

CITY OF INDIAN ROCKS BEACH

COMPREHENSIVE PLAN
EVALUATION AND APPRAISAL REPORT

Prepared for:

THE CITY OF INDIAN ROCKS BEACH

Prepared by:



RENAISSANCE PLANNING GROUP

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SECTION 1: INTRODUCTION AND OVERVIEW

CITY DESCRIPTION

The City of Indian Rocks Beach (IRB) is a barrier island community located on Sand Key along the Gulf of Mexico shore of Pinellas County. It is bordered on the north by the town of Belleair Beach, and on the south by Indian Shores. To the east can be found the Intercoastal Waterway “Narrows” that connects Boca Ciega Bay and Clearwater Harbor, and to the west is the Gulf of Mexico.

POPULATION, DEMOGRAPHICS AND ECONOMICS

In 1990, the population of Indian Rocks Beach was recorded by the U. S. Census as 4,231 persons. The 2000 Census recorded the population at 5,072 permanent residents, and increase of 20% from 1990. The Pinellas County Planning Department estimates the populations of Indian Rocks Beach in 2010 as 5,244, an increase of 3.4% since 2000. The population projections summarized in Table 1 indicates that Indian Rocks Beach will have an estimated population of 5,251 in 2015; 5,258 in 2020; 5,265 in 2025; and 5,271 in 2030. While it is anticipated that the population of IRB will continue to increase, the rate of population change is expected to decline. Also, current data indicates a higher permanent population figure compared to the 1999 Comprehensive Plan.

Table -1: Comparison of 1999 Comprehensive Plan to Current Data

	2000		2005		2010		2015		2020		2025		2030	
	1999 Comp Plan	Current Data*	1999 Comp Plan	Current Data	1999 Comp Plan	Current Data	1999 Comp Plan	Current Data	1999 Comp Plan	Current Data	1999 Comp Plan	Current Data	1999 Comp Plan	Current Data
Permanent Population	4,420	5,072	4,621	5,236	4,747	5,244	4,825	5,251	4,873	5,258	4,903	5,265	4,922	5,271
Diff.	%	14.75%	13.31%	10.47%	8.83%	7.90%	7.38%	7.09%						
	No.	652	615	497	426	385	362	349						

* 2000 Data was derived from the 2000 U.S. Census. Remaining data labeled "Current Data" is from the Pinellas County Planning Department; Population Projections Report, 2003-2030

LAND USE AND DEVELOPMENT CHARACTERISTICS

The land area of the town is not expected to change. Annexations may not possible because of abutting municipalities to the south and north, and the Gulf of Mexico and the Intercoastal Waterway located to the west and east. The land use pattern illustrated in Table 2 describes an overall development trend between 1999 and 2006 with a decrease in single-family residential land use (-25%), public/semi-public (-37%), and

vacant land (-24%), and an increase in commercial-office (+150%), recreation/open space (+37%), conservation/preservation (+32%), and duplex-triplex/multifamily (+8%). The increase in the commercial-office land use category acreage (+150%) is primarily due to resort facilities (approximately 65.82 acres and 1,975 units in 2006). This increase in resort facilities and the decrease in the single family category acreage (-25%) represents a significant increase in seasonal/transient population in IRB.

Table -2: Existing Land Use Acreages

Land Use Type	Future Land Use Category	Acreage		Change		
		1999	2006	acres	%	
Single-Family (0-7.5 upa)*	Residential Urban (RU)	210.20	157.55	-52.65	-25%	
Duplex-Triplex/ Multifamily (0-15 upa)	Residential Medium (RM)	86.00	93.14	7.14	8%	
Commercial-Office (0-0.55 FAR)**	Residential/ Office General (R/ OG)	42.90	4.20	107.37	64.47	150%
	Residential/ Office/ Retail (R/ O/ R)		12.02			
	Resort Facilities High (RFH)		65.82			
	Commercial General		25.33			
Public/ Semi-Public (0-0.55 FAR)	Institutional (INS)	11.40	7.18	-4.22	-37%	
Vacant (NA)	N/ A	32.70	24.91	-7.79	-24%	
Recreation/ Open Space (0-0.25 FAR)	Recreation/ Open Space (R/ OS)	13.20	18.03	4.83	37%	
Transportation/ Utility (0-0.70 FAR)***	Transportation/ Utility (T/ U)	--	1.43	--	--	
Water****	Water	--	704.03	--	--	
Conservation/ Preservation (NA)	Preservation (P)	8.40	11.05	2.65	32%	
Total *****		404.80	1,124.68	719.88	178%	

* upa = Units per acre

** FAR = Floor Area Ratio

*** Transportation/ Utility and Water were not included in the 1999 Comprehensive Plan

**** Due to the fact that T/ U and Water FLUP were not included in the 1999 Comprehensive Plan the current total acreage as compared with the 1999 Comprehensive Plan is misleading as it appears that the City has grown. These figures will be more useful during the next EAR. In addition, the total number of dwelling units does not include the density generated by the CG FLUP as the corresponding zoning does not permit residential uses as a principal use.

EAR PROCESS AND EXPECTED OUTCOME

The Evaluation and Appraisal Report (EAR) is a tool for the periodic evaluation of growth and change in Indian Rocks Beach. The EAR process allows the community to update its Comprehensive Plan to respond to changes that occur over time. In Florida, growth management legislation requires that each jurisdiction prepares an evaluation and appraisal report every seven years. The EAR is the first step in updating Indian Rocks Beach's plan, and it is intended to accomplish the purposes below, as outlined in

the Florida Department of Community Affairs' *A Guide to Preparing an Evaluation and Appraisal Report*:

- Identify major issues for the community
- Review past actions of the local government in implementing the plan since the last EAR
- Assess the degree to which plan objectives have been achieved
- Assess both successes and shortcomings of the plan
- Identify ways that the plan should be changed to:
- Respond to changing conditions and trends affecting the local community
- Respond to the need for new data
- Respond to changes in state requirements regarding growth management and development
- Respond to changes in regional plans
- Ensure effective intergovernmental coordination

The evaluation and appraisal process results in a document (the EAR) that outlines recommended amendments to the Comprehensive Plan. The EAR amendments are based on an evaluation of the plan as it relates to the major issues, an evaluation of the successes and shortcomings of each element within the plan, and the changes needed to comply with legislation since the last plan adoption. The recommendations within the EAR will be based on the assessment of these three areas: issues; elements; and legislative changes.

This evaluation and appraisal report document summarizes the issues and elements reviewed as part of Indian Rocks Beach EAR process and outlines recommended amendments to their Comprehensive Plan. The underlying basis of the EAR recommendations is to reinforce the city's mission statement, its small town character, redevelopment objectives, and ensuring the overall balance between mobility and livability.

The 2005 Florida Growth Management Legislation (FGML) marks the most significant changes in Florida's growth management laws since 1985. The state has placed increased responsibility onto local governments to update their comprehensive plans policies and identify acceptable measures for development approval. Optional visioning provisions in the law enable local governments to define criteria that, if satisfied using identified tools and techniques, will relieve the state from review of land use changes

occurring in these areas. These include visioning, Transportation Concurrency Exception Area (TCEA), and others.

Indian Rocks Beach has experienced development land use pattern changes with increased commercial, multifamily, and recreational uses. Indian Rocks Beach can benefit from a comprehensive plan amendments 'visioning' process where community values may be further defined to achieve the objectives outlined in this EAR document. As the community is experiencing growth, balancing mobility and walkability, compact, mixed use development, and the ability to manage its desired growth pattern, a TCEA provides a mechanism to mitigate potential concurrency requirements, if other livability, design and development standards are met.

PUBLIC PARTICIPATION PROCESS

Indian Rocks Beach outlined the Public Participation process in the 1999 Comprehensive Plan including methods to ensure that the public is afforded an opportunity to participate in the updating of the city's growth management comprehensive plan and the evaluation and appraisal report. The EAR was initiated in the Fall 2005 with meetings and briefings held with the Indian Rocks Beach Planning and Zoning Board and City Commission. In March 2006 and June/July 2006, additional meetings and discussions were held with the Planning Commission and City Commission to:

- Identify issues to focus on in the evaluation and appraisal report
- Review the goals, issues, and objectives line-by-line to determine their effectiveness, revisions required, or the creation of new recommendations.

This evaluation and appraisal report summarizes the findings, and recommendations.

THE TAMPA BAY REGIONAL PLANNING COUNCIL: STRATEGIC REGIONAL POLICY PLAN

The Tampa Bay Regional Planning Council (TBRPC) *Strategic Regional Policy Plan* provides a regional context to major issues affecting communities in the Tampa Bay region. The SRPP provides goals and objectives for issues including transportation, affordable housing, evacuation, and others. The SRPP document was reviewed to evaluate relevant changes since the Indian Rocks Beach Comprehensive Plan was last updated in 1999. The Indian Rocks Beach Comprehensive Plan goals, objectives, and policies are in agreement with the SRPP.

The SRPP identifies the Gulf of Mexico, coastal and barrier islands, and dunes as regionally significant resources. The plan also identifies Gulf Boulevard as a regional hurricane route as well as a regional roadway. Both these conditions apply to the City of Indian Rocks Beach and the Indian Rocks Beach evaluation and appraisal report acknowledges that the city's recommendations will require continued coordination with the TBRPC Strategic Regional Policy Plan.

SECTION 2: SUMMARY OF EAR ISSUES¹

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
<i>ISSUE 1: REDEVELOPMENT, REUSE, AND REVITALIZATION</i>		
<p>1a) Balancing development and private property rights of individual owners, especially small property owners.</p>	<p><i>FLUE Goal 1:</i> <i>The residential/family character of the City of Indian Rocks Beach shall be maintained and protected while:</i></p> <ul style="list-style-type: none"> - <i>Ensuring that development takes place according to the natural resources available and the ability to provide services to all residents;</i> - <i>Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation; and</i> - <i>Maximizing the potential for enjoyment of natural and man-made resources by citizens and visitors alike.</i> 	<p>The City of Indian Rocks Beach (IRB) should revise this goal (FLUE Goal 1) to include protection of private property rights, especially for municipal actions not classified as regulatory taking. Continue to implement the following objective and policy:</p> <p><i>FLUE Objective 1.12: Private Property Rights</i> <i>The City shall recognize private property rights pursuant to Sections 70.001 and 70.51, Florida Statutes.</i></p> <p><i>FLUE Policy 1.12.1:</i> <i>The City shall, upon need, prepare and adopt procedures to deal with the appeal process as outlined in the Bert J. Harris, Jr. Private Property Rights Protection Act and the Environmental Dispute Resolution Act.</i></p>

¹ Italicized goals, objectives, and polices indicate **current provision** in the comprehensive plan.

