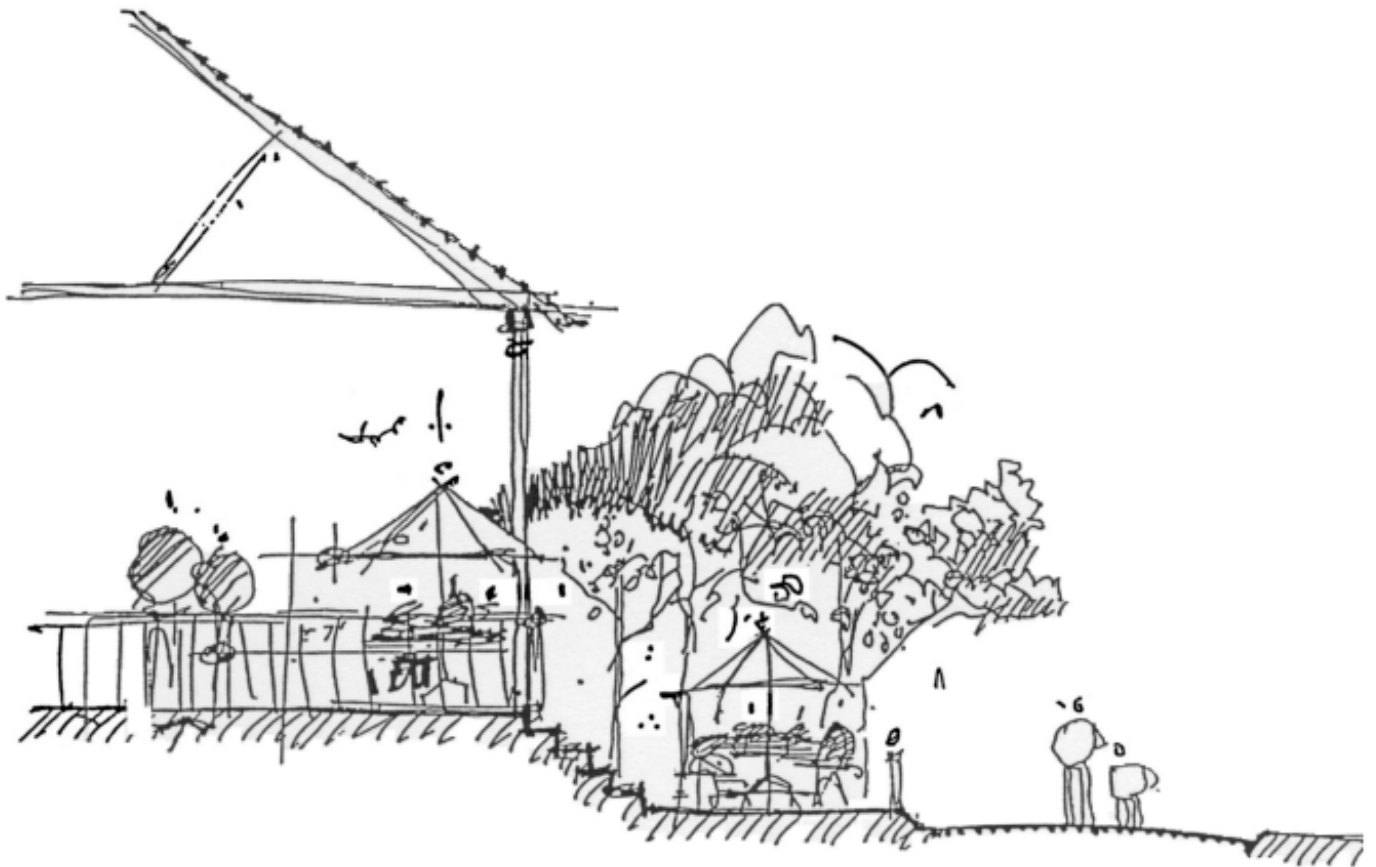


# INDIAN SHORES TOWN SQUARE

## PLAN

LOCATED WITHIN THE TOWN OF INDIAN SHORES, FLORIDA



A REPORT  
PREPARED BY THE  
TOWN SQUARE CITIZENS COMMITTEE

November, 1996

# **INDIAN SHORES TOWN SQUARE PLAN**

**A REPORT**

**PREPARED BY THE**

**TOWN SQUARE CITIZENS COMMITTEE**

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**Preparation of this document was aided by the Pinellas County Planning Council**

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# **I. Introduction**

In October 1995 the Town Council invited interested persons to come together and discuss the formulation of a development/redevelopment plan for a 12 acre area south of town hall. A Citizens Committee was formalized at this initial meeting and was charged with directing an effort to complete the plan. The target area includes the area east of Gulf Boulevard, south of and including the Indian Shores Town Hall, north of the Park Blvd. Bridge, and west of the Vista Bay and Vista Village Condo on the Intracoastal Waterway (see Map 1). Two access points to the Gulf of Mexico beach, across Gulf Boulevard, are also included in the planning area (although not shown on the planning area map). One is the existing extension of 193<sup>rd</sup> Avenue near Town Hall and the other is a lot that is on the south end of the planning area just south of 191<sup>st</sup> Avenue, currently being purchased by the Florida Community Trust on behalf of the Town of Indian Shores.

## **A. The Planning Approach**

The planning program used to complete the Indian Shores Town Square Plan is a collaborative process between the Citizens Committee, the Town Council, other interested persons, and staff from the Town of Indian Shores and the Pinellas Planning Council. The program has been used to define goals and issues for the area and develop recommendations to influence change based on agreed upon future characteristics for the area. This planning process addresses issues and opportunities at a scale which is more refined and responsive to the small 12 acre area needs than the broader policies of the Town's Comprehensive Plan.

The final product of the Indian Shores Town Square Plan process is the adoption of a plan which serves as a guide for future enhancement of the area, and for directing and managing change. Therefore, even though the plan is an advisory document, it sees as an official guide for decision makers and facilitates the coordination of public and private investments.

Strong support from the Citizens Committee has been demonstrated throughout the process. Even though the population of the planning area is small, interest by the residents, business owners, and others involved in the completion of the plan has been great. The Citizens Committee has met regularly since October of 1995 and has agreed upon a set of goals for the plan as follows:

- Improvement of economic opportunities for the area;
- To develop and promote the area as containing unique mixed-uses;
- To improve the quality of life for the residents in the area;
- To increase the residents pride in the area;
- To build upon existing assets in the area;
- To improve physical conditions in the area; and
- To stabilize or improve the property values in the area.

The process used to complete the plan has been divided into three major phases.

➤ **Phase I**

Includes the completion of the inventory of Existing Conditions and Features. This includes a detailed inventory of the area's characteristics through direct observation as well as utilizing available sources of data, such as the 1990 US Census data or the Pinellas County Property Appraiser's Office Just Values. Also, many sources of information were analyzed by the Citizens Committee to identify area characteristics that are less obvious, such as required minimum lot sizes and building setbacks. The end product of this phase is a list of issues standing in the way of the area's improvement.

➤ **Phase II**

The second phase in this three phase process is to develop a vision of what the planning area should be. This phase identifies the Desired Area Characteristics.

➤ **Phase III**

The final phase in the planning process is the Recommendations and Implementation Strategies section. This includes the identification of how to address the problems identified in Phase I; how to accomplish the Desired Area Characteristics defined in the Phase II; and discusses how the plan can be implemented by the citizens, the Town, and through private investment. This will include maintaining a continuous relationship between the Town and Citizen Committee to ensure that the plan is implemented, that new issues and problems will be addressed in a timely fashion, and that this document will be updated as necessary.

Once the first two steps of the process were completed, the Citizens Committee presented their findings in October, 1996, to the Town Council in the form of a status report. Phase III was then completed and the final Committee Report was presented to the Town Council on November 12, 1996. The Town Council accepted the Report and was supportive of future plans as outlined in the Report. They also expressed appreciation for the efforts put forth by the Citizens Committee.

## **B. The Town Square Planning Area**

Five slender blocks that include structures and vacant lots define the original village of Indian Shores. The area is a popular residential and vacation area. Over the past 40 years little has changed for the area with most houses being modest, several containing under 1,000 square feet of

floor space. Much of the original Indian Shores land was laid out in lots only 25 feet wide, evidently intended for house trailers or very small cottages. This was common practice for low cost "paper" Florida subdivisions platted in the period 1920-1940. Though today's vacant lots are usually combinations of the original narrow lots, some are still quite narrow by modern standards.

After World War II several land owners acquired surplus US government housing and moved these structures to what is now known as Indian Shores. In 1949 the Town was incorporated as the Town of Indian Rocks Beach, South Shore, but due to a similarity in names it was often confused with Indian Rocks Beach further to the north. To remedy this the Town's name was changed to Indian Shores in 1972. Total population for the Town averages just under 1,500 people, but probably not more than 100 people live in the original part of town, the five rectangular blocks under consideration for improvements.

At the southern end of this enclave, separating the old village from a modern drawbridge, mangrove swamp containing brackish tidal water from the Intracoastal Waterway. This area is slated to become a future public park, purchased by the Town in part through the Preservation 2000 program. Along most of the eastern boundary of the planning area is a mangrove lined drainage ditch and at the north end is Town Hall, a small waterfront municipal park (Estelle Harper Park), and a water patrol base station for some of Pinellas County Sheriff's high speed law enforcement watercraft. The western border is Gulf Boulevard which parallels the Gulf of Mexico. Two narrow north-south streets, one unpaved, adjoin most of the collective structures. In this area are seven principal businesses: two restaurants, a craft shop, an automotive repair garage, a motel, a florist, and a building containing real estate and attorney's offices. A few other small businesses operate at intervals from different homes, usually individual enterprises such as a pottery store, upholstery shop, a one man auto repair business, a Realtor and the like. These smaller activities come and go, with most residents earning their living outside of the planning area.

**INDIAN SHORES  
TOWN SQUARE PROJECT**

**PLANNING AREA BOUNDARY**

SCALE 1" = 300'

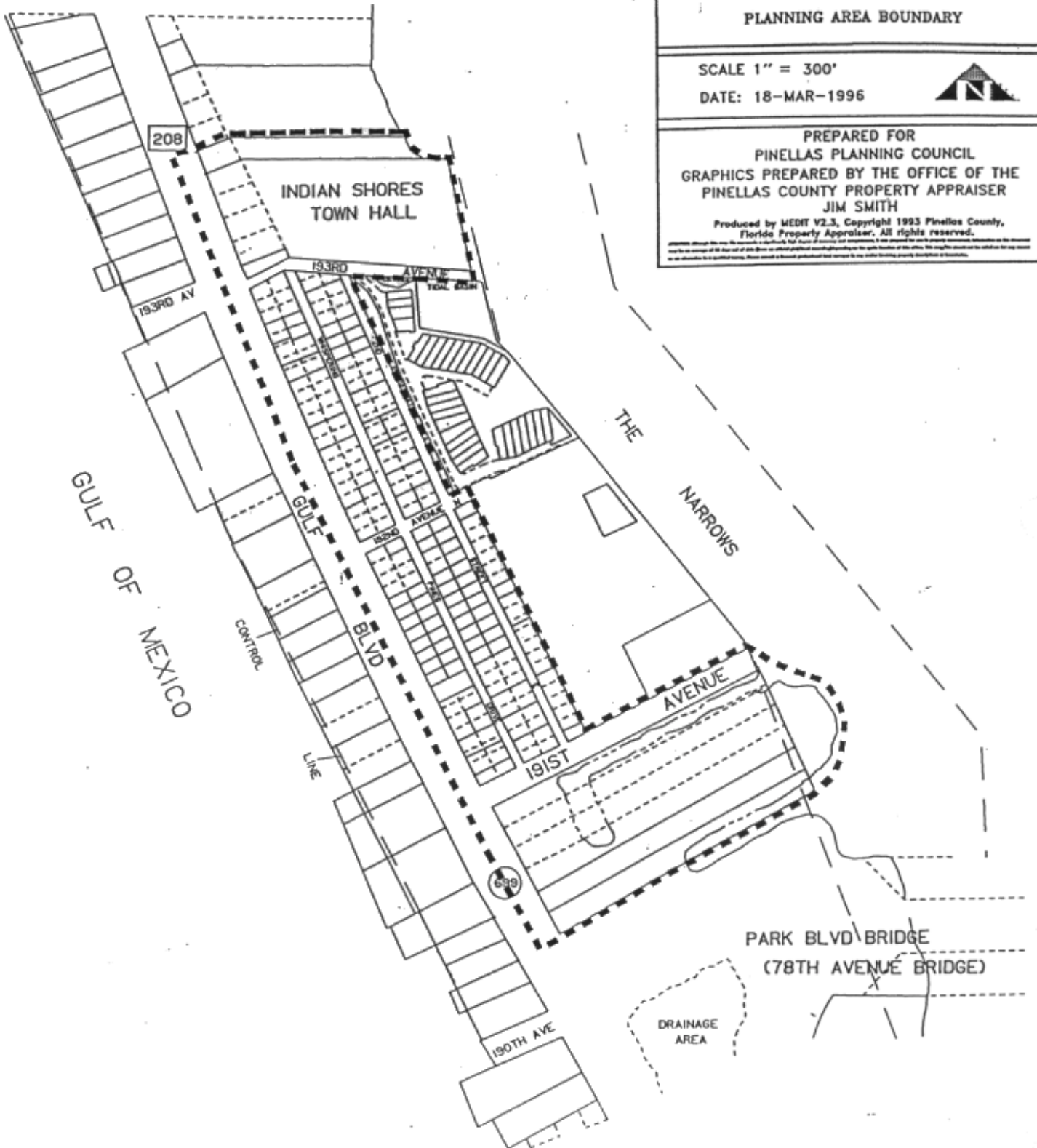
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PINELLAS PLANNING COUNCIL  
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PINELLAS COUNTY PROPERTY APPRAISER  
JIM SMITH

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## II. Existing Area Characteristics

### A. Visual Characteristics

The Indian Shores Town Square planning area has certain visual characteristics which identify it to the residents who live there and to persons visiting the area. These visual characteristics should be emphasized or improved upon during the redevelopment of the area.

