



Brooker Creek Preserve Issues and Policies

Presented by

Will Davis, *Director*
Environmental Management

Pick Talley, *Director*
Utilities Department

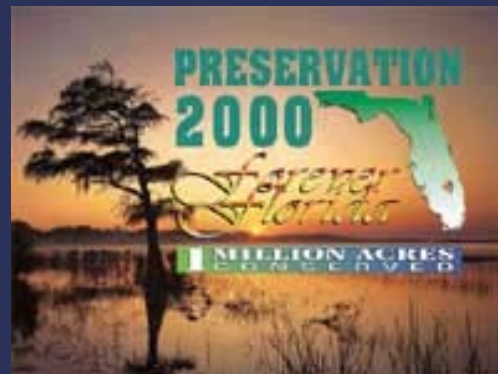
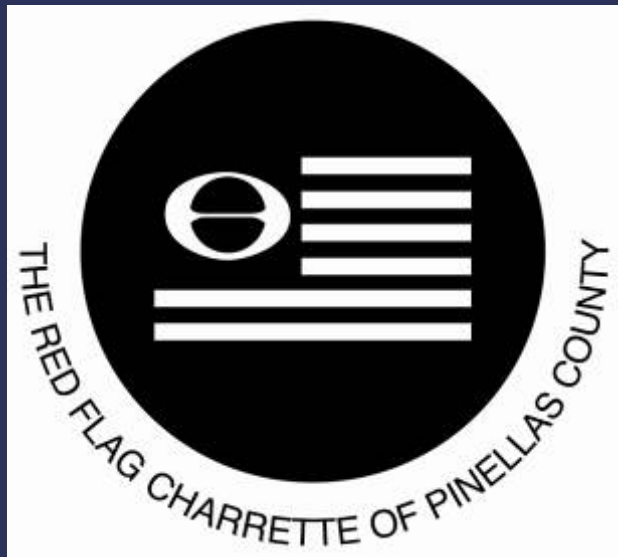
Paul Cozzie, *Director*
Culture, Education and Leisure Services

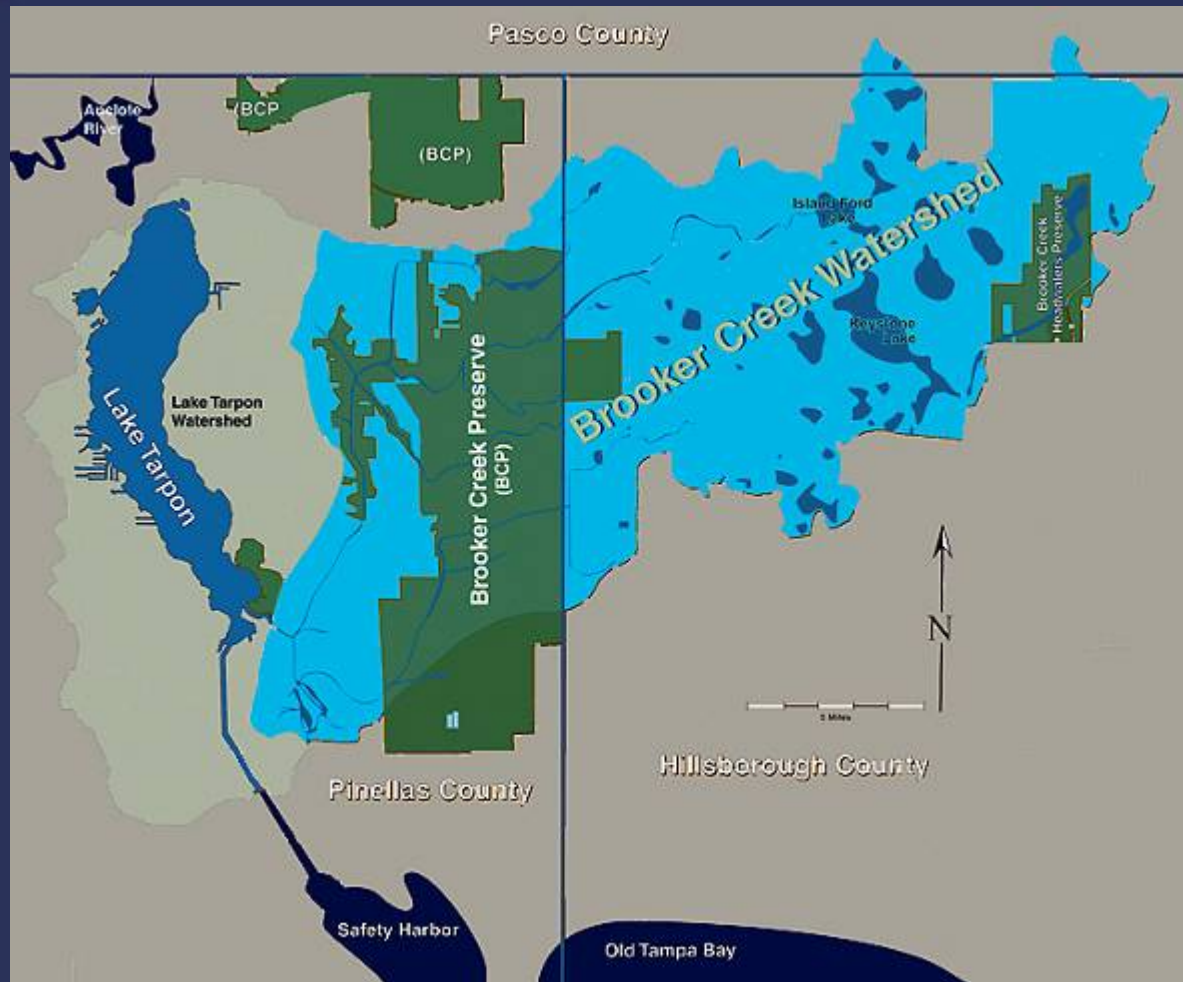
Brian Smith, *Director*
Planning Department

Presentation Strategy

- Orientation
- Identify Issues and Policy Questions
- Current Policy Direction and Tools
- Review Issues
- Policy Questions
- Discussion

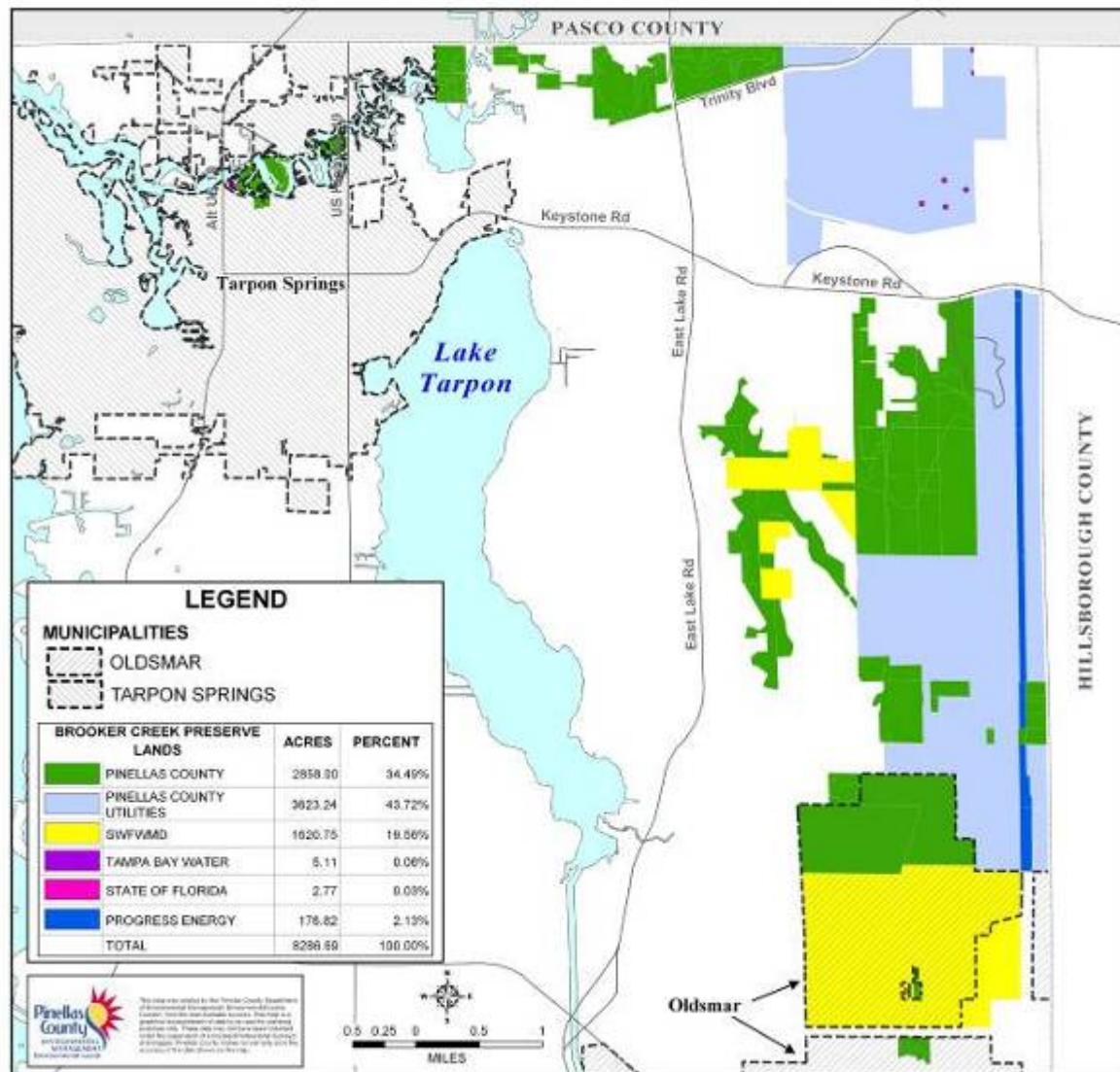
The Formative Years





60% of Brooker Creek Preserve lies inside the Brooker Creek Watershed (= 25,159 acres, crossing three FL counties)

BROOKER CREEK PRESERVE





10 or more different ecosystem types including hardwood hammocks, cypress domes, swamps and marshes, sandhills, pine flatwoods, and ...



