



THE SUNSET CAPITAL OF FLORIDA

Notice of Public Meeting Planning Board

Commission Chambers
155 Corey Avenue, St. Pete Beach, Florida 33706
2/19/2013
4:00 p.m.

- i. **Call to Order**
- ii. **Pledge of Allegiance**
- iii. **Roll Call**

Regular Meeting Agenda

- 1. Approval of January 15, 2013 Meeting Minutes**
- 2. Discussion Items**
 - I. School Concurrency
 - II. 10-Year Water Supply Plan
 - III. Economic Development Update and Presentation
 - IV. Comprehensive Plan Update Discussion
 - V. Consultant Review and Use
- 3. Adjourn**

APPEALS

If a person decides to appeal any decision made at this Meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of Meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) The city does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

ADA

Agenda Material is available for review at City Hall. In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in this proceeding should contact Public Services, no later than seven days prior to the proceeding at (727) 363-9243 for assistance; if hearing impaired, contact the Florida Relay Service Numbers, (800) 955-8771 (TDD).

I. School Concurrency (See October 30, 2013 Interlocal Agreement for details)

LDR proposed changes

Generally: Revise Division 29 to complement Interlocal Agreement (IA).

Specifically: Amend Section 29.2 to revise definitions consistent with IA

Amend Section 29.13 to revise consistent with IA

Comprehensive Plan changes

Generally: Public School Facilities, CIP, and Intergovernmental Coordination Elements

LDR Division 29

Sec. 29.13. - Specific regulations and procedures for school concurrency.

- (a) Purpose and intent. The purpose of school concurrency is to assure that there is available capacity for the anticipated students in each concurrency service area where residential units are created at the time those students need to go to school.
- (b) Application for school concurrency review. The development tracking system is accessed by the city when an application for school concurrency review ("application") is submitted to the city. A city representative shall then ascertain the completeness of the documentation, in a timely manner, to ensure that the required information is sufficient to accept the application for school concurrency review.
- (c) Review of application.
 - (1) When the application has been accepted, it shall be processed and reviewed in accordance with procedures adopted in subsection 29.13(d).
 - (2) If the application is not reviewable as submitted, then the application shall be returned to the property owner or representative clearly stating what the deficiencies are and why the application cannot be further reviewed.
- (d) School concurrency applied.
 - (1) When the review process for an application is initiated, the city shall consider the most current adjusted information on available capacity provided by the county. If this information reveals that there is available capacity within each of the concurrency service areas where the proposed residential approval would be located, then the city shall proceed under subsections (2)a.—d. below. If the information reveals that there is not available capacity within a concurrency service area where the proposed residential

approval would be located, then a school concurrency application shall be submitted by the city to the school district and the county for all residential approval, regardless of size, and shall proceed under subsection (2)e. below.

(2) Development review process.

- a. The city is authorized to issue a school concurrency approval for a residential site plan or final subdivision approval of less than 25 dwelling units without submitting a school concurrency application to the school district.
- b. A school concurrency application for residential site plans or residential final subdivisions of 25 dwelling units or greater shall be submitted by the city to the school district and the county on a form provided by the school district.
- c. Within 25 days of receipt from the city of a completed school concurrency application, the school district will review the application and shall render a school concurrency determination stating whether there is available capacity for all types of schools to accommodate the estimated number of students that would be generated by the proposed residential approval and maintain the adopted level-of-service standard. The school district may request assistance from the county in reviewing applications.
- d. If the school district determines that there is available capacity within the concurrency service areas where the proposed residential approval would be located, then an adequate level of service would be provided within the concurrency service areas and the residential approval shall be issued a school concurrency approval by the city.
- e. If the school district determines that there is not available capacity within an affected concurrency service area and the adopted level-of-service standard would be exceeded, then the school district shall consider whether there is available capacity in the contiguous concurrency service area(s).
 1. If the school district determines that, in the aggregate, there is available capacity in the contiguous concurrency service area(s) to accommodate the estimated number of students from the proposed residential approval, then an adequate level of service would be provided and the residential approval shall be issued a school concurrency approval by the city.
 2. If the school district determines that, in the aggregate, there is not available capacity in the contiguous concurrency service area(s) to accommodate the estimated number of students from the proposed residential approval, then an adequate level of service would not be provided for that type of school and the residential approval shall not be issued a school concurrency approval by the city.
 3. If the school district determines that, in the aggregate there is not available capacity, then within 25 days after receiving the completed school concurrency application from the city, the school district shall identify the required proportionate share mitigation and recommend acceptable form(s) of mitigation in writing to the city and the applicant.

4. When the school district determines that there is not adequate capacity for a residential approval, then the city may only issue a school concurrency approval after the execution of a legally binding development mitigation agreement between the applicant, the city, and the school board.
- (3) The city shall provide documentation of all school concurrency approvals to the county within 30 days of issuance.
- (4) Continued validity of a school concurrency approval: A school concurrency approval shall be valid for purposes of the issuance of development orders or permits for 12 months from the date of issuance by the city. If the developer has not begun construction within 12 months of issuance of the development order, then the approval shall expire and the developer shall re-apply for school concurrency approval.

~~(de)~~ Mitigation.

- (1) If capacity is not available, the applicant may choose to satisfy the public school facilities concurrency requirements of the city by making a proportionate fair share contribution, pursuant to the following requirements:
 - a. Acceptable forms of mitigation may include, without limitation, the following:
 1. Contribution of land;
 2. The construction of public school facility;
 3. Expansion of an existing public school facility;
 4. Payment for land acquisition or the expansion or construction of a public school facility;
 5. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits;
 6. Charter schools will be recognized as public school facilities and will serve to expand the capacity of the school district. Charter schools are a potential option for mitigating the impact that new residential approvals may have on public school facilities.
 - b. The following standards shall apply to any mitigation required by the school district:
 1. Proposed mitigation must be directed toward a permanent school capacity improvement identified in the five-year work program, with the exception of charter schools, that satisfies the estimated demands created by the proposed residential approval;
 2. Relocatable classrooms will not be accepted as mitigation;
 3. Mitigation shall be proportionate to the demand for public school facilities estimated to be created by the proposed residential approval;

