



Staff Report to the St. Petersburg Community Planning and Preservation Commission

Prepared by the Planning & Development Services Department,
Urban Planning & Historic Preservation Division

For Public Hearing and Executive Action on November 13, 2018
at 2:00 p.m., in the City Council Chambers, City Hall,
175 Fifth Street North, St. Petersburg, Florida.

According to Planning & Economic Development Department records, no Community Planning & Preservation Commission member resides or owns property located within 2,000 feet of the subject property. All other possible conflicts should be declared upon announcement of the item.

City File: FLUM-52

This is a private application requesting the following:

Amend the Future Land Use Map:

- **From R/OS (Recreation/Open Space) to RL (Residential Low), or other less intensive use**

Amend the Official Zoning Map:

- **From NSE (Neighborhood Suburban Estate) to NS-2 (Neighborhood Suburban), or other less intensive use**

The purpose of this proposed map amendment is to create single-family home sites located along fairway nos. 9, 10, and 18, as demonstrated on the attached map.

CONTENTS

Applicant Information.....	Page 2
Site Description.....	Page 2
Important Update.....	Page 2
Zoning History.....	Page 3
Staff Analysis.....	Page 4
Relevant Considerations.....	Page 7
Attachments.....	Page 12

APPLICANT INFORMATION

APPLICANT/OWNER: **St. Petersburg Country Club, Inc.**
2000 Country Club Way So.
St. Petersburg Florida 33712-4109

AGENT: **R. Donald Mastry**
200 Central Avenue, Suite 1600
St. Petersburg, Florida 33701

SITE DESCRIPTION

Street Address: Multiple sites

Parcel ID Number: (Portion of parcel) 35-31-16-49356-000-0010

General Description: Area A: 1.236 acres, Fairway No. 9
Area B: 0.421 acres, Fairway No. 10
Area C: 0.817 acres, Fairway No. 10
Area D: 1.625 acres, Fairway No. 18

Acreage: Approximately 4.1-acres, combined

Zoning: NSE (Neighborhood Suburban Estate)

Future Land Use: R/OS (Recreation / Open Space)

Countywide Plan Map: R/OS (Recreation / Open Space)

Existing Use: The subject areas currently exist as open, green space along the perimeter of fairway nos. 9, 10, and 18.

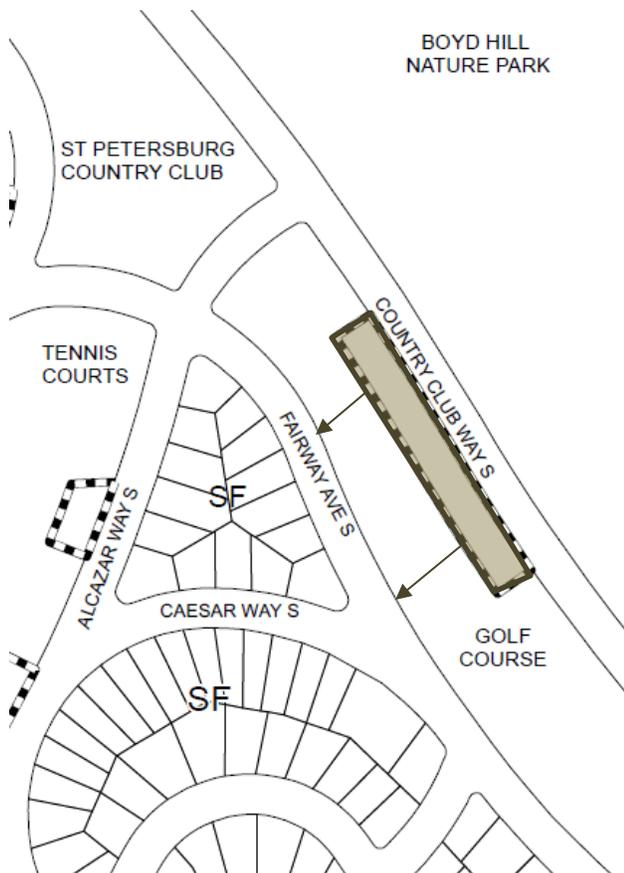
Surrounding Uses: The subject area is surrounded by support facilities for the golf course, existing single-family residences, and Boyd Hill Nature Preserve.

Neighborhood Assoc.: Lakewood Estates Civic Association
Judy Ellis, President
No Neighborhood Plan

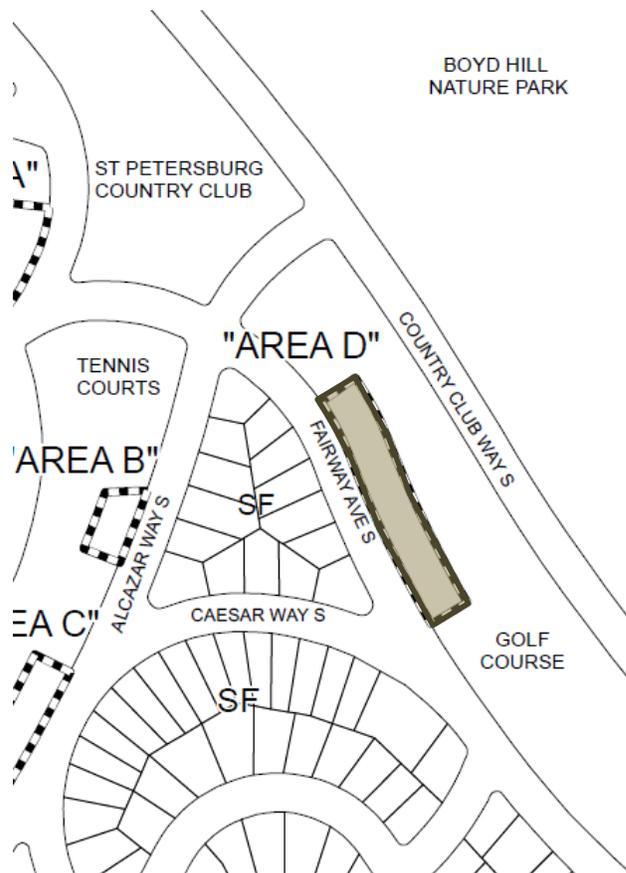
IMPORTANT UPDATE

The following staff report has been updated to reflect amendments to the applicant's request. A public hearing was first conducted by the Community Planning and Preservation Commission ("CPPC") on August 14, 2018. The CPPC made a finding of consistency with the Comprehensive Plan and recommended approval for "Areas A, B, and C". The CPPC deferred action on "Area D" requesting that the applicant take into consideration concerns expressed by the opponents, including the *Friends of Boyd Hill*.

On September 11, 2018, the applicant and a representative from the *Friends of Boyd Hill* noted an agreement had been reached between the two entities to relocate "Area D" from Country Club Way South to Fairway Avenue South. The applicant requested continuance of the public hearing to November 13, 2018, which was approved by the CPPC. The continuance was necessary to provide sufficient time for a survey of the relocated proposal.



Original Proposal "Area D"
1.820 acres



Amended Proposal "Area D"
1.625 acres

Upon receipt of the updated application and amended "Area D," City staff sent a notification letter and attachments to all 50 email addresses on file. Email addresses were collected from any correspondence received during the processing of this application.

ZONING HISTORY

The NSE (Neighborhood Suburban Estate) zoning designation at each location has been in place since September 2007, following implementation of the City's Vision 2020 Plan, the City-wide rezoning and update of City Code, Chapter 16, Land Development Regulations (LDRs). The zoning at each location was historically single-family residential, as each location was previously zoned RS-100. The Future Land Use Map designation has been Recreation/Open Space since 1989.

Similar request was approved in 2007 (Application No. PC-708).

Development Potential

Area A: Fairway No. 9, 53,856 square feet or 1.236 acres:

- *Current Zoning.* Providing all other district regulations are met, the development potential for the subject area shall not exceed one (1) single-family house *plus* one accessory dwelling unit. Non-residential development shall not exceed a floor area ratio of 0.20 or approximately 10,768 square feet.

- *Proposed Zoning.* Providing all other district regulations are met, the development potential of the subject area **shall not exceed six (6) single-family houses**. Accessory dwelling units are not allowed. Non-residential development shall not exceed a floor area ratio of 0.30 or approximately 16,156 square feet.

Area B: Fairway No. 10, 18,349 square feet or 0.421 acres:

- *Current Zoning.* The development potential for the subject area is zero (0) dwelling units and zero non-residential square footage. The proposed parcel does not meet the minimum lot requirement of 43,560 square feet or 1.0 acre.
- *Proposed Zoning.* Providing all other district regulations are met, the development potential of the subject area **shall not exceed two (2) single-family houses**. Accessory dwelling units are not allowed. Non-residential development shall not exceed a floor area ratio of 0.30 or approximately 5,505 square feet.

Area C: Fairway No. 10, 35,574 square feet or 0.817 acres:

- *Current Zoning.* The development potential for the subject area is zero (0) dwelling units and zero non-residential square footage. The proposed parcel does not meet the minimum lot requirement of 43,560 square feet or 1.0 acre.
- *Proposed Zoning.* Providing all other district regulations are met, the development potential of the subject area **shall not exceed four (4) single-family houses**. Accessory dwelling units are not allowed. Non-residential development shall not exceed a floor area ratio of 0.30 or approximately 10,672 square feet.

Area D: Fairway No. 18, 70,772 square feet or 1.625 acres:

- *Current Zoning.* Providing all other district regulations are met, the development potential for the subject area shall not exceed one (1) single-family house *plus* one accessory dwelling unit. Non-residential development shall not exceed a floor area ratio of 0.20 or approximately 14,154 square feet.
- *Proposed Zoning.* Providing all other district regulations are met, the development potential of the subject area **shall not exceed eight (8) single-family houses**. Accessory dwelling units are not allowed. Non-residential development shall not exceed a floor area ratio of 0.30 or approximately 21,232 square feet.

STAFF ANALYSIS

The primary issues associated with this private-initiated application are consistency and compatibility of the requested designations with the established land use and zoning patterns and provision of adequate public services and facilities.

As previously stated, this request is to amend the Future Land Use Map designation from R/OS (Recreation/Open Space) to RL (Residential Low) and the Official Zoning Map designation from NSE (Neighborhood Suburban Estate) to NS-2 (Neighborhood Suburban). The applicant has indicated that the subject area is to be subdivided into individual lots for the construction of single-family houses.

Generally, the R/OS (Recreation/Open Space) future land use designation is reserved for, and assigned to, open space, parks and recreation facilities (golf courses and recreation centers) that may be publicly- or privately- owned.

The RL (Residential Low) future land use designation is reserved for, and assigned to, low density residential areas such as Lakewood, Pinellas Point, Maximo, and Park Street locations. Maximum residential density is limited to five (5) units per acre.

The Neighborhood Suburban (NS) zoning districts are reserved for, and assigned to, single-family residential neighborhoods of the suburban-style that is often characterized by single use development, horizontally-oriented architecture, front loading driveways and garages, relatively large lots and wide residential streets. The existing NSE (Neighborhood Suburban Estate) designation is the least dense of all the zoning districts permitting residential development, which is why the NSE designation is typically applied to all R/OS (Recreation/Open Space) parcels in the City. The proposed NS-2 (Neighborhood Suburban) designation permits a slightly higher density, but is consistent with the balance of the Lakewood Neighborhood that is similarly zoned NS-2 (Neighborhood Suburban).

The Lakewood Neighborhood is uniquely defined with a golf course meandering throughout the neighborhood subdivision. Parcels in this area were originally platted as early as the 1920s with the majority of development occurring in the 1950s. While the applicant's request will reduce the size of the golf course property by 4.3 acres, this amendment will not negatively impact the single family character of the surrounding neighborhood.

Consistency and Compatibility

City staff has concluded that this request is consistent with the City's Comprehensive Plan, including:

- **Policy LU3.6** which states that *land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.* The established character of the surrounding area is low-density, single-family residential development designated NS-2 (Neighborhood Suburban).
- Other applicable policies are outlined on page 7 of this staff report.

Archaeological Survey

A portion of "Area D" is an identified archaeological site. Originally surveyed in December 1986, a Florida Master Site File, Archaeological Site Form was filed with the State of Florida and recorded as 8Pi1208, Lake Maggiore. The archaeologist noted that the site was severely disturbed / destroyed. For this reason, the site is classified as a Sensitivity Level 3 archaeological site, meaning it is not eligible for landmark designation and includes no unique conditions or requirements for development.

LEVEL OF SERVICE (LOS) IMPACT

The Level of Service (LOS) impact section of this report concludes that the proposed rezoning will not alter the City's population or the population density pattern or have a negative effect upon the adopted LOS standards for public services and facilities including potable water, sanitary sewer, solid waste, traffic, mass transit, recreation, and stormwater management.

SPECIAL NOTE ON CONCURRENCY

Level of Service impacts are addressed further in this report. Approval of the requested Plan change and rezoning does not guarantee that the subject property will meet the requirements of concurrency at the time development permits are requested. Upon application for site plan review or development permits, a full concurrency review will be completed to determine whether or not the proposed development may proceed. The property owner will have to comply with all laws and ordinances in effect at the time development permits are requested.

PUBLIC COMMENTS, AMENDED AS OF NOVEMBER 5, 2018

Public comments are attached and divided into two sets: 1) public comments received prior to the original public hearing and before amended "Area D"; and 2) public comments received after submission of the updated application and amended "Area D." The original public hearing included three (3) registered opponents who will continue to be recognized as such at the November 13, 2018 public hearing. The registered opponents include:

1. Enita "Nina" Berkheiser, 2231 Desoto Way So.
2. Philip Garrett, 3029 35th Terrace So.
3. Helen Simon, 2120 Coronado Way So.

