

CITY OF LARGO EVALUATION AND APPRAISAL REPORT



**Prepared by
The Gail Easley Company
in conjunction with the
Pinellas Planning Council**

FINAL

December 2006

City of Largo

**Comprehensive Plan
Evaluation and Appraisal Report**

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Table of Contents		<u>Page</u>
<u>Section 1.</u>	Assessment of the City and Changes since the Plan Adoption	4
A.	City Description	
•	Geography	4
•	Population, demographic and economic conditions	4
•	Present land use and development characteristics	5
•	School Coordination	7
B.	Purpose and Expected Outcome of the EAR	7
C.	Public Participation Process	7
<u>Section 2.</u>	EAR Issues Matrix	9
<u>Section 3.</u>	Plan Element Review	15
<u>Section 4.</u>	Summary of Recommendations	27
<u>Section 5.</u>	Appendices	
•	Table of changes to Chapter 163, Part II, F.S.	
•	Table of changes to Chapter 9J-5, F.A.C.	
•	Pertinent provisions from the Tampa Bay Strategic Regional Policy Plan	
•	Public Participation Documentation	
•	Population Projections	
•	Index to requirements in Section 163.3191, F.S.	
<u>Bibliography</u>		
List of Tables		
<u>Section 1.</u>		
Table 1- 1:	Population Projections	4
Table 1-2:	Demographic, Economic, and Housing Characteristics	5
Table 1-3:	Largo Annexations October 1, 1996 - September 30, 2005	6
Table 1-4:	2005 Existing Land Uses	6
Table 1-5:	Public Participation Process	8
<u>Section 3.</u>		
Table 3- 1:	2004 Deficient Roadways	17
Table 3-2:	Adopted and Existing Roadway Level-of- Service Conditions	26

Section 1: Assessment of the City and Changes Since the Plan Adoption

A. City Description

Geography

The City of Largo is located near the center of Pinellas County. It is bordered by the cities of Clearwater to the north, Pinellas Park to the south, and Belleair Bluffs and Belleair to the west. Portions of the city extend to Clearwater Harbor on the west and there are unincorporated portions of the county on the east. The city contains approximately 11,000 acres of land including 1,688 acres annexed into the city between October 1, 1995 and September 30, 2005.

Population, Demographic and Economic Conditions

Largo is the third largest city in Pinellas County, ranking after the cities of St. Petersburg and Clearwater. The 2005 population was estimated as 74,859 by the Bureau of Business and Economic Research, an increase of 7.9 percent over the 2000 U.S. Census population of 69,371. The City of Largo will update population numbers during preparation of subsequent EAR-based comprehensive plan amendments.

Table 1- 1

population projections			
<i>Permanent Population</i>			
1990	2000	2015	2030
65,910	69,371	79,689	86,040

Table 1-2 is a summary of demographic, housing, and economic characteristics for both Largo and Pinellas County. The statistics from the 2000 Census are an update from the 1990 census statistics that were available during the most recent EAR-based amendment of the *Largo Comprehensive Plan*.

The median age in Pinellas County is 43 years compared to the Largo median age of 47.5 years. Thirty percent of the Largo population is 65 years of age or older and there is an average of 1.99 persons per household. Households in Largo are slightly smaller and older than the county average. The median family income of \$41,523 is lower than the county median family income of \$46,925. On the whole, however, only 9.1 percent of Largo’s residents live below the poverty level compared to 10 percent for the entire county. The median housing price in Largo for new single-family residential units is \$215,377 and \$162,325 for existing units.¹ In 2004, the median price for a new single-family house in Pinellas County was \$281,800 while the median price of an existing single-family house was \$165,000.² The Largo housing stock is comprised of approximately 31 percent mobile homes, 31 percent conventional detached single-family units, and 37 percent multifamily units, including duplexes.

1 City of Largo, Demographics.

2 Pinellas County, Socioeconomic Report (September, 2006), page 26.

Table 1- 2

Demographic, Economic, and Housing Characteristics		
Statistics	City of Largo	Pinellas County³
	2000	2000
Population	69,371	921,495
• Male	46.5%	47.6%
• Female	53.5%	52.4%
Age by Category		
• Under 15	13.1%	16.0%
• 65+	30.1%	22.5%
• Median age	47.5	43.0
Education		
• Bachelor's degree or higher	16.4%	22.0%
• Number of students enrolled in school	11,263	169,123
Born out- of- state	70.3%	73.3%
Income		
• Per capita income	\$20,848	\$31,321
• Median family income	\$41,523	\$46,925
• Percent of population living below the poverty level (individuals)	9.1%	10.0%
Housing units, total	40,269	492,336
• Single- family units	12722 (31.6%)	236,657 (48.1%)
• Multifamily units, including duplex	14,951(37.2%)	203,463 (41.3%) [#]
• Persons per household	1.99	2.17

Mobile homes, boat, RV, vans, etc. account for 31.3% of total housing units in Largo.

Mobile homes and residential units above office or commercial account for the remaining 10.6% of residential units by type within Pinellas County.

Present Land Use and Development Characteristics

Between October 1, 1995, and September 30, 2005, Largo annexed almost 1,688 acres of land. Total annexations by year are shown in Table 1- 3. City annexation records contain information including land use designations, but do not break out each land use category by acreage where annexed property contained more than one land use designation. This data will be needed during the EAR-based amendment process to show the acreage by land use category. The land use designations for each unincorporated property, based on the Pinellas Planning Council *Countywide Rules*, were not changed upon annexation.

3 U.S. Census tables DP-1 through DP-4, 2000.

Table 1- 3

LARGO ANNEXATIONS OCTOBER 1, 1996 THROUGH SEPTEMBER 30, 2005	
Year	Acreage
1996	142.40
1997	7.56
1998	199.72
1999	216.11
2000	440.19
2001	61.02
2002	117.76
2003	108.77
2004	341.58
2005	52.68
Total Acres	1,687.80

Source: City of Largo Annexation Records, 1996- 2005.

Table 1-4 summarizes amendments made to the future land use map since the last EAR-based amendment, however, it does not include land annexed into the city. The industrial land use category increased by 27.15 acres with a corresponding decrease in residential, institutional, and transportation/utility land use categories. In 1995, Largo contained approximately 333 acres of vacant land representing approximately 3.5 percent of the city’s total land area. An updated summary of vacant properties will be essential when the EAR-based amendment is prepared.

Table 1- 4

2005 existing land uses				
Land use category	1995		2005	
	Acres	Percent	Acres	Percent
Residential	5,899.00	62.4	5,882.23	62.21
Office	188.51	2.0	188.51	1.99
Commercial	868.51	9.2	868.51	9.18
Industrial	155.70	1.6	182.85	1.93
Institutional	607.09	6.4	597.71	6.32
Recreation/Open space	622.85	6.6	622.85	6.59
Transportation/Utility	268.04	2.8	267.04	2.82
Drainage	327.59	3.5	327.59	3.46
Roadways	518.87	5.5	518.87	5.49
Total	9,456.16	100.0	9,456.16	100.00

Sources: *City of Largo Comprehensive Plan*, Future Land Use Element, page 35 and 1995- 2005 FLUM amendments

School Coordination

No new schools have been constructed in Largo since 1996 when the first School Facilities Siting Agreement was signed by Largo, other municipalities, Pinellas County, and the Pinellas County School Board. Pinellas County and Largo also established an agreement for joint use of facilities. The Pinellas County school system is experiencing an almost flat growth rate and it is not anticipated that additional schools will be added within the Largo city limits during the next five years. The City is represented on the Pinellas County School Collaborative Committee that is working to prepare an amended agreement and new public school facilities element to address level-of-service standards for schools and concurrency requirements.

B. Purpose and Expected Outcome of the EAR

The *Largo Evaluation and Appraisal Report (EAR)* is a tool for the periodic evaluation of growth and change in the city. Florida growth management legislation requires that each jurisdiction prepares an EAR every seven years.⁴ The evaluation and appraisal process allows the community to update its comprehensive plan to respond to changes that occur over time. This report is the first step in updating the *Largo Comprehensive Plan*, and it is intended to accomplish the purposes outlined below:

1. Identify major issues for the community;
2. Review past actions of the local government in implementing the plan since the last EAR;
3. Assess the degree to which plan objectives have been achieved;
4. Assess both successes and shortcomings of the plan;
5. Identify ways that the plan should be changed
 - 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; and,
6. Ensure effective intergovernmental coordination.⁵

C. Public Participation Process

Members of the Largo City Commission and staff attended a public workshop held by the Pinellas Planning Council on October 18, 2005, designed to provide local governments with general education and assistance in preparing the EAR. The workshop focused on statutory requirements, local government responsibilities, timelines, how to initiate and carry through a process resulting in a final document, and other topics of interest to participants. Commissioners and staff also attended a second workshop on November 10, 2005, that allowed participants to prepare a work schedule for the evaluation process, begin to identify major tasks, and consider the resources needed to complete the EAR.

In addition to these general public workshops, two public workshops were held by the Largo city government to obtain comments from residents regarding pertinent major issues. These public meetings were advertised according to city requirements. The issues are presented in Section 2 of this report.

An agency scoping meeting was held on January 13, 2006, to help identify issues, to discuss various agencies' concerns, and to discover information and resources other agencies could provide to the City to assist in evaluating and updating its plan. All neighboring local governments and appropriate state and regional agencies were invited to attend the scoping

4 163.3191(1), F.S.

5 FDCA, *A Guide to Preparing an Evaluation and Appraisal Report*, pg. I-1 and 2.

meeting. The meeting was a multi-jurisdictional event coordinated and hosted by the Pinellas Planning Council. Table 1-5 is a quick reference of the public meetings held concerning the *Largo Evaluation and Appraisal Report*.

Table 1- 5

Public Participation Process		
<i>Meeting</i>	<i>Date</i>	<i>Purpose</i>
Public Workshop	October 27, 2005	Issue Identification
Public Workshop	December 8, 2005	Issue Identification
City Commission	December 13, 2005	Issue Identification and Approval
Scoping Meeting	January 13, 2006	Coordinated Agency meeting
LPA	December 7, 2006	Public Hearing
City Commission	December 19, 2006	Adoption Public Hearing

Section 2: EAR Issues Matrix

Issues	Objectives Pertaining to Issues	Recommendations (Impacts, Achievements, Changes, and Required Actions)
<p>Issue #1: Housing</p> <p>Long term viability of affordable and safe housing.</p>	<p>Future Land Use Element (FLUE) 1.2: The City shall utilize the Comprehensive Development Code (CDC) as the regulatory document for implementing the Comprehensive Plan. The Code shall provide performance standards to facilitate economic growth, land use efficiency, and reduce the cost of housing in the market- place by permitting households to freely choose among the different housing options and tenures which are available in the unrestricted market.</p> <p>Future Land Use Element 1.4: The City shall provide financial, service, and regulatory incentives for infill and redevelopment of designated areas, consistent with adopted redevelopment plans.</p> <p>Future Land Use Element 1.5: The City shall allow specific uses in a variety of land use categories and ensure compatibility between existing neighbors and new development by requiring compatibility meetings at the development site and incorporating criteria by which compatibility may be measured and impacts properly addressed.</p> <p>Housing Element (HE) 1.1: The balanced delivery of different housing types and unit sizes to meet the changing needs of all current and future residents with an emphasis on the provision of affordable housing.</p>	<p><u>Assessment:</u></p> <p>Since the last plan EAR-based amendment in 1999, Largo has implemented plans for two redevelopment districts: The Clearwater- Largo Road Community Redevelopment District (CRD) and the West Bay Drive CRD. The City has implemented various programs to provide for a balanced array of housing choices, including maintenance of the existing housing stock.</p> <p><u>Recommended Actions:</u></p> <ul style="list-style-type: none"> • Amend FLUE Objective 1.2 to undertake amendments to the Comprehensive Development Code to improve the ability to develop and redevelop commercial sites and implement key urban design elements for the Clearwater- Largo Road Community Redevelopment District (CLR-CRD) Plan. • Amend Clearwater- Largo Road and West Bay Drive CRDs to include incentives for affordable housing and mixed- use development. • Continue implementation of Future Land Use Element, Objective 1.5. No changes needed. • On- going implementation of Housing Element objectives 1.1, 1.2, and 1.4. No changes needed.

Issues	Objectives Pertaining to Issues	Recommendations (Impacts, Achievements, Changes, and Required Actions)
	<p>Housing Element 1.2: Preserve, upgrade, and extend the life of the existing housing stock in the City.</p> <p>Housing Element 1.4: Ensure housing opportunities for all current and future residents, with an emphasis on the needs of the financially, socially, and/or physically disadvantaged and those displaced due to City actions.</p>	
<p>Issue #2: Recreation and Open Space</p> <p>Need for additional recreational opportunities east of U.S. 19.</p>	<p>Recreation and Open Space Element (ROE)1.1: Improve access to parks and recreation facilities in the City of Largo.</p> <p>Recreation and Open Space Element 1.2: Expand the City's recreation and open space network.</p>	<p><u>Assessment:</u></p> <p>The City provides numerous parks and recreational facilities and activities. The major issue in recreation and open space is to continue improving access between neighborhoods, parks, trails, and civic associations. Future Land Use Objective 5.1 focuses on the concentration of development and includes policies for recreation and open space, including a policy to support a community park east of U.S. 19. Other policies are designed to involve the neighborhoods in establishing goals and to connect the neighborhoods to trails, parks, and civic attractions.</p>

Issues	Objectives Pertaining to Issues	Recommendations (Impacts, Achievements, Changes, and Required Actions)
		<p><u>Recommended Actions:</u></p> <ul style="list-style-type: none"> • Utilize the <i>City of Largo Strategic Plan</i> and <i>Master Sidewalk Plan</i> to identify opportunities to strengthen connections to parks. • Continue to work through neighborhood groups toward implementation of existing strategies for the development of additional park and recreational space and connections to neighborhoods. No changes needed. • Develop an east-west pedestrian community connector system.
<p>Issue #3: Transportation</p> <p>- Pedestrian issues including safety and access</p> <p>- Mass transit</p> <p>- New Roadways</p>	<p>Transportation Element (TE) 1.1: Participate with state, regional, county, and local agencies on transportation planning and implementation efforts, to achieve a safe, convenient, and energy efficient multimodal transportation system, and to ensure the long range transportation plans of the Metropolitan Planning Organization (MPO) and the Florida Department of Transportation (FDOT) are consistent with the City's Future Land Use Map.</p> <p>Transportation Element 3.2: Establish an efficient and effective mass transit system that: 1) coordinates with land uses and other public facilities citywide, 2) serves as a viable alternative to the single occupancy vehicle, 3) reduces roadway congestion, and 4) serves the special transportation needs of Largo residents.</p> <p>Transportation Element 1.5: Identify adequate funding resources to meet the</p>	<p><u>Assessment:</u></p> <p>Implementation of these objectives are on-going.</p> <p><u>Recommended Actions:</u></p> <ul style="list-style-type: none"> • On-going implementation of TE Objective 1.1. No changes needed. • Regarding TE objectives 3.2 and 1.5, utilize recommendations of the <i>City of Largo Strategic Plan</i> to identify future opportunities. • TE Objective 1.6: Utilize the Strategic Plan to identify opportunities for capital improvements projects such as the Highland Avenue Streetscape Project.

Issues	Objectives Pertaining to Issues	Recommendations (Impacts, Achievements, Changes, and Required Actions)
	<p>City's multimodal transportation needs.</p> <p>Transportation Element 1.6: Encourage bicycle use and pedestrian activity for commuting and recreational purposes through increased availability, improved design, and interconnectivity of different transportation modes.</p>	
<p>Issue #4: Compatibility and Design</p> <ul style="list-style-type: none"> - Code enforcement pertaining to aesthetics - Signage - Commercial Sprawl - Community Redevelopment Districts 	<p>Future Land Use Element 1.5: The City shall allow specific uses in a variety of land use categories and ensure compatibility between existing neighbors and new development by requiring compatibility meetings at the development site and incorporating criteria by which compatibility may be measured and impacts properly addressed.</p> <p>Future Land Use Element 2.3: Require development to meet higher community design principles in order to promote visual relief, preserve community identity, and enhance the aesthetics of the community.</p> <p>Economic Development Element (EDE) 1.4: Support the creation of neighborhood retail opportunities by using preservation/ redevelopment strategies.</p> <p>Economic Development Element 1.5: Promote downtown Largo as a planned development area that is the center of the community's recreation and business activity.</p>	<p><u>Assessment:</u></p> <p>These objectives are being implemented and provide effective direction with compatibility and design issues.</p> <p><u>Recommended Action:</u></p> <ul style="list-style-type: none"> • FLUE Objective 1.5: On-going implementation. No changes needed. • FLUE Objective 2.3: Seek adoption of CDC amendments to sign, landscaping, and accessory building ordinances to require a higher development standard. • EDE Objective 1.4 is on-going. No changes needed. • EDE Objective 1.5: Seek adoption of proposed amendments to the West Bay Drive CRD to encourage compact downtown mixed use and increased density.