**Species: 600 plants; 21 amphibians; 39
reptiles; 183 birds; 20 mammals; unknown
numbers for insects, arachnids,
microorganisms; unknown TOTAL SPECIES
(more than 40 “listed” species)**



Restoration Ecology: The science of sustaining biodiversity and re-establishing an ecologically healthy relationship between nature and culture



Research



Hiking and Bird Watching

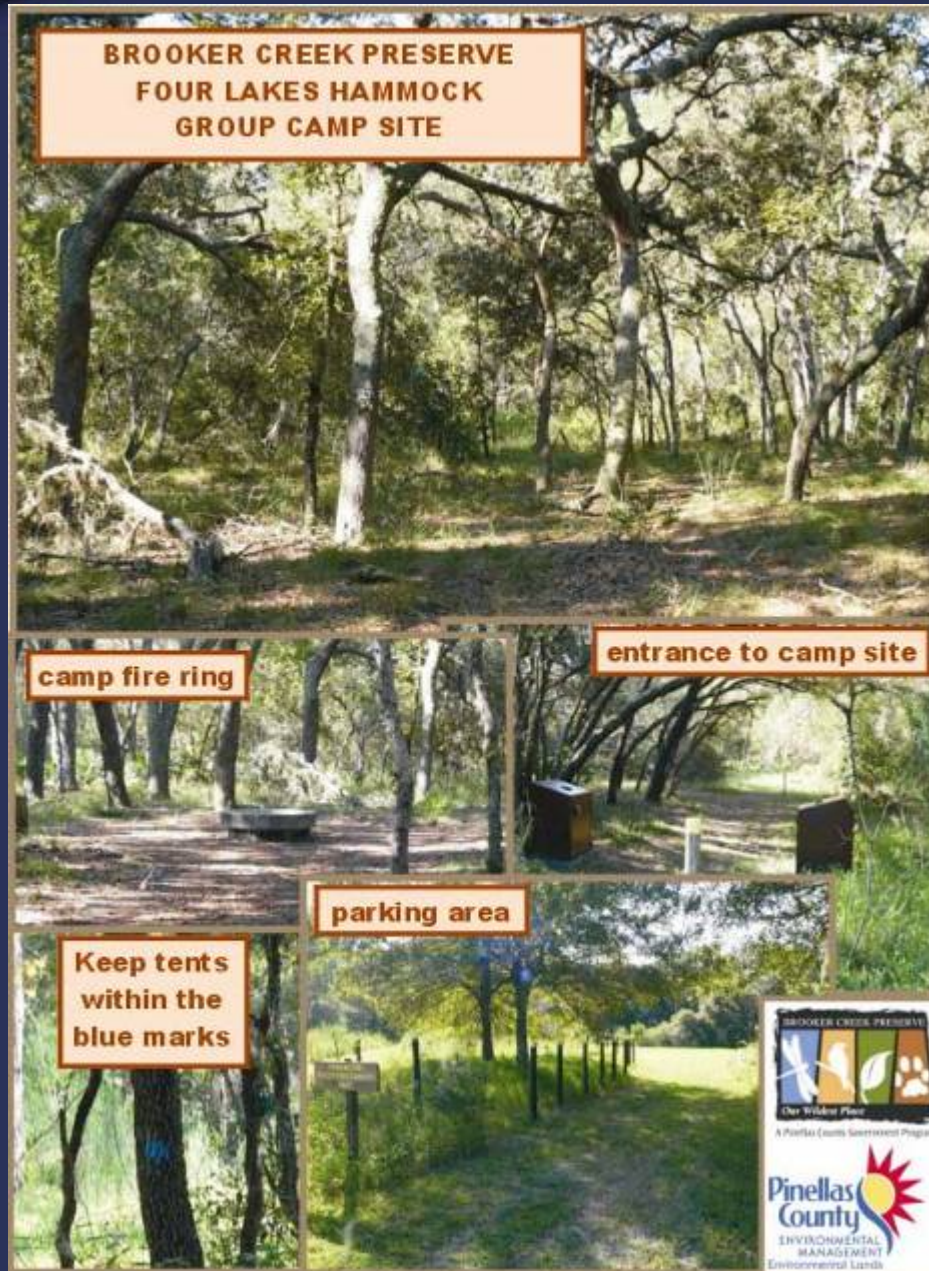


Guided Hikes



Horseback Riding Trails

Primitive Camping



An Award-Winning Environmental Education Center



**“Empowering citizens to make informed decisions
about natural resources”**

**Our Message through Programs, Signage, and
Exhibits**



Programs



Kid's Programs



Summer Camp



Volunteers !

Examples of Conservation Partnerships at Brooker Creek Preserve



A Guarantee for Our Children's Children



Issues

Appropriate Uses?

- Land Use Clarification
- Existing Water Supply Wells
- East Lake Youth Sports Association Recreational Fields Expansion
- Other Uses
 - Blending Plant
 - Tarpon Woods Flood Control
 - Floodplain Compensation

Preserve Boundaries?

- Disposition of Utilities' Asseted Property and Other Parcels
- Draft Environmental Lands and Parks Ordinance

Policy Questions

Issue: Appropriate Uses

1. Should the County follow the recommendation of the Planning Department to clarify the land use and zoning of the Preserve?
2. Should the irrigation wells be utilized?
3. Should the County or Tampa Bay Water be using water from the Preserve for anything other than to support Preserve ecosystems?

Policy Questions

Issue: Appropriate Uses

4. Should the East Lake Youth Sports Association be permitted to use property within the Preserve for expansion?
5. Should the Preserve Management Plan update specify Passive Recreational Use only in the future? If yes, should we further clarify the term “passive recreation”?

Policy Questions

Issue: Preserve Boundaries

1. Should Utilities' asseted property which is not anticipated for future Utilities' use be transferred to Pinellas County General Government and remain part of the Preserve? If Yes, does the transfer occur via an Open Loop or Closed Loop policy?
2. Should Utilities' asseted property that is anticipated for future Utilities' use continue to remain part of the Preserve?

Policy Questions

Issue: Preserve Boundaries

3. Should parcels committed to other facility uses be removed from the Preserve?
4. Should the County consider an ordinance requiring a public referendum for the sale, transfer or conveyance of regional parks and environmental lands?



County Commission Current Policy Direction

- Comprehensive Plan
 - Future Land Use
 - Natural, Historic and Cultural Resources
 - Reclaimed Water/Water Supply
 - Recreation and Open Space
- BCC Strategic Plan – 2006
- Public Water Supply
- Brooker Creek Preserve Management Plan 1993
- 1999 BCC Resolution



Comprehensive and Strategic Plans

Presented by

Brian Smith, *Director*

Pinellas County Planning Department



Comprehensive Plan

Adopted in 1989, and amended significantly in 1998 - the **PINELLAS COUNTY COMPREHENSIVE PLAN** represents the **POLICY** of the Board of County Commissioners

It is **regulatory** in its effect...

The Plan includes the policy foundation for environmental land acquisition and management, natural-resource based recreation, the management and protection of recharge areas and water resources, and maximization of the reclaimed resource. For example...

The FUTURE LAND USE Element requires...

- ❖ A balanced relationship between natural environment and development
- ❖ Protection of the potable water system, wellfields, & aquifer recharge areas by implementing a groundwater protection program, acquiring land and land use regulations

The NATURAL RESOURCES Element requires...

- ❖ Protection of aquifer recharge areas and wellfields
- ❖ That we conserve, protect, restore and manage the County's natural systems and living resources to the ensure highest environmental quality possible
- ❖ Designate wellfields as Recreation/Open Space, Preservation-Resource Management, or Preservation
- ❖ And implement management programs for conservation of natural habitats and wildlife species, and promote educational opportunities and enjoyment of wildlife.

The RECREATION AND OPEN SPACE Element requires...

- ❖ Ensuring sufficient passive parks and open space areas, and protection of the County's natural resources consistent with adopted management plans
- ❖ Increasing affordable access to active recreation facilities
- ❖ Implementing multiple land use management practices in County parks and preserves to meet recreation and natural resource goals.
- ❖ **And requires that active recreation sites and activities will not conflict with the protection of critical or significant habitats, or impact areas set aside expressly for natural systems management.**

The WATER SUPPLY & SANITARY SEWER Elements require that we...

