

ORDINANCE NO. 13-2017

AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, AMENDING THE OFFICIAL ZONING MAP FROM RESIDENTIAL RURAL (RR) TO RESIDENTIAL LOW (RL) REGARDING 2.93 ACRES OF PROPERTY DESCRIBED HEREIN LOCATED AT 9012 – 86TH AVENUE NORTH; FINDING THE REQUEST CONSISTENT WITH THE CITY OF SEMINOLE’S COMPREHENSIVE PLAN AND FUTURE LAND USE MAP; PROVIDING FOR A DEVELOPMENT AGREEMENT; PROVIDING FOR PUBLICATION IN ACCORDANCE WITH THE APPLICABLE LAW; PROVIDING FOR NON-SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owner, El Cazador Equestrian Center, LLC, has requested an Official Zoning Map change for the subject property located at 9012 – 86th Avenue North and described as Section 26, Township 30, Range 15 – Subdivision 70740, Block 100, Lot 0201 as depicted in Exhibit “A” attached hereto; and

WHEREAS, the City is willing to change the zoning map designation of said property only in conjunction with the terms and conditions contained in an enforceable development agreement; and

WHEREAS, said zoning map change has been determined to be compatible with the surrounding properties through the use of an enforceable development agreement; and

WHEREAS, upon a public hearing with due public notice before the Developmental Review Board on September 19, 2016, and two advertised public hearings with due public notice before the City Council of the City of Seminole, it was determined that the requested amendment of the official zoning map from Residential Rural (RR) to Residential Low (RL) is consistent with the City of Seminole’s Comprehensive Plan Future Land Use Map, in conjunction with an enforceable development agreement, said amendment is considered compatible with the surrounding properties, and best serves the public interest without depriving the owners thereof of their lawful rights; and

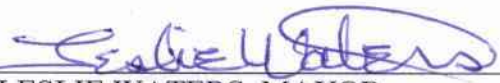
WHEREAS, the City Council of the City of Seminole has conducted two public hearings pursuant to the requirements of the City Code of Ordinances and Florida Statute 166.041(3)(c) and taken action to approve an amendment to the City of Seminole Official Zoning Map.

NOW, THEREFORE, BE IT ORDAINED, by the City of Seminole, Florida, as follows:

1. The Official Zoning Map of the City of Seminole is hereby amended to provide that a the properties as shown on Exhibit A, located at 9012 – 86th Avenue North be changed from Residential Rural (RR) to Residential Low (RL).

2. It is the intention of the City Council of the City of Seminole that each provision hereof be considered non-severable, and that the invalidity of any provision of this ordinance shall affect the validity of the other provisions of this ordinance, the City of Seminole Comprehensive Plan, or the City of Seminole Land Development Regulations.
3. The effective date of the ordinance shall be upon final adoption.

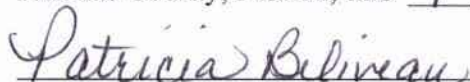
APPROVED ON FIRST READING: April 11, 2017
PUBLISHED: March 31, 2017 & April 28, 2017
PASSED AND ADOPTED ON
SECOND AND FINAL READING: May 9, 2017



LESLIE WATERS, MAYOR

I, Patricia Beliveau, City Clerk of the City of Seminole, Florida, County of Pinellas, State of Florida, a municipal corporation do hereby certify the foregoing and hereto attached is a true and correct copy of Ordinance No. 13-2017 which is on file in the City Clerk's Office.

IN WITNESS WHEREOF, I hereunto set my hand and affixed the seal of the City of Seminole, Pinellas County, Florida, this 9 day of May, 2017.



Patricia Beliveau, City Clerk





Pinellas Groves NE $\frac{1}{4}$, that PT of the W 206 Ft (S) of Lot 2 and Lot 3 Lying E'LY of Kaywood Gdns Unit 2 Less RD on N & S 315.28 FT of E 127.93 FT of Lot 2 & S 315.28 FT of Lot 1 Less RD on E.

PARCEL I

That part of Lots 2 & 3, in the Northeast $\frac{1}{4}$ Section 26, Township 30 South, Range 15 East, Pinellas Groves, as recorded in Plat Book 1, Page 55, Records of Pinellas County, Florida, being further described as follows: From the Northeast corner of the Northeast $\frac{1}{4}$ of said Section 26, run North 89 deg. 25' 14" West 461.5 feet, along the North line of said Section 26 for a point of beginning. Thence run South 0 deg. 32' 00" West, 668.56 feet, parallel to the East line of said Northeast $\frac{1}{4}$ to the South line of said Lot 2; Thence North 89 deg. 31' 06" West, 123.00 feet, along said South line of Lot 2; Thence North 0 deg. 32' 00" East, 330.76 feet; Thence North 89 deg. 25' 14" West, 167.00 feet; Thence North 0 deg. 32' 00" East, 338 feet to the North line of said Northeast $\frac{1}{4}$; Thence South 89 deg. 25' 14" East, 290.00 feet to the point of beginning. Less that part lying within 38 feet of the North line of said Northeast $\frac{1}{4}$ of Section 26.

PARCEL II

That part of Lots 1 and 2 in the NE $\frac{1}{4}$ of Section 26, Township 30 South, Range 15 East, as shown by plat of PINELLAS GROVES, INC. recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, which lies within the North 157.64 feet of South 315.28 feet of East 461.51 feet of NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26-30-15, LESS that part lying within 60 feet of the East line of said NE $\frac{1}{4}$ for road right-of-way. And, That part Lots 1 and 2 in NE $\frac{1}{4}$ of Section 26, Township 30 South, Range 15 East, as shown by plat of PINELLAS GROVES, INC., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, which lies within the South 157.64 feet of East 461.51 feet of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 26-30-15, LESS that part lying within 60 feet of the East line of said NE $\frac{1}{4}$ for road right-of-way.

**STAFF REPORT: Z - 2017- 1 (former Z - 2016-2)
Ordinance No. 13-2017**

GENERAL INFORMATION

APPLICANT/OWNER: El Cazador Equestrian Facility

REPRESENTATIVE: Alex Crespo, Waldrop Engineering

LOCATION: 9012 – 86th Avenue (PIN #s: 26/30/15-70740-100-0201)

Located on the south side of 86th Avenue, approximately 391 ft. west of Starkey Rd.

REQUEST: To change the Official Zoning Map to rezone from Residential Rural (RR) (2.93 ac.) to Residential Low (RL) (2.93 ac.).

SITE INFORMATION

PROPERTY SIZE: Amendment area is 2.93 acres of a total of 5.84 acres.
Dimensions of property: 290' X 300' and 123' X 660' m.o.l.

PROPERTY USE:
Current Use: Equestrian Center
Proposed Use: Single family

PLAN CATEGORY:
Current Category: Residential Low (RL)
Proposed Category: Residential Low (RL)

ZONING DISTRICT:
Current District: Residential Rural (RR)
Proposed District: Residential Low (RL)

EXISTING

SURROUNDING USES: North: Church (City), Single Family (County)
South: Cell Tower (City)
East: Assisted Living Facility, Single Family (City & County)
West: Single Family (County)

ANALYSIS

Introduction

This rezoning application is requested by the applicant in order to redevelop a parcel with single family detached homes. The subject amendment site is located south side of 86th Avenue and west of Starkey Rd. The subject area is developed with an equestrian center which was built in 1971 and expanded in 1984. The whole 5.84 acre parcel is currently designated as Residential Low (RL) on the Future Land Use Map (FLUM), which allows for a residential density of up to five (5) units/acre. The 5.84 site has a split zoning classification of Residential Rural (RR) on the western 2.93 acres (the amendment area) which allows a density of up to one-half (0.5) units/acre, and the balance of eastern 2.91 acres is classified as Residential Low (RL) on the City's Official Zoning Map which allows for a density of up to five (5) units/acre.

1. CONSISTENCY WITH CITY'S COMPREHENSIVE PLAN

A. Existing and Proposed Zoning Map classification:

The Official Zoning Map shows Residential Rural (RR) on 2.93 acres. The proposal is to rezone to Residential Low (RL) and to redevelop the subject amendment site and the balance of the site with 26 single family detached units at a density that is consistent with the overlying FLUM category of Residential Low which allows for a density of 5 units/acre.

The applicable Objectives and Policies from the Comprehensive Plan in support of the Residential Low Medium (RLM) zoning classification are found in the following element of the Comprehensive Plan, as indicated below:

Future Land Use Element:

- | | |
|---------------|---|
| Objective 1.1 | The City shall ensure that redevelopment and new development occur in planned areas at appropriate densities and intensities, consistent with <i>Map LU-4: Future Land Use</i> and this comprehensive plan. |
| Policy 1.3.1 | Through provisions contained in the land development regulations, the City shall encourage a balanced land use mix providing for a variety of housing styles, densities, and open space. |

The applicant desires to amend the Official Zoning Map to redevelop the amendment site with a type of residential use at a density that is consistent with density of the FLUM designation and which is compatible with the surrounding uses.

Finding # 1: The proposed rezoning amendment to Residential Low (RL) is consistent and compatible with the Comprehensive Plan because the proposed zoning classification would allow for a type of residential use at a density that is consistent with the existing Comprehensive Plan Residential Low (RL) plan map category and designation, and the rezoning is compatible with the surrounding future land use plan category designations of Residential Low (RL), Institutional (I), and Transportation/Utility (T/U).