- c. The proportionate share mitigation amount shall be calculated using the following formula for each school level: Multiply the number of additional new student stations required for mitigation of the estimated demand for public school facilities created by the proposed residential approval by the average cost per student station using the actual construction cost being experienced by the school district for student stations at the time when proportionate share mitigation is accepted plus the inclusion of land costs, if any.
- d. Development mitigation agreement.
1. The development mitigation agreement shall provide for the required mitigation to mitigate the impacts of the proposed development on public school facilities.
 2. Upon notification by the school district that a proposed development project is subject to public school facilities concurrency regulations and is eligible to participate in the proportionate share program, the applicant and the city shall be notified within 21 days in writing of such during the site plan review process.
 3. In order to move forward in the development process, if the applicant chooses to exercise this concurrency option, a meeting shall be held to discuss eligibility, application submittal requirements, potential mitigation options, and related issues. The applicant and the school district shall attempt to negotiate a development mitigation agreement which shall provide for the required mitigation to mitigate the impacts of the proposed development on public school facilities. The city shall be a party to this agreement.
 4. After a mitigation project is identified and agreed upon by the applicant and the school district, a development mitigation agreement will be prepared by the applicant with direction from the school district. The final agreement, after approval by the school board, will become a part of the final site plan submittal. Final approval of the site plan and agreement rests with the city manager or his/her designee. If the applicant and the school board are unable to agree on an acceptable form of mitigation, the conflict resolution provision provided in Section 14 of the Public Schools Interlocal Agreement may be utilized.
 5. The development mitigation agreement shall include the applicant's commitment to continue to renew the development mitigation agreement until the mitigation is completed as determined by the school board or as determined through the conflict resolution procedures provided for in Section 14 of the Public Schools Interlocal Agreement, if applicable.
 6. Upon execution of a development mitigation agreement, the applicant shall receive public school facilities concurrency approval or functional equivalent.
 7. If the applicant chooses to not continue with their project, the applicant may submit a letter to the school district to withdraw from the development mitigation agreement at any time prior to the execution of the agreement.

8. A development mitigation agreement can be amended or cancelled by mutual consent of the parties to the agreement or by their successors in interest.

e. Cross jurisdictional impacts.

1. In the interest of intergovernmental coordination and to reflect the shared responsibilities for managing development and concurrency, the city will notify the other local government in writing if the proposed mitigation is located in a different jurisdiction, and allow the opportunity for the other local government to comment on mitigation proposals.

(ef) Vesting. For the purposes of meeting the level-of-service standard, residential approvals, development orders, and permits approved for any property prior to the effective date of this ordinance shall be vested and shall not require a school concurrency approval.

(fg) Credits.

(1) After the effective date, any property with existing dwelling units that are demolished or destroyed shall receive a credit for the estimated number of students generated from existing dwelling units. Credits may not be transferred to another property but may be used on abutting property if part of the same residential approval. The applicant will be required to provide proof of such existing uses in a form acceptable to the city manager or his/her designee.

(2) The application of credits for public school capacity attributable to the number of student seats generated by a previous and existing on-site residential use may be used for a new residential approval, in the place of the capacity which would be generated by the new residential approval, in perpetuity from the effective date.

(gh) Modifications to site plans.

(1) Minor modifications may be made to an already submitted site plan. A minor modification will not result in any extension to the validity time frame associated with a school concurrency approval issued for the initial site plan, and will not justify the issuance of a new school concurrency approval. Modifications in demand on available capacity will be reflected in the development tracking system. If the city manager determines that such modifications do not constitute a minor change from the original site plan, as described in section 5.1 of the Land Development Code, submittal of a new site plan will be required. In such instances, the school concurrency approval issued for the original site plan submittal will no longer be valid, and the new site plan will be subject to the school concurrency review.

(hi) Review and appeals.

- (1) The review and appeal of a school concurrency determination issued by the city will be carried out in accordance with section 3.14 of the LDC.

(ij) School capacity and level of service report:

- (1) Each year, the school district shall prepare a school capacity and level of service report (the "report") to calculate the existing level of service and the available capacity within each concurrency service area.
- (2) Available capacity shall include the school facilities that will be in place or under construction within three years, according to the five-year work program and shall be calculated based on the following formula:

$$\text{Available Capacity} = [\text{FISH School Capacity} + \text{Additional Capacity}] - [\text{Enrollment} + \text{Vested Students}]$$

- (3) The county shall be notified by the local governments when new dwelling units have received certificates of occupancy and when the school concurrency approval for a residential approval has expired. The county shall provide this information to the school district for inclusion in the annual report.

II. 10-Year Water Supply Plan

LDR proposed changes (None)

Comprehensive Plan changes

Generally: Infrastructure, Capital Improvements, and Intergovernmental Elements

3. Within 18 months after the governing board approves an updated regional water supply plan, the element must incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan pursuant to s. 373.709(2)(a) or proposed by the local government under s. 373.709(8)(b). If a local government is located within two water management districts, the local government shall adopt its comprehensive plan amendment within 18 months after the later updated regional water supply plan. The element must identify such alternative water supply projects and traditional water supply projects and conservation and reuse necessary to meet the water needs identified in s. 373.709(2)(a) within the local government's jurisdiction and include a work plan, covering at least a 10-year planning period, for building public, private, and regional water supply facilities, including development of alternative water supplies, which are identified in the element as necessary to serve existing and new development. The work plan shall be updated, at a minimum, every 5 years within 18 months after the governing board of a water management district approves an updated regional water supply plan. Local governments, public and private utilities, regional water supply authorities, special districts, and water management districts are encouraged to cooperatively plan for the development of multijurisdictional water supply facilities that are sufficient to meet projected demands for established planning periods, including the development of alternative water sources to supplement traditional sources of groundwater and surface water supplies.

III. Economic Development Update

Brief presentation

Consultant efforts (economic scenarios and CRA adoption)

IV. Comprehensive Plan Update Discussion

Review of suggestions for incorporation

Re-adoption

V. Consultants

Anticipated projects

Use for educational purposes

Item I

SCHOOL PLANNING WORKGROUP

MEETING SUMMARY

December 5, 2012

PINELLAS COUNTY PLANNING DEPARTMENT CONFERENCE ROOM, 10:30 A.M.

Member Attendees: Gordon Beardslee, Pinellas County; Liz Freeman, Pinellas County; Ryan Brinson, Pinellas County; David Sadowsky, Pinellas County; James Cannon, Pinellas County; Marshall Touchton, School District; Michael Bessette, School District; Debbie Forster, School District; David Koperski, School District; Christine McLachlan, City of Largo; Ann Rocke, City of Largo; Paul Bertels, City of Clearwater; Lauren Matzke, City of Clearwater; Paul Geisz, City of St. Petersburg; Michael Dema, City of St. Petersburg; Fred Metcalf, City of Gulfport; Joe Incorvia, City of Pinellas Park; George Kinney, St. Pete Beach

Welcome and Introductions:

Gordon Beardslee, with the Pinellas County Planning Department, facilitated the meeting and provided an overview of the meeting's agenda. Introductions from those in attendance followed.

Status of Interlocal Agreement and Comprehensive Plan Amendments to Eliminate School Concurrency

Ryan Brinson, with the Pinellas County Planning Department, updated the workgroup on the status of the Public School Interlocal Agreement and the amendments related to the Public School Facilities Element.

Ryan indicated that the Interlocal Agreement was recently approved by the Board of County Commissioners on October 30, 2012, and is available on the County's Planning Department website at: http://www.pinellascounty.org/Plan/pdf_files/1906_IA.pdf. If anybody would like a certified copy of the Agreement, arrangements can be made to have one mailed to you.