- ❖ Maintain the highest water quality standards
- ❖ Ensure adequate potable water supply for existing and projected uses while protecting the natural environment
- ❖ Support resource conservation (per Reuse Master Plan)
- ❖ Expand the reclaimed system to ensure maximum productivity with minimum adverse environmental impacts.
- ❖ Extend distribution lines for reclaimed water use to make individual subdivision hook-up available.

High quality potable water for existing and future residents is a fundamental need...if Tampa Bay Water falls short, the Water Supply Element also authorizes the County to produce its own water.

The Board approved the **Evaluation and Appraisal Report (EAR) for the Comprehensive Plan** a little over a year ago – the EAR forms the foundation of a major update underway to the goals, objectives and policies of the Comprehensive Plan.

Adopted as a part of the EAR was a Recommended Action requiring staff to “**develop goals, objectives, policies and definitions specific to County preserves and managed environmental lands to ensure protection from conversion to other uses, and explicit recognition of the need to protect their cultural and natural value.**”

Strategic Plan

In addition to the regulatory directives of the Comprehensive Plan, the County's **Strategic Plan**, recognized the need to protect the intrinsic value of the open spaces we have purchased, and calls for an “**increase in the protection of regional parks and preserves**” as competition for limited land increases.

A goal of the **Environment, Open Space, Recreation and Culture** Strategic Focus Area is to “*promote a sustainability ethic in Pinellas County*” and the “*foundation of this goal is to ensure that ecological limits and environmental impacts are considered during all aspects of community design.*”

This Strategic Focus Area mirrors the recommendations of the Glatting –Jackson Master Plan for Recreation, Open Space and Culture

The **Strategic Plan** also states that “**the long term protection of the County’s preserves and passive parks is fundamental**” and is to be managed by “**proactive plans that set clear policies for management of these assets.**”

Another goal of the Strategic Plan, however, is to provide urban levels of active recreation facilities in unincorporated areas.

The Strategic Plan, therefore, recognizes that **balancing and prioritizing competing demands for the County’s open spaces** is a critical issue that must be addressed in the 2007 update to the Comprehensive Plan.

At the same time, The **Transportation and Utilities** portion of the **Strategic Plan** includes the goal of “ensuring high quality potable water that is competitive and affordable,” and requires the County to “continue to be a leader in conservation and alternative technologies that reduce demand on the potable supply.”

The County is maximizing the use of **alternative technologies** through its commitment to maximizing use of the **reclaimed system**



Pinellas County Water Plan

Presented by

Pick Talley, *Director*
Pinellas County Utilities

Evaluation and Appraisal Report (EAR) for the Comprehensive Plan

- In positioning the Water Supply Element for the future, it is expected that the commitment to conservation will remain, as will support for use of the extensive reclaimed system to offset local demand. Support for regional and local cooperation will continue, and the commitment to planning for, and distributing high quality water to every retail and wholesale customer will not change.

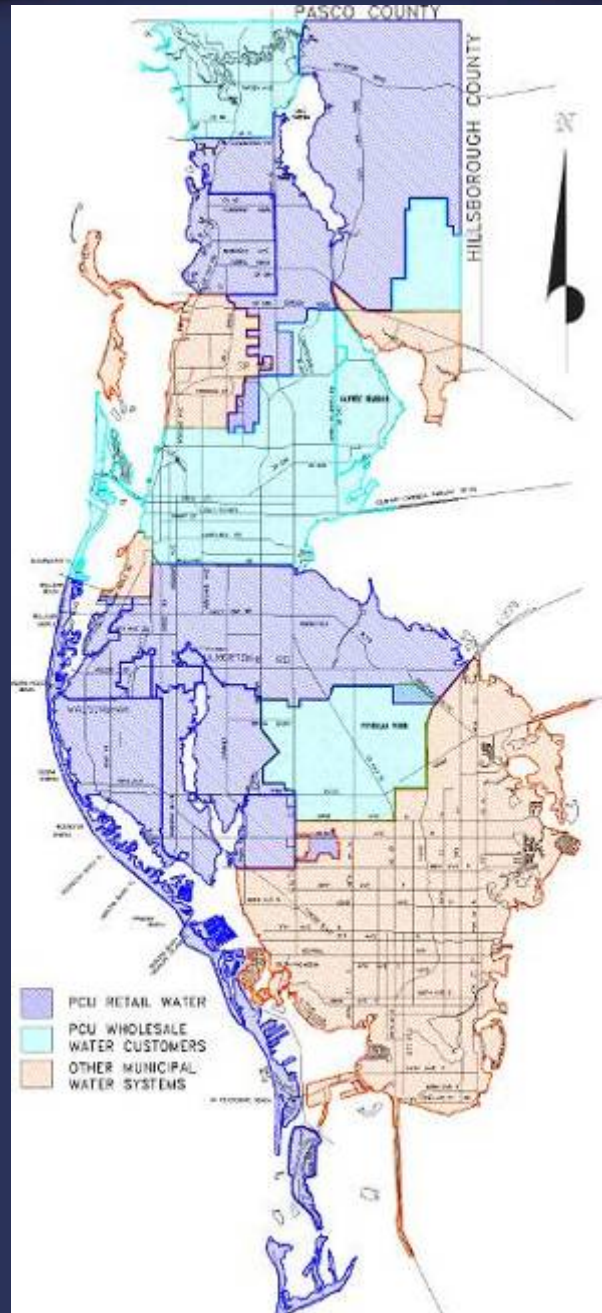
Pinellas County Water System

- **Special Acts by the Legislature established the County Water System and authorized the construction and operation of a non-profit water system**
- **Laws of Fla. Chapter 17644 of 1935 established the Pinellas County Water System**
- **Laws of Fla. Chapter 20066 of 1939 authorized enlarging the water system and financing**
- **Laws of Fla. Chapter 29442 of 1953 provides additional powers and authority to the Board**
- **Pinellas County Code Chapter 126 – Utilities Article III is the basis for the County's Water Plan, including the administrative and financial procedures**

Water System

- Serves 14 cities and unincorporated areas of the County
- Total retail accounts = 110,000
- Wholesale water to 5 cities
- Total population of 660,000 is served

Pinellas County Utilities Service Area



Water System Ordinances

- Ordinance 73-7 Development Requirements for Water Preservation
- Ordinance 77-11 Backflow Prevention
- Ordinance 93-12 Wellhead Protection
- Ordinance 99-91 Water Supply Element and Capital Improvements for Comp Plan



Water System Resolutions

- Resolution 1941 Water Revenue Certifications
- Resolution 65-136 Adopt Water & Sewer Regulatory Law
(Chap. 367, F.S.)
- Resolution 75-365 Pinellas County Water System Service
Areas
- Resolution 95-6 Water Contribution in Aid of
Construction
- Resolution 95-279 Water Revenue Bonds Series 1995
- Resolution 02-309 Retail Water Rates

Reclaimed Water

- Ordinance 97-103 Reclaimed Water Policies and Procedures
- Resolution 98-01 Revised Schedule of Reclaimed Water Rates
- Resolution 99-98 Irrigation Well Assistance Program Policies
- Resolution 01- 329 Voluntary Conservation of Reclaimed Water
- Resolution 02-133 Shallow Well Water Program
- Resolution 03-177 Adoption of an Interruptible Reclaimed Water Rate

Water System Supply History

- 1936 - Initiate construction of wells and reservoir to supply water to the beaches
- 1953 - Pinellas County leased the 1800-acre Eldridge-Wilde property for a wellfield.
- 1956 - First phase of wellfield and Keller treatment plant were placed in service
- 1962 - New wells and additional treatment at Keller were placed in service
- 1973 - Phase1 East Lake Road wellfield placed in service