2. APPROPRIATENESS AND COMPATIBILITY WITH SURROUNDING PROPERTY/ CHARACTER OF THE CITY & NEIGHBORHOOD

Immediate Surrounding Area

The subject amendment area has residential uses to the north, east and west, a cell tower site to the south, and a church site to the north. The City Future Land Use Map designates the land to the north as Institutional, to the south as Transportation/Utility, to the east as Residential Low (RL) which allows for residential uses up to a density of five (5) units/acre, and to the west in Pinellas County as Residential Low (RL) (5 upa). The zoning classification to the north is Residential Low (RL), to the south is Public/Semi-Public, to the east is Residential Low (RL), to the west in Pinellas County is Single Family Residential (R-3).

The existing surrounding area includes single family homes, a church site, a cell tower site, and an ALF. The subject amendment site is approximately 660 ft. deep and has approximately 290 ft. of frontage on the south side of 86th Avenue. Relative to traffic access to the subject site, there is curb cut one onto 86th Avenue. Upon redevelopment of the subject area there will be one curb cut onto 86th Avenue. The proposed redevelopment use would be a gated, single family residential subdivision with 26 lots.

Finding # 2. The proposed rezoning can be considered consistent and compatible with the surrounding character of the surrounding area which is predominantly residential in nature.

3. APPROPRIATENESS AND COMPATIBILITY WITH THE SURROUNDING FUTURE LAND USE AND ZONING DISTRICT BOUNDARIES

The location of the proposed Residential Low zoning boundary can be considered an appropriate application to implement the existing RL land use designation on the subject amendment site. Also, the amendment is appropriate and compatible with the surrounding future land use designation of Residential Low (RL) that is on the properties located to the west, east, and north, with the Institutional (I) land use category on the property to the north, and the Transportation/Utility (T/U) land use on the property to the south.

Finding # 3. The proposed RL zoning designation can be considered consistent, compatible and appropriate given the location of the subject amendment area in relation to the adjacent Future Land Use categories and associated zoning districts.

4. IMPACT ON PUBLIC FACILITIES/SERVICES

Roadways

As stated earlier, the subject amendment site is approximately 2.93 acres of a 5.84 acre total site size. Based on a permitted density of five (5) units/acre permitted under the existing Residential Low (RL) plan category, a maximum of 29 units could be placed on the subject amendment site and remaining portion of the whole site.

Within the proposed area to be rezoned, approval would allow for a potential of an additional 13 residential units.

An accepted methodology for reviewing the transportation impacts of proposed zoning amendments is based on the Pinellas Planning Council's (PPC) traffic generation guidelines. The traffic generation rates have been calculated for the subject area based on the existing and proposed zoning density, as shown in the table below:

MAXIMUM POTENTIAL TRAFFIC

Starkey Rd.

	Existing Zoning	Proposed Zoning	Net New Trips	Traffic Dist.
Maximum Daily Potential Trips	29	147	118	N/A
Maximum PM Peak Hour Potential Trips	4*	18*	14*	N/A
Vol. on Starkey Rd. from Park Blvd to Bryan Dairy Rd.	26,992	27,058	66	56%
LOS of Starkey Rd. from Park Blvd. to Bryan Dairy Rd.	D	D	N/A	N/A
Vol. on Park St. from Park Blvd. to Bay Pines Blvd.	28,920	28,986	66	56%
LOS of Park St. from Park Blvd. to Bay Pines Blvd.	D	D	N/A	N/A

N/A = Not Applicable

LOS = Level-of-Service

* = City Calculation of 12.5%

Source: *"The Rules" of the Countywide Future Land Use Plan, 2014*

Regarding the amendment area, a total of 29 vehicle trips per day could result from the existing Residential Rural (RR) zoning density, based on 10 trips/acre, with an expected total of 4 PM Peak Hour trips. The proposed Residential Low (RL) zoning density to implement the Residential Low plan category, based on 50 trips/acre, could generate a total of 147 vehicle trips, resulting in a total of 18 PM Peak Hour trips. A potential net increase of 118 gross trips and 14 PM Peak Hour vehicle trips is projected as a result of this zoning map amendment.

The vehicle trips associated with any increased development would be distributed onto Starkey Rd. to the north and Starkey Rd./Park Street to the south, by using the curb cut on 86th Avenue to the signalized intersection at 86th Avenue and Starkey Rd., or westbound on 86th Avenue from the existing curb cut located at the north end of the site. The 2016 Transportation Level of Service (LOS) manual from the Pinellas County Metropolitan Planning Organization assigned the segments in the vicinity of this site a level of service (LOS) "D" for Starkey Rd. located north of Park Blvd., and a LOS "D" for Park Street located south of Park Blvd. It should be noted that Starkey Rd. and Park St. are currently undergoing a widening that will be complete sometime in 2018. Starkey Rd. and Park St. are being upgraded from a 4 lane to a 6 lane divided Principal Arterial.

Mass Transit

The Citywide LOS for mass transit would not be affected by the proposed plan rezoning. The total miles of fixed route service will not change; the amendment site is located within ¼ mile of an existing transit route; and headways are less than or equal to one hour. Pinellas Suncoast Transit Authority (PSTA) bus service is available along Starkey Rd.

Water/Wastewater

Under the current Residential Rural zoning classification, water demand could approach approximately 315 gallons per day (2.93 ac. X 0.5 units/acre X 215 gpd/unit). The maximum for the proposed additional Residential Low zoning classification, for additional water consumption, could approach 3,150 gallons per day (2.93 ac. X 5.0 units/acre X 215 gpd/unit) Water demand could experience a potential net increase of 2,835 gallons per day as a function of the zoning amendment, with actual water consumption being a function of redevelopment. The rezoning would not negatively affect the City's current LOS for water or wastewater because both utility systems have adequate capacity based on the most recent Pinellas County Concurrency Test Statement.

Solid Waste

Under the current Residential Rural zoning classification, approximately 2 tons of solid waste could be generated per year (2.93 ac X 0.5 upa X 1.87 ppu X 0.83 tpp). The maximum for the proposed zoning classification could result in approximately 23 tons of solid waste per year (2.93 ac. X 5.0 units/acre X 1.87 ppu X 0.83 tpp). The proposed zoning change could result in a net increase of 21 tons of solid waste per year. The rezoning would not negatively affect the City's current LOS for solid waste because the solid waste system has adequate capacity based on the most recent Pinellas County Concurrency Test Statement.

Recreation and Open Space

The proposed rezoning would not negatively impact the LOS of recreational acreage or facilities.

Finding # 3. The proposed Residential Low (RL) zoning classification would not negatively impact the sufficiency of public facilities.

5. IMPACT ON NATURAL RESOURCES/FEATURES

There are no environmentally sensitive lands on the site or adjacent to the site. The amendment area is not located within the FEMA designated 100 Year Floodplain. The proposed zoning amendment does not have any negative impacts on energy efficient land use patterns, and will allow compact development.

Finding # 5. The proposed amendment does not affect any existing environmentally sensitive areas, the amendment would not negatively impact the 100 Year Floodplain, and the amendment does not negatively impact energy efficient land use patterns.

6. IMPACT OF DEVELOPMENT ON THE FUTURE LAND USE PLAN, SURROUNDING AREA, TIMING OF AMENDMENT AND PRECEDENT

The proposed Residential Low (RL) zoning district that is proposed to implement the proposed Residential Low (RL) plan category and is considered more intensive than the existing Residential Rural (RR) zoning district, but the proposed RL zoning can be considered consistent, compatible with the existing Residential Low (RL) plan category that is currently in place and regulating the amendment area. The proposed amendment does not negatively impact the future land use plan, is not ill timed, and does not set a negative precedent.

Existing vs. Proposed Regulations - Maximum Development Potential

	Density # units/acre	Floor Area Ratio (FAR)	Impervious Surface Ratio (ISR)
Existing RR Zoning	0.5	N/A	N/A
Proposed RL Zoning	5.0	N/A	N/A

Finding # 6. The proposed RL zoning district can be considered consistent and compatible with the future land use plan, with the adjoining uses, is not ill timed and does not set a negative precedent.

SUMMARY AND RECOMMENDATIONS

A rezoning from Residential Rural (RR) to Residential Low (RL) for the subject 2.93 acre amendment area is requested to allow for the redevelopment of the subject amendment area and adjoining remainder area that comprises the whole parcel.

The Community Development Department, based on Findings # 1 through 6 of the staff report, **recommends APPROVAL** of the applicant's request to:

1. Amend the Official Zoning Map classification of 9012 – 86th Avenue for 2.93 acres m.o.l. from Residential Rural (RR) to Residential Low (RL), subject to an accompanying Development Agreement.

Submitted by: Mark Ely, Community Development Director

The Developmental Review Board met on September 19, 2016, and following the advertised public hearing, found the proposed zoning map amendment consistent with the Comprehensive Plan, and the DRB recommended that the zoning map amendment be transmitted to the City Council for their review and action (Vote 4-1).