As of this writing on November 5, 2018 public comments received following receipt and distribution of the amended "Area D" include:

Support: 33

Opposed: 3, including letter from registered opponent, attached

RECOMMENDATION

Staff recommends **APPROVAL** on the basis that the request is consistent with the goals, objectives, and policies of the City's Comprehensive Plan, subject to the following condition(s):

Amend the Future Land Use Map:

- **From R/OS (Recreation / Open Space) to RL (Residential Low), or other less intensive use**

Amend the Official Zoning Map:

- **From NSE (Neighborhood Suburban Estate) to NS-2 (Neighborhood Suburban), or other less intensive use**

RELEVANT CONSIDERATIONS ON AMENDMENTS TO OFFICIAL ZONING MAP

a. Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.

The following objectives and policies from the Land Use Element and Transportation Element are applicable:

- LU2 The Future Land Use Plan shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.
- LU2.4 The City may permit an increase in land use intensity or density outside of activity centers where available infrastructure exists and surrounding uses are compatible.
- LU2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.
- LU3.1.A.1 Residential Low (RL) - Allowing low density residential uses not to exceed 5.0 dwelling units per net acre; Residential equivalent uses not to exceed 3 beds per dwelling unit; non-residential uses allowed by the land development regulations up to floor area ratio of 0.40. An ancillary non-residential use which exceeds three (3) acres, a transportation/utility use which exceeds three (3) acres, or an institutional use (except public educational facilities which are not subject to this threshold) which exceeds five (5) acres, whether alone or when added to existing contiguous like use(s), shall require a Future Land Use map amendment that shall include such use and all contiguous like uses.
- LU3.2 Development shall not exceed densities and intensities established within this Future Land Use Element except where allowed by the land development regulations.
- LU3.6 Land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.
- LU3.7 Land use planning decisions shall include a review to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing conditions and expected future conditions.
- LU3.12 Less intensive residential uses (less than 7.5 units per acre) shall continue as the predominant density in St. Petersburg.
- LU3.15 The Land Use Plan shall provide housing opportunity for a variety of households of various age, sex, race and income by providing a diversity of zoning categories with a range of densities and lot requirements.

R3.1 Encourage the private sector to continue to provide recreational and cultural facilities and programs.

b. Whether the proposed amendment would impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

There are no environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

c. Whether the proposed change would alter population or the population density pattern and thereby impact residential dwelling units.

Based solely on land area, the difference in residential development potential is 19 dwelling units, thus the proposed changes will not significantly alter the City's population or the population density pattern and thereby impact residential dwelling units and/or public schools. Students are assigned to schools based on large concurrency service areas that contain a number of schools. Student capacities and enrollment are calculated and maintained based on these attendance areas. According to the most recent school district data, there is sufficient capacity for the school population in public schools in the City. All attendance areas are operating within the proposed level of service standard.

d. Impact of the proposed amendment upon the following adopted levels of service (LOS) for public services and facilities including but not limited to: water, sewer, sanitation, traffic, mass transit, recreation, stormwater management.

The following analysis indicates that the proposed change *will not* have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. Should the requested land use change and rezoning for the subject 4.3 acres be approved, the City has sufficient capacity to serve the subject property.

WATER

Under the existing inter-local agreement with Tampa Bay Water (TBW), the region's local governments are required to project and submit, on or before February 1 of each year, the anticipated water demand for the following water year (October 1 through September 30). TBW is contractually obligated to meet the City's and other member government's water supply needs. The City's current potable water demand is approximately 28.4 million gallons per day (mgd).

The City's adopted LOS standard for potable water is 125 gallons per capita per day, while the actual usage is estimated to be 80 gallons per capita per day. Therefore, there is excess water capacity to serve the amendment area.

WASTEWATER

The subject areas are served by the Southwest Water Reclamation Facility, which presently has excess average day capacity estimated to be 0.22 million gallons per day (MGD). The estimate is based on a permit capacity of 20 MGD and a calendar year 2016 daily average flow of 19.78 MGD. Therefore, there is excess average daily sanitary sewer capacity to serve the amendment area.

SOLID WASTE

Solid waste *collection* is the responsibility of the City. Approval of this request will not affect the City's ability to provide collection services. Solid waste *disposal* is the responsibility of Pinellas County. The County currently receives and disposes of municipal solid waste, and construction and demolition debris, generated throughout Pinellas County. The Pinellas County Waste-to-Energy Plant and the Bridgeway Acres Sanitary Landfill are the responsibility of Pinellas County Utilities, Department of Solid Waste Operations; however, they are operated and maintained under contract by two private companies. The Waste-to-Energy Plant continues to operate below its design capacity of incinerating 930,750 tons of solid waste per year. The continuation of successful recycling efforts and the efficient operation of the Waste-to-Energy Plant have helped to extend the life span of Bridgeway Acres. The landfill has approximately 30 years remaining, based on current grading and disposal plans. Thus, there is excess solid waste capacity to serve the amendment area.

TRAFFIC

The subject areas have access to Country Club Way South and Fairway Avenue South, both of which are neighborhood collector roads maintained by the City of St. Petersburg. When exiting the Lakewood Neighborhood, these two roads connect to 31st Street South and Dr. Martin Luther King Jr. Street South. According to the Forward Pinellas 2017 Level of Service Report, the level of service (LOS) for 31st Street South is "C"; the volume-capacity ratio for this road segment is 0.684, so there is spare capacity to accommodate new trips. The LOS for Dr. Martin Luther King Jr. Street South is "C"; the volume-capacity ratio for this road segment is 0.385, so there is spare capacity to accommodate new trips.

The statutory provisions for transportation concurrency were rescinded in 2011. In the absence of state imposed transportation concurrency management requirements, the Pinellas County Metropolitan Planning Organization (MPO) authorized a multi-jurisdictional task force to develop a countywide approach to manage the transportation impacts associated with development or redevelopment projects through local site plan review processes. The task force created the Pinellas County Mobility Plan, which was adopted by the MPO in September 2013, and called for the renaming the Transportation Impact Fee Ordinance as the Multimodal Impact Fee Ordinance, which became effective on May 1, 2016. On March 3, 2016 the St. Petersburg City Council approved amendments to the Future Land Use, Transportation, Capital Improvements and Intergovernmental Coordination elements of the Comprehensive Plan in order to ensure consistency with the countywide approach to managing transportation impacts associated with development or redevelopment projects.

Policy T3.1 in the Transportation Element, which previously identified the LOS "D" standard for major roads in St. Petersburg, was revised to include policies that pertain to the implementation of the Pinellas County Mobility Management System. Transportation management plans, and in some cases traffic studies, are required for large development projects (51 new peak hour trips or more) that impact deficient roads, which are defined countywide as major roads operating at peak hour LOS "E" and "F" and/or volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years. The proposed rezoning is not located on a deficient road, so a transportation management plan or traffic study would not be required for a land development project on the subject areas.

MASS TRANSIT

The Citywide LOS for mass transit will not be affected. The subject areas are not located within 1/4 mile of an existing transit route. The closest PSTA local transit service is Route 20 providing service along Dr. Martin Luther King Jr. Street South with 60-minute headways.

RECREATION

The City's adopted LOS for recreation and open space is 9 acres per 1,000 population, the actual LOS City-wide is estimated to be 21.9 acres per 1,000 population. If approved, there will be no noticeable impact on the adopted LOS standard for recreation and open space.

STORMWATER MANAGEMENT

Prior to development of the subject property, site plan approval will be required. At that time, the stormwater management system for the site will be required to meet all City and SWFWMD stormwater management criteria.

- e. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansion.**

Upon application for site plan review or development permits, a full review will be conducted through the City's Engineering Department, Development Review Services Division, and Construction Services and Permitting Division to determine whether or not the proposed development may proceed. The property owner will have to comply with all laws and ordinances in effect at the time development permits are requested.

- f. The amount and availability of vacant land or land suitable for redevelopment shown for similar uses in the City or in contiguous areas.**

The applicant is proposing redevelopment of the subject areas for single-family houses, a land use that is consistent with existing, surrounding properties.

- g. Whether the proposed change is consistent with the established land use pattern.**

The proposed NS-2 and RL categories are contiguous with the same existing categories adjacent to the subject areas.

- h. Whether the existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change.**

Existing district boundaries are logically drawn to reflect the existing, recreational purpose of the subject areas.

- i. If the proposed amendment involves a change from a residential to a nonresidential use, whether more nonresidential land is needed in the proposed location to provide services or employment to the residents of the City.**

Not applicable.

- j. Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.**

According to the FEMA Flood Insurance Rate Map (FIRM), the subject areas are not located in the 100-year flood plain, Hurricane Evacuation Zone, or Coastal High Hazard Area.

- k. Other pertinent facts.** None.

ATTACHMENT A

**UPDATED MAP SERIES
INCLUDES AMENDED “AREA D”**



AERIAL

CITY FILE

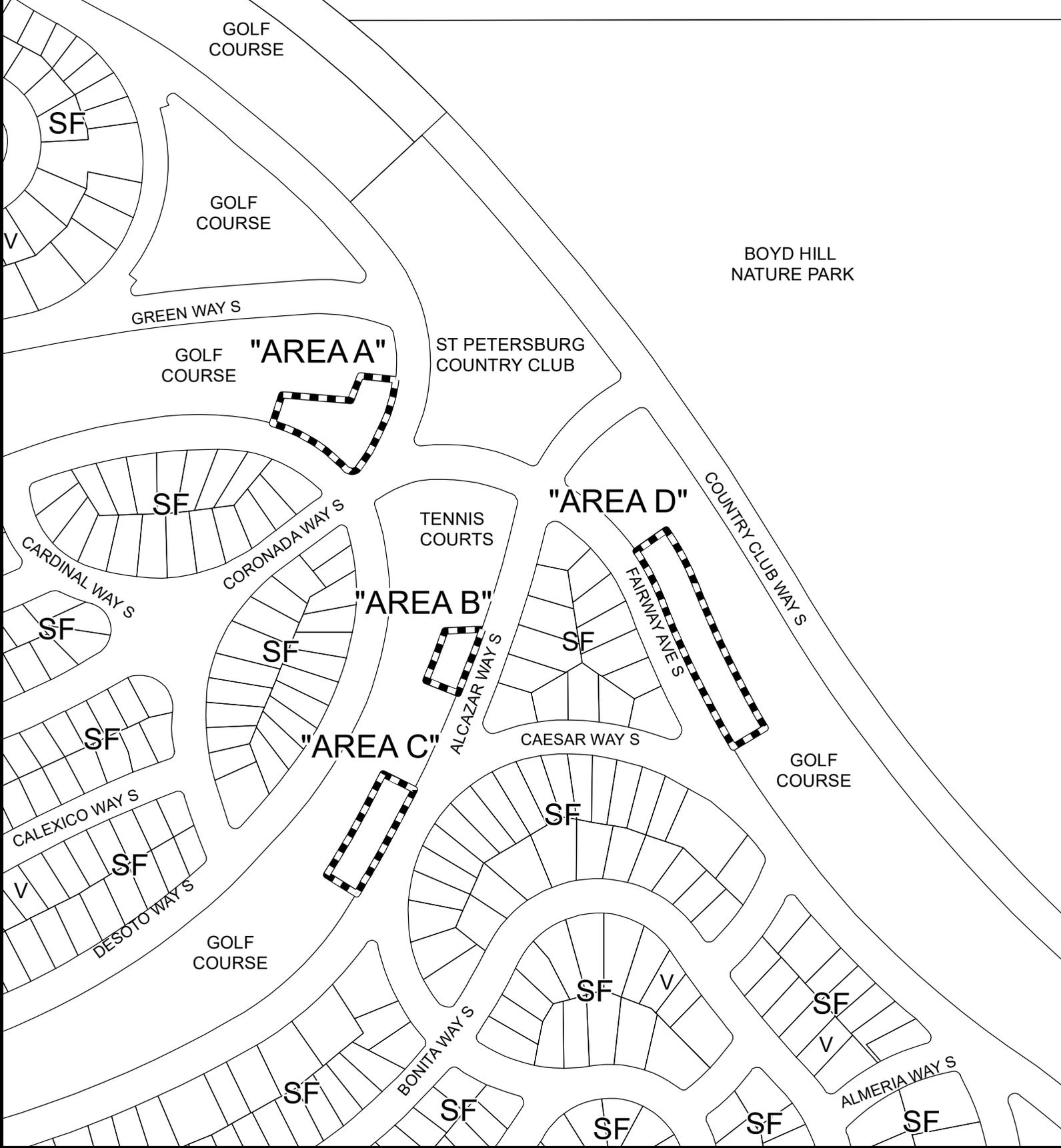
FLUM-52

SCALE: 1" = 375'