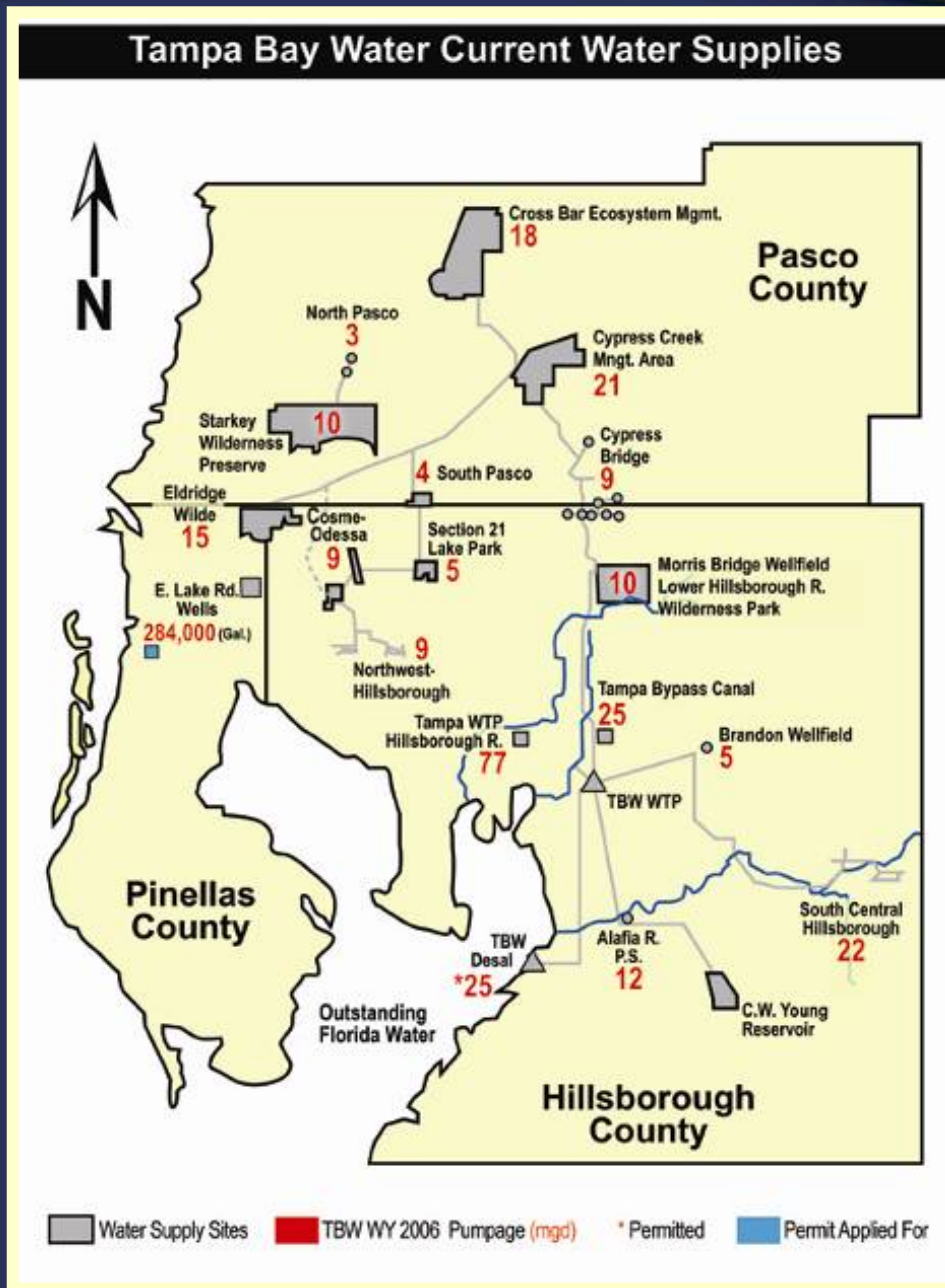
- 1973 - Entered into contract with West Coast Regional Water Supply Authority (WCRWSA) to develop Cypress Creek wellfield.
- 1976 - Cypress Creek wellfield is placed in operation by WCRWSA.
- 1976 - Cross Bar Ranch is purchased by Pinellas County for a water supply wellfield
- 1980 - Cross Bar Ranch wellfield is placed in operation by WCRWSA

- 1983 - Water System is authorized to purchase Salls (1014 ac.) and Tarpon Woods Properties (1400 ac.) for protection of existing wellfields and development of future wellfields.
- 1991 - Phase 2 East Lake Road wells placed in service
- 1995 - East Lake Road wellfield permit expired
- 1998 - WCRWSA is reconstituted into Tampa Bay Water. E/W wellfield transferred to TBW.

Conservation Initiatives

- Reclaimed Water Program
- ULFT Rebate Program
- Alternate Water Sources Rebate Program
- Water C.H.A.M.P.
- Healthy Lawn Program
- Water-saving Retrofit Kits
- Cross Bar Ranch Education Center
- South Cross Bayou Education Center

Tampa Bay Water Current Water Supplies



Utilities Partnership in the Brooker Creek Preserve

#26 PURCHASE OF 1400 ACRES MOL OWNED BY TARPON WOODS ESTATES, AND 1014.5 ACRES MOL IDENTIFIED AS THE SALLS PROPERTY - APPROVED

County Administrator Fred E. Marquis recommended approval of the purchase of 1400 acres MOL, owned by Tarpon Woods Estates, for \$7,000,000, and 1014.5 acres MOL, owned by Wayne C. Salls, and Beverly Salls Vouvalis, identified as the Salls Property, for \$7,605,000. In his memorandum of March 24, 1983, the County Administrator indicated that upon the Board's direction, the Water System Director and the Special Counsel on Water Matters had worked with an appraiser to determine the value of the subject property which could be utilized for future well sites, and that it is believed to be in the best interest of the County that the Tarpon Woods Estates and Salls Property be purchased for the protection of the existing wellfields and for the development of future wellfields.

Commissioner Rainey moved, seconded by Commissioner Tyndall and carried, that the request of the County Administrator be approved.

April 19, 1983

Former Salls Dairy

October 1980



▲
N

Former Salls Dairy

October 1980



Former Salls Dairy November 1984

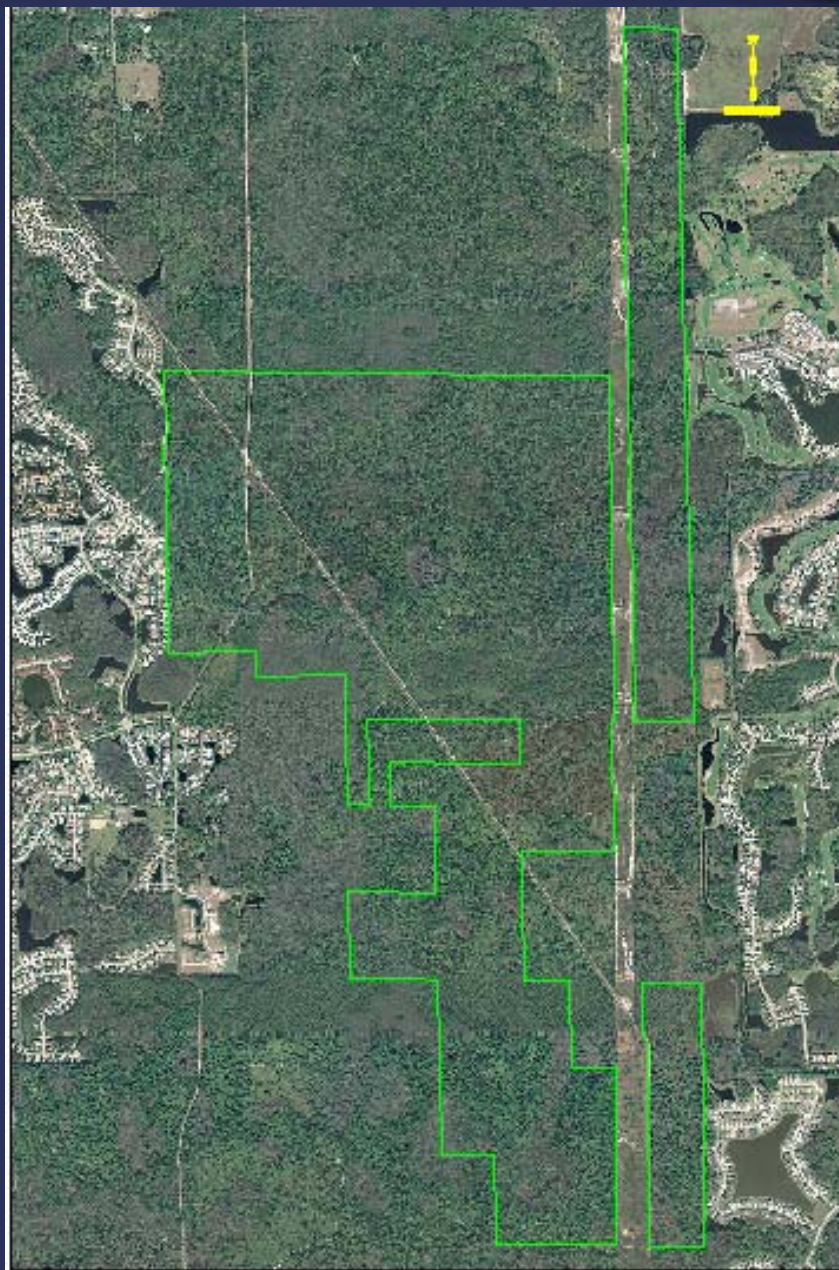


Former Salls Dairy November 1984



Tarpon Woods Purchase

2006 Aerial





RECEIVED
BOARD OF COUNTY COMMISSIONERS
PINELLAS COUNTY, FLORIDA
OCT 27 1992

PINELLAS COUNTY WATER SYSTEM
Water Quality Building

WATER PRODUCTION
LARGO, FLORIDA 34648

COMMISSIONERS

GEORGE GREER - CHAIRMAN
JOHN CHESNUT, JR. - VICE CHAIRMAN
CHARLES E. RAINEY
BARBARA SHEEN TODD
BRUCE TYNDALL

TO: Craig Huegel
Brooker Creek Preserve Manager
Department of Environmental Management

FROM: James Rolston

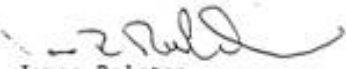
RE: Brooker Creek Proposal Review

DATE: October 26, 1992

Dear Craig:

I have reviewed the three proposals that were submitted, for their potential impacts to the Pinellas County Water System. After reviewing the proposals I do not feel that the bidders fully understand that we now have an active permitted wellfield within the boundaries of the property. It is essential that the Water System retain the ability to utilize the property for possible future wellfield development and that we retain all water rights. Although our current plans are to reduce the withdrawals due to poor water quality, future needs and improved water treatment technology (Reverse Osmosis) may make the expansion of the wellfield feasible. Any plans for the development of the property must include contingencies for pipe line routes and possible treatment facilities.