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
	<p><i>FLUE Objective 1.2: Land Development Regulations</i> <i>Future growth and development shall be managed through the implementation and enforcement of land development regulations as codified in the Indian Rocks Beach Code consistent with this comprehensive plan.</i></p>	<p>Amend the City of IRB Code to include platting procedures and update future land use maps to regulate the subdivision of land in favor of small property owners and pre-existing land use patterns, pursuant to the following policy: <i>FLUE Policy 1.2.4: The City shall continue to enforce land development regulations that contain specific and detailed provisions required to implement this comprehensive plan, which, at a minimum shall:</i> <i>Regulate the subdivision of land;....</i></p>
	<p><i>FLUE Objective 1.7: Natural Resources</i> <i>Development activities shall ensure the protection of natural resources.</i></p>	<p>Restrictions for the protection of natural resources could limit full exercise of private property rights. Review the following policy for its implication on private property rights: <i>FLUE Policy 1.7.8: The land development regulations shall require the protection of coastal vegetative communities, coastal wildlife habitats, and dune systems from the adverse effects of development.</i></p>
<p>1b) Ensuring that the <i>IRB Code</i> conforms with the general development densities and intensities provided by the <i>Pinellas County Rules Concerning the Administration of the Countywide Future Land Use Plan,</i></p>	<p><i>FLUE Objective 1.1: Future Land Use Map and Land Use Designations</i> <i>Development within the City of Indian Rocks Beach shall be in accordance with the land use categories adopted herein and continued enforcement of land development regulations consistent with the comprehensive plan.</i></p>	<p>The City of IRB could consider community ‘visioning’ to better define its town character/identity and revising the following policy about compliance with Countywide rules to reflect its objectives regarding future land uses. The City of IRB is located in the Coastal High Hazard Area and the intensity/density standards require calibration to address this issue. Review the City of Indian Rocks Beach Code /Land Development Regulations and Future Land Use Maps for compliance with Countywide Rules concerning Future Land Uses and Coastal High</p>

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
<p>especially in the context of the city's location in the Coastal High Hazard Area.</p>		<p>Hazard Area standards. The following sections require coordination: Land use categories, Land use characteristics and density/intensity limitations, FAR/ISR/density calculations, Residential equivalency standards, and Exceptions/Variances. Include locational determinants for future land uses, buffers for wetlands and flood plain, transportation/utility, overlays/easements, etc.: <i>FLUE Policy 1.1.1: The City of Indian Rocks Beach Future Land Use Map shall have the land use designations and general development densities and intensities as provided by the Rules Concerning the Administration of the Countywide Future Land Use Plan, As Amended adopted by Pinellas County Ordinance No. 89-4 effective February 6, 1989, and subsequent rule amendments.</i></p>
<p>1c) Encouraging 'mixed-use' developments.</p>	<p><i>FLUE Objective 1.1: Future Land Use Map and Land Use Designations</i> <i>Development within the City of Indian Rocks Beach shall be in accordance with the land use categories adopted herein and continued enforcement of land development regulations consistent with the comprehensive plan.</i></p>	<p>The success of 'mixed-use' developments is dependent on location, definition of land use categories by required mix of uses, proportional distribution of uses within categories, and density/intensity standards. These factors should be evaluated in conjunction with 'visioning' to define town character and identity. Revise the following policy to encourage mixed-use developments and update future land use maps to define physical boundaries for mixed-use developments: <i>FLUE Policy 1.1.3: The City of Indian Rocks Beach hereby adopts those land use categories identified and defined in this policy as those which shall govern mixed-use development within the community pursuant to Rule 9J-5.006(3)(c)7,</i></p>

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
		<p><i>Florida Administrative Code.</i> <i>Residential/Office General (R/OG), with a residential density of 0 to 15 units per acre, a maximum floor area ratio (FAR) of 0.4, and a maximum impervious surface ratio of 0.7 with a citywide percentage land use distribution of 60 to 80 percent residential and 20 to 40 percent office.</i> <i>Residential/Office/Retail (R/O/R), with a residential density of 0 to 15 units per acre, a maximum FAR of 0.5, and a maximum ISR of 0.7 with a citywide percentage land use distribution of 0 to 20 percent residential, 0 to 20 percent office, and 10 to 90 percent commercial.</i> <i>Resort Facility High (RFH), with a residential density of 0 to 30 units per acre and a maximum FAR of 0.5 and a maximum ISR of 0.7 with a citywide percentage land use distribution of 70 to 90 percent residential and 10 to 30 percent transient accommodation.</i></p>
	<p><i>FLUE Objective 1.4: Nonresidential Development</i> <i>Commercial development compatible with environmental and economic resources, shall occur in a planned and orderly fashion.</i></p>	<p>In order to discourage single use developments, the City of IRB should create disincentives for single uses in a 'mixed-use' land use category and reconsider the separation and buffering requirement between residential and commercial uses as described in the following policies: <i>FLUE Policy 1.4.3:</i> <i>The land development regulations shall contain provisions which discourage the use of the Residential/Office/Retail and Residential/Office General land use categories for single use purposes only.</i> <i>FLUE Policy 1.4.4:</i> <i>The land development</i></p>

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		<p><i>regulations shall contain provisions which ensure that within any mixed use development, as appropriate, proper separation and buffering between residential and nonresidential land uses is maintained.</i></p> <p>Revise the following policy to encourage complementary and synergistic uses: <i>FLUE Policy 1.4.5:</i> <i>In order to minimize incompatibility when residential and commercial land uses share a common boundary, the land development regulations shall continue to require the installation of buffering, as appropriate, where there is a change of use or increase in intensity.</i></p> <p>Revise the following policies regarding proportion of commercial uses and quality of life in accordance with the city's vision for future development: <i>FLUE Policy 1.4.6:</i> <i>The City shall, through the land development regulations, encourage the development of commercial uses in proportion to locally generated demand for these uses.</i> <i>FLUE Policy 1.4.8:</i> <i>The land development regulations shall contain provisions which ensure that commercial facilities are located so as to serve residential land uses without disrupting their quality of life.</i></p> <p>Consider prohibiting mixed-use on west side of Gulf Blvd.: <i>FLUE Policy 1.4.10:</i> <i>The land development regulations shall contain provisions establishing the guidelines under which ancillary commercial uses associated with seasonal tourist facilities and</i></p>

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		<p><i>limited commercial development may be incorporated into the Resort Facilities High land use category.</i></p> <p>Prepare an implementation strategy for the following policy, including location specific incentives and exceptions for commercial uses: <i>FLUE Policy 1.4.11:</i> <i>In order to encourage the best use of the Residential/Office/Retail, Residential/Office General, and Commercial General land use categories, the land development regulations shall include provisions which enhance the opportunities for the redevelopment or rehabilitation of existing commercial land uses.</i></p> <p>Implement the following policy by identifying specific commercial nodes, such as the Business District Triangle, and providing incentives for mixed-use development, including parking and density bonuses, in these specific locations: <i>FLUE Policy 1.4.14:</i> <i>The land development regulations shall contain provisions which encourage the concentration or clustering of commercial activities.</i></p>

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
<p>1d) Encourage redevelopment as a land development strategy with special emphasis on infill, reuse, and revitalization.</p>	<p><i>FLUE Objective 1.5: Redevelopment</i> <i>The enhancement and protection of the city's existing character shall be achieved through redevelopment which ensures an orderly and aesthetic mixture of land uses.</i></p>	<p>The City of IRB should evaluate the role of redevelopment as a land development strategy but ensure that the implementation of this objective is in accordance with its 'vision' for town character and identity. Prepare an implementation strategy for the following policies, including incentives for infill and 'mixed-use' developments, and need-based exceptions from concurrency standards: <i>FLUE Policy 1.5.2:</i> <i>The City of Indian Rocks Beach shall promote business and civic activities in the Business District Triangle by encouraging redevelopment and revitalization of the area.</i> <i>FLUE Policy 1.5.3:</i> <i>The land development regulations shall contain incentives encouraging redevelopment and/or revitalization through the use of either the Residential/Office/Retail or Residential/Office General land use categories.</i> <i>FLUE Policy 1.5.4:</i> <i>In order to ensure the continued maintenance of its beach residential character, the land development regulations shall contain provisions which enhance the opportunities for the rehabilitation and/or revitalization of the existing residential structures, particularly those located west of Gulf Boulevard.</i> <i>FLUE Policy 1.5.5:</i> <i>The land development regulations shall contain provisions whereby redevelopment activity is consistent with the availability of public facilities and services.</i></p>
<p>1e) Address the issue of non-conforming uses, especially in the</p>	<p><i>FLUE Objective 1.6: Nonconforming Uses</i> <i>Existing land uses or structures which are either incompatible or inconsistent with this adopted</i></p>	<p>Revise the following policy to accept certain incompatible uses and non-conforming conditions in specific redevelopment and 'mixed-use' locations,</p>

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context of redevelopment.	<i>Future Land Use Plan shall be deemed nonconforming.</i>	especially non-conforming conditions based on minimum lot size: <i>FLUE Policy 1.6.2:</i> <i>Regulations for the buffering of incompatible and/or nonconforming land uses or structures shall be set forth in the land development regulations.</i>
1f) Reevaluate Planned Unit Development (PUD) regulations.	<i>FLUE Objective 1.3: Residential Development</i> <i>The integrity and quality of life, as exhibited by the continuation of the city's beach community, family-oriented, residential character, will be maintained in residential neighborhoods.</i>	PUDs could serve as an effective tool to promote infill/redevelopment as well as encourage 'mixed-use' developments (see issue 1c). Revise the following policies to allow PUDs on smaller development parcels with special allowances for land uses, density, dimensional and open space requirements, clustering, etc.: <i>FLUE Policy 1.3.1:</i> <i>The land development regulations shall encourage that development or redevelopment of multi-use projects of one acre or more be developed as a planned unit development.</i> <i>FLUE Policy 1.3.3:</i> <i>The planned unit development regulations shall, at a minimum, address the following:</i> <i>Allowance for a creative approach for development or redevelopment;</i> <i>A requirement that more open space be provided than that called for by the strict application of the minimum requirements of the land development regulations;</i> <i>A harmonious development of the site and the surrounding areas and community facilities while providing safe and efficient traffic circulation;</i> <i>An allowance for zero lot line, cluster or other non-traditional lot layout or site design;</i>

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
		<p><i>The establishment of minimum acreage and dimensional requirements;</i> <i>The establishment of procedures for the granting of increase structure height in exchange for increased open space and decreased amounts of impervious surfaces; and</i> <i>Other provisions as deemed appropriate by the city in Continuing with the intent of the Planned Unit.</i></p>
<i>ISSUE 2: TRANSPORTATION CONCURRENCY</i>		
<p>2a) Balancing transportation concurrency and redevelopment.</p>	<p><i>TE Objective 1.1:</i> <i>The operational level of service (LOS) "D" peak hour shall be the standard for all arterial roads within the city.</i></p>	<p>The City of IRB should consider an alternative transportation concurrency strategy for the constrained portion of Gulf Boulevard that currently operates at a LOS F condition. This may include the creation of a Transportation Concurrency Exception Area (TCEA) or Multi-Modal Transportation District (MMTD) to support compatible, quality redevelopment in specific areas where such efforts are focused. Reevaluate the following policies to accommodate the creation of a multi-modal concurrency strategy and enforcement of cost sharing mechanisms for mobility improvements, such as impact fees or proportionate share funding agreements: <i>TE Policy 1.1.1:</i> <i>The City shall review all proposed development or redevelopment for consistency with this Transportation Element and impacts upon the adopted LOS standards:</i> <i>- Development orders and permits shall be issued only when it is documented by the developer's</i></p>

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		<p><i>transportation analysis that such development is consistent with the level-of-service standards for the affected public facilities adopted by this comprehensive plan.</i></p> <p><i>- The transportation analysis will utilize the latest and best methodology available at the time. No development orders or permits that affect access to state roads shall be issued until FDOT completes a review and gives conceptual approval of the development site access plan.</i></p> <p><i>TE Policy 1.1.2:</i> <i>The City shall assess new development or redevelopment an equitable pro rata share of the costs to provide roadway improvements and shall enforce countywide transportation impact fee regulations.</i></p>
<p>2b) Level of Service 'F' on Gulf Blvd.</p>	<p><i>TE Objective 1.1:</i> <i>The operational level of service (LOS) "D" peak hour shall be the standard for all arterial roads within the city.</i></p>	<p>Gulf Blvd. is designated as a 'constrained' roadway. The City of IRB should develop a method by which new development and redevelopment with an impact on constrained roads failing to meet the adopted LOS standard shall contribute toward a City-wide fund to complete sidewalks and bicycle facilities, add crosswalks and medians, and covered bus stops for the Suncoast Beach Trolley and other PSTA fixed routes. The City should consider the adoption of a City-wide Transportation Concurrency Exception Area (TCEA) or Multi-Modal Transportation District (MMTD), consistent with state rules, to provide for improved mobility and street connectivity consistent with the City's small town character and redevelopment objectives as addressed in Issue 1d. The City of IRB should amend the following policy to include a</p>