On July 24, 2012, the Board of County Commissioners approved the County's Comprehensive Plan and Land Development Code amendments. To date, Largo, Clearwater, Pinellas Park, St. Petersburg, and Oldsmar have already initiated similar amendments to their Comprehensive Plans.

Gordon mentioned that we could provide copies of the County's information (staff report, ordinance, etc.) if a City wanted to use them as a sample/for reference.

Coordination between Local Government and School District regarding Proposed Charter School Locations, and Related Siting Issues

Gordon mentioned that the School Transportation Safety Committee met in September and the issue of coordination between the School District and local governments

PUBLIC SCHOOLS
INTERLOCAL AGREEMENT

THIS AGREEMENT is made and entered into on the 30th day of October, 2012, among Pinellas County, Florida (hereinafter referred to as "County"), the Municipalities of Clearwater, Dunedin, Gulfport, Largo, Madeira Beach, Oldsmar, Pinellas Park, Safety Harbor, Seminole, St. Petersburg, St. Pete Beach, and Tarpon Springs, Florida, (hereinafter referred to as "Municipalities"), and the School Board of Pinellas County, Florida, (hereinafter referred to as "School Board") (hereinafter individually, a "Party", or collectively, the "Parties").

WITNESSETH:

WHEREAS, the Legislature enacted Section 163.31777, F.S. (2002), requiring that each county and the non-exempt municipalities within that county enter into an interlocal agreement with the district school board to establish jointly the specific ways in which the plans and processes of the district school board and local governments are to be coordinated; and

WHEREAS, Section 163.31777(1)(d), F.S. (2002), provided that interlocal agreements between local governments and school boards adopted pursuant to Section 163.3177, F.S. before the effective date of Section 163.31777, F.S. (2002), must be updated and executed pursuant to the requirements of Section 163.31777, F.S. if necessary; and

WHEREAS, Section 163.31777, F.S., was amended in 2005, and required that the interlocal agreement between local governments and school boards also address the requirements in Section 163.3180(13)(g), F.S. regarding the implementation of school concurrency; and

WHEREAS, Section 163.31777, F.S., was subsequently amended in 2011 by the Community Planning Act, which rescinded the requirement for local governments to implement school concurrency; and

WHEREAS, recognizing the extensive coordination in place, and based on declining student enrollment, at their meeting on September 7, 2011, the Pinellas Schools Collaborative, recommended that the County and Municipalities ("Local Governments") rescind school concurrency; and

WHEREAS, the County, Municipalities and School Board recognize the benefits of ongoing intergovernmental coordination; and

WHEREAS, the Agreement acknowledges the School Board's constitutional and statutory obligations to provide a uniform system of free public schools on a countywide basis, and the land use authority of local governments, including their authority to approve or deny comprehensive plan amendments and development orders.

NOW THEREFORE, it is mutually agreed between the School Board, the County and the Municipalities that the definitions and procedures hereinafter set forth will be utilized and followed in coordinating land use and public school facilities planning, as required by Section 163.31777, F.S.:

1. Definitions. The following terms used in this Agreement are defined as follows:

Educational Plant Survey or the Five-Year Plant Survey – means the systematic study of educational and ancillary plants of the School Board conducted at least every five years to evaluate existing facilities and plan for future facilities to meet proposed program needs. (see Section 1013.35, F.S.)

Fall Student Enrollment Count – means annual student head count that is conducted by the Pinellas County School District in October.

Five-Year Facilities Work Program or the Five-Year Work Program – means the document created by the School District to assist it as it plans, proposes, and prioritizes its current and five-year capital outlay needs. (see Section 1013.35, F.S.)

FISH (Florida Inventory of School Houses) – means the inventory numbering system used by the Florida Department of Education for parcels, buildings, and rooms in public educational facilities.

FISH School Capacity – means the number of students that may be housed in a facility at any given time based on State Requirements of Educational Facilities 1999 (SREF).

Local Government or Local Governments – means the County and all the Municipalities.

Remodeling – as defined in the Florida Building Code, Chapter 4, Section 423.5., means the changing of existing facilities by rearrangement of space and/or change of use.

Renovations – as defined in the Florida Building Code, Chapter 4, Section 423.5., means the rejuvenating or upgrading of existing facilities by installation or replacement of materials and equipment. The use and occupancy of the spaces remain the same.

Pinellas County School Board – means the seven member elected board that is responsible for the control, operation, organization, management and administration of schools in Pinellas County. Three members shall be elected at-large by the qualified voters of the entire school district. Four members shall be elected from single-member districts by the voters who reside in the single-member district.

School Planning Area – means the boundaries that the Pinellas County School District establishes to recognize a geographical area for capacity reporting purposes.

References to a Party, Parties, Local Government or named Parties shall be interpreted to be a reference to that Party's governing board or its staff administering this Agreement, whichever the context requires.

2. Student Enrollment and Population Projections. In fulfillment of their respective planning duties, the Parties agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. The Metropolitan Planning Organization's Technical Coordinating Committee (TCC) will utilize established procedures to develop population growth projections for each Traffic Analysis Zone (TAZ) in the County, which will be provided to the Parties. The School District will use this data along with student enrollment, birth rates, Florida Department of Education projections, and other

relevant data to project student enrollment. The preliminary student enrollment projections, and how they are developed, will be provided to the TCC and all Local Governments for review and comments at least thirty days prior to the establishment of final enrollment projections. Final enrollment projections will be provided to all Local Governments within ten days of being established. See Section 163.31777(2)(a), F.S.

3. Coordinating and Sharing of Information.

(a) The School Board will notify all Local Governments of all proposed school facility changes, such as new construction, remodeling, renovations, closures or change in type of school, as set forth herein. The School Board will notify each Local Government of the initiation of the Five-Year Plant Survey and of the initiation of the annual update of the Five-Year Facilities Work Program and request comments and recommendations for consideration in the development of the survey and work program at least thirty days prior to submittal to the School Board for approval. Each Local Government may provide comments and recommendations to assist in developing the final recommendations to be submitted to the School Board for approval. Each Local Government will be provided with a copy of the recommendations concerning the survey and work program at the time they are provided to the School Board. Each Local Government will be notified of the date and time of the meeting at which the School Board will take action to approve the survey and work program. The School Board will adopt the annual update to the Five-Year Work Program no later than October 1 of each year, and copies of the approved Five-Year Plant Survey and the Five-Year Work Program will be provided to each Local Government within ten days of approval. See Sections 163.31777(2)(b) and (f), F.S.

(b) Each Local Government will inform the School District in advance of the final approval of land use plan amendments or rezonings that change residential densities, and major infrastructure projects that may impact public schools with sufficient time for School District review and comment. Such notification, where appropriate, and if known, should include the proposed site plan that indicates the location, size, the number and types of units (number of bedrooms), price range of the units, any deed restrictions that may impact student population, the build-out timeframe, and other information as may be appropriate. Comments provided by the School District will identify how the School District will meet the anticipated public school demand associated with proposed approval or changes based on the Five-Year Facilities Work Program. See Section 163.31777(2)(b), F.S.