Issues	Objectives Pertaining to Issues	Recommendations (Impacts, Achievements, Changes, and Required Actions)
<p>Issue #5: Intergovernmental Coordination and Relations</p> <p>- Improve relations with neighboring communities</p> <p>- Sewer concurrency</p>	<p>Intergovernmental Coordination (ICE) 1.1: Coordinate the administration of the Comprehensive Plan and Development Code with adjacent local governments to minimize the need for dispute resolution.</p> <p>Intergovernmental Coordination 3.1: The City's Comprehensive Plan shall be consistent with and further countywide planning for land use, transportation, natural resources, housing, and emergency management.</p> <p>Intergovernmental Coordination 3.2: Establish, monitor, and evaluate the Comprehensive Plan to ensure compatibility with State and Regional Plans.</p> <p>Sanitary Sewer Sub Element (SSSE) 1.3: Coordinate with Pinellas County the service provision of unincorporated areas located within the Largo sanitary sewer district.</p>	<p><u>Assessment:</u></p> <p>The <i>Largo Comprehensive Plan</i> provides effective mechanisms for intergovernmental coordination with neighboring communities and Pinellas County.</p> <p><u>Recommended Actions:</u></p> <ul style="list-style-type: none"> • On-going implementation. No changes needed.
<p>Issue #6: Hurricane Evacuation</p>	<p>Future Land Use Element 2.1: The City shall prohibit high density and intensity development, and limit population densities, in flood hazard areas, in accordance with the Tampa Bay Regional Planning Council (TBRPC) Hurricane Evacuation Plan and all applicable state and federal regulations.</p> <p>Natural Resources Element (NRE) 1.2: Limit public investment that subsidizes or promotes development in Coastal High-Hazard Areas (CHHAs) and other Special Flood Hazard Areas (SFHAs).</p>	<p><u>Assessment:</u></p> <p>These objectives provide effective strategies for hurricane evacuation.</p> <p><u>Recommended Actions:</u></p> <ul style="list-style-type: none"> • On-going implementation. No changes needed.

Issues	Objectives Pertaining to Issues	Recommendations (Impacts, Achievements, Changes, and Required Actions)
	<p>Natural Resources Element 2.2: Protect the public health, safety, and welfare through hazard mitigation.</p> <p>Capital Improvements Element (CIE) 1.2: Limit public investment that subsidizes or promotes development in Coastal High- Hazard Areas (CHHAs) and other Special Flood Hazard Areas (SFHAs).</p>	

Section 3: Plan Element Review [s. 163.3191(h)]

Future Land Use Element

Overview

The purpose of the Future Land Use Element (FLUE) is to guide new development and redevelopment within the City of Largo. Since its last major amendment in 2002, the element has functioned as intended with implementation being accomplished through the Largo Comprehensive Development Code (CDC). The FLUE contains four goals and eleven objectives that address the following:

- Depiction of land uses on the Future Land Use Map;
- Use of the CDC as the implementing instrument for the comprehensive plan;
- Implementation of a variety of levels-of-service to ensure that facilities and services are available concurrent with development;
- Encouragement of infill and redevelopment in designated areas of the city and support for concentrated mixed-use development as identified in the city strategic plan;
- Compatibility of new land uses with existing and new abutting uses through outreach to the community prior to development approval;
- Protection of natural and historic resources and the limitation of high density and intensity development within flood hazard areas;
- Requirement for development to meet community design principles;
- Support for annexation efforts; and
- Facilitation and support of the Pinellas County School Board in its efforts to provide high quality education to Largo students.

Successes and Shortcomings

The City of Largo maintains its own Future Land Use Map and implements the comprehensive plan through the Largo CDC. The map is up-to-date and the CDC has been amended to implement the goals, objectives, and policies contained in the comprehensive plan. Examination of adopted levels-of-service standards indicates that all of those for which Largo has responsibility are routinely maintained.

Because there are so few historic structures still remaining in the city, the objective of identifying, protecting, and preserving them has had limited success. One of the two Category 1 structures was demolished and the second one remains under private ownership that has shown little interest in sufficiently investing in the structure to ensure that it retains its historic character. There are several Category 2 structures, but again, they are under private ownership and the city has little control over how they are maintained or improved. Several historic structures have, however, been moved from their original locations to a historical park and have, thereby, been rescued from demolition.

The goal of revitalizing the historic center of the city has been partially reached. The major roadway in the "downtown" (West Bay Drive) was reconstructed and beautified. The old city hall was demolished and a residential/commercial development constructed in its place. While the residential development has been successful, the right mix of commercial uses has not yet been found.

The City adopted a strategic plan in August of 2004, however progress toward implementation has been slow. For example, efforts to develop a hub of mixed-use activities on the eastern side of the city have been hampered by the private sector constructing single-use

developments, often in contravention of plan strategies and stated preferences. Because the City has not adopted strong design guidelines, such less-desirable development may also be built in the future.

Annexation efforts have been successful and levels-of-service have been established and maintained in the new areas added to the city. The city boundary remains irregular as it has in the past and internal enclaves still exist that tend to hamper the delivery of services and facilities.

Infill and redevelopment objectives have been pursued in several areas of the city. The Clearwater-Largo Road Community Redevelopment District and the West Bay Drive Community Redevelopment District have seen numerous improvements. And, while the improvements are welcome, hoped-for widespread commercial revitalization has been slow to occur even though there are scattered examples of commercial success. However, other factors, including market forces, are more influential than objectives and policies contained in the comprehensive plan and thus, achieving success is not wholly controlled by the city.

Recommended Actions

- Adopt an objective and policies supportive of design guidelines and incorporate them into the CDC.
- Subsequent to adoption of the EAR-based amendments, amend the CDC to incorporate the content of the comprehensive plan.

Transportation Element

Overview

The Transportation Element is intended to provide a safe, effective, and energy efficient multimodal transportation system for residents and businesses by increasing mobility, reducing dependency on single-occupancy vehicles, protecting roadway capacity, decreasing air emissions, and enhancing roadway aesthetic qualities. Additionally, the element seeks to coordinate traffic circulation planning with neighboring jurisdictions. The main objectives of the element are:

- Adoption and maintenance of transportation levels-of-service;
- Coordination of transportation activities with surrounding communities and the Metropolitan Planning Organization;
- Encouragement for the utilization of a multimodal transportation system;
- Assessment of transportation impacts and approaches to their mitigation; and
- Support for bicycle and pedestrian transportation modes.

Successes and Shortcomings

The majority of collector and arterial roadways in Largo are under the jurisdiction of either the state or county. Levels-of-service adopted by those other entities are likewise adopted by Largo. Some, most notably, a major east/west arterial, Ulmerton Road, and north/south arterial, Starkey Road, continue to have unacceptable levels-of-service. On those roadways under control of Largo, improvements have been undertaken, e.g., on Rosery Road between Missouri Avenue and Highland Avenue and on West Bay Drive between Clearwater-Largo Road and Seminole Blvd. These improvements have enhanced the level-of-service to acceptable levels.

The Metropolitan Planning Organization (MPO) maintains level-of-service information for road segments within Pinellas County and its municipalities. The Analysis Section ID numbers and functional classifications of deficient roadways, shown in Table 3-1, are those listed in the

2005 Level of Service Report. All deficient roadways are Arterial Class 2 with a 2004 level-of-service of "F."

**Table 3- 1
2004 Deficient Roadways**

ANALYSIS SECTION	STREET	FROM	TO	JURISDICTION
1175	Starkey Road	Bryan Dairy Road	Ulmerton Road	Pinellas County
1176	Starkey Road	Ulmerton Road	East Bay Drive	Pinellas County
1167	Ulmerton Road	113 th St./Ridge Rd.	Starkey Road	State of Florida
1168	Ulmerton Road	Starkey Road	Belcher Road	State of Florida
1169	Ulmerton Road	Belcher Road	U.S. Highway 19	State of Florida
1170	Ulmerton Road	U.S. Highway 19	Roosevelt Blvd.	State of Florida

The Metropolitan Planning Organization has developed a common methodology for measuring impacts on transportation facilities within Pinellas County and all its municipalities for a coordinated approach in the implementation of concurrency management systems including proportionate fair share mitigation. *The Largo Comprehensive Plan* will be amended, as necessary, to recognize the methodologies and to provide for their use in applicable situations.

In October of 2005, the Largo City Commission adopted a Citywide Sidewalk Master Plan that outlines the goals, objectives, priorities, and policies regarding location selection and sidewalk construction standards for a citywide system. The plan proposes that sidewalks should be constructed in areas of the city that currently do not have them. Additionally, the plan establishes a sidewalk repair program. Over the last several years, funds have been allocated for sidewalk improvements and it is anticipated that funding will continue into the future as the plan is implemented.

While there is a sidewalk plan, Largo, and Pinellas County in general, remains among the most dangerous locations in the United States for pedestrians and bicyclists. A variety of reasons for the dangerousness has been proposed, but regardless of the reason, these forms of nonmotorized transportation continue to be hazardous undertakings especially for the elderly when attempting to cross arterial roadways. Driver attitudinal modifications and operational changes rather than comprehensive plan amendments will, likely, be most effective in mitigating identified problems.

At the time of publication of the last EAR, Largo had 3.1 miles of unpaved roads. A contributing factor was the former policy of assessing adjacent property owners for the cost of road improvements. The assessment was often very high and property owners were reluctant to agree to pay, so roads remained unpaved. Since that time, the policy has been rescinded. As a result, formerly unpaved roads have been improved with the cost spread among property owners citywide.

Largo has continued to participate in the activities of, and coordinate with, the Metropolitan Planning Organization through membership on the board itself and its associated advisory committees. Participation and coordination have taken place between the City and the Florida Department of Transportation, culminating in several significant roadway improvements, e.g., West Bay/East Bay Drive.

The City of Largo has one Transportation Concurrency Exception Area (TCEA), the West Bay Drive Community Redevelopment District. Staff will coordinate any necessary updates of this TCEA with the Florida Department of Community Affairs and Pinellas County during the comprehensive plan EAR-based amendment process.

When the city hall was moved from downtown Largo, a Pinellas Suncoast Transit Authority transfer station was lost. This action removed convenient bus access from former users that has not yet been reestablished in the center of the city.

Recommended Actions

- Maintain and improve, when possible, adopted levels-of-service.
- Work with PSTA to determine the feasibility of reestablishing a transfer station in the historic downtown.

Housing Element

Overview

The Housing Element provides the basis for providing, maintaining, and improving the existing and future housing stock. The following are the major objectives of the element:

- Provide housing types and unit sizes to meet the needs of those residing in the city;
- Encourage the preservation, conservation, rehabilitation, and extension of the useful life of the existing housing stock;
- Provide affordable housing through cooperative efforts with the private and public sectors;
- Ensure fair housing;
- Preserve neighborhood character, and
- Increase home ownership.

Successes and Shortcomings

The City of Largo is virtually built-out and has very little developable vacant land. As a result, the majority of new housing construction involves the redevelopment of formerly-developed properties.

Largo has developed, over the last several years, an active housing program. City elected officials and staff participate and coordinate with the Pinellas County Community Development Department in the sharing of federal CDBG funding. Largo also participates in the preparation of a consolidated plan through the Pinellas County Consortium with Pinellas County serving as administrator of the HOME program.

In Largo, as well as in Pinellas County and throughout the State of Florida, population influx and the need for housing have put tremendous pressure on land owners, especially in urbanized areas, to sell their property for redevelopment. Older rental mobile home parks have proved to be attractive targets for that redevelopment. While new housing is presumably beneficial for future residents, mobile home renters are put under the threat of eviction. Largo, as well as other communities and the county, has worked on a means to address this issue. As a result, Largo recently adopted a rental assistance program for mobile home residents who face eviction.

Recommended Actions

- Update the inventory and analysis of housing conditions.

Infrastructure Subelements

The infrastructure subelements contained in the *Largo Comprehensive Plan* include those that address sanitary sewer, solid waste, drainage, and potable water services.

Sanitary Sewer

Overview

The goal of the Sanitary Sewer Subelement is to ensure the provision of an efficient and environmentally sound method of collecting, treating, and disposing of sewage. Three objectives address:

- The improvement of effluent discharge to Tampa Bay;
- The establishment and maintenance of levels-of-serve standards for all sanitary service operations; and
- Coordination of service provision with Pinellas County.

The physical components of the Largo Sanitary Sewer District consist of collector and interceptor piping, lift stations, and the waste water treatment plant (WWTP). The district boundaries have not changed since 1989. Since the plan was last amended, the district has expanded its ability to serve an increasing number of customers, now numbering approximately 100,000, created through the decommissioning of septic systems and new development/redevelopment activity. The number of lift stations has increased from 43 to 52 and additional WWTP capacity was created through the expansion of the plant from 15 to 18 million gallons per day. The adopted level-of-service standard for the WWTP of 100 gallons per day per capita has been maintained.

The Largo Reclaimed Water System pumps treated effluent from the WWTP to both residential and nonresidential users. See the "Potable Water/Water Conservation" below for a discussion of the system.

Successes and Shortcomings

Collection and treatment services have continued at an acceptable level. The WWTP continues to operate below the 90 percent design capacity on a monthly average, however issues with effluent discharge and collection have been identified. The City has exceeded bromodichloromethane effluent discharge units and experienced incidents of sewer discharge into adjacent water bodies. The City of Largo has finalized a consent agreement and an approved action plan with the Department of Environmental Protection to correct these deficiencies.

Recommended Actions

- Update the Sanitary Sewer Subelement and the Capital Improvement Element to reflect needed upgrades and improvements to the sanitary sewer system to eliminate sewage discharge. Implement the federal Department of Environmental Protection approved action plan and comply with the terms of the consent order.

Solid Waste

Overview

The solid waste system is composed of three components: the public collection system provided by Largo; disposal of the waste at the Pinellas County facility; and collection/disposal of waste by private companies. The City has an interlocal agreement with Pinellas County for the disposal of solid waste at the county Waste-to-Energy Plant. The plant has a capacity of 3,150 tons per day and it processes approximately 2,465 tons per day (92 to 93 percent of capacity or 900,000 tons per year). Largo has traditionally contributed approximately 374 tons per day or 97,250 tons per year.

Largo established a solid waste recycling program in the early 1990s. Objective 1.1 of the Solid Waste Subelement and its policies address recycling including promotion and expansion or modification of the program over time. While popular with Largo residents, the waste recycling program has been less successful financially.

Successes and Shortcomings

The Largo solid waste program has been successful in maintaining adopted collection levels-of-service. There have been no capacity issues regarding disposal at the Waste-to-Energy Plant which continues to have capacity available.

While the recycling program has been popular with the public, the reality is that for one of the recycled items, glass, there is almost no market. The market remains favorable for paper and plastic, but rates for glass have fallen to the point where there are questions about retaining that aspect of the program because now, Largo has to transport it to Sarasota and then pay for the glass to be recycled.

Recommended Actions

- Maintain adopted levels-of-service and continue to encourage a reduction in disposal rates for both residential and nonresidential customers.
- If the recycling program is modified, reflect the modification in the objectives/policies of the comprehensive plan.

Drainage

Overview

Stormwater drainage continues to be an issue even though it has devoted a considerable amount of resources to addressing identified problems. The goal is to maintain a stormwater management system that provides both quantitative and qualitative controls. plan objectives include:

- Enforce quantitative levels-of-service standards by drainage basin;
- Require a stormwater management system to be included in all new developments;
- Qualitatively treat stormwater;
- Fairly and equitably fund maintenance and improvement of the stormwater management system; and
- Promote collaborative planning for stormwater management systems.

Successes and Shortcomings

The levels-of-service in the subelement have been maintained since their adoption in the comprehensive plan. Their maintenance has been accomplished through the funding and construction of drainage improvement projects in identified problem areas.

Recommended Actions

- Continue to identify and correct stormwater drainage deficiencies.

Potable Water/Water Conservation

Overview

The City of Largo has no responsibility with regard to the provision of potable water, but state growth management law does not anticipate such a circumstance. Therefore, the comprehensive plan goals and objectives concentrate on conservation of the resource, rather than its supply and/or distribution. The subelement contains two goals. The first concentrates on reducing the demand for potable water through conservation and management efforts. The second goal addresses the adequate supply of potable water for city residents. Objectives address:

- Reduced consumption of potable water;
- Expansion of the reclaimed water system to reduce the demand for potable water and minimize effluent discharge into Tampa Bay; and
- Assurance of the adequate distribution and supply of potable water by Pinellas County.

Successes and Shortcomings

Largo has no local responsibility for potable water supply or distribution facilities. It is a retail customer of the Pinellas County Utilities Department and has no responsibility regarding the supply of potable water to its citizens. Both water supply and distribution are provided to the Largo by the Pinellas County department. The wholesale water supply is provided to Pinellas County by Tampa Bay Water (TBW), a regional water supply authority, and the Pinellas County Utilities Department owns and maintains the distribution system.

The City, through its association with TBW and Pinellas County, has identified alternative water supply resources such as water conservation and reuse techniques. However, on its own, Largo does not have the financial or technical resources or capabilities to design, construct, or implement such far reaching water supply alternatives. Through Pinellas County's membership in the Tampa Bay Regional Water Supply Authority, Largo is part of the partnership agreement with the Southwest Florida Water Management District (SWFWMD). This agreement, "entered into by the District, Tampa Bay Water, and its member governments, provides for the development of a safe, sustainable, cost effective water supply through a cooperative approach."⁶

Because the city does not own or operate any portion of the water supply, treatment, or distribution system, and is merely a retail customer of the Pinellas County Utilities Department, the requirement to "evaluate the degree to which the city has implemented the work plan for building public, private, and regional water supply facilities" is not applicable. Largo will continue to be served by the Pinellas County Utilities Department and participate in conservation and other potable water initiatives sponsored by that department, TBW, and the Southwest Florida Water Management District.

A successful alternative supply employed by Largo is the reclaimed water system, but there are some shortcomings. The goal of the system is to reuse wastewater treatment plant effluent in an environmentally sound fashion and to limit the use of potable water for purposes not requiring it. The reclaimed water program has proved popular, especially among nonresidential users. Unfortunately, the supply of reclaimed effluent has not kept pace with the demand. Thus, expansion of the system is hampered. Additionally, in certain residential areas, system hook-ups can at best be described as scattered even after residents petitioned the city for service. Because demand exceeds supply, residential areas that have not taken advantage of the benefits the system provides may not have the opportunity to hook up to the system in the future.

Recommended Actions

⁶ Regional Water Supply Plan, page 112

- Continue operation of the reclaimed water system and expand it as opportunities present themselves.

