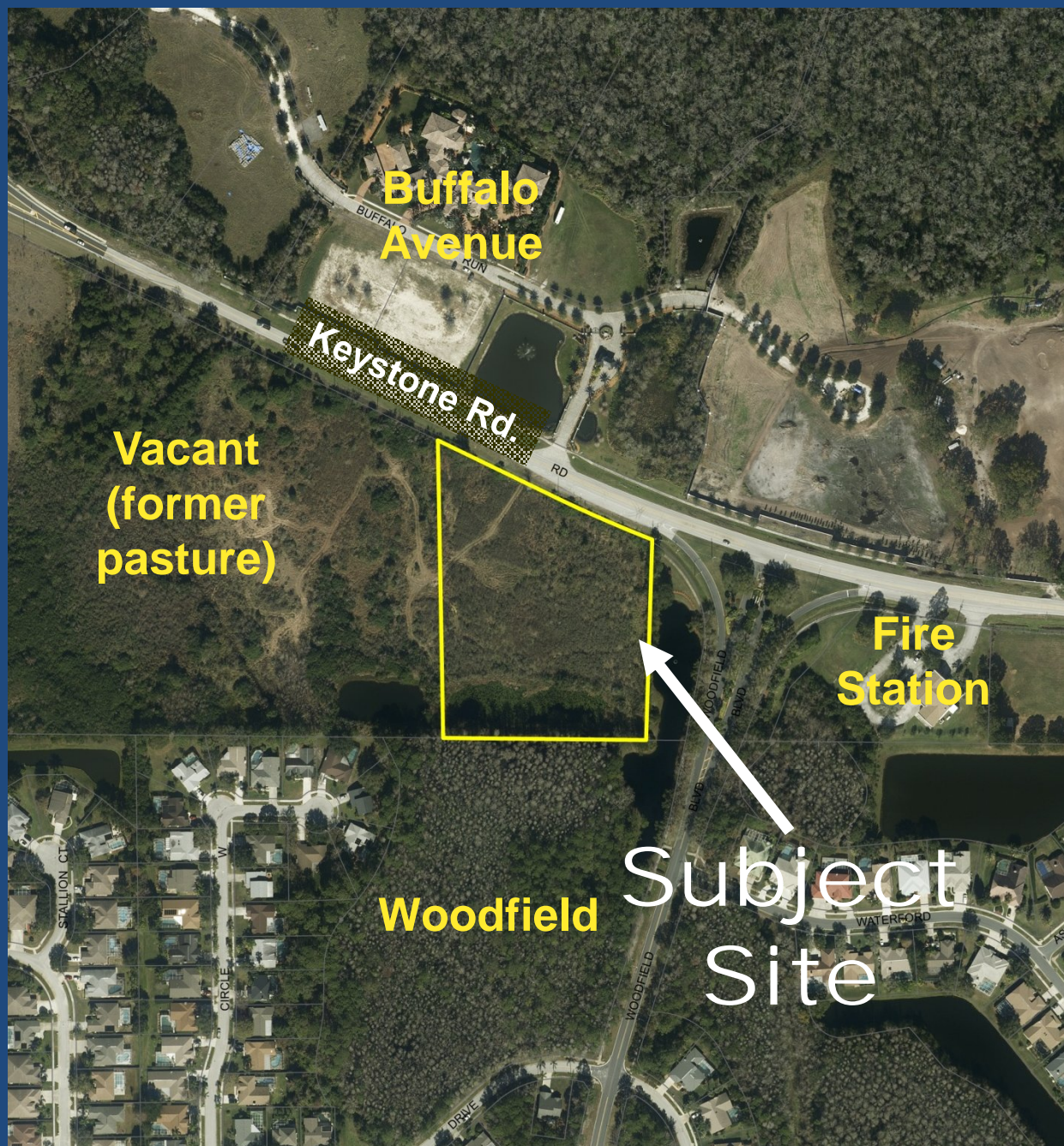
November 10, 2015

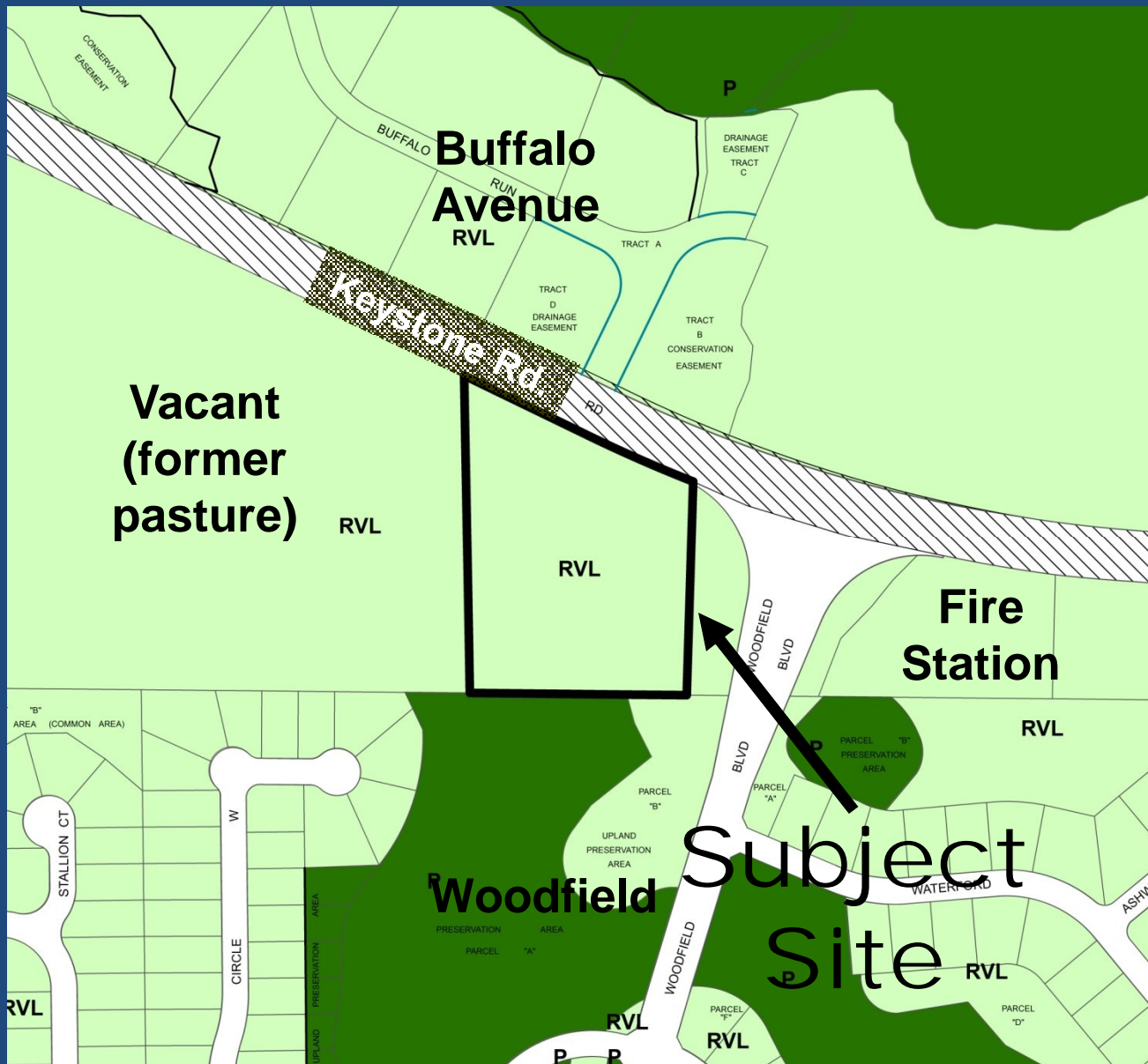
Case CW 15-16

Submitted by Pinellas
County











Looking south at subject area



Woodfield (residential)
left/east side of subject area



Residential north of subject area
(Buffalo Avenue)

Recommendation

Approval to Public/Semi-Public,
subject to the Development
Agreement

– Countywide Considerations

- Consistent with criteria for utilization of this category
- Development agreement addresses rural nature of the SNCC, and therefore is consistent with the Rural subclassification of the SNCC.

– Separate and in Addition

- Pinellas County give special consideration to the SNCC guidelines



Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
 COUNTY OF Pinellas County

Before the undersigned authority personally appeared Virginia Marshall who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Public Hearing was published in Tampa Bay Times: 9/26/15. in said newspaper in the issues of B Pinellas

Affiant further says the said Tampa Bay Times is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

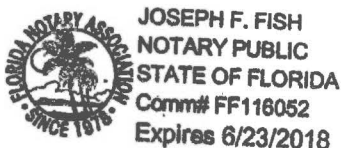
Virginia M Marshall
 Signature of Affiant

Sworn to and subscribed before me this 09/26/2015.