4. School Site Selection, Significant Renovations, and Potential School Closures.

Participation by each affected Local Government with the School Board in the process of evaluating potential school closures, significant renovations to existing schools, and school site selection before land acquisition shall be in accordance with the existing Interlocal Agreements for Public Educational Facilities Siting that were entered into between the School Board, the County, and the Municipalities in 1996. In addition to the criteria included in these interlocal agreements, the School Board shall consider school site locations that encourage public schools in proximity to urban residential areas, and opportunities to collocate public schools with other public facilities such as parks, libraries, and community centers. The Parties shall amend these agreements as necessary to address proposed school closures and significant renovations to existing schools. See Section 163.31777(2)(c), F.S.

5. Supporting Infrastructure. In addition to the notification required in paragraph 3 (a) above, the School District will notify each Local Government of the need for on-site or off-site improvements to support new, proposed expansion, or redevelopment of existing schools

within the jurisdiction of that Local Government. Thereafter, representatives of the School District and the affected Local Government will meet and determine the responsibility for making such improvements and identify other agencies that should be involved. The Parties will then meet with the other agencies to coordinate the completion of the on-site and off-site improvements. See Sections 163.31777(2)(d) and 1013.36(1), F.S.

6. **School Capacity.** In conjunction with the Fall Student Enrollment Count, the School District will annually notify each Local Government of the FISH School Capacities of the schools within its jurisdiction and also by School Planning Area. The annual notification will indicate how many student seats are allocated to permanent capacity and how many are allocated to relocatable classrooms. See Section 163.31777(2)(e), F.S.
7. **Collocation and Shared Use of Facilities.** The collocation and shared use of facilities are important to the Parties. The Parties will look for opportunities to collocate or share the use of each Parties' facilities. Opportunities for collocation and shared use may include libraries, parks, recreational facilities, community centers, auditoriums, learning centers, museums, performing arts centers, stadiums, healthcare and social services, schools, and other uses and facilities such as emergency shelters and facilities, etc., as may be determined appropriate. An agreement will be developed for each instance of collocation and shared use to address legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation or shared use. See Section 163.31777(2)(g), F.S.
8. **Pinellas Schools Collaborative.** The Parties hereby create the Pinellas Schools Collaborative (the 'Collaborative'). The Collaborative shall oversee the implementation of this Agreement and may establish bylaws for its operation which are not inconsistent with this Agreement. The composition of the Collaborative shall consist of two appointed School Board members and one elected representative from each of the other Parties to this Agreement. Each member shall be appointed by their respective governing body and shall serve for a term of two years. Any vacancy in the membership of the Collaborative shall be filled for the unexpired term in the same manner as the initial appointment. An alternate elected representative may be designated by each respective governing body who may act as a member of the Collaborative when the appointed member is absent. Each Party will notify the Pinellas County Planning Department of their alternate appointee(s) to the Collaborative.
9. **Conflict Resolution.** If any Parties to this Agreement fail to resolve any conflicts related to issues covered in this Agreement, such dispute may be resolved in accordance with the governmental conflict resolution procedures specified in Chapters 164 and 186, Florida Statutes. See Section 163.31777(2)(h), F.S.
10. **Oversight Process and Public Participation.** The Collaborative and a staff representative from each of the Parties will meet to consider the implementation of this Agreement and propose amendments if deemed necessary. The County planning director or his or her designee, will schedule, coordinate and facilitate the meeting. The public will be provided an opportunity to provide input at the meeting. Each of the Parties will be provided with a copy of any proposed amendments. If all Parties agree to the proposed amendment, a written amendment to this Interlocal Agreement shall be executed. See Section 163.31777(2)(i), F.S.
11. **School Board Participation in Local Planning Agency.** Each Local Government will include the School Board staff representative appointed by the School Board as a member of the Local

Planning Agency as a nonvoting member, and will notify the School Board staff representative of the time, place, and agenda of all meetings of the Local Planning Agency. The School Board staff representative can participate in any deliberations regarding comprehensive plan amendments and rezonings that would, if approved, increase residential density. See Section 163.3174(1), F.S.

12. **Term of Agreement.** This Agreement shall become effective as stated in paragraph 14 below and shall remain in full force and effect for five years from that date. This Agreement shall be automatically renewed for successive five year periods unless any Party notifies the other Parties, at least six months in advance, of its intent not to renew the Party's participation, in which case the Agreement shall terminate as to that Party only. At any time any Party is not statutorily required to be a Party to this Agreement, that Party may terminate their participation in the Agreement by providing sixty days notice thereof to all Parties. After termination, the terminating Party shall no longer be subject to any terms or conditions of the Agreement, but shall continue to be required to comply with all applicable laws.
13. **Reservation of Right.** Each Party hereto reserves any and all rights and remedies (at law and equity) not expressly waived by this Agreement, including but not limited to the right to challenge any determination or decision of the Collaborative, School Board, State or the Local Governments.
14. As required by Section 163.01(11), F.S., this Agreement shall be filed with the Clerk of the Circuit Court of Pinellas County, Florida, after the execution by the Parties, and shall become effective upon the date of filing.
15. Upon filing of this Agreement with the Clerk of the Circuit Court of Pinellas County, Florida, the Public Schools Interlocal Agreement entered into among the County, the Municipalities and the School Board dated April 24, 2007, is hereby terminated.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates indicated.

Pinellas County, Florida by and
through its Board of County Commissioners

By: John Morrone
John Morrone, Chairman

Attest:
Ken Burke, Clerk
By: Norman D. Lay
Deputy Clerk

Approved as to Form:

By: James H. Baker
Office of County Attorney

I, KENNETH P. BURKE, Clerk of the Circuit Court and
Clerk Ex-Officio, Board of County Commissioners,
do hereby certify that the above and foregoing is a
true and correct copy of the original as it appears
in the official files of the Board of County
Commissioners of Pinellas County, Florida. Witness
my hand and seal of said County FL this 6 day
of November A.D. 2012

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio,
Clerk of the Board of County Commissioners,
Pinellas County, Florida.
By: James H. Baker
Deputy Clerk



THE SCHOOL BOARD OF PINELLAS
COUNTY, FLORIDA

By: Robin L. White
Chairman OCT 09 2012

Witness as to Board: Michael Guzy
Secretary

Approved as to Form:

David Kopman
School Board Attorney
SCHOOL BOARD OF PINELLAS COUNTY

Date signed: 10-10-2012

I, KENNETH P. BURKE, Clerk of the Circuit Court and
Clerk Ex-Officio, Board of County Commissioners,
do hereby certify that the above and foregoing is a
true and correct copy of the original as it appears
in the official files of the Board of County
Commissioners of Pinellas County, Florida. Witness
my hand and seal of said County FL this 10 day
of November, A.D. 2012.
KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio,
Clerk of the Board of County Commissioners,
Pinellas County, Florida.