SUBJECT AREA





EXISTING SURROUNDING USES

CITY FILE

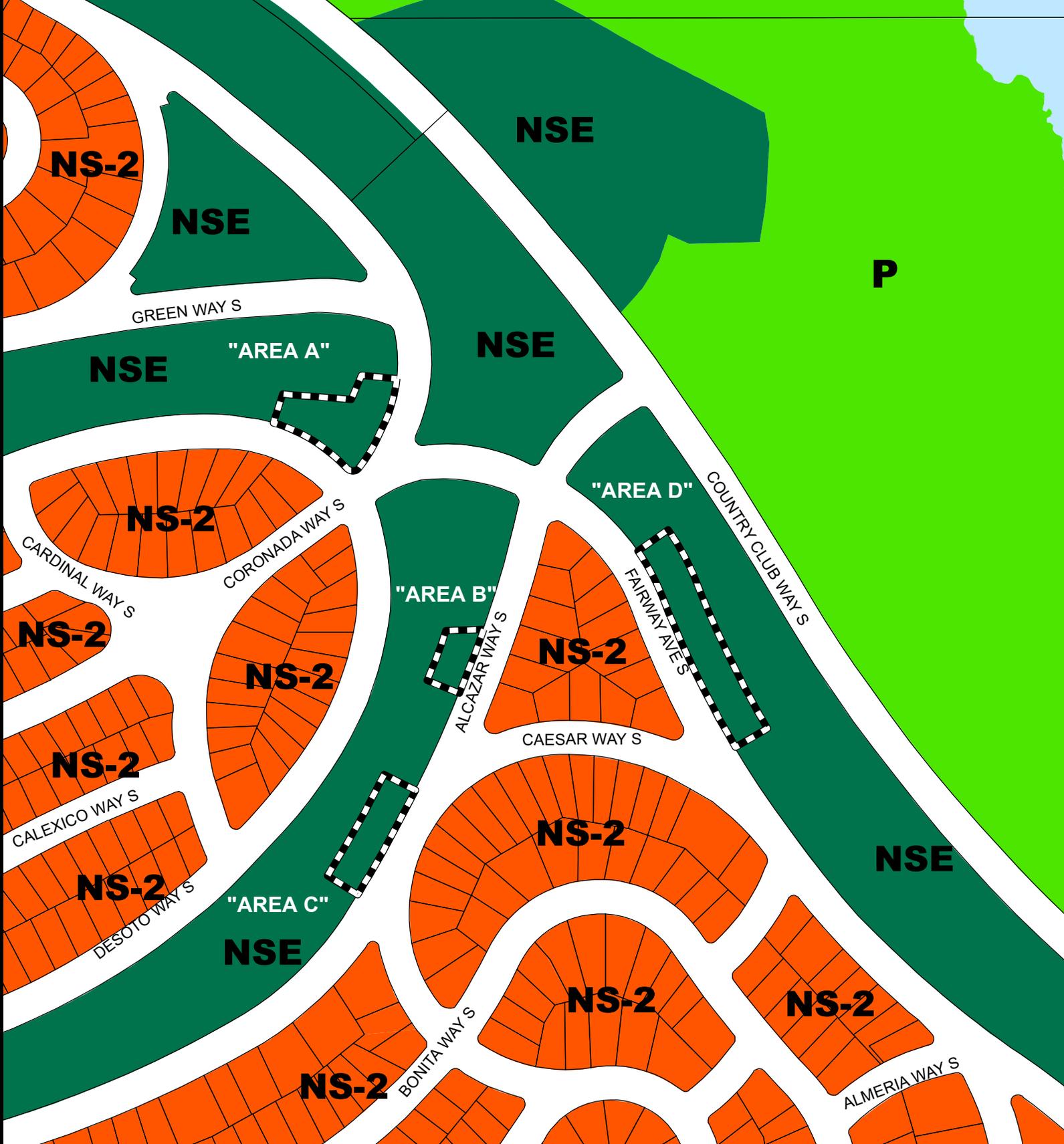
FLUM-52

SCALE: 1" = 375'



SUBJECT AREA





EXISTING ZONING

CITY FILE

FLUM-52

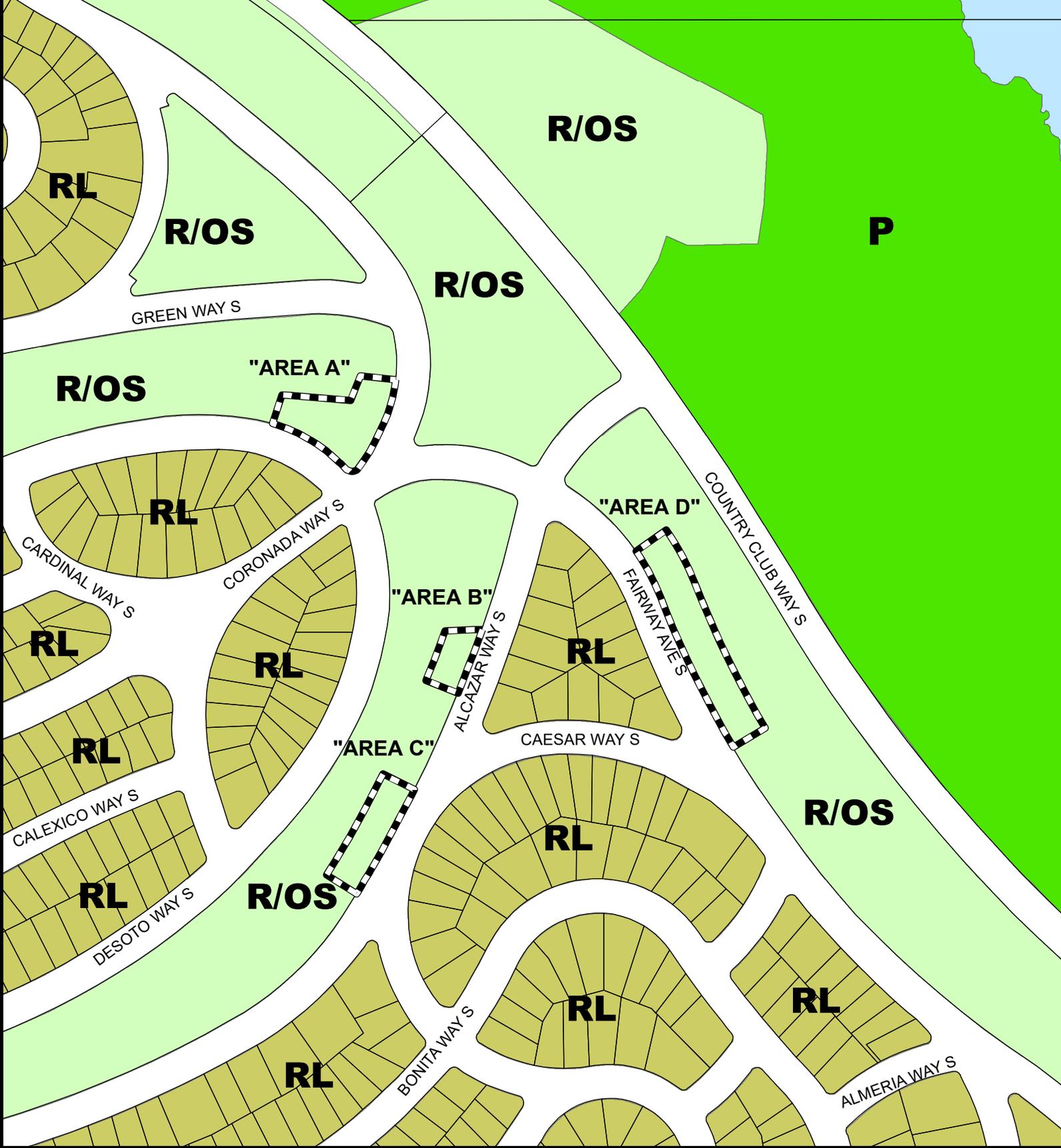
SCALE: 1" = 375'

From: NSE
(Neighborhood Suburban Estate)

To: NS-2
(Neighborhood Suburban-2)

 SUBJECT AREA





FUTURE LAND USE

CITY FILE

FLUM-52

SCALE: 1" = 375'

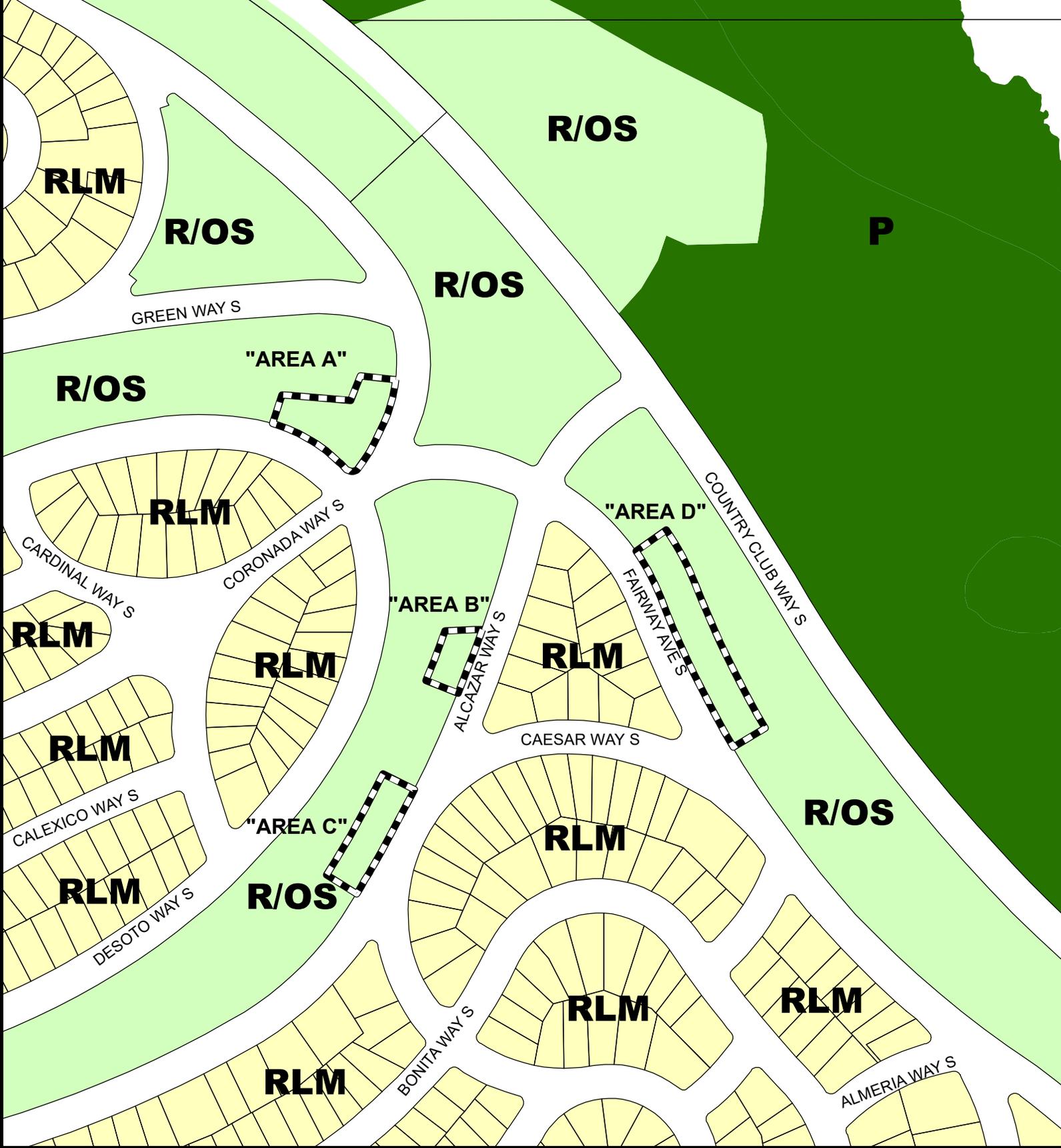
From: R/OS
(Recreation/Open Space)

To: RL
(Residential Low)



SUBJECT AREA





Countywide Plan Map

CITY FILE

FLUM-52

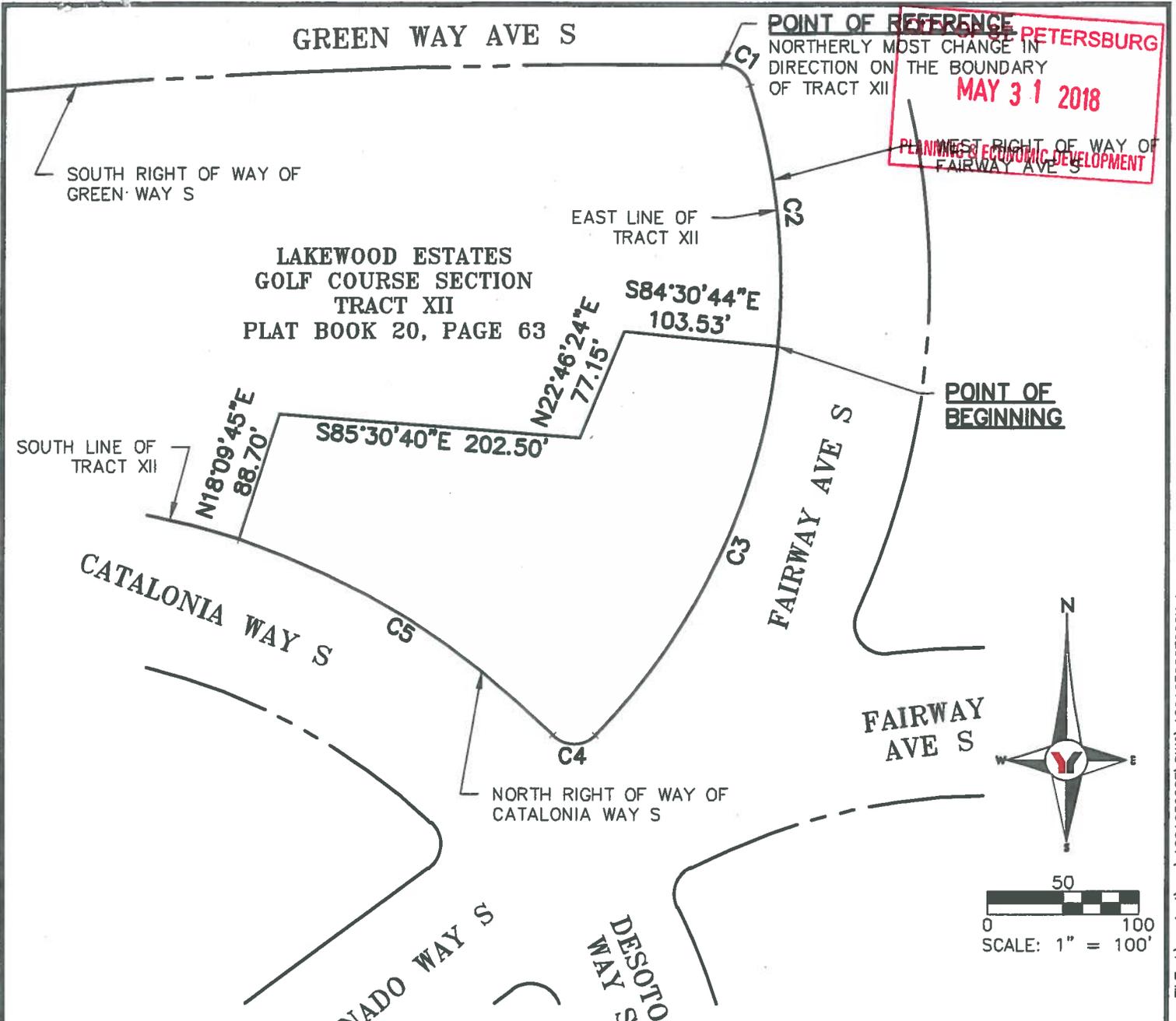
SCALE: 1" = 375'