Natural Resources Element

Overview

The Natural Resources Element (NRE) combines the required Conservation and Coastal Management elements into one document. The element goals are intended to protect, conserve, and manage the natural resources of Largo and to minimize the risk to human life and property from natural disasters. The element has objectives intended to protect, maintain, and/or improve water resources, air quality, and native species. The coastal management section of the element has several objectives which relate to the Coastal High Hazard Area (CHHA) and the restrictions on development within that area. The element seeks to establish and implement a means by which local governments can coordinate to protect coastal resources. Also included is the protection of historically significant housing, the establishment of reconstruction procedures, and the maintenance and reduction of evacuation times. Finally, the element requires the preparation, adoption, implementation, and enforcement of land development regulations consistent with the adopted comprehensive plan. The following are the major objectives of the NRE:

- Protect water quality, native vegetation and species, and other natural resources;
- Regulate development in the CHHA;
- Adopt and implement hazard mitigation measures;
- Maintain and improve air quality; and
- Expand public access to the shoreline and water bodies.

Successes and Shortcomings

Because of its location in a coastal county, the city itself is considered a coastal community. A post-disaster redevelopment plan was approved in 1988 and updated in 2004 by the Pinellas County Long-Term Mitigation Strategy Team. The City of Largo Fire Department participates in this group. The Long-Term Mitigation Strategy Team is currently developing a disaster recovery plan. A short-term recovery plan is currently in place for the City of Largo and is administered by the City of Largo Fire Department.

Largo has approximately 17,050 feet of shoreline along the Intracoastal Waterway. Largo also has about 4,310 feet of shoreline along Tampa Bay, however future annexations may add somewhat to this amount.

There is only one water-dependent use, a boat storage and repair business. There have been no significant land use conflicts along the shoreline due largely to the existence of two city-owned parks which have tended to shield the abutting residential uses from any negative water-use impacts.

Incidents of sewage discharge into adjacent water bodies have occurred, resulting in Largo finalizing a consent agreement with the Department of Environment Protection to correct existing deficiencies. Measures are being taken to remedy problems that exist.

Since the last major amendment of the comprehensive plan, Largo has instituted a drainage fee. This fund derives its revenue from a monthly charge levied on all properties within the city, based on the amount of impervious surface of the properties. The proceeds of the fee are used to fund maintenance, repair, and improvement of the city stormwater drainage system. There have been significant expenditures from this fund over the last several years and they are expected to increase substantially over the next few years as the result of NPDES permitting requirements imposed by the federal government.

Largo, in cooperation with the Southwest Florida Water Management District, has succeeded in preserving a low-lying area that allows natural water flows to occur. When dry, the area serves as a public park. Largo also developed a regional water retention area in the historic downtown designed to provide qualitative as well as quantitative treatment before discharge.

Evaluation of the CHHA

There has been no reduction in land use density since the plan adoption. NRE Objectives 2.1 and 2.2 contain policies that address damage assessments, post-disaster recovery, and redevelopment activities.

Recommended Actions

- Continue efforts to establish drainage mitigation programs and install facilities to support those efforts.

Intergovernmental Coordination Element

Overview

The Intergovernmental Coordination Element (ICE) presents necessary and desirable coordination policies and processes that involve Largo and other governmental entities. The objectives of the ICE are intended to:

- Coordinate the administration of the *Largo Comprehensive Plan* and *Largo Comprehensive Development Code* with adjacent local governments to minimize the need for dispute resolution;
- Comprehensively plan for the Largo Planning and Service Area;
- Ensure compatibility of the *Largo Comprehensive Plan* with the plans of the Pinellas Planning Council, state, and region; and
- Coordinate with the Pinellas County School Board.

Successes and Shortcomings

Overall, the coordinating mechanisms in place work well for the city. Largo elected officials and staff regularly participate in coordination activities, e.g., the Largo mayor has, for a number of years, served on the Pinellas Planning Council. Additionally, Largo staff participates in the activities of the Metropolitan Planning Organization and the Planners Advisory Committee. The issue of annexation has caused the most controversy resulting in litigation procedures between Largo and Pinellas County. The interests of the jurisdictions conflict with each other, and while such city/county conflict may be understandable, there have been negative intergovernmental coordination impacts. Other than annexation, there were few, if any, significant intergovernmental coordination issues that have arisen since the plan was last amended.

Recommended Actions

- Continue to seek a satisfactory resolution of remaining annexation-related issues.

Recreation and Open Space Element

Overview

The Recreation and Open Space Element (R/OSE) ensures that the city has an adequate and well-maintained system of parks and recreational facilities. The goal of the R/OSE is to provide a neighborhood-oriented recreation and open space network intended to enhance community quality of life. Objectives address:

- Improvement of recreation facilities in Largo;
- Expansion of the recreation and open space network;
- Provision of recreation programs that meet the needs of users; and
- Development of community identity through quality recreation opportunities.

Successes and Shortcomings

The City of Largo has maintained a high-quality recreation program that strives to meet the needs of all users. Levels-of-service standards have been maintained through the use of residential development parkland dedication or fee in lieu and expansion of city programs.

The City has completed the construction of the 70-acre Largo Central Park that contains the Largo Cultural Center, as well as the recently-completed new Largo Library. Contiguous to the park is the 31-acre Largo Central Park Nature Preserve constructed cooperatively with the Southwest Florida Water Management District. Property located east of U.S. Highway 19 was acquired and is being developed into a community park. Previously undeveloped McGough Park located on the Intracoastal Waterway in the southwestern portion of the city now is a center of nature study. A former tennis complex has been converted into a teen center and a skate park has been constructed at Highland Park.

Unfortunately for Largo as with other cities/towns in Pinellas County, the opportunity to acquire land has diminished with each passing year as the county becomes more urbanized. Nonetheless, opportunities did present themselves since the plan was last amended. In some cases, Largo took steps to acquire, e.g., the Datsko property east of U.S. Highway 19.

Recommended Actions

- Take advantage of opportunities to acquire land appropriate for use as parkland or open space.

Capital Improvements Element

Overview

The primary goal of the Capital Improvements Element (CIE) is to promote sustainable and orderly growth through the timely and efficient provision of capital facilities to maintain and enhance quality of life. The element focuses on ensuring that adopted levels-of-service are maintained through adequate capital facilities, debt management, and the elimination of deficiencies. The following are the major objectives of the CIE:

- Coordination of financial resources with the need to provide timely construction and maintenance of capital facilities;
- Limitation on public investments in the CHHA and other Special Flood Hazard Area (SFHA).
- Implement the five-year schedule of capital improvements;
- Maintenance of adopted level-of-service standards.

Successes and Shortcomings

Largo has successfully limited public expenditures in areas designated as CHHA or SFHA except to maintain existing infrastructure and facilities necessary for the health, safety, and welfare of residents and visitors.

The city adopts a six-year capital improvements program as one part of its biennial budgeting process. The CIE, however, and its schedule of capital improvements has not been updated or amended for several years. This shortcoming should be addressed in order to comply with provisions contained in the Florida Statutes.

For a number of years, Largo has used a revenues and expenditures computer program during the preparation of the capital improvements program (CIP). Use of the program has provided Largo a systematic methodology that has allowed it to maintain the financial feasibility of the capital improvements program. The first year of the CIP is the capital budget that is inserted into the operating budget. Progress toward purchase/construction of projects is tracked by unique number and responsible agency as well as by costs/expenditures.

Recommended Actions

- Annually update the CIE schedule of capital improvements and amend the element to reflect the update including new data and analysis and a new schedule.

Evaluation of LOS Standards

A level-of-service standards (LOSS) for each of the Largo services and facilities was adopted in applicable elements of the comprehensive plan. Potable water, sanitary sewer, and solid waste standards were adopted in their separate subelements. The adopted LOSS are shown in the table below along with information about the existing level-of-service.

**Table 3-2
Adopted and Existing Level- of- Service Standards**

SERVICES & FACILITIES	ADOPTED LEVELS-OF- SERVICE	EXISTING LEVELS-OF- SERVICE
Roads	<i>Traffic Circulation Element Policy 1.2.1</i> LOS "C" average daily/"D" peak and a volume- to- capacity ratio of less than 0.9 for all county, state, and local roads within the city.	LOS maintained for local roads but not for county and state roads.
Sanitary Sewer	<i>Sanitary Sewer Subelement Policy 1.2.1</i> 100 gallons per day per capita for the wastewater treatment plant (WWTP). <i>Sanitary Sewer Subelement Policy 1.2.3</i> Operate the WWTP at or below 90% of design capacity on a monthly average.	No deficiencies have been identified.
Potable Water	<i>Potable Water Subelement Policy 2.1.3</i> 125 gallons per capita per day until 2005 and 120 gallons per capita per day thereafter.	No deficiencies have been identified.
Solid Waste	<i>Solid Waste Subelement Objective 1.1</i> Recycle 30% of the total solid waste collected. <i>Solid Waste Subelement Policy 2.1.1</i> 1.3 tons of solid waste disposed per person per year.	LOS is lower than 30% LOS is higher than 1.3 tons per person.
Drainage	<i>Drainage Subelement Policy 1.1.1</i> Basin quantity LOS through a graded matrix approach by type of storm event. <i>Drainage Subelement Policy 1.1.4 & 1.1.5</i> 25- year storm on- site when development has a positive outfall and 100- year storm on- site when development does not have a positive outfall. <i>Drainage Subelement Policy 1.3.2</i> Basin quality LOS through design consistent with the natural topography.	In process of complying; evaluating additional basins. This LOS is being maintained. This LOS is being maintained.
Recreation/ Open Space	<i>Recreation/Open Space Element Policy 1.2.3</i> Maintain parkland dedication and community facilities standard of 7.5 acres per 1,000 in population for residential development.	No deficiencies have been identified.

Section 4: Summary of Recommendations

The anticipated actions or corrective measures discussed in Sections 2 and 3, Appendix A (Ch. 163 table) and Appendix B (Rule 9J-5 table) are presented in this section. These recommendations are based on the analysis of new population projections, new revised planning time frames, a revised future conditions map or map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element.

Summary of Recommendations

Summary of Recommended Changes		
Element	Recommendation	Citation
Future Land Use (FLUE)	1. Recommend that the plan address new planning periods of at least 5 years (2013) and at least 10 years (2025).	163.3177(5)(a)
	2. Amend the Future Land Use Element land use categories to include criteria for electric distribution substations consistent with Sec. 163.3208, F.S.	163.3208
	3. Amend the Future Land Use Map to comply with the definition of the CHHA as enacted by HB 1359 in 2006. Coordinate with the Pinellas Planning Council and the Pinellas County Department of Emergency Management to determine standards for levels of evacuation.	163.3178(2)(h)
	4. Produce any required maps that are out- of- date or missing.	9J-5.006(4)
	5. Amend FLUE Objective 1.2 to undertake amendments to the Comprehensive Development Code to improve the ability to develop and redevelop commercial sites and implement key urban design elements for the Clearwater- Largo Road Community Redevelopment District (CLR-CRD) Plan.	Section 2, Issues
	6. Amend Clearwater- Largo Road and West Bay Drive Community Redevelopment Districts to include incentives for affordable housing and mixed- use development.	Section 2, Issues
	7. FLUE Objective 2.3: Seek adoption of CDC amendments to sign, landscaping, and accessory building ordinances to require a higher development standard. Adopt an objective and policies supportive of design guidelines and incorporate them into the	Section 2, Issues Section 3, Element Review

Summary of Recommendations

Summary of Recommended Changes		
Element	Recommendation	Citation
	<p>CDC.</p> <p>8. Subsequent to adoption of the EAR-based amendments, amend the CDC to incorporate the comprehensive plan amendments.</p>	Section 3, Element Review
Transportation (TE)	<p>1. Amend the Transportation Element to identify U.S. 19 (which runs through portions of Largo) as a Strategic Intermodal System and ensure that the LOS continues to be consistent with FDOT standards.</p> <p>2. Include in the FLUE reference to the most recent hazard mitigation report and cite any applicable provisions for proposed development or redevelopment.</p> <p>3. TE Objectives 3.2 and 1.5: Utilize recommendations of the <i>City of Largo Strategic Plan</i> to identify future opportunities.</p> <p>4. TE Objective 1.6: Utilize the Strategic Plan to identify opportunities for capital improvements projects, such as the Highland Avenue Streetscape Project.</p> <p>5. Maintain and improve, when possible, adopted levels- of- service.</p> <p>6. Work with Pinellas Suncoast Transit Authority to re-establish a transfer station in the historic downtown.</p>	<p>163.3180(10)</p> <p>9J-5.006(2)(g)</p> <p>Section 2, Issues</p> <p>Section 2, Issues</p> <p>Section 3, Element Review</p> <p>Section 3, Element Review</p>
Housing (HE)	<p>1. Update the housing inventory & analysis.</p> <p>2. Develop an affordable housing program in coordination with Pinellas County and its municipalities in a multi- jurisdictional effort.</p>	<p>9J-5.010(1) & (2)</p> <p>Section 3, Element Review</p> <p>9J-5.010(11)</p>

Summary of Recommendations

Summary of Recommended Changes		
Element	Recommendation	Citation
	<ol style="list-style-type: none"> 3. Include "extremely- low- income" definition in an amendment to the Housing Element under Objective 1.3, Policy 1.3.3. 4. Consider whether to adopt the bonus provisions for affordable housing. 	<p>163.31771(1), (2) and (4)</p> <p>Ch. 2006- 69, LOF, section 28</p>
Infrastructure (IE)	<ol style="list-style-type: none"> 1. Amend the Infrastructure Element to include an appropriate discussion of the future water demands for the City of Largo. Update the element to include portions of a water supply plan to evaluate the anticipated level of demand for water, to identify water conservation strategies, and to provide for coordination of alternative water supply resources with Tampa Bay Water and the Pinellas County Utilities Department. 2. Update the Sanitary Sewer Subelement and the Capital Improvement Element to reflect needed upgrades and improvements to the sanitary sewer system to eliminate sewage discharge. Implement the FDEP-approved action plan and comply with the terms of the consent order. 3. Maintain adopted levels- of- service for solid waste and continue to encourage a reduction in disposal rates for both residential and nonresidential customers. 4. Continue to identify and correct stormwater drainage deficiencies. 5. Continue operation of the reclaimed water system and expand it as opportunities present themselves. 	<p>163.3167</p> <p>Section 3, Element Review</p> <p>Section 3, Element Review</p> <p>Section 3, Element Review</p> <p>Section 3, Element Review</p>

Summary of Recommendations

Summary of Recommended Changes		
Element	Recommendation	Citation
Natural Resources (NRE)	1. Coordinate with the Pinellas Planning Council and the Pinellas County Department of Emergency Management regarding implementation of the revised definition of the Coastal High Hazard Area.	9J-5.003
	2. Revise the definition of the Coastal High Hazard Area consistent with changes to state law made in HB 1359. The deadline for amending the Future Land Use Map for the Coastal High Hazard Area is July 2008, prior to the deadline for the EAR-based amendments.	9J-5.006(4) 163.3178(2)(h) & .3178(2)(c)
	3. Consider additional strategies that will be used to preserve recreational and commercial working waterfronts, as defined in s. 342.07, F.S.	163.3178
	4. Consider whether recreational surface water use policies should be included in the EAR-based amendment.	163.3177(6)(g)2.
	5. Consider whether the new level- of- service standard for out- of- county hurricane evacuation is appropriate.	163.3178(9)(a)& .3178(9)(b)
	6. Continue efforts to establish drainage mitigation programs and install facilities to support those efforts.	Section 3, Element Review
Recreation and Open Space (ROSE)	1. Amend Recreation and Open Space Element to include the Intracoastal Waterway as part of the system of public and private recreational sites.	163.3177(6)(e)
	2. Utilize Strategic Plan and Master Sidewalk Plan to identify opportunities to strengthen connections to parks.	Section 2, Issues

Summary of Recommendations

Summary of Recommended Changes		
Element	Recommendation	Citation
	3. Take advantage of opportunities to acquire land appropriate for use as parkland or open space.	Section 3, Element Review
Intergovernmental Coordination (ICE)	<ol style="list-style-type: none"> 1. Update the ICE regarding service delivery based upon relevant findings in the interlocal service delivery agreement report. 2. Amend ICE Policy 2.1.7 to delete the Tri-City Interlocal Agreement and refer to Pinellas County Ordinance 00- 63. 3. Coordinate with the Metropolitan Planning Organization regarding methodology for impacts on transportation facilities. 4. Continue to seek a satisfactory resolution of remaining annexation- related issues. 5. Continue coordination and implementation of the <i>Tampa Bay Regional Planning Council Strategic Regional Policy Plan</i>. 	<p>163.3177(6)(h)6., 7., & 8. 9J-5.015(3)(b)5. & 6</p> <p>163.3184</p> <p>163.3191(2)(p)</p> <p>Section 3, Element Review</p> <p>Appendix C</p>
Economic Development (EDE)	<ol style="list-style-type: none"> 1. Amend Objective 1.5 to seek adoption of proposed amendments to West Bay Drive CRD to encourage compact downtown mixed use and increased density. 	Section 2, Issues
Capital Improvements (CIE)	<ol style="list-style-type: none"> 1. Review the Concurrency Management System to ensure that the timing standards are internally consistent with Capital Improvements Element Policy 1.3.14. 2. Amend the Capital Improvements Element to include requirements for school concurrency consistent with those adopted by Pinellas County and the Pinellas County School Board in the PSFE. 	<p>163.3180</p> <p>163.3180(1)(a)</p>

Summary of Recommendations

Summary of Recommended Changes		
Element	Recommendation	Citation
	3. Ensure that the Capital Improvements Element continues to be financially feasible, including guaranteed private funding sources in the schedule of capital improvements, where such private sources are cited.	163.3177(2) & (3)(a)5
	4. Provide a long- term capital improvement schedule for the long- term concurrency management system.	163.3177(3)(a)6.d
	5. Amend the language in the concurrency management system, V.C.#8 to be in place or under construction “after approval of building permit” rather than the certificate of occupancy.	163.3180(2)(c)
	6. Review the transportation concurrency exception area to ensure that the requirements continue to meet the requirements of this section.	163.3180(5)(e) to (g)
	7. The plan shall be amended, as necessary, to recognize the methodology developed by the Metropolitan Planning Organization and to provide for its use in applicable situations.	Section 3, Element Review 163.3191(p)
	8. Ensure that the concurrency management system includes the procedure for implementing school concurrency as provided by the adopted interlocal agreement.	163.3180(13)(g)6.a
	9. Amend the CIE to include a concurrency management system (CMS). Include a process to allow a development to pay its proportionate fair share of a needed roadway improvement.	163.3180; 9J-5.0055 9J-5.016
	10. Annually update the CIE schedule of capital improvements and amend the Capital Improvements Element to reflect the update. Include in the annual	Section 3, Element Review

Summary of Recommendations

Summary of Recommended Changes		
Element	Recommendation	Citation
	update new data and analysis and a new schedule of capital improvements.	
Public School Facilities (New)	<ol style="list-style-type: none"> 1. Adopt goals, objectives, and policies of the Public School Facilities Element prepared by Pinellas County and the Pinellas County School Board. These goals, objectives, and policies must be adopted by March 1, 2008, and may require an amendment prior to, and separate from, the EAR-based amendments. 2. The required interlocal agreement was enacted on September 24, 1996, but must be updated based upon legislation passed in 2005. A draft updated agreement was prepared in August 2006, that contains provisions for school concurrency. 	<p>163.3177(6)(a); .31777; 3177(12); & .3180(13); 9J-5.025 &.015(3)(c)</p> <p>163.31777</p>
All Elements	<ol style="list-style-type: none"> 1. Review all objectives and policies for past dates and amend as necessary to provide contemporary language and agency names as well as make other necessary amendments as determined appropriate. 	