**Traveling West on Park Blvd. Bridge** - The view to the planning area from a west bound automobile on the Park Blvd Bridge is complete during winter months when much of the vegetation has lost its foliage. During summer months the planning area is not visible through the thick stand of trees in the natural area. During winter the eye can see the entire planning area because of the high elevation of the bridge. Of course, from the bridge structure itself, the Vista Bay Condominiums are most visible. However, since these structures are so well kept and have a beautiful location on the Intracoastal Waterway, they add to the planning area. This view is one to be emphasized if possible, giving the traveler a glimpse into what lies below in the planning area. An additional opportunity from this vantage point lies in the large grassed area adjacent to the Park Blvd Bridge right-of-way, extending to the natural area slated to become a new park. This area can be utilized for additional landscaping, or better yet to be used for the location of a welcome sign that ties directly to the architectural theme and consistent color scheme adopted for the planning area.

**Traveling North on Gulf Boulevard** - As this same automobile traveler completes the journey to Gulf Blvd., and then continues to the north, they pass the new landscaping area in the median of the intersection of the Park Blvd and Gulf Blvd. This median is an attractive entrance to the Town and helps to make the traveler feel as if they are entering a special place. Traveling further north an eye level view of the planning area is obtained. At present, this view is distracting due to the undefined pavement and roadway edge for Gulf Blvd. Automobiles can leave the roadway at any location due to the lack of curbing causing the shoulder of the road to be a mix of pot-holes, gravel, and overgrowth in most locations. Add the view to the vacant home on the corner of 191<sup>st</sup> Ave. and the traveler no longer pictures the area as attractive. With the widening of Gulf Blvd. and the removal of the vacant home on Gulf Blvd and 191<sup>st</sup> Ave. during the development of the proposed park, an opportunity is provided to improve the first eye level view to the planning area. This area may be best suited for an entrance feature that ties in with the theme of the planning area (see landscaping and signage) and will serve to attract travelers to the planning area at this location. The grassed medians within the Gulf Boulevard right-of-way also provide an opportunity for additional landscaping.

**Northbound on Whispering Pines Drive** - Once the traveler enters the planning area from 191<sup>st</sup> Avenue and travels north on Whispering Pines Drive they are first struck by the narrow width of the roadway and the close proximity of the one story structures. This narrow street and the close

structures have the tendency to slow, or calm, the traffic. Automobiles must travel slow in this area. This close, small scale should be emphasized in any new development/redevelopment for the area. This is what gives the area its quaintness and hometown feel. At this point exploring the area would be better accomplished on foot. The view down Whispering Pines Drive is not expansive because of the close structures and narrow right-of-way, but the north end of the planning area is still visible. This view to the Town Hall on the north can be emphasized, again pulling the visitor northward through the planning area. At this point it is important to ensure that the Town Hall does not "turn its back" to the planning area, rather the southern facade should focus on the area.

**Traveling South on Gulf Boulevard** -The Town Hall property is the first area the traveler sees when entering the planning area from the north. At present, the view is confusing with parking spaces, the Town Hall sign advertising numerous events, the Town Hall structure, recycling station signs, and overhead utilities. Nothing at this point serves to slow the traffic or attract the visitor. This location is as important as the view from the south, mentioned previously, that gives the visitor a sense of "place" and comfort causing him to slow and view the area. This area may be best suited for an entrance feature that ties in with the theme of the planning area (see landscaping and signage) and will serve to attract travelers to the planning area at this location.

**The Intracoastal Waterway** - The views to the planning area from the Intracoastal Waterway can be emphasized at the existing Estelle Harper Park east of Town Hall. Also, the view eastward from this Same park is beautiful, allowing the visitor to see traveling watercraft and the natural areas across the waterway. This is a quiet place to sit and relax and is a good location for special events that attracts visitors to this water view.

**Beach Access Points** - At the two access points to the Gulf Beaches there lies an opportunity to emphasize an east-west orientation to the planning area and to take advantage of the beautiful views to the Gulf of Mexico. It is important to ensure that visitors to the area can utilize these access points by creating safe pedestrian crossings on Gulf Blvd. Also, beach users may wish to use these access points to visit the planning area. At present, the southernmost beach access point does not exist and is being purchased by the Town (P2000 Grant Program). The northern beach access is not clearly defined, making it difficult for visitors to the area wanting to take advantage of this access point. At present, no pedestrian crossings exist, making crossing Gulf Blvd. hazardous.

## **B. Land Use**

The following discussion will include both existing uses of land for the planning area and future land uses. The term existing land use refers to the actual use located on the parcel, such as a Realtor's office. The term future land use refers to the permissible use of the land according to either the Town's Future Land Use Map, contained within its Comprehensive Plan, or according to the Countywide Future Land Use Plan Map (FLUP), such as Residential/Office/Retail as used in the example of the Realtor's office.

## 1. Countywide Future Land Use Plan

An analysis of the Countywide Future Land Use Plan Map for the planning area indicates that the largest single percentage (48%) of the area (analysis does not include the two beach access points) is included in the R/O/R -Residential/Office/Retail land use category. This category is intended for areas that are now developed. or appropriate to be developed, in residential, office and/or retail Commercial use; and to recognize such areas as well-suited for mixed use of a residential/office/retail character consistent with the surrounding uses. transportation facilities and natural resource characteristics of such areas.

The density/intensity standards for the Residential/Office/Retail category are as follows:

- Residential Use -18 dwelling units per acre maximum;
- Residential Equivalent (including Adult Congregate Living Facilities and nursing homes) - approximately 2.5 beds per permitted dwelling unit;
- Transient Accommodations (including hotel and motels) – 30 units per acre maximum;
- Non-Residential - .40 maximum floor area ratio, .85 maximum impervious surface ratio.
- Mixed – can not exceed, in combination, the respective number of units per acre and floor area ratio permitted.

Table 1. ACREAGE (COUNTYWIDE FUTURE LAND USE PLAN (FLUP) CATEGORIES)

<b>Acreage</b>	<b>Category</b>
5.4	Residential/Office/Retail – R/O/R
2.8	Institutional – I
2.6	Preservation – P
0.4	Submerged
<b>11.2</b>	<b>Total</b>

Source: Pinellas County Property Appraiser's Office

The two remaining Public/Semi-Public categories are I - Institutional for Town Hall and P - Preservation for the natural area at the south end of the planning area adjacent to the Park Blvd. Bridge. The Institutional category is intended to be used for public/semi-public purposes; and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features.

The density/intensity standards for the I category are as follows:

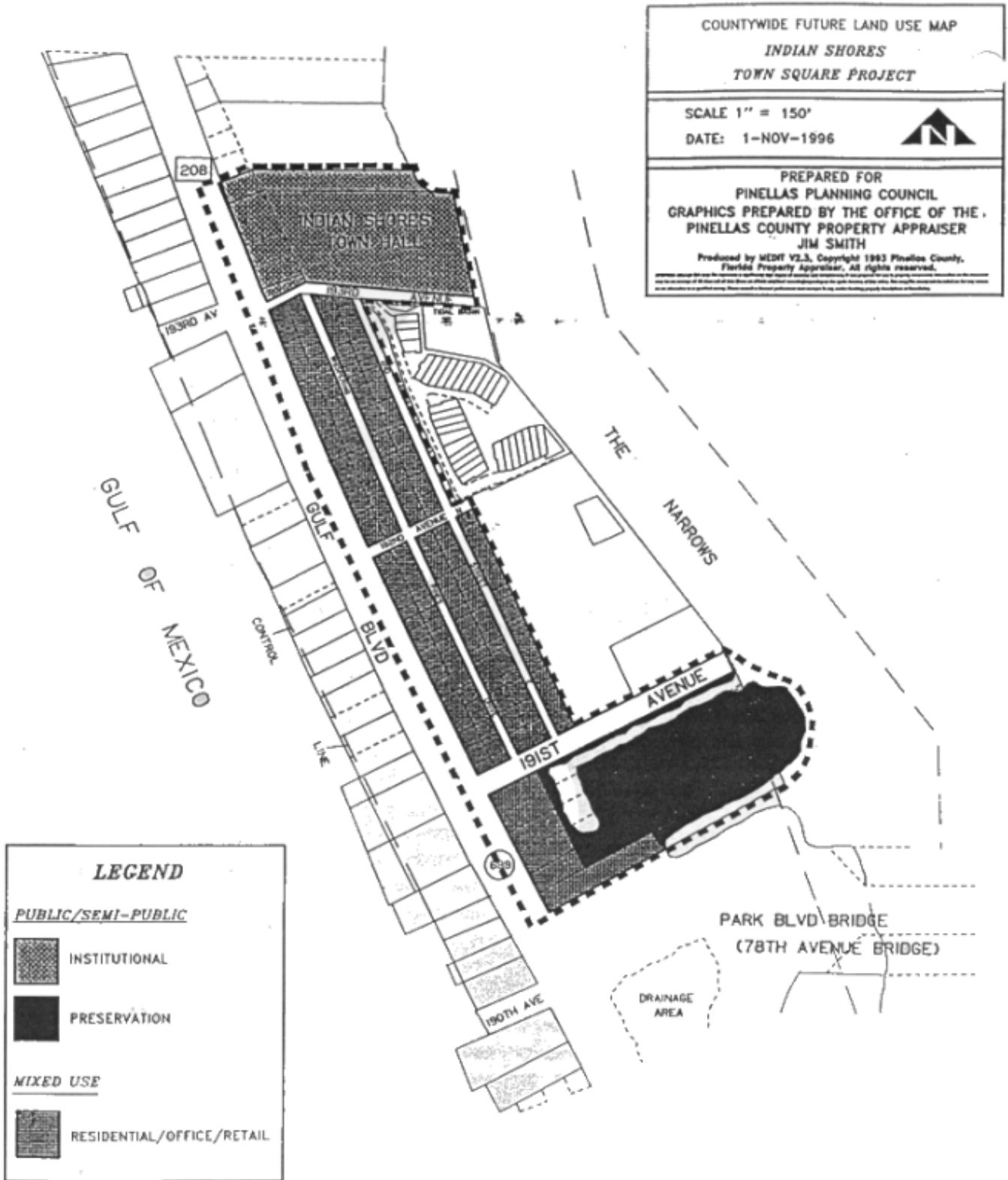
- Residential Use -12.5 dwelling units per acre maximum;
- Residential Equivalent (including Adult Congregate Living Facilities and nursing homes) - approximately 2.5 beds per permitted dwelling unit;

- All Others -.65 max. floor area ratio (hospital 1.0 subject to conditions), .85 max. impervious surface ratio.

The Preservation category is intended to be used for areas that are characterized as a natural resources feature worthy of preservation; and to recognize the significance of preserving such major environmental features and their ecological functions.

The density/intensity standards for the P category are as follows:

- No use shall exceed .10 maximum floor area ratio, .20 maximum impervious surface ratio.



## **2. Existing Land Uses**

The planning area contains a mix of uses ranging from a park to an auto repair service all in an area approximately 12 acres (not including rights-of-way). The area is 78% developed. compared to over 80% for the remainder of the Town, with residential uses occupying the largest amount of land at 5.8 acres (or 51% of the total for the planning area). Of that 5.8 acres. 4.7 acres (81%) are developed as single family. This is contrasted against the remainder of the Town having devoted more area to residential development at 62%, and a much smaller percentage of single family homes which make up only 4% of the Town.

The trend during the 1970's and 1980's for the Town has been to double the amount of acreage devoted to multi-family development, resulting in a decrease in the amount of available single family acreage. However, the planning area has avoided this shift and remains predominantly single family in nature.

Although non-residential uses, such as restaurants and offices, cover a smaller amount of land than the residential uses do, they have a greater impact because of their centralized location within the planning area and their need for parking. These uses have .7 acres (6%) devoted to them or approximately 1.7 acres (15%) if Town Hall is included in the calculations. In this centrally located area, near 192<sup>nd</sup> Avenue, there are seven principal businesses including: two restaurants, a craft shop, an automotive repair garage, a motel, a florist, and a building containing real estate and attorney's offices. A few other small businesses operate at intervals from different homes, usually individual enterprises such as a pottery store, upholstery shop, a one man auto repair business, and a Realtor.

## **3. Vacant Land**

An analysis of the vacant land in the area reveals that it is scattered throughout the planning area and that very little usable area exists. Of the 6 acres of vacant land in the planning area only one-half an acre is unused. The majority of the 6 acres is currently being used by Mahuffer's Restaurant for parking and storage, Suncoast Auto for parking and storage, or is located within proposed future park south of 191<sup>st</sup> Avenue.

Please see the map on page 12 for block numbers as used in the vacant land and just value analysis.