List of Figures and Attachments

Figure 1	Location Map of Subject Amendment Area & address map
Figure 2	Existing City Future Land Use Map – Color
Figure 2A	Existing City Zoning Map, Black & White
Figure 3	Proposed City Zoning Map, Black & White
Figure 4	Aerials of Subject Amendment Site, Surrounding Area, Whole Parcel
Figure 5	100 Year Floodplain Map
Attachment 1	DRB Minutes from the September 19, 2016 meeting
Attachment 2	Traffic Study

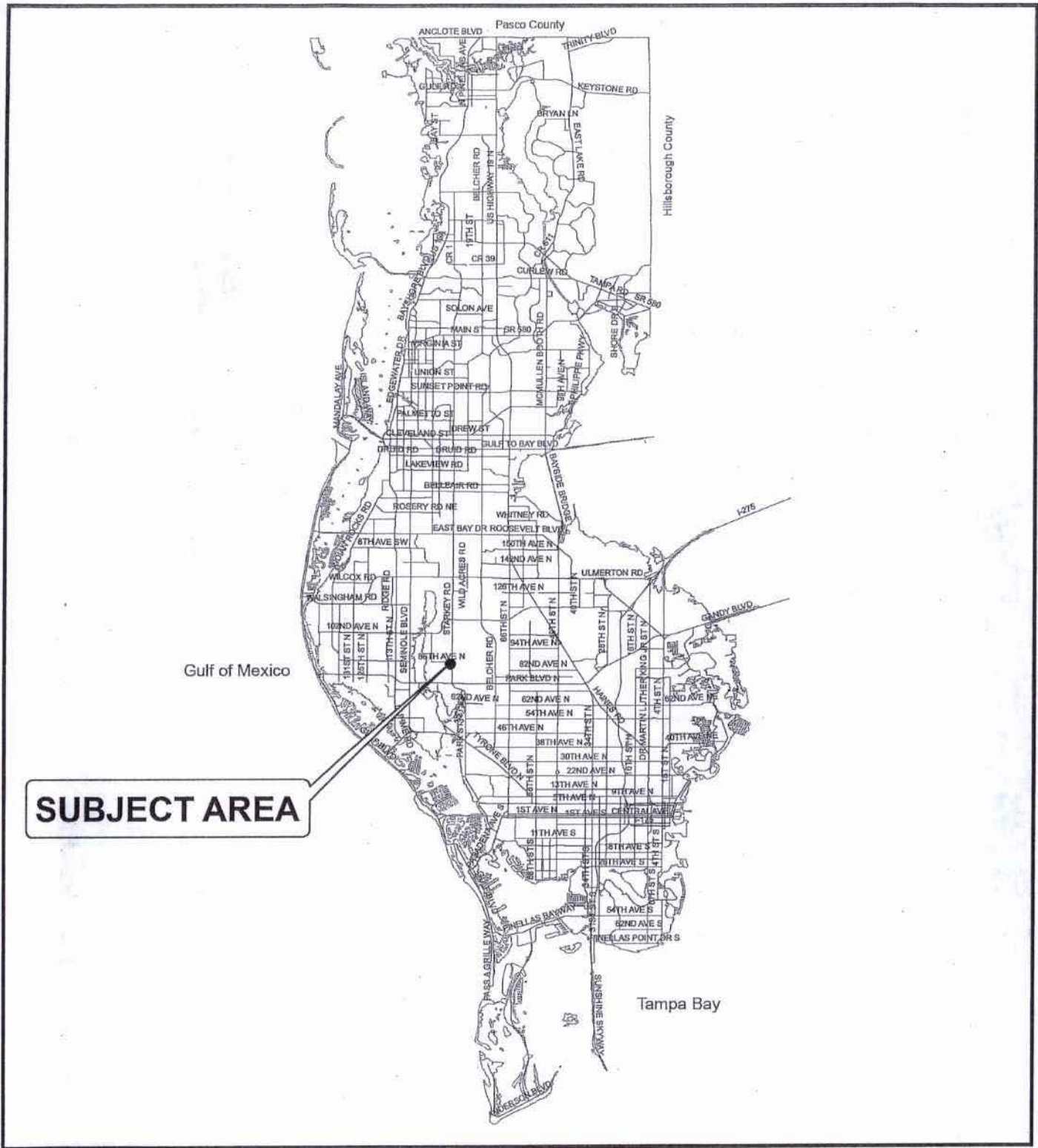


Figure 1

CASE #: Z 2017-1

City of Seminole



1" = 26,000'