By: James J. Brattin
Deputy Clerk



PASSED AND ADOPTED this 20 day of June, 2012.

- George N. Cretekos

George N. Cretekos
Mayor

Approved as to form:

Leslie K. Douglass
Leslie K. Douglass
Assistant City Attorney

Attest:

Rosemarie Call
Rosemarie Call
City Clerk



I, KENNETH P. BURKE, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida. Witness my hand and seal of said County FL this 20 day of June A.D. 2012.

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio
Clerk of the Board of County Commissioners
Pinellas County, Florida

By Kenneth P. Burke
Deputy Clerk



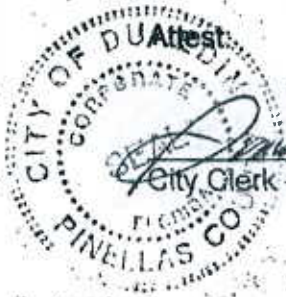
CITY OF DUNEDIN

Dave Eggers

Mayor – Dave Eggers

Rob DiSpirito

City Manager – Rob DiSpirito



Attest:

Denise M. Schlegel

City Clerk – Denise M. Schlegel

Approved as to Form:

Thomas J. Trask

City Attorney – Thomas J. Trask

7/12/12

I, KENNETH P. BURKE, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida. Witness my hand and seal of said County FL this 12 day of November, A.D. 2012.

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio Clerk of the Board of County Commissioners Pinellas County, Florida.

By James J. Burke
Deputy Clerk



CITY OF GULFPORT

Michael J. John
Mayor

James E. O'Brien
City Manager

Attest:

Juliet Dempsey
City Clerk

Approved as to Form:

[Signature]
City Attorney

I, KENNETH P. BURKE, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida. Witness my hand and seal of said County FL this 2nd day of November A.D. 2012.

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio
Clerk of the Board of County Commissioners
Pinellas County, Florida.

By [Signature]
Deputy Clerk



CITY OF LARGO



Mayor

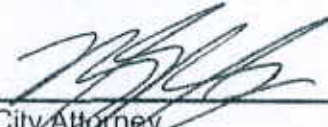
Attest:



City Clerk



Reviewed and Approved:



City Attorney

I, KENNETH P. BURKE, Clerk of the Circuit Court and
Clerk Ex-Officio, Board of County Commissioners,
do hereby certify that the above and foregoing is a
true and correct copy of the original as it appears
in the official files of the Board of County
Commissioners of Pinellas County, Florida. Witness
my hand and seal of said County FL this _____ day
of _____ A.D. 20____

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio
Clerk of the Board of County Commissioners
Pinellas County, Florida.
By 

Deputy Clerk



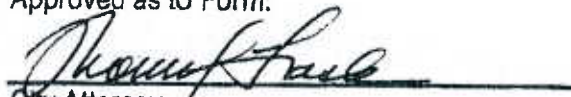
CITY OF MADEIRA BEACH


Mayor

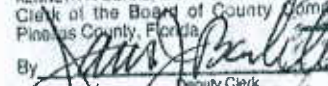
Attest:


City Clerk

Approved as to Form:


City Attorney



I, KENNETH P. BURKE, Clerk of the Circuit Court and
Clerk Ex-Officio, Board of County Commissioners,
do hereby certify that the above and foregoing is a
true and correct copy of the original as it appears
in the official files of the Board of County
Commissioners of Pinellas County, Florida. Witness
my hand and seal of said County FL this 12 day
of November A.D. 2012
KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio
Clerk of the Board of County Commissioners,
Pinellas County, Florida.
By 
Deputy Clerk

2012 Public Schools Interlocal Agreement



CITY OF OLDSMAR

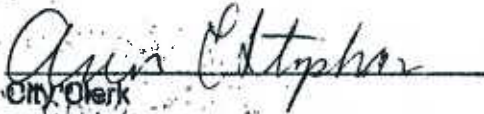


Mayor



City Manager

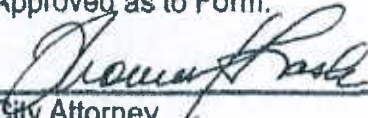
Attest:



City Clerk



Approved as to Form:



City Attorney

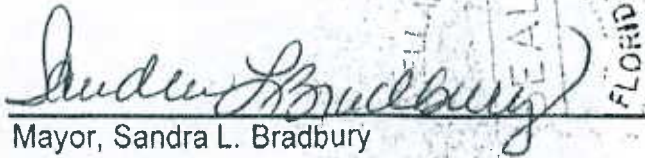
I, KENNETH P. BURKE, Clerk of the Circuit Court and
Clerk Ex-Officio, Board of County Commissioners,
do hereby certify that the above and foregoing is a
true and correct copy of the original as it appears
in the official files of the Board of County
Commissioners of Pinellas County, Florida. Witness
my hand and seal of said County FL this _____ day
of _____ A.D. 20____.

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio
Clerk of the Board of County Commissioners
Pinellas County, Florida
By 

Deputy Clerk



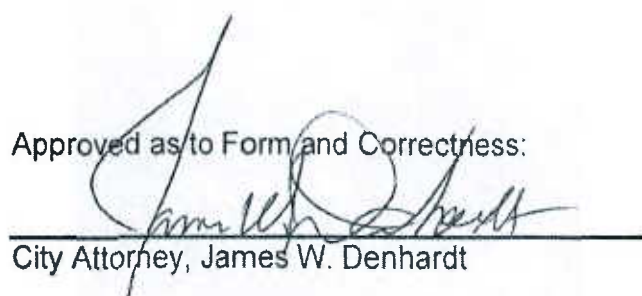
CITY OF PINELLAS PARK


Mayor, Sandra L. Bradbury

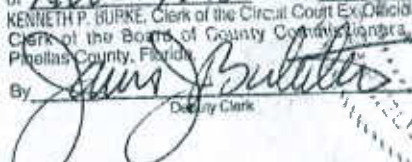
Attest:


Deputy City Clerk, Christine Gardner

Approved as to Form and Correctness:


City Attorney, James W. Denhardt

I, KENNETH P. BURKE, Clerk of the Circuit Court and
Clerk Ex-Officio, Board of County Commissioners,
do hereby certify that the above and foregoing is a
true and correct copy of the original as it appears
in the official files of the Board of County
Commissioners of Pinellas County, Florida. Witness
my hand and seal of said County FL, this 12 day
of November, A.D. 20 12.