Table 2. VACANT LAND

<b>Block</b>	<b>Acreage (% of Planning Area)</b>
1 – Indian Shores Town Hall Area	0.000
2 – NE of 192 <sup>nd</sup> & Whispering Pines	0.195
3 – NW of 192 <sup>nd</sup> & Whispering Pines	0.007
4 – SE of 192 <sup>nd</sup> & 2 <sup>nd</sup>	0.275
5 – SE of 192 <sup>nd</sup> & Whispering Pines	0.275
6 – SW of 192 <sup>nd</sup> & Whispering Pines	0.528
7 – South of 191 <sup>st</sup>	4.470
Sub-Total	5.750 (40%)
Less Parking, Proposed Park, and Submerged Areas	5.273
<b>Total</b>	<b>0.477 ( 3%)</b>

Source: Pinellas County Property Appraiser's Office

#### 4. Buildings

The majority of the buildings in the planning area are modest, one story structures. These buildings are poured concrete slab on grade construction with pitched, shingled roofs. Most of these buildings are constructed of concrete block, with a few being constructed of wood with a covering of asbestos shingles. Very few of the buildings are two story, with none of them as tall as three stories. Also, a few of the structures have been constructed-with flat, built up gravel and tar roofs.

#### 5. Property Values

The Pinellas County Property Appraiser's Office was consulted to determine the property values for the planning area. A map was produced showing the just value on a lot by lot basis (combined in some cases by ownership). The following table depicts the values by block and the map on page 13 shows value by lot

Overall, the 12 acre planning area exhibits a moderate to high value, however 40% of the planning area value is in the Town Hall property (including the Estelle Harper Park and Sheriff's facility)). Many of the individual lots are valued quite low (see map on page 13), due mainly to their small size.

Table 3. JUST VALUES

<b>Block</b>	<b>Value</b>
1 – Indian Shores Town Hall Area	\$1,603,000
2 – NE of 192 <sup>nd</sup> & Whispering Pines	\$351,600
3 – NW of 192 <sup>nd</sup> & Whispering Pines	\$647,300
4 – SE of 192 <sup>nd</sup> & 2 <sup>nd</sup>	\$124,200
5 – SE of 192 <sup>nd</sup> & Whispering Pines	\$346,900
6 – SW of 192 <sup>nd</sup> & Whispering Pines	\$588,600
7 – South of 191 <sup>st</sup>	\$352,600
<b>Total</b>	<b>\$4,014,200</b>

Source: Pinellas County Property Appraiser’s Office

### C. Infrastructure

#### 1. Roads, Sidewalks, and Signage

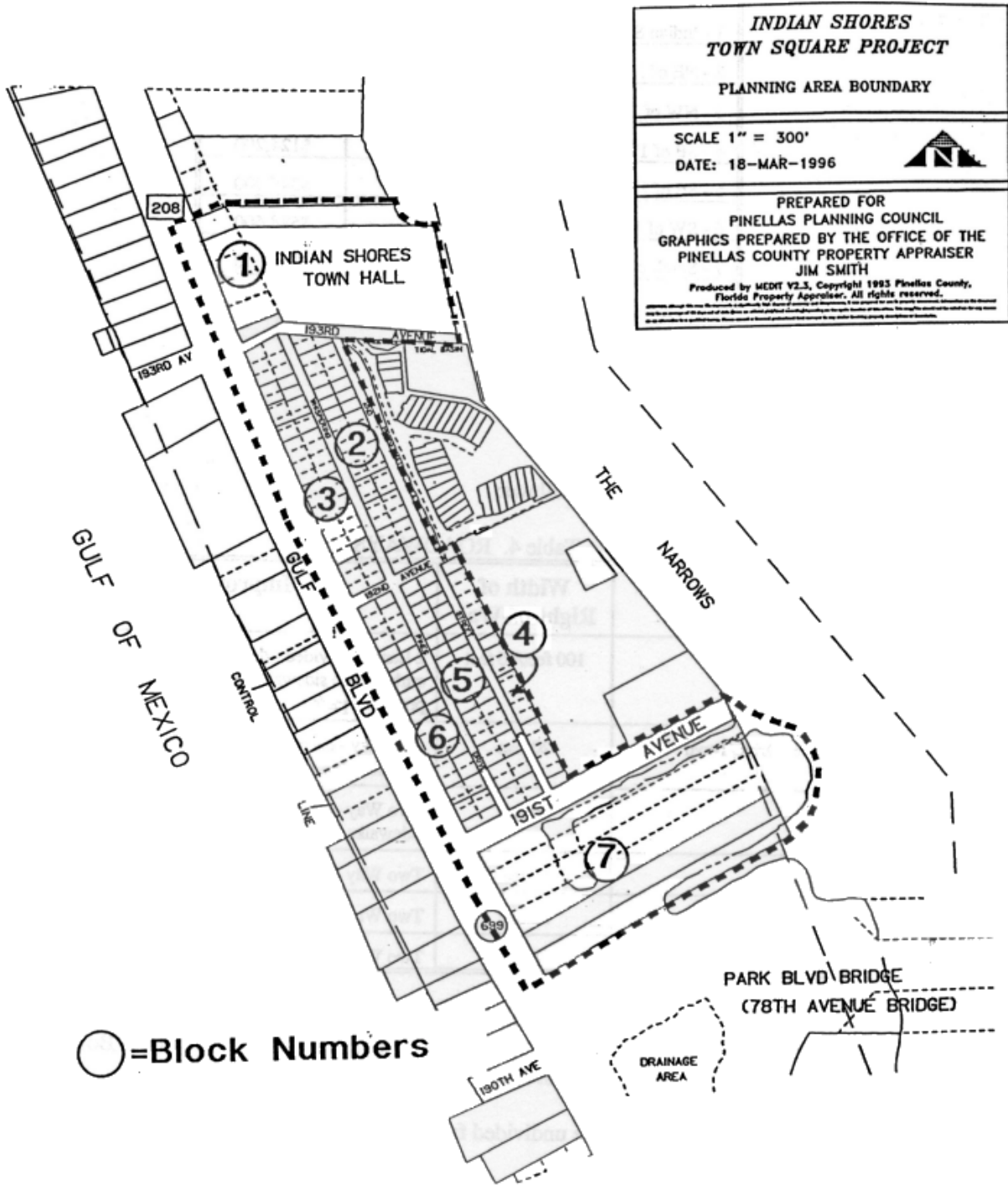
The area is served by six roadways as follows:

Table 4. ROADWAYS

<b>Roadway/Jurisdiction</b>	<b>Width of Right-of-Way</b>	<b>Improvements</b>
Gulf Boulevard/FDOT	100 feet/66 feet	2 Lane Undivided -drainage improvements. no curbing, no sidewalks except on south adjacent to proposed park
Whispering Pines Drive/Town	20 feet	One Way -curbing on west, drainage improvements, no sidewalks
2 <sup>nd</sup> Street/Town	20 feet	Two Way -unpaved, no drainage improvements, no sidewalks
191 <sup>st</sup> Avenue/Town	50 feet	Two Way -drainage improvements, no curbing
192 <sup>nd</sup> Avenue/Town	25 feet	Two Way -drainage improvements. no curbing
193 <sup>rd</sup> Avenue/Town	20 feet	Two Way -drainage improvements. no curbing

Source: Pinellas County Property Appraiser’s Office

The roadways within the planning area are narrow with the buildings constructed close to the right-of-way. No sidewalks exist within the planning area except on the east side of Gulf Boulevard in front of the proposed park south of 191<sup>st</sup> Avenue.



# INDIAN SHORES TOWN SQUARE PROJECT

SCALE 1" = 150'

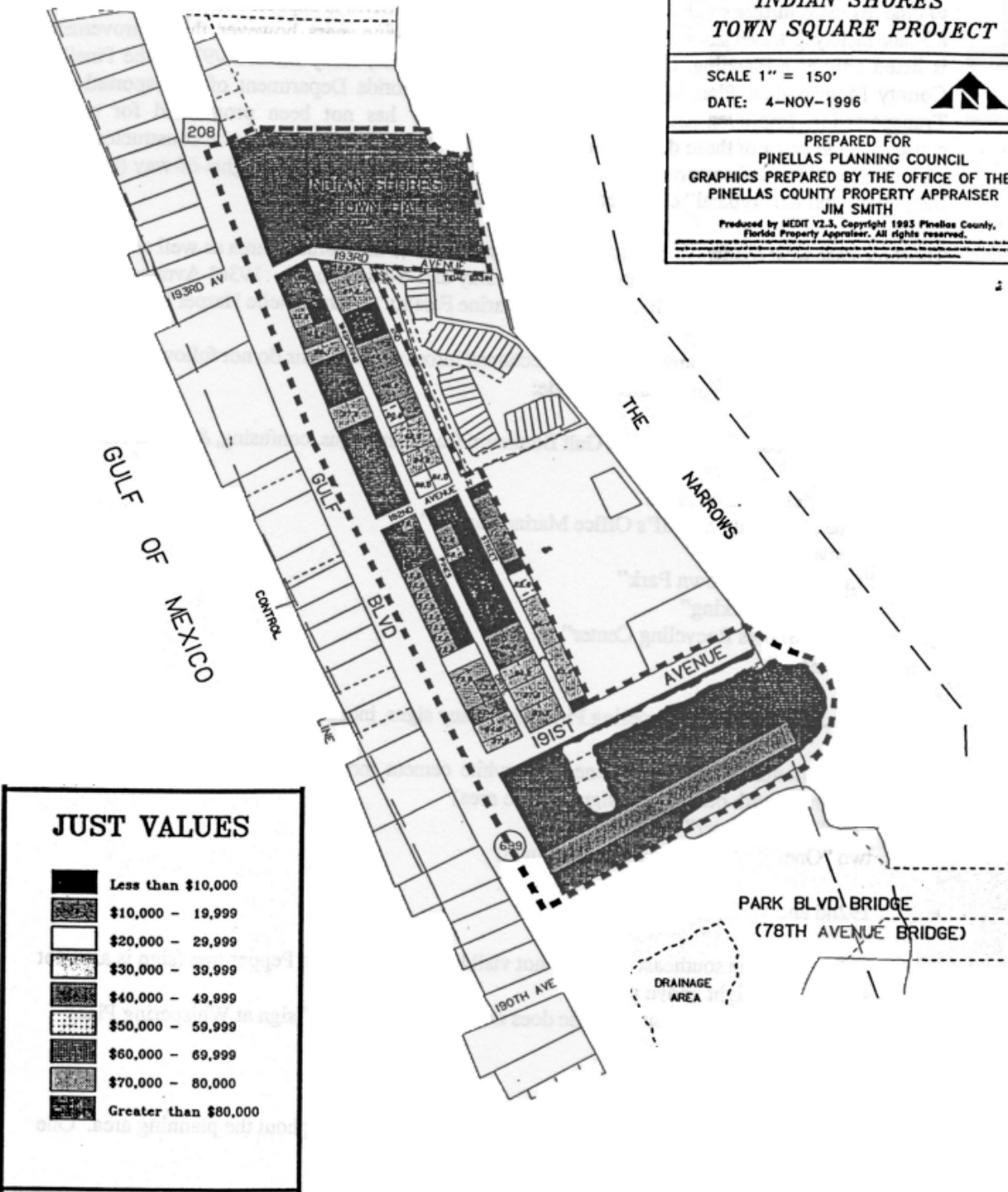
DATE: 4-NOV-1996



PREPARED FOR  
PINELLAS PLANNING COUNCIL  
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JIM SMITH

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JUST VALUES	
	Less than \$10,000
	\$10,000 - 19,999
	\$20,000 - 29,999
	\$30,000 - 39,999
	\$40,000 - 49,999
	\$50,000 - 59,999
	\$60,000 - 69,999
	\$70,000 - 80,000
	Greater than \$80,000

Gulf Blvd. presently contains a 2-lane undivided facility, with the exception of grassed medians dividing the lanes on the south end of the planning area. These medians can be landscaped similar to other medians further south of the Park Blvd Bridge. Gulf Blvd. is expected to be improved with a 3-lane facility (2 travel lanes with middle turn lane) in the coming years, however, this improvement is listed only as a Planning, Design, and Engineering (PD&E) study for 1996/97 on the Pinellas County Metropolitan Planning Organization's and the Florida Department of Transportation's Transportation Improvement Programs. The roadway has not been programmed for actual construction in either of these documents, meaning that the roadway would not be constructed until after the year 2001. All construction is expected to take place within existing rights-of-way (Greiner, Inc., 1989) and the "typical" cross sections can be seen in Appendix C.

The three east-west roadways provide access for residents of the planning area as well as access to the residential condominiums to the east (Vista Bay and Vista Village). 193<sup>rd</sup> Avenue provides access to the Pinellas County Sheriff's Office Marine Facility and the Estelle Harper Park.

Street signs for the planning area and other directional informational signs do not follow a consistent format. Problems noted for the area include:

- Southeast corner of 193<sup>rd</sup> and Gulf Boulevard (too many signs, confusing, & block visibility)
  - street identification signs
  - "Pinellas County Sheriff's Office Marine Facility"
  - "Recycling Center"
  - "Indian Shores Town Park"
  - "Additional Parking"
  - "Indian Shores Recycling Center"
  - "Bus Stop"
- 193<sup>rd</sup> Avenue and Whispering Pines (too many signs, inconsistent)
  - street identification signs - one is a white cement monument at southeast corner (not consistent with other street signs for the area)
  - two "Do Not Enter" signs
  - two "One Way" signs (can be combined)
- 192<sup>nd</sup> and Whispering Pines
  - "STOP" sign on southeast corner is not visible due to Brazilian Pepper tree (sign is also not at standard height above grade)
  - West bound 192<sup>nd</sup> Avenue traffic does not have a "One Way" sign at Whispering Pines
- Generally
  - Three different styles of street identification signs are used throughout the planning area. One is a 3.5 foot tall concrete monument, one is mounted on a 4"x4"x8' wooden pole, and the last includes dock pilings held together with rope (nautical theme) combined with a 4"x4"x8' wooden pole.