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		mitigation strategy as a follow up to the monitoring: <i>TE Policy 1.1.3:</i> <i>The City shall monitor for deteriorating conditions, roads with an existing level-of-service problem (SR 688 from Hamlin Boulevard to Gulf Boulevard), or a projected future level-of-service problem (Gulf Boulevard from SR 688 to Park Boulevard).</i>
2c) Encouraging a multi-modal transportation approach.	<i>TE Objective 1.3:</i> <i>Motorized and non-motorized vehicle parking, and bicycle and pedestrian ways shall be provided.</i> <i>TE Objective 1.5:</i> <i>The City shall encourage the development and utilization of a safe, convenient, and energy efficient multi-modal transportation system.</i>	In order to minimize dependence on county or state for the implementation of this objective, the City of IRB should revise the following policies to include alternative cost sharing mechanisms for mobility improvements, such as impact fees, for the provision of pedestrian/bicycle ways, bicycle storage facilities, and covered bus stops: <i>TE Policy 1.3.2:</i> <i>The City, County, or State shall provide bicycle and pedestrian ways for connecting residential areas to recreation areas, school, shopping areas, and transit terminal areas.</i> <i>TE Policy 1.3.4:</i> <i>The City, County, and State shall provide crosswalks and sidewalks on roadways of high pedestrian usage in their jurisdiction to the extent possible given right-of-way limitations.</i> The City of IRB should consider implementing a multi-modal transportation approach to promote a high level of pedestrian accessibility, comfort, and convenience, including design standards for redevelopment and improvements to existing transit system as noted in the following policy: <i>TE Policy 1.5.4:</i> <i>The City shall coordinate with the Community Transportation Coordinator (Pinellas County MPO) regarding the provision of</i>

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		<i>transportation disadvantaged services.</i>
<i>ISSUE 3: ECONOMICS AND HOUSING DIVERSITY</i>		
<p>3a) Retention and expansion transient accommodation.</p>	<p><i>FLUE Objective 1.4: Nonresidential Development</i> <i>Commercial development compatible with environmental and economic resources, shall occur in a planned and orderly fashion.</i></p>	<p>Transient accommodation is an important component of the housing market in IRB, especially in the context of the city’s location in the Coastal High Hazard Area. Transient accommodations, such as hotels and motels, help manage permanent population. In order to encourage the retention and expansion of existing hotels/motels along Gulf Boulevard, clarify definition of transient accommodation and review the density standards in the following policy: <i>FLUE Policy 1.4.9: Transient accommodations, at a maximum density of 15 units/acre, shall be located in the Commercial General, Residential/Office/Retail, and Residential/Office General land use categories; the Resort Facilities High land use category at a maximum density of 30 units/acre shall be located on the west side of Gulf Boulevard.</i></p>
<p>3b) Encouraging ‘Attainable Housing’.</p>	<p><i>HE Objective 1.1: Adequate Housing</i> <i>The City shall assist the private sector in providing an appropriate number and type of housing units to meet the needs of the city’s existing and projected population and households with special housing needs.</i></p>	<p>The focus of recent residential development in the City of IRB has been condominium housing with diminishing affordability. While the city acknowledges the need for housing diversity, it also recognizes the limitation of market economics in achieving this objective. In order to balance the housing market, the city should revise the adequate housing objective and the following policies in favor of ‘attainable housing’ for workforce population with</p>

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
		<p>special emphasis on retaining pre-existing patterns of housing development: HE Policy 1.1.3: <i>The City shall support the location of affordable housing for very-low, low, and moderate income households, including any necessary supporting infrastructure and public facilities.</i> HE Policy 1.1.4: <i>The City shall continue to allow a variety of residential densities and housing types in order to enhance the opportunity for the private sector to provide housing in a wide range of types and costs.</i> HE Policy 1.1.6: <i>The City will continue its participation and uphold the cooperation agreement with Pinellas County for the administration of the Community Development Block Grant Program.</i></p>
	<p>HE Objective 1.2: Fair Housing <i>The City shall increase the opportunity for all citizens to purchase or rent, decent, safe and sanitary housing which they can afford, free from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status, or household composition.</i></p>	<p>Increasing cost of housing in the City of IRB raises several issues about access to housing. Revise this objective and the following policies to reaffirm support for fair housing conditional to fulfilling the above mentioned adequate housing objective: HE Policy 1.2.1: <i>The City shall institute a fair housing ordinance to include age, handicap, and household composition in addition to race, sex, national origin, and religion.</i> HE Policy 1.2.3: <i>The City will participate in available federal, state, and county housing subsidy programs.</i></p>
	<p>HE Objective 1.4: Housing Conservation <i>The existing housing stock will be conserved,</i></p>	<p>Substantial capital investment in housing stock improvements and housing conservation could result</p>

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
	<p><i>rehabilitated, and its useful life extended, and the character of residential neighborhoods shall be maintained.</i></p>	<p>in higher property valuation and neighborhood gentrification. In order to balance housing conservation and increasing property value, consider limiting the policy implementation to designated buildings and/or districts: HE Policy 1.4.1: <i>The City shall review and amend, where necessary, the housing and health codes and standards relating to care and maintenance of residential and neighborhood environments and facilities.</i> HE Policy 1.4.2: <i>The City shall encourage individual homeowners to increase private reinvestment in housing by providing information and technical assistance programs.</i></p>
	<p>HE Objective 1.5: Displacement <i>The City shall provide uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Section 421.55, Florida Statutes.</i></p>	<p>Revise the following policy to reflect future land use objectives of the City of IRB and to improve implementation: HE Policy 1.5.1: <i>Prior to their displacement, the City shall establish procedures to ensure that any person displaced by public action shall have access to reasonably located, standard housing at affordable costs.</i></p>
	<p>HE Objective 1.6: Substandard Housing <i>The City shall eliminate substandard housing that may exist as it becomes known through programs designed to preserve neighborhoods.</i></p>	<p>In order to balance quality and affordability of housing, consider variable implementation of this objective and the following policy based on redevelopment goals for specific areas: HE Policy 1.6.1: <i>The City shall maintain or increase code enforcement activities, through regular inspections of the housing stock.</i> HE Policy 1.6.3: <i>The City shall seek federal, state, and county funding, or otherwise provide local</i></p>

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
		<i>public funds for the rehabilitation or demolition of substandard housing.</i>
<i>ISSUE 4: ENVIRONMENTAL PROTECTION</i>		
4a) Updating the Flood Plain Ordinance.	<p><i>FLUE Objective 1.2: Land Development Regulations</i> <i>Future growth and development shall be managed through the implementation and enforcement of land development regulations as codified in the Indian Rocks Beach Code consistent with this comprehensive plan.</i></p>	<p>The City of IRB should update the Flood Plain Ordinance to establish consistency with federal/state/county standards. Continue to implement the following policy and add procedures for platting, vacation and, dedication of easements and buffers related to flood plain management: <i>FLUE Policy 1.2.3:</i> <i>The City shall adopt land development regulations which recognize the limitations of development on a barrier island (e.g., 100-year floodplain, vulnerability to tropical storms, topography and soil conditions).</i></p>
	<p><i>FLUE Objective 1.3: Residential Development</i> <i>The integrity and quality of life, as exhibited by the continuation of the city's beach community, family-oriented, residential character, will be maintained in residential neighborhoods.</i></p>	<p>Update Flood Plain Ordinance in order to ensure the protection of life and property per the following policy: <i>FLUE Policy 1.3.5:</i> <i>The land development regulations shall ensure that residential land uses are located and designed to protect life and property from natural and manmade hazards such as flooding, excessive traffic, subsidence, noxious odors, noise, and deterioration of structures.</i></p>
	<p><i>CMCE Objective 1.2:</i> <i>Regulations for development within the 100-year floodplain shall continue to be strictly enforced.</i></p>	<p>Update the Flood Plain Ordinance and continue to enforce 100-year floodplain regulations per applicable federal, state, and county floodplain construction codes and floodplain management regulations: <i>CMCE Policy 1.2.2:</i> <i>Recognizing that the</i></p>

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
		<p><i>community is located within the 100-year floodplain, the City shall strictly enforce all applicable federal and state floodplain construction codes adopted pursuant to federal or state law.</i> CMCE Policy 1.2.3: <i>The City shall protect the natural functions of the 100-year floodplain so that the flood-carrying and flood-storage capacity are maintained.</i></p>
<p>4b) Development and coastal management.</p>	<p>CMCE Objective 1.1: <i>The City shall protect the quality and quantity of surface and groundwater.</i></p>	<p>The City of IRB should consider a special review process for development projects with coastal management impact in order to ensure implementation of this objective and the following policy: CMCE Policy 1.1.5: <i>The land development regulations shall ensure that tidal flushing and circulation patterns are not significantly altered by development activities.</i></p>
<p>4b) Application of Transfer of Development Rights (TDRs) for coastal and natural conservation.</p>	<p>FLUE Objective 1.7: Natural Resources <i>Development activities shall ensure the protection of natural resources.</i></p>	<p>TDRs could serve as an effective land management tool for the conservation of natural resources, especially in a sensitive coastal context. Amend the following policy to encourage application of TDRs: FLUE Policy 1.7.2: <i>In order to protect environmentally sensitive areas located east of Gulf Boulevard, the land development regulations shall continue to allow for cluster zoning or transfer of development rights to be consistent with planned unit development regulations.</i></p>
<p>4c) Seawall replacement with alternative materials.</p>	<p>IE Objective 4.1: Flood and Stormwater Runoff Control <i>The City shall ensure that adopted level-of-service standards for flood control are</i></p>	<p>The City of IRB should revise the following policy to allow the replacement of failing seawalls with previous seawall material and create incentives and educational programs to promote the replacement of</p>

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
	<i>maintained and all applicable federal, state, and local regulations relating to flood control and water quality shall continue to be met in public and private design.</i>	failed seawalls with rip rap and/or planting of native marine vegetation: IE Policy 4.1.4: <i>The following management techniques shall be incorporated into the city's land development regulations or operating budget:</i> - <i>The replacement material for failed or damaged existing concrete seawalls shall be rip-rap or planting of native marine vegetation, e.g., mangroves and marsh grass, where technically feasible; and</i> <i>Where possible, adopt vegetation and planting practices encouraging the strengthening of seawalled areas. (continued)</i>
4d) Effectiveness of coastal conservation measures.	CMCE Objective 1.4: <i>The City shall conserve, appropriately use, and protect native vegetation.</i>	Coastal conservation should be a priority issue for the City of IRB. Revise the following policies to include wildlife conservation and ensure continued implementation: CMSE Policy 1.4.7: <i>The City shall investigate the possibility of gaining ownership or control over all islands, sandbars, and spoil banks in or adjacent to the city limits for the purpose of conservation as a natural resource and maintenance of open space.</i> CMSE Policy 1.4.8: <i>The City shall encourage the planting of native, drought-tolerant, and insect-resistant vegetation to decrease the use of fertilizers and pesticides which contribute to pollution in the Intracoastal Waterway.</i>
4e) Implementation of Beach Management Plan.	CMCE Objective 1.9: <i>The City of Indian Rocks Beach shall protect and maintain its beaches, dunes, and natural systems, and establish construction standards which minimize the</i>	Continue to implement elements of the Beach Management Plan as appropriate through administrative policy in compliance with the following policy. The City will evaluate its