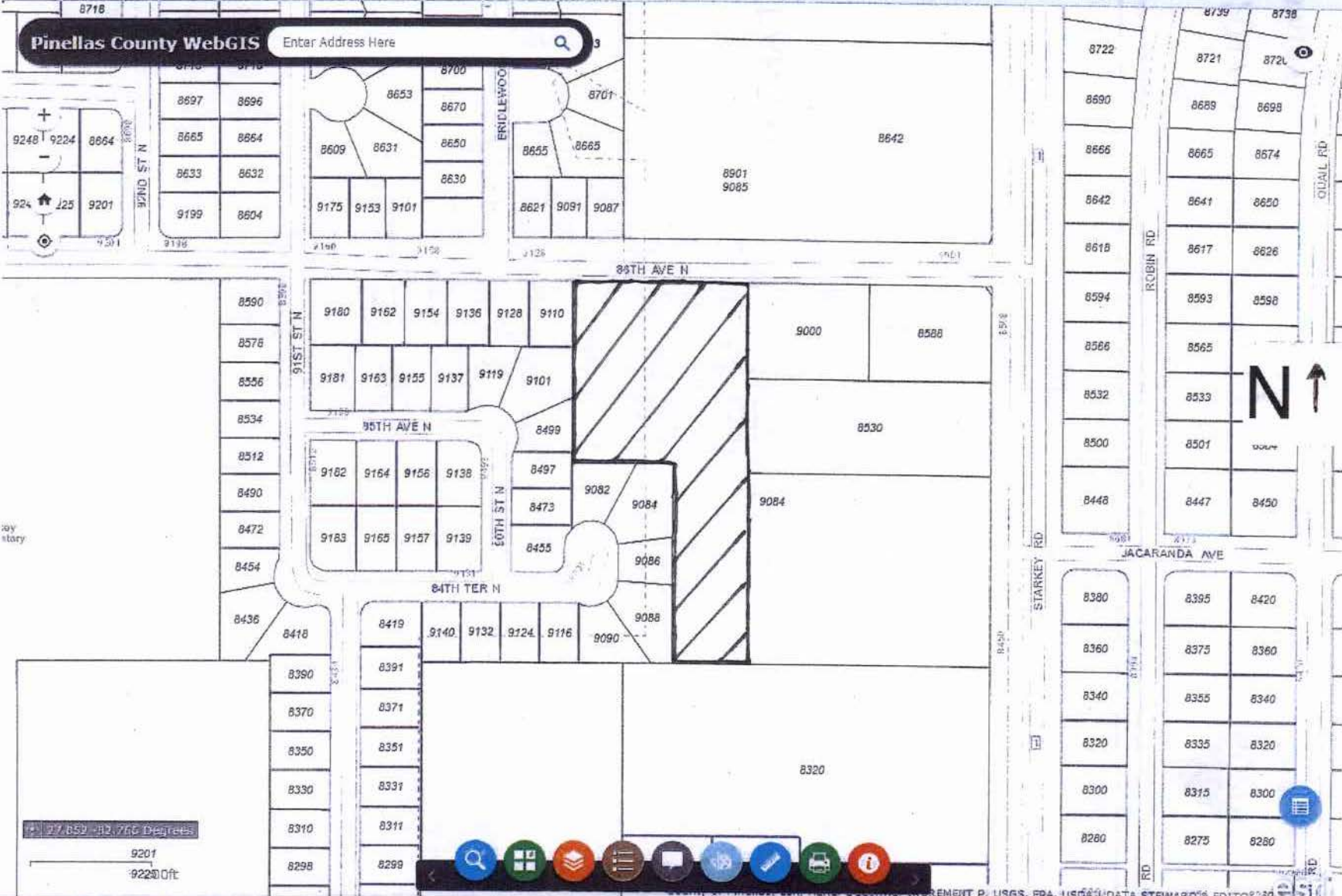
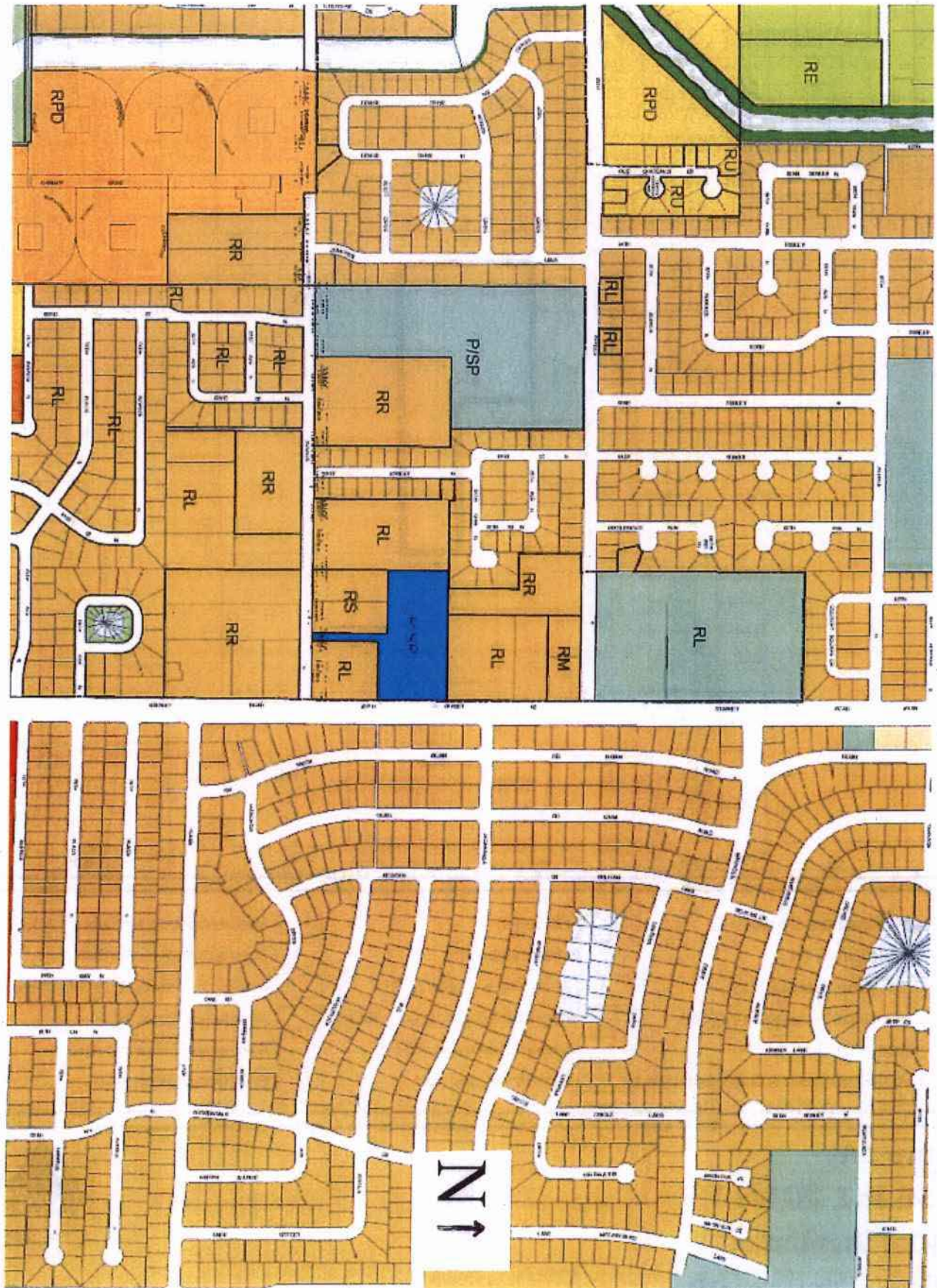
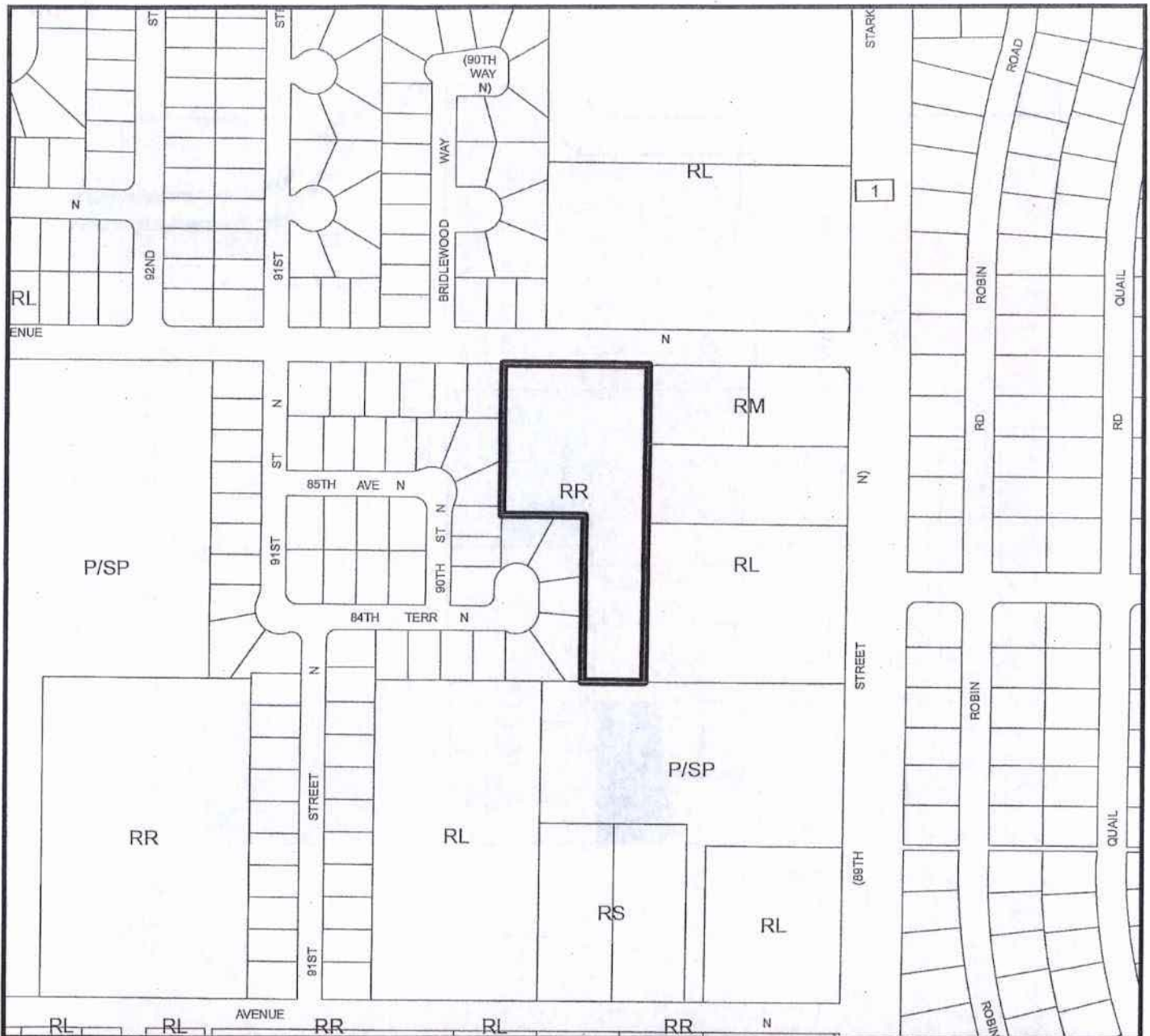


Figure 2

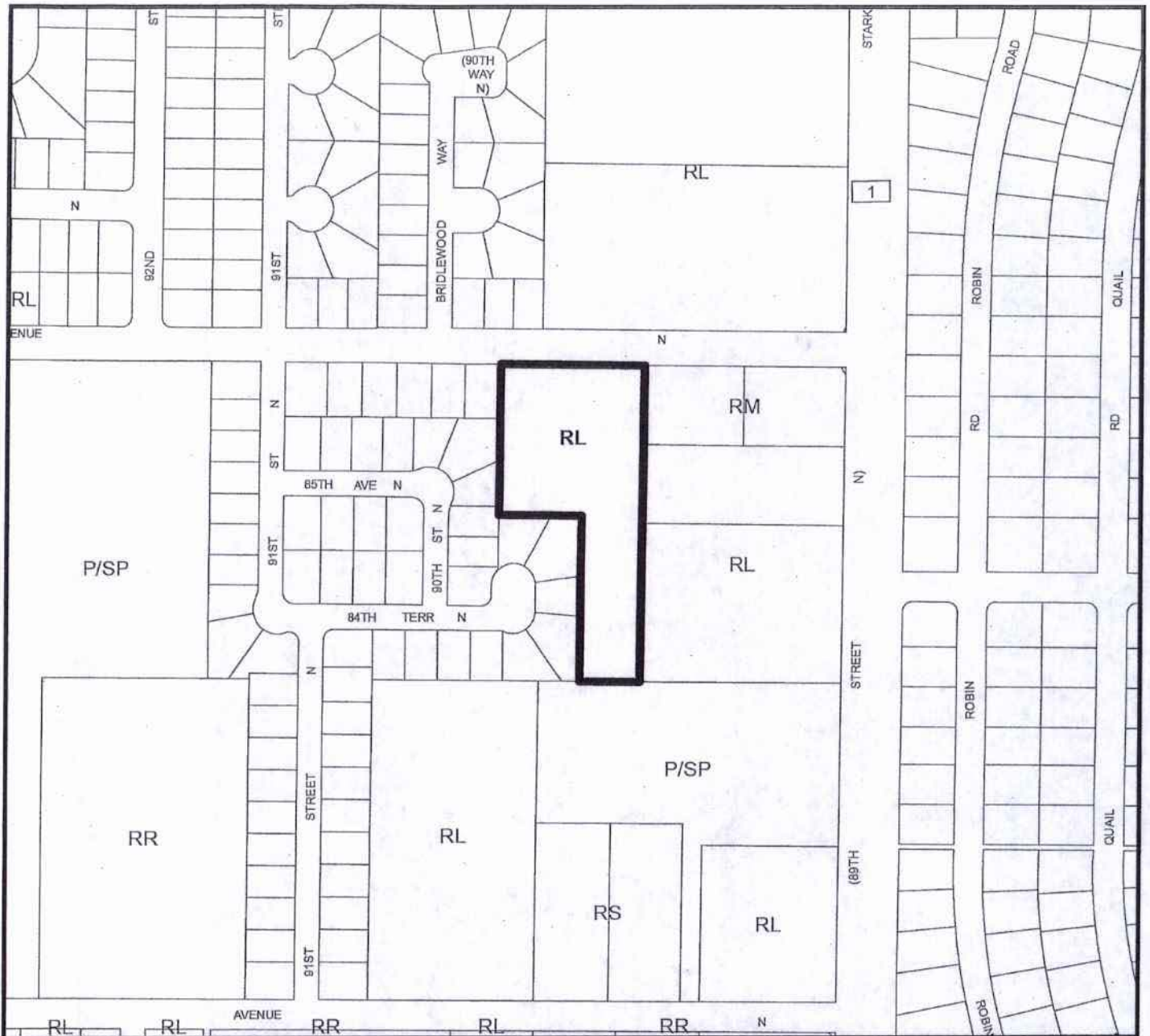




Legend - Zoning Code				
	Aquatic Lands (AL)	Office (O)		Residential Low Medium (RLM)
	Commercial General (CG)	Preservation (P)		Residential Medium (RM)
	Commercial Neighborhood (CN)	Public/Semi-Public (P/SP)		Residential Planned Development (RPD)
	Industrial Limited (IL)	Recreation/Open Space (R/OS)		Residential Rural (RR)
	Mobile Home Park & Subdivision (MH)	Residential Estate (RE)		Residential Suburban (RS)
		Residential Low (RL)		Residential Urban (RU)