- Small informational signs such as "No Parking" are scattered throughout the planning area and in a few cases are confusing to the motorist

## **2. Street Lighting and Overhead Utilities**

Overhead utilities are present on all streets throughout the planning area. The only area void of overhead utilities is the Estelle Harper Park. The intersection of 192<sup>nd</sup> Avenue and Whispering Pines Drive contains the greatest amount of overhead utility lines, detracting from the aesthetics of the area. Also, the view down Whispering Pines Drive is obscured by overhead utilities.

Street lighting in the area includes lights in the following locations (see map on page 17):

Whispering Pines and 193<sup>rd</sup> Avenue  
 Whispering Pines midway between 193<sup>rd</sup> Avenue and 192<sup>nd</sup> Avenue  
 Whispering Pines and 192<sup>nd</sup> Avenue  
 192<sup>nd</sup> Avenue and 2<sup>nd</sup> Street  
 191<sup>st</sup> Avenue west of Whispering Pines Drive  
 191<sup>st</sup> Avenue and 2<sup>nd</sup> Street  
 Regular spacing along Gulf Boulevard

## **3. Sanitary Sewer and Potable Water**

Sanitary sewer is available to service the planning area as provided by Pinellas County. The County owns and operates a sanitary sewer lift station at the intersection of 2<sup>nd</sup> Street and 192<sup>nd</sup> Avenue. No septic systems exist within the planning area. The sewage generated by the uses within the planning area are treated at the McKay Creek Wastewater Treatment Plant and according to the Town of Indian Shores Comprehensive Plan, the plant is expected to operate at an acceptable level of service through the year 2000.

Potable water is available to service the area also as provided by Pinellas County. According to the Town of Indian Shores Comprehensive Plan it is not possible to ascertain information on the service/system demand/capacity of individual customers of the system and that information was available on a system wide basis only.

## **4. Drainage**

The ground underlying the planning area consists of sand and shell as a result of historic wave and tidal action. Some parts of the area were at one time wetlands and were filled to create buildable land. Impervious surfaces (e.g., streets, parking lots) associated with development alter the natural drainage features and flooding occurs. Heavy rains combined with high tides result in flooding in the planning area.

**INDIAN SHORES  
TOWN SQUARE PROJECT**

**PLANNING AREA BOUNDARY**

SCALE 1" = 300'

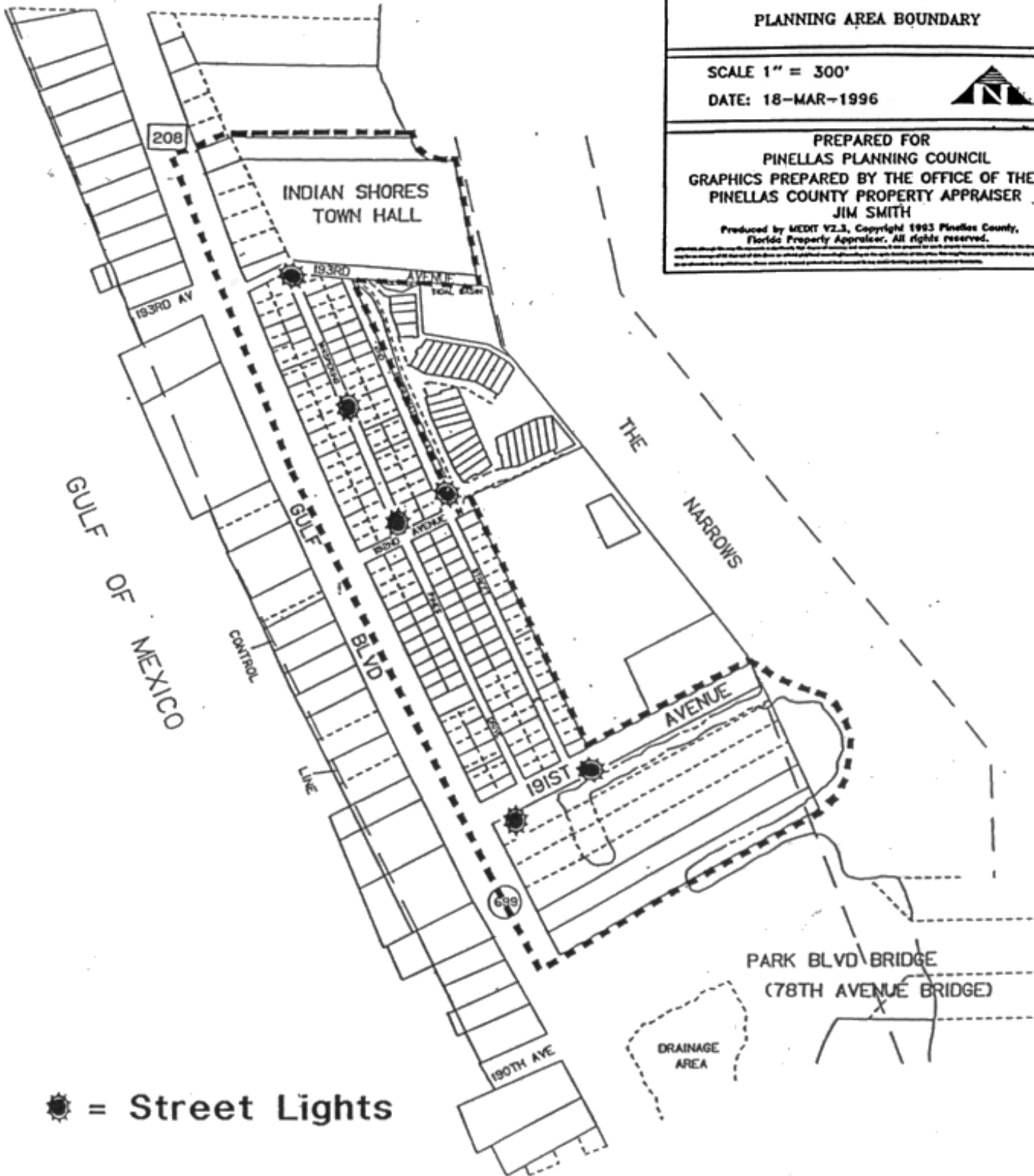
DATE: 18-MAR-1996



PREPARED FOR  
PINELLAS PLANNING COUNCIL  
GRAPHICS PREPARED BY THE OFFICE OF THE  
PINELLAS COUNTY PROPERTY APPRAISER  
JIM SMITH

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= Street Lights

The lowest point in the Town is near the Gulf View Cabin Villas, east of Gulf Boulevard between 192<sup>nd</sup> and 193<sup>rd</sup> Avenues. At this point elevations are only three to four and one-half feet above mean sea level. The National Flood Insurance Program “Rate Map” indicates the area is in the “A11” Zone requiring structures to be built at a minimum of 10 feet above mean sea level. Residents in the area state that flooding frequently occurs after heavy rains. Also, the pavement from 192<sup>nd</sup> Avenue and portions of the Vista Village and Vista Bay Condominiums drain across the unpaved sections of 2<sup>nd</sup> Street. This stormwater erodes the limerock surface and transports pollutants to the small wetland area to the southeast that eventually leads to the Intracoastal Waterway.

Drainage facilities exist within the planning area, although they are somewhat limited. Whispering Pines was constructed with drainage inlets along its western edge and drains to the south emptying into the wetland south of 191<sup>st</sup> Avenue. At this location there are no facilities for treating the stormwater for either water quality or water quantity. At one time drainage improvements were included on 2<sup>nd</sup> Street, but have since been closed by the Town because of backflow of brackish water into the planning area during high tides.

Measures to improve the drainage for the area are being pursued by the Town in the form of a management and habitat restoration project being funded in part by the Southwest Florida Water Management District. A total of \$60,000 is proposed to be spent on this project for design of a drainage plan for parts of the planning area, as well as habitat restoration for the area south of 191<sup>st</sup> Avenue.

## 5. Parking

Parking within the planning area can be problematic and will likely be a uniting factor in the development of the area. Even though there are not many commercial uses in the area (normally requiring the most parking spaces), the combination of residential uses, commercial uses, institutional uses, and the small amount of land making up the planning area, not much room is left over for parking. The following is a listing of spaces available within the planning area:

Table 5. PARKING

<b>Location</b>	<b>Number</b>
Indian Shores Town Hall	62
Estelle Harper Park	15
Pinellas Count Sheriff's Marine Facility	10
Mahuffer's (leased lot plus on Gulf Blvd.)	32
Sun Vista Realty	11
Suncoast Auto	55
Il Lido	10
West Coast Upholstery	3
<b>Total</b>	<b>208</b>

Source: Pinellas County Property Appraiser's Office

## D. Economic Conditions

### 1. Local Businesses

There are seven principal businesses in the planning area including:

- Beach Cottage Florist
- Ben's Garage
- Craft Shop
- Lido Motel
- Lido Restaurant
- Mahuffer's Restaurant
- Suncoast Auto Repair
- Sun Vista Real Estate

These businesses range from 3000 square feet in size with Suncoast Auto to the 947 square foot Beach Cottage Florist. The center of commercial activity in the planning area is adjacent to 192<sup>nd</sup> Avenue. The two restaurants, realty offices, and auto repair are in close proximity to one another and together generate much business for the area.

## **2. Surrounding Conditions**

The planning area is surrounded on the east and west by residential structures including Vista Bay and Vista Village condominiums on the east and various condominiums and forms of lodging on the west side of Gulf Blvd. No commercial establishments exist either on the east or west, other than the hotels on the west side of Gulf Blvd. The "Big Sky" restaurant abuts the planning area on the north, adjacent to Town Hall. The surrounding structures are generally 2-4 stories in height.

## **E. Transportation**

### **1. Circulation**

The narrow streets within the planning area restrict movement by automobiles. Whispering Pines D-1 Drive is one way (north bound) from 191<sup>st</sup> Avenue to 193<sup>rd</sup> Avenue. Second Street is a two way street extending between 191<sup>st</sup> Avenue and 192<sup>nd</sup> Avenue, but is also narrow and if it weren't for the very low traffic volume would need to be designated one way. All streets within the planning area must be traveled by automobiles with caution. The intersection of Whispering Pines Drive and 192<sup>nd</sup> Avenue includes a four way stop, but residents in the area state that the stop signs are frequently ignored placing local children and pedestrians in danger.

### **2. Transit Availability**

The Pinellas Suncoast Transit Authority (PSTA) serves Pinellas County, including the planning area. Route 71 travels from Tyrone Square Mall to Indian Rocks Shopping Center to the north in Indian Rocks Beach and passes through Indian Shores southbound once per hour and northbound once per hour. This route connects with other routes to allow access to all parts of the County (e.g. Route 66 to Morton Plant Hospital, the Park Street Terminal in Clearwater, and the Sponge Docks in Tarpon Springs). There are bus shelters within the planning area, but no covered shelters.

# Route 71

## INDIAN ROCKS SHOPPING CENTER TO TYRONE SQUARE MALL via Gulf Blvd.

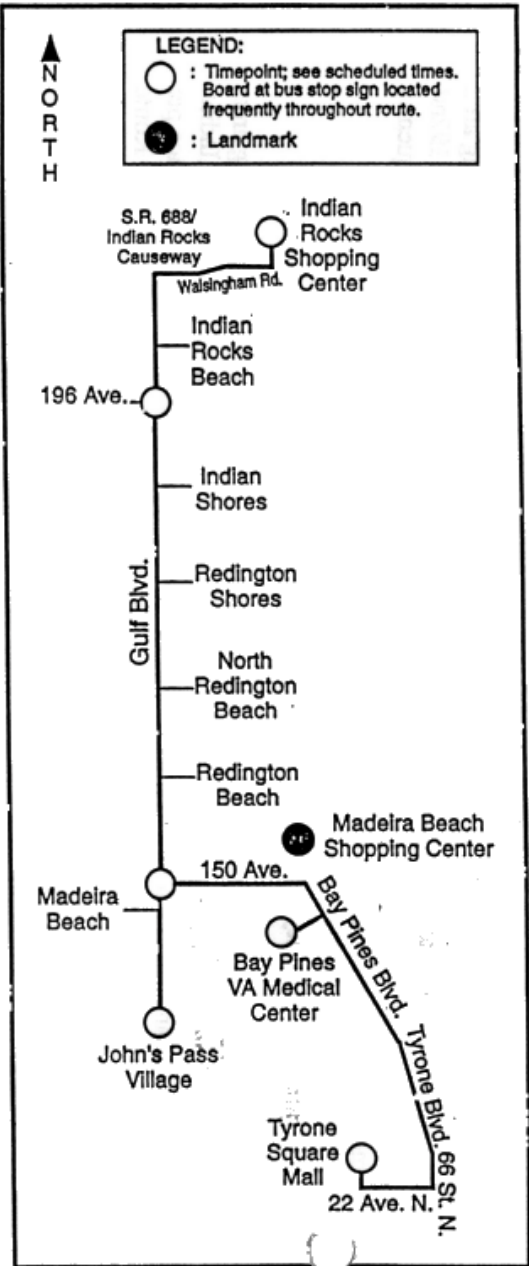
Serving: Indian Rocks Shopping Center, Indian Rocks Beach, Indian Shores, Redington Shores, N. Redington Beach, Redington Beach, Madeira Beach, John's Pass Village, 150 Ave., Bay Pines VA Medical Center, Tyrone Square Mall

### SUNDAY AND HOLIDAYS

Indian Shopping Center	& 196 Ave.	&	John's Pass Village	Bay Pines VA Medical Center	Tyrone Square Mall
600	605	615	620	630	645
630	635	645	650	700	715
745	750	805	810	820	840
845	850	905	910	920	940
945	950	1005	1010	1020	1040
1045	1050	1105	1110	1120	1140
1145	1150	1205	1210	1220	1240
1245	1250	105	110	120	140
145	150	205	210	220	240
245	250	305	310	320	340
345	350	405	410	420	440
445	450	505	510	520	540
545	550	605	610	620	640
645	650	705	710	720	740
745	750	805	810	820	835
845	850	900	905	915	930

♿ - Wheelchair Service Provided On All Trips

TIMES SHOWN SCHEDULED BUT MAY VARY DUE TO TRAFFIC CONDITI. WEATHER OR UNFORESEEN EVENTS.