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
	<p><i>impacts of man-made structures on these systems.</i></p>	<p>responsibilities with respect to protecting and maintaining the beach. CMCE Policy 1.9.3: <i>The City shall adopt and enforce a beach management plan which shall prohibit excavations, destruction of native vegetation, and activities which affect the natural fluctuation of the dunes.</i> Revise the following policy to tie implementation to clean water regulations provided in the Infrastructure Element of the plan: CMCE Policy 1.9.5: <i>Through the use of land development regulations and public acquisitions, the City shall limit shoreline development that will adversely impact marine fisheries habitats.</i></p>
	<p>CMSE Objective 1.11: <i>The City shall comply with all county, state, and federal regulations governing the protection of coastal resources.</i></p>	<p>Coordinate with neighboring municipalities to increase involvement in beach renourishment process to effectively implement the following policy: CMCE Policy 1.11.2: <i>The city beach management plan will be coordinated with the efforts of neighboring municipalities.</i></p>
<p>ISSUE 5: FUNDING THE PLAN</p>		
<p>5a) Demonstrating financial feasibility of Plan in compliance with Senate Bill (SB) 360.</p>	<p>CIE Objective 1.1: <i>Capital improvements will be provided to correct existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the five-year Schedule of Capital Improvements adopted in this Capital Improvements Element. The Schedule of Capital Improvements will serve to coordinate land use</i></p>	<p>The city's Capital Improvements Plan (CIP) must be updated yearly during the city's budget process, including . The CIP must be financially feasible, projects listed in years 1-3 must have committed funding sources and projects listed in years 4-5 having planned funding source identified. CIE Policy 1.1.7: <i>Existing and anticipated capital projects identified in other elements of this plan</i></p>

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
	<p><i>decisions with available or projected fiscal resources to maintain adopted levels of service.</i></p> <p>CIE Objective 1.3: <i>The City shall utilize its fiscal resources to eliminate any identified existing deficiencies and provide needed capital improvements for future development and redevelopment, through the site plan approval process, at adopted levels of service as specified in the elements of this comprehensive plan.</i></p> <p>CIE Objective 1.5: Concurrency Management System <i>The City of Indian Rocks Beach shall provide, or require provision of, needed infrastructure for development and redevelopment concurrently with their impacts through the issuance of a certificate of compliance with adopted level-of-service standards, implementation monitoring of the comprehensive plan, and enforcement of development regulations.</i></p>	<p><i>shall be corrected according to the financially feasible Schedule of Capital Improvements adopted through this Capital Improvements Element policy.</i></p> <p>Reevaluate the effectiveness of impact fees as a funding source specific to the City of IRB and review the following policy: CIE Policy 1.3.3: <i>The City shall, when appropriate, continue to administer existing and future impact fees. Existing and future impact fees shall be reviewed and updated to address any deficiencies with the existing policy.</i></p> <p>Update the concurrency standards in the following policy and Level-of-Service tables to reflect current figures: CIE Policy 1.5.4: <i>The City of Indian Rocks Beach shall use the following levels of service to determine the impacts of development and redevelopment..... The standards shown in Tables 1 and 2 shall be the adopted parks and recreation facilities level-of-service standards.</i></p>
<p>5b) Funding transportation concurrency.</p>	<p>TE Objective 1.1: <i>The operational level of service (LOS) "D" peak hour shall be the standard for all arterial roads within the city.</i></p>	<p>If the City of IRB considers the creation of a TCEA or similar transportation concurrency management alternatives, it should demonstrate the financial feasibility of the option and establish standards for mobility improvements in lieu of roadway improvements: TE Policy 1.1.2: <i>The City shall assess new development or redevelopment an equitable pro rata share of the costs to provide roadway improvements and shall enforce countywide</i></p>

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
<p>5c) Funding parks and recreational facilities.</p>	<p>ROSE Objective 1.5: <i>The City shall continue to provide park and recreation facilities in an economically efficient manner.</i></p>	<p><i>transportation impact fee regulations.</i></p> <p>The following policy is being administered through recreational facilities impact fees. Continue to implement the following policy with adjustments to fee structure for financial feasibility: ROSE Policy 1.5.2: <i>The land development regulations shall require all new residential developments or redevelopments to provide recreational land and facilities, or fees in lieu, according to the needs created by the development.</i></p>
<p>ISSUE 6: INTERGOVERNMENTAL COORDINATION AND CITIZEN PARTICIPATION</p>		
<p>6a) Representation in Pinellas Planning Council</p>	<p>ICE Objective 1.1: Pinellas County Planning Council <i>The City of Indian Rocks Beach shall participate in the deliberations of the Pinellas County Planning Council (PPC) and Countywide Planning Authority (CPA) consistent with the provisions of the Pinellas County Charter and special laws enabling the countywide planning process.</i></p>	<p>The City of IRB should evaluate its participation in PPC and revise the following policy to adjust representation: ICE Policy 1.1.1: <i>The City shall, through its designated representative on the Pinellas County Planning Council, shall participate in the countywide planning process and take part in opportunities to identify, discuss, and act upon matters considered by the PPC.</i></p>
<p>6b) Improve coordination and cost sharing with neighboring jurisdictions.</p>	<p>ICE Objective 1.2: <i>The City shall establish a means by which level-of-service standards are coordinated and consistent with neighboring jurisdictions.</i></p>	<p>The City of IRB should continue to improve coordination between various governmental agencies and neighboring jurisdictions to ensure effective concurrency management, including implementation of beach management plan and traffic level-of-service, and delivery of affordable housing, in compliance with the following policy: ICE Policy 1.2.2: <i>The City of Indian Rocks Beach shall ... with Pinellas County to ensure that each</i></p>

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
		<p><i>jurisdiction's future needs are considered in the acquisition and design of public service facilities, such as wastewater treatment and potable water.</i> ICE Policy 1.2.3: <i>The City shall participate in the Barrier Islands Governmental Council (BIG-C), an organization of beach communities, to coordinate the levels of service and preserve and protect the interests of the barrier island inhabitants as well as serve as liaison between the beach communities and the county.</i></p> <p>Enhanced coordination with neighboring jurisdictions should include reciprocity in terms of cost sharing for implementing these plans and programs, as required by the following policy: ICE Policy 1.3.1: <i>The City shall work with other governmental jurisdictions to establish a strategy to ensure that the entire cost of providing necessary capital facilities, at adopted levels of service, for any new development or redevelopment within the jurisdiction shall not be borne by existing residents.</i></p>
<p>6c) Citizen Participation Plan.</p>	<p>ICE Objective 2.1: <i>Consideration of Local Plan Effects</i> <i>The City shall review its comprehensive plan to:</i> - <i>Identify and coordinate issues that are of mutual interest to other entities;</i> - <i>Address through coordination mechanisms, the impacts of development on other entities; and</i> - <i>Coordinate compatible level-of-service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibilities for such facilities.</i></p>	<p>Ensure continued implementation of the Citizen Participation Plan and consideration of Local Plan Effects in compliance with the following policy: ICE Policy 2.1.1: <i>The City will notify adjacent jurisdictions along with Indian Rocks Beach property owners when governmental actions require public notice under federal, state, or local law.</i></p>

<i>ISSUES</i>	<i>GOALS/OBJECTIVES PERTAINING TO ISSUES</i>	<i>RECOMMENDATIONS</i>
<i>ISSUE 7: CHANGES TO CHAPTER 163 F.S. SINCE 1999</i>		
7a) Regional Water Supply Plan		Coordination of Indian Rocks Beach Comprehensive Plan with the regional water supply plan, include a 10-year work plan of water supply facilities, and provide consideration in the Coastal Management and Conservation Element and Intergovernmental Coordination Element.
7b) Regional Recreational Sites		Amend the Recreational and Open Space Element to include the Gulf of Mexico as public and private recreational sites.
7c) Transportation Facilities		The Transportation Element should be amended to include policies that require all transportation project associated with transportation concurrency be in place or under construction within 3 years of building permit approval.
7d) Financial Feasibility of the CIE		See Issue 5.
7e) Coastal High Hazard Area		Revise the Future Land Use Element, Coastal Management and Conservation Element and Housing Element to address issues related to the city's location in the Coastal High Hazard Area.
7f) Community Workforce Housing		The Housing Element should be amended to include provisions for workforce housing.

SECTION 3: REVIEW OF COMPREHENSIVE PLAN ELEMENTS

FUTURE LAND USE

The primary objective of the Future Land Use Element (FLUE) is to preserve and enhance the existing town character and identity through appropriate management of land uses while ensuring conservation of natural resources, minimizing threat to health, safety and welfare, and maximizing utility for citizens and visitors alike. This element lists objectives and policies for future land use maps and designations, land development regulations, residential development, non-residential development, redevelopment, non-conforming uses, natural resources, public facilities, utilities, historic preservation, educational facilities, and private property rights. To comply with Chapter 88-464, the FLUE is consistent with the Countywide Comprehensive Plan for Pinellas County.

SUCSESSES AND SHORTCOMINGS

The City of IRB is successfully attracting development and increasing property values are a testament to this success. Also, the city has successfully managed to balance redevelopment activity with the provision of public facilities and services. The FLUE is fairly comprehensive and continues to be implemented effectively, but fails to articulate an overall 'vision' for town character and identity. In order to maintain its small town character and comply with the Countywide Rules, the FLUE requires careful calibration for land use categories, intensity/density standards, etc., and coordination with the City of IRB Code/Land Development Regulations and Future Land Use Map. The FLUE is supportive of the existing single family residential development pattern and continues to meet targets in terms of FAR/ISR and LOS, but has not attracted 'mixed-use' developments. The City of IRB is attempting to mitigate the impacts of development while maintaining and improving overall quality of life for its residents.

ISSUES/RECOMMENDATIONS

The City of Indian Rocks Beach (IRB) is mostly developed with only 25 acres of vacant land. The major focus of future development in IRB is redevelopment and revitalization. Key issues related to this element are as follows:

- Ensuring continued protection of private property rights, especially of individual small property owners.
- Coordination with Countywide Rules for Future Land Use.

- Encouraging 'mixed-use' development
- Encouraging 'redevelopment' as land development strategy with emphasis on infill, reuse, and revitalization.
- Addressing the issue of non-conforming uses.
- Amending Planned Unit Development regulations to address redevelopment projects.

In order to amend the FLUE, the City of IRB should undertake community visioning to better define its goals and objectives with respect to future growth and development. Specific recommendations are listed in Section 2.

TRANSPORTATION

The purpose of the Transportation Element (TE) is to establish the desired future transportation system for motorized and non-motorized traffic movement. The TE addresses the City of IRB's growth and development issues to maintain anticipated operational levels of service for the road network, coordination of transportation planning with the FLUE, the Capital Improvements Element, the MPO's Long Range Plan and the Pinellas County TIP, as well as encourages a balanced emphasis on motorized and non-motorized modes of travel. This element emphasizes the need for efficiency, safety, and aesthetics in ensuring livability and mobility.

SUCSESSES AND SHORTCOMINGS

The City of IRB is successfully meeting its transportation targets outlined in the TE, including public transit (PSTA Beach Trolley) and public access/boardwalks to the beach. Gulf Boulevard south of Walsingham Road operates at LOS F, and is an area of concern for the City. Also, Gulf Boulevard is designated as a 'constrained' roadway. The TE requires that the road should be monitored but fails to address mitigation of the traffic problem. Traffic mitigation is related to the issue of transportation concurrency management and funding mitigation measures through the Capital Improvements Plan.

ISSUES/RECOMMENDATIONS

Key issues related to the TE are as follows:

- Balancing transportation concurrency with the redevelopment objective in the FLUE.

- Mitigation strategy for Gulf Boulevard.
- Encouraging a multi-modal transportation approach.
- Funding transportation concurrency.

The major focus of future development in IRB is redevelopment and revitalization. The need to accommodate future development combined with the designation of Gulf Boulevard as a 'constrained' roadway requires an innovative approach to transportation issues in IRB. The City should consider developing a Transportation Concurrency Exception Area (TCEA) or a Multi-Modal Transportation District (MMTD) along Gulf Boulevard. Transportation concurrency management provides flexibility in addressing concurrency standards conditional to implementation of multi-modal transportation improvements, such as street connectivity, pedestrian sidewalks/crosswalks, bicycle paths, and transit amenities. Specific recommendations are listed in Section 2.