From: R/OS
(Recreation/Open Space)

To: RLM
(Residential Low Medium)

SUBJECT AREA





AREA A

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.86	20.00	71°12'54"	S53°38'15"E	23.29
C2	177.30	431.95	23°31'05"	S06°16'16"E	176.06
C3	294.36	431.95	39°02'44"	S25°00'38"W	288.70
C4	31.81	20.00	91°07'35"	N89°54'12"W	28.56
C5	251.96	525.00	27°29'50"	N58°05'20"W	249.55

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

FIVE LOT CONCEPT DESCRIPTION AND SKETCH

SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	4/13/18
CHECKED	CAB	4/16/18
FIELD BOOK		
FIELD DATE		

SEE SHEET ONE OF TWO FOR SIGNATURE, SEAL, DESCRIPTION, LEGEND AND NOTES



George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO. 12016302SE
SHEET NO. 2 OF 2

FILE: i:\project\sur\12016302SE\DWG\12016302SE005K.dwg LOGIN: Kime, Greg PLOTTED: 4/19/2018 1:43 PM



AREA B

0 60 120
SCALE: 1" = 120'

POINT OF BEGINNING
PARCEL "A"
N88°13'20"E
110.12'

POINT OF REFERENCE
EASTERLY MOST CHANGE
IN DIRECTION ON THE
BOUNDARY OF TRACT V

LAKWOOD ESTATES
GOLF COURSE SECTION
TRACT V
PLAT BOOK 20, PAGE 63

EAST LINE OF
TRACT V

WESTERLY RIGHT OF WAY
OF ALCAZAR WAY S

N68°19'34"W
103.00'

ALCAZAR WAY S

100'
R/W

CAESAR WAY S

S63°33'53"E
103.00'

POINT OF BEGINNING
PARCEL "B"

CITY OF ST. PETERSBURG
MAY 31 2018
PLANNING & ECONOMIC DEVELOPMENT

AREA C

N57°37'43"W
103.00'

CAESAR WAY S

ALCAZAR WAY S

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	44.02	642.00	03°55'43"	S15°28'29"W	44.01
C2	338.82	3782.34	05°07'57"	S16°04'37"W	338.71
C3	200.08	3782.34	03°01'51"	S20°09'31"W	200.05
C4	156.20	3679.34	02°25'57"	N20°27'28"E	156.19
C5	853.22	3782.34	12°55'29"	S19°58'22"W	851.41
C6	103.29	3782.34	01°33'53"	S27°13'03"W	103.29
C7	247.42	3243.00	04°22'17"	S30°11'08"W	247.36
C8	239.56	3140.00	04°22'17"	N30°11'08"E	239.50
C9	100.48	3679.34	01°33'53"	N27°13'04"E	100.48

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

SIX LOT CONCEPT DESCRIPTION AND SKETCH

SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	4/13/18
CHECKED	CAB	4/16/18
FIELD BOOK		
FIELD DATE		

SEE SHEET ONE OF
TWO FOR SIGNATURE,
SEAL, DESCRIPTION,
LEGEND AND NOTES



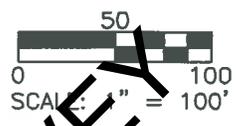
George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LS21
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWODD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO.
12016302SE
SHEET NO.
2 OF 2

FILE: I:\project\sur\12016302SE\DWG\12016302SE\CAOSK.dwg
LOGIN: Kime, Greg
PLOTTED: 4/19/2018 1:47 PM

CITY OF ST. PETERSBURG
MAY 31 2018
PLANNING & ECONOMIC DEVELOPMENT



POINT OF REFERENCE
NORTHERLY MOST CHANGE IN
DIRECTION ON THE BOUNDARY
OF TRACT III

POINT OF BEGINNING

WESTERLY RIGHT OF WAY
OF COUNTRY CLUB WAY S

ALCAZAR WAY S
SOUTH R/W LINE OF
ALCAZAR WAY S

NORTHERLY LINE OF
TRACT III

EASTERLY LINE OF
TRACT III

100' R/W

COUNTRY CLUB WAY S

LAKWOOD ESTATES
GOLF COURSE SECTION
TRACT III
PLAT BOOK 20, PAGE 63

OLD MAP - ORIGINAL AREA D SURVEY - SEE AMENDED SURVEY

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	29.19	20.00	07°38'08"	S77°05'57"E	26.67
C2	272.30	8051.02	01°56'16"	S34°18'44"E	272.29
C3	405.59	8051.02	02°53'11"	S31°54'01"E	405.55
C4	355.24	4580.56	04°26'37"	S32°40'44"E	355.15
C5	363.31	4684.56	04°26'37"	N32°40'43"W	363.22
C6	400.35	7947.02	02°53'11"	N31°54'01"W	400.31

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

**NINE LOT CONCEPT
DESCRIPTION AND SKETCH**

SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	4/13/18
CHECKED	CAB	4/16/18
FIELD BOOK		
FIELD DATE		

SEE SHEET ONE OF
TWO FOR SIGNATURE,
SEAL, DESCRIPTION,
LEGEND AND NOTES



George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO.
12016302SE
SHEET NO.
2 OF 2

FILE: i:\project\sur\12016302SE\DWG\12016302SE00SK.dwg
LOGIN: Kime, Greg
PLOTTED: 4/19/2018 1:45 PM



50
0 100
SCALE: 1" = 100'

POINT OF REFERENCE
NORTHERLY MOST CHANGE IN
DIRECTION ON THE BOUNDARY
OF TRACT III

AREA D

ALCAZAR WAY S
SOUTH R/W LINE OF
ALCAZAR WAY S

COUNTRY CLUB WAY S

EAST R/W LINE OF
FAIRWAY AVENUE SOUTH

**POINT OF
BEGINNING**

LEGEND

- AVE Avenue
- LB Licensed Business
- LS Licensed Surveyor
- PSM Professional Surveyor
and Mapper
- R/W Right of Way

EASTERLY BOUNDARY OF
TRACT III

LAKWOOD ESTATES
GOLF COURSE SECTION
PLAT BOOK 20, PAGE 63

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	301.02	542.00	31°49'17"	S45°10'21"W	297.17
C2	29.65	20.00	84°56'01"	S13°12'19"E	27.01
C3	130.98	1018.00	07°22'19"	S51°59'10"E	130.89
C4	149.43	644.00	13°17'41"	S41°39'10"E	149.10
C5	154.08	644.00	13°42'29"	S28°09'05"E	153.71
C6	490.97	3042.10	09°14'49"	S25°55'15"E	490.43
C7	473.37	2933.10	09°14'49"	N25°55'15"W	472.86
C8	180.16	753.00	13°42'29"	N28°09'05"W	179.73

FAIRWAY AVENUE S
EAST R/W LINE OF
FAIRWAY AVENUE SOUTH

N59°27'21"E
109.00'

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

**EIGHT LOT CONCEPT AT FAIRWAY AVE S.
DESCRIPTION AND SKETCH**

SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

CREW CHIEF	INITIALS	DATE
DRAWN	GMK	10/1/18
CHECKED	CAB	10/1/18
FIELD BOOK		
FIELD DATE		

SEE SHEET ONE OF
TWO FOR SIGNATURE,
SEAL, DESCRIPTION,
LEGEND AND NOTES



George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO.
12016303SE
SHEET NO.
2 OF 2

ATTACHMENT B

**PUBLIC COMMENTS
RECEIVED SINCE AMENDED “AREA D”**

Derek Kilborn

From: vtwriter@comcast.net
Sent: Thursday, November 01, 2018 8:18 PM
To: Derek Kilborn
Subject: I wish to register as an opponent in FLUM-52

Follow Up Flag: Follow up
Flag Status: Flagged

TO: Derek Kilborn, Planning Manager, City of St. Petersburg
FROM: Helen J. Simon, 2120 Coronada Way S., Lakewood Estates, St. Petersburg, FL.

Dear Mr. Kilborn,

In anticipation of the **Community Planning and Preservation Commission** hearing Nov. 13, 2018, I would like to register as an opponent to the St. Petersburg Country Club's proposal to move the location of the "Area D" land it wants rezoned from R/OS to RL in Lakewood Estates.

I opposed the rezoning of all 4 lots – A, B, C and D – at the initial CPPC hearing on the matter on Aug. 14. Although the CPPC approved rezoning lots A, B and C, I still oppose rezoning all three of them as well as rezoning Area D, regardless of where it is.

I oppose rezoning for housing ANY Country Club land that's currently zoned R/OS because it violates the City of St. Petersburg's Comprehensive Plan on many levels. It also fails to address the SPCC's long-term economic viability and sets a terrible precedent for the sale of ALL of its land if the Country Club collapses financially. Should that happen, the residents of Lakewood Estates will lose the large swaths of open space that give the neighborhood its special character and the entire City of St. Petersburg will lose an historic institution that made it a national golfing destination.

HOW REZONING LOTS A, B, C and D VIOLATES ST. PETE'S COMPREHENSIVE PLAN:

Specifically, changing the zoning of these 4 parcels from R/OS violates the following sections of the Comprehensive Plan:

Chapter 4, the Conservation Element, under C4.2, which says that ***"The City shall maintain and seek to expand the City's inventory of green permeable open space so as to provide maximum area for shallow aquifer recharge and Stormwater filtration/percolation, oxygen production, visual buffer and wildlife habitat. ..."***

And Chapter 8, the Recreation and Open Space Element, under R1.4, which says that ***"There will be no net loss of usable recreation and open space acreage as a result of land use plan changes and sale of parkland, or non-park uses. ..."***

Furthermore, neither the SPCC nor the Lakewood Estates Civic Association (LECA), which supports the Club's application, have consulted the approximately 1830 households in Lakewood on the re-zoning proposal. This directly contradicts the intent of the city's Comprehensive Plan, which states in **Chapter 1, the General Introduction, 1.1 PURPOSE,** that the plan is designed to:

- ***"Address the concerns of the community related to growth management and the preservation of the City's character"***

Rezoning and developing the 4 parcels also violate these other goals of the Comprehensive Plan outlined in 1.1 PURPOSE:

- ***"Preserve and protect the resources of the community through the guidance of growth and redevelopment while continuing to provide quality services concurrent with the impacts of development (or redevelopment)"***

Not only will rezoning destroy part of the community's open spaces, but building up to 21 more homes under the new zoning will add more traffic, surface runoff, noise, sewage, noise, light pollution, etc.

▪ **"Protect and enrich the quality of life within the community"**

The rezoning and subsequent development will DIMINISH the quality of life of Lakewood's residents.

▪ **"Ensure the consideration of long-range goals in the determination of short range decisions and actions"**

This rezoning application is geared specifically to the short-term economic gains of ONE of the 1,830 property owners in Lakewood at the expense of the long-range goal of preserving existing open land for everyone else in the neighborhood and city.

▪ **"Promote a healthy, stable, and well-balanced economic atmosphere which, satisfies the goods and services needs of the community, promotes employment opportunities, and supports a strong and diverse economic base"**

Approving this rezoning request leaves the hundreds of other property owners in Lakewood dependent on the economic fortunes of ONE property owner – the St. Petersburg Country Club – which, to add insult to injury, excludes the majority of Lakewood residents owing to its high cost. That does not constitute a strong and diverse economic base.

THE SPCC'S FALLING PROPERTY TAX BILL – A PUBLIC SUBSIDY?

The Country Club almost failed in 2011, the same year it defaulted on \$54,000 of its property taxes. Country Club CEO Mike Kiernan recently told city officials the Club's situation has improved, but how can we be certain? Kiernan has also said the 4 parcels comprise the last acreage the SPCC has left to sell to pay its debts and make capital improvements. What will it do next time it needs money?

If one looks at the SPCC's property taxes, it would appear that it has already received at least one public subsidy at the expense of the tax payers. According to the Pinellas County Property Appraiser's website, between 2011 and 2017 – 6 years in which the economy grew steadily -- the property taxes for the Country Club's land and its clubhouse DROPPED dramatically.

The Property Appraiser's website shows that since 2011 the property taxes on the Country Club's land have dropped 13% -- from around \$34,000 to \$29,600, and on its building they've fallen 17.5%, from roughly \$24,000 to \$19,500. In the same time frame, the assessed value of the clubhouse also dropped -- by 2.5% -- from around \$948,000 to \$925,000 -- and the value of the land increased only 3% from \$1,350,000 to \$1,400,000.

Before ignoring their obligations to residents under the Comprehensive Plan and giving the SPCC another handout by approving its rezoning request, City officials should request full disclosure of the Country Club's finances. They must establish whether the SPCC is economically viable given declining golf playing and if not, make plans to protect the entire golf course from development in case the Country Club goes under.