Figure 2A
CASE #: Z 2017-1
City of Seminole
Existing Zoning: RR

NORTH
 1" = 300'



Legend - Zoning Code					
	Aquatic Lands (AL)		Office (O)		Residential Low Medium (RLM)
	Commercial General (CG)		Preservation (P)		Residential Medium (RM)
	Commercial Neighborhood (CN)		Public/Semi-Public (P/SP)		Residential Planned Development (RPD)
	Industrial Limited (IL)		Recreation/Open Space (R/OS)		Residential Rural (RR)
	Mobile Home Park & Subdivision (MH)		Residential Estate (RE)		Residential Suburban (RS)
			Residential Low (RL)		Residential Urban (RU)

Figure 3
CASE #: Z 2017-1
City of Seminole
Proposed Zoning: RL


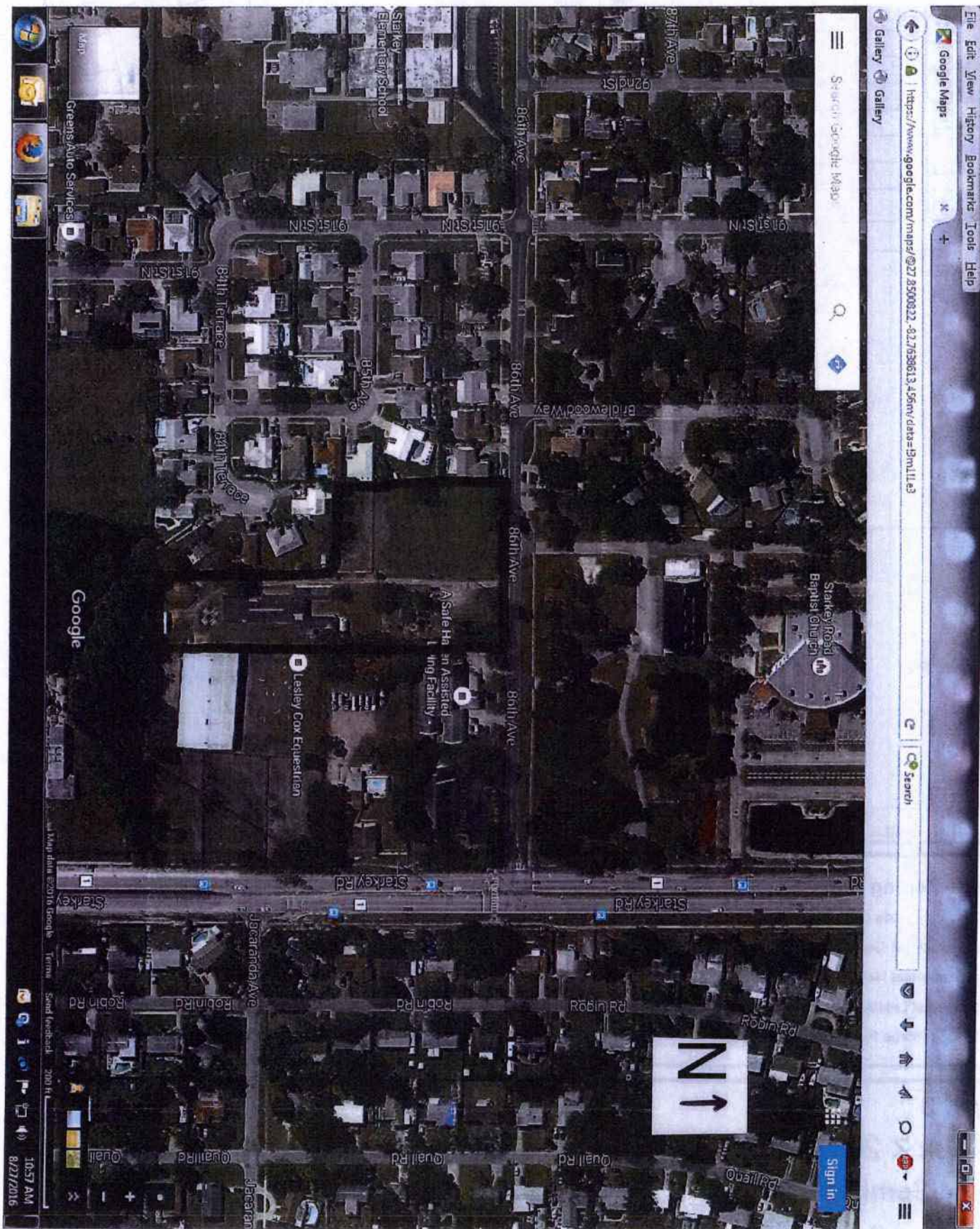
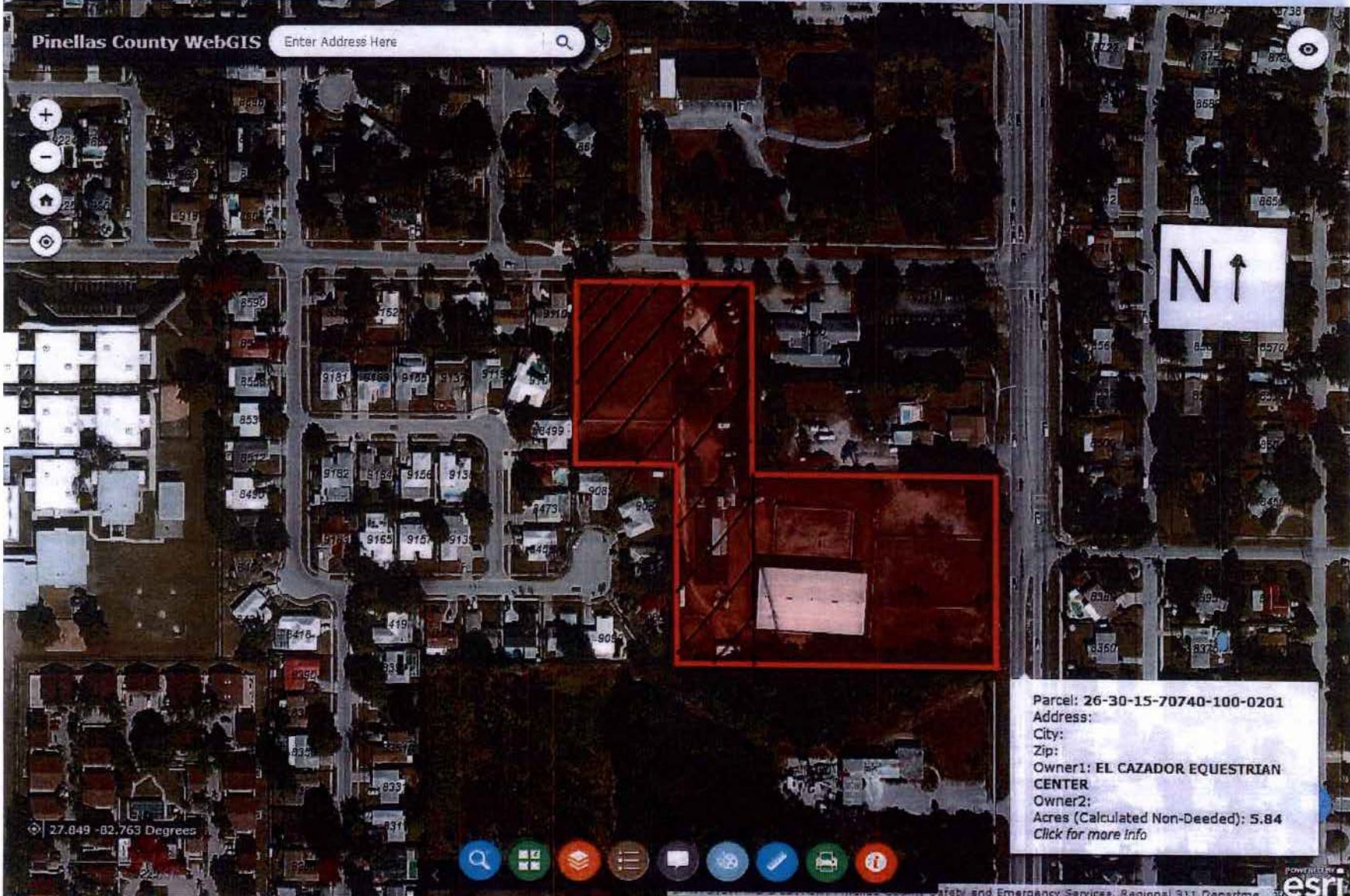