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio
Clerk of the Board of County Commissioners,
Pinellas County, Florida.
By 
Deputy Clerk

CITY OF SAFETY HARBOR

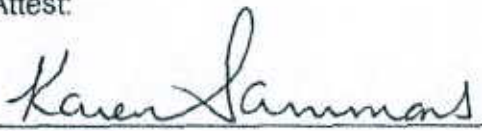


Mayor

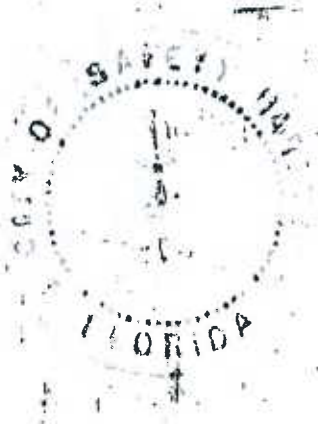


City Manager

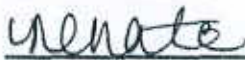
Attest:



City Clerk



Approved as to Form:



City Attorney

KENNETH P. BURKE, Clerk of the Circuit Court and
Clerk Ex-Officio, Board of County Commissioners,
do hereby certify that the above and foregoing is a
true and correct copy of the original as it appears
in the official files of the Board of County
Commissioners of Pinellas County, Florida. Witness
my hand and seal of said County FL this 9th day
of December A.D. 2012
KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio
Clerk of the Board of County Commissioners,
Pinellas County, Florida.

By 

Deputy Clerk



CITY OF SEMINOLE

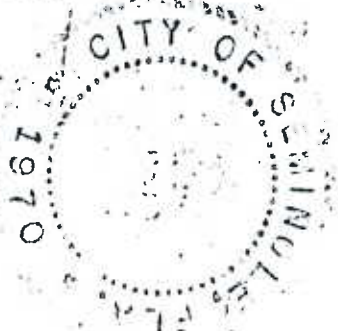
Frank P. Edmunds

Frank P. Edmunds, City Manager

Attest:

Rose Benoit

Rose Benoit, City Clerk



Approved as to Form:

John Elias

John Elias, City Attorney

I, KENNETH P. BURKE, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida. Witness my hand and seal of said County FL this _____ day of _____ A.D. 20____.

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio, Clerk of the Board of County Commissioners, Pinellas County, Florida.

By [Signature]
Deputy Clerk



CITY OF ST PETERSBURG

ATTEST:

Cathy E. Davis
Clerk of the City Council
Acting City Clerk

Brian J. [Signature]
By: City Administrator Mayor



Approved as to form and substance: KP

[Signature]
City Attorney

I, KENNETH P. BURKE, Clerk of the Circuit Court and
Clerk Ex-Officio, Board of County Commissioners,
do hereby certify that the above and foregoing is a
true and correct copy of the original as it appears
in the official files of the Board of County
Commissioners of Pinellas County, Florida. Witness
my hand and seal of said County FL this _____ day
of _____ A.D. 20____

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio
Clerk of the Board of County Commissioners
Pinellas County, Florida
By [Signature]
Deputy Clerk



CITY OF ST. PETE BEACH



Steve McFarlin, Mayor

Attest:



Rebecca Haynes, City Clerk

Approved as to Form:



City Attorney

I, KENNETH P. BURKE, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida. Witness my hand and seal of said County FL this 12 day of November A.D. 2012.

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio
Clerk of the Board of County Commissioners
Pinellas County, Florida.

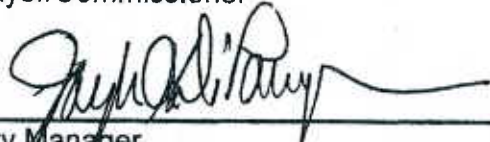
By 
Deputy Clerk



CITY OF TARPON SPRINGS

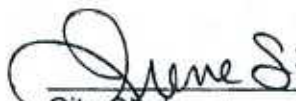


Mayor/Commissioner



City Manager

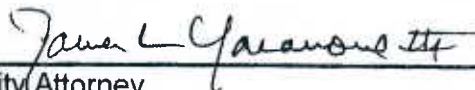
Attest:



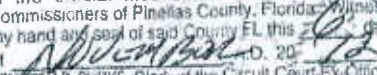
City Clerk



Approved as to Form:



City Attorney

I, KENNETH P. BURKE, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida. Witness my hand and seal of said County FL this 2nd day of  2012.

KENNETH P. BURKE, Clerk of the Circuit Court Ex-Officio
Clerk of the Board of County Commissioners
Pinellas County, Florida.

By 

Deputy Clerk



Item II

**BOARD OF COUNTY
COMMISSIONERS**

Nancy Bostock
Neil Brickfield
Susan Latvala
John Morroni
Norm Roche
Karen Williams Seel
Kenneth T. Welch



September 18, 2012

George Kinney
Community Development Department
City Of St Pete Beach
155 Corey Avenue
St Pete Beach, FL 33706

Subject: Pinellas County's Ten Year Water Supply Facilities Work Plan

Dear Mr. Kinney:

Your jurisdiction is included within Pinellas County's Water Demand Planning Area, and pursuant to Section 163.3177, Florida Statutes (F.S.), Pinellas County is providing your jurisdiction with assurance that the County plans for, and provides, the facilities necessary to transmit and distribute potable water to your jurisdiction.

As you are aware, Pinellas County receives its potable water supply from Tampa Bay Water, the regional water supply utility. Pinellas County is a member government to the regional utility, and Tampa Bay Water is under agreement with its member governments, including the Pinellas County Board of County Commissioners, to supply the potable water to meet all member government water demands. Attached to this letter is recent correspondence from Tampa Bay Water evidencing this commitment as well as coordination of their Master Water Plan with the updated Regional Water Supply Plan prepared by the Southwest Florida Water Management District.

Also, attached to this letter is a copy of the County's **Ten Year Water Supply Facilities Work Plan**, which reflects the long term funding commitment to the facilities required to support the potable water needs of Pinellas County's retail and wholesale customers (i.e. Pinellas County's Water Demand Planning Area).

We are sending you this Work Plan to assist your municipality with preparing the necessary updates/amendments to the applicable Elements of your respective Comprehensive Plan to meet the requirements of Section 163.3177, F.S., which requires local governments to adopt a **Ten Year Water Supply Facilities Work Plan** into their Comprehensive Plan within 18 months after the Southwest Florida Water Management District (SWFWMD) adopts an updated Regional Water Supply Plan. The Regional Water Supply Plan was approved by SWFWMD on July 26, 2011, and the deadline for local governments to meet this requirement is January 26, 2013.

PLEASE ADDRESS REPLY TO:
310 Court Street
Clearwater, Florida 33756
Phone: (727) 464-8200
Fax: (727) 464-8201
Website: www.pinellascounty.org



This Work Plan has been updated to be consistent with the County's proposed Capital Improvement Program, scheduled to be adopted by the Pinellas County Board of County Commissioners on September 18, 2012. However, if there are any changes to the Work Plan as a result of the Board action on September 18, 2012 we will forward you a revised Work Plan.

Please contact Elizabeth Freeman or Ryan Brinson of my staff at (727) 464-8200 if you need additional information, or have any questions. Pinellas County is planning to take the proposed Work Plan to the Local Planning Agency on October 11, 2012, with first reading by the Board of County Commission scheduled for November 27, 2012. Also, for your reference we will be posting the adopted version of the **Ten Year Water Supply Facilities Work Plan** on our website at www.pinellascounty.org/plan.