# Route 71

## TYRONE SQUARE MALL TO INDIAN ROCKS SHOPPING CENTER via Gulf Blvd.

Serving: Tyrone Square Mall, Bay Pines VA Medical Center, 150 Ave., John's Pass Village, Madeira Beach, Redington Beach, N. Redington Beach, Redington Shores, Indian Shores, Indian Rocks Beach, Indian Rocks Shopping Center

### MONDAY - SUNDAY AND HOLIDAYS

Tyrone Square Mall	Bay Pines VA Medical Center	John's Pass Village	Gulf Blvd. & 150 Ave.	Gulf Blvd. & 196 Ave.	Indian Rocks Shopping Center
645	700	707	710	720	735
745	800	810	815	825	835
840	900	910	915	925	935
940	1000	1010	1015	1025	1035
1040	1100	1110	1115	1125	1135
1140	1200	1210	1215	1225	1235
1240	100	110	115	125	135
140	200	210	215	225	235
240	300	310	315	325	335
340	400	410	415	425	435
440	500	510	515	525	535
540	600	610	615	625	635
640	700	710	715	725	735
740	800	810	815	825	835
930	940	950	955	1000	1010

### **III. Desired Area Characteristics**

The Citizens Committee has developed a narrative describing future conditions for the planning area based upon the item discussed in the previous section and based upon the results of a survey of the Committee (see Appendix A). This survey was designed to help the Citizens Committee develop a consensus on which item they felt were important in the planning area. The resulting narrative is as follows:

The main attraction to the area will be a mixed-use corridor along Whispering Pines Drive, the main north-south roadway. Properties along oriented area will include a mix of residential, office, and commercial uses that will service not only the neighborhood, but an attempt to attract tourists to the area. The area will be designed to allow automobiles to travel through, but the specific emphasis will be on making the area easier to use by pedestrians.

The area will include public places as focal points such as a renovated Town Hall with orientation to the planning area and a town square that will host arts and crafts exhibits, outdoor gatherings, and other special activities.

The streets throughout the planning area will have consistent forms of landscaping, shaded seating, decorative brick work, and lighting added, where appropriate. A consistent architectural theme for new or renovated buildings will be encouraged along with architectural treatment of public improvements such as signage or entrance features from Gulf Blvd. One theme that should be considered is the Indian Shores theme as presented by the Town Beautification Committee and later adopted by the Town Council (see Appendix B).

Boaters will be attracted to the area from the Narrows (the Intracoastal Waterway). The Estelle Harper Park along the Narrows, east of Town Hall, has a good water depth, and will include facilities to accommodate boaters for day outings. The Gulf beaches on the west will be tied into the planning area with pedestrian crossings on Gulf Blvd. and then through the two public beach access points, one at 193<sup>rd</sup> Avenue and one proposed at a vacant lot just south of 191<sup>st</sup> Avenue.

Two anchors for the planning area include the Town Hall and Estelle Harper Park on the north and the proposed natural park area to be constructed on the south adjacent to the Park Boulevard Bridge.

#### **A. Land Uses for the Planning Area**

The area will attract tourists by providing a diverse mix of upscale goods and services and nearby residents and visitors will be provided with neighborhood goods and services. Public uses such as

the Town Hall, the town square, and a small U.S. Post Office will attract nearby residents and visitors to the area on a daily basis. Other specific uses may include a bakery, a coffee shop,

restaurants, upscale shops with specialty selections, personal services such as a barber shop or beauty salon; a small grocery store, an art gallery, a florist, and single family residences. Some of the residences may be located on the second story of the office or commercial uses. Recreational uses will also be included in the area such as the park on the south, a boater's use area on the east at Estelle Harper Park, and the two pedestrian connections across Gulf Blvd. to the beaches.

## **B. Physical Improvements**

The area will have a strong orientation towards the pedestrian user and amenities will be designed to ensure that the walker feels safe and can travel about the planning area with a minimum of effort. Therefore, no on-street parking will be included, instead off -street parking will be constructed at strategic locations within walking distance to uses in the planning area such as at Town Hall. Pedestrian connections to the beach area and to the condominiums on the east will be emphasized. Bicycle parking will also be included within the planning area and Gulf Boulevard will be improved to accommodate both pedestrians and bicyclists that wish to travel to the area from nearby. A Pinellas Suncoast Transit Authority bus shelter will be included as well as boat access or tie ups at the Narrows, as stated earlier. Whispering Pines Drive will be maintained as a one way street due to its narrow width and proximity to residential areas and use by pedestrians. The existing portions of Second Street may be improved to allow access to non-residential areas by commercial vehicles.

Other physical improvements will include a drainage plan and drainage retention area for portions of the planning area. Utilities will be placed underground and landscaping on Gulf Boulevard will be added to improve the area's aesthetics. Gateways into the planning areas will be installed near 191<sup>st</sup> Avenue, 192<sup>nd</sup> Avenue, and 193<sup>rd</sup> Avenue. These gateways will incorporate the adopted architectural theme and will be used to direct visitors to the area and to differentiate the planning area from other parts of the Town.

## **C. Landscaping and Signage**

Landscaping and signage will be added to the planning area as shown in Appendix B. This architectural rendering included in the Appendix was completed for the Town of Indian Shores by Phil Graham and Company and this design was also selected by the Town's Beautification Committee. This architectural theme will be used throughout the area for street signs, entrance or welcome signs, or other informational signs. The Town can use the planing area as a pilot project for these street signs to determine costs and feasibility for use in the remainder of the Town.

Landscaping will be added in existing and future grassed medians on GulfBoulevard as well as the existing grassed area north of the Park Blvd. Bridge. Landscaping will be added along with the entrance signs into the planning area as well as adjacent to the future bus shelter or Gulf Blvd. This bus shelter will be constructed similar to the one shown in Appendix B.

## **D. Regulatory Improvements**

Architectural guidelines will be adopted to be applied in the planning area and made available to those individuals wishing to construct new structures or renovate existing structures. These guidelines will be used to ensure compatible development and redevelopment. Size, height, and location guidelines for signage will be adopted for businesses that locate in the planning area. The structure height will be limited to two stories or approximately 30 feet maximum to maintain a small town ambiance and to keep the scale of the area more comfortable for pedestrians and more compatible with existing uses. A mix of uses on each parcel will be encouraged such as second story residences above first story office or commercial uses. Because of the small lots in the planning area setbacks for structures will be relaxed to allow additional building area.

Parking regulations will be developed which will allow joint use of parking and cross access easements to more efficiently use the small amount of vacant area remaining in the area.

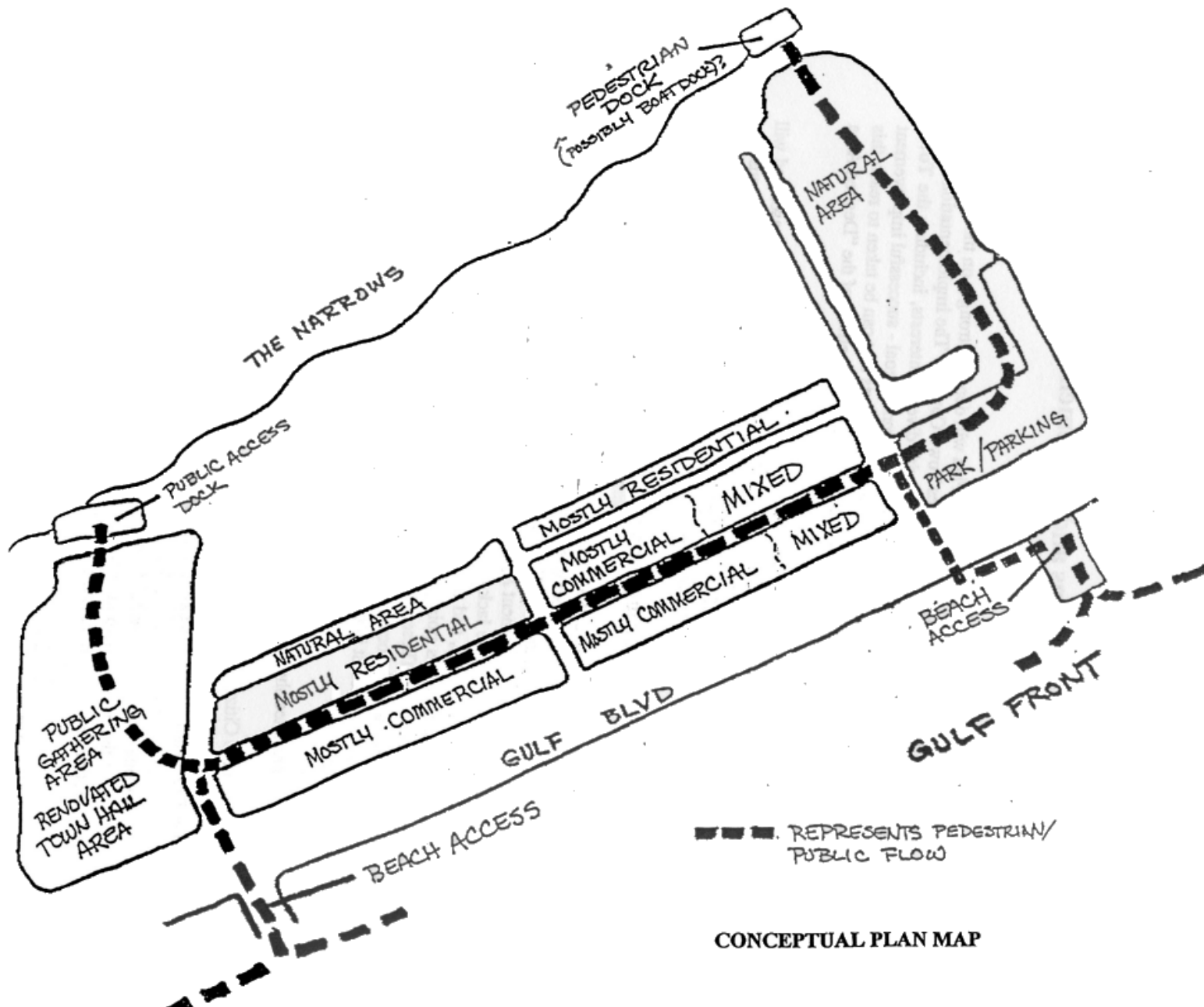
## **E. Architectural Theme**

The architectural and design schemes for the area will be general in nature and not detract from the quaintness of the planning area. They will be more descriptive than normally found within the Town's Land Development Codes, but not as restrictive as found within a historic preservation district. Currently, the structures have no prominent or continuing architectural details that can be used to visually tie the project together. Adopting an architectural scheme will make the area more cohesive and help to enhance the area.

Consideration will be given to the development of simple design elements in the form of design guidelines and recommendations that would be used for future developments, rehabilitations, or alterations in the planning area. Town owned properties, such as Town Hall on the north and the "Indian Shores Nature Refuge" at the south boundary, can be used as an example for future construction in the planning area.

## **F. Other Ideas**

The public improvement plan for the area will be phased to coincide with the initial successes of the Town Square Project. The Town's regulations should allow existing non-conforming uses in the area to remain as legal non-conforming uses to be redeveloped at the discretion of the business owners or as laws provide. It may be desirable to vacate the remainder of 2<sup>nd</sup> Street (north of 192<sup>nd</sup> Avenue) that includes environmentally sensitive areas. The useable upland areas will help adjacent uses develop, allowing more area to be credited to their overall total, improving the Town's tax base, and protecting the environmentally sensitive areas through the use of conservation easements and educational programs for the adjacent property owners. Another idea is to restrict automobiles on Whispering Pines Drive in order to increase pedestrian usage and reduce noxious fumes, but the Town may wish to do this for special events only as opposed to permanently.



CONCEPTUAL PLAN MAP

## **IV. Plan Recommendation and Implementation Strategies**

### **A. Overall Implementation**

The implementation of the Indian Shores Town Square Plan will depend strongly on the acceptance of the plan and support received from the Indian Shores Town Council. The implementation of the Indian Shores Town Square Plan will require people with diverse interests, including the Town Council, to come together to ensure the completion of their common goal – successful improvement of the planning area. This section identifies many completion efforts that can be taken to reach this goal and is intended to closely follow this plan and conclude with the placement of the "Desired Area Characteristics" into the planning area, as outlined in Phase II.

The implementation of this plan will require additional technical assistance in some cases and will obviously require innovative funding mechanisms. The recommendations in this plan will focus first on obtaining funding mainly in the form of grants. Town funding will be required in some cases, but will only be considered when no other option exists.

### **B. Organization – Follow Through and Oversight**

The overall implementation of the plan will require some form of oversight and help with implementation of some items. A number of techniques have been analyzed to determine how best to oversee the plan's implementation. Early in the process the Citizens Committee discussed developing a Community Redevelopment Agency or joining the Mainstreet Program, but due to the small size of the planning area, the lack of available staff to implement the programs (Mainstreet requires the hiring of a manager), and the lack of existing historical resources to comply with the Mainstreet requirements, at this point in the process it was determined best to stick with local oversight and implementation. These other techniques can still be pursued and used, if appropriate, however this plan recommends local oversight. This local oversight and implementation will work well because of the strong interest in the planning program exhibited by the Citizens Committee and the Town Council.