NORTH
 1" = 300'

Figure 4



Pinellas County WebGIS Enter Address Here

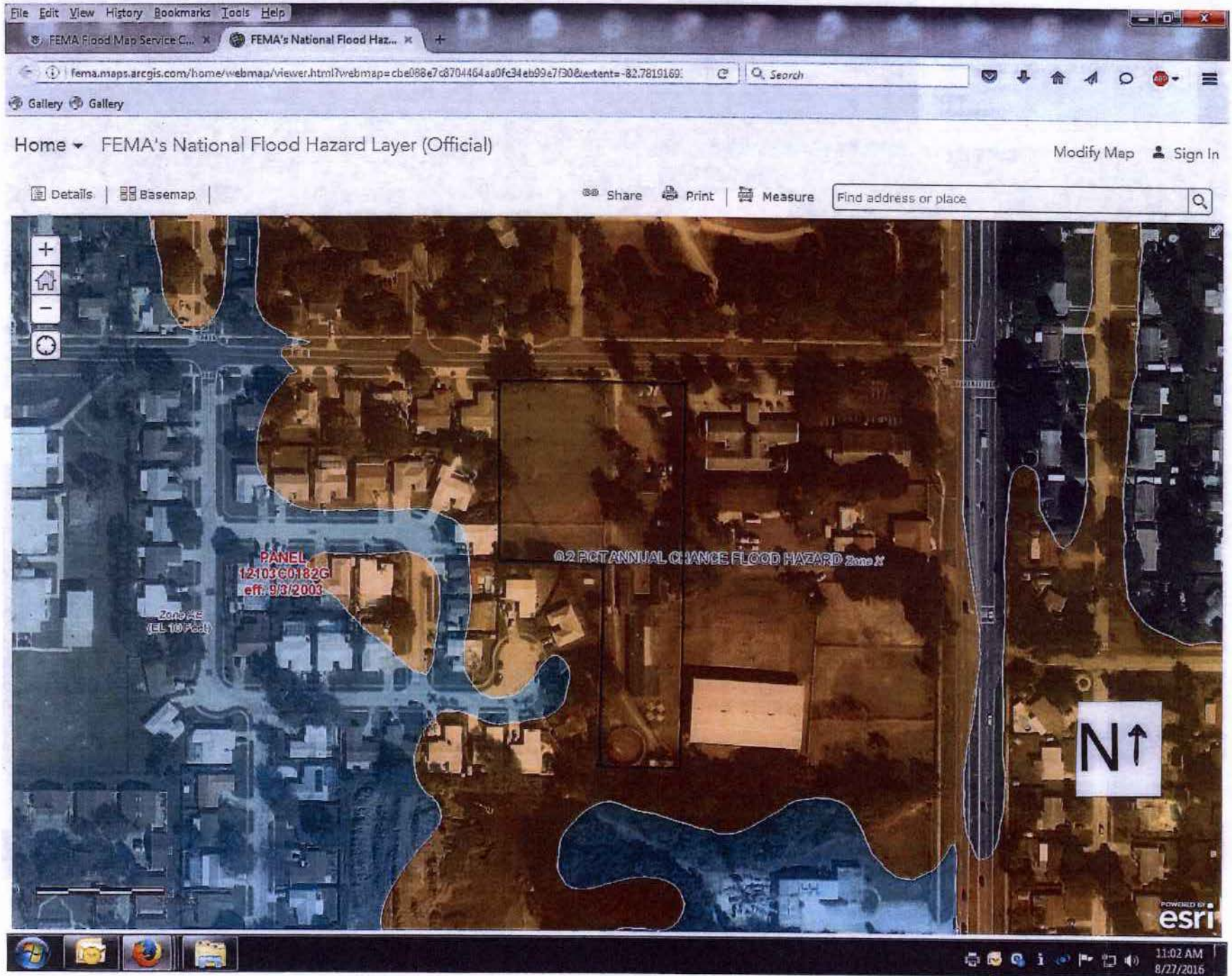


Parcel: 26-30-15-70740-100-0201
Address:
City:
Zip:
Owner1: EL CAZADOR EQUESTRIAN CENTER
Owner2:
Acres (Calculated Non-Deeded): 5.84
[Click for more info](#)

27.849 -82.763 Degrees



Figure 5



**MINUTES
DEVELOPMENTAL REVIEW BOARD
MONDAY, SEPTEMBER 19, 2016**

The Meeting of the City of Seminole Developmental Review Board was held on Monday, September 19, 2016, in the City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

1. Call to Order.

Chairman Tripp called the meeting to order at 7:00 p.m.

2. Roll Call:

Present were: Board Members Jim Clarkson, Berny Jacques, William Mills, Lisa Pezone, and Chairman George Tripp; Community Development Director Mark Ely

3. Approval of Minutes of the May 16, 2016, Developmental Review Board Meeting.

Motion by Board Member Pezone, Second by Board Member Jacques to approve the minutes of the May 16, 2016 DRB meeting.

UNANIMOUS APPROVAL BY ACCLAMATION.

4. Z 2016-2 – 9012 86th Avenue (El Cazador Equestrian Center)

Chairman Tripp opened the public hearing. Community Development Director Ely described the applicant's request to rezone the property to allow for the redevelopment of the site with single family detached homes. Alexis Crespo of Waldrop Engineering, representing the developer, explained some details about the proposed project, the process of site plan design through the civil engineering plans to address access management, drainage, and the housing product style. Bruce Mesagno of 9082 84th Terrace asked questions and expressed his concerns about the proposed design geometry of the project (lot width, etc.) and he expressed concerns about the issues of traffic access, roadway improvements, traffic generation in the context of 86th Avenue, and the current traffic generated by the elementary school. Ms. Crespo stated the developer's interest in addressing surrounding property owner concerns related to the proposed development's impacts.

The DRB members asked questions about the proposed project on the topic of access, site design and traffic.

Chairman Tripp closed the public hearing. Chairman Tripp asked for a motion.

Motion by Board Member Pezone, second by Board Member Clarkson to find the request to amend the City's Official Zoning Map from Residential Rural to Residential Low Medium is consistent with the Comprehensive Plan and to forward the proposed zoning map amendment to the City Council for their consideration and action.

APPROVAL BY ROLL CALL VOTE (4 - 1) Board Member Mills voting no.

5. Old Business. None

6. New Business. Director Ely stated that there would be a DRB meeting on October 17, 2016.

7. Comments from the Audience. None

8. Adjournment.

Chairman Tripp called a vote to adjourn the meeting at 7:30 pm.

UNANIMOUS APPROVAL BY ACCLAMATION.

Date Approved: _____

Chairman



KITTELSON & ASSOCIATES, INC.

TRANSPORTATION ENGINEERING / PLANNING

225 E Robinson Street, Suite 450, Orlando, FL 32801 P 407.540.0555 F 407.540.0550

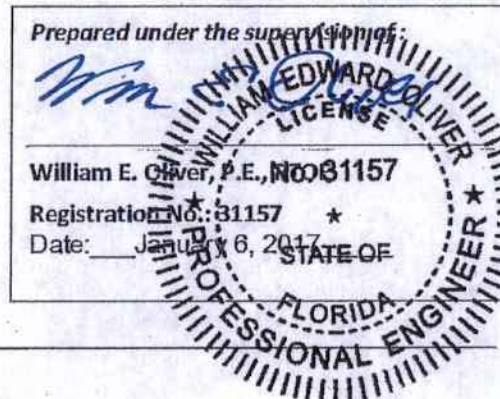
STARKEY ELEMENTARY SCHOOL TRAFFIC IMPACTS

Date: January 9, 20177

Project #: 18731.500

To: Mr. Jeff Deason
West Florida Division
TaylorMorrison, Inc.
Tampa Division
1413 Tech Blvd, Suite 125
Tampa, FL 33619

From: William Oliver, PE and Phillip Haas, EI



INTRODUCTION

At your request, Kittelson and Associates, Inc. reviewed the morning drop-off and afternoon pick-up operations at Starkey Elementary School to evaluate concerns expressed by nearby residents about the potential impacts of the proposed El Cazador development. The proposed El Cazador development is located on the southwest quadrant of Starkey Road and 86th Avenue North in the City of Seminole, Florida, and is approximately 0.2 miles east of Starkey Elementary School. Conditions were observed in the afternoon of Thursday, December 8, 2016 and the morning of Friday, December 9, 2016. Turning movement and queue data were recorded on both the morning and afternoon of Wednesday, December 14, 2016.

EXISTING CONDITIONS

Starkey Elementary School is located on the south side of 86th Avenue, approximately 0.3 miles west of Starkey Road (County Road 1), in a residential neighborhood. 86th Avenue is a two-lane, two-way, undivided road that is designated by Pinellas County as a collector road and carries approximately 4,500 vehicles per day. Starkey Elementary, the proposed El Cazador development, and the surrounding neighborhood are shown in **Figure 1**. Starkey Elementary begins school at 8:35 am, resulting in a morning student drop-off period from 8:05 to 8:35 am. Students are released from school at 2:35 pm, resulting in an afternoon student pick-up activity that occurs primarily from 2:20 to 2:45 pm.