Evaluation and Appraisal Report

APPENDICES

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
1986: [Ch. 86- 191, SS.7 - 12, & 18 - 31, <u>Laws of Florida</u>]						
1	The requirement that plans include soil surveys which indicate the suitability of soils for septic tanks moved from the Capital Improvements Element to the General Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater Aquifer Recharge Element, by striking Subparagraph 163.3177(3)(a)4., & adding the last sentence of Paragraph 163.3177(6)(c).	163.3177(6)(c)	X			
2	A Future Land Use Element must have "goals, policies, & measurable objectives ," rather than "measurable goals, objectives, & policies."	163.3177(6)(a)			Future Land Use Element	
3	Eliminated the 12- month delay for consistency with the comprehensive regional policy plans.	163.3177(9)(c)	X			
4	Approved 9J-5, F.A.C. Defined "consistency," "compatible with," & "furthers." Required each local government to review & address all State Comprehensive Plan provisions relevant to that jurisdiction. Support data shall not be subject to the compliance review process, but that goals & policies must be clearly based on appropriate data . The Department of Community Affairs authorized to reject data if not collected in a professionally accepted manner, but forbidden to require a particular professionally accepted methodology. 9J-5 does not require original data collection. Recognized that local governments are charged with setting level- of- service standards.	163.3177(10)		X		

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	<p>Public facilities & services needed to support development shall be available concurrent with the impacts of development.</p> <p>Established the "shield" against rule challenges to 9J-5 until July 1, 1987.</p>					
5	Required the comprehensive master plan for each deepwater port to be submitted to the appropriate local government at least 6 months before the due date of the local plan; defined "appropriate local government," & provided for sanctions for deepwater ports which are not part of a local government & which fail to submit their comprehensive master plan.	163.3178(2)(k)	X			
6	Substantially reworded Section 163.3184, " Process for adoption of comprehensive plan or amendment thereto," to basic format in place today.	163.3184		X		
7	Extended development of regional impact exemption from twice- a-year plan amendments to Florida Quality Developments.	163.3187(1)(b)		X		
8	Exempted small scale amendments from the twice- a-year limitation.	163.3187(1)(c)		X		
9	Required the local planning agency evaluation & appraisal report to be transmitted to DCA, & required the governing body of the local government to adopt, or adopt with changes, the local planning agency's report within 90 days after receipt. Authorized transmittal of the EAR plan amendments, rather than the entire plan as amended, to DCA.	163.3191(1) & (4) [Note: 163.3191 was amended & reworded in 1998. Check statutes for current wording.]		X		
10	Delayed implementation of concurrency until 1 year after due date for submittal of the comp plan.	163.3202(2)(g)		X		
11	Initial adoption of the Florida Local Government	[Now: 163.3220-		X		

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	Development Agreement Act.	.3243]				
1987: [Ch. 87- 224, SS. 24, 25 & 26, <u>Laws of Florida</u> (Revisor's bill), & Ch. 87- 338, <u>Laws of Florida</u>]						
12	Extended date for DCA to adopt schedule for submittal of local plans from October 1, 1986 to October 1, 1987, & extended the latest date for submission by non- coastal counties from July 1, 1990 to July 1, 1991.	[Now: 163.3167(2)]		X		
1988: None						
1989: None						
1990: None						
1991: [Ch. 91- 45, SS. 31 & 32, <u>Laws of Florida</u>] Nothing substantive.						
1992: [Ch. 92- 129, <u>Laws of Florida</u> , & Ch. 92- 279, S. 77, <u>Laws of Florida</u>]						
13	Clarified that the procedures for approval of the original plans also applied to plan amendments .	[Now: 163.3189(2)(a)]		X		
14	Provided that the local planning agency should prepare plan amendments.	163.3174 163.3164(13)[Now: (14)] 163.3221(10)[Now: (11)]		X		
15	Added " spoil disposal sites for maintenance dredging located in the intracoastal waterways, except for spoil disposal sites owned or used by ports" to the definition of "public facilities."	163.3164(24)	X			
16	Added requirement that independent special districts submit a public facilities report to the appropriate local government.	163.3177(6)(h)2. [Now: 163.3177(6)(h)3.]		X		
17	Extended " shield " against challenges to the portion of Rule 9J-5 that was adopted before October 1, 1986, from July 1 1987 to April 1, 1993.	163.3177(10)(k)		X		
18	Recognized the need for innovative planning & development strategies to address the anticipated continued urbanization of the coast & other	163.3177(11)(a)		X		

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	environmentally sensitive areas. Stated that plans should allow land use efficiencies within existing urban areas, & should also allow for the conversion of rural lands to other uses. Provided that plans & land development regulations (LDRs) should maximize the use of existing facilities & services through redevelopment, urban infill , & other strategies for urban revitalization.	(11)(b) (11)(c)		X X		
19	Amended definition of "affected person" to clarify that the affected person's comments, recommendations, or objections have to be submitted to the local government after the transmittal hearing for the plan amendment & before the adoption of the amendment.	163.3184(1)(a)		X		
20	Required the local government to include such materials as DCA specifies by rule with each plan amendment transmittal.	163.3184(3)(b)		X		
21	Gave the local government 120 days , rather than 60 days, after receipt of the objections, recommend- dations, & comments to adopt or adopt with changes the plan or amendment ; & gives the local government 10 days, rather than 5 days, after adoption to transmit the adopted plan or amendment to DCA. Also requires that a copy of the adopted plan or amendment be transmitted to the regional planning council.	163.3184(7)(a) [Now: 163.3184(7)(c)1]		X		
22	Provided that the Secretary of DCA, as well as a "senior administrator other than the Secretary" can issue a notice of intent (NOI) .	163.3184(8)(b)		X		
23	Required that the Division of Administrative	163.3184(9)(b) &		X		

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	Hearings hearing must be held "in the county of and convenient to" the affected local jurisdiction.	(10)(a)				
24	Provided that new issues cannot be raised concerning plan compliance more than 21 days after publication of the NOI.	163.3184(10)(a)		X		
25	Added a procedure for compliance agreements .	163.3184(16)		X		
26	<p>Changed the requirements for small scale amendments:</p> <ul style="list-style-type: none"> • Increased the geographic size from 5 to 10 acres of residential land use at a density of 10, rather than 5, units per acre; & for other land use, an increase form 3 to 10 acres. Also increased the annual total from 30 to 60 acres. • Allowed local governments to use a newspaper ad of less than a quarter page in size. • Authorized DCA to adopt rules establishing an alternative process for public notice for small scale amendments. • Provided that small scale amendments require only an adoption hearing. 	163.3187(1)(c)		X		
27	Provided that a plan amendment required by a compliance agreement may be approved without regard to the twice- a-year limitation on plan amendments.	163.3187(1)(e) [Now: 163.3187(1)(d)]		X		
28	Stated that nothing in the statute prevented a local government from requiring a person requesting an amendment to pay the cost of publication of notice .	163.3187(5)		X		
29	Created an alternative process for amendment of adopted comprehensive plans	163.3189		X		
30	Provided that the first EAR report is due 6 years	163.3191(5)		X		

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	after the adoption of the comp plan, & subsequent EAR reports are due every 5 years thereafter.	[Now: 163.3191(13)]				
31	Amended the Development Agreement Act by providing: <ul style="list-style-type: none"> Development agreements are not effective unless the comp plan or plan amendments related to the agreement are found in compliance. Development agreements are not effective until properly recorded & until 30 days after received by DCA. 	163.3235 163.3239		X		
1993 : [Ch. 93- 206, <u>Laws of Florida</u> (aka the ELMS bill) & Ch. 93- 285, S. 12, <u>Laws of Florida</u>]						
32	Amended the intent section to include that constitutionally protected property rights must be respected.	163.3161(9)		X		
33	Added definitions for "coastal area", "downtown revitalization", "Urban redevelopment", "urban infill", "projects that promote public transportation", & "existing urban service area."	163.3164	X			
34	Amended the scope of the act to provide for the articulation of state, regional, & local visions of the future physical appearance & qualities of a community.	163.3167(11)		X		
35	Amended the requirements for the housing element by: <ul style="list-style-type: none"> Having the element apply to the jurisdiction, rather than the area. Including very- low income housing in the types of housing to be considered. Provided guidance that the creation or 	163.3177(6)(f)1.		X	HE Policy 1.3.2: Coordinate the City's rental rehabilitation program with the Section 8 Lower Income Rental Assistance Program administered by the Pinellas County	

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	<p>preservation of affordable housing should minimize the need for additional local services & avoid the concentration of affordable housing units only in specific areas.</p> <ul style="list-style-type: none"> Required DCA to prepare an affordable housing needs assessment for all local jurisdictions, which will be used by each local government in preparing the EAR report & amendments, unless DCA allows the local government to prepare its own needs assessment. 	(f)2.		X	<p>Housing Authority to ensure affordability.</p> <p>HE Policy 1.3.3: Increase home ownership opportunities for very low, low, and moderate income households through the provision of incentives to the development community and financial enhancements to the lending institutions.</p>	
36	<p>Amended the intergovernmental coordination element (ICE) by:</p> <p>Requiring each ICE to include:</p> <ul style="list-style-type: none"> A process to determine if development proposals will have significant impacts on state or regional facilities. A process for mitigating extrajurisdictional impacts in the jurisdiction in which they occur. A dispute resolution process. A process for modification of DRI development orders without loss of recognized development rights. Procedures to identify & implement joint planning areas. Recognition of campus master plans. 	<p>163.3177(6)(h)1. & 2.</p> <p>[Note: Requirement deleted in 1996]</p> <p>[Now:</p>			<p>ICE Policy 1.1.2: Require a proposed development to avoid and/or mitigate those identified impacts which negatively affect an adjacent local government's adopted levels of service (LOS).</p> <p>ICE Policy 2.1: Comprehensively plan for the PSA.</p> <p>ICE Policy 3.1.6: Participate with</p>	

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	<ul style="list-style-type: none"> Requiring each county, all municipalities within that county, the school board, & other service providers to enter into formal agreements, & include in their plans, joint processes for collaborative planning & decision- making. <p>Requiring DCA to:</p> <ul style="list-style-type: none"> Adopt rules to establish minimum criteria for ICE. Prepare a model ICE. Establish a schedule for phased completion & transmittal of ICE plan amendments. 	<p>163.3177(9)(h) 163.3177(9)(h) 163.3177(6)(h)5.]</p>		X	<p>Pinellas County on the Local Mitigation Strategy (LMS) Working Group for the purpose of preparing and integrating the City's portion of the LMS with the Countywide LMS.</p> <p>ICE Policy 3.2.3: Utilize Tampa Bay's Regional Dispute Resolution Process to reconcile differences in planning, growth management, and other areas among local governments, regional agencies, and private interest.</p> <p>Campus Master Plans not applicable to the City of Largo since St. Petersburg Junior College has no plans, nor is there adequate land available for a new campus in Largo. See Section VI of the EAR.</p>	
37	Providing that amendments to implement the ICE must be adopted no later than December 31, 1997.	<p>Now: 163.3177(6)(h)5.</p>	X			

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	[Now: 1999]					
38	Requiring a transportation element for urbanized areas.	163.3177(6)(h) [Now: 163.3177(6)(j)]			Transportation Element	
39	Adding an optional hazard mitigation/post disaster redevelopment element for local governments that are not required to have a coastal management element.	163.3177(7)(l)			The Natural Resources Element has a section devoted to disaster cost mitigation.	
40	Requiring DCA to consider land use compatibility issues in the vicinity of airports.	163.3177(10)(l)		X		
41	<p>Amended the coastal management element by:</p> <ul style="list-style-type: none"> Defining "high hazard coastal areas" as category I evacuation zones, & stated that mitigation & redevelopment policies are at the discretion of the local government. Affirming state commitment to deepwater ports, & required the Section 186.509 dispute resolution process to reconcile inconsistencies between port master plans & local comp plans. Encouraging local governments to adopt countywide marina siting plans. Requiring coastal local governments to identify spoil disposal sites in the future land use & port elements. Requiring each county to establish a process for identifying & prioritizing coastal properties for state acquisition. 	163.3178 (2)(h) (5) (6) (7) (8)			FLUE Objective 2.1: The City shall prohibit high density and intensity development, and limit population densities, in flood hazard areas, in accordance with the Tampa Bay Regional Planning Council (TBRPC) Hurricane Evacuation Plan and all applicable state and federal regulations. None of the airport or port facilities, as defined by Rule 9J 5, F.A.C. in Pinellas County fall within the jurisdiction of Largo	

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
					and, therefore, are not examined in the Transportation Element.	
42	<p>Created a new section for concurrency which:</p> <ul style="list-style-type: none"> • Provides concurrency on a statewide basis only for roads, sewers, solid waste, drainage, potable water, parks & recreation, & mass transit; a local government can extend concurrency to public schools if it first conducts a study to determine how the requirement would be met. • Set timing standards for concurrency of: <ul style="list-style-type: none"> ○ For sewer, solid waste, drainage & potable water facilities, in place no later than the issuance of the certificate of occupancy. ○ For parks & recreation facilities, no later than 1 year after issuance of certificate of occupancy. ○ For transportation facilities, in place or under actual construction no later than 3 years after issuance of a certificate of occupancy. • Allowing exemptions from transportation concurrency for urban infill, urban redevelopment & downtown revitalization. • Allowing a de minimus transportation impact of not more than 0.1% of the maximum volume of the adopted level of service as an exemption from concurrency. • Authorizing the designation of transportation management areas. 	163.3180			<p>CIE Policy 1.3.15: Use the following LOS standards in order to determine the impacts of development on the City's infrastructure: (Transportation is covered in A & B)</p> <p>Timing standards are provided in CIE Policy 1.3.14 and in the Concurrency Management Section. These standards are consistent with the requirements of 163.3180.</p> <p>TE Policy 1.1.7: Participate in Pinellas County's Long Term CMS planning efforts; TE Policy 1.1.13: Coordination of FLUM with "long term concurrency management,</p>	Review the CMS to ensure that the timing standards are internally consistent with CIE Policy 1.3.14.