Sincerely,


James Rolston
Production Manager
Pinellas County Water System

cc: Pick Talley
Will Davis
Jake Stowers

October 26, 1992



"Serving You Every Day"

COMMISSIONERS

SALLIE PARKS - CHAIRMAN
ROBERT B. STEWART - VICE CHAIRMAN
CHARLES E. RAINY
STEVE SEBERT
BRUCE TYNDALL

BOARD OF COUNTY COMMISSIONERS

PINELLAS COUNTY, FLORIDA

PINELLAS COUNTY UTILITIES
OPERATIONS DEPARTMENT
1620 RIDGE ROAD
BUILDING A
LARGO, FLORIDA 34648

February 23, 1996

RECEIVED

FEB 26 1996

UTILITIES ADMIN.

Mr. William M. Davis, Director
Environmental Management
Barnett Bank Building
600 Cleveland Street
Clearwater, FL 34616

→ Re: Brooker Creek Preserve Ordinance

Will:

We may need to have specific language exempting the Utilities Department from this ordinance. The Utilities Department cannot be restricted from using the Eastlake Wellfield and the Salls property for possible development of future water supplies or the expansion of our water treatment facilities.

Please call me if you have any questions at 582-2300.

Sincerely,

PINELLAS COUNTY UTILITIES

James R. Rolston,
Director of Utilities Operations

Attachments

cc: Joe Morrissey
Pick Talley



February 23, 1996

PINELLAS COUNTY UTILITIES ADMINISTRATION
MEMORANDUM

TO: Will Davis, Director, Environmental Management

FROM: Pick Talley, Director of Utilities

SUBJECT: Water Utility Supply and Treatment Plant Improvements
at the Keller Pumping Station

DATE: January 20, 1999

This memo provides an update on the most current plans for water supply to Pinellas County citizens that require use of Utilities Department properties being managed by your department in conjunction with the Brooker Creek Preserve project. These properties were purchased by customers of the Water System through their water rates for future water supply needs.

The creation of Tampa Bay Water, the transfer Pinellas County's water supply facilities to that agency, and Tampa Bay Water's new alternative water resource development policies will require significant improvements to Pinellas County facilities and construction of new Tampa Bay Water facilities on our properties located in the vicinity of the S.K. Keller Pumping Station. An additional factor requiring the construction of new treatment facilities are new regulations being promulgated by state and federal governments. One current plant expansion underway is the addition of the hydrogen sulfide removal facility currently being planned on an 8 acre site just north of the Keller Station. Construction for this project should be underway during this calendar year with completion in the middle of the year 2000. Future construction activities in this area will include the addition of several pipelines and the construction of a pumping station and 4 large water storage tanks by Tampa Bay Water. Pipeline locations would run northward and eastward from the Keller Plant, to County boundaries. The storage tanks and pumping station facility could take another additional 20 acres. Additionally, while all the technical studies have not been completed, it is our opinion that a water treatment plant will be required to further treat the water either as a result of increasing federal regulations or in order to provide an acceptable finished water product from the various sources of water that Tampa Bay Water intends to supply us. Decisions on the size and complexity of the treatment plant, if needed, should be made in about 3 years. The plant site could take up as much as 70 to 100 acres. As the need for this construction becomes more defined, we would like you to help us plan location, construction, and other operational characteristics so as to minimize impacts and locate in harmony with the Brooker Creek Preserve objectives.

January 20, 1999

Our properties south of Tarpon Springs/Keystone Road were purchased primarily for wellfield protection and potential future water supply purposes should it become appropriate in the future to withdraw groundwater in this area for public supply. Construction would involve individual well sites with connecting pipelines. All power supplies could be located underground so as not to be intrusive to the Preserve atmosphere. There are no current plans and no current projects to develop studies to use groundwater in this area. My best estimate is that if this resource is ever used, it would be many years in the future.

The Utilities Department also is pursuing acquisition of the Eldridge-Wilde property on which the wellfield now transferred to Tampa Bay Water is located. Our purpose there is again for protection of the water resource and the wellfield supply facility through prevention of incompatible land uses. The property is now in the probate of the estate as both Mr. Wilde and his wife recently passed away. Should we be able to obtain the property, there is a potential of location of the new treatment plant facilities on some of the improved pasture of the Eldridge-Wilde tract thereby allowing us to locate these facilities in an area of least environmental impact. We are in contact with the estate, but as you know, acquisitions such as this could be tied up by the handling of the estate for several years.

We appreciate the efforts of your Department in providing land management services to us. Our customers require that we be good stewards of the public lands we own, and I am sure they support our mutual decision to maximize the environmental benefits by being a part of the Brooker Creek Preserve.

cc: Fred E. Marquis, County Administrator
Jake Stowers, Asst. County Administrator



BCP Management Plan

Adopted 1993

Introduction

Preserve Goals and Mission

Physical Description

Drainage, Water Quality, Topography, Geology & Soils, Man-made Features

Biological Description

Habitats & Wildlife Descriptions, Plant & Wildlife Surveys

Public Coordination

Public Meetings & Questionnaires

Management Plan

Security, Trash Removal, Prescribed Burning, Trail Maintenance, Restoration of Habitats, Re-Introduction of Species, Relocation of Species, Exotic Plant Removal, Restoration of Hydrology, Public Involvement, Environmental Education, Recreation, Research, Staffing, Proposed Facilities, Funding Sources

Implementation Schedule



Goals and Mission of Brooker Creek Preserve

Excerpt Brooker Creek Preserve Management Plan - 1993

“The Preserve has been established on behalf of the citizens of Pinellas County by the Board of County Commissioners to accomplish a variety of goals related to the preservation of the quality of life in the County. The primary Goals of the Preserve include: preserving the natural water resource benefits, particularly flood storage, now provided by the Brooker Creek floodplain; maintaining the natural groundwater recharge characteristics of northeast Pinellas County; protecting the watershed of Lake Tarpon; the conservation and restoration of habitat and wildlife native to the County and to west central Florida; providing an area to County residents which would be suitable for passive recreational activities; and developing a setting for learning about natural resources. The intent of these goals – the Mission of the Preserve – is to create the opportunity for County residents to experience, understand, and enjoy native Florida.”

Resolution 99-196

Brooker Creek Preserve excerpts:

WHEREAS, the Board subsequently established the Brooker Creek Preserve with the primary goals being the management and preservation of its diverse native plant and animal species, ecological, hydrological and open space significance and scenic beauty in conjunction with utilizing portions of the property for public water supply purposes; and

.....

WHEREAS, nearly 60 percent of these properties were purchased with Utilities funds for the purpose of protecting the aquifer recharge ground water quality and future expansion of the County wellfield and water treatment facilities which will ensure the delivery of the highest quality potable water throughout the County; and

Tools for Policy Implementation

- Land Use and Zoning
- BCP Management Plan
- Preserve Ordinance
- Approved Budgets
- Recreation, Open Space and Culture System Master Plan 2005
- FCT Grant Conditions
- Wellfield Protection Ordinance

Issues

Appropriate Uses?

- Land Use Clarification
- Existing Water Supply Wells
- East Lake Youth Sports Association Recreational Fields Expansion
- Other Uses
 - Blending Plant
 - Tarpon Woods Flood Control
 - Floodplain Compensation

Preserve Boundaries?

- Disposition of Utilities' Asseted Property and Other Parcels
- Draft Environmental Lands and Parks Ordinance

Issue

Land Use Clarification

Response to the Friends of Brooker Creek's
("Plan to Preserve Brooker Creek Preserve")



Land Use Clarification

Presented by

Brian Smith, *Director*

Pinellas County Planning Department

“Preserve Brooker Creek Preserve”

(FOBCP, August, 2006)