HOUSING

The City of IRB is a predominantly residential area with emphasis on single family residential housing types. The purpose of the Housing Element (HE) is to retain and expand this housing type while supporting the housing needs of the seasonal/transient population attracted to the coastal location of the city. The HE includes objectives and policies for adequate housing, fair housing, group homes, housing conservation, displacement, and substandard housing. The primary objective is to maintain the city's town character and identity while providing equal access to housing for its population.

SUCSESSES AND SHORTCOMINGS

The HE strives to achieve a balance between housing quantity and quality for its citizens and visitors alike. The focus of recent housing development in the City of IRB has been moderate to high priced condominium housing. While rising property values demonstrate success of the HE, this phenomenon also reduces equitable access to housing and promotes gentrification of neighborhoods. High property values also discourage commercial development. The objectives that address housing conservation and substandard housing impedes the support for adequate and fair housing. The HE is in compliance with Chapter 419 of the Florida Statutes and makes provisions for group homes and foster care facilities.

ISSUES/RECOMMENDATIONS

Key issues related to the HE are as follows:

- Retaining and expanding transient accommodation through redeveloping existing hotels and motels.
- Encouraging 'attainable' housing.
- Mitigating gentrification of neighborhoods in the context of increasing property values.
- Addressing the issue of displacement.

The housing goals, objectives, and policies for the City of IRB reflect its vision for future development. Considering the redevelopment focus of the city with little vacant land available for development, the HE should be refocused to address 'attainable' workforce housing and addressing pressure to convert existing hotels and motels into condominiums. 'Attainable housing' combines issues related to growth and affordability with innovative approaches to housing design and property rights. Specific recommendations are listed in Section 2.

INFRASTRUCTURE

The purpose of the Infrastructure Element (IE) is to provide necessary public facilities and services to support future land use projections. This element establishes the level of service (LOS) standards for concurrency management and lists objectives and policies for water use, solid waste, flood and storm water runoff, water quality, and storm water management.

SUCSESSES AND SHORTCOMINGS

The City of IRB in cooperation with Pinellas County is successfully managing its infrastructure concurrency requirements and in some cases exceeding the standards. The installation and use of reclaimed water has helped reduce the city's potable water demand and reduce wastewater generation levels but this has failed to receive overwhelming support from property owners and could have potential negative impacts on coastal waterways. City landscaping projects utilize drought tolerant plants as a means of conserving water. The City has successfully implemented the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program to protect the quality of surface and ground water. To date approximately 61% of all City-owned

stormwater drainage outfalls have been updated or replaced to the meet the latest stormwater design standards.

ISSUES/RECOMMENDATIONS

Key issues related to the IE are as follows:

- Including storm water in infrastructure LOS standards.
- Repair/replacement of seawalls with similar materials or alternatives such as rip-rap or native plantings.
- Updating the Flood Plain Ordinance to federal/state/county standards.

The City of IRB should consider educational programs to encourage environmentally sustainable techniques such as xeriscaping and seawall replacement with rip-rap and/or native plantings. Since IRB is located in the coastal high hazard area, it is also critical for the city to enforce 100-year flood plain regulations and maintain LOS standards for storm water/flood water. Specific recommendations are listed in Section 2.

COASTAL MANAGEMENT AND CONSERVATION

The Coastal Management and Conservation Element (CMCE) establishes three major goals. These goals are in place to ensure that environmental quality is maintained by conserving, protecting, and managing the nature resources. CMCE also establishes guidelines for development to protect citizens and their property from the effects of strong storms and hurricanes. Coastal management is especially crucial because Indian Rocks Beach is located entirely within the Coastal High Hazard Area.

SUCSESSES AND SHORTCOMINGS

The implementation of CMCE has been an overall success. The city developed the “Beach Management Plan” to manage and maintain beach resources and implemented elements of the plan. The plan should be reviewed regularly to evaluate its effectiveness and compliance with state policy. The county ordinance regarding the conservation, protection, and appropriate use of native vegetation was adopted by the city. The city is active in protecting sea turtle nesting areas and is seeking to designate soil islands as bird sanctuaries. The beach renourishment process has been successful but education about the program should be increased and additional support should be sought from neighboring jurisdictions.

ISSUES/RECOMMENDATIONS

To continue the success of the CMCE element, these key issues need to be addressed:

- Update the Flood Plain Ordinance to establish concurrency, and ensure protection of life and property.
- Develop a special review process for development that impact tidal flushing and circulation patterns.
- Explore the viability of a Transfer of Development Rights (TDR) program to conserve environmentally sensitive areas.
- Evaluate current policies for replacement of failed or damaged seawalls.
- Review current policies relating to conservation spoil banks and planting of native vegetation.

The coastal management and conservation goals, objective and policies should be consistent with the “Beach Management Plan” and reflect the community’s vision for the future. Restricting development in environmentally sensitive areas is crucial for maintaining coastal resources and for protecting citizens’ lives and property. TDRs should be explored as tool for coastal conservation, especially in coordination with neighboring jurisdictions. The City of IRB should continue to promote conservation and protect natural resources through implementation of the CMCE. Specific recommendations are listed in Section 2.

RECREATION/OPEN SPACE

The City of IRB is an attraction due to its coastal location and abundant recreational and leisure opportunities. The purpose of the Recreational and Open Space Element (ROSE) is to plan for a system of readily accessible public and private recreational facilities for citizens and visitors alike. The ROSE lists objectives and policies for the provision and maintenance of adequate recreational facilities, coordination of public and private recreational resources, protection and conservation natural/coastal resources, and for the funding of recreational and open space plans.

SUCSESSES AND SHORTCOMINGS

The City of IRB has successfully implemented this element of its Comprehensive Plan. The city has several public beach access locations and parks, and hosts many events,

such as 'Boat Lighting' and 'Beauty and the Beach'. An Executive Committee coordinates these events and other recreational facilities, such as the YMCA and a skateboard park, and the City supports the IRB Historical Society. Tremendous public support for parks and recreational facilities ensures protection from diversion to other uses and results in an exceptional level of service for recreational facilities. On the flip side, this effort towards the provision of recreational and open space opportunities is fiscally draining for the city.

ISSUES/RECOMMENDATIONS

Key issues related to this element are as follows:

- Funding the recreational and open space component.

At present the City of IRB is administering the ROSE through impact fees. Since parks and recreational facilities provide public benefits that extend beyond the city boundary, it is important that the city balances the provision of these facilities with financial feasibility. The City of IRB should consider measures for reciprocity with adjacent municipalities for exceeding recreational and open space LOS standards. Specific recommendations are listed in Section 2.

INTERGOVERNMENTAL COORDINATION

The primary objective of the Intergovernmental Coordination Element (ICE) is to address existing and future coordination processes to enhance the effectiveness of governmental action. The City of IRB coordinates its efforts with adjacent municipalities, county agencies, regional authorities, state agencies, and public/private utilities. The ICE clarifies the City Council's role in the Pinellas County Planning Council, its coordination with neighboring jurisdictions and area local governments, districts and agencies, and establishes procedures for collaborative planning and voluntary dispute resolution. In addition, the ICE requires that the City of IRB consider the local plan effects and establish a process for notification and citizen participation in planning for transportation, housing, coastal management, etc.

SUCSESSES AND SHORTCOMINGS

The City of IRB participates in several intergovernmental agencies, including the Pinellas County Planning Council and the Barrier Islands Governmental Council, and

coordinates its planning efforts. The ICE provides an adequate framework for addressing the issues pertaining to this coordination, but fails to encourage proactive participation.

ISSUES/RECOMMENDATIONS

Key issues related to this element are as follows:

- Representation in the Pinellas County Planning.
- Improving coordination and reciprocity on inter-jurisdictional efforts such as the Beach Management Plan, coastal conservation, affordable housing, and transportation concurrency.

Concurrency management issues, such as transportation, coastal management, and infrastructure, require coordination at a regional level. The City of IRB should evaluate its participation and role in the regional governmental structure, and amend the ICE to encourage proactive participation and leadership on regional issues. Specific recommendations are listed in Section 2.

CAPITAL IMPROVEMENTS

The purpose of the Capital Improvements Element (CIE) is to evaluate the cost of public facilities/improvements and analyze the fiscal capability of local governments to finance and construct these improvements. The CIE tabulates the schedule of Capital Improvements, establishes financial responsibility for capital improvement projects, and manages concurrency requirements for roads, sanitary sewers, solid waste, drainage, potable water, coastal management, and parks and recreation facilities.

SUCSESSES AND SHORTCOMINGS

The goals, objectives, and policies of the CIE provide the requisite framework for the City of IRB to manage its CIP. The intent of the CIE is accomplished only if the schedule of capital improvements is current. It is also critical to update the concurrency management standards on a regular basis.

ISSUES/RECOMMENDATIONS

Key issues related to this element are as follows:

- Demonstrating financial feasibility.
- Funding transportation concurrency.
- Funding parks and recreational facilities.
- Essentially, the City of IRB should ensure that the schedule of capital improvements is updated annual and the CIP is financially feasible. The Plan must be must include all projects to achieve and maintain Level of Service within the subsequent 5 years. Projects listed in years 1-3 must have committed funding sources and projects listed the years 4-5 must have planned funding. CIE must be updated yearly during the city's budget process. Impact fees should be reviewed and updated to address any deficiencies with the existing policy.

APPENDIX A:
CHANGES TO CHAPTER 163, PART II, F.S.

Changes to Chapter 163, F.S. 1999-2005	Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
1999: [Ch. 99-251, ss. 65-6, and 90; Ch. 99-378, ss. 1, 3-5, and 8-9, <u>Laws of Florida</u>]				
Required that ports and local governments in the coastal area, which has spoil disposal responsibilities , identify dredge disposal sites in the comp plan.	163.3178(7)	X		
Exempted from the twice-per-year limitation certain port related amendments for port transportation facilities and projects eligible for funding by the Florida Seaport Transportation and Economic Development Council.	163.3187(1)(h)	X		
Required rural counties to base their future land use plans and the amount of land designated industrial on data regarding the need for job creation, capital investment, and economic development and the need to strengthen and diversity local economies.	163.3177(6)(a)	X		
Added the Growth Policy Act to Ch. 163 , Part II to promote urban infill and redevelopment .	163.2511,163.25,14, 163.2517,163.2520,1 63.2523, and 163.2526	X		
Required that all comp plans comply with the school siting requirements by October 1, 1999.	163.3177(6)(a)	X		
Made transportation facilities subject to concurrency.	163.3180(1)(a)		TE objective 1.1	
Required use of professionally accepted techniques for measuring level of service for cars, trucks, transit, bikes and pedestrians.	163.3180(1)(b)			The Transportation Element will be amended to reflect new or revised level of service standards.
Excludes public transit facilities from concurrency requirements.	163.3180(4)(b)		Indian Rocks Beach does not operate or oversee transit service.	
Allowed multiuse DRIs to satisfy the transportation concurrency requirements when authorized by a local comprehensive plan under limited circumstances.	163.3180(12)	X		
Allowed multimodal transportation districts in areas where priorities for the pedestrian environment are assigned by the plan.	163.3180(15)	X		
Exempted amendments for urban infill and redevelopment areas, public school concurrency from the twice-per-year limitation .	163.31879(1)(h) and (i) [Now: (i) and (j)]	X		