Joseph F Fish
 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



Received

OCT 02 2015

Pinellas Planning
Council

NOTICE OF AMENDMENT OF COUNTYWIDE PLAN MAP

The Pinellas Planning Council (PPC) and the Board of County Commissioners acting pursuant to its Countywide Planning Authority (CPA), will conduct public hearings on proposed map amendments to the Countywide Plan Map, pursuant to the Countywide Plan, as amended, and as set forth in the listing below.

The PPC public hearing will be held on Wednesday, October 14, 2015, 2015, at 3:00 P.M. or as soon thereafter as the agenda permits.

The CPA public hearing will be held on Tuesday, November 10, 2015, at 9:30 A.M.

Both public hearings will be held in the Board of County Commissioners Assembly Room, 5th Floor, Pinellas County Courthouse, 315 Court St., Clearwater, FL. The PPC will make a recommendation to the CPA on the proposed amendments, or to other plan categories as determined appropriate in accordance with Chapter 2012-245, Laws of Florida, as amended, and the Countywide Plan.

Listing of proposed Countywide Plan Map amendments to be heard by the PPC and CPA:

Case CW 15-13 - Submitted by City of St. Petersburg - 0.1 acres m.o.l.

From: Residential Medium
 To: Multimodal Corridor
 Location: 416 35th Ave. N.

The current Residential Medium category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre. The proposed Multimodal Corridor category is intended to recognize those corridors of critical importance to the movement of people and goods throughout the county and that are served by multiple modes of transport, including automobile, bus, bicycle, rail, and/or pedestrian. This category is intended to include those transportation corridors connecting Activity Centers, characterized by mixed-use development, and in particular, supported by and designed to facilitate transit.

Case CW 15-16 - Submitted by Pinellas County - 5.0 acres m.o.l.

From: Residential Very Low
 To: Public/Semi-Public and Preservation
 Location: South side of Keystone Rd., 1960 ft east of East Lake Rd.

The current Residential Very Low category is used to depict areas that are primarily well-suited for very low-density estate residential uses at a maximum density of one unit per acre. The proposed Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features. The proposed Preservation category is intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.

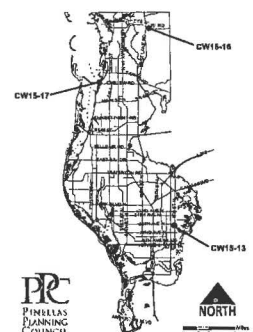
Case CW 15-17 - Submitted by City of Dunedin - 2.4 acres m.o.l.

From: Residential Low Medium
 To: Resort
 Location: 2641 Michael Place

The current Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low-density or moderately dense residential uses at a maximum density of 10 dwelling units per acre. The proposed Resort category is intended to depict areas developed, or appropriate to be developed, in high-density residential and resort use; and to recognize such areas as well-suited for the combination of residential and temporary lodging use consistent with their location, surrounding uses, transportation facilities, and natural resources of such areas.

The details of the proposed amendments are available at the office of the PPC, 310 Court St., 2nd Floor, Clearwater, FL, 33756-5137. In addition, you may call the PPC at (727) 464-8250 or email your questions to mcrawford@pinellascounty.org. Interested parties are invited to attend the hearings to present facts or express views on the cases outlined in this advertisement.

The public is hereby advised that the effect of any proposed amendment may significantly impact the type and intensity of use of the subject property and may be of interest to neighboring property owners. The PPC will make an advisory recommendation to the CPA for approval, approval with modification or conditions, denial, denial with alternative recommendations, or continuance of the items. The recommendation by the PPC and the action of the CPA may amend the Countywide Plan Map from the existing plan category to the proposed plan category as referenced above for the amendment, or to another plan category as may be determined appropriate based on the public hearings and consistent with the Countywide Plan and procedures related thereto.