Sincerely,

Larry Arrington, Director
Pinellas County Department of Strategic Planning & Initiatives

cc:

Robert Powell, Pinellas County Department of Environment and Infrastructure, Water and Sewer Division

Kevin Becotte, Plant Operations Section Manager, Pinellas County Department of Environment and Infrastructure, Water and Sewer Division

Board of Directors Ann Hildebrand, Susan Lotvala, Neil Brickfield, Robert Consalvo,
Charlie Miranda, Sandra Murman, Karl Nurse, Ted Schrader, Mark Sharpe

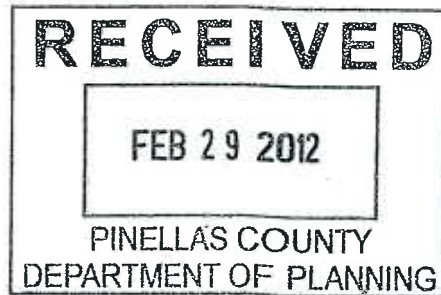
General Manager Gerald J. Seeber

General Counsel Richard A. Lolspeich

2575 Enterprise Road, Clearwater, FL 33763-1102

Phone: 727.796.2355 / Fax: 727.791.2388

www.tampabaywater.org



February 28, 2012

Mr. Brian Smith, Director
Pinellas County Planning Department
315 Court Street
Clearwater, FL 34616

Re: Special District Public Facilities Report – Tampa Bay Water

Dear Mr. Smith:

Enclosed is Tampa Bay Water's Special District Public Facilities Report for March 1, 2012. The Report covers Water Year 2011. Tampa Bay Water is officially submitting this report to the chief planning officials of the Member Governments of Hillsborough, Pasco, and Pinellas counties, and the cities of St. Petersburg, Tampa, and New Port Richey in order to assist them in comprehensive planning efforts. Copies of the report are also being submitted to the principal water system officials of each of Tampa Bay Water's Member Governments, to the Florida Department of Economic Opportunity, and to the Southwest Florida Water Management District.

This letter and the information contained in the Special District Public Facilities Report is also being provided to assist the Member Governments in the development of your Water Supply Facilities Workplans and can be submitted to the Florida Department of Economic Opportunity to assist in meeting the requirements of your Workplan.

Tampa Bay Water is a regional water supply authority that provides wholesale water to the Member Governments. Tampa Bay Water is governed by two agreements with the Members, the Amended and Restated Interlocal Agreement (Interlocal Agreement) and the Master Water Supply Contract, which were established in 1998.

Tampa Bay Water has an unequivocal obligation to provide for the wholesale water supply needs of the Member Governments. Tampa Bay Water's Long-term Water Supply Plan and Master Water Plan contain sufficient water supply projects to meet the Member Governments' water needs over the 20-year planning horizon. In addition, the Tampa Bay Water Board of Directors approved System Configuration

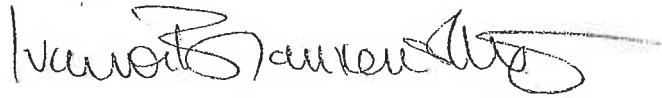
February 28, 2012

Page 2

II of the Master Water Plan in October 2006. System Configuration II has been completed successfully last year.

If you have any questions or need any further assistance regarding the information contained in the report, please call me at (727) 796-2355.

Sincerely,

A handwritten signature in black ink, appearing to read "Ivana K. Blankenship", with a stylized flourish at the end.

Ivana K. Blankenship
Sr. Environmental Planner

Enclosure

Pinellas County Ten-Year Water Supply Facilities Work Plan

CAPITAL PROGRAMS	PROJECT NUMBER	FINANCING SOURCE	LOCATION	FUNDING										TOTAL PROJECT COST
				FY11/12	FY12/13	FY13/14	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22
Facility Replacement	Water Distribution Mains	543/ 6543005	Water Enterprise Fund	Throughput Service Area	2,550	1,440	1,233	3,080	3,660	3,150	2,838	2,528	2,528	2,528
Facility Replacement	Source of Supply and Treatment	533/ 6543001	Water Enterprise Fund	Throughput Service Area	4,302	10,556	10,717	113	100	73	75	140	140	140
Facility Replacement	Water Transmission Mains	534/ 6543002	Water Enterprise Fund	Throughput Service Area	7,344	4,300	1,710	615	200	3,077	3,135	280	280	280
Facility Replacement	Distribution Structures	544/ 6543006	Water Enterprise Fund	Throughput Service Area	2,650	2,485	2,446	3,153	3,730	3,201	2,890	2,626	2,626	2,626
Facility Replacement	South Cross Additions and Improvements (including Reuse System)	552/ 6614900	Sewer Enterprise Fund; SWP/MWD	South Cross Bayou Wastewater Treatment Facility	6,830	15,914	11,971	12,696	3,607	2,988	2,865	2,760	2,960	2,960
Facility Replacement	W.E. Dunn Water Reclamation Facility	552/ 6614300	Sewer Enterprise Fund; SWP/MWD	W.E. Dunn North Pinellas Service Area	570	1,590	4,960	1,005	825	695	1,750	695	695	695
Facility Replacement	Sewer Modification and Rehabilitation	553	Sewer Enterprise Fund	Throughput Service Area	3,156	3,000	2,650	2,650	2,200	2,200	15,356	13,553	9,229	9,229
TOTAL PROJECTS				27,412	39,285	35,737	23,312	14,322	15,356	13,553	9,229	9,229	9,229	9,229
Conservation/Education/ Enforcement	Education and Outreach		Water / Wastewater Enterprise	Countywide	150	150	150	150	150	150	150	150	150	150
TOTAL PROJECTS				150	150	150	150	150	150	150	150	150	150	150
TOTAL PROJECTS				150	150	150	150	150	150	150	150	150	150	150

Pinellas County's Water Demand Service Area includes approximately 111,500 retail water accounts as of September 2012. As of September 2012, Pinellas County provides wholesale service to the cities of Clearwater, Safety Harbor, Pinellas Park, and Tarpon Springs and provides retail service to the cities of Dunedin, Belleair Bluff, Belleair Shore, Indian Rocks Beach, Indian Shores, Kermit City, Largo, Madeira Beach, North Redington Beach, Redington Beach, St. Pete Beach, Redington Shores, Seminole and Treasure Island.

MOTIS - Three Project Types and Numbers are provided below for Pinellas County's water supply facilities program. The Pinellas County Board of County Commissioners, through the Board of Water and Sewer Services, approves, adopts, and prioritizes annually.