The Oversight Committee should include the following persons:

- Town Square Citizens Committee Members;
- One Town of Indian Shores Councilor as ex-officio member; and
- One Town staff member as ex-officio member.

The Oversight Committee should meet, at a minimum, on a quarterly basis to review and document progress towards the implementation of the plan, implement those items specifically attributed to

them in each section, and to coordinate the update of the plan, as necessary. The Committee should report its progress to the Town Council on a regular basis.

Additionally, further technical assistance in the implementation of specific recommendations can be obtained from a variety of sources. Some of these are identified in the table to follow, however one of the first sources to consider would be the Florida Redevelopment Association (of which the Town is a member). They can assist in specific implementation items and can provide a "Peer to Peer" review, which consists of planning and redevelopment specialists from around the state who will review and comment on plans for the area. All contact persons for each grant referenced in the following tables can be found in Appendix D.

### **C. Recommendations and Implementation Strategies**

The following section (first set of tables starting on the following page) includes recommendations and implementation strategies from the previous two phases in this plan. The following tables organize the observations and issues by five major subject areas including:

1. Identification of the Planning Area;
2. Beautification;
3. Infrastructure;
4. Building Architecture; and
5. Regulations.

Within each of these five areas a recommendation or implementation strategy is identified, the overall plan priority assigned and information regarding the administration of that item identified.

### **D. Workprogram of Summarized Recommendations/Implementation Strategies**

Following the first set of tables are tables that summarize the observations and issues developed during the first two phases of the plan. This second set of tables (starting on page 39) includes a summarization of the recommendations in the first set of tables and is in the form of a workprogram to facilitate the organization and initiation of the plan implementation effort.

Note: all grants referenced should be started within the first year after completion of the plan, unless otherwise noted. This is due to the length of time it takes to complete grant applications and the time it takes for the grant selection process to be concluded. All items referencing the Florida Redevelopment Association or Pinellas County Community Development (PCCD) grants should be grouped and discussed as a package with each agency early in the process. In order to receive PCCD grants certain planning area characteristics, such as personal incomes, condition of private structures, or condition of public infrastructure must be determined and may require additional study.

Table 6. Summary Outline of Issues and Recommendations

Observation/Issue	Recommendations/Implementation	Priority
<b>1. Identification of Planning Area</b>		
<ul style="list-style-type: none"> <li>• A good location for an entrance feature for the planning area is at 191<sup>st</sup> Avenue and Gulf Blvd.</li> <li>• The view entering the planning area from the north on Gulf Blvd is confusing (undefined).</li> <li>• The north side of the planning area adjacent to the</li> <li>• Town Hall is a good location for an entrance feature or sign.</li> <li>• The beach access points offer a good opportunity to emphasize an east-west flow of pedestrians to the planning area.</li> <li>• Street signs for the planning area and other informational/directional signs do not follow a consistent format, are too many in number, can be confusing, and occasionally block visibility.</li> <li>• Street, informational, and entrance signs will be added to the planning area as shown in Appendix B.</li> <li>• The planning area lacks identity.</li> <li>• The planning area should include public places as focal points.</li> <li>• The planning area should have consistent forms of landscaping, shaded seating, decorative brick work, and lighting added.</li> <li>• Adopt a consistent architectural theme and architectural treatment of public improvements such signage or entrance features.</li> <li>• The planning area should follow the Indian Shores theme as found in Appendix B.</li> <li>• Gateways will be installed at 191<sup>st</sup>, 192<sup>nd</sup>, and 193<sup>rd</sup> Avenues.</li> <li>• Bicycle parking areas will be included.</li> <li>• The planning area should be pedestrian oriented.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Consider hiring an architectural firm to carry the items listed to the left further, incorporating the design features included in Appendix B. The end product will be a site specific plan including streetscapes, landscaping, signage, entrance features, etc, and a capital improvement schedule and funding source identification. All of which will help to unify the planning area.</li> <li>➤ Pursue grant monies from Pinellas County Community Development (PCCD) for the construction of the public improvements referenced above.</li> <li>➤ Utilize facade grant assistance for commercial properties from PCCD. Use as an incentive for property owners to comply with selected architectural style and design guidelines (see Building Architecture).</li> <li>➤ Develop a marketing plan to promote the area and identify resources available to help small businesses. Utilize the Ronda Redevelopment Association's (FRA) Peer to Peer program to help with these items.</li> <li>➤ Option: contact the University of South Florida and the University of Ronda Schools of Architecture to determine their interest/ability to complete this item.</li> </ul>	<p>High – this item should be started immediately following the completion of this report. The two PCCD grants should be grouped for discussion with others found in these tables. The marketing plan is also called for elsewhere in these tables and should be grouped with those sections (Building Architecture and Regulations). Some of these improvements may be able to be paid for with "Penny for Pinellas" money.</p>

Table 6. Summary Outline of Issues and Recommendations (Continued)

<b>Observation/Issue</b>	<b>Recommendations/Implementation</b>	<b>Priority</b>
<ul style="list-style-type: none"> <li>• Estelle Harper Park east of Town Hall is a good location for special events.</li> <li>• Have a town square hosting arts and crafts exhibits, outdoor gatherings, etc..</li> </ul>	<ul style="list-style-type: none"> <li>➤ Form a special events committee that would be in charge of bringing events to the Estelle Harper Park area and eventually to other parts of the planning area. This committee can consist of the same persons that are on the Oversight Committee.</li> </ul>	<p>High – This can be started anytime after completion of this report and will take on more importance as the "Desired Area Characteristics" are developed.</p>

Table 6. Summary of Issues and Recommendations (Continued)

Observation/Issue	Recommendations/Implementation	Priority
<b>2. Beautification</b>		
<ul style="list-style-type: none"> <li>The natural area south of 191<sup>st</sup> Avenue is proposed as a park.</li> </ul>	<ul style="list-style-type: none"> <li>Pursue additional grant money to place improvements in the park and to ensure that the design is compatible with the architectural design of the planning area. The Florida Recreational Development Assistance Program grant can be pursued for this purpose. Also, develop a program to remove exotic species from the park's boundaries.</li> </ul>	<p>Low – this item depends upon the finalization of the P-2000 grant. It will become a higher priority then.</p>
<ul style="list-style-type: none"> <li>A mangrove and Brazilian Pepper tree lined area exists along the eastern edge of the planning area.</li> </ul>	<ul style="list-style-type: none"> <li>The unbuilt portions of 2<sup>nd</sup> Street (between 192<sup>nd</sup> and 193<sup>rd</sup>) should be vacated by the Town, a conservation easement placed over the natural areas, all exotic plant species removed, a maintenance plan developed, and an environmental education program offered to the adjoining residents. The Pinellas County Cooperative Extension Service should be contacted to develop and deliver the education program.</li> <li>Take advantage of the Coastal Management Grants Program which is intended to make improvements in water quality and natural resource protection through coastal non-point pollution controls (drainage improvements and exotic species removal/planting of native vegetation).</li> </ul>	<p>Low – this item can be completed as staff time becomes available. The grant should be started within one year due to the length of time needed for grant application and implementation.</p>
<ul style="list-style-type: none"> <li>Vista Bay Condominiums are visible from the Park Blvd. Bridge and their location and well kept appearance add to the planning area.</li> </ul>	<ul style="list-style-type: none"> <li>Consider requesting the Vista Bay Condominium owners add "at Indian Shores" to their Vista Bay sign on the south facing wall (after ensuring that there is not a conflict with the Indian Shores sign code).</li> </ul>	<p>Low – the Oversight Committee can contact the Vista Bay Condo Association.</p>

Table 6. Summary Outline of Issues and Recommendations (Continued)

Observation/Issue	Recommendations/Implementation	Priority
<ul style="list-style-type: none"> <li>The abandoned home at Gulf Blvd and 191<sup>st</sup> Avenue detracts from the view to the planning area.</li> </ul>	<ul style="list-style-type: none"> <li>Pursue the demolition of the home along with the park construction, or prior if possible. Explore the use of Pinellas County Community Development funds to complete the demolition.</li> </ul>	<p>Low – this item, along with others to follow, should be discussed with Pinellas County Community Development immediately after the completion of this report.</p>
<ul style="list-style-type: none"> <li>A large grassed area exists north of Park Blvd. and can be utilized for additional landscaping and an informational sign that ties to the planning area with consistent color and architecture.</li> <li>The grassed medians in Gulf Blvd. provide an opportunity for additional landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>Complete the continuation of the Florida Highway Beautification Council grant received for the remainder of Gulf Blvd. medians. Also, landscaping as shown in Appendix B should be added to the grassed area northeast of the intersection of Park Blvd. and Gulf Blvd. (Next to the proposed park).</li> </ul>	<p>Low – this work can be considered "ongoing." The grassed area landscaping can be started one year after completion of this report.</p>
<ul style="list-style-type: none"> <li>Overhead utilities detract from the aesthetics of the planning area.</li> <li>Whispering Pines is obscured by overhead utilities.</li> </ul>	<ul style="list-style-type: none"> <li>Place utilities underground and pursue additional funding sources, such as the Penny for Pinellas in order to complete this project. Also, discuss with Florida Power how best to fund these improvements.</li> <li>Ensure that the Gulf Blvd. widening includes placing the utilities underground, not just moving them to the east along Whispering Pines.</li> </ul>	<p>Medium – this is a continuation of work already completed by Indian Shores and may take many years to complete. It has been placed on the Penny for Pinellas list of improvements.</p>

Table 6. Summary of Issues and Recommendations (Continued)

Observation/Issue	Recommendations/Implementation	Priority
<b>3. Infrastructure</b>		
<ul style="list-style-type: none"> <li>• 2<sup>nd</sup> Street is unpaved.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Request that the paving project be added to the Town's list of capital improvements. Also, ensure that the design is compatible with the architectural plan to be considered for the area.</li> </ul>	<p>Medium – this should be integrated into the design of drainage improvements listed below and with the proposed architectural plan listed in "Identification of the Planning Area. "</p>
<ul style="list-style-type: none"> <li>• Safe pedestrian crossings are needed on Gulf Blvd. to the beach access points.</li> <li>• The lot on the Gulf south of 191<sup>st</sup> Avenue is being purchased through the P2000 program and will be used as a beach access point.</li> <li>• The beach access point across from 193<sup>rd</sup> Avenue is not clearly defined (and no pedestrian crossing exists).</li> </ul>	<ul style="list-style-type: none"> <li>➤ Request that the Town contact the Florida Department of Transportation (FDOT) to request pedestrian crossings at both access points. The access point on the south can be approved now and constructed later in conjunction with the completion of that beach access point In communicating with the FDOT this report and the process that was undertaken to improve the area should be emphasized.</li> </ul>	<p>Medium – this item can be started within one year after the completion of the plan.</p>

Table 6. Summary of Issues and Recommendations (Continued)

Observation/Issue	Recommendations/Implementation	Priority
<ul style="list-style-type: none"> <li>• Gulf Blvd. pavement edge is undefined, with no curbing or sidewalks.</li> <li>• The widening of Gulf Blvd. is currently listed on the Pinellas County Metropolitan Planning Organization and the Florida Department of Transportation's Transportation Improvement Plans as Planning, Design, and Engineering only and does not include a construction date.</li> <li>• No sidewalks exist within the planning area.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Request that the Town contact the Metropolitan Planning Organization (MPO) and request that the reconstruction of Gulf Boulevard be completed at an earlier date. In communicating with the MPO this report and the process that was undertaken to improve the area should be emphasized.</li> <li>➤ Request that the reconstruction include five foot wide sidewalks on both sides of Gulf Boulevard and that adequate area be included within the right-of-way for safe bicycle use.</li> <li>➤ Ask the Indian Shores Town Square Plan Citizens Committee to consider joining the Adopt-A-Highway program where the State incurs all costs and citizens volunteer to help beautify sections of Gulf Blvd. adjacent to the planning area.</li> </ul>	<p>High – communication of the Town's plans should start immediately after completion of this report. The Adopt-A-Highway program can be started one year after completion of the plan.</p>
<ul style="list-style-type: none"> <li>• Two street lights are needed: both midblock, one on 2<sup>nd</sup> Street and one on Whispering Pines between 191<sup>st</sup> and 192<sup>nd</sup>.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Request that the Town contact Florida Power to install additional street lights on the southern portion of Whispering Pines.</li> </ul>	<p>Low – this item can be completed immediately if the Police feel there is an immediate need., otherwise it should coincide with the completion of the architectural plan.</p>

Table 6. Summary of Issues and Recommendations (Continued)