These are some of the questions the Country Club must answer:

How many members does it have? Is that number up or down from 3 years ago?

Is it making a profit and if so, how much?

If not, for how long has it been losing money and how much?

What is its 3-year net income forecast?

How much debt does the Country Club have?

To whom does it owe that money?

What is the SPCC management doing to make the business more economically viable besides selling land?

What is it doing to compete with newer, more modern country clubs?

What is it doing to counter the national drop in golf playing that has forced thousands of golf courses around the country to close?

I trust that St. Petersburg officials will consider the information above and rule AGAINST the Country Club's rezoning application under FLUM-52.

Respectfully,
Helen J. Simon
vtwriter@comcast.net
(802) 999 7224

PUBLIC COMMENTS RECEIVED PRIOR TO AMENDED “AREA D”

Comments received prior to amended “Area D” from the following agencies and individuals will be retained on record.

Agencies

- Lakewood Estates Civic Association
- Friends of Boyd Hill
- Council of Neighborhood Associations (“C.O.N.A.”)
- Eckerd College: Collegium of Natural Sciences
- Sierra Club: Suncoast Group
- Lakewood United Church of Christ
- Heinrich Ecological Services
- Bok Tower Gardens

Individuals

- 26 - Support
- 9 - Opposed

ATTACHMENT D

ARCHAEOLOGICAL SITE FORM



FLORIDA MASTER SITE FILE

ARCHAEOLOGICAL SITE FORM

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
AH6E00408-84

Original
 Update

SITE NUMBER 8Pi1208 COUNTY Pinellas

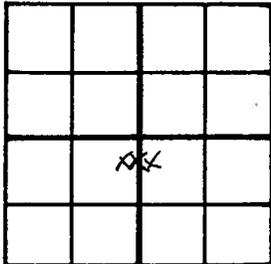
SITE NAME: Lake Maggiore

USGS QUAD: Passagrille Beach

NOTE: Please attach an 8 1/2" x 11" copy of the appropriate portion of the above map, with site location indicated.

TOWNSHIP/RANGE/SECTION:

Township	Range	Section
32S	16E	1



NOTE: The figure to the left represents a regular section (1 square mile); please indicate the location of your site by placing an X in the appropriate portion of the section.

If the section is irregular or part of a land grant, please check below and disregard above instructions.

Irregular section
 Land grant _____
(name)

UTM COORDINATES:	Zone	/	Easting	/	Northing
	17		336880		3067675

NOTE: If you are unfamiliar with calculating UTM measurements, leave blank.

FRESH WATER SOURCE Unnamed creek DISTANCE TO WATER 30 m SE

LOCAL VEGETATION pine, oak, palmetto

TOPOGRAPHICAL SETTING ridge slope

PRESENT LAND USE golf course

LOCAL INFORMANT (inc. private collections) John Baker

ADDRESS 6211 4th Ave. So., St. Petersburg, FL

LOCAL INFORMANT (inc. private collections) _____

ADDRESS _____

SURVEY DATE 12/86 OTHER MASTER SITE FILE NUMBERS _____

RECORDER(S) (list principal investigator first) Robert J. Austin

ADDRESS Piper Archaeological Research, Inc. P. O. Box 919, St. Petersburg, FL 33731

PROJECT NAME City of St. Petersburg Survey

TYPE OF SITE (check one or more as appropriate):

- | | | |
|--|---|--|
| <input type="checkbox"/> indeterminate | <input type="checkbox"/> mound(s) | <input type="checkbox"/> historic refuse |
| <input type="checkbox"/> unknown | <input type="checkbox"/> burial mound(s) | <input type="checkbox"/> historic earthworks |
| <input type="checkbox"/> single artifact | <input type="checkbox"/> platform/temple mound(s) | <input type="checkbox"/> shell ring |
| <input type="checkbox"/> artifact scatter | <input type="checkbox"/> canal | <input type="checkbox"/> redeposited |
| <input checked="" type="checkbox"/> lithic scatter | <input type="checkbox"/> canoe | <input type="checkbox"/> house/homestead |
| <input type="checkbox"/> midden(s) | <input type="checkbox"/> prehistoric earthworks | <input type="checkbox"/> military |
| <input type="checkbox"/> shell midden(s) | <input type="checkbox"/> prehistoric cemetery | <input type="checkbox"/> historic cemetery |
| <input type="checkbox"/> shell works | <input type="checkbox"/> mission | <input type="checkbox"/> _____ |

NATIONAL REGISTER: Listed Date Determined Eligible Date
 Determined Not Eligible Date Unaccessed

THREATS TO SITE:

- zoning
- development
- deterioration
- borrowing
- transportation
- fill
- dredge
- logging
- vandalism
- phosphate mining
- agriculture/plowing
- recreation

REMARKS:

- preservation recommended
- severely disturbed/destroyed
- recommended for further testing

REPOSITORY Baker Collection

BIBLIOGRAPHIC DATA _____

NOTE: Cite any reports referring *specifically* to this site. General background material need not be cited. Use *Florida Anthropologist* format.

CULTURAL CLASSIFICATION Prehistoric Aboriginal

CULTURAL PERIOD Unknown

ARTIFACTS (Check as many as apply):

- aboriginal ceramics
- nonaboriginal ceramics
- lithics
- worked bone
- human bone/burial(s)
- animal bone/unidentified bone
- shell food remains
- worked shell
- plant remains
- wood
- metal
- precious metal/coin(s)
- glass
- brick/bldg materials
- other human remains (e.g., hair)
- leather
- pollen
- misc. historic (please list)
- misc. prehistoric (please list)

DIAGNOSTIC ARTIFACTS None

SITE SIZE (approx acreage) Unknown

SITE SIZE (est in sq meters) Unknown

DEPTH OF CULTURAL DEPOSIT
(if known) Unknown

ELEVATION

Meters	Feet
Max <u>3.7</u>	Max <u>12</u>
Min <u>3.1</u>	Min <u>10</u>

SITE DISTURBANCES

- bioturbation
- erosion
- mining/borrow pit
- agricultural
- residential/commercial
- dredging/ditching
- site looting
- forest preparation or harvesting
- fill
- road construction
- previous archaeological excavations
- Golf course

DEGREE OF SITE DESTRUCTION

- relatively undisturbed
- moderate
- minor
- major

COLLECTION STRATEGY

- general
- selective
- controlled
- None by recorder

TYPE OF INVESTIGATION

- surface collection by informant
- shovel test
- extensive excavation
- test excavation
- auger test
- coring
- remote sensing
- none
- unknown

OPTIONAL NARRATIVE DESCRIPTION (If there is no published report, provide a short description of the site on a separate sheet.)

OPTIONAL PHOTOGRAPHS OR SKETCHES OF DIAGNOSTIC OR UNIQUE ARTIFACTS (Please attach separate sheet(s).)

FORM PREPARED BY Robert J. Austin

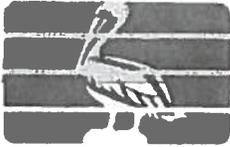
ADDRESS Piper Archaeological Research, P. O. Box 919, St. Petersburg, FL 33731

DATE 2/25/87

AFFILIATION (FAS chapter, government agency, etc.): _____

ATTACHMENT E

**UPDATED APPLICATION
FOR AMENDED “AREA D”**



st.petersburg
www.stpete.org



FUTURE LAND USE PLAN CHANGE REZONING

CITY OF ST. PETERSBURG

OCT 15 2018

PLANNING & ECONOMIC DEVELOPMENT

Application No. _____

(To Be Assigned)

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

APPLICATION

Date of Submittal:

Street Address:

Parcel ID or Tract Number: 35-31-16-49356-000-0010

Zoning Classification: Present: NSE Proposed: NS-2

Future Land Use Plan Category: Present: R/O Proposed: RL

NAME of APPLICANT (Property Owner): St. Petersburg Country Club, Inc.

Street Address: 2000 Country Club Way S.

City, State, Zip: St. Petersburg, FL 33712-4109

Telephone No: 727-410-1471

Email Address: mkiernan@tlsslaw.com

NAME of any others PERSONS (Having ownership interest in property):

Specify Interest Held:

Is such Interest Contingent or Absolute:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

NAME of AGENT OR REPRESENTATIVE: R. Donald Mastry

Street Address: 200 Central Avenue, Suite 1600

City, State, Zip: St. Petersburg, FL 33701

Telephone No: 727-824-6140

Email Address: dmastry@trenam.com

AUTHORIZATION

Future Land Use Plan amendment and / or rezoning requiring a change to the Countywide Map \$ 2,400.00

Future Land Use Plan amendment and / or rezoning NOT requiring a change to the Countywide Map \$ 2,000.00

Rezoning only \$ 2,000.00

Cash or credit card or check made payable to the "City of St. Petersburg"

The UNDERSIGNED CERTIFIES that the ownership of all property within this application has been fully divulged, whether such ownership be contingent or absolute, and that the names of all parties to any contract for sale in existence or any options to purchase are filed with the application. Further, this application must be complete and accurate, before the public hearings can be advertised, with attached justification form completed and filed as part of this application.

Signature: Robert J. Trename
St. Petersburg Country Club, Inc.
Must be signed by title holder(s), or by an authorized agent with letter attached.

Date: 10-15-18

OCT 15 2018

PLANNING RECORDS DEPARTMENT



st.petersburg
www.stpete.org



FUTURE LAND USE PLAN CHANGE REZONING

NARRATIVE (PAGE 1 of 1)

NARRATIVE

PROPERTY INFORMATION:

Street Address:

Parcel ID or Tract Number: 35-31-16-49356-000-0010

Square Feet: Please see attached Narrative

Acreage: Please see attached Narrative

Proposed Legal Description:

Please see attached Narrative

Is there any existing contract for sale on the subject property: No

If so, list names of all parties to the contract: N/A

Is contract conditional or absolute: N/A

Are there any options to purchase on the subject property: No

Is so, list the names of all parties to option: N/A

REQUEST:

The applicant is of the opinion that this request would be an appropriate land use and / or rezoning for the above described property, and conforms with the Relevant Considerations of the Zoning Ordinance for the following reasons:

The proposal is to change the future land use from Recreation/Open Space to Residential Low and to change the zoning from Neighborhood Suburban Estate to Neighborhood Suburban -2.

Please see attached Narrative



AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: St. Petersburg Country Club, Inc.

This property constitutes the property for which the following request is made

Property Address: _____

Parcel ID No.: 35-31-16-49356-000-0010

Request: Change the future land use from Recreation/Open Space to Residential Low and to change the zoning from Neighborhood Suburban Estate to Neighborhood Suburban -2.

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): Donald R. Mastry

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property

I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): [Signature]

Michael K. Korman
Printed Name

Sworn to and subscribed on this date

Identification or personally known: _____

Notary Signature: [Signature]

Date: 5-30-18

Commission Expiration (Stamp or date):



NANCY L. KOVACIC
MY COMMISSION # FF 970717
EXPIRES: April 13, 2020
Bonded Thru Budget Notary Services

NARRATIVE FOR FUTURE LAND USE CHANGE AND REZONING

REQUEST

The applicant is the St. Petersburg Country Club (the “Applicant”) and it owns a golf course located in the Lakewood Estates subdivision in St. Petersburg, Florida.

The Applicant is requesting that a parcel of its property adjacent to the golf course be amended on the Future Land Use Map from Recreation/Open Space (R/O) to Residential Low (RL). Additionally, Applicant is seeking to rezone the parcel from Neighborhood Suburban Estate (NSE) to Neighborhood Suburban-2 (NS-2).

The parcel is located adjacent to the fairway of the 18th hole of the golf course and it consists of approximately 1.6 acres that are proposed to be developed as single family home sites. The parcel’s legal description and sketch is attached as **Exhibit A**.

PURPOSE

The Applicant desires to develop the parcel for residential purposes.

EXISTING USE

The parcel is undeveloped land that sits adjacent to the Applicant's golf course and the development. The parcel for residential use will not adversely affect the use of the golf course or the neighborhood.

SURROUNDING USES

The parcel is adjacent to the Applicant's golf course and across the street from single family homes that are zoned in the NS-2 category.

NEIGHBORHOOD ASSOCIATION

The parcel is located within the boundaries of the Lakewood Estates Civic Association. The proposed future land use amendment and rezoning application has been provided to the Lakewood Estates Civic Association and it is not opposed to the rezoning and land use amendment requests.

ZONING AND FUTURE LAND USE HISTORY

The present NSE zoning designation has been in place since September 2007, following the implementation of the City's Vision 2020 Plan, the Citywide rezoning and update of the land development regulations.

According to the latest edition of the City of St. Petersburg Comprehensive Plan, effective April 15, 2016, the future land use of the parcel is R/O on the Future Land Use Map. The present land use of the parcel is not consistent with the present zoning.

The established character of the immediate area surrounding the parcel is residential. The requested RL land use and NS-2 zoning category are consistent with the designations to the south, east and west. Therefore, the requested designations are consistent with Policy LU3.6 which states that “land planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.”

Additionally, the requested NS-2 is a consistent zoning category with the proposed RL land use; therefore the request satisfies Policy LU3.3 of the Comprehensive Plan which states that “each land use plan category shall have a set of different zoning districts that may be permitted within the land use category and zoning that is not consistent with the plan category shall not be approved.”

LEVEL OF SERVICE IMPACT

The proposed change in future land use and zoning will not have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. The City has sufficient capacity to meet all demands created by not more than 8 additional dwelling units.

There are 1,656 homes in Lakewood Estates. The homes are located on 464.33 acres. None of the 152.59 acres which include the Applicant's golf course and clubhouse are included in this acreage.