Changes to Chapter 163, F.S. 1999-2005		Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
Defined brownfield designation and added the assurance that a developer may proceed with development upon receipt of a brownfield designation. [Also see Section 163.3221(1) for "brownfield" definition.]		163.3220(2)			The Brownfields concept will be amended into the Future Land Use Element.
2000: [Ch. 2000-158, ss. 15-17, Ch. 2000-284, s. 1, Ch. 2000-317, s. 18, <u>Laws of Florida</u>]					
	Repealed Section 163.3184(11)(c), F.S. , that required funds from sanction for non-compliant plans go into the Growth Management Trust Fund.	163.3184(11)(c) [Now: Repealed]	X		
	Repealed Section 163.3187(7), F.S. that required consideration of an increase in the annual total acreage threshold for small scale plan amendments and a report by DCA.	163.3187(7) [Now: Repealed]	X		
	Repealed Sections 163.3191(13) and (15), F.S.	163.3191(13) and (15) [Now: Repealed]	X		
	Allowed small scale amendments in areas of critical state concern to be exempt from the twice-per-year limitation only if they are for affordable housing.	163.3187(1)(c)1.e	X		
	Added exemption of sales from local option surtax imposed under Section 212.054, F.S., as examples of incentives for new development within urban infill and redevelopment areas.	163.2517(3)(j)2.	X		
2001: [Ch. 2001-279, s. 64, <u>Laws of Florida</u>]					
	Created the rural land stewardship area program.	163.3177(11)(d)	X		
2002: [Ch. 2002-296, ss. 1 - 11, <u>Laws of Florida</u>]					
	Required that all agencies that review comprehensive plan amendments and rezoning include a nonvoting representative of the district school board.	163.3174		A School Board staff representative is a member of the Local Planning Agency.	
	Required coordination of local comprehensive plan with the regional water supply plan.	163.3177(4)(a)			Infrastructure Element shall be updated to reflect the commitment to coordinate with the RWSP.
	Plan amendments for school-siting maps are exempt from s. 163.3187(1)'s limitation on frequency.	163.3177(6)(a)	X		

Changes to Chapter 163, F.S. 1999-2005		Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	Required that by adoption of the EAR , the sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge element consider the regional water supply plan and include a 10-year work plan to build the identified water supply facilities.	163.3177(6)(c)			Infrastructure Element shall be updated to reflect the commitment to coordinate with the RWSP.
	Required consideration of the regional water supply plan in the preparation of the conservation element.	163.3177(6)(d)			Infrastructure Element shall be updated to reflect the commitment to coordinate with the RWSP.
	Required that the intergovernmental coordination element (ICE) include relationships, principles and guidelines to be used in coordinating comp plan with regional water supply plans.	163.3177(6)(h)			ICE Element shall be amended to address coordination with the RWSP.
	Required the local governments adopting a public educational facilities element execute an inter-local agreement with the district school board, the county, and non-exempting municipalities.	163.3177(6)(h)4.		Indian Rocks Beach is exempt from the new PSFE requirements. See Appendix C.	
	Required that counties larger than 100,000 population and their municipalities submit a inter-local service delivery agreements (existing and proposed, deficits or duplication in the provisions of service) report to DCA by January 1, 2004. Each local government is required to update its ICE based on the findings of the report. DCA will meet with affected parties to discuss and id strategies to remedy any deficiencies or duplications.	163.3177(6)(h)6., 7., & 8.			The ICE shall be amended to include relevant findings from the inter-local service delivery agreement.
	Required local governments and special districts to provide recommendations for statutory changes for annexation to the Legislature by February 1, 2003.	163.3177(6)(h)9.	X		
	Added a new Section 163.31776 that allows a county, to adopt an optional public educational facilities element in cooperation with the applicable school board.	163.31776	X		
	Added a new Section 163.31777 that requires local governments and school boards to enter into an inter-local agreement that addresses school siting, enrollment forecasting, school capacity, infrastructure and safety needs of schools, schools as emergency shelters, and sharing of facilities.	163.31777		See PSFE letter of exemption in the Appendix C.	

Changes to Chapter 163, F.S. 1999-2005		Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	Added a provision that the concurrency requirement for transportation facilities may be waived by plan amendment for urban infill and redevelopment areas.	163.3180(4)(c)		Indian Rocks Beach does not have any designated urban infill and redevelopment areas.	
	Expanded the definition of “affected persons” to include property owners who own land abutting a change to a future land use map.	163.3184(1)(a)			Add definition to Glossary.
	Expanded the definition of “in compliance” to include consistency with Section 163.31776 (public educational facilities element).	163.3184(1)(b)			Add definition to Glossary.
	Streamlined the timing of comprehensive plan amendment review.	163.3184(3), (4), (6), (7), and (8)			No
	Required that local governments provide a sign-in form at the transmittal hearing and at the adoption hearing for persons to provide their names and addresses.	163.3184(15)(c)			No
	Exempted amendments related to providing transportation improvements to enhance life safety on “controlled access major arterial highways” from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)(k)			No
	Required EARs to include (1) consideration of the appropriate regional water supply plan, and (2) an evaluation of whether past reductions in land use densities in coastal high hazard areas have impaired property rights of current residents where redevelopment occurs.	163-3191(2)(1)		See the EAR.	
	Allowed local governments to establish a special master process to assist the local governments with challenges to local development orders for consistency with the comprehensive plan.	163.3215			No
	Created the Local Government Comprehensive Planning Certification Program to allow less state and regional oversight of comprehensive plan process if the local government meets certain criteria.	163.3246		Indian Rocks Beach has not elected this option.	

Changes to Chapter 163, F.S. 1999-2005		Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	Added a provision to Section 380.06(24), Statutory Exemptions , that exempts from the requirements for developments of regional impact, any water port or marina development if the relevant local government has adopted a “boating facility siting plan or policy” (which includes certain specified criteria) as part of the coastal management element or future land use element of its comprehensive plan. The adoption of the boating facility siting plan or policy is exempt from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)	X		
	Prohibited a local government, under certain conditions, from denying an application for development approval for a requested land use for certain proposed solid waste management facilities.	163.3194(6)	X		
2003: [Ch. 03-1, ss. 14-15; ch. 03-162, s. 1; ch. 03-261, s. 158; ch. 03-286, s. 61, <u>Laws of Florida.</u>]					
	Creates the Agricultural Lands and Practices Act . (2): Provides legislative findings and purpose with respect to agricultural activities and duplicative regulation. (3): Defines the terms “farm,” “farm operation,” and “farm product” for purposes of the act. (4): Prohibits a county from adopting any ordinance, resolution, regulation, rule, or policy to prohibit or otherwise limit a bona fide farm operation on land that is classified as agricultural land. (4)(a): Provides that the act does not limit the powers of a county under certain circumstances. (4)(b): Clarifies that a farm operation may not expand its operations under certain circumstances. (4)(c): Provides that the act does not limit the powers of certain counties . (4)(d): Provides that certain county ordinances are not deemed to be a duplication of regulation .	163.3162	X		

Changes to Chapter 163, F.S. 1999-2005		Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	Changes "State Comptroller" references to "Chief Financial Officer."	163.3167(6)			No
	Provides for certain airports to abandon DRI orders.	163.3177(6)(k)	X		
	Amended to conform to the repeal of s. 235.185 and the enactment of similar material in s. 1013.35.	163.31776(1)(b)(2)-(3)			No
	Amended to conform to the repeal of ch. 235 and the enactment of similar material in ch. 1013.	163.37111(1)(c), (2)(e)-(f), (3)(c), (4), (6)(b)			No
2004: [Ch. 04-5, s. 11; ch. 04-37, s. 1; ch. 04-230, ss. 1-4; ch. 04-372, ss. 2-5; ch. 04-381, ss. 1-2; ch. 04-384, s. 2, <u>Laws of Florida.</u>]					
	(10): Amended to conform to the repeal of the Florida High-Speed Rail Transportation Act, and the creation of the Florida High-Speed Rail Authority Act. (13): Created to require local governments to identify adequate water supply sources to meet future demand. (14): Created to limit the effect of judicial determinations issued subsequent to certain development orders pursuant to adopted land development regulations.	163.3167	X	Amended requirement in 2005 legislation.	No
	(1): Provides legislative findings on the compatibility of development with military installations. (2): Provides for the exchange of information relating to proposed land use decisions between counties and local governments and military installations. (3): Provides for responsive comments by the commanding officer or his/her designee. (4): Provides for the county or affected local government to take such comments into consideration. (5): Requires the representative of the military installation to be an ex-officio, nonvoting member of the county's or local government's land planning or zoning board. (6): Encourages the commanding officer to provide information on community planning assistance grants.	Creates 163.3175.	X		

Changes to Chapter 163, F.S. 1999-2005	Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
<p>(6)(a):</p> <ul style="list-style-type: none"> • Changed to require local governments to amend the future land use element by June 30, 2006 to include criteria to achieve compatibility with military installations. • Changed to specifically encourage rural land stewardship area designation as an overlay on the future land use map. <p>(6)(c): Extended the deadline adoption of the water supply facilities work plan amendment until December 1, 2006; provided for updating the work plan every five years; and exempts such amendment from the limitation on frequency of adoption of amendments.</p> <p>(10)(l): Provides for the coordination by the state land planning agency and the Department of Defense on compatibility issues for military installations.</p> <p>(11)(d)1.: Requires DCA, in cooperation with other specified state agencies, to provide assistance to local governments in implementing provisions relating to rural land stewardship areas.</p> <p>(11)(d)2.: Provides for multicounty rural land stewardship areas.</p> <p>(11)(d)3.-4: Revises requirements, including the acreage threshold for designating a rural land stewardship area.</p> <p>(11)(d)6.j.: Provides that transferable rural land use credits may be assigned at different ratios according to the natural resource or other beneficial use characteristics of the land.</p> <p>(11)(e): Provides legislative findings regarding mixed-use, high-density urban infill and redevelopment projects; requires DCA to provide technical assistance to local governments.</p>	<p>163.3177</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>		

Changes to Chapter 163, F.S. 1999-2005		Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	(11)(f): Provides legislative findings regarding a program for the transfer of development rights and urban infill and redevelopment ; requires DCA to provide technical assistance to local governments.		X		
	(1): Provides legislative findings with respect to the shortage of affordable rentals in the state. (2): Provides definitions . (3): Authorizes local governments to permit accessory dwelling units in areas zoned for single family residential use based upon certain findings. (4) An application for a building permit to construct an accessory dwelling unit must include an affidavit from the applicant which attests that the unit will be rented at an affordable rate to a very-low-income, low-income, or moderate-income person or persons. (5): Provides for certain accessory dwelling units to apply towards satisfying the affordable housing component of the housing element in a local government's comprehensive plan. (6): Requires the DCA to report to the Legislature.	Creates 163.31771			No Revise definitions as in Glossary. No No No
	Amends the definition of "in compliance" to add language referring to the Wekiva Parkway and Protection Act .	163.3184(1)(b)			
	(1)(m): Created to provide that amendments to address criteria or compatibility of land uses adjacent to or in close proximity to military installations do not count toward the limitation on frequency of amending comprehensive plans.	163.3187			
	(1)(n): Created to provide that amendments to establish or implement a rural land stewardship area do not count toward the limitation on frequency of amending comprehensive plans.				