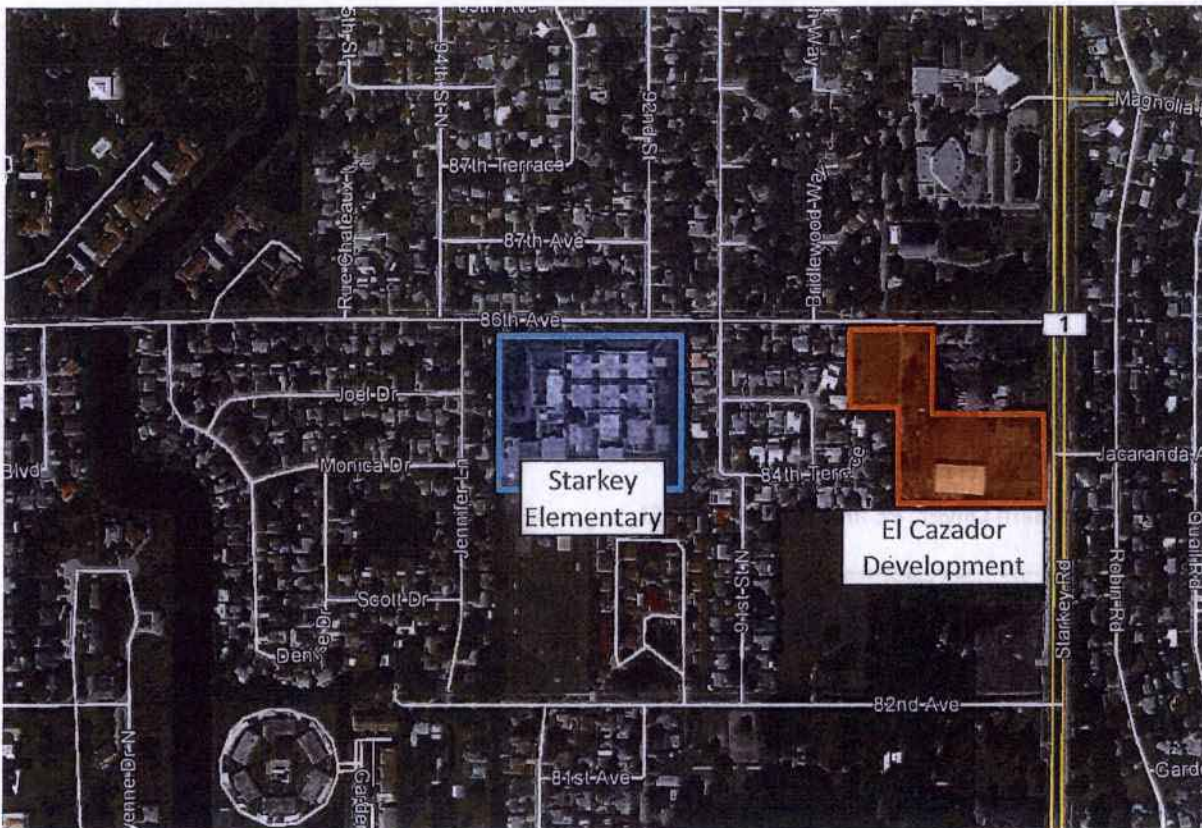


Figure 1: Starkey Elementary and Surrounding Neighborhood

Morning drop-off and afternoon pick-up of car-riding students at Starkey Elementary School operates out of the parking lot on the west side of the school campus. The parking lot has one-way circulation with entrance/exit on 86th Avenue and is approximately 710 feet in total length, consisting of about 435 feet of queuing space in advance of the drop-off/pick-up area, 140 feet of drop-off/pick-up area, and 135 feet to exit the parking lot. Westbound left-turns from 86th Avenue into the school are prohibited during drop-off and pick-up times. Instructions are provided to car rider parents by Starkey Elementary for drop-off and pick-up procedures as follows:

"If you are heading west on 86th Avenue toward Starkey Elementary you will not be able to make a left hand turn into the parking lot. Please go beyond the school and turn around in one of the neighborhood streets to approach the school coming from the west. You may also make a right hand turn onto 92nd Street make an immediate left onto 87th Avenue, then left onto 94th Street. This will bring you back to 86th Avenue, west of Starkey. Turn left on 86th Avenue and you will be set to make a right hand turn into the parking lot. When leaving Starkey please do not make a left hand turn. Go down to the first street on the left (92nd Street) and follow the above directions to get back to Starkey to make a right hand turn."

A copy of these instructions is provided in **Attachment A**. These instructions for entrance and exit from Starkey Elementary place any westbound 86th Avenue vehicles onto neighborhood streets to

circulate and avoid left-turns in or out of the school parking lot. Based on field observations at the school, these neighborhood circulation instructions and left-turn restrictions are enforced and followed during the morning drop-off period from 8:05 am to 8:35 am and during the afternoon pick-up period from 2:20 pm through 2:45 pm. During the morning period, a No Left-Turn sign is placed on the westbound centerline of 86th Avenue and enforced by a school administrator. During the afternoon period, a Pinellas County Schools Police Officer is present at the parking lot entrance and does not allow westbound 86th Avenue left-turn parking lot entry. Although there is a permanent sign installed on 86th Avenue restricting left-turns into the parking lot from 7:30 am through 8:45 am and from 1:00 pm through 3:30 pm, the left-turn movement was still regularly observed, when the additional enforcement presence of the police officer or school administrator was not present.

Based on field observations, **Figure 2** shows the common methods of entry into the parking lot for vehicles that were westbound on 86th Ave. The most common travel paths were to follow the 92nd Avenue detour described in the instructions (shown in red) or continue past the school and U-turn in neighborhood streets or private driveways off of Jennifer Lane to the south or 94th Street N to the north (shown in blue).



Figure 2: Westbound Parking Lot Entry

In both the morning drop-off period and the afternoon pick-up period, queues were observed to extend out of the Starkey Elementary parking lot and onto 86th Avenue to the west (eastbound). Queues caused by school pick-up/drop-off periods are a common occurrence across many schools. Often, vehicles in these school queues are able to park on the shoulder of the roadway and leave traffic lanes open for through travel; however, this does not occur on 86th Avenue because there are

many obstructions to shoulder parking (mailboxes, trees, driveways, the lack of a paved or gravel shoulder present at this location, sign poles restricting access directly from the grass shoulder to the school parking lot, and the proximity of the Jennifer Lane intersection restricting the area available for shoulder parking).

Because drivers can drop students off as soon as they arrive at the school in the morning, morning queues on 86th Avenue were not as long and cleared faster than those observed in the afternoon. The maximum morning queue was observed to be approximately seven vehicles (from 8:20 to 8:25 am), extending past Jennifer Lane; however, this queue cleared in less than three minutes. With the varied nature of arrivals in the morning drop-off period, several shorter queues formed during the 30 minute drop-off period, most only included a few vehicles and cleared in less than two minutes, resulting in no long term blockages of 86th Avenue.

The maximum afternoon queue was observed to be approximately 22 vehicles (from 2:35 to 2:40 pm on a Wednesday afternoon), extending well past 94th Street N. This queue began to build at approximately 2:30 pm and was cleared shortly at approximately 2:45 pm, resulting in about 15 minutes when traffic was stopped on eastbound 86th Avenue. Similar afternoon queuing was observed during the Thursday afternoon observation, with the queue blocking traffic on 86th Avenue for approximately 10 minutes. Afternoon queues are longer in duration than morning queues because drivers arrive early and must wait until the students are released.

The police officer at the parking lot entrance and the crossing guard at the intersection of Jennifer Lane stated that Tuesday and Thursday typically experience lighter delays due to more students staying for after school activities. They also indicated that on days with heavier pick-up traffic (Fridays and on rainy days), queues on 86th Avenue can extend approximately 600 feet to 1300 feet to the west of the parking lot entrance, increasing the queue duration by approximately five minutes.

There are no queues or traffic impacts on 86th Avenue to the east of Starkey Elementary as a result of the school drop-off or pick-up procedures.

DEVELOPMENT IMPACTS

The proposed El Cazador development on the southwest quadrant of Starkey Road and 86th Avenue is estimated to generate a total of 326 daily trips based on the proposed 28 units (*Source: Institute of Transportation Engineers, Trip Generation 9th Edition, 2012*). Counts from similar residential subdivisions in Florida show that approximately 7.1 percent of these trips (23 trips) will occur during 8:00 am to 9:00 am (during Starkey Elementary student drop-off) and approximately 6.8 percent (22 trips) will occur during 2:00 pm to 3:00 pm (during Starkey Elementary student pick-up). Of the 23 vehicles generated in the morning period, four are expected to be westbound on 86th Avenue and two are expected to be eastbound on 86th Avenue in front of the school, adding approximately one vehicle to the morning queues that form on 86th Avenue. Of the 22 vehicles generated in the afternoon period, two are expected to be westbound on 86th Avenue and two are expected to be

eastbound on 86th Avenue in front of the school, adding approximately one vehicle to the afternoon queue that forms on 86th Avenue. Thus, this issue is a pre-existing issue, and El Cazador traffic effects would likely not be noticeable.