ORDINANCE NO. 15-_____

AN ORDINANCE AMENDING THE COUNTYWIDE PLAN MAP OF PINELLAS COUNTY, FLORIDA, BY ACTION ON CASE NUMBER CW 15-16 INITIATED BY PINELLAS COUNTY AND TRANSMITTED TO THE BOARD IN ACCORDANCE WITH THE SPECIAL ACT; PROVIDING FOR AMENDMENT TO THE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING OF THE ORDINANCE; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THE ORDINANCE AT THE PUBLIC HEARINGS AND WITH RESPONSIBLE AUTHORITIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, a proposed amendment to the Countywide Plan Map, which is an element of the Countywide Plan of Pinellas County, Florida, has been presented at a public hearing to the Board of County Commissioners in their capacity as the Countywide Planning Authority; and

WHEREAS, notices of public hearings have been accomplished as required by Chapter 2012-245, Laws of Florida; and

WHEREAS, procedures of the Special Act and County Charter have been followed concerning the Pinellas Planning Council and the Countywide Planning Authority for proposed amendment to the Countywide Plan; and

WHEREAS, Pinellas County initiated a proposed amendment which was considered at a public hearing by the Pinellas Planning Council on October 14, 2015, with recommendations made by the Council that are documented in the Council reports referred to as Exhibit A; and

WHEREAS, the Board has conducted a public hearing and taken action that is documented by ordinance for approvals or partial approvals and partial denials and by resolution for denials, with both documents including the relevant Council reports as attached.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida, acting as the Countywide Planning Authority in regular meeting duly assembled on November 10, 2015, as follows:

Section 1. Amending the Countywide Plan Map

The Countywide Plan Map for Pinellas County adopted in Section 2 of Ordinance 15-30, as amended, is amended to reflect the changes adopted as follows:

#CW 15-16 5.0 acres m.o.l., located at the South side of Keystone Rd, 1960 ft east of East Lake Rd., from Residential Very Low to Public/Semi-Public and Preservation

Section 2. Severability. If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by a Court of Competent Jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

Section 3. Filing of Ordinance; Effective Date. A certified copy of this ordinance shall be filed with the Secretary of State with the Ordinance and Exhibit A to be filed with the Clerk of the Circuit Court. This Ordinance shall take effect upon filing with the Department of State.

APPROVED AS TO FORM

By: 

Office of the County Attorney

- #34 Resolution No. 15-82 adopted approving the application of Sergio Heritos, through Todd Pressman, Pressman and Associates, Inc., for a change of zoning from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay, to IL-W, Institutional Limited-Wellhead Protection Overlay (4.08 acres), and P/C-W, Preservation Conservation-Wellhead Protection Overlay (0.92 acre), with a variance to allow one parking space per three beds, and a Development Agreement limiting the maximum number of beds to 80, limiting the height to one story at a maximum of 35 feet, and prohibiting drug rehabilitation and mental health services; and Ordinance No. 15-33 adopted amending the Future Land Use Map of Pinellas County by changing the land use designation from Residential Rural to Institutional (4.08 acres) and Preservation (0.92 acre) on approximately five acres located on the south side of Keystone Road, 1,960 feet east of East Lake Road in the unincorporated East Lake Tarpon area (Z/LU-13-6-15). Public hearing was properly advertised. Affidavit of Publication has been received for filing. Fourteen letters in support of and seven letters in opposition to the application have been received.

Planning Department Zoning Manager Glenn Bailey referred to an aerial photograph and the land use map, pointed out the location of the subject area, described surrounding land uses, and provided a brief overview of the application; whereupon, he related that the proposed land use and zoning amendments are appropriate with the surrounding area; and that the 80-bed Assisted Living Facility (ALF) will have minimal impact on infrastructure.

Referring to the East Lake Tarpon Overlay, Mr. Bailey related that the preservation of 0.92 acre of open space, the limitations included in the Development Agreement, and other requests are in keeping with the intent and parameters of the overlay. He indicated that the Local Planning Agency recommended approval of the proposed Development Agreement and the Future Land Use Map and Zoning Atlas amendments, but recommended denial of the variance because parking was not shown on a concept plan; whereupon, he noted that the variance request now aligns with recent changes to the Countywide Plan; and that staff is recommending approval of all components of the proposal.

During discussion and in response to queries by the members, Mr. Bailey stated that the restrictions within the Development Agreement will transition to any future property owners; that the agreement is effective for five years and will revert the property to its present zoning if construction has not commenced; and that a deed restriction is required to hold the restrictions in perpetuity. He noted that an ALF's residents do not drive; that the impact on traffic will include an estimated 131 extra trips per day from visitors and staff; and that the impact is minimal during peak hours and spread out during the day.