Changes to Chapter 163, F.S. 1999-2005		Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	Created to provide that evaluation and appraisal reports evaluate whether criteria in the land use element were successful in achieving land use compatibility with military installations .	163.3191(2)(n)	X		
2005 [Ch. 2005-157, ss 1, 2 and 15; Ch. 2005-290; and Ch. 2005-291, ss. 10-12, <u>Laws of Florida</u>]					
	Added the definition of “ financial feasibility .”	Creates ss. 163.3164(32)			Add definition to Glossary.
	(2): Required comprehensive plans to be “ financially ” rather than “economically” feasible .	163.3177			CIE shall be amended to provide for financial feasibility, annual updates to capital improvements, and deletion of the provision allowing updates and change in the data of construction by ordinance.
	(3)(a)5.: Required the comprehensive plan to include a 5-year schedule of capital improvements . Outside funding (i.e., from developer, other government or funding pursuant to referendum) of these capital improvements must be guaranteed in the form of a development agreement or interlocal agreement .				
	(3)(a)6.b.1.: Required plan amendment for the annual update of the schedule of capital improvements. Deleted provision allowing updates and change in the date of construction to be accomplished by ordinance.				
	(3)(a)6.c.: Added oversight and penalty provision for failure to adhere to this section’s capital improvements requirements.				No
	(3)(a)6.d.: Required a long-term capital improvement schedule if the local government has adopted a long-term concurrency management system.		X		
	(6)(a): Deleted date (October 1, 1999) by which school sitting requirements must be adopted.				No
	(6)(a): Add requirement that future land use element of coastal counties must encourage the preservation of working waterfronts, as defined in s.342.07, F.S.		X		
	(6)(c): Required the potable water element to be updated within 18 months of an updated regional water supply plan to incorporate the alternative water supply projects		X		

Changes to Chapter 163, F.S. 1999-2005	Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
<p>selected by the local government to meet its water supply needs.</p> <p>(6)(e): Added waterways to the system of sites addressed by the recreation and open space element.</p> <p>(11)(d)4.c.: Required rural land stewardship areas to address affordable housing.</p> <p>(11)(d)5.: Required a listed species survey be performed on rural land stewardship receiving area. If any listed species present, must ensure adequate provisions to protect them.</p> <p>(11)(d)6.: Must enact an ordinance establishing a methodology for creation, conveyance, and use of stewardship credits within a rural land stewardship area.</p> <p>(11)(d)6.j.: Revised to allow open space and agricultural land to be just as important as environmentally sensitive land when assigning stewardship credits.</p> <p>(12): Must adopt public school facilities element.</p> <p>(12)(a) and (b): A waiver from providing this element will be allowed under certain circumstances.</p> <p>(12)(g): Expanded list of items to be to include colocation, location of schools proximate to residential areas, and use of schools as emergency shelters.</p> <p>(12)(h): Required local governments to provide maps depicting the general location of new schools and school improvements within future conditions maps.</p> <p>(12)(i): Required DCA to establish a schedule for adoption of the public school facilities element.</p> <p>(12)(j): Established penalty for failure to adopt a public school facility element.</p>		<p></p> <p>X</p> <p>X</p> <p>X</p> <p></p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>		<p>Amend the Recreation and Open Space Element to include the Gulf of Mexico as part of the public and private recreational sites.</p>

Changes to Chapter 163, F.S. 1999-2005		Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	(13): (New section) Encourages local governments to develop a “ community vision ,” which provides for sustainable growth, recognizes its fiscal constraints, and protects its natural resources.		X		
	(14): (New section) Encourages local governments to develop a “ urban service boundary ,” which ensures the area is served (or will be served) with adequate public facilities and services over the next 10 years. See s. 163.3184(17).		X		
	163.31776 is repealed	163.31776 [Now: Repealed]			No
	(2): Required the public schools interlocal agreement (if applicable) to address requirements for school concurrency . The opt-out provision at the end of Subsection (2) is deleted.	163.31777	X		
	(5): Required Palm Beach County to identify, as part of its EAR, changes needed in its public school element necessary to conform to the new 2005 public school facilities element requirements.		X		
	(7): Provided that counties exempted from public school facilities element shall undergo re-evaluation as part of its EAR to determine if they continue to meet exemption criteria.		X		
	(2)(g): Expands requirement of coastal element to include strategies that will be used to preserve recreational and commercial working waterfronts, as defined in s.342.07, F.S.	163.3178	X		
	(1)(a): Added “ schools ” as a required concurrency item.	163.3180	X		
	(2)(a): Required consultation with water supplier prior to issuing building permit to ensure “ adequate water supplies ” to serve new development is available by the date of issuance of a certificate of occupancy.				
	(2)(c): Required all transportation facilities to be in place or under construction within 3 years (rather than 5 years) after approval of building permit.				Amend the TE to include this provision.

Changes to Chapter 163, F.S. 1999-2005	Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
<p>(4)(c): Allowed concurrency requirement for public schools to be waived within urban infill and redevelopment areas (163.2517).</p> <p>(5)(d): Required guidelines for granting concurrency exceptions to be included in the comprehensive plan.</p> <p>(5)(e) – (g): If local government has established transportation exceptions, the guidelines for implementing the exceptions must be “consistent with and support a comprehensive strategy, and promote the purpose of the exceptions.” Exception areas must include mobility strategies, such as alternate modes of transportation, supported by data and analysis. FDOT must be consulted prior to designating a transportation concurrency exception area. Transportation concurrency exception areas existing prior to July 1, 2005 must meet these requirements by July 1, 2006, or when the EAR-based amendment is adopted, whichever occurs last.</p> <p>(6): Required local government to maintain records to determine whether 110% de minimis transportation impact threshold is reached. A summary of these records must be submitted with the annual capital improvements element update. Exceeding the 110% threshold dissolves the de minimis exceptions.</p> <p>(7): Required consultation with the Department of Transportation prior to designating a transportation concurrency management area (to promote infill development) to ensure adequate level-of-service standards are in place. The local government and the DOT should work together to mitigate any impacts to the Strategic Intermodal System.</p> <p>(9)(a): Allowed adoption of a long-term concurrency management system for schools.</p> <p>(9)(c): (New section) Allowed local governments to issue approvals to commence construction notwithstanding s.</p>		<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>		<p>Amend the TE to include this provision.</p> <p>Amend the TE to include this provision.</p>

<p>Changes to Chapter 163, F.S. 1999-2005</p>	<p>Chapter 163, F.S. Citations</p>	<p>N/A</p>	<p>Addressed (where/how)</p>	<p>Amendment Needed By Element</p>
<p>(13)(g)2.: (Section deleted) – It is no longer required that a local government and school board base their plans on consistent population projection and share information regarding planned public school facilities, development and redevelopment and infrastructure needs of public school facilities. However, see (13)(g)6.a. for similar requirement.</p> <p>(13)(g)6.a.: [Formerly (13)(g)7.a.] Local governments must establish a uniform procedure for determining if development applications are in compliance with school concurrency.</p> <p>(13)(g)7. [Formerly (13)(g)8.] Deleted language that allowed local government to terminate or suspend an interlocal agreement with the school board.</p> <p>(13)(h): (New 2005 provision) The fact that school concurrency has not yet been implemented by a local government should not be the basis for either an approval or denial of a development permit.</p> <p>(15): Prior to adopting Multimodal Transportation Districts, FDOT must be consulted to assess the impact on level of service standards. If impacts are found, the local government and the FDOT must work together to mitigate those impacts. Multimodal districts established prior to July 1, 2005 must meet this requirement by July 1, 2006 or at the time of the EAR-base amendment, whichever occurs last.</p> <p>(16): (New 2005 section) Required local governments to adopt by December 1, 2006 a method for assessing proportionate fair-share mitigation options. FDOT will develop a model ordinance by December 1, 2005.</p>		<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>		

Changes to Chapter 163, F.S. 1999-2005		Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
(17): (New 2005 section) If local government has adopted a community vision and urban service boundary , state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.		163.3184	X		
(18): (New 2005 section) If a municipality has adopted an urban infill and redevelopment area, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.			X		
(1)(c)1.f.: Allowed approval of residential land use as a small-scale development amendment when the proposed density is equal to or less than the existing future land use category. Under certain circumstances affordable housing units are exempt from this limitation.		163.3187			No
(1)(c)4.: (New 2005 provision) If the small-scale development amendment involves a rural area of critical economic concern , a 20-acre limit applies.			X		
(1)(o): (New 2005 provision) An amendment to a rural area of critical economic concern may be approved without regard to the statutory limit on comprehensive plan amendments.			X		

Changes to Chapter 163, F.S. 1999-2005		Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	<p>(2)(k): Required local governments that do not have either a school interlocal agreement or a public school facilities element, to determine in the EAR whether the local government continues to meet the exemption criteria in s.163.3177(12).</p> <p>(2)(l): The EAR must determine whether the local government has met its various water supply requirements, including development of alternative water supply projects.</p> <p>(2)(o): (New 2005 provision) The EAR must evaluate whether its Multimodal Transportation District has achieved the purpose for which it was created.</p> <p>(2)(p): (New 2005 provision) The EAR must assess methodology for impacts on transportation facilities.</p> <p>(10): The EAR-based amendment must be adopted within a single amendment cycle. Failure to adopt within this cycle results in penalties. Once updated, the comprehensive plan must be submitted to the DCA.</p>	163.3191	X	See EAR. See EAR. See EAR.	No
	<p>(10) New section designating Freeport as a certified community.</p> <p>(11) New section exempting proposed DRIs within Freeport from review under s.380.06, F.S., unless review is requested by the local government.</p>	163.3246	X		
2006 [Ch. 2006-68, Ch. 2006-69, Ch. 2006-220, Ch. 2006-252, Ch. 2006-255, Ch. 2006-268, <u>Laws of Florida</u>]					
	Establishes plan amendment procedures for agricultural enclaves as defined in s.163.3164(33), F.S. Ch. 2006-255, LOF.	163.3162(5)	X		
	Defines agricultural enclave. Ch. 2006-255, LOF.	163.3164(33)	X		
	Adds new paragraph encouraging local governments with a coastal management element to adopt recreational surface water use policies; such adoption amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions. Ch. 2006-220, LOF.	163.3177(6)(g)2.			Evaluate the inclusion of these polices in future updates.

Changes to Chapter 163, F.S. 1999-2005		Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	Allows the effect of a proposed receiving area to be considered when projecting the 25-year or greater population with a rural land stewardship area . Ch. 2006-220, LOF.	163.3177(11)(d)6.	X		
	Recognizes "extremely-low-income persons" as another income groups whose housing needs might be addressed by accessory dwelling units and defines such persons consistent with s.420.0004(8), F.S. Ch. 2006-69, LOF.	163.31771(1), (2) and (4)			Revise the Housing Element to include this definition.
	Assigns to the Division of Emergency Management the responsibility of ensuring the preparation of updated regional hurricane evacuation plans . Ch. 2006-68, LOF.	163.3178(2)(d)	X		
	Changes the definition of the Coastal High Hazard Area (CHHA) to be the area below the elevation of the category 1 storm surge line as established by the SLOSH model. Ch. 2006-68, LOF.	163.3178(9)(a)			Revise the Coastal Management and Conservation Element to include this definition.
	Adds a new section allowing a local government to comply with the requirement that its comprehensive plan direct population concentrations away from the CHHA and maintains or reduces hurricane evacuation times by maintaining an adopted LOS Standard for out-of-county hurricane evacuation for a category 5 storm, by maintaining a 12-hour hurricane evacuation time or by providing mitigation that satisfies these two requirements. Ch. 2006-68, LOF.	163.3178(2)(h)		See EAR.	
	Adds a new section establishing a level of service for out-of-county hurricane evacuation of no greater than 16 hours for a category 5 storm for any local government that wishes to follow the process in s.163.3178(9)(a) but has not established such a level of service by July 1, 2008. Ch. 2006-68, LOF.	163.3178(9)(b)		CMCE addresses coordination with the County on evacuation issues.	
	Requires local governments to amend their Future Land Use Map and coastal management element to include the new definition of the CHHA , and to depict the CHHA on the FLUM by July 1, 2008. Ch. 2006-68, LOF.	163.3178(2)(c)			Revise the CMCE and FLUE to include this definition.
	Allows the sanitary sewer concurrency requirement to be met by onsite sewage treatment and disposal systems approved by the Department of Health. Ch. 2006-252, LOF.	163.3180(2)(a)	X		

Changes to Chapter 163, F.S. 1999-2005		Chapter 163, F.S. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	Changes s.380.0651(3)(i) to s.380.0651(3)(h) as the citation for the standards a multiuse DRI must meet or exceed. Ch. 2006-220, LOF.	163.3180(12)(a)	X		
	Deletes use of extended use agreement as part of the definition of small scale amendment. Ch. 2006-69, LOF.	163.3187(1)(c)1.f.	X		
	Creates a new section related to electric distribution substations ; establishes criteria addressing land use compatibility of substations; requires local governments to permit substations in all FLUM categories (except preservation, conservation or historic preservation); establishes compatibility standards to be used if a local government has not established such standards; establishes procedures for the review of applications for the location of a new substation; allows local governments to enact reasonable setback and landscape buffer standards for substations. Ch. 2006-268, LOF.	163.3208	X		
	Creates a new section preventing a local government from requiring a permit or other approval for vegetation maintenance and tree pruning or trimming within an established electric transmission and distribution line right-of-way . Ch. 2006-268, LOF.	163.3209	X		
	Community Workforce Housing Innovation Pilot Program ; created by Ch. 2006-69, LOF, section 27. Establishes a special, expedited adoption process for any plan amendment that implements a pilot program project; such amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.			See EAR.	
	Affordable housing land donation density incentive bonus ; created by Ch. 2006-69, LOF, section 28. Allows a density bonus for land donated to a local government to provide affordable housing; requires adoption of a plan amendment for any such land; such amendment may be adopted as a small-scale amendment; such amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.		X		

APPENDIX B:
CHANGES TO CHAPTER 9J-5, F.A.C.

Changes to Rule 9J-5, F.A.C. 1999-2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
March 21, 1999					
	Defined public transit and stormwater management facilities	9J-5.003	X		Provide definitions for public transit and stormwater management in the Glossary.
	Revised the definitions of affordable housing, coastal planning area, port facility, and wetlands.	9J-5.003		Definitions provided in the glossary. Port facility definition N/A.	
	Repeal the definitions of adjusted for family size, adjusted gross income, development, high recharge area or prime recharge area, mass transit, paratransit, public facilities, very low-income family.	9J-5.003			Repeal the definitions of development, high recharge area, and public facilities.
	Revised provisions relating to adoption by reference into the local comprehensive plan.	9J-5.005(2)(g) and (8)(j)	X		
	Repealed transmittal requirements for proposed evaluation and appraisal reports , submittal requirements for adopted evaluation and appraisal reports, criteria for determining the sufficiency of adopted evaluation and appraisal reports, procedures for adoption of evaluation and appraisal reports. <i>Note: transmittal requirements for proposed evaluation and appraisal reports and submittal requirements for adopted evaluation and appraisal reports were incorporated Rule Chapter 9J-11, F.A.C.</i>	9J-5.0053(2) through (5)		The EAR was prepared per the current statutory and Administrative Code requirements.	
	Repealed conditions for de minimis impact and referenced conditions in subsection 163.3180(6), F.S.	9J-5.0055(3)6			Repeal the conditions for de minimis impacts in the CIE.
	Required the future land use map to show the transportation concurrency exception area boundaries of such areas have been designated and areas for possible future municipal incorporation.	9J-5.006(4)	X		
	Required objectives of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to address protection of high recharge and prime recharge areas.	9J-5.011(2)	X		
	Repealed the Intergovernmental Coordination Element process to determine if development proposals would have significant impacts on other local governments or state or regional resources or facilities, and provisions	9J-5.015(4)			The ICE shall be rewritten as part of EAR based amendments.

Changes to Rule 9J-5, F.A.C. 1999-2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	<ul style="list-style-type: none"> Coordinate intermodal management of surface and water transportation within ports, airports and related facilities; and 		X		
	<ul style="list-style-type: none"> Protect ports, airports and related facilities from encroachment of incompatible land uses. 		X		
	Added standards for the review of land development regulations by the Department.	9J-5.022		Addressed in multiple Objectives and Policies.	None
	Added criteria for determining consistency of land development regulations with the comprehensive plan.	9J-5.023		Addressed in multiple Objectives and Policies.	None
February 25, 2001					
	Defined general lanes	9J-5.003			Provide definitions for general lanes as necessary.
	Revised the definition of “ marine wetlands. ”	9J-5.003			Provide definition for marine wetlands in the Glossary.
	Repeal the definition of “ public facilities and services. ”	9J-5.003			Repeal the definition of public facilities in the Glossary.
	Revised procedures for monitoring , evaluating and appraising implementation of local comprehensive plans.	9J-5.005(7)		The Current Comprehensive Plan contains monitoring and evaluation procedures.	
	Repealed requirements for evaluation and appraisal reports and evaluation and appraisal amendments.	9J-5.0053		The EAR was prepared per the current statutory and Administrative Code requirements.	
	Revised concurrency management system requirements to include provisions for establishment of public school concurrency.	9J-5.005(1) and (2)		Pinellas County School has determined that Indian Rocks Beach is exempt from the need for a public school facilities element. See Appendix for exemption letter from PSFE.	
	Authorized local governments to establish multimodal transportation level of service standards and established requirements for multimodal transportation districts.	9J-5.0055(2)(b) and (3)(c)	X		
	Authorized local governments to establish level of service standards for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.0055(2)(c)	X		
	Provide that public transit facilities are not subject to concurrency requirements.	9J-5.0055(8)	X		

Changes to Rule 9J-5, F.A.C. 1999-2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	Authorized local comprehensive plans to permit multi-use developments of regional impact to satisfy the transportation concurrency requirements by payment of a proportionate share contribution .	9J-5.0055(9)	X		
	Required the future land use map to show multimodal transportation district boundaries, if established.	9J-5.006(4)	X		
	Authorized local governments to establish multimodal transportation districts and, if established, required local governments to establish design standards for such districts.	9J-5.006(6)	X		
	Required data for the Housing Element include a description of substandard dwelling units and repealed the requirement that the housing inventory include a locally determined definition of standard and substandard housing conditions.	9J-5.010(1)(c)			The HE shall be rewritten as part of EAR based amendments.
	Authorized local governments to supplement the affordable housing needs assessment with locally generated data and repealed the authorization for local governments to conduct their own assessment.	9J-5.10(2)(b)			The HE shall be rewritten as part of EAR based amendments.
	Required the Intergovernmental Coordination Element to include objectives that ensure adoption of interlocal agreements within one year of adoption of the amended Intergovernmental Coordination Element and ensure intergovernmental coordination between all affected local governments and the school board for the purpose of establishing requirements for public school concurrency .	9J-5.015(3)(b)		Pinellas County School has determined that Indian Rocks Beach is exempt from the need for a public school facilities element. See Appendix for exemption letter from PSFE.	
	Required the Intergovernmental Coordination Element to include:	9J-5.015(3)(c)			
	<ul style="list-style-type: none"> • Policies that provide procedures to identify and implement joint planning areas for purposes of annexation, municipal incorporation and joint infrastructure service areas; 				The ICE shall be rewritten as part of EAR based amendments
	<ul style="list-style-type: none"> • Recognize campus master plan and provide procedures for coordination of the campus master development agreement; 		X		

Changes to Rule 9J-5, F.A.C. 1999-2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element	
<ul style="list-style-type: none"> • Establish joint processes for collaborative planning and decision-making with other units of local government; • Establish joint processes for collaborative planning and decision making with the school board on population projections and siting of public school facilities; • Establish joint processes for the siting of facilities with county-wide significance; and • Adoption of an interlocal agreement for school concurrency. 					The ICE shall be rewritten as part of EAR based amendments	
					The ICE shall be rewritten as part of EAR based amendments	
			X			
			X			
	Required the Capital Improvements Element to include implementation measures that provide a five-year financially feasible public school facilities program that demonstrates the adopted level of service standards will be achieved and maintained and a schedule of capital improvements for multimodal transportation districts , if locally established.	9J-5.016(4)(a)		X		
	Required the Transportation Element analysis for multimodal transportation districts to demonstrate that community design elements will reduce vehicle miles of travel and support an integrated, multi-modal transportation system.	9J-5.019(3)		X		
	Required Transportation Element objectives for multimodal transportation districts to address provision of a safe, comfortable and attractive pedestrian environment with convenient access to public transportation.	9J-5.019(4)		X		
	Authorized local governments to establish level of service standards for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.019(4)(c)		X		

Changes to Rule 9J-5, F.A.C. 1999-2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	relating to resolution of disputes, modification of development orders, and the rendering of development orders to the Department of Community Affairs (DCA)				
	Clarified that local governments not located within the urban area of a Metropolitan Planning Organization are required to adopt a Traffic Circulation Element and that local governments with a population of 50,000 or less are not required to prepare Mass Transit and Ports, Aviation and Related Facilities Elements .	9J-5.019(1)		Indian Rocks Beach is located within the urban area of an MPO with a population of less than 50,000.	
	Required objectives of the Transportation Element to:	9J-5.019(4)(b)			
	<ul style="list-style-type: none"> • Coordination the siting of new, or expansion of existing ports, airports, or related facilities with the Future Land Use, Coastal Management, and Conservation Elements; 		X		
	<ul style="list-style-type: none"> • Coordination surface transportation access to ports, airports, and related facilities with the traffic circulation system; 		X		
	<ul style="list-style-type: none"> • Coordination ports, airports, and related facilities plans with plans of other transportation providers; and 		X		
	<ul style="list-style-type: none"> • Ensure that access routes to ports, airports and related facilities are properly integrated with other modes of transportation. 		X		
	Required policies of the Transportation Element to:	9J-5.019(4)(c)			
	<ul style="list-style-type: none"> • Provide for safe and convenient on-site traffic flow; 				Policy shall be added to address on-site traffic flow in the TE.
	<ul style="list-style-type: none"> • Establish measures for the acquisition and preservation of public transit rights-of-way and corridors; 			TE Policy 1.2.1 and 1.2.2	
	<ul style="list-style-type: none"> • Promote ports, airports and related facilities development and expansion; 		X		
	<ul style="list-style-type: none"> • Mitigate adverse structural and non-structural impacts from ports, airports and related facilities; 		X		
	<ul style="list-style-type: none"> • Protect and conserve natural resources within ports, airports and related facilities; 		X		

APPENDIX C:
PINELLAS COUNTY SCHOOLS EXEMPTION LETTER



PINELLAS COUNTY
SCHOOLS

WALTER POWNALL
SERVICE CENTER
11111 S Belcher Road
Largo, FL 33773
(727) 541-3526

School Board of
Pinellas County,
Florida

Chairperson
Carol J. Cook

Vice Chairperson
Mary L. Tyus Brown

Nancy N. Bostock
Janet R. Clark
Jane Gallucci
Linda S. Lerner
Mary L. Russell

Superintendent
Dr. Clayton M. Wilcox

Gordon Beardslee
General Planning Administrator www.pinellas.k12.fl.us
Pinellas County Planning Department
6000 Cleveland Street, Suite 750
Clearwater, FL 33755

Dear Mr. Beardslee:

This will confirm that School District staff has reviewed the methodology and information used to determine exemption status for the Pinellas County jurisdictions listed below, and that the School District concurs that these jurisdictions are exempt from the need for a public school facilities' element.

Jurisdictional Exemptions

Belleair
Belleair Beach
Belleair Bluffs
Belleair Shores
Kenneth City
Indian Rocks Beach
Indian Shores
South Pasadena
North Redington Beach
Redington Beach
Redington Shores
Treasure Island

As discussed, we are in the process of confirming eligibility for Kenneth City and Redington Shores due to their residential annexations and subsequent development orders. In addition we are in the process of confirming enrollment numbers for South Pasadena's eligibility.

Feel free to contact me if you need any additional information.

Sincerely,

Stephen Fairchild
Real Property/Facilities Specialist

cc: Frank Frail, Educational Specifications Specialist
Jim Miller, Director, Real Property
Jim Robinson, School Board Attorney
Tony Dzielski, Director, Transportation
Marshall Touchton, Demographic Specialist
Jim Underhill, Planning Specialist
Jim Madden, Director, Unitary Status

Pinellas County Schools is
an equal opportunity
institution for education
and employment.

S:\06\ExemptionLetter

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