	Changes to Chapter 163, F.S. 1986- 2006	Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	<ul style="list-style-type: none"> Allowing urban redevelopment to create 110% of the actual transportation impact caused by existing development before complying with concurrency. Authorizing local governments to adopt long-range transportation concurrency management systems with planning periods of up to 10 years where significant backlogs exist. Requiring local governments to adopt the level-of-service standard established by the Department of Transportation for facilities on the Florida Intrastate Highway System. Allows development that does not meet concurrency if the local government has failed to implement the Capital Improvements Element, & the developer makes a binding commitment to pay the fair share of the cost of the needed facility. 				backlogged, or constrained corridors; TE Objective 1.2, various policies to direct development consistent with areas within or outside of the Transportation concurrency exemption areas, including an adopted LOS for backlogged or constrained facilities in Policy 1.2.9. Table T-1, Backlogged and Constrained Corridors TE Policy 1.2.19 establishes a TCEA.	
43	Provided a procedure to ensure public participation in the approval of a publicly financed capitol improvement.	163.3181(3)		X		
44	Amended the procedure for the adoption of plans & plan amendments as follows: <ul style="list-style-type: none"> Proposed plans or amendments, & materials, must be transmitted to the regional planning councils, the water 	163.3184		X		

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	<p>management districts, the Department of Environmental Protection, & the Department of Transportation as specified in DCA's rules.</p> <ul style="list-style-type: none"> • DCA reviews amendments only upon the request of the regional planning council, an affected person, or the local government, or those, which it wishes to review. • The regional planning council's review of plan amendments is limited to effects on regional facilities or resources identified in the strategic regional policy plan & extra jurisdictional impacts. • DCA may not require a local government to duplicate or exceed a permitting program of a state, federal, or regional agency. 					
45	Provided that local governments cannot amend their comp plans after the date established for submittal of the EAR report unless the report has been submitted.	163.3187(5) [Now: 163.3187(6)(a)]		X		
46	Changed the Alternative Process for the amendment of adopted comp plans to the Exclusive Process.	163.3189(1)		X		
47	Provided that plan amendments do not become effective until DCA or the Administration Commission issues a final order determining that the amendment is in compliance.	163.3189(2)(a)		X		
48	Provides that the sanctions assessed by the Administration Commission do not occur unless the local government elects to make the amendment effective despite the determination of noncompliance.	163.3189(2)(b)		X		
49	Authorizing the local government to demand formal or informal mediation , or expeditious	163.3189(3)(a)		X		

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	planning efforts on selected issues when updating the plans.					
1994 [Ch. 94- 273, S. 4, <u>Laws of Florida</u>]						
51	A plan amendment for the location of a state correctional facility can be made at any time, & does not count toward the twice- a- year limitation .	163.3187(1)(f) [Now: 163.3187(1)(e)]		X		
1995 [Ch. 95- 181, ss. 4-5; Ch. 95- 257, ss. 2- 3; Ch. 95- 310, ss. 7- 12; Ch. 95- 322, ss. 1- 7; Ch. 95- 341, ss. 9, 10, & 12, <u>Laws of Florida</u>]						
52	Required opportunities for mediation or alternative dispute resolution where a property owner’s request for a comprehensive plan amendment is denied by a local government [Subsection 163.3181(4)] & prior to a hearing where a plan or plan amendment was determined by the DCA to be not in compliance.	163.3184(10)(c)			ICE Policy 3.2.3: Utilize Tampa Bay's Regional Dispute Resolution Process to reconcile differences in planning, growth management, and other areas among local governments, regional agencies, and private interest.	
53	Added a definition for " transportation corridor management " [Subsection 163.3164(30)] & allowed the designation of transportation corridors in the required traffic circulation & transportation elements & the adoption of transportation corridor management ordinances.	163.3177(6)(j)9.			Concurrency Management Section	
54	Amended the definition of “public notice” & certain public notice & public hearing requirements to conform to the public notice & hearing requirements for counties & municipalities in Sections 125.66 & 166.041, respectively.	163.3164(18), .3171(3), .3174(1) & (4), .3181(3)(a), .3184(15)(a)- (c), & .3187(1)(c)		X		
55	Prohibited any initiative or referendum process in regard to any development order or comprehensive plan or map amendment that affects five or fewer parcels of land.	163.3167(12)		X		

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
56	Reduced to 30 [Note: changed to 20] days the time for DCA to review comp plan amendments resulting from a compliance agreement .	163.3184(8)(a)		X		
57	Amended the requirements for the advertisement of DCA notice of intent .	163.3184(8)(b)		X		
58	Required the administrative law judge to realign the parties in a Division of Administrative Hearings (DOAH) proceeding where a local government adopts a plan amendment pursuant to a compliance agreement.	163.3184(16)(f)		X		
59	Added clarifying language relative to those small scale plan amendments that are exempt from the twice- per- year limitation & prohibited DCA review of those small scale amendments that meet the statutory criteria in Paragraph 163.3187(1)(c).	163.3187(1)(c) & (3)(a)- (c)		X		
60	Required DCA to consider an increase in the annual total acreage threshold for small scale amendments . (later repealed by s. 16, Ch. 2000-158, Laws of Florida).	163.3177(7)		X		
61	Required local planning agencies to provide opportunities for involvement by district school boards & community college boards .	163.3174(1)		X		
62	Required that the future land use element clearly identify those land use categories where public schools are allowed.	163.3177(6)(a)			FLUE Policy 4.1.2: Permit public educational facilities as an allowable use in the following future land use categories: Institutional (I); Commercial General (CG); Community	

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
					Redevelopment District (CRD); Transportation /Utility (T/U); Residential Office General (ROG); Residential Low (RL 5) Residential Urban (RU 7.5); Residential Medium (RM 15)	
63	Established certain criteria for local governments wanting to extend concurrency to public schools . (later amended by s. 5, Ch. 98- 176, Laws of Florida).	163.3180(1)(b) [Now: 163.3180(13)]		X		
1996 : [Ch. 96- 205, s. 1; Ch. 96- 320, ss. 10- 11; 96- 416, ss. 1- 6, 15, <u>Laws of Florida</u>]						
64	Substantially amended the criteria for small scale amendments that are exempt from the twice- per- year limitation .	163.3187(1)(c)		X		
65	Revised the objectives in the coastal management element to include the maintenance of ports .	163.3177(6)(g)9.	X			
66	Provide that certain port related expansion projects are not DRIs under certain conditions.	163.3178(2), (3), & (5)	X			
67	Allowed a county to designate areas on the future land use plan for possible future municipal incorporation .	163.3177(6)(a)	X			
68	Required the ICE to include consideration of the plans of school boards & other units of local government providing services but not having regulatory authority over the use of land.	163.3177(6)(h)			ICE Objective 4.1: Jointly establish with the Pinellas County School Board the appropriate location of school facilities and the efficient use of community resources.	

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
					ICE Policy 4.1.1: Utilize the interlocal agree- ment with Pinellas County School Board as the primary method for coordinating the need for school facilities and programming. ICE Objective 1.1 & policies 1.1.6, 1.1.7, 1.1.8, & 1.1.9, to coordinate with other agencies and juris- dictions such as the Pinellas Suncoast Transit Authority and other jurisdictions with facilities within the city limits.	
69	Revised the processes & procedures to be included in the ICE.	163.3177(6)(h)		X		
70	Required that within 1 year after adopting their ICE each county & all municipalities & school boards therein establish by interlocal agreement the joint processes consistent with their ICE.	163.3177(6)(h)2.		X		
71	Required local governments who utilize school concurrency to satisfy intergovernmental coordination requirements of ss. 163.3177(6)(h)1.	163.3180(1)(b)2. [Now: 163.3180(13)(g)]	X			
72	Permitted a county to adopt a municipal overlay amendment to address future possible municipal	163.3217	X			

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	incorporation of a specific geographic area.					
73	Authorized DCA to conduct a sustainable communities demonstration project .	163.3244 [Now: Repealed.]		X		
1997: [Ch. 97- 253, ss. 1- 4, <u>Laws of Florida</u>]						
74	Amended the definition of de minimis impact as it pertains to concurrency requirements.	163.3180(6)		X		
75	Established that no plan or plan amendment in an area of critical state concern is effective until found in compliance by a final order.	163.3184(14)	X			
76	Amended the criteria for the annual effect of Duval County small scale amendments to a maximum of 120 acres.	163.3187(1)(c)1.a.III	X			
77	Prohibited amendments in areas of critical state concern from becoming effective if not in compliance.	163.3189(2)(b)	X			
1998: [Ch. 98- 75, s. 14; Ch. 146, ss. 2- 5; Ch. 98- 176, ss. 2- 6 & 12- 15; Ch. 98- 258, ss. 4- 5, <u>Laws of Florida</u>]						
78	Exempted brownfield area amendments from the twice- a- year limitation .	163.3187(1)(g)	X			
79	Required that the capital improvements element set forth standards for the management of debt .	163.3177(3)(a)4.			CIE, policies 1.1.11 through 1.1.18.	
80	Required inclusion of at least two planning periods – at least 5 years & at least 10 years.	163.3177(5)(a)				Recommend that the plan address new planning periods of at least 5 years (2015) and at least 10 years (2025).
81	Allowed multiple individual plan amendments to be considered together as one amendment cycle.	163.3184(3)(d)		X		
82	Defined “optional sector plan” & created Section 163.3245 allowing local governments to address DRI issues within certain identified geographic areas.	163.3164(31) & 163.3245		X		
83	Established the requirements for a public school	163.3177(12)		X		

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	facilities element.					
84	Established the minimum requirements for imposing school concurrency .	163.3180(12) [Now: Section (13)]		X		
85	Required DCA adopt minimum criteria for the compliance determination of a public school facilities element imposing school concurrency.	163.3180(13) [Now: Section14)]		X		
86	Required that evaluation & appraisal reports address coordination of the comp plan with existing public schools & the school district's 5-year work program.	163.3191(2)(i) [Now: 163.3191(2)(k)]			See the EAR.	
87	Amended the definition of "in compliance" to include consistency with Sections 163.3180 & 163.3245.	163.3184(1)(b)		X		
88	Required DCA to maintain a file with all documents received or generated by DCA relating to plan amendments & identify; limited DCA review of proposed plan amendments to written comments, & required DCA to identify & list all written communications received within 30 days after transmittal of a proposed plan amendment.	163.3184(2), (4), & (6)	X			
89	Allowed a local government to amend its plan for a period of up to one year after the initial determination of sufficiency of an adopted EAR even if the EAR is insufficient.	163.3187(6)(b)		X		
90	Substantially reworded Section 163.3191, F.S., related to evaluation & appraisal reports .	163.3191		X		
91	Changed the population requirements for municipalities & counties which are required to submit otherwise optional elements.	163.3177(6)(i)		X		
1999: [Ch. 99- 251, ss. 65- 6, & 90; Ch. 99- 378, ss. 1, 3- 5, & 8- 9, <u>Laws of Florida</u>]						
92	Required that ports & local governments in the coastal area, which has spoil disposal responsibilities , identify dredge disposal sites in	163.3178(7)	X			

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	the comp plan.					
93	Exempted from the twice-per-year limitation certain port related amendments for port transportation facilities & projects eligible for funding by the Florida Seaport Transportation & Economic Development Council.	163.3187(1)(h)	X			
94	Required rural counties to base their future land use plans & the amount of land designated industrial on data regarding the need for job creation, capital investment, & economic development & the need to strengthen & diversity local economies.	163.3177(6)(a)	X			
95	Added the Growth Policy Act to Ch. 163 , Part II to promote urban infill & redevelopment .	163.2511, .2514, .2517, .2520, .2523, & .2526		X		
96	Required that all comp plans comply with the school siting requirements by October 1, 1999.	163.3177(6)(a)			ICE Objective 4.1 and following policies.	
97	Made transportation facilities subject to concurrency.	163.3180(1)(a)	X			
98	Required use of professionally accepted techniques for measuring level of service for cars, trucks, transit, bikes & pedestrians.	163.3180(1)(b)		X		
99	Excludes public transit facilities from concurrency requirements.	163.3180(4)(b)		X		
100	Allowed multiuse DRIs to satisfy the transportation concurrency requirements when authorized by a local comprehensive plan under limited circumstances.	163.3180(12)	X			
101	Allowed multimodal transportation districts in areas where priorities for the pedestrian environment are assigned by the plan.	163.3180(15)	X			
102	Exempted amendments for urban infill & redevelopment areas, public school concurrency	163.31879(1)(h) & (i) [Now: (i)& (j)]		X		

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	from the twice- per- year limitation .					
103	Defined brownfield designation & 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)		X		
2000 : [Ch. 2000- 158, ss. 15- 17, Ch. 2000- 284, s. 1, Ch. 2000- 317, s. 18, <u>Laws of Florida</u>]						
104	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			
105	Repealed Section 163.3187(7), F.S. that required consideration of an increase in the annual total acreage threshold for small scale plan amendments & a report by DCA.	163.3187(7) [Now: Repealed]	X			
106	Repealed Sections 163.3191(13) & (15), F.S.	163.3191(13) & (15) [Now: Repealed]	X			
107	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		
108	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 & redevelopment areas .	163.2517(3)(j)2.		X		
2001 : [Ch. 2001- 279, s. 64, <u>Laws of Florida</u>]						
109	Created the rural land stewardship area program.	163.3177(11)(d)	X			
2002 : [Ch. 2002- 296, ss. 1 - 11, <u>Laws of Florida</u>]						
110	Required that all agencies that review comprehensive plan amendments & rezoning include a nonvoting representative of the district school board .	163.3174		X		
111	Required coordination of local comprehensive plan with the regional water supply plan.	163.3177(4)(a)			Concurrency Management Element	See Item #145.

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
					Objective 2.1: Ensure adequate distribution and supply of potable water by Pinellas County. Policy 2.1.2: Cooperate and enforce Pinellas County's Concurrency Management System in enforcing the Level-of- service (LOS) stand- ards for potable water.	
112	Plan amendments for school- siting maps are exempt from s. 163.3187(1)'s limitation on frequency.	163.3177(6)(a)		X		
113	Required that by adoption of the EAR , the sanitary sewer, solid waste, drainage, potable water & natural groundwater aquifer recharge element consider the regional water supply plan & include a 10- year work plan to build the identified water supply facilities.	163.3177(6)(c)				See Item #145.
114	Required consideration of the regional water supply plan in the preparation of the conservation element.	163.3177(6)(d)				See Item #145.
115	Required that the intergovernmental coordination element (ICE) include relationships, principles & guidelines to be used in coordinating comp plan with regional water supply plans.	163.3177(6)(h)				See Item #145.
116	Required the local governments adopting a public educational facilities element execute an interlocal	163.3177(6)(h)4.	X			

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	agreement with the district school board, the county, & non- exempting municipalities.					
117	Required that counties larger than 100,000 population & their municipalities submit a interlocal service delivery agreement (existing & 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 & identify strategies to remedy any deficiencies or duplications.	163.3177(6)(h)6., 7., & 8.				Update the ICE regarding service delivery based upon relevant findings in the interlocal service delivery agreement report.
118	Required local governments & special districts to provide recommendations for statutory changes for annexation to the Legislature by February 1, 2003.	163.3177(6)(h)9.		X		
119	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			
120	Added a new Section 163.31777 that requires local governments & school boards to enter into an interlocal agreement that addresses school siting, enrollment forecasting, school capacity, infrastructure & safety needs of schools, schools as emergency shelters, & sharing of facilities.	163.31777				This agreement was enacted on 9/24/96 but must be updated based upon legislation passed in 2005. A draft updated agreement was prepared 5/26/2006.
121	Added a provision that the concurrency requirement for transportation facilities may be waived by plan amendment for urban infill & redevelopment areas.	163.3180(4)(c)		X		
122	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)		X		

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
123	Expanded the definition of "in compliance" to include consistency with Section 163.31776 (public educational facilities element).	163.3184(1)(b)		X		
124	Streamlined the timing of comprehensive plan amendment review.	163.3184(3), (4), (6), (7), & (8)		X		
125	Required that local governments provide a sign-in form at the transmittal hearing & at the adoption hearing for persons to provide their names & addresses.	163.3184(15)(c)		X		
126	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)		X		
127	Required EARs to include (1) consideration of the appropriate regional water supply plan, & (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.	
128	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		X		
129	Created the Local Government Comprehensive Planning Certification Program to allow less state & regional oversight of comprehensive plan process if the local government meets certain criteria.	163.3246		X		
130	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	163.3187(1)	X			

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	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).					
131	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>]						
132	Creates the Agricultural Lands & Practices Act . (2): Provides legislative findings & purpose with respect to agricultural activities & duplicative regulation. (3): Defines the terms “farm,” “farm operation,” & “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.	163.3162	X			

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	(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 .					
133	Changes "State Comptroller" references to "Chief Financial Officer."	163.3167(6)		X		
134	Provides for certain airports to abandon DRI orders.	163.3177(6)(k)	X			
135	Amended to conform to the repeal of s. 235.185 & the enactment of similar material in s. 1013.35.	163.31776(1)(b)(2)-(3)		X		
136	Amended to conform to the repeal of ch. 235 & the enactment of similar material in ch. 1013.	163.37111(1)(c), (2)(e)- (f), (3)(c), (4), (6)(b)		X		
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> .]						
137	(10): Amended to conform to the repeal of the Florida High- Speed Rail Transportation Act, & 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			(13) See Item #145.
138	(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	Creates 163.3175.	X			

	Changes to Chapter 163, F.S. 1986- 2006	Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	<p>(10)(l): Provides for the coordination by the state land planning agency & 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 & redevelopment projects; requires DCA to provide technical assistance to local governments.</p> <p>(11)(f): Provides legislative findings regarding a program for the transfer of development rights & urban infill & redevelopment; requires DCA to provide technical assistance to local governments.</p>		<p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p>		
140	<p>(1): Provides legislative findings with respect to the shortage of affordable rentals in the state.</p> <p>(2): Provides definitions.</p>	Creates 163.31771		<p>X</p> <p>X</p>		

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	<p>(3): Authorizes local governments to permit accessory dwelling units in areas zoned for single family residential use based upon certain findings.</p> <p>(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.</p> <p>(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.</p> <p>(6): Requires the DCA to report to the Legislature.</p>			X		
141	Amends the definition of “in compliance” to add language referring to the Wekiva Parkway & Protection Act .	163.3184(1)(b)	X			
142	<p>(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.</p> <p>(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.</p>	163.3187	X			
143	Created to provide that evaluation & appraisal reports evaluate whether criteria in the land use	163.3191(2)(n)	X			

Changes to Chapter 163, F.S. 1986- 2006	Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
<p>(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 selected by the local government to meet its water supply needs.</p> <p>(6)(e): Required recreation and open space elements to include waterways in the comprehensive system of public and private sites for recreation.</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, & use of stewardship credits within a rural land stewardship area.</p> <p>(11)(d)6.j.: Revised to allow open space & 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) & (b): A waiver from providing this element will be allowed under certain circumstances.</p>		<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p>X</p> <p>X</p> <p>X</p>	<p>scheduled capital improvement projects.</p> <p>(6)(c): Not applicable. See the explanation in the EAR, Section 3, Plan Elements.</p>	<p>(6)(e) Amend Recreation and Open Space Element to include the Intracoastal Waterway as part of the system of public and private recreational sites.</p> <p>(12) Adopt the goals, objectives, and policies of the PSFE prepared by Pinellas County and the Pinellas County School Board by March 1, 2008 (which is prior to the EAR-based deadline. The EAR-based plan amend- ments will not be due until Sept. 2008.</p>