In response to the Chairman's call for the applicant, Todd Pressman appeared and, referring to elevations and a site plan, provided an overview of the proposal, introduced Cheryl and Eric Moore, and presented photographs of their previous ALFs in Pinellas County. He indicated that the proposed ALF will be a memory care facility; that the typical patient will be an elderly Alzheimer's or dementia patient needing assistance with daily activities; and that preservation, forestation, and water features will provide a buffer for the adjacent Woodfield community.

Mr. Pressman related that the applicants have met with the Council of North County Neighborhoods twice; that two meetings were held a month apart with the citizens of Woodfield; and that the restrictions in the Development Agreement are based on feedback from those meetings. He noted that 400 to 500 notices were provided to the Woodfield Homeowners Association which distributed them to its 450 residents; that traffic during peak hours is projected to minimally increase by 0.76 to 1.25 percent; and that the proposed ALF will have no access from the Woodfield entrance.

Cheryl Moore, Trinity, stated that she is a physical therapist and has owned ALFs in Dunedin and Palm Harbor; that her facilities offer home-like environments, excellent care, and clean facilities; that ALFs in the area are primarily on the west side of Lake Tarpon; and that there is a need for ALFs in the East Lake Tarpon corridor; whereupon, Eric Moore, New Port Richey, related that 12 percent of senior citizens are affected by Alzheimer's; that 45 percent of those affected are not diagnosed; that of the 31,000 residents in the East Lake Tarpon corridor, about 800 would fall into the 12 percent; and that there are currently no memory care facility beds in the entire corridor.

No.

34 **3 of 4**

BCC

8-18-15

2:02 P.M.

Todd/BARTLETT

Mr. Moore indicated that their plans include increasing the distance of the deceleration lane leading to the right-turn entrance to the facility and increasing parking spaces to 40 (one parking space per two beds); whereupon, responding to queries by the members, he stated that an 80-bed facility matches the surrounding community as opposed to building a 153-bed facility which would be allowed; that as a dedicated memory care facility, they will maintain three levels of security; and that unlike many other facilities, they will accept Medicaid for their patients.

Upon the Chairman's call for persons wishing to speak in support of the application, the following individuals appeared and indicated their appreciation of the Moores, discussed the need for memory care facilities, and noted their general support for the proposed facility:

Lisa Rose, Tarpon Springs
Carolyn Johnston, Clearwater
John Robinson, Tarpon Springs
Charlie Ragghianti, Tarpon Springs
Stephanie Moore, Trinity
Fred Rezler, Tampa
Maria Roman, Dunedin
Amanda Tonery, Tarpon Springs
Jason Davis, Clearwater
Eric Dodson, Palm Harbor

Upon the Chairman Morroni's call for persons wishing to speak in opposition to the application, the following individuals appeared and related that their concerns pertain to traffic, noise, home resale values, and flooding; that notifications of the public hearing failed to reach all interested parties; that the request violates the spirit and intent of the East Lake Tarpon Overlay; and that the Board should deny all aspects of the petition:

Frank Kriz, Tarpon Springs (spoke on behalf of a group of five persons in attendance)
Joseph Smith, Tarpon Springs
Ron Delp, Tarpon Springs
Susan Rushing, Tarpon Springs
Karen Russo, Tarpon Springs
Al Cicciardello, Tarpon Springs
Jorge Andino, Tarpon Springs

No.
BCC
2:02 P.M.

34 4 of 4

8-18-15
Todd/BARTLETT

In rebuttal, Mr. Pressman stated that there is no known opposition from the Woodfield Homeowners Association; that the Development Agreement addresses many of the local concerns regarding the facility; and that supporters outnumber those in opposition. Responding to queries by the members, he indicated, with input from Mr. Moore, that the Council for North County Neighborhoods has indicated no opposition to the project; that County staff has made a finding that the project meets the standards of the East Lake Tarpon Overlay; and that the proposed ALF is designed exclusively for memory care.

In response to queries by the members, Planning Director Gordon Beardslee related that restrictions in the Development Agreement ensure the project's compatibility with the overlay; that semi-public and institutional uses to the west and east nullify the possibility of spot-zoning; that deed restrictions must be in place prior to occupancy; and that the proposed ALF could not expand without the Board's approval, and discussion ensued.