Observation/Issue	Recommendations/Implementation	Priority
<ul style="list-style-type: none"> <li>• Heavy rains coupled with high tides result in flooding in the planning area.</li> <li>• Stormwater flows from 192<sup>nd</sup> across the limerock portions of 2<sup>nd</sup> Street eroding the surface and carrying sediment and other pollutants into the wetland area, eventually into the Intracoastal Waterway .</li> <li>• No facilities exist for treating stormwater that flows from the drainage inlets on Whispering Pines to the natural area south of 191<sup>st</sup>.</li> <li>• 2<sup>nd</sup> Street drainage improvements have been blocked to eliminate back flow from tidal waters.</li> <li>• Gulf View Cabin Villas, between 192<sup>nd</sup> and 193<sup>rd</sup> Avenues are the lowest point in the Town at only three to four and one-half feet in elevation.</li> <li>• 191<sup>st</sup> Avenue, east of 2<sup>nd</sup> Street has a large amount of the right-of-way that is unused.</li> <li>• The planning area is in need of areas that can be used for storage of stormwater .</li> </ul>	<ul style="list-style-type: none"> <li>➤ Develop a drainage solution that builds upon the current drainage design project for 2<sup>nd</sup> Street. Consider utilizing the unused portion of 191<sup>st</sup> near Vista Bay as part of an "area-wide" retention area. This would include drainage from private parcels, increasing their development potential. Continue the pursuit and implementation of the Southwest Florida Water Management District (SWFWMD) grant for design of facilities and drainage improvements for 2<sup>nd</sup> Street and the P-2000 grant for the future park. Also, utilize these funds for the removal of exotic plant species in the park as part of the overall maintenance plan required by the grant.</li> <li>➤ Take advantage of the Coastal Management Grants Program which is intended to make improvements in water quality and natural resource protection through coastal non-point pollution controls (drainage improvements).</li> <li>➤ Pursue the State Bond Loan Program funds that are in the form of low interest loans for the construction of stormwater control facilities.</li> </ul>	<p>Medium – This item should be integrated with the SWFWMD grant The Coastal Management grant should be pursued or started within one year due to the length of time needed for grant application and implementation. Also, these improvements have been placed on the Penny for Pinellas list of improvements also,</p>
<ul style="list-style-type: none"> <li>• Remaining usable land is quite small.</li> <li>• Not much area is available for parking in the planning area.</li> <li>• The planning area will have off-street parking constructed at strategic locations within walking distance to uses in the planning area.</li> <li>• Non-residential uses cover a smaller area than residential do, but they have a much higher demand for parking.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Consider the construction of a parking area east of Whispering Pines and south of 193<sup>rd</sup>. This lot can be accessed through the unbuilt portion of 2<sup>nd</sup> Street (this area would need to be constructed from 193<sup>rd</sup> . This portion of 2<sup>nd</sup> Street should not be vacated as part of the vacation of the environmentally sensitive portions of 2<sup>nd</sup> Street</li> <li>➤ Allow access to parking areas adjacent to the Town park on 193<sup>rd</sup> by all planning area uses and visitors.</li> </ul>	<p>Medium – this item should be integrated with the completion of an architectural plan. Parking access can be implemented immediately after review by Town officials.</p>

Table 6. Summary of Issues and Recommendations (Continued)

Observation/Issue	Recommendations/Implementation	Priority
<ul style="list-style-type: none"> <li>• The stop sign on Whispering Pines south of 192<sup>nd</sup> is blocked by a Brazilian Pepper tree.</li> <li>• Stop signs on 192<sup>nd</sup> and Whispering Pines are frequently ignored placing local children and pedestrians in danger .</li> <li>• Corner visibility is low within the planning area.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Request that the Town remove the Brazilian Pepper tree (it is an exotic plant species) at 192<sup>nd</sup> and Whispering Pines.</li> <li>➤ Include an analysis and redesign of this intersection (along with others in the planning area) and include pavement treatment such as decorative brick work that will help to make motorists utilize the area with more caution.</li> <li>➤ At present, request the Town Police, in consultation with Pinellas County Traffic Engineering, analyze the intersection to determine what types of improvements can be made to improve safety .</li> </ul>	<p>Medium – portions of this item can be started immediately and eventually will be integrated into the architectural plans</p>
<ul style="list-style-type: none"> <li>• No covered bus shelters exist within the planning area.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Request that the Town contact the Pinellas Suncoast Transit Authority to ask for the installation of a bus shelter near Town Hall. Make sure that the construction is in the style described in Appendix B (compatible with the architectural style chosen for the area).</li> </ul>	<p>Low – this item should be integrated into the architectural plan.</p>
<ul style="list-style-type: none"> <li>• The planning area will include facilities to accommodate boaters for day outings.</li> <li>• The planning area will be tied to the beach areas with well defined beach access points and safe pedestrian crossings on Gulf Blvd.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Consider the construction of a boat dock for day use near the existing seawall at Estelle Harper Park (north of the Sheriff’s Facility). Consider utilizing the Florida Recreational Development Assistance Program grant</li> </ul>	<p>Medium – this item should be started within one year of completion of this report. Also, this has been placed on the Penny for Pinellas list of improvements.</p>

Table 6. Summary of Issues and Recommendations (Continued)

<b>Observation/Issue</b>	<b>Recommendations/Implementation</b>	<b>Priority</b>
<ul style="list-style-type: none"> <li>• Two anchors exist in the planning area: Town Hall on the north and the proposed natural park on the south.</li> <li>• The view down Whispering Pines to Town Hall should be emphasized by ensuring that Town Hall does not "turn its back" to the area.</li> <li>• Whispering Pines is a narrow roadway that has a tendency to slow traffic.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Consider requesting the services of an architect (can be the same as discussed under Identification of the Planning Area) to complete plans that will allow Town Hall to focus its southern facade on the planning area.</li> </ul>	<p>High – this item should be integrated with the architectural plans as elaborated on under "Planning Area Identification." Also, this has been placed on the Penny for Pinellas list of improvements.</p>

Table 6. Summary of Issues and Recommendations (Continued)

Observation/Issue	Recommendations/Implementation	Priority
<b>4. Building Architecture</b>		
<ul style="list-style-type: none"> <li>• The area includes many small businesses.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Develop a marketing plan and identify resources available to small businesses. Utilize the FRA's Peer to Peer program to start up this report.</li> </ul>	<p>Medium- this item should begin by contacting FRA now and then plan on having the work begun one year after the completion of this report.</p>
<ul style="list-style-type: none"> <li>• The major non-residential uses are centered around 192<sup>nd</sup> Avenue and Whispering Pines.</li> <li>• Vacant land is scattered in small lots throughout the planning area.</li> <li>• The majority of the buildings are modest, one story structures.</li> <li>• Structure height will be limited to two stories (or approximately 30 feet).</li> <li>• Architectural guidelines will be adopted for the planning area.</li> <li>• Structure setbacks will be relaxed.</li> <li>• Many lots are quite narrow at 25 feet in width.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Request that the Town develop design guidelines to be used in new construction or renovation of existing structures. These can place emphasis on the smaller scale of existing development and to help retain the quaintness of the area. These guidelines should be in the form of a manual that can be applied by the Town to properties that redevelop or develop as new.</li> <li>➤ Consider using Pinellas County Community Development funds for facade grants as an incentive for non-residential property owners to improve their structures to be in compliance with design guidelines. Option: contact the University of South Florida and the University of Florida Schools of Architecture to determine their interest/ability to complete this item.</li> </ul>	<p>Medium - this item should be started one year after the completion of this report. The facade grants can be used once the guidelines are completed.</p>
<ul style="list-style-type: none"> <li>• Many of the smaller lots are valued low relative to built lots in the area.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Utilize this information as background for completion of grant applications with Pinellas County Community Development (PCCD).</li> </ul>	<p>High – this item, along with others outlined here, should be discussed with PCCD immediately after the completion of this report.</p>

Table 6. Summary of Issues and Recommendations (Continued)

Observation/Issue	Recommendations/Implementation	Priority
<b>5. Regulation</b>		
<ul style="list-style-type: none"> <li>• The planning area will include a diverse mix of upscale goods and services;</li> <li>• neighborhood goods and services.</li> <li>• The planning area will include some second <i>story</i> residences above first story non-residential uses.</li> <li>• A mix of uses on each parcel will be encouraged.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Develop a marketing plan to promote the area and identify resources available to small businesses. Utilize the FRA's Peer to Peer program to help design the plan.</li> </ul>	<p>Medium – this item should begin by contacting FRA now and then plan on having the work begun one year after the completion of this report.</p>
<ul style="list-style-type: none"> <li>• Size, height, and location guidelines for signage will be adopted.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Request assistance from the Pinellas Planning Council for the development and adoption of guidelines allowing the construction of signs that are compatible with the scale of surrounding uses and that are compatible with the proposed architecture of the area.</li> </ul>	<p>Low – this item should be integrated with the architectural plans as elaborated on under "Planning Area Identification."</p>
<ul style="list-style-type: none"> <li>• Existing non-conforming uses should be allowed to remain as legal non-conforming uses.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Request that the Pinellas Planning Council review the existing land use plan and land development regulations for the area to ensure that these uses can exist and that the "Desired" uses are allowed..</li> </ul>	<p>High – this item should be started immediately after completion of this report.</p>
<ul style="list-style-type: none"> <li>• Joint use and cross access will be encouraged in the planning area.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Request that the Town adopt an ordinance specifying the desire to implement joint use of parking area and cross access for driveway sharing and pedestrian access and develop an ordinance that specifies details related to implementation of these items.</li> </ul>	<p>Medium – this item can be started one year after the completion of this report.</p>

Table 7. Schedule of Implementation Tasks

<b>Task</b>	<b>Priority</b>	<b>Start Time</b>	<b>Responsible Entity</b>
1. Develop an architectural plan	High	Early 1997	Town Officials and Oversight Committee
2. Develop architectural design to focus Town Hall on the planning area	High	Integrate design with architectural plan	Town Officials and Oversight Committee
3. Pursue grant from Pinellas County Community Development for implementation of an architectural plan (streetscaping, etc.)	High	Early 1997	Pinellas County Community Development, Town Officials, and Oversight Committee
4. Review land use plan and land development codes to ensure desired uses can exist	High	Early 1997	Pinellas Planning Council and Town Officials
5. Improve (widen) Gulf Blvd	High	Early 1997	FDOT /Town Officials
6. Form a Special Events Committee	High	During 1997	Town Officials
7. Pursue facade grant assistance from PCCD	Medium	1998	Pinellas County Community Development, Town Officials, and Oversight Committee
8. Place overhead utilities underground	Medium	Ongoing	Town Officials
9. Develop Code Enforcement strategy for planning area	Medium	1998	Town Officials and Oversight Committee

<b>Task</b>	<b>Priority</b>	<b>Start Time</b>	<b>Responsible Entity</b>
10. Pave 2 <sup>nd</sup> Street	Medium	1998 -integrate with drainage design and architectural plan	Town Officials
11. Request pedestrian crossings	Medium	1998	Town Officials
12. Join the Adopt-A-Highway program	Medium	1998	Oversight Committee
13. Develop a master drainage plan (including removal of exotic plant species) and pursuit of a Coastal Mgt. Grant and the State Bond Loan Program	Medium	1998 -integrate with SWFWMD grant	SWFWMD/Town Officials
14. Construct boat dock at Estelle Harper Park Whispering Pines	Medium	1998	Town Officials
15. Develop building design guidelines	Medium	1998	Town Officials
16. Develop ordinance specifying joint use of parking and cross access	Medium	1998	Town Officials
17. Develop intersection improvements at Whispering Pines and 192 <sup>nd</sup>	Medium	Integrate remainder with architectural plan	Town Officials and Oversight Committee
18. Construct parking area	Medium	Integrate design and location selection with architectural plan	Town Officials and Oversight Committee

<b>Task</b>	<b>Priority</b>	<b>Start Time</b>	<b>Responsible Entity</b>
19. Develop a marketing plan	Medium	1998	Florida Redevelopment Association and Town Officials
20. Install new street lights on	Low	1998- integrate with architectural plan	Town Officials and Oversight Committee
21. Pursue the Florida Recreation Development Assistance Program for completion of facilities within the proposed park on the south end of the planning area	Low	When the P2000 grant is completed	Town Officials
22. Vacate portions of 2 <sup>nd</sup> Street & develop education program	Low	1999	Town Officials
23. Pursue a Coastal Management grant for exotic plant species removal and additional drainage improvements	Low	1999	Town Officials
24. Demolish abandoned home on 191 <sup>st</sup> and Gulf Blvd.	Low	1998	Pinellas County Community Development and Town Officials
25. Request Vista Bay Condominiums add "at Indian Shores" to their sign	Low	1999	Town Officials and Oversight Committee
26. Continue landscaping in medians and add to grassed area north of Park Ave. Bridge	Low	Ongoing	Town Officials
27. Installation of covered bus shelters	Low	Integrate design with architectural plan	Town Officials and Oversight Committee
28. Develop sign guidelines	Low	Integrate with architectural plan	Pinellas Planning Council and Town Officials

## Indian Shores Town Planning Area Questions

Please answer the following questions as a yes or no and then summarize or expand upon your answer if you feel it is necessary. Don't Don't worry about some of the major question headings having multiple answers, the questions are designed to find out what the group thinks the planning area should be.