Changes to Chapter 163, F.S. 1986- 2006	Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
<p>schools to be waived within urban infill & 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 & support a comprehensive strategy, & promote the purpose of the exceptions.” Exception areas must include mobility strategies, such as alternate modes of transportation, supported by data & 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 EAR update.</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</p>			<p>X</p> <p>X</p> <p>X</p>	<p>no more than three years after the issuance of a certificate of occupancy”.</p> <p>(5)(d): The <i>Largo Comprehensive Plan</i> establishes a Transportation Concurrency Exception Area in CMS, V.G.</p>	<p>“after approval of building permit” rather than the certificate of occupancy.</p> <p>(5)(e) – (g): Review the transportation concurrency exception area to ensure that the requirements continue to meet the requirements of this section.</p>

Changes to Chapter 163, F.S. 1986- 2006	Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
<p>may be denied if a less- than- districtwide measurement of school concurrency is used; however the development impacts must to shifted to contiguous service areas with school capacity.</p> <p>(13)(e): Allowed school concurrency to be satisfied if a developer executes a legally binding commitment to provide mitigation proportionate to the demand.</p> <p>(13)(e)1.: Enumerated mitigation options for achieving proportionate- share mitigation.</p> <p>(13)(e)2.: If educational facilities funded in one of the two following ways, the local government must credit this amount toward any impact fee or exaction imposed on the community:</p> <ul style="list-style-type: none"> • contribution of land • construction, expansion, or payment for land acquisition <p>(13)(g)2.: (Section deleted) – It is no longer required that a local government & school board base their plans on consistent population projection & share information regarding planned public school facilities, development & redevelopment & 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>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p>	<p>(13)(g)6.a: A uniform procedure for implementing school concurrency is provided in the May 26, 2006 draft of the Updated Interlocal Agreement.</p>	<p>PSFE.</p> <p>(13)(g)6.a: Ensure that the CMS includes the procedure for implementing school concurrency as provided by the adopted Interlocal</p>

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	adopted an urban infill & redevelopment area, state & 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.				Agreement.	
151	<p>(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.</p> <p>(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.</p> <p>(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.</p>	163.3187	X	X		
152	<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</p>	163.3191	X	X	<p>(2)(k): See the EAR. Largo is not exempt from the PSFE requirement.</p> <p>(2)(l): See the EAR.</p>	

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	<p>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>			X	(2)(p): The MPO has assessed its methodology for impacts on transport- tation facilities. Information in the EAR pertaining to impacts on facilities is obtained from the MPO data.	(2)(p) Coordinate with the Metropolitan Planning Organization regarding methodology for impacts on transportation facilities.
153	<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>]						
154	Establishes plan amendment procedures for agricultural enclaves as defined in s.163.3164(33), F.S. Ch. 2006- 255, LOF.	163.3162(5)	X		Largo has no such enclaves.	
155	Defines agricultural enclave . Ch. 2006- 255, LOF.	163.3164(33)	X			
156	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.				Consider whether recreational surface water use policies should be included in the EAR-based amendment.
157	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		Largo has no rural stewardship areas.	

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
158	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) & (4)				Include “extremely- low- income” in amendment to Housing Element, Objective 1.3, Policy 1.3.3.
159	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			
160	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(2)(h)				Include the new definition of the CHHA within the Coastal and Conservation Element.
161	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(9)(a)				Consider whether the new level- of- service standard for out- of- county hurricane evacuation is appropriate.
162	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)				Consider whether a new level- of- service standard for out- of- county hurricane evacuation is appropriate.
163	Requires local governments to amend their Future	163.3178(2)(c)				Amend the CHHA

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	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.					definition and determine whether a new boundary for the CHHA should be adopted. Coordinate decision with Pinellas Planning Council and Pinellas County.
164	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			
165	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			
166	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		
167	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				Amend the Future Land Use Element, future land use categories to include criteria for electric distribution substations consistent with Sec. 163.3208, F.S.
168	Creates a new section preventing a local government from requiring a permit or other approval for vegetation maintenance and tree	163.3209	X			

Changes to Chapter 163, F.S. 1986- 2006		Ch. 163, F.S. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	pruning or trimming within an established electric transmission and distribution line right- of- way . Ch. 2006- 268, LOF.					
169	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.			X		
170	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.					Consider whether to adopt the bonus provisions for affordable housing.

<p>transportation exceptions, the guidelines for implementing the exceptions must be “consistent with & support a comprehensive strategy, & promote the purpose of the exceptions.” Exception areas must include mobility strategies, such as alternate modes of transportation, supported by data & 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 EAR update.</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 & 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. 163.3180 in areas subject to a long- term concurrency management system.</p>			<p>Comprehensive Plan establishes a Transportation Concurrency Exception Area in CMS, V.G.</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>See the EAR.</p>	<p>concurrency exception area to ensure that the requirements continue to meet the requirements of this section.</p> <p>(10) Amend the Transportation Element to identify US</p>
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<p>(9)(d): (New section) Required evaluation in EAR of progress in improving levels of service.</p>				<p>19 (which runs through portions of Largo) as a Strategic Intermodal System and ensure that the LOS continues to be consistent with FDOT standards.</p>
<p>(10): Added requirement that level of service standard for roadway facilities on the Strategic Intermodal System must be consistent with FDOT standards. Standards must consider compatibility with adjacent jurisdictions.</p>		X		
<p>(13): Required school concurrency (not optional).</p>		X		<p>(13) Amend the CIE to include requirements for school concurrency consistent with those adopted by Pinellas County and the Pinellas County School Board in the PSFE.</p>
<p>(13)(c)1.: Requires school concurrency after five years to be applied on a "less than districtwide basis" (e.g., by using school attendance zones, etc).</p>		X		
<p>(13)(c)2.: Eliminated exemption from plan amendment adoption limitation for changes to service area boundaries.</p>		X		
<p>(13)(c)3.: No application for development approval may be denied if a less-than- districtwide measurement of school concurrency is used; however the development impacts must to shifted to contiguous service areas with school capacity.</p>		X		
<p>(13)(e): Allowed school concurrency to be satisfied if a developer executes a legally binding commitment to provide mitigation proportionate to the demand.</p>		X		
<p>(13)(e)1.: Enumerated mitigation options for achieving proportionate- share mitigation.</p>	X			
<p>(13)(e)2.: If educational facilities funded in one of the two following ways, the local government must</p>				

<p>credit this amount toward any impact fee or exaction imposed on the community:</p> <ul style="list-style-type: none"> • contribution of land • construction, expansion, or payment for land acquisition <p>(13)(g)2.: (Section deleted) – It is no longer required that a local government & school board base their plans on consistent population projection & share information regarding planned public school facilities, development & redevelopment & 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 & 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</p>	<p>X</p>	<p>X</p> <p>X</p>	<p>(13)(g)6.a: A uniform procedure for implementing school concurrency is provided in the May 26, 2006 draft of the Updated Interlocal Agreement.</p>	<p>(13)(g)6.a: Ensure that the CMS includes the procedure for implementing school concurrency as provided by the adopted Interlocal Agreement.</p>
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	time of the EAR-base amendment, whichever occurs last. (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.					
149	(17): (New 2005 section) If local government has adopted a community vision & urban service boundary , state & 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. (18): (New 2005 section) If a municipality has adopted an urban infill & redevelopment area, state & 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		ICE Objective 2.1, Policy 2.1.7: Eliminate the need for a countywide or state land use plan amendment review by annexing land in accordance with the Tri- City Interlocal Agreement.	Amend ICE Policy 2.1.7 to delete the Tri- City Interlocal Agreement and refer to Ordinance 00- 63.
150	(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. (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. (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.	163.3187		X		

<p>151</p>	<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>	<p>163.3191</p>	<p>X</p>	<p>X</p>	<p>(2)(k): See the EAR. Largo is not exempt from the PSFE requirement.</p> <p>(2)(l): See the EAR.</p> <p>(2)(p): The MPO has assessed its methodology for impacts on transportation facilities. Information in the EAR pertaining to impacts on facilities is obtained from the MPO data.</p>
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Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
November 22, 1989						
1	Defined availability or available, concurrency, concurrency management system, currently available revenue sources, & public facilities & services. <i>Note: the definition of availability or available was repealed March 23, 1994 & the that for public facilities & services was repealed Feb. 25, 2001.</i>	9J-5.003		X		
2	Required comp plan amendments applicable to the Wekiva River Protection Area to meet requirements of section 369.301, F.S., in addition to meeting compliance requirements of section 163.3184, F.S.	9J-5.005(8)	X			
3	Required local governments to adopt a concurrency management system in their comprehensive plans & established requirements for such systems.	9J-5.0055			Concurrency Management System adopted as part of the plan.	
4	Required the capital improvement element (CIE) to include requirements to ensure an adequate concurrency management system is implemented.	9J-5.016			CIE 1.3.10 Ensure maintenance of the adopted LOS standards through implementation of the Concurrency Management System (CMS), as contained in the comprehensive plan.	
5	Clarified requirements relating to projected revenue sources that are contingent upon ratification by public referendum.	9J-5.016(4)(a)2		X		
April 2, 1992						
6	Defined transportation concurrency management area, transportation demand management, transportation system management, & transportation mobility element. <i>Note: definitions of TCMA & TME were repealed March 23, 1994.</i>	9J-5.003		X		
7	Authorized local governments to establish optional		X			

Changes to 9J-5

Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	transportation concurrency management areas & provided requirements for such areas. <i>Note: this rule was repealed March 23, 1994.</i>	9J-5.0057				
8	Required transportation concurrency management areas to be shown on the future land use map.	9J-5.006(4)(a)	X			
9	Required CIE to ensure concurrency management areas are implemented, if designated.	9J-5.016	X			
March 23, 1994						
10	Defined central business district, coastal area, evaluation & appraisal report, partial evaluation & appraisal report, proposed evaluation & appraisal report, sufficiency review, & very low income family. <i>Note: definition of VLI family repealed March 21, 1999.</i>	9J-5.003		X		
11	Revised definition of coastal high hazard areas & modified definition of coastal area & included the term coastal planning area. <i>Note: the definition of coastal planning area was revised March 21, 1999.</i>	9J-5.003				Definition of CHHA was revised in 2006, HB 1359. Coordinate with TBRPC and Pinellas County regarding the implementation of the CHHA.
12	Repealed definitions of availability or available, transportation concurrency management area, & transportation mobility element.	9J-5.003	X			
13	Required local comprehensive plans to include a countywide marina siting plan for participating local governments in the coastal area & intergovernmental coordination processes.	9J-5.005(1)(c)	X			
14	Revised monitoring & evaluation requirements to include a description of the public participation process & components of the evaluation & appraisal process. <i>Note: Revised Feb. 25, 2001.</i>	9J-5.005(7)		X	Monitoring & evaluation procedures	
15	Added procedures for transmittal & review of	9J-5.0053	X			

	Changes to Rule 9J-5, F.A.C., 1989- 2001	9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	evaluation & appraisal reports & evaluation & appraisal amendments. <i>Note: Repealed March 21, 1999 & February 25, 2001.</i>					
16	Revised requirements for the concurrency management system to include provisions regarding level of service standards, & minimum requirements for concurrency, & authorized local governments to incorporate within their concurrency management system optional long term concurrency management systems, transportation concurrency management areas, transportation concurrency exception areas; concurrency exceptions for projects that promote public transportation, & provisions for private contributions to local government capital improvement planning.	9J-5.0055			Concurrency Management Element	
17	Repealed provisions authorizing establishment of optional transportation concurrency management areas & providing requirements for such areas.	9J-5.0057	X			
18	Required the future land use element for coastal counties & municipalities that have dredge spoil disposal responsibilities to identify any existing dredge spoil disposal sites & include an analysis of the need for additional dredge spoil disposal sites.	9J-5.006(1)(f)3 & 9J-5.006(2)(f)	X			
19	Required the future land use element to include an analysis of proposed development & redevelopment based upon hazard mitigation reports.	9J-5.006(2)(g)				Include in the FLUE, reference to the most recent hazard mitigation report and cite any applicable provisions for proposed development or redevelopment.
20	Required the future land use element to include objectives encouraging elimination or reduction of	9J-5.006(3)(b)			FLUE Objective 2.1: The City shall prohibit high	

Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	uses that are inconsistent with an interagency hazard mitigation report & ensure the availability of dredge spoil disposal sites for coastal counties & cities.				density and intensity development, and limit population densities, in flood hazard areas, in accordance with the Tampa Bay Regional Planning council (TBRPC) Hurricane Evacuation and Plan and all applicable state and federal regulations.	
21	Required policies of the future land use element to designate dredge spoil disposal sites for affected coastal counties & municipalities & establish site selection criteria for future dredge spoil disposal sites.	9J-5.006(3)(c)	X			
22	Required local governments to adopt the level of service standards established by the Department of Transportation for facilities on the Florida Intrastate Highway System & adopt adequate level of service standards for all other transportation facilities. <i>Note: 9J-5.007 repealed Feb. 20, 1996, & replaced by 9J-5.019.</i>	9J-5.007(3)(c)	X			
23	Required the ports, aviation & related facilities element to include an analysis of the need for additional dredge spoil disposal sites for existing & proposed ports. <i>Note: 9J-5.009 repealed Feb. 20, 1996, & replaced by 9J-5.019, F.A.C.</i>	9J-5.009(2)(c)	X			
24	Required the housing element inventory & analysis to: <ul style="list-style-type: none"> • Use data from the affordable housing needs assessment; • Address housing needs of existing & future 	9J-5.010(1) & (2)				Update the housing inventory & analysis.

	Changes to Rule 9J-5, F.A.C., 1989- 2001	9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	residents; • Avoid the concentration of affordable housing; & • Address the needs of very- low income families as well as low & moderate income families.					
25	Required housing element objectives to address: • Housing needs of current & future residents; • Sites & distribution of housing for very- low income & low- income families; & • Use of job training, job creation & economic solutions to address affordable housing concerns.	9J-5.010(3)			Housing Element (HE) Objective 1.1: The balanced delivery of different housing types and unit sizes to meet the changing needs of all current and future residents with an emphasis on the provision of affordable housing. HE Policy 1.1.11: Promote the provision of a balanced housing mix by discouraging developments that concentrate units affordable to low income households. HE Objective 1.4: Ensure housing opportunities for all current and future residents, with an emphasis on the needs of the financially, socially, and/or physically disadvantaged and those	

Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
					private facilities and infrastructure within the coastal high- hazard area which are consistent with the Pinellas County Post- Disaster Redevelopment Plan and federal funding provisions.	
28	Required affected local governments to incorporate the marina siting plan in the coastal management element.	9J-5.012(4)	X			
29	Required objectives of the intergovernmental coordination element to: <ul style="list-style-type: none"> • Ensure coordination in the designation of new dredge spoil disposal sites; • Involve the navigation & inlet districts, state & federal agencies & the public in identifying dredge spoil disposal sites; & • Resolve conflicts between a coastal local government & a public agency seeking a dredge spoil disposal site through the Coastal Resources Interagency Management Committee's dispute resolution process. 	9J-5.015(3)	X X X			
30	Required & established criteria for local governments having all or part of their jurisdiction within the urbanized area of a MPO to prepare & adopt a transportation element which replaces the traffic circulation element, the mass transit element, & the ports, aviation & related facilities element.	9J-5.019			Transportation Element	
May 18, 1994						
31	Added provisions for settlement of conflicts through			X		

	Changes to Rule 9J-5, F.A.C., 1989- 2001	9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	compliance agreements.					
32	Defined adjusted for family size, adjusted gross income, affordable housing, agency, amendment, clustering, compatibility, composition, density, development, development controls, distribution, environmentally sensitive lands, extent, facility availability, floodprone areas, functional relationship, high recharge area, hurricane vulnerability zone, intensity, manufactured home, moderate income household, natural drainage flow, natural groundwater aquifer recharge areas or natural groundwater recharge areas, new town, pattern, potable water wellfield, purchase of development rights, rural areas, rural village or rural activity center, stormwater basin, stormwater facilities, stormwater management system, suitability, transfer of development rights, urban area, urban sprawl, very low income household, wellhead protection area, & wetlands. <i>Note: the definitions of adjusted for family size, adjusted gross income, development, & high recharge area were repealed & the definitions of affordable housing & wetlands were revised March 21, 1999.</i>	9J-5.003		X		
33	Revised definitions of areas subject to coastal flooding, conservation uses, deepwater ports, estuary, low income household, mobile home, natural reservations, & oceanic waters.	9J-5.003		X		
34	Revised comprehensive plan content requirements to clarify that the future land use map or map series must be included in the adopted comprehensive plan.	9J-5.005(1)			FLUM and map series included in the adopted comprehensive plan.	
35	Required all goals, objectives, policies, standards, findings & conclusions of the comp plan & plan amendments to be based upon analysis as well as	9J-5.005(2)		X		

Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	data, explained the meaning of being based upon data , referenced the DCA's guide to data sources & National Wetland Inventory Maps, & authorized local governments to submit textual portions of their plan or amendment on electronic processing storage media .					
36	Required goals, objectives & policies to establish standards for the use of land & guidelines for land development regulations.	9J-5.005(6)			FLUE Goal 1, Objective 1.1 and associated policies.	
37	Required plan amendments exempt from the twice-a-year restriction under the development of regional impact provision to be transmitted as required by law & revised adoption by reference requirements. <i>Note: adoption by reference requirements were further revised March 21, 1999.</i>	9J-5.005(8)		X		
38	Authorized local governments to recognize in their comprehensive plans, statutory & common law vested rights.	9J-5.005(8)		X		
39	Required public potable water wells & wellhead protection areas to be shown on existing land use map or map series & provided that educational uses, public buildings & grounds & other public facilities may be shown as one land use category.	9J-5.006(1)			See the FLUM series.	
40	Required policies of the future land use element to address protection of potable water wellfields by designating appropriate activities & land uses within wellhead protection areas .	9J-5.006(3)	X			
41	Required public potable waterwells, wellhead protection areas, & coastal high hazard areas to be shown on the future land use map & provided that educational uses, public buildings & grounds & other public facilities may be shown as one land use category. Provided that if mixed- use categories are used, policies must specify types of land uses	9J-5.006(4)			FLUE Policy 1.5.2 designates land uses where educational uses, public buildings & grounds & other public facilities are allowed.	The definition of the CHHA was revised in 2006 in HB 1359. Coordinate with the PPC to regarding implementation of the CHHA. The deadline for

Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	allowed, the percentage distribution among the mix of uses or other objective measurement, & the density & intensity of each use.				CHHA mapped in Figure NR-5.	amending the FLUM for the CHHA is July 2008, prior to the deadline for the EAR-based amendments.
42	Provided criteria for reviewing local comprehensive plans & plan amendments for adequacy in discouraging the proliferation of urban sprawl , including indicators of sprawl & measures for evaluating land uses, local conditions, & development controls.	9J-5.006(5)		X		
43	Required the housing element to address housing for moderate income, low income, & very low income households, group homes, foster care facilities, & households with special housing needs, including rural & farmworker housing.	9J-5.010			<p>The first goal of the Housing Element is to ensure the availability of adequate housing. HE Objective 1.1 states: The balanced delivery of different housing types and unit sizes to meet the changing needs of all current and future residents with an emphasis on the provision of affordable housing. Associated policies address various strategies for affordable housing.</p> <p>Other applicable objectives and policies include:</p> <p>HE Policy 1.3.2:</p>	

	Changes to Rule 9J-5, F.A.C., 1989- 2001	9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
					<p>Coordinate the City's rental rehabilitation program with the Section 8 Lower Income Rental Assistance Program administered by the Pinellas County Housing Authority to ensure affordability.</p> <p>HE Policy 1.3.3: Increase home ownership opportunities for very low, low, and moderate income households through the provision of incentives to the development community and financial enhancements to the lending institutions.</p> <p>HE Policy 1.3.6: Support very low and low income households through City assisted housing services.</p> <p>Objective 1.4: Ensure housing opportunities for all current and future residents, with an emphasis on the needs of the financially,</p>	

Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
					socially, and/or physically disadvantaged and those displaced due to City actions. HE Policy 1.4.4: Encourage integration of special residential uses, licensed group homes, and foster care facilities into all residential areas, except those within the coastal high hazard area, where adequate supporting infrastructure and nearby medical and public facilities are available.	
44	Required the housing element analysis to address the existing housing delivery system.	9J-5.010(2)(e)			Housing Element Data and Analysis	
45	Required objectives of the housing element to address adequate sites for mobile & manufactured homes .	9J-5.010(3)(b)3			HE Objective 1.1: The balanced delivery of different housing types and unit sizes to meet the changing needs of all current and future residents with an emphasis on the provision of affordable housing. Associated policies address various strategies for affordable	

	Changes to Rule 9J-5, F.A.C., 1989- 2001	9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
					housing. Policy 1.1.14: Preserve adequate sites for mobile and manufactured homes. Policy 1.1.15: Provide technical assistance and information to residents of mobile home developments organized for the purpose of purchasing the developments in which they live. Policy 1.1.16: Allow manufactured homes, other than mobile homes, within any area designated for residential land use on the Future Land use Map Series.	
46	Required policies of the housing element to: <ul style="list-style-type: none"> • Include specific programs & actions to streamline the permitting process & minimize costs & delays for housing; • Establish principles & criteria guiding the location of manufactured homes; • Identify interlocal agreements with nearby local governments to provide affordable housing; & 	9J-5.010(3)(c) 2. 5. 10.			HE Policy 1.1.13: By 1999, the City shall implement a one stop development process to enhance the efficiency of development services. Policy 1.1.16: Allow manufactured homes,	Develop an affordable housing program in

	Changes to Rule 9J-5, F.A.C., 1989- 2001	9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	<ul style="list-style-type: none"> Designate sufficient sites at sufficient densities to accommodate affordable housing. 	11.			other than mobile homes, within any area designated for residential land use on the Future Land use Map Series. HE Policies 1.1.2, 1.1.3, 1.1.7, and 1.1.8 relate to residential densities to accommodate affordable housing.	coordination with Pinellas County and its municipalities in a multi-jurisdictional effort.
47	Required the data & analysis of the sanitary sewer, solid waste, stormwater management, potable water & natural groundwater aquifer recharge element to identify major natural drainage features & natural groundwater aquifer recharge areas , including areas identified by the water management district as prime or high groundwater recharge areas .	9J-5.011(1)(g)			Data and analysis sections of the Public Facilities Element. There are no areas identified as prime or high groundwater recharge areas.	
48	Required the policies of the sanitary sewer, solid waste, stormwater management, potable water & natural groundwater aquifer recharge element to establish water quality standards for stormwater recharge .	9J-5.011(2)(c)			SSE Objective 1.2: Establish Level of Service (LOS) Standards for treatment capacity, effluent discharge, water quality, and collection system. NRE Policy 1.1.16: Enhance the quality of coastal resources and wetlands through the design and monitoring of the stormwater management system.	

	Changes to Rule 9J-5, F.A.C., 1989- 2001	9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
49	Required conservation element to identify & analyze groundwater & important fish or shellfish areas .	9J-5.013(1)			NRE Policy 1.4.3: Evaluate proposals for shoreline development based upon the following list of decreasing priorities: A: Water dependent uses such as fish, shellfish, and wildlife preservation, recreation, water dependent industry, marina type uses, and navigation;	
50	Required policies of the conservation element to address land uses known to affect adversely the quality & quantity of water sources , including natural groundwater recharge areas, wellhead protection areas & surface waters used as a source of public water supply, & the protection & conservation of wetlands .	9J-5.013(2) & (3)			See NRE Objective 1.1 and associated policies. These include: NRE 1.1.16: Enhance the quality of coastal resources and wetlands through the design and monitoring of the stormwater management system. NRE 1.4.3: Evaluate proposals for shoreline development based upon the following list of decreasing priorities: NRE 1.4.4: Establish performance standards by 2001 for shoreline	

Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
					development that ensure environmental protection through the evaluation of: a-h, including specifically: "e: Protection of water quality and depth;"	
February 20, 1996						
51	Repealed rule requirements for the traffic circulation; mass transit; ports, aviation & related facilities elements. <i>Note: Certain local governments must continue to prepare these elements pursuant to 163.3177, F.S., & 9J-5.019, F.A.C.</i>	9J-5.007, 9J-5.008, & 9J-5.009		x		
52	Repealed rule requirements for the recreation & open space element. <i>Note: Section 163.3177, F.S., requires local governments to prepare this element.</i>	9J-5.014		x	Recreation &Open Space Element	
53	Repealed rule requirements for consistency of local government comp plans with Comprehensive Regional Policy Plans & with the State Comprehensive Plan. <i>Note: Local government comp plans are required by section 163.3184(1)(b), F.S., to be consistent with the applicable Strategic Regional Policy Plan & the State Comprehensive Plan.</i>	9J-5.021		x		
October 20, 1998						
54	Established requirements for the public school facilities element for public school concurrency for local governments that adopt school concurrency.	9J-5.025	x			Adoption of a Public School Facilities Requirement is required.
March 21, 1999						
55	Defined public transit & stormwater management facilities.	9J-5.003		X		
56	Revised the definitions of affordable housing, coastal planning area, port facility, & wetlands.	9J-5.003		X		
57	Repealed the definitions of adjusted for family size,	9J-5.003		X		

Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	adjusted gross income, development, high recharge area or prime recharge area, mass transit, paratransit, public facilities, & very low-income family.					
58	Revised provisions relating to adoption by reference into the local comprehensive plan.	9J-5.005(2)(g) & (8)(j)		X		
59	Repealed transmittal requirements for proposed evaluation & appraisal reports, submittal requirements for adopted EARs, criteria for determining the sufficiency of adopted EARs, procedures for adoption of EARs. <i>Note: transmittal requirements for proposed EARs & submittal requirements for adopted EARs were incorporated Rule Chapter 9J-11, F.A.C.</i>	9J-5.0053(2) through (5)		X		
60	Repealed conditions for deminimis impact & referenced conditions in subsection 163.3180(6), F.S.	9J-5.0055(3)(c)6		X		
61	Required the future land use map to show the transportation concurrency exception area boundaries if designated & it may show areas for possible future municipal incorporation.	9J-5.006(4)(a) & (4)(f)			Figure T-12 shows the transportation concurrency exception area as designated.	
62	Required objectives of the sanitary sewer, solid waste, stormwater management, potable water & natural groundwater aquifer recharge element to address protection of high recharge & prime recharge areas.	9J-5.011(2)(b)5	X			
63	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, & provisions relating to resolution of disputes, modification of development orders, & the	9J-5.015(4)		X		

Changes to 9J-5

Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	rendering of development orders to the DCA					
64	Clarified that local governments not located within the urban area of a MPO are required to adopt a traffic circulation element & that local governments with a population of 50,000 or less are not required to prepare mass transit & ports, aviation & related facilities elements .	9J-5.019(1)		X		

Changes to 9J-5

	Changes to Rule 9J-5, F.A.C., 1989- 2001	9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
65	<p>Required objectives of the transportation element to:</p> <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, & conservation elements; • Coordination surface transportation access to ports, airports, & related facilities with the traffic circulation system; • Coordination ports, airports, & related facilities plans with plans of other transportation providers; • Ensure that access routes to ports, airports & related facilities are properly integrated with other modes of transportation. 	9J-5.019(4)(b)	<p>X</p> <p>X</p> <p>X</p> <p>X</p>			
66	<p>Required policies of the transportation element to:</p> <ul style="list-style-type: none"> • Provide for safe & convenient on-site traffic flow; • Establish measures for the acquisition & preservation of public transit rights-of-way & corridors; • Promote ports, airports & related facilities development & expansion; • Mitigate adverse structural & non-structural impacts from ports, airports & related facilities; <hr/> <ul style="list-style-type: none"> • Protect & conserve natural resources within ports, airports & related facilities; • Coordinate intermodal management of surface & water transportation within ports, airports & related facilities; & • Protect ports, airports & related facilities from 	9J-5.019(4)(c)15	<p>X</p> <p>X</p>		<p><u>On-site traffic flow</u></p> <p>TE Policy 1.4.10: Through the design review process, evaluate the appropriate use of the strategies described below, to ensure that on-site circulation will minimally interrupt the traffic flow of public road facilities. Identified strategies include, but are not limited to:</p> <p><u>Public transit rights-of-way</u></p>	

	Changes to Rule 9J-5, F.A.C., 1989- 2001	9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	encroachment of incompatible land uses.				<p>TE Policy 1.3.2: Assist PSTA with planning and the coordination of transit services for Largo residents and businesses to achieve adopted LOS and to increase the efficiency of PSTA fixed- route services, by encouraging mass transit use through the application of the Concurrency Management System, and by participating with Pinellas County on the implementation of corridor strategy plans.</p> <p>TE Policy 1.3.5: Work cooperatively with PSTA to examine the need for additional bus transfer stations on publicly-owned land that is within walking distance of major activity centers & public buildings, and located close to existing trunk routes.</p> <p>TE Policy 1.4.5: Protect the City's future road network and needed</p>	

Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
					right- of- way from development, by requiring dedication or reservation of needed right- of- way for future acquisition by a public agency, during the site plan approval process. Because the PSTA is a separate agency created to run the mass transit system in Pinellas County, Largo's policies are directed toward coordination rather than actively pursuing acquisition of rights- of- way.	
			X			
			X			
			X			
67	Added standards for the review of land development regulations by the DCA.	9J-5.022		X		
68	Added criteria for determining consistency of land development regulations with the comp plan.	9J-5.023		X		
February 25, 2001						
69	Defined "general lanes."	9J-5.003		X		
70	Revised the definition of "marine wetlands."	9J-5.003		X		

Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
71	Repeal the definition of "public facilities & services."	9J-5.003		X		
72	Revised procedures for monitoring, evaluating & appraising implementation of local comp plans.	9J-5.005(7)		X		
73	Repealed requirements for evaluation & appraisal reports & evaluation & appraisal amendments.	9J-5.0053		X		
74	Revised concurrency management system requirements to include provisions for establishment of public school concurrency .	9J-5.005(1) & (2)		X		
75	Authorized local governments to establish multimodal transportation level of service standards & established requirements for multimodal transportation districts .	9J-5.0055(2)(b) & (3)(c)		X		
76	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 Dept. of Transportation.	9J-5.0055(2)(c)		X		
77	Provide that public transit facilities are not subject to concurrency requirements.	9J-5.0055(8)		X		
78	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		
79	Required the future land use map to show multimodal transportation district boundaries, if established.	9J-5.006(4)(a)	X			
80	Authorized local governments to establish multimodal transportation districts &, if established, required local governments to establish design standards for such districts.	9J-5.006(6)		X		
81	Required data for the housing element include a description of substandard dwelling units & repealed the requirement that the housing inventory include a locally determined definition of standard &	9J-5.010(1)(c)			Data and analysis.	

Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	substandard housing conditions.					
82	Authorized local governments to supplement the affordable housing needs assessment with locally generated data & repealed the authorization for local governments to conduct their own assessment.	9J-5.10(2)(b)		X		
83	Required the intergovernmental coordination element to include objectives that ensure adoption of interlocal agreements within one year of adoption of the amended ICE & ensure intergovernmental coordination between all affected local governments & the school board for the purpose of establishing requirements for public school concurrency .	9J-5.015(3)(b)5 . & 6.			<p>The interlocal agreement was enacted on 9/24/99. The plan contains the following objective with associated policies relating to the implementation of school siting and coordination.</p> <p>ICE Objective 4.1: Jointly establish with the Pinellas County School Board the appropriate location of school facilities and the efficient use of community resources.</p> <p>Measurement: (a) Interlocal Agreement for School Siting. (a) Completion of the site plan review standards for schools by FY 2000.</p> <p>Furthermore, as a result</p>	Requirements for implementation of inter-local agreements are not stated. ICE may need to be amended to include this.

	Changes to Rule 9J-5, F.A.C., 1989- 2001	9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
					<p>1.1.3</p> <p><u>Collaborative planning</u></p> <p>ICE Objective 3.1: The City's Comprehensive Plan shall be consistent with and further countywide planning for land use, transportation, natural resources, housing, and emergency management.</p> <p>The policies include consistency with the Countywide Land Use Plan Map, coordination and participation with the MPO, the Local Mitigation Strategy Working Group, housing, and population data.</p> <p>School siting coordination policies are provided in ICE policies 4.1.1 through 4.1.7.</p> <p><u>Countywide facilities</u></p> <p>Policies relating to the siting of facilities of countywide significance</p>	

Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
					are found in ICE 1.1.6, 1.1.7, 1.1.8, and 1.1.9.	
85	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 & maintained & a schedule of capital improvements for multimodal transportation districts , if locally established.	9J-5.016(4)(a)	X			
86	Required the transportation element analysis for multimodal transportation districts to demonstrate that community design elements will reduce vehicle miles of travel & support an integrated, multi- modal transportation system.	9J-5.019(3)	X			
87	Required transportation element objectives for multimodal transportation districts to address	9J-5.019(4)	X			

Changes to Rule 9J-5, F.A.C., 1989- 2001		9J-5, F.A.C. Citations	N/A*	Process	Addressed (where/how)	Amendment Needed By Element
	provision of a safe, comfortable & attractive pedestrian environment with convenient access to public transportation.					
88	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		

APPENDIX C

Relevant Changes to the Tampa Bay Regional Planning Council Strategic Regional Policy Plan**Goal Areas**

Changes to the *Strategic Regional Policy Plan* Goals, Objectives, and Policies since the *Largo Comprehensive Plan* was adopted in 1989 have been reviewed. The major goal areas of the SRPP include:

- (1) Affordable Housing
- (2) Economic Development
- (3) Emergency Preparedness
- (4) Natural Resources
- (5) Regional Transportation

Largo has objectives in its comprehensive plan relating to affordable housing, economic development, emergency preparedness, natural resources, and transportation goal areas.

Regionally Significant Resources and Facilities⁷Museums

Art: Gulf Coast Art Museum

Historical: Heritage Village

Other Museums/Zoos: Florida Botanical Gardens

Entertainment/Performing Arts Centers, Theaters, Venues of Local Significance

Largo Cultural Center

Hospitals with 300 or more beds

Sun Coast Hospital

Barrier Island Access Causeways/Bridges

Indian Rocks Beach Bridge (Walsingham Road) - Largo to Indian Rocks Beach

Regional Transportation Facilities

Roosevelt Boulevard/East Bay/West Bay/Belleair Causeway (CR 686) (Gandy Boulevard to Belleair Beach)

Ulmerton Road/Walsingham Road (SR 688) (I-275 to Indian Rocks Beach)

Missouri Avenue (Cleveland Street to East/West Bay Drive)

113th Street/Ridge Road (East Bay Drive to Bay Pines Boulevard)

Belcher Road (Countryside Boulevard to Park Boulevard)

Major Transit Corridors

Ulmerton Road/Walsingham Road [I-275 to Gulf Boulevard (Indian Rocks Beach)]

U.S. 19 [Hernando County line to Pinellas County line to 54th Avenue South (St. Petersburg)]

Alternate U.S. 19 (5th Avenue North (St. Petersburg) to Gulf-to-Bay Boulevard (SR 60))

⁷ Tampa Bay Regional Planning Council *Strategic Regional Policy Plan* (September 12, 2005).

Multiuse Trail

Pinellas Trail

Recommendations

Continue coordination and implementation of the SRPP.