Responding to a request by Commissioner Eggers, Assistant County Administrator Jake Stowers clarified that the plan and elevations presented by Mr. Pressman could be added to the Development Agreement only as a concept plan, and Mr. Woodard noted that the project will be subject to the normal site plan review process; whereupon, Mr. Bailey recommended language amending the Development Agreement with reference to the concept plan, and Attorney Bennett provided input.

Chairman Morroni noted that many people in the community worked with the County to establish the East Lake Tarpon Overlay, but there has been no contact from any of them in opposition to the application.

Motion	–	Commissioner Long
Second	–	Commissioner Seel
Vote	–	7 – 0

I. AMENDMENT INFORMATION

From: Residential Very Low (RVL)

To: Public/Semi-Public (P/SP) and Preservation (P)

Area: 5.0 acres m.o.l.

Location: South side of Keystone Rd., 1,960 ft east of East Lake Rd. in the unincorporated East Lake Tarpon area (Pinellas County Jurisdiction)

II. RECOMMENDATION

Council recommend to the Countywide Planning Authority that the proposed map amendment to Public/Semi-Public and Preservation, along with the accompanying development agreement, be approved.

Separately and in addition, it is recommended that Pinellas County give special consideration to the improvement of the site with respect to the buffering and landscaping guidelines of the Scenic/Noncommercial Corridor Master Plan.

III. BACKGROUND

This proposed amendment is submitted by Pinellas County and seeks to reclassify a 5.0 acre property from Residential Very Low to Public/Semi-Public (4.1 acres) and Preservation (0.9 acres).

The site is vacant and the applicant proposes to develop an 80 bed assisted living facility. The Countywide Rules would allow up to 157 beds; however, Pinellas County is entering into a development agreement with the applicant that would restrict the use to 80 beds, as well as prohibiting the offering of drug rehabilitation and mental health services.

IV. FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The Public/Semi-Public and Preservation categories recognize the proposed use of the site and are consistent with the criteria for utilization of these categories;
- B. The amendment is not adjacent to a roadway segment operating at a LOS "F;"
- C. The amendment is adjacent to and consistent with a Scenic/Noncommercial Corridor;
- D. The amendment is not adjacent to a public school; and
- E. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

PPC Action: The Council recommended approval of the amendment as noted above (vote 9-0).

CPA Action:

Please see accompanying attachments and documents in explanation and support of the findings.

In consideration of and based upon a balanced legislative determination of the Relevant Countywide Considerations, as they relate to the overall purpose and integrity of the Countywide Plan, it is recommended that the proposed Public/Semi-Public and Preservation Countywide Plan Map categories, along with the accompanying development agreement, be approved.

V. PLANNERS ADVISORY COMMITTEE

At the Planners Advisory Committee meeting on October 5, 2015, the members discussed and recommended approval of staff recommendation (vote 12-0).

VI. LIST OF MAPS & ATTACHMENTS

Map 1	Location
Map 2	Current Countywide Plan & Jurisdiction Map
Map 3	Aerial
Map 4	Current Countywide Plan Map
Map 5	Proposed Countywide Plan Map