Therefore, the existing density of Lakewood Estates is:

$$1,656 \text{ homes} / 464.33 \text{ acres} = 3.5664 \text{ homes/acre}$$

The proposed future land use category, RL, indicates Lakewood Estates is designated as Residential at 5 units/acre.

This application is for the future development of no more than 8 single family homes on 1.6 acres. Upon completion of these homes, the density of Lakewood Estates including 8 additional single family homes will be as follows:

$$\frac{1,656 \text{ homes} + 8 \text{ homes}}{464.33 \text{ acres} + 1.6 \text{ acres}} = \frac{1,664 \text{ homes}}{465.93 \text{ acres}} = 3.5714 \text{ homes/acre}$$

This slight fraction of a percentage increase in the density of Lakewood Estates will not adversely affect Lakewood Estates, public schools or the City's ability to meet the adopted Level of Service Standards. The resulting density of 3.5714 units per acre is well below the 5.0 units per acre permitted by the RL land use.

Affordability

The Applicant's proposed future land use amendment and rezoning will bring more single family housing opportunities to St. Petersburg. In St. Petersburg, demand for housing far outpaces new construction supply which is causing prices of housing to rise drastically. Based on data provided by City staff, only 246 new single family homes were constructed in all of St. Petersburg in 2016, and before that, the City averaged less than 200 new single family homes constructed annually since 2010:

2016:	246 new single family homes constructed
2015:	172 new single family homes constructed
2014:	118 new single family homes constructed
2013:	111 new single family homes constructed
2012	72 new single family homes constructed

2011 76 new single family homes constructed

2010 49 new single family homes constructed

These statistics of newly constructed homes provided by the City do not take into consideration the loss of existing housing stock from demolitions.

The Applicant plans to build 8 new single family homes on the site which is the maximum the Applicant is entitled to under the RL land use and NS-2 zoning. The Applicant has not received any indication from both City staff and the neighborhood association that they will support a request to increase density beyond the RL land use and NS-2 zoning.

**RESPONSES TO RELEVANT CONSIDERATIONS ON
AMENDMENTS TO THE FUTURE LAND USE MAP AND
OFFICIAL ZONING MAP:**

a. Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.

The following policies and objectives from the Comprehensive Plan are applicable:

LU3.1.(A)(1) Residential Low (RL) – Allowing low density residential uses not to exceed 5.0 dwelling units per net acre.

LU3.2 Development shall not exceed densities and intensities established within this Future Land Use Element except where allowed by the land development regulations.

LU3.5 The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.

LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

LU 3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long term, desirability of an area through appropriate land development regulations.

LU3.12 Less intensive residential uses (less than 7.5 units per acre) shall continue as the predominant density in St. Petersburg.

LU3.15 The Land Use Plan shall provide housing opportunity for a variety of various age, sex, race, and income by providing a diversity of zoning categories with a range of densities and lot requirements.

LU5.3 The Concurrency Management System shall continue to be implemented to ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.

- b. Whether the proposed amendment would impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.**

The proposed amendment will not impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

- c. Whether the proposed amendment would alter population or the population density pattern and thereby impact residential dwelling units and/or public schools.**

The proposed change will slightly alter population and will not alter the population density pattern and thereby will not impact residential dwelling units and/or public schools.

- d. Impact of the proposed amendment upon the following adopted levels of service (LOS) for public services and facilities including but not limited to: water, sewer, sanitation, traffic, mass transit, recreation, and storm water management.**

The proposed change *will not* have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation.

Should the requested rezoning for the subject property be approved, the City has sufficient capacity to meet all demands.

- e. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansion.**

The land area is both appropriate and adequate for the anticipated use of the subject property.

- f. The amount and availability of vacant land or land suitable for redevelopment shown for similar uses in the City or in contiguous areas.**

There is very little available vacant land or land suitable for redevelopment shown for similar uses in the City or in contiguous areas.

- g. Whether the proposed change is consistent with the established land use pattern.**

The proposed change will permit residential development, which is consistent with the established land use pattern surrounding the subject area.

- h. Whether the existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change.**

The existing RL Land Use and NS-2 zoning district boundary is not illogically drawn in relation to existing conditions.

- i. If the proposed amendment involves a change from a residential to a nonresidential use, whether more nonresidential land is needed in the proposed location to provide services or employment to the residents of the City.**

Not applicable.

- j. Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.**

According to the FEMA Flood Insurance Rate Map (FIRM), the subject property is not located within the 100-year flood plain. The property is not located within the CHHA (Coastal High Hazard Area).

- k. Other pertinent information. None.**

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of TRACT III, LAKEWOOD ESTATES, GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of compound curve located on the South right of way line of Alcazar Way South, said point being the Northerly most change in direction on the boundary of said Tract III as a POINT OF REFERENCE; thence along the boundary of said Tract III the following two (2) courses; (1) along said South right of way line, 301.02 feet along the arc of a curve to the left, concave to the Southeast, having a radius of 542.00 feet, central angle of 31°49'17", chord bearing S45°10'21"W, and chord length of 297.17 feet to a point of compound curve; (2) 29.65 feet along the arc of a curve to the left, concave to the East, having a radius of 20.00 feet, central angle of 84°56'01", chord bearing S13°12'19"E, and chord length of 27.01 feet to a point on the East right of way line of Fairway Avenue South; thence continue along the boundary of said Tract III and along the said East right of way line the following two (2) courses: (1) 130.98 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 1018.00 feet, central angle of 07°22'19", chord bearing S51°59'10"E, and chord length of 130.89 feet to a point of compound curve; (2) 149.43 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 644.00 feet, central angle of 13°17'41", chord bearing S41°39'10"E, and chord length of 149.10 feet to the POINT OF BEGINNING; thence continue along the boundary of said Tract III and the East right of way line of said Fairview Avenue South the following two (2) courses: (1) 154.08 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 644.00 feet, central angle of 13°42'29", chord bearing S28°09'05"E, and chord length of 153.71 feet to a point of reverse curve; (2) 490.97 feet along the arc of a curve to the left, concave to the Northeast, having a radius of 3042.10 feet, central angle of 09°14'49", chord bearing S25°55'15"E, and chord length of 490.43 feet; thence leaving the boundary of said Tract III and said East right of way line, N59°27'21"E, 109.00 feet to a point on a curve; thence 473.37 feet along the arc of a curve to the right, concave to the Northeast, having a radius of 2933.10 feet, central angle 09°14'49", chord bearing N25°55'15"W, and chord length of 472.86 feet to a point of reverse curve; thence 180.16 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 753.00 feet, central angle 13°42'29", chord N28°09'05"W, and chord length of 179.73 feet; thence S54°59'41"W, 109.00 feet to the POINT OF BEGINNING.

Containing 70,772 square feet or 1.625 acres more or less.

St Petersburg, Florida

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S13°12'19"E along the chord of a curve located at the Northeasterly corner of TRACT III, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C2".
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. This map intended to be displayed at a scale of 1" = 100'.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

- | | |
|-----|----------------------------------|
| AVE | Avenue |
| LB | Licensed Business |
| LS | Licensed Surveyor |
| PSM | Professional Surveyor and Mapper |
| R/W | Right of Way |

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

EIGHT LOT CONCEPT AT FAIRWAY AVE S. DESCRIPTION AND SKETCH

SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

CREW CHIEF	INITIALS	DATE
DRAWN	GMK	10/1/18
CHECKED	CAB	10/1/18
FIELD BOOK		
FIELD DATE		

Catherine A. Bosco

CATHERINE A. BOSCO PSM LS 6257
OCTOBER 1, 2018
DATE



George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO.
12016303SE
SHEET NO.
1 OF 2



50
0 100
SCALE: 1" = 100'

POINT OF REFERENCE
NORTHERLY MOST CHANGE IN
DIRECTION ON THE BOUNDARY
OF TRACT III

ALCAZAR WAY S
SOUTH R/W LINE OF
ALCAZAR WAY S

COUNTRY CLUB WAY S

EAST R/W LINE OF
FAIRWAY AVENUE SOUTH

**POINT OF
BEGINNING**

LEGEND

- AVE Avenue
- LB Licensed Business
- LS Licensed Surveyor
- PSM Professional Surveyor
and Mapper
- R/W Right of Way

EASTERLY BOUNDARY OF
TRACT III

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	301.02	542.00	31°49'17"	S45°10'21"W	297.17
C2	29.65	20.00	84°56'01"	S13°12'19"E	27.01
C3	130.98	1018.00	07°22'19"	S51°59'10"E	130.89
C4	149.43	644.00	13°17'41"	S41°39'10"E	149.10
C5	154.08	644.00	13°42'29"	S28°09'05"E	153.71
C6	490.97	3042.10	09°14'49"	S25°55'15"E	490.43
C7	473.37	2933.10	09°14'49"	N25°55'15"W	472.86
C8	180.16	753.00	13°42'29"	N28°09'05"W	179.73

FAIRWAY AVENUE S
EAST R/W LINE OF
FAIRWAY AVENUE SOUTH

LAKWOOD ESTATES
GOLF COURSE SECTION
PLAT BOOK 20, PAGE 63

N59°27'21"E
109.00'

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

**EIGHT LOT CONCEPT AT FAIRWAY AVE S.
DESCRIPTION AND SKETCH**

SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

BY	DATE	DESCRIPTION

CREW CHIEF	INITIALS	DATE
DRAWN	GMK	10/1/18
CHECKED	CAB	10/1/18
FIELD BOOK		
FIELD DATE		

SEE SHEET ONE OF
TWO FOR SIGNATURE,
SEAL, DESCRIPTION,
LEGEND AND NOTES



George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO.
12016303SE

SHEET NO.
2 OF 2

ATTACHMENT F

ORIGINAL APPLICATION



st.petersburg
www.stpete.org



FUTURE LAND USE PLAN CHANGE REZONING



Application No. _____
(To Be Assigned)

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Economic Development Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida.

GENERAL INFORMATION

APPLICATION

Date of Submittal:

Street Address:

Parcel ID or Tract Number: 35-31-16-49356-000-0010

Zoning Classification: Present: NSE Proposed: NS-2

Future Land Use Plan Category: Present: R/O Proposed: RL

NAME of APPLICANT (Property Owner): St. Petersburg Country Club, Inc.

Street Address: 2000 Country Club Way S.

City, State, Zip: St. Petersburg, FL 33712-4109

Telephone No: 727-410-1471

Email Address: mkiernan@tlsslaw.com

NAME of any others PERSONS (Having ownership interest in property):

Specify Interest Held:

Is such Interest Contingent or Absolute:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

NAME of AGENT OR REPRESENTATIVE: R. Donald Mastry

Street Address: 200 Central Avenue, Suite 1600

City, State, Zip: St. Petersburg, FL 33701

Telephone No: 727-824-6140

Email Address: dmastry@trenam.com

AUTHORIZATION

Future Land Use Plan amendment and / or rezoning requiring a change to the Countywide Map	\$ 2,400.00
Future Land Use Plan amendment and / or rezoning NOT requiring a change to the Countywide Map	\$ 2,000.00
Rezoning only	\$ 2,000.00

Cash or credit card or check made payable to the "City of St. Petersburg"

The UNDERSIGNED CERTIFIES that the ownership of all property within this application has been fully divulged, whether such ownership be contingent or absolute, and that the names of all parties to any contract for sale in existence or any options to purchase are filed with the application. Further, this application must be complete and accurate, before the public hearings can be advertised, with attached justification form completed and filed as part of this application.

Signature: 
Must be signed by title holder(s), or by an authorized agent with letter attached.

Date: 5-30-18



st.petersburg
www.stpete.org



FUTURE LAND USE PLAN CHANGE REZONING

CITY OF ST. PETERSBURG
MAY 31 2018
PLANNING & ECONOMIC DEVELOPMENT

NARRATIVE (PAGE 1 of 1)

NARRATIVE

PROPERTY INFORMATION:

Street Address:
Parcel ID or Tract Number: 35-31-16-49356-000-0010
Square Feet: Please see attached Narrative
Acreage: Please see attached Narrative
Proposed Legal Description:
Please see attached Narrative

Is there any existing contract for sale on the subject property:
If so, list names of all parties to the contract:
Is contract conditional or absolute:

Are there any options to purchase on the subject property:
Is so, list the names of all parties to option:

REQUEST:

The applicant is of the opinion that this request would be an appropriate land use and / or rezoning for the above described property, and conforms with the Relevant Considerations of the Zoning Ordinance for the following reasons:

The proposal is to change the future land use from Recreation/Open Space to Residential Low and to change the zoning from Neighborhood Suburban Estate to Neighborhood Suburban -2.

Please see attached Narrative



AFFIDAVIT TO AUTHORIZE AGENT

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: St. Petersburg Country Club, Inc.

This property constitutes the property for which the following request is made

Property Address: _____

Parcel ID No.: 35-31-16-49356-000-0010

Request: Change the future land use from Recreation/Open Space to Residential Low and to change the zoning from Neighborhood Suburban Estate to Neighborhood Suburban -2.

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): Donald R. Mastry

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property

I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): [Handwritten Signature]

Michael K Klerman
Printed Name

Sworn to and subscribed on this date

Identification or personally known: _____

Notary Signature: [Handwritten Signature]

Date: 5-30-18

Commission Expiration (Stamp or date):



NANCY L. KOVACIC
MY COMMISSION # FF 970717
EXPIRES: April 13, 2020
Bonded Thru Budget Notary Services

MAY 31 2018

**NARRATIVE FOR FUTURE LAND USE CHANGE AND
REZONING**

REQUEST

The applicant is the St. Petersburg Country Club (the “Applicant”) and it owns a golf course located in the Lakewood Estates subdivision in St. Petersburg, Florida.