QUEUE MITIGATION

In order to reduce some of the impacts that the school queueing has on 86th Avenue, it may be possible to increase the number of vehicles that queue in the parking lot. This can be accomplished by providing two-lanes of queueing through a portion of the parking lot. The proposed two-lane queueing area is shown in green, along with the existing queue in red, in **Figure 3**.

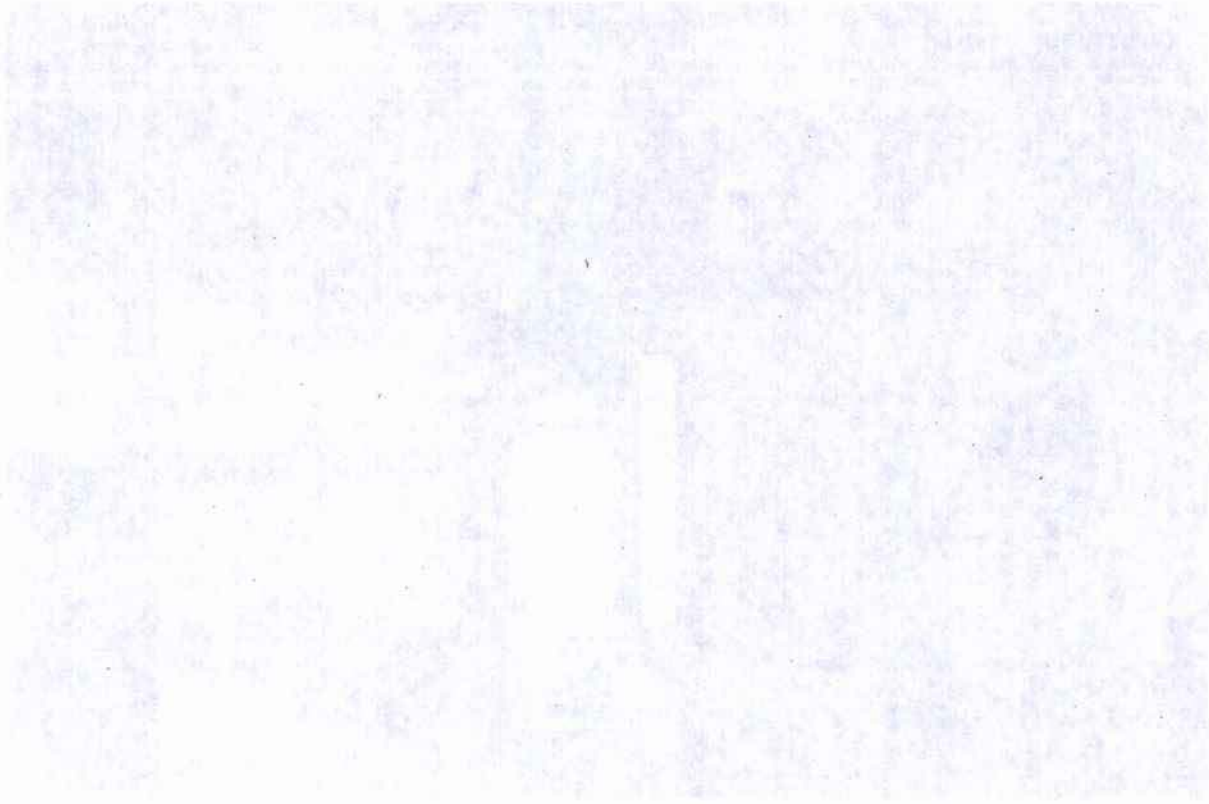


Figure 3: Existing and Proposed Queue Area

Existing procedures include a single lane of vehicles queued through the drop-off/pick-up zone around the parking lot and ultimately spilling back on 86th Avenue (this includes the 140-foot drop-off area and 435 feet from the drop-off area to the parking lot entrance on 86th Avenue). The section of the parking lot designated for two-lane queueing is approximately 24 feet wide (at the narrowest point) and 375 feet long (250 feet along the straight section and 125 feet along the curve at the south of the parking lot), which would be able to hold an estimated 15 additional vehicles. The proposed two-lane queueing does not affect the operation of the drop-off or pick-up procedures, it only provides more storage for vehicles waiting to access the drop-off/pick-up zone. While the proposed two-lane queueing would not completely alleviate the afternoon queue spillback onto 86th Avenue, it does have

the potential to eliminate the queue reaching 86th Avenue during the morning drop-off and provide a measure of relief to the afternoon queueing, potentially reducing the amount of time that 86th Avenue is blocked.

While the proposed two-lane queue could temporarily restrict access to a portion of the parking spaces in this area of the parking lot, field observations showed that these spaces are not primarily used by parents for drop-off/pick-up activities and do not receive substantial activity during the approximately 25 minutes in the drop-off/pick-up time periods. Any further concern for these parking spaces can be addressed by using them exclusively for teacher and administrator parking, leaving other, more easily accessible parking spaces for parents.



Attachment A Starkey Elementary
School Instructions

Starkey Elementary School

An Award Winning School

9300-86th Avenue, North

Seminole FL 33777

Office: 727-547-7841

FAX: 727-545-7550



Audrey Chaffin, Principal

WELCOME TO STARKEY!

We are excited you will be joining us for the next school year.

Here is some quick information for you, as you prepare for the new school year

The first day of school is **Monday, August 24, 2015.** We look forward to meeting you in August.

Starkey's school hours are: 8:35 AM – 2:35 PM

Students can enter the classroom at 8:20am. Students need to be in the classroom by 8 35am

If a student arrives later than 8 35am, they will be marked tardy.

Bus Transportation will be mailing a postcard to your home address with bus stop information on it a few weeks before school starts. Students who ride the bus will come home with a wrist band on their backpacks. This helps us to identify which bus they ride to and from school. Please keep the wrist band on the backpack for the first week. Safety Patrols will walk the students from their classroom to the buses at dismissal time. Please help your child learn the bus color that is on his/her wrist band.

Breakfast and Lunch are provided at no charge for all students thanks to federal funding through the community eligibility option. However, a la carte items may still be purchased by sending money in to put on your child's account. You can also go online to put money in your child's account. Of course students are still welcome to bring a packed lunch from home. Visitors are welcome in the cafeteria on Friday's only.

Absences Pinellas County Schools use the School Messenger system to notify parents when an absence is recorded by the school. If you call the office before 9:15 to report an absence, a change will be made in the system and you will not receive the phone call. The Student Code of Conduct has other important information regarding absences. You will receive a copy of this the first day of school.

Starkey is a mandatory uniform school Uniforms may be purchased during the summer time at local stores such as Wal-Mart, Target, Beall's, Sears, Old Navy, JC Penney, and Burlington Coat Factory, just to name a few. There are also websites on-line to order uniforms. French Toast is a brand name of uniforms and you may order on line at frenchtoast.com. Another web site thechildrenswearoutlet.com has uniforms. Their toll free number is 1-888-321-9395. They deliver to your home. You may also order through the catalog at JC Penney, they offer a bigger selection of sizes. Please make sure to buy long pants before school starts. It can be difficult to find long pants when you need them. Not all supplies in a store's uniform department are appropriate for our school. Please take the uniform letter with you as a reference.

Dismissal Time is very hectic. Please make sure your child knows how he/she is getting home every day before coming to school, including rainy days. Have a plan ahead of time so they will know how they get home. **Any changes to a student's way home needs to be written in the child's agenda notifying the teacher of the change.** If an emergency happens and those plans change, please notify the front office before 2.00, so your child can be contacted about the change.

Car rider pick up and drop off: Many of our students are car riders. If you are heading west on 86th Avenue toward Starkey Elementary you will not be able to make a left hand turn into the parking lot. Please go beyond the school and turn around in one of the neighborhood streets to approach the school coming from the west. You may also make a right hand turn onto 92nd Street make an immediate left onto 87th Avenue, then left onto 94th Street. This will bring you back to 86th Avenue, west of Starkey. Turn left on 86th Avenue and you will be set to make a right hand turn into the parking lot. When leaving Starkey please do not make a left hand turn. Go down to the first street on the left (92nd Street) and follow the above directions to get back to Starkey to make a right hand turn. A name card will be given to you at the car circle to display your child's first and last name in your left hand windshield to help us identify your car.

Kindergarten teachers walk the car riders to the car circle at dismissal time and wait with them. Teachers will be at the car circle until 2:45 for the first few weeks of school. Please be on time since teachers have several meetings after school they must attend.

Remember to always **bring a photo ID** to check your student out of school and who you come to visit the school. This is a part of the sign-in process at our school. The only adults who will be allowed to sign your child out of school are the people who you list on the yellow clinic card. They must have a photo ID with them.

Please make sure you have your child's name on the personal items, such as, lunch boxes, backpacks, jackets, sweatshirts, etc. When items get left behind, we can return them when they have a first and last name on them. Thank you for your help. **Please wait until the Kindergarten Orientation to purchase Kindergarten supplies**

YMCA offers before and after school care at our school. Please contact them at their main office, (727)467-9622. Our YMCA is located in the school cafeteria before and after school. Their phone number at Starkey is (727)320-0319. Students can be dropped off as early as 6:30 am and picked up at late as 6:00 pm if they are participating in the YMCA Program.

*Please be advised that some items listed above may change due to any updates from Pinellas County School Board