### 1. **Characteristics of the Area. What are the basic assumptions about the area that you would like to see implemented?**

Y N

- Whispering Pines drive as an open air mall
- The planning area pedestrian oriented
- The planning area automobile oriented
- Combination of both
- Include public buildings and spaces
- Include a town square
- as central focus
- outdoor gatherings
- art/crafts
- farmers market
- other special activities
- Include streetscape improvements
- Architectural theme for the planning area (*e.g., Miami's Art Deco, John's Pass Fishing Village, Key West, Dunedin, Hyde Park [Tampa], Bradenton Beach, St. George Street- St. Augustine, Spanish, Indian Shores 'Eclectic'*)
- Attract boaters from the Intracoastal Waterway
- Other (*or summarize/expand on any comments concerning your selection above*)

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**2. Major Land Use Categories. Do you wish to attract any of the following major land use categories?**

Y N

- Residential
  - Office
  - Commercial
  - Mixed Use (*combination of all three*)
  - Other (*or summarize/expand on any comments concerning your selection above*)
- 
- 
- 

**3. Orientation of Uses. Who would you like uses to cater to?**

Y N

- Neighborhood goods and services
  - Tourist goods and services
  - Combination of both
  - Other (*or summarize/expand on any comments concerning your selection above*)
- 
- 
- 

**4. Specific Uses. What specific uses did you anticipate would be included in the planning area for the area?**

Y N

- Post office
- Bakery
- Coffee shop
- Upscale shops/specialty selection
- Personalized services
- Restaurant
- Grocery store
- Other (*or summarize/expand on any comments concerning your selection above*)
- Single family residences
- Multi family residences

- Hotel/motels
- Recreation (*passive/active* )
- Which of the following

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**5. Physical Improvements -Public Areas. Which of the following items would you like see completed?**

Y N

- Landscape Gulf Boulevard
- Town Square
  - in north end
  - in center
  - in south end
- Pedestrian crossings to-public parcels on beach side
- Gateways (*including approved theme, if one is chosen*)
  - 191<sup>st</sup> Street
  - 192<sup>nd</sup> Street
  - 193<sup>rd</sup> Street
- Streetscape improvements
  - Whispering Pines Drive
    - landscaping
    - signage (*public*)
    - lighting
    - seating
    - pavement work
    - other
  - 191<sup>st</sup> Street
    - landscaping
    - signage (*public*)
    - lighting
    - seating
    - pavement work
    - other
  - 192<sup>nd</sup> Street
    - landscaping
    - signage (*public*)
    - lighting

- seating
  - pavement work
  - other
  - 193<sup>rd</sup> Street
  - landscaping
  - signage (*public*)
  - lighting
  - seating
  - pavement work
  - other
  - On street parking
  - Off street parking (*public owned/constructed*)
  - Off street parking (*private owned/constructed*)
  - Bicycle parking
  - Boat access/tie-up
  - Drainage improvements
  - Underground utilities
  - Pedestrian connections to condominiums on east and west
  - One way street
  - PSTA transit stop or loop
  - Other ( *or summarize/expand on any comments concerning your selection above* )
- 
- 
- 

**6. Regulatory. What type of regulatory (i.e. zoning controls or guidelines) should be in place?**

- Signage guidelines -suggestions (*private parcels*)
- Signage control -requirements (*private parcels*)
- Architectural guidelines for new construction/renovations -suggestions
- Architectural control for new construction/renovations -requirements
- Zero lot line (*no set backs for structures*)
- side lines
- front line
- rear line
- Height limitation
- one story
- two story
- three story

- other
  - Second story residences above first story non-residential
  - Other ( *or summarize/expand on any comments concerning your selection above* )
- 
- 
- 

**7. Other. What other ideas are not covered that you would like to see?**

- Phased implementation of plan
  - Utilize 2<sup>nd</sup> Street as commercial access/delivery
  - Redesign Town Hall
  - orient towards south (*planning area*)
  - orient towards west (*current orientation*)
  - Tie in planning area to beach (*through passive park on the south and through public owned area on the north*)
  - Other ( *or summarize/expand on any comments concerning your selection above* )
- 
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Please provide your name and address so that we may ensure that you are on any future mailing lists. Thank you very much for you input.

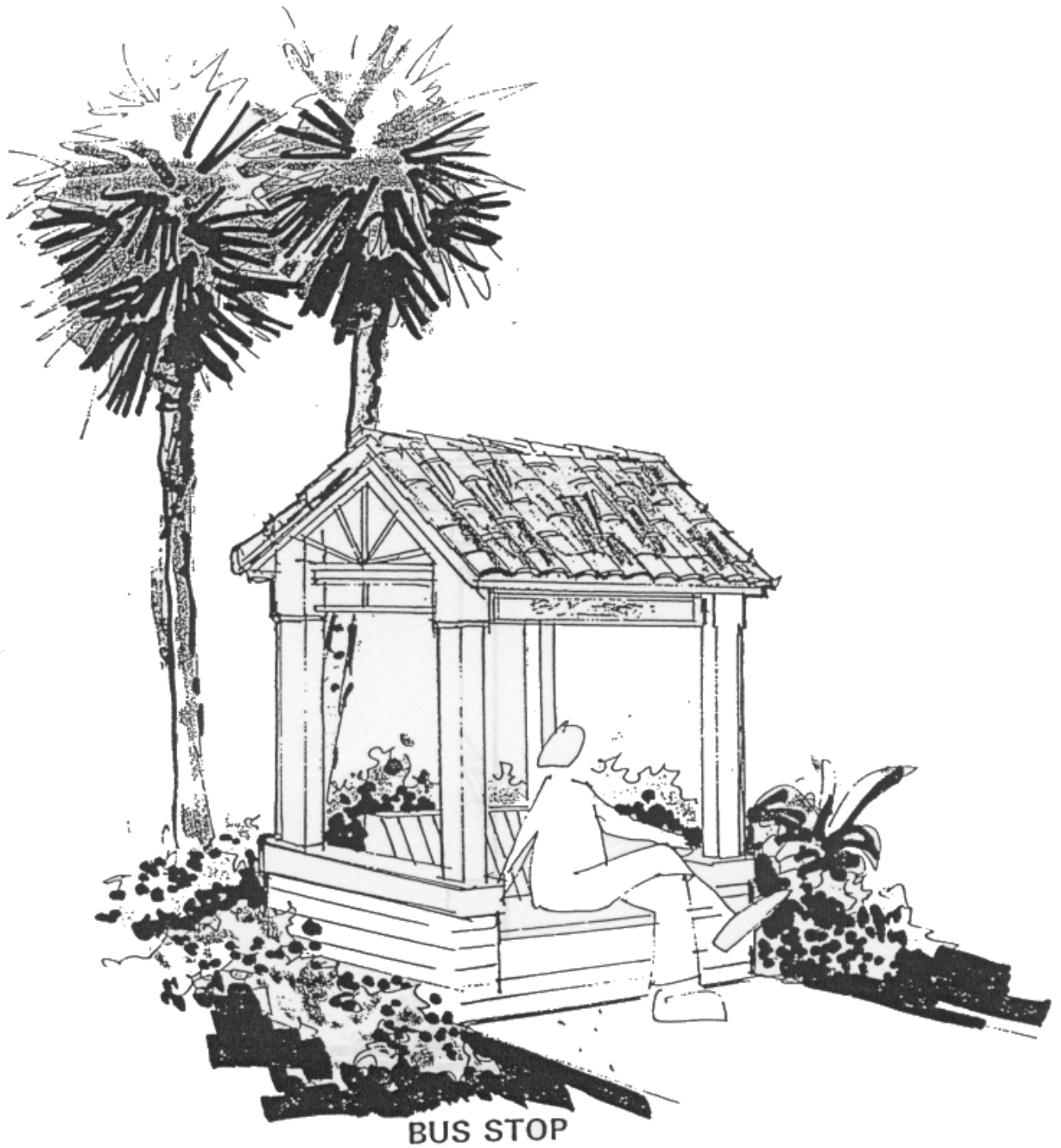
Name \_\_\_\_\_

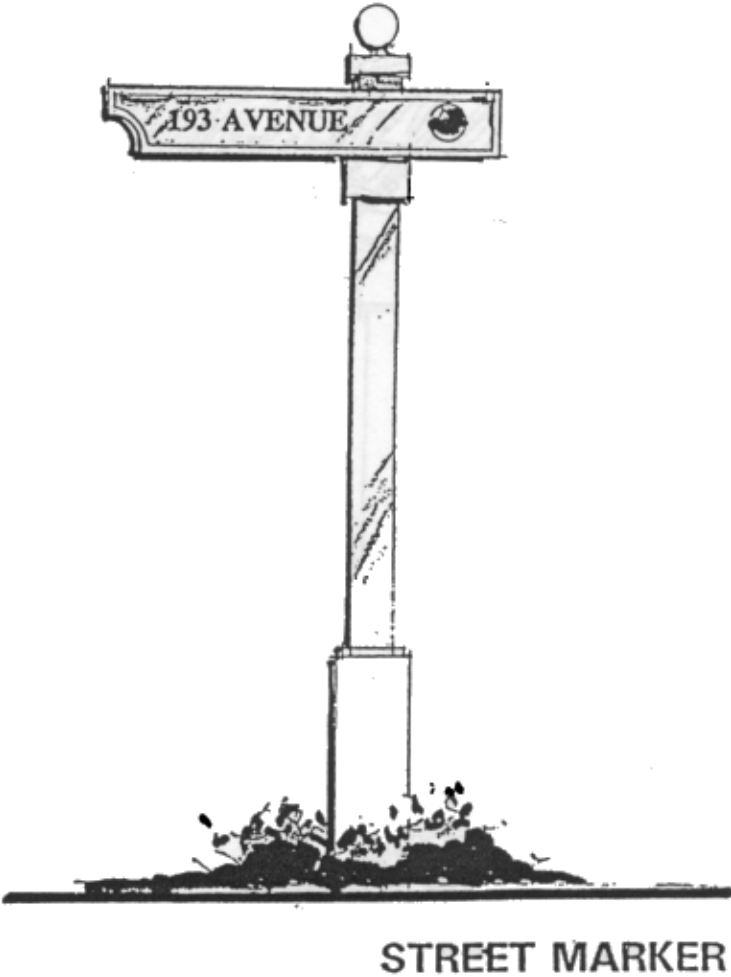
Address \_\_\_\_\_

Telephone \_\_\_\_\_

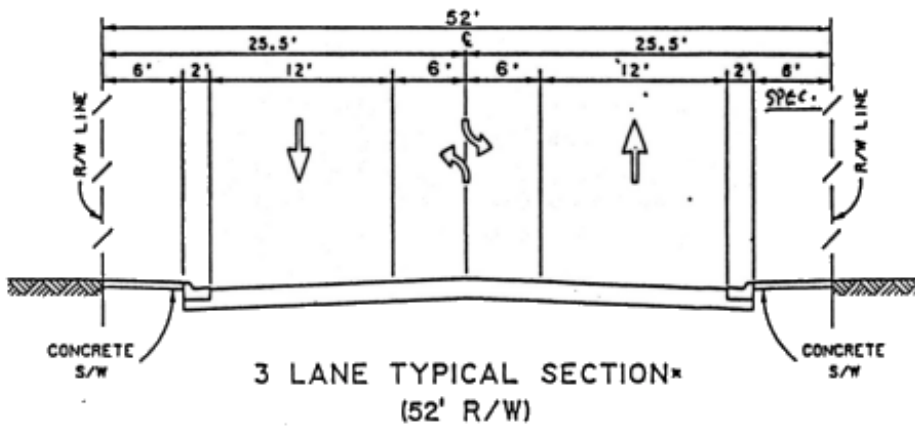
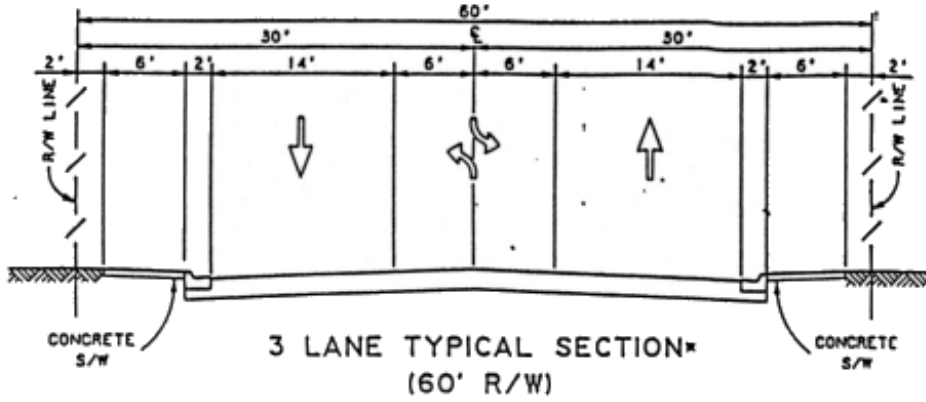


IDENTIFICATION GRAPHIC





APPENDIX C – GULF BOULEVARD “TYPICAL” SECTIONS



<p>FLORIDA DEPARTMENT OF TRANSPORTATION</p> <p>GULF BOULEVARD (S.R. 699) Pinellas County, Florida</p> <p>TYPICAL SECTIONS</p> <p>EXHIBIT 2</p>
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Greiner, Inc.

APPENDIX D – CONTACT PERSONS

Adopt-a-Highway Program -Stephen E. Liner, Program Manager, (904) 414-0482

Coastal Management Grants Program -Florida Coastal Management Program, (904) 922-5438

Florida Department of Transportation -Don Skelton, P.E., 975-6448

Florida Highway Beautification Council Grant -Gary L. Henry, Registered Landscape Architect, (904) 922-7210

Funding Publications, Inc. -Frances S. Passannante at (305) 670-2203

Florida Power -Nancy Loehr, Gulf Beaches Area Manager, 893-9379

Florida Recreation Development Assistance Program -Bureau of Design and Recreation Services, (904) 488-3621

Florida Redevelopment Association -Carol Marchner, Executive Assistant, (904) 222-9684

Pinellas County Community Development -Darlene J. Kalada, 464-4851

Pinellas County Cooperative Extension Agency -Judy Yates, Director, 582-2100

Pinellas County Metropolitan Planning Organization -Brian Smith, Director, 464-4751

Pinellas Planning Council, David P. Healey, Executive Director, 464-3855

Pinellas Suncoast Transit Authority -Diane Smith, 530-9911

Preservation -2000 (P2000) -Anne Peery, Executive Director, (904) 922-2207

Southwest Ronda Water Management District -Bill Hennessey, Community Affairs Director, (352) 796-7211, ex. 4749

State Bond Loan Program -Don W. Berryhill, P.E., Bureau Chief, (904) 488-8163

University of Florida School of Architecture -(352) 392-0205

University of South Florida School of Architecture -John Marsh, 974-2628