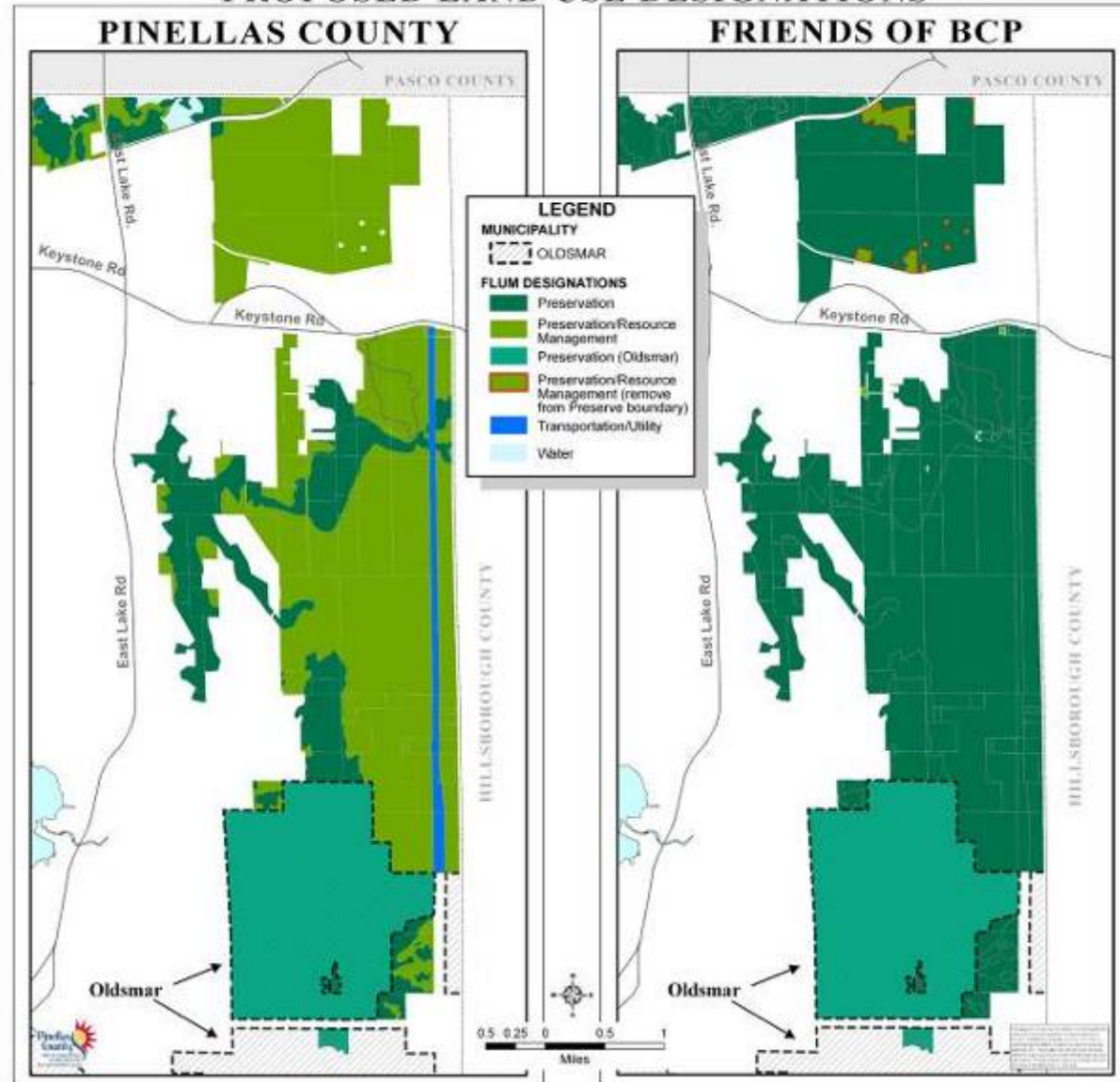
The **Friends of Brooker Creek** have correctly portrayed the critical issue today as one of **land use** and the **Board’s authority for setting policy and making land use decisions** that affect the future of the County’s open spaces.

With the future of Brooker Creek specifically in mind, the **Friends** reviewed existing Comprehensive Plan policy and directives and offered the following recommendations....

Summary of Friends Proposal...

- ❖ Amend most of the Preserve to a future land use designation of Preservation (**P**); retain the Preservation/Resource Management (**P/RM**) designation on the ELD headquarters, Division of Forestry workstation, Education Center, and Lora Lane residence.
- ❖ Change the zoning to a Preservation/Conservation or Aquatic Lands designation on the **P** properties, and P/RM zoning on the properties with the **P/RM** land use.
- ❖ Remove the County Utilities facilities, alcohol treatment center, radio tower and Tampa Bay Water (TBW) wellfield properties from the boundaries of the Preserve (the Friends suggest the P/RM designation can remain on these properties).

BROOKER CREEK PRESERVE PROPOSED LAND USE DESIGNATIONS



STAFF RESPONSE & RECOMMENDATIONS:

- ❖ Amend the *Preservation-Resource Management (P-RM) Future Land Use Map (FLUM) category* to restrict potable water supply projects and facilities needed in support of this use to **only those lands that are assets of the Pinellas County Utility System or of Tampa Bay Water**; to accomplish this, the **Preservation/Resource Management Future Land Use category** will need to be amended as follows:

Excerpt from Preservation/Resource Management Future Land Use Category description:

Primary Uses – Wellfield Protection/Recharge Areas; Passive Recreation, Conservation, Environmental Education, Natural Resource Management, Watershed Management, Aesthetic, or other related Functional Open Space uses that are predominantly undeveloped permeable land; site alterations that further and are compatible with natural resource management, watershed management, environmental education and passive recreational uses; remove Wellfield Development and replace with projects that enhance or support the provision of potable water supply and/or reduce potable water demand that are located on properties that are assets of the Pinellas County Utility System or of Tampa Bay Water, and that have been reviewed by the Planning Department for consistency with this category.

Continued...

- ❖ **Review P/C Zoning District** to make sure it's consistent with the **P** land use; review zoning and land use in Preserve to make sure they are consistent
- ❖ **Remove** Utilities Facilities, Alcohol Treatment Facility, Radio Tower and Tampa Bay Water Wellheads from Preserve
- ❖ **Amend Comprehensive Plan** (consistent with EAR) to ensure protection of parks and preserves from conversion to other uses, and to protect their cultural and natural value
- ❖ Update **definitions** in Comprehensive Plan

PROPOSED TIMEFRAME FOR ADDRESSING THE RECOMMENDATIONS...

The amendments to the P/RM Future Land Use Category would be included in the EAR-based amendment package in the Summer 2007. In addition, amendments to **definitions** would occur at the same time.

Amendments to the land development code to change, or create new, zoning districts would be completed in the Fall of 2007 and applying revised zoning categories would follow.

Issue

Existing Water Supply Wells

ENVIRONMENTAL SCIENCE

F O R U M

January 10, 2007

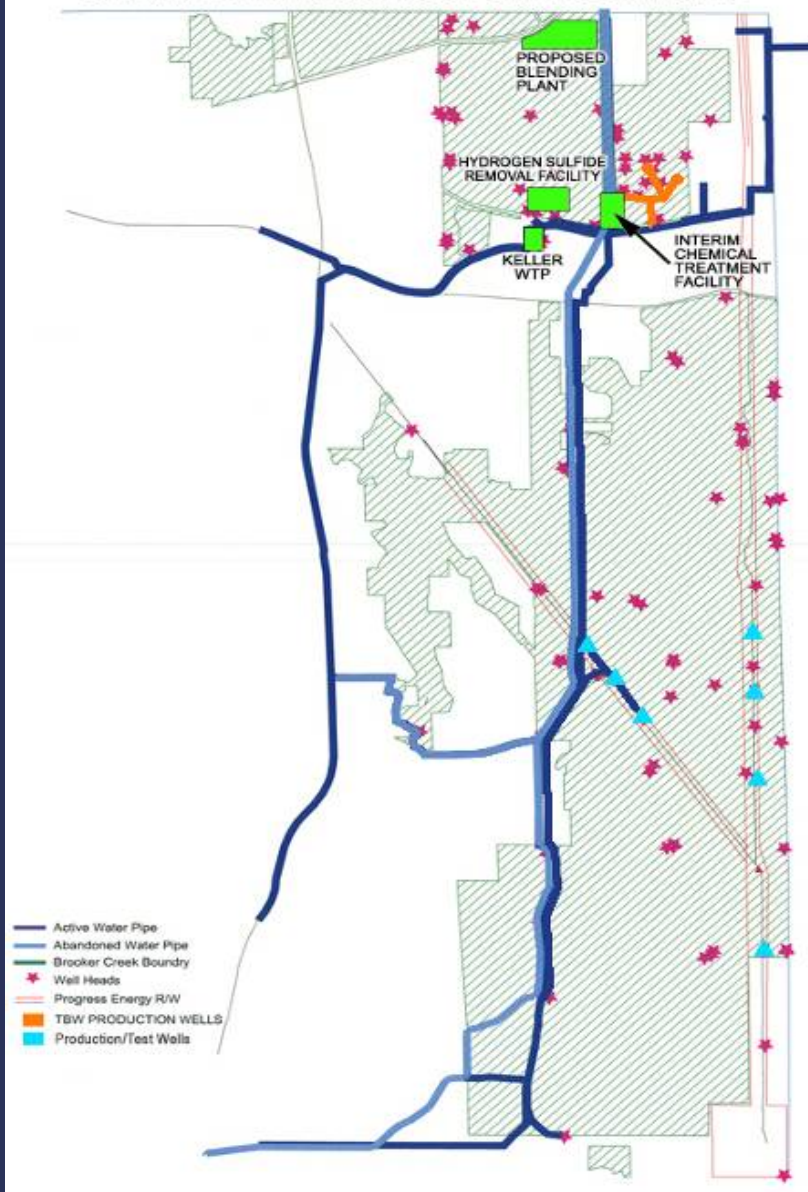
Summary of Findings and Recommendations

- Recommends against the use of Brooker Creek water for golf course irrigation.
- If the County decides to go forward, the ESF recommends:
 - Enhance monitoring
 - Consider (wetland) augmentation
 - Specify triggers for well activation
 - Adopt minimization strategy for golf course's water use
 - Create financial incentives for decreased water usage by the golf course

ENVIRONMENTAL SCIENCE FORUM

- The ESF identified the following essential policy question:
 - Should the County be using water from the Preserve for anything other than to support Preserve ecosystems?