The Applicant is requesting that four parcels of its property adjacent to the golf course be amended on the Future Land Use Map from Recreation/Open Space (R/O) to Residential Low (RL).

Additionally, Applicant is seeking to rezone the parcels from Neighborhood Suburban Estate (NSE) to Neighborhood Suburban-2 (NS-2).

One parcel is located near the 9th hole of the golf course that consists of approximately 1.236 acre and will be proposed to be developed as single family home sites. The parcel’s legal description and sketch is attached as **Exhibit A**.

Two parcels are located adjacent to the fairway of the 10th hole of the golf course that consist of approximately 1.238 acres combined and

are proposed to be developed as single family home sites. The two parcels' legal descriptions and sketches are attached as **Exhibit B**.

One parcel is located adjacent to the fairway of the 18th hole of the golf course that consists of approximately 1.820 acres and is proposed to be developed as single family home sites. The parcel's legal description and sketch is attached as **Exhibit C**.

PURPOSE

The Applicant desires to develop the parcels for residential purposes.

EXISTING USE

The parcels are all undeveloped land that sits adjacent to the Applicant's golf course and the development. The parcels for residential use will not adversely affect the use of the golf course or the neighborhood.

SURROUNDING USES

Each of the parcels is adjacent to the Applicant's golf course and single family homes that are zoned in the NS-2 category.



NEIGHBORHOOD ASSOCIATION

The parcels are located within the boundaries of the Lakewood Estates Civic Association. The proposed future land use amendment and rezoning have been presented to the Lakewood Estates Civic Association and it is not opposed to the rezoning and land use requests.

ZONING AND FUTURE LAND USE HISTORY

The present NSE zoning designation has been in place since September 2007, following the implementation of the City's Vision 2020 Plan, the Citywide rezoning and update of the land development regulations.

According to the latest edition of the City of St. Petersburg Comprehensive Plan, effective April 15, 2016, the future land use of the parcels is R/O on the Future Land Use Map. The present land use of the parcels is not consistent with the present zoning.

The established character of the immediate area surrounding these parcels is residential uses. The requested RL future land use category and NS-2 zoning category are consistent with the designations to the north, south, east and west. Therefore, the requested designations are consistent with Policy LU3.6 which states that "land



planning should weigh heavily the established character of predominantly developed areas where changes of use or intensity of development are contemplated.”

Additionally, the requested NS-2 is a consistent zoning category with the proposed Residential Low (RL) future land use category; therefore the request satisfies Policy LU3.3 of the Comprehensive Plan which states that “each land use plan category shall have a set of different zoning districts that may be permitted within the land use category and zoning that is not consistent with the plan category shall not be approved.”

LEVEL OF SERVICE IMPACT

The proposed change in future land use and zoning will not have a significant impact on the City’s adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. The city has sufficient capacity to meet all demands created by not more than 20 additional dwelling units.

There are 1,656 homes in Lakewood Estates. The homes are located on 464.33 acres. None of the 152.59 acres which include the



Applicant's golf course and clubhouse are included in this acreage.

Therefore, the existing density of Lakewood Estates is:

$$1,656 \text{ homes} / 464.33 \text{ acres} = 3.5664 \text{ homes/acre}$$

The proposed future land use category, RL, indicates Lakewood Estates is designated as Residential at 5 units/acre.

This application is for the future development of no more than 20 single family homes on 4.294 acres. Upon completion of these homes, the density of Lakewood Estates including 20 additional single family homes will be as follows:

$$\frac{1,656 \text{ homes} + 20 \text{ homes}}{464.33 \text{ acres} + 4.294 \text{ acres}} = \frac{1,676 \text{ homes}}{468.624 \text{ acres}} = 3.5764 \text{ homes/acre}$$

This slight fraction of a percentage increase in the density of Lakewood Estates will not adversely affect Lakewood Estates, public schools or the City's ability to meet the adopted Level of Service Standards. The resulting density of 3.5764 units per acre is well below the 5.0 units per acre permitted by the RL future lane use.

RESPONSES TO RELEVANT CONSIDERATIONS ON AMENDMENTS TO THE FUTURE LAND USE MAP AND OFFICIAL ZONING MAP:

- a. Compliance of probable use with goals, objectives, policies and guidelines of the City's Comprehensive Plan.**



The following policies and objectives from the Comprehensive Plan are applicable:

LU3.1.(A)(1) Residential Low (RL) – Allowing low density residential uses not to exceed 5.0 dwelling units per net acre.

LU3.2 Development shall not exceed densities and intensities established within this Future Land Use Element except where allowed by the land development regulations.

LU3.5 The tax base will be maintained and improved by encouraging the appropriate use of properties based on their locational characteristics and the goals, objectives and policies within this Comprehensive Plan.

LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

LU 3.8 The City shall protect existing and future residential uses from incompatible uses, noise, traffic and other intrusions that detract from the long term, desirability of an area through appropriate land development regulations.



LU3.12 Less intensive residential uses (less than 7.5 units per acre) shall continue as the predominant density in St. Petersburg.

LU3.15 The Land Use Plan shall provide housing opportunity for a variety of various age, sex, race, and income by providing a diversity of zoning categories with a range of densities and lot requirements.

LU5.3 The concurrency Management System shall continue to be implemented to ensure proposed development to be considered for approval shall be in conformance with existing and planned support facilities and that such facilities and services be available, at the adopted level of service standards, concurrent with the impacts of development.

b. Whether the proposed amendment would impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

The proposed amendment will not impact environmentally sensitive lands or areas which are documented habitat for listed species as defined by the Conservation Element of the Comprehensive Plan.

c. Whether the proposed amendment would alter population or the population density pattern and thereby impact residential dwelling units and/or public schools.

The proposed change will slightly alter population and will not alter the population density pattern and thereby will not impact residential dwelling units and/or public schools.

- d. Impact of the proposed amendment upon the following adopted levels of service (LOS) for public services and facilities including but not limited to: water, sewer, sanitation, traffic, mass transit, recreation, and storm water management.**

The proposed change *will not* have a significant impact on the City's adopted levels of service for potable water, sanitary sewer, solid waste, traffic, mass transit, stormwater management and recreation. Should the requested rezoning for the subject property be approved, the City has sufficient capacity to meet all demands.

- e. Appropriate and adequate land area sufficient for the use and reasonably anticipated operations and expansion.**

The land area is both appropriate and adequate for the anticipated use of the subject property.

- f. The amount and availability of vacant land or land suitable for redevelopment shown for similar uses in the City or in contiguous areas.**

There is very little available vacant land or land suitable for redevelopment shown for similar uses in the City or in contiguous areas.

- g. Whether the proposed change is consistent with the established land use pattern.**

The proposed change will permit residential development, which is consistent with the established land use pattern surrounding the subject area.

- h. Whether the existing district boundaries are logically drawn in relation to existing conditions on the property proposed for change.**



The existing RL Land Use and NS-2 zoning district boundary is not illogically drawn in relation to existing conditions.

- i. If the proposed amendment involves a change from a residential to a nonresidential use, whether more nonresidential land is needed in the proposed location to provide services or employment to the residents of the City.**

Not applicable.

- j. Whether the subject property is located within the 100-year flood plain or Coastal High Hazard Area as identified in the Coastal Management Element of the Comprehensive Plan.**

According to the FEMA Flood Insurance Rate Map (FIRM), the subject property is not located within the 100-year flood plain. The property is not located within the CHHA (Coastal High Hazard Area).

- k. Other pertinent information. None.**

EXHIBIT "A"

CITY OF ST. PETERSBURG
MAY 31 2018
PLANNING & ECONOMIC DEVELOPMENT

LEGAL DESCRIPTION

CITY OF ST. PETERSBURG
 MAY 31 2018
PLANNING & ECONOMIC DEVELOPMENT

A portion of TRACT XII, LAKEWOOD ESTATES, GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of compound curve located on the South right of way line of Green Way South, said point being the Northerly most change in direction on the boundary of said Tract XII as a POINT OF REFERENCE; thence 24.86 feet along said right of way and the arc of a curve to the right, concave to the Southwest, having a radius of 20.00 feet, central angle of 71°12'54", chord bearing S53°38'15"E, and chord length of 23.29 feet, to a point on the East line of said Tract XII, also being the West right of way of Fairway Avenue South, and a point of compound curve; thence 177.30 feet along said right of way and the arc of a curve to the right, concave to the West, having a radius of 431.95 feet, central angle of 23°31'05", chord bearing S06°16'16"E, and chord length of 176.06 feet to the POINT OF BEGINNING; thence continue along said East line, 294.36 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 431.95 feet, central angle of 39°02'44", chord bearing S25°00'38"W, and chord length of 288.70 feet to a point of compound curve; thence 31.81 feet along the arc of a curve to the right, concave to the North, having a radius of 20.00 feet, central angle of 91°07'35", chord bearing N89°54'12"W, and chord length of 28.56 feet to a point on the South line of said Tract XII, also being the North right of way of Catalonia Way South, and a point of reverse curve; thence along said South line, 251.96 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 525.00 feet, central angle of 27°29'50", chord bearing N58°05'20"W, and chord length of 249.55 feet; thence departing said South line, N18°09'45"E, 88.70 feet; thence S85°30'40"E, 202.50 feet; thence N22°46'24"E, 77.15 feet; thence S84°30'44"E, 103.53 feet, to the POINT OF BEGINNING.

Containing 53,856 square feet (1.236 acres) more or less.

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S53°38'15"E along the chord of a curve located at the Northeasterly corner of TRACT XII, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. This map intended to be displayed at a scale of 1" = 100'.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

- | | |
|-----|----------------------------------|
| AVE | Avenue |
| LB | Licensed Business |
| LS | Licensed Surveyor |
| PSM | Professional Surveyor and Mapper |
| R/W | Right of Way |

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

FIVE LOT CONCEPT DESCRIPTION AND SKETCH

SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	4/13/18
CHECKED	CAB	4/16/18
FIELD BOOK		
FIELD DATE		

Catherine A. Bosco

CATHERINE A. BOSCO PSM LS 6257
 APRIL 18, 2018
 DATE

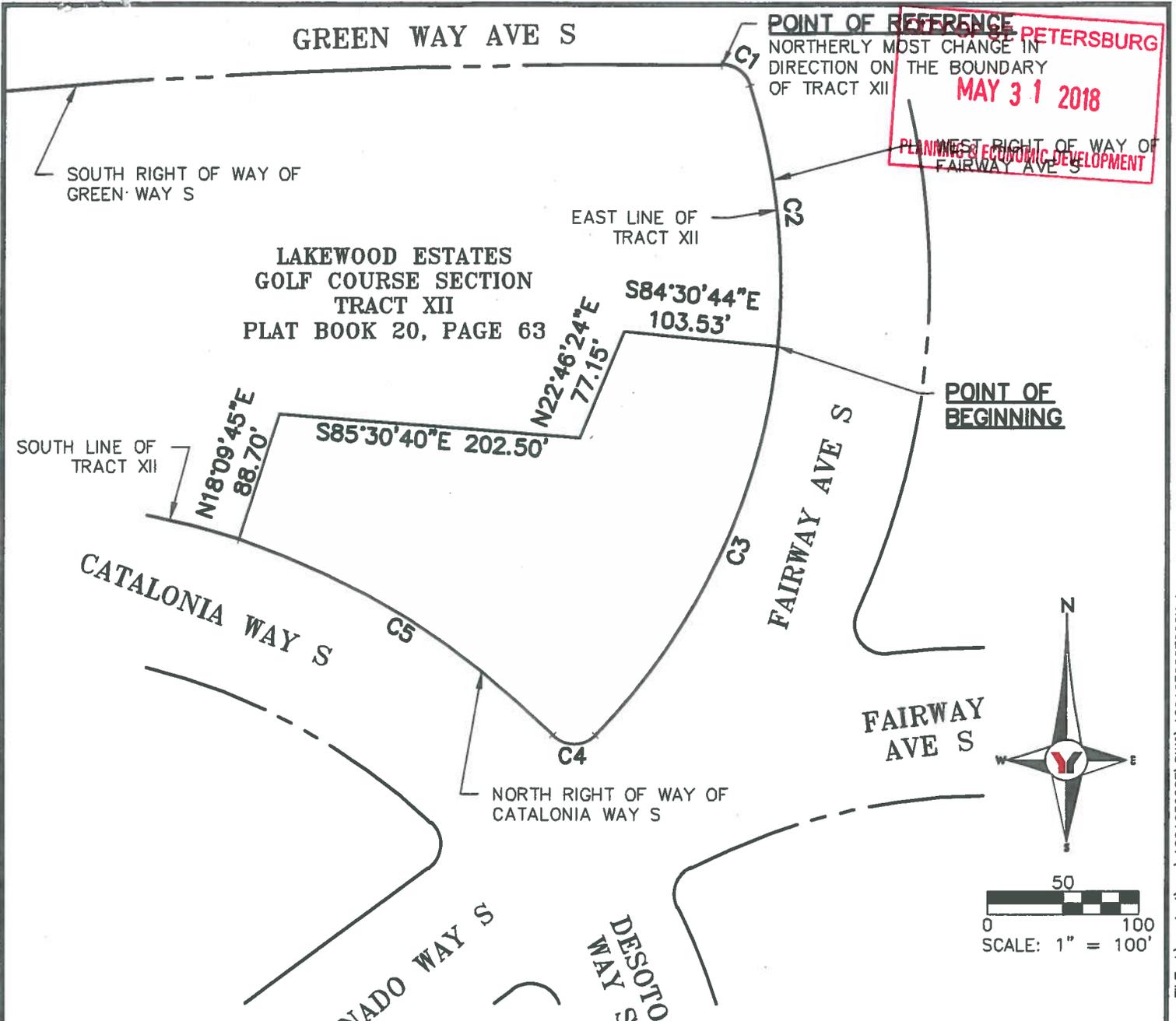


George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
 PHONE (727) 822-4317 FAX (727) 822-2919
 BUSINESS ENTITY LB21
 CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
 PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
 GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO.
12016302SE
 SHEET NO.
1 OF 2