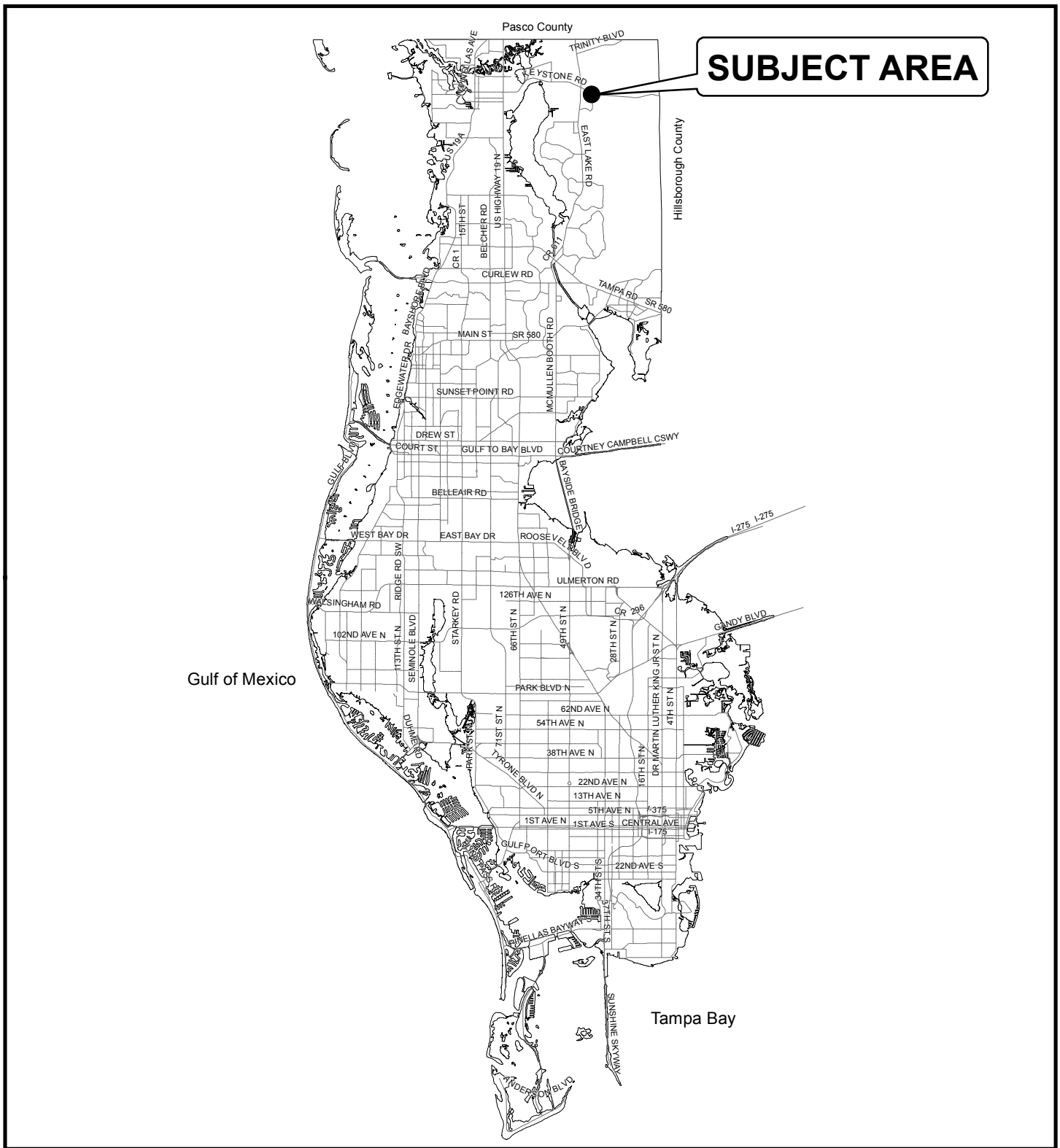
Attachment 1	Council Staff Analysis
Attachment 2	Draft Planners Advisory Committee Summary Actions Sheet

VII. SUPPORT DOCUMENTS – available only at www.pinellasplanningcouncil.org (see October 2015 Agenda and then click on corresponding case number).

Support Document 1	Disclosure of Interest Form
Support Document 2	Local Government Application
Support Document 3	Development Agreement

VIII. MEETING DATES

Planners Advisory Committee, October 5, 2015 at 1:30 p.m.
Pinellas Planning Council, October 14, 2015 at 3:00 p.m.
Countywide Planning Authority, November 10, 2015 at 9:30 a.m.