BROOKER CREEK PRESERVE UTILITIES INFRASTRUCTURE LOCATIONS



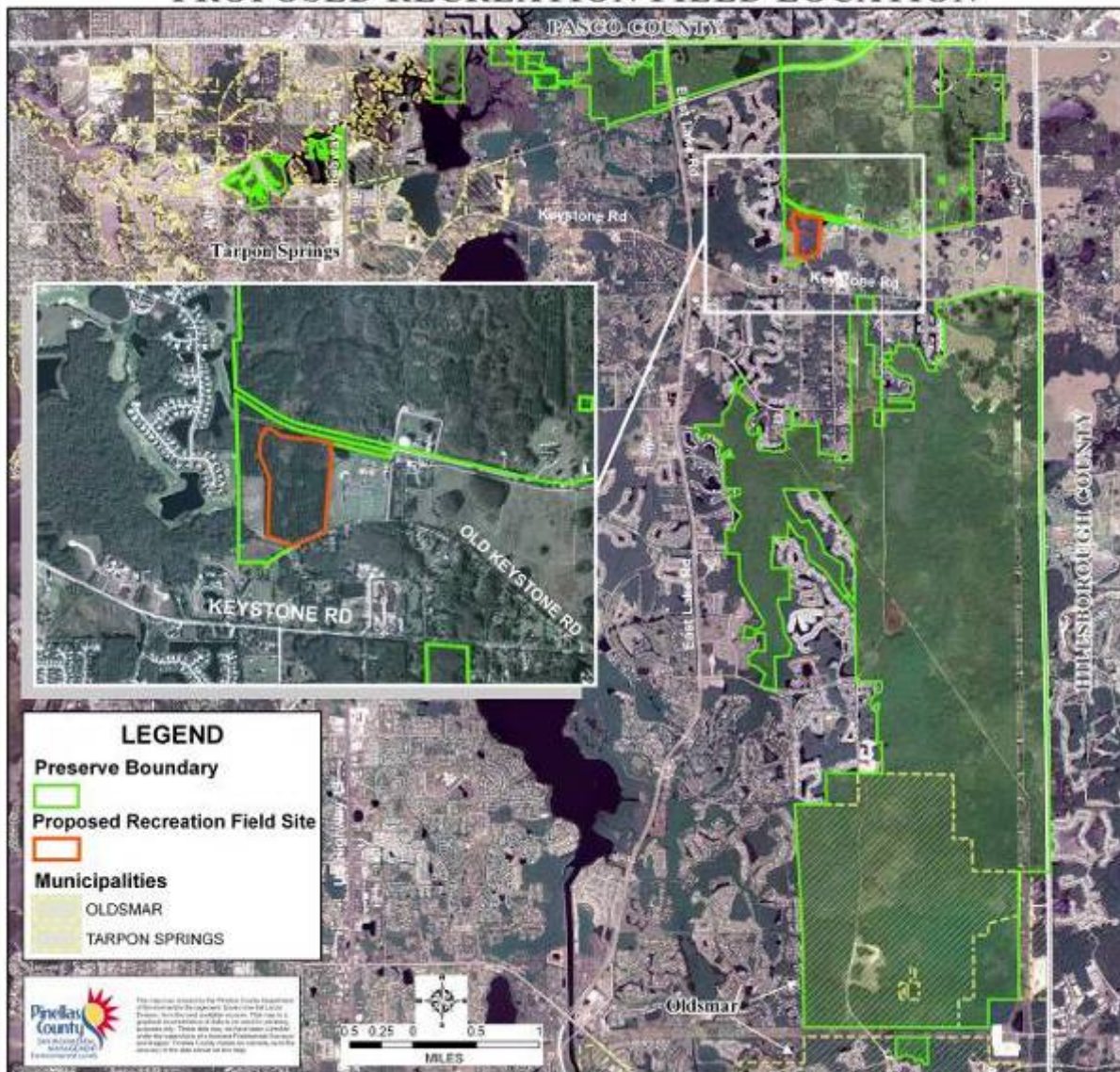
Irrigation Wells



Issue

East Lake Youth Sports Association Recreation Fields Expansion

BROOKER CREEK PRESERVE PROPOSED RECREATION FIELD LOCATION



BROOKER CREEK PRESERVE PROPOSED RECREATION FIELD SITE PLAN



Biological/Physical Description

- Parcel consists of planted slash pine and several cypress-dominated wetlands.
- Comprised of very deep and poorly drained soils, areas of which are subject to periodic inundation.
- Located in the Hollins Creek Drainage Basin, area was ditched historically to support ranching.

Biological/Physical Description

- A rapid assessment of planted pine areas in this parcel indicates the presence of 69 species of vascular plants. More species may be found if surveyed during other seasons.
- Long-term surveys of butterflies in planted pine habitat found in adjacent areas indicate the presence of 41 species.
- Long-term surveys of birds in adjacent areas indicate the presence of 50 species, 42 of which are likely to be found in planted pine habitat.
- Additional surveys are needed to assess other invertebrates and vertebrates.

East Lake Youth Sports Association (ELYSA) Expansion

- ELYSA currently operates on **26.1 acres purchased in 1984** from Pinellas County adjacent to Brooker Creek off Old Keystone Road prior to the creation of the Preserve.
- **In February 2003**, an adjacent 38-acre parcel within the Preserve with a **usable 22.5 acres** was **licensed to ELYSA** for a period of 30 years.
- The license requires ELYSA to **comply with all laws, rules, regulations and permits.** This includes County site plan approval; Southwest Florida Water Management District (SWFWMD) approval; a change in land use to Recreation Open Space and a Special Exception under County Zoning Regulations.
- ELYSA's **submitted plans** include 2 lighted soccer fields and 2 lighted senior league fields (with associated parking and restroom/concession facility) on the 22.5 acres.

ELYSA Expansion

- ELYSA is currently in the review process with the County and SWFWMD.
- ELYSA currently serves approximately 1,500 youth in the East Lake area for sports including baseball, football, soccer and cheerleading. Expansion of the facilities onto the licensed property will allow them to meet current demand and future growth to approximately 2,500 youth.
- ELYSA estimates total construction cost for the expansion to be approximately \$3,300,000 (2005 dollar estimates).

ENVIRONMENTAL SCIENCE FORUM

March 1, 2007

Summary of Findings and Recommendations

- Recommends that the County break the license agreement with ELYSA for the 38-acre site and locate an alternate site for the proposed ballfield complex.

ENVIRONMENTAL SCIENCE

F O R U M

- The Forum recommends, if the ballfields complex is approved and developed that:
 1. the 38-acre site be removed from the Brooker Creek Preserve
 2. the action not be considered a precedent-setting action for lands within Brooker Creek Preserve
 3. the existing wetlands on the site be placed into a conservation easement

ENVIRONMENTAL SCIENCE FORUM

4. ELYSA be required to incorporate and implement the following recommendations into their development:
 - Drainage patterns meet pre-agricultural conditions
 - 50-ft buffers are provided where possible around existing wetlands
 - Retention areas provide for optimal hydroperiod and nutrient uptake
 - Regular parking lots drain into vegetated strips and the installation of pervious paving in areas not frequently used

ENVIRONMENTAL SCIENCE

F O R U M

- Playing fields drain through underdrains that flow to vegetative buffers
- Both the existing ELYSA ballfield complex and the proposed new site meet current wellfield protection ordinance criteria
- Enhance retention areas and other areas throughout the site with native plants
- Consider mitigation to provide for a wildlife corridor to the southwest of the site
- Incorporate “green building” and low impact development concepts for structures

ENVIRONMENTAL SCIENCE

F O R U M

- Require a thorough detailed vegetative analysis in the permitting process
- Require a monitoring program to determine the effectiveness of the pollution reduction techniques incorporated into the site design; and
- Incorporate permit requirements that address degradation if monitoring results indicate degraded conditions.

ENVIRONMENTAL SCIENCE FORUM

- The Forum also recommends that the Board of County Commissioners determine future activities that may be permitted to occur within the Brooker Creek Preserve. However, it is recommended that further active recreation not occur within the Preserve and the definition of ‘active and passive recreation’ be clarified.

East Lake Youth Sports Association Pinellas County Recreation Grant Program

2003: \$443,000 for drainage and lighting improvements on ELYSA-owned property; all funds disbursed.