FILE: I:\project\sur\12016302SE\DWG\12016302SE00SK.dwg
 LOGIN: Kime, Greg
 PLOTTED: 4/19/2018 1:43 PM



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.86	20.00	71°12'54"	S53°38'15"E	23.29
C2	177.30	431.95	23°31'05"	S06°16'16"E	176.06
C3	294.36	431.95	39°02'44"	S25°00'38"W	288.70
C4	31.81	20.00	91°07'35"	N89°54'12"W	28.56
C5	251.96	525.00	27°29'50"	N58°05'20"W	249.55

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

**FIVE LOT CONCEPT
DESCRIPTION AND SKETCH**

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	4/13/18
CHECKED	CAB	4/16/18
FIELD BOOK		
FIELD DATE		

SEE SHEET ONE OF TWO FOR SIGNATURE, SEAL, DESCRIPTION, LEGEND AND NOTES



George F. Young, Inc.
 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
 PHONE (727) 822-4317 FAX (727) 822-2919
 BUSINESS ENTITY LB21
 CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
 PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
 GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO.
12016302SE
 SHEET NO.
2 OF 2

FILE: i:\project\sur\12016302SE\DWG\12016302SE005K.dwg LOGIN: Kime, Greg PLOTTED: 4/19/2018 1:43 PM

EXHIBIT "B"

CITY OF ST. PETERSBURG
MAY 31 2018
PLANNING & ECONOMIC DEVELOPMENT

LEGAL DESCRIPTION

CITY OF ST. PETERSBURG
MAP 9 1203
PLANNING & ECONOMIC DEVELOPMENT

PARCEL "A"

A portion of TRACT V, LAKEWOOD ESTATES, GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of reverse curve located on the Westerly right of way line of Alcazar Way South, said point being the Easterly most change in direction on the boundary of said Tract V as a POINT OF REFERENCE; thence along the East line of said TRACT V, also being the Westerly right of way of Alcazar Way South; the following two (2) courses; (1) 44.02 feet along the arc of a curve to the left, concave to the Southeast, having a radius of 642.00 feet, central angle of 03°55'43", chord bearing S15°28'29"W, and chord length of 44.01 feet to a point of reverse curve; (2) 338.82 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 05°07'57", chord bearing S16°04'37"W, and chord length of 338.71 to the POINT OF BEGINNING; thence continue along said East line, 200.08 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 03°01'51", chord bearing S20°09'31"W, and chord length of 200.05 feet; thence departing said East line, N68°19'34"W, 103.00 feet to a point on a curve; thence 156.20 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3679.34 feet; central angle of 02°25'57", chord bearing N20°27'28"E, and chord length of 156.19 feet; thence N88°13'20"E, 110.12 feet to the POINT OF BEGINNING.

Containing 18,349 square feet (0.421 acre) more or less.

TOGETHER WITH:

PARCEL "B"

From a point of reverse curve located on the West right of way line of Alcazar Way South, said point being the Easterly most change in direction on the boundary of said Tract V as a POINT OF REFERENCE; thence along the East line of said TRACT V, also being the Westerly right of way of Alcazar Way South, the following two (2) courses; (1) 44.02 feet along the arc of a curve to the left, concave to the Southeast, having a radius of 642.00 feet, central angle of 03°55'43", chord bearing S15°28'29"W, and chord length of 44.01 feet to a point of reverse curve; (2) 853.22 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 12°55'29", chord bearing S19°58'22"W, and chord length of 851.41 to the POINT OF BEGINNING; thence continue along said East line, the following two (2) courses; (1) 103.29 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3782.34 feet, central angle of 01°33'53", chord bearing S27°13'03"W, and chord length of 103.29 feet to a point of compound curve; (2) 247.42 feet along the arc of a curve to the right, concave to the Northwest, having a radius of 3243.00 feet, central angle of 04°22'17", chord bearing S30°11'08"W, and chord length of 247.36 feet; thence departing said East line, N57°37'43"W, 103.00 feet to a point on a curve; thence 239.56 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3140.00 feet; central angle of 04°22'17", chord bearing N30°11'08"E, and chord length of 239.50 feet to a point of compound curve; thence 100.48 feet along the arc of a curve to the left, concave to the Northwest, having a radius of 3679.34 feet; central angle of 01°33'53", chord bearing N27°13'04"E, and chord length of 100.48 feet; thence S63°33'53"E, 103.00 feet to the POINT OF BEGINNING.

Containing 35,574 square feet (0.817 acre) more or less.

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S15°28'29"W along the chord of a curve located on the East line of TRACT V, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. This map intended to be displayed at a scale of 1" = 120'.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

- AVE Avenue
- LB Licensed Business
- LS Licensed Surveyor
- PSM Professional Surveyor and Mapper
- R/W Right of Way

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

SIX LOT CONCEPT DESCRIPTION AND SKETCH

SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

	BY	DATE	DESCRIPTION
REVISED			

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	4/13/18
CHECKED	CAB	4/16/18
FIELD BOOK		
FIELD DATE		

Catherine A. Bosco

CATHERINE A. BOSCO PSM LS 6257
APRIL 18, 2018



George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO.
12016302SE
SHEET NO.
1 OF 2

FILE: i:\project\sur\12016302SE\DWG\12016302SE00SK.dwg

LOGIN: Kime, Greg

PLOTTED: 4/19/2018 1:46 PM



60
0 120
SCALE: 1" = 120'

POINT OF BEGINNING
PARCEL "A"
N88°13'20"E
110.12'

POINT OF REFERENCE
EASTERLY MOST CHANGE
IN DIRECTION ON THE
BOUNDARY OF TRACT V

LAKWOOD ESTATES
GOLF COURSE SECTION
TRACT V
PLAT BOOK 20, PAGE 63

EAST LINE OF
TRACT V

WESTERLY RIGHT OF WAY
OF ALCAZAR WAY S

N68°19'34"W
103.00'

ALCAZAR WAY S

CAESAR WAY S

S63°33'53"E
103.00'

POINT OF BEGINNING
PARCEL "B"

CITY OF ST. PETERSBURG
MAY 31 2018
PLANNING & ECONOMIC DEVELOPMENT

N57°37'43"W
103.00'

CAESAR WAY S

ALCAZAR WAY S

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	44.02	642.00	03°55'43"	S15°28'29"W	44.01
C2	338.82	3782.34	05°07'57"	S16°04'37"W	338.71
C3	200.08	3782.34	03°01'51"	S20°09'31"W	200.05
C4	156.20	3679.34	02°25'57"	N20°27'28"E	156.19
C5	853.22	3782.34	12°55'29"	S19°58'22"W	851.41
C6	103.29	3782.34	01°33'53"	S27°13'03"W	103.29
C7	247.42	3243.00	04°22'17"	S30°11'08"W	247.36
C8	239.56	3140.00	04°22'17"	N30°11'08"E	239.50
C9	100.48	3679.34	01°33'53"	N27°13'04"E	100.48

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

SIX LOT CONCEPT
DESCRIPTION AND SKETCH

SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	4/13/18
CHECKED	CAB	4/16/18
FIELD BOOK		
FIELD DATE		

SEE SHEET ONE OF
TWO FOR SIGNATURE,
SEAL, DESCRIPTION,
LEGEND AND NOTES



George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LS21
CIVIL & TRANSPORTATION ENGINEERING | ECODLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWODD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO.
12016302SE
SHEET NO.
2 OF 2

FILE: I:\project\sur\12016302SE\DWG\12016302SE\CAOSK.dwg
LOGIN: Kime, Greg
PLOTTED: 4/19/2018 1:47 PM

EXHIBIT "C"

CITY OF ST. PETERSBURG
MAY 31 2018
PLANNING & ECONOMIC DEVELOPMENT

LEGAL DESCRIPTION

CITY OF ST. PETERSBURG
MAY 31 2018
 PLANNING & ECONOMIC DEVELOPMENT

A portion of TRACT III, LAKEWOOD ESTATES, GOLF COURSE SECTION, as recorded in Plat Book 20, Page 63, of the public records of Pinellas County, Florida, lying within Section 1, Township 32 South, Range 16 East, being more particularly described as follows:

From a point of compound curve located on the South right of way line of Alcazar Way South, said point being the Northerly most change in direction on the boundary of said Tract III as a POINT OF REFERENCE; thence 29.19 feet along said right of way and the arc of a curve to the right, concave to the South, having a radius of 20.00 feet, central angle of 83°38'08", chord bearing S77°05'57"E, and chord length of 26.67 feet, to a point on the Easterly line of said Tract III, also being the Westerly right of way of Country Club Way South, and a point of compound curve; thence along the Easterly line of said TRACT III, 272.30 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 8051.02 feet, central angle of 01°56'16", chord bearing S34°18'44"E, and chord length of 272.29 feet, to the POINT OF BEGINNING; thence continue along said Easterly line, the following two (2) courses; (1) 405.59 feet along the arc of a curve to the right, concave to the Southwest, having a radius of 8051.02 feet, central angle of 02°53'11", chord bearing S31°54'01"E, and chord length of 405.55 feet to a point of reverse curve; (2) 355.24 feet along the arc of a curve to the left, concave to the Northeast, having a radius of 4580.56 feet, central angle of 04°26'37", chord bearing S32°40'44"E, and chord length of 355.15 feet; thence departing said Easterly line, S55°05'58"W, 104.00 feet to a point on a curve; thence 363.31 feet along the arc of a curve to the right, concave to the Northeast, having a radius of 4684.56 feet; central angle of 04°26'37", chord bearing N32°40'43"W, and chord length of 363.22 feet to a point of reverse curve; thence 400.35 feet along the arc of a curve to the left, concave to the Southwest, having a radius of 7947.02 feet, central angle of 02°53'11", chord bearing N31°54'01"W, and chord length of 400.31 feet; thence N56°39'24"E, 104.00 feet to the POINT OF BEGINNING.

Containing 79,274 square feet (1.820 acres) more or less.

NOTES

1. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
2. NOT A BOUNDARY SURVEY.
3. Basis of Bearings: S77°05'57"E along the chord of a curve located at the Northeasterly corner of TRACT III, LAKEWOOD ESTATES GOLF COURSE SECTION, shown hereon as curve "C1".
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. This map intended to be displayed at a scale of 1" = 100'.
6. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

- AVE Avenue
- LB Licensed Business
- LS Licensed Surveyor
- PSM Professional Surveyor and Mapper
- R/W Right of Way

PREPARED FOR:
ST. PETERSBURG COUNTRY CLUB

NINE LOT CONCEPT DESCRIPTION AND SKETCH

SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

	BY	DATE	DESCRIPTION
REVISED			

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	4/13/18
CHECKED	CAB	4/16/18
FIELD BOOK		
FIELD DATE		

Catherine A. Bosco

CATHERINE A. BOSCO PSM LS 6257
APRIL 18, 2018



George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
PHONE (727) 822-4317 FAX (727) 822-2919
BUSINESS ENTITY LB21

CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO.
12016302SE

SHEET NO.
1 OF 2

FILE: i:\project\sur\12016302SE\DWG\12016302SE00SK.dwg LOGIN: Kime, Greg PLOTTED: 4/19/2018 1:44 PM

CITY OF ST. PETERSBURG
 MAY 31 2018
 PLANNING & ECONOMIC DEVELOPMENT



POINT OF REFERENCE
 NORTHERLY MOST CHANGE IN
 DIRECTION ON THE BOUNDARY
 OF TRACT III

POINT OF BEGINNING

WESTERLY RIGHT OF WAY
 OF COUNTRY CLUB WAY S

ALCAZAR WAY S
 SOUTH R/W LINE OF
 ALCAZAR WAY S

NORTHERLY LINE OF
 TRACT III

EASTERLY LINE OF
 TRACT III

100' R/W

COUNTRY CLUB WAY S

LAKWOOD ESTATES
 GOLF COURSE SECTION
 TRACT III
 PLAT BOOK 20, PAGE 63

OLD SURVEY - SEE AMENDED SURVEY

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	29.19	20.00	87°58'08"	S77°05'57"E	26.67
C2	272.30	8051.02	01°56'16"	S34°18'44"E	272.29
C3	405.59	8051.02	02°53'11"	S31°54'01"E	405.55
C4	355.24	4580.56	04°26'37"	S32°40'44"E	355.15
C5	363.31	4684.56	04°26'37"	N32°40'43"W	363.22
C6	400.35	7947.02	02°53'11"	N31°54'01"W	400.31

PREPARED FOR:
 ST. PETERSBURG COUNTRY CLUB

**NINE LOT CONCEPT
 DESCRIPTION AND SKETCH**

SECTION 1, TOWNSHIP 32 S., RANGE 16 E.

REVISED	BY	DATE	DESCRIPTION

	INITIALS	DATE
CREW CHIEF		
DRAWN	JLS	4/13/18
CHECKED	CAB	4/16/18
FIELD BOOK		
FIELD DATE		

SEE SHEET ONE OF
 TWO FOR SIGNATURE,
 SEAL, DESCRIPTION,
 LEGEND AND NOTES



George F. Young, Inc.

299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
 PHONE (727) 822-4317 FAX (727) 822-2919
 BUSINESS ENTITY LB21
 CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
 PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
 GAINESVILLE • LAKWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO.
 12016302SE
 SHEET NO.
 2 OF 2

FILE: i:\project\sur\12016302SE\DWG\12016302SE00SK.dwg LOGIN: Kime, Greg PLOTTED: 4/19/2018 1:45 PM