FY 2012-2022

George Kinney

From: Brinson, Ryan <rbrinson@co.pinellas.fl.us>
Sent: Wednesday, February 06, 2013 8:23 AM
To: George Kinney
Cc: Beardslee, Gordon R
Subject: RE: water supply plan
Attachments: LPA-19-10-12 Report_Potable ten year Comp Plan (2).docx; Water Supply BCCagenda_item_info.docx; 2012-13 Yr Water Supply Underline-Strike.xlsx; 2012-13 Yr Water Supply Clean.xlsx; Transmittal Letter 13-01 DEO.docx; 2013 Potable Ten Year WP ordinance for Comp Plan.docx; Adoption Letter 13-01 DEO.docx

Mr. Kinney,

Attached are a few items that will assist you with the 10-year water supply plan update. I have included our LPA and Board reports along with our Ordinance and both Clean and Underline Strike-Through 2013 Ten year Plan, and our Transmittal and Adoption DEO letter to Mr. Eubanks.

Hope this helps, if you need anything else please let me know!

Ryan Brinson

Pinellas County Planning
(727) 464-8200
rbrinson@pinellascounty.org

All government correspondence is subject to the public records law.

From: Beardslee, Gordon R
Sent: Tuesday, February 05, 2013 5:50 PM
To: Brinson, Ryan
Subject: FW: water supply plan

Ryan, please provide George with information he can use in preparing the water supply plan for adoption. Agenda memos, ordinance, etc. Thanks.

Gordon Beardslee

Pinellas County Planning
(727) 464-8200
gbeardsl@pinellascounty.org

All government correspondence is subject to the public records law.

From: George Kinney [<mailto:CDDirector@stpetebeach.org>]
Sent: Tuesday, February 05, 2013 4:38 PM
To: Beardslee, Gordon R
Subject: water supply plan

Hi Gordon, Thanks again for taking the time to meet with me last week. You had mentioned that one of your colleagues might be able to send some information regarding the 10-year water supply plan update. Much appreciated if you can forward this request to the appropriate person. Thanks again.

gk

George Kinney, AICP

City of St. Pete Beach, Florida
Community Development Department

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

**LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the
Board of County Commissioners**



Regarding: A proposed amendment to the Potable Water Supply, Wastewater and Reuse Element of the Pinellas County Comprehensive Plan to amend the Ten Year Water Supply Facilities Plan

LPA Recommendation:

LPA Report No. 19-10-12

Public Hearing Date: 10/11/2012

PLANNING STAFF RECOMMENDATION:

Staff recommends that the LPA find that the proposed amendment to the Potable Water Supply, Wastewater and Reuse Element of the Comprehensive Plan, is consistent with the Pinellas County Comprehensive Plan, based on the findings of this report.

Staff further recommends that the LPA recommend adoption of the proposed amendment.

Background and Discussion: This is a staff review and recommendation to the Local Planning Agency on a proposal to update/amend the adopted Ten Year Water Supply Facilities Plan (Work Plan) of the Potable Water Supply, Wastewater and Reuse Element of the Pinellas County Comprehensive Plan.

The primary purpose of updating/amending this Work Plan is to meet water supply and water facilities planning statutory requirements, and to identify and plan for water supply sources and facilities needed to meet existing and projected retail and wholesale potable water demands within the County's Water Demand Planning Area.

Specifically, Section 163.3177(6)(c), F.S., requires local governments to adopt a Work Plan into their Comprehensive Plan within 18 months after the Southwest Florida Water Management District (SWFWMD) adopts, or updates, the Regional Water Supply Plan. The most recently updated Regional Water Supply Plan was approved by SWFWMD on July 26, 2011, and the deadline for local governments to meet this requirement is January 26, 2013.

Staff from the Department of Environment and Infrastructure worked with the Planning Department to complete the required changes to the Work Plan, updating it to be consistent with the County's Capital Improvement Program adopted by the Pinellas County Board of County Commissioners on September 18, 2012.

Also, on September 18, 2012, staff provided each municipality who is a retail or wholesale water customer a copy of the updated Work Plan to assist them with preparing the necessary updates to their respective Comprehensive Plans, evidencing the County's commitment to meeting wholesale and retail water needs.

A summary of the proposed Work Plan changes are as follows:

Proposed projects/programs to be deleted:

- **Contribution in Aid of Construction (CIAC) (CIP#546):** The CIAC program was fully satisfied in fiscal year 2008/09 and the program is no longer considered to be a capital project.
- **Water Blending Facility (CIP#1248):** The Water Blending Facility is no longer planned for implementation due to water quality upgrades at other water facilities and reductions in water use. This Facility was estimated in fiscal year 2009/10 to cost \$80.8 million dollars.
- **The Treatment Plants (CIP#1641):** This project has been completed and the revenue bond has expired.
- **Conservation Projects:** This project was directed at activities such as ultra-low volume toilet retrofits, shallow well incentives, etc. These have been discontinued mainly because the County has attained their conservation/reduction goal and has achieved a level of conservation that is one of the highest in our region. Conservation continues to be sustained through ongoing messaging and education.

Proposed project to be added:

- **Sewer Modification and Rehabilitation (CIP#553):** This project will assist with the transmission/collection of sewer/reclaimed water throughout the system.

A strike-through/underline version of the proposed ordinance depicting the changes is attached to this Staff Report for review.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed amendment to the Potable Water Supply, Wastewater and Reuse Element is consistent with the following adopted goal, objectives, and policies of the Comprehensive Plan:

Potable Water Supply, Wastewater and Reuse Element:

GOAL ONE: HIGH QUALITY AND AFFORDABLE POTABLE WATER WILL BE AVAILABLE TO MEET THE EXISTING AND PROJECTED DEMANDS OF PINELLAS COUNTY UTILITY CUSTOMERS.

- 1.1. Objective: Pinellas County shall continue to cooperate on a regional level to ensure that adequate and dependable supplies of potable water are available to meet existing and projected potable water demands, and shall coordinate the issuance of building permits and development orders with the availability of potable water. Policies 1.1.1 through 1.1.4 represent the adopted level of service standards for potable water systems serving Pinellas County.
- 1.1.1. Policy: Except as otherwise provided in the Master Water Supply Contract and in the associated Interlocal Agreement, all potable water required by Pinellas County Utilities to serve its customers shall be supplied by Tampa Bay Water.
- 1.1.7 Policy: Pinellas County will continue to support the value of local and regional partnerships in the provision of potable water supply, and will coordinate its water

supply facilities planning with Tampa Bay Water and the Southwest Florida Water Management District and with their respective Master Water Plan and Regional Water Supply Plan.

1.2. Objective: Pinellas County Utilities will maintain a Ten Year Workplan, that includes the relevant recommendations of the Regional Water Supply Plan, and incorporates a six-year schedule of Capital Improvements, in order to correct existing deficiencies, to replace worn out or obsolete facilities, to fund new and ongoing conservation initiatives, to provide the facilities and programs to meet retail and wholesale customer needs, and to accommodate desired future growth.

1.2.3. Policy: Pinellas County Utilities will account for the potable water supply needs of