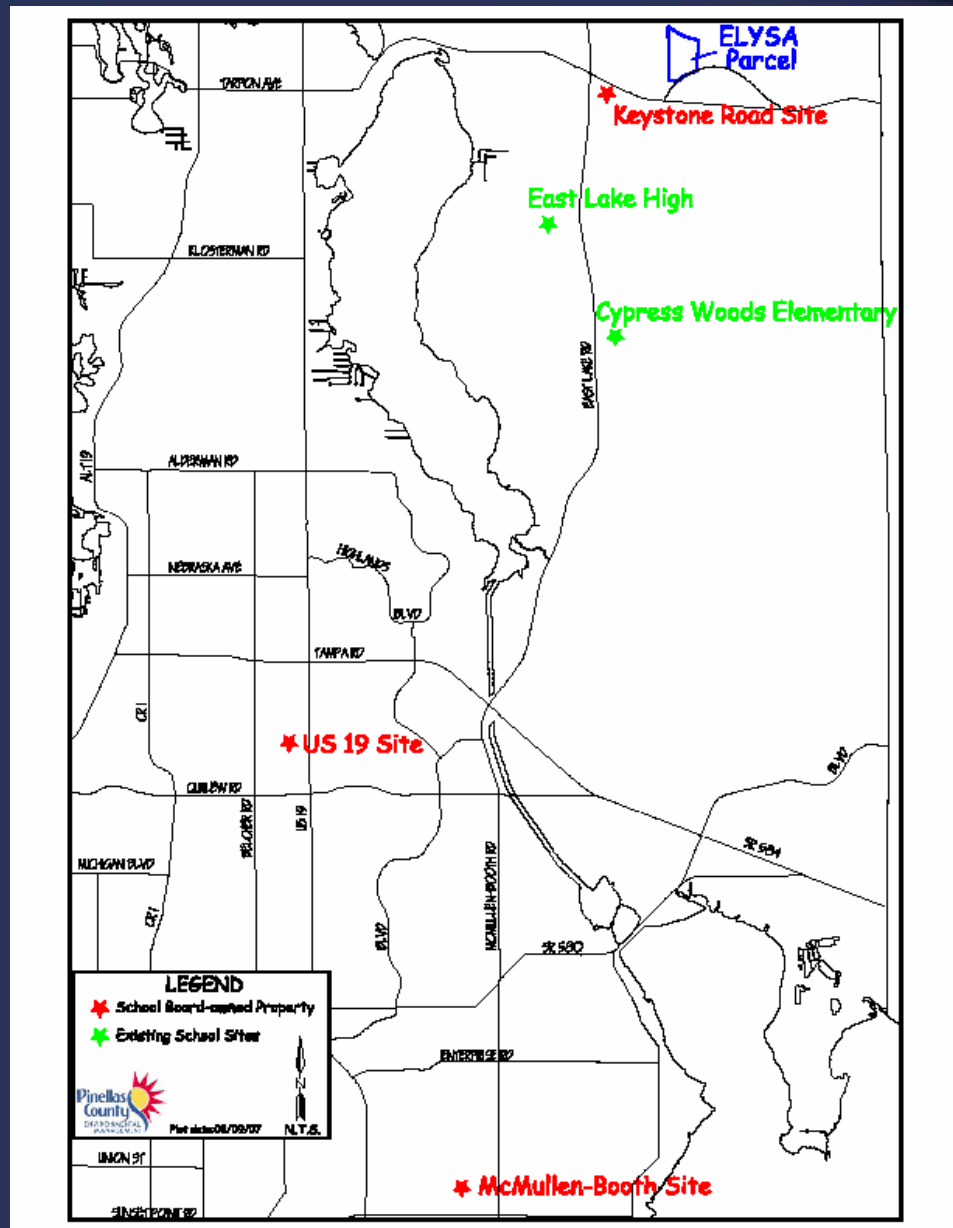
2004: \$220,000 for design, engineering, and preliminary sitework for expansion to 38 acre County licensed parcel; \$56,600 disbursed.

2005: \$237,500 for permitting, utilities and construction expansion; no funds disbursed.

2006: \$250,000 for construction expansion; no funds disbursed.

In summary, ELYSA has been granted \$707,500 from the Recreation MSTU Grant Program for the expansion.

Alternative Recreation Locations Investigated





Land Use Schedule For ELYSA Recreation Fields

Proposal

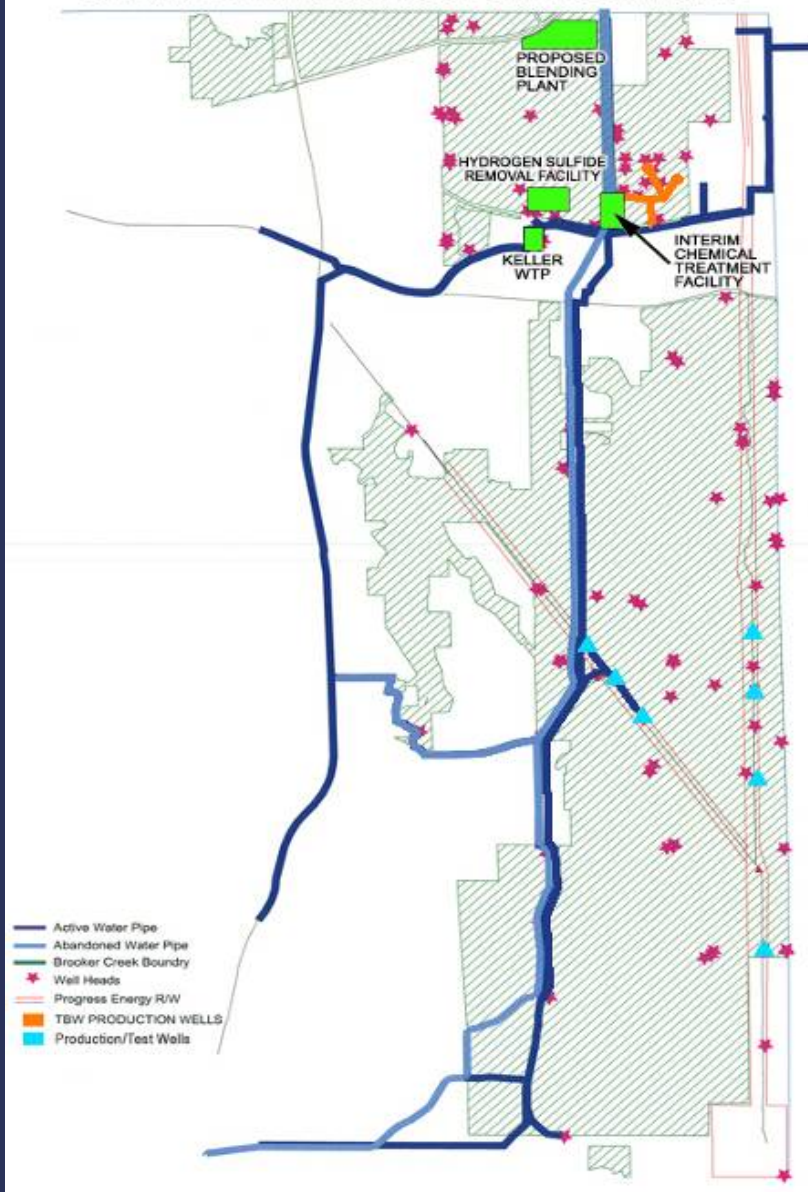
Filing Deadline	March 29
Public Notice Provided	Mid April
Examiner's Hearing	May 10, 9 AM County Commission Assembly Rm 315 Court St 5 th Fl
Local Planning Agency Hearing	June 18, 4 PM Planning Dept Conference Room 600 Cleveland St.
County Commission Public Hearing	July 24, 6:30 PM County Commission Assembly Rm 315 Court St 5 th Fl
Florida Dept of Community Affairs Review (includes review by SWFWMD, FDEP, etc.)	August-September time frame
Pinellas Planning Council Public Hearing	September 19, 1 PM County Commission Assembly Rm 315 Court St 5 th Fl
Countywide Planning Authority Public Hearing	October 2, 9 AM County Commission Assembly Rm 315 Court St 5 th Fl
County Commission Final Adoption Hearing	November or early December Depending on timing of receipt of DCA Comments County Commission Assembly Rm 315 Court St 5 th Fl

Issue

Other Uses

- Blending Plant
- Tarpon Woods Flood Control
- Floodplain Compensation

BROOKER CREEK PRESERVE UTILITIES INFRASTRUCTURE LOCATIONS



Blending Facility Status

Based on increased current costs and water quality improvements, currently reviewing basis of the decision to build

- Options being Considered
 - Build current proposed facility at increased cost
 - Build scaled down version
 - Replace 50-year old Keller Water Treatment Plant
 - Obtain all water from Tampa Bay Water

Tarpon Woods Flood Control







Toniwood Lane—September, 2004



Toniwood Lane—September, 2006



Issue

Draft Environmental Lands and Parks Ordinance

Draft Environmental Lands and Parks Ordinance

- Properties of Critical Concern
- Restricting Sale, Conveyance or Transfer without approval through Referendum
- Exceptions for:
 - Rights of way or Related Infrastructure
 - Transfer of Development Rights
 - Sale, Transfer, or Conveyance to government for similar purpose
 - Exchange for equivalent property

Policy Questions

Issue: Appropriate Uses

1. Should the County follow the recommendation of the Planning Department to clarify the land use and zoning of the Preserve?
2. Should the irrigation wells be utilized?
3. Should the County or Tampa Bay Water be using water from the Preserve for anything other than to support Preserve ecosystems?

Policy Questions

Issue: Appropriate Uses

4. Should the East Lake Youth Sports Association be permitted to use property within the Preserve for expansion?
5. Should the Preserve Management Plan update specify Passive Recreational Use Only in the future? If yes, should we further clarify the term “passive recreation”?

Policy Questions

Issue: Preserve Boundaries

1. Should Utilities' asseted property which is not anticipated for future Utilities' use be transferred to Pinellas County General Government and remain part of the Preserve? If Yes, does the transfer occur via an Open Loop or Closed Loop policy?
2. Should Utilities' asseted property that is anticipated for future Utilities' use continue to remain part of the Preserve?

Policy Questions

Issue: Preserve Boundaries

3. Should parcels committed to other facility uses be removed from the Preserve?
4. Should the County consider an ordinance requiring a public referendum for the sale, transfer or conveyance of regional parks and environmental lands?