Map 1 - Location

CASE #: CW15-16

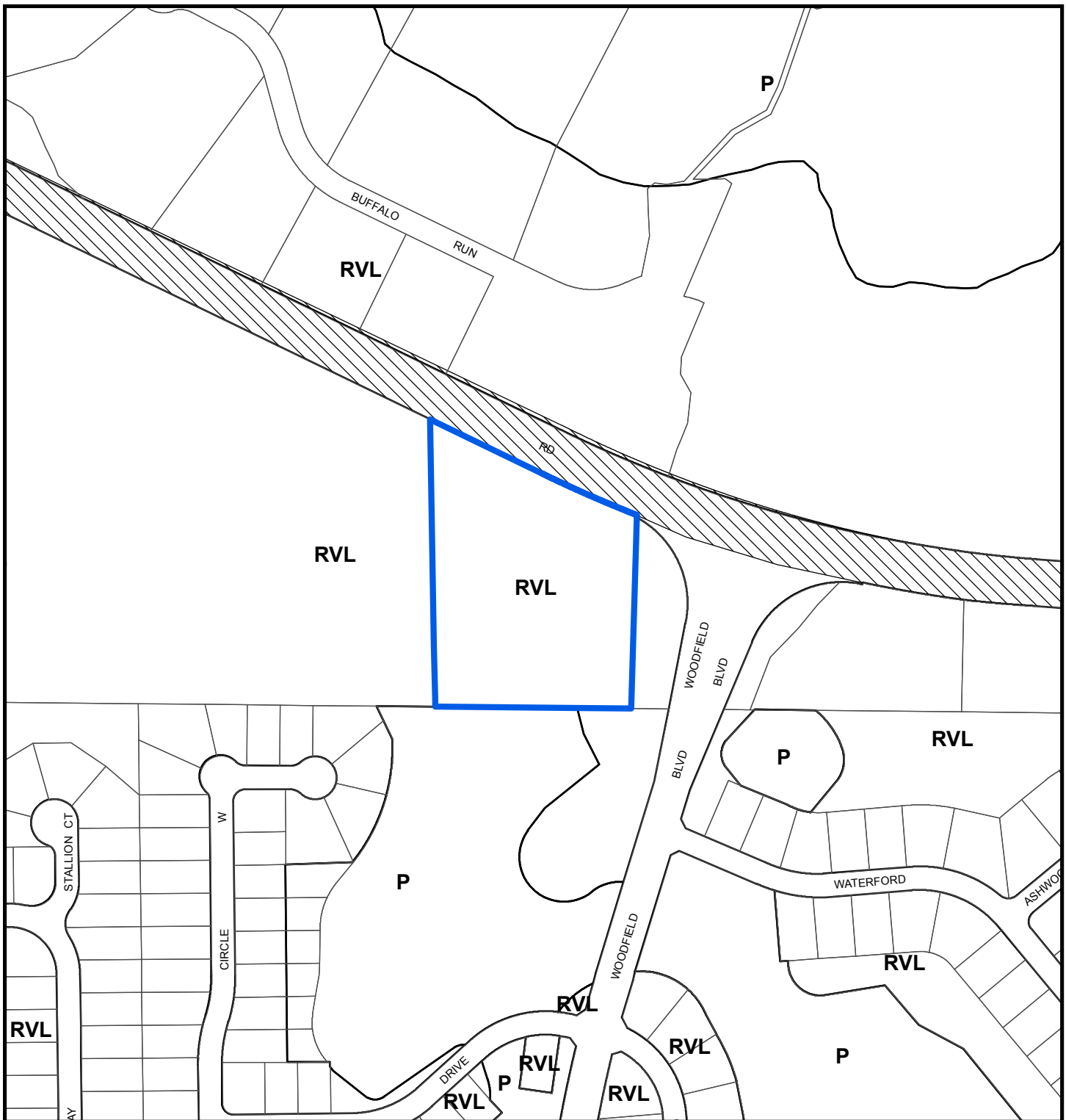
FROM: Residential Very Low

AREA: 5.0 Acres

JURISDICTION: Pinellas County

TO: Public/Semi-Public and Preservation





Map 2 - Current Countywide Plan Map & Jurisdictional Map

CASE #: CW15-16

FROM: Residential Very Low

AREA: 5.0 Acres


JURISDICTION: Pinellas County

TO: Public/Semi-Public and Preservation

LEGEND:

 Unincorporated



 Feet
0 100 200 400

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Map 3 - Aerial

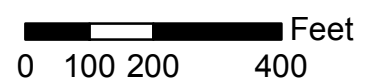
CASE #: CW15-16

FROM: Residential Very Low

AREA: 5.0 Acres

JURISDICTION: Pinellas County

TO: Public/Semi-Public and Preservation





Plan Map Categories

Residential Very Low
 Preservation
 Scenic/Noncommercial Corridor

Map 4 - Current Countywide Plan Map

CASE #: CW15-16

FROM: Residential Very Low

AREA: 5.0 Acres

JURISDICTION: Pinellas County

TO: Public/Semi-Public and Preservation



Feet
 0 100 200 400



Plan Map Categories

- | | |
|---|---|
| Residential Very Low | Public/Semi-Public |
| Preservation | Scenic/Noncommercial Corridor |

Map 5 - Proposed Countywide Plan Map

CASE #: CW15-16

FROM: Residential Very Low

AREA: 5.0 Acres

JURISDICTION: Pinellas County

TO: Public/Semi-Public and Preservation



0 100 200 400 Feet