APPENDIX D

Public Participation Documentation

1. Letter of Agreement from DCA
2. Issues Letter to DCA
3. LPA Public Hearing
4. City Commission Public Hearing Minutes
5. Adoption Resolution

APPENDIX E

Population Table and Methodology

Population

	Census 1990	Census 2000	Census Change 1990-2000	Census %Change 1990-2000	BEER 2005 Estimate	BEER Change 2000-05	BEER %Change 2000-05	Population Change 1990-2005	%Pop. Change 1990-2005	1990 Census Population	2000 Census Population	2005 BEER Est % of Pin Co Pop	Pin. Co. 2015 Permanent Pop Projection	Pin. Co. 2030 Permanent Pop Projection	Pin. Co. 2015 Resident Pop Projection	Pin. Co. 2030 Resident Pop Projection	BEER Medium 2015 Perm Pop Projection	BEER Medium 2030 Perm Pop Projection	
Local Government																			
Belleair	3,963	4,067	104	2.6%	4,138	71	1.7%	175	4.4%	0.5%	0.4%	0.4%	4,275	4,348	4,628	4,706	4,405	4,756	
Belleair Beach	2,070	1,632	-438	-21.2%	1,619	-13	-0.8%	-451	-21.8%	0.2%	0.2%	0.2%	1,716	1,683	1,857	1,889	1,723	1,861	
Belleair Bluffs	2,234	2,243	9	0.4%	2,257	14	0.6%	23	1.0%	0.3%	0.2%	0.2%	2,358	2,346	2,553	2,536	2,403	2,594	
Belleair Shore	60	75	15	25.0%	72	-3	-4.0%	12	20.0%	0.01%	0.01%	0.01%	79	75	85	87	77	83	
Clearwater	98,784	108,789	10,005	10.1%	110,831	2,042	1.9%	12,047	12.2%	11.6%	11.8%	11.7%	114,360	115,198	123,803	125,891	117,983	127,385	
Dunedin	34,427	35,691	1,264	3.7%	37,426	1,735	4.9%	2,999	8.7%	4.0%	3.9%	3.9%	37,519	38,901	40,617	41,302	39,841	43,016	
Gulfport	11,709	12,527	818	7.0%	12,899	372	3.0%	1,190	10.2%	1.4%	1.4%	1.4%	13,169	13,407	14,256	14,496	13,731	14,826	
Indian Rocks Beach	3,953	5,127	1,164	29.4%	5,311	184	3.6%	1,348	34.0%	0.5%	0.6%	0.6%	5,390	5,520	5,835	5,933	5,654	6,104	
Indian Shores	1,405	1,705	300	21.4%	1,799	94	5.5%	394	28.0%	0.2%	0.2%	0.2%	1,792	1,870	1,940	1,973	1,915	2,068	
Kenneth City	4,345	4,400	55	1.3%	4,544	144	3.3%	199	4.6%	0.5%	0.5%	0.5%	4,625	4,723	5,007	5,092	4,837	5,223	
Largo	65,910	69,371	3,461	5.3%	74,859	5,488	7.9%	8,949	13.6%	7.7%	7.5%	7.9%	72,924	77,809	78,945	80,276	79,689	86,040	
Madeira Beach	4,225	4,511	286	6.8%	4,510	-1	0.0%	285	6.7%	0.5%	0.5%	0.5%	4,610	4,688	5,134	5,220	4,801	5,184	
North Redington Beach	1,135	1,474	339	29.9%	1,487	13	0.9%	352	31.0%	0.1%	0.2%	0.2%	1,549	1,546	1,677	1,706	1,583	1,709	
Oldsmar	8,361	11,910	3,549	42.4%	13,848	1,938	16.3%	5,487	65.6%	1.0%	1.3%	1.5%	12,520	14,394	13,554	13,782	14,742	15,916	
Pinellas Park	43,571	45,658	2,087	4.8%	48,403	2,745	6.0%	4,832	11.1%	5.1%	5.0%	5.1%	47,996	50,310	51,959	52,836	51,526	55,633	
Redington Beach	1,626	1,539	-87	-5.4%	1,545	6	0.4%	-81	-5.0%	0.2%	0.2%	0.2%	1,618	1,606	1,751	1,781	1,645	1,776	
Redington Shores	2,366	2,338	-28	-1.2%	2,357	19	0.8%	-9	-0.4%	0.3%	0.3%	0.2%	2,458	2,450	2,661	2,706	2,509	2,709	
Safety Harbor	15,120	17,203	2,083	13.8%	17,892	689	4.0%	2,772	18.3%	1.8%	1.9%	1.9%	18,084	18,597	19,577	19,907	19,047	20,564	
St. Petersburg	240,318	248,232	7,914	3.3%	253,902	5,670	2.3%	13,584	5.7%	28.2%	26.9%	26.8%	260,945	263,907	282,491	287,255	270,286	291,825	
St. Pete Beach	9,200	9,929	729	7.9%	10,032	103	1.0%	832	9.0%	1.1%	1.1%	1.1%	10,437	10,427	11,299	11,490	10,679	11,530	
Seminole	9,251	10,890	1,639	17.7%	17,944	7,054	64.8%	8,693	94.0%	1.1%	1.2%	1.9%	11,448	18,651	12,393	12,602	19,102	20,624	
South Pasadena	5,644	5,778	134	2.4%	5,836	58	1.0%	192	3.4%	0.7%	0.6%	0.6%	6,074	6,066	6,575	6,686	6,213	6,708	
Tarpon Springs	17,874	21,003	3,129	17.5%	23,660	2,657	12.7%	5,786	32.4%	2.1%	2.3%	2.5%	22,079	24,592	23,902	24,305	25,187	27,194	
Treasure Island	7,266	7,450	184	2.5%	7,514	64	0.9%	248	3.4%	0.9%	0.8%	0.8%	7,832	7,810	8,478	8,621	7,999	8,636	
Unincorporated Pin. Co.	256,832	287,953	31,121	12.1%	283,059	-4,894	-1.7%	26,227	10.2%	30.2%	31.2%	29.9%	302,700	294,213	327,694	333,220	301,324	325,337	
Totals	851,659	921,495	69,836	8.2%	947,744	26,249	2.8%	96,065	11.3%	100.0%	100.0%	100.0%	968,688	985,091	1,048,672	1,066,358	1,008,900	1,089,300	
Population Projections:										Differences Between Pinellas County & BEER									
2015 Pinellas Co. Permanent Population Projection =										2015 BEER Medium =									
2030 Pinellas Co. Permanent Population Projection =										2015 PC Permanent =									
2015 Pin. Co. Resident Population (Perm. + Seasonal) =										40,212									
2030 Pin. Co. Resident Population (Perm. + Seasonal) =																			
2015 BEER Low Projection* =										* = Florida Statistical Abstract 2005									
2015 BEER Medium Projection* =										2030 BEER Medium =									
2015 BEER High Projection* =										2030 PC Permanent =									
2030 BEER Low Projection* =										104,209									
2030 BEER Medium Projection* =																			
2030 BEER High Projection* =																			

Population Projection Methodology

Florida Statutes requires counties and municipalities to periodically prepare an evaluation of their comprehensive plans, and the evaluation and appraisal report (EAR) legislation contains certain population- related requirements. Sections 163.3191(2), (2)(a), and (2)(i), F.S., require:

(2) The report shall present an evaluation and assessment of the comprehensive plan and shall contain appropriate statements to update the comprehensive plan, including, but not limited to words, maps, illustrations, or other media related to:

(2)(a) Population growth and changes in land area, including annexation, since the adoption of the original plan or the most recent update amendments.

(2)(i) The identification of any actions or corrective measures shall include, as appropriate, new population projections .

The discussion below provides options for Pinellas County municipalities to use in order to comply with statutory population assessment requirements.

Data Sources

Four data sources have been employed to develop the methodology: 1. the United States Census from 1990 and 2000; 2. the University of Florida’s Bureau of Economic and Business Research (BEBR) 2005 population estimates and BEBR *Florida Statistical Abstract 2005*, and 3. Pinellas County Planning Department “permanent” and “resident” population projections.

Facts and Assumptions

While the Census and BEBR produce county estimates and projections, neither entity produces them for municipalities. And, while Pinellas County produces estimates by census tracts and traffic analysis zones (TAZs), none are currently produced for county municipalities. Thus, because municipal projections are currently lacking, certain facts were determined and assumptions made in order to calculate them.

Facts

First, many of the 24 municipalities in the county are landlocked and it is common for jurisdictions to have contiguous borders. As a result, only about half of the municipalities have the ability to annex unincorporated county land that would result in significant population increases.

Second, the county and municipalities have adopted state- mandated land use plans and those plans give a specific designation to each parcel in the county. Pinellas County is approaching buildout and it has virtually no large- scale “holding zones,” e.g., large tracts of agricultural land. Thus, there are few parcels that could accommodate future development of such a scale that it would produce significant population increases.

Third, mainland municipal population increases will occur largely through redevelopment/infill and the annexation of unincorporated land. The annexations will increase municipal populations, but will not affect countywide population. Many mainland communities have planning areas outlined in Ordinance No. 00- 63. As a result, they have the potential to annex areas outside their current boundaries and thereby, increase their populations. The extent of population increases resulting from such annexations can and should be calculated by those communities in order to estimate future municipal populations as accurately as possible.

Fourth, countywide population may increase through large-scale incorporated and unincorporated mainland rezonings that would materially alter the planned-for populations in local comprehensive plans.

It should be noted that the annexations or rezonings that *substantially* increase municipal populations are potential actions that need not play a role in developing the EAR, but should be addressed when preparing EAR-based amendments. The methodology presented here, however, does not take into account any such annexations or large-scale rezonings because their timing and extent are unknown to PPC staff.

Assumptions

In light of the above facts, the following are assumed:

1. Many mainland communities have the opportunity to annex unincorporated land and thus, increase their population over time.
2. The barrier island communities will experience negligible, if any, permanent population increases out to the year 2030.
3. Because of buildout and a totally planned-for county, large population increases over and above those already planned for will be limited if they occur at all.
4. A calculation methodology using the percentage of the total county population residing in each municipality can serve as a starting point for EAR and EAR-based amendment preparation purposes. The calculations can be used as presented or modified as determined appropriate to reflect changes brought about by annexations, rezonings, or redevelopment/infill.

Steps Used in Calculating the Projections

The accompanying spreadsheet contains all relevant data used to calculate the projections including Census, BEBR, and Pinellas County data. [Column G, Rows 32 to 41]

1. The 1990 [Column B] and 2000 [Column C] Census numbers for county municipalities were entered and changes between the two Census numbers [Column D] and the percentage change [Column E] were calculated.
2. The BEBR 2005 [Column F to H] estimates, differences, and percentage of change were calculated.
3. Population change was calculated from 1990 and 2005 [Column I, calculated by adding Columns D and G] and the percentage of change [Column J, calculated by dividing Column I by Column B].
4. The percent of countywide population for each municipality was calculated [Column K] using 1990 Census figures with Belleair Shore having the lowest percentage and St. Petersburg the highest. In addition to 1990, the percentage of county population for each municipality was calculated for 2000 and 2005, [Columns L, Census numbers & M, BEBR numbers] however, only the 2000 percentage [Column L, 2000 Census] was employed to produce the municipal permanent and resident 2015 and 2030 projections. [Note: If different planning periods are employed locally, please contact the PPC for additional data.]
5. BEBR produces only permanent population county projections, but Pinellas County produces both permanent and seasonal projections with the combination of the two called the "resident" population. Depending on local preferences, either Pinellas County permanent [Columns N and O] or resident [permanent plus seasonal] [Columns P and Q] projection numbers can be used. If BEBR medium projection numbers [Columns R and S] are preferred, they can be employed for the EAR and EAR-based amendments.

Recommendation

Pinellas County used their "permanent" population figures for the county EAR that was found sufficient by the Department of Community Affairs. It is the PPC recommendation that it would be appropriate for municipalities to follow the county lead and use those numbers [Columns N and O in the spreadsheet] for local population projections absent a definitive reason for doing otherwise.

APPENDIX F

INDEX TO F.S. 163.3191(2) EVALUATION

163.3191 Evaluation and appraisal of comprehensive plan.- -

(2) The report shall present an evaluation and assessment of the comprehensive plan and shall contain appropriate statements to update the comprehensive plan, including, but not limited to, words, maps, illustrations, or other media, related to:

Index to F.S.163.3191(2) EAR Evaluation

SUMMARY TABLE	
CHAPTER 163.3191(2) REQUIREMENT	LOCATION IN EAR
(a) Population growth and changes in land area, including annexation, since the adoption of the original plan or the most recent update amendments.	Section 1: Assessment
(b) The extent of vacant and developable land.	Section 1: Assessment
(c) The financial feasibility of implementing the comprehensive plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems through the capital improvements element, as well as the ability to address infrastructure backlogs and meet the demands of growth on public services and facilities.	Section 3: Plan Element Review Infrastructure & Capital Improvements Elements
(d) The location of existing development in relation to the location of development as anticipated in the original plan, or in the plan as amended by the most recent evaluation and appraisal report update amendments, such as within areas designated for urban growth.	Section 1: Assessment
(e) An identification of the major issues for the jurisdiction and, where pertinent, the potential social, economic, and environmental impacts.	Section 2: Issues
(f) Relevant changes to the state comprehensive plan, the requirements of this part, the minimum criteria contained in chapter 9J-5, Florida Administrative Code, and the appropriate strategic regional policy plan since the adoption of the original plan or the most recent evaluation and appraisal report update amendments.	Section 4: Summary of Recommendations; Appendix A, Table 163; Appendix B, Table 9J-5; and Appendix C, SRPP
(g) An assessment of whether the plan objectives within each element, as they relate to major issues, have been achieved. The report shall include, as appropriate, an identification as to whether unforeseen or unanticipated changes in circumstances have resulted in problems or opportunities with respect to major issues identified in each element and the social, economic, and environmental impacts of the issue.	Section 2: Issues

Index to F.S.163.3191(2) EAR Evaluation

SUMMARY TABLE	
CHAPTER 163.3191(2) REQUIREMENT	LOCATION IN EAR
(h) A brief assessment of successes and shortcomings related to each element of the plan.	Section 3: Plan Element Review
(i) The identification of any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the report. Such identification shall include, as appropriate, new population projections, new revised planning timeframes, a revised future conditions map or map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element. This paragraph shall not require the submittal of the plan amendments with the evaluation and appraisal report.	Section 4: Summary of Recommendations
(j) A summary of the public participation program and activities undertaken by the local government in preparing the report.	Section 1: Assessment
(k) The coordination of the comprehensive plan with existing public schools and those identified in the applicable educational facilities plan adopted pursuant to s. 1013.35. The assessment shall address, where relevant:	
the success or failure of the coordination of the future land use map and associated planned residential development with public schools and their capacities, as well as the joint decision-making processes engaged in by the local government and the school board in regard to establishing appropriate population projections and the planning and siting of public school facilities.	Section 1, Assessment
For those counties or municipalities that do not have a public schools interlocal agreement or public school facilities element, the assessment shall determine whether the local government continues to meet the criteria of s. 163.3177 (12).	Not applicable.
If the county or municipality determines that it no longer meets the criteria, it must adopt appropriate school concurrency goals,	Largo is a participant in the existing interlocal agreement and will continue to participate in the

Index to F.S.163.3191(2) EAR Evaluation

SUMMARY TABLE	
CHAPTER 163.3191(2) REQUIREMENT	LOCATION IN EAR
objectives, and policies in its plan amendments pursuant to the requirements of the public school facilities element, and enter into the existing interlocal agreement required by ss. 163.3177 (6)(h)2. and 163.31777 in order to fully participate in the school concurrency system.	process, including preparation of a public school facilities element and participation in the school concurrency system.
(l) The extent to which the local government has been successful in identifying	
alternative water supply projects and traditional water supply projects, including conservation and reuse, necessary to meet the water needs identified in s. 373.0361 (2)(a) within the local government's jurisdiction.	Section 3, Plan Element Review Infrastructure Element.
The report must evaluate the degree to which the local government has implemented the work plan for building public, private, and regional water supply facilities, including development of alternative water supplies, identified in the element as necessary to serve existing and new development.	Section 3, Plan Element Review Infrastructure Element.
(m) If any of the jurisdiction of the local government is located within the coastal high- hazard area,	
an evaluation of whether any past reduction in land use density impairs the property rights of current residents when redevelopment occurs, including, but not limited to, redevelopment following a natural disaster. The property rights of current residents shall be balanced with public safety considerations.	Section 3, Plan Element Review
The local government must identify strategies to address redevelopment feasibility and the property rights of affected residents. These strategies may include the authorization of redevelopment up to the actual built density in existence on the property prior to the natural disaster or redevelopment.	Section 3, Plan Element Review
(n) An assessment of whether the criteria adopted pursuant to s.	Not applicable

Index to F.S.163.3191(2) EAR Evaluation

SUMMARY TABLE	
CHAPTER 163.3191(2) REQUIREMENT	LOCATION IN EAR
163.3177 (6)(a) were successful in achieving compatibility with military installations.	
(o) The extent to which a concurrency exception area designated pursuant to s. 163.3180 (5), a concurrency management area designated pursuant to s. 163.3180 (7), or a multimodal transportation district designated pursuant to s. 163.3180 (15) has achieved the purpose for which it was created and otherwise complies with the provisions of s. 163.3180.	Section 3, Plan Element Review
(p) An assessment of the extent to which changes are needed to develop a common methodology for measuring impacts on transportation facilities for the purpose of implementing its concurrency management system in coordination with the municipalities and counties, as appropriate pursuant to s. 163.3180 (10).	Section 3, Plan Element Review
Section 163.3180 (9)(d): (New section) Required evaluation in EAR of progress in improving levels of service.	Section 3: Plan Element Review, Level-of- Service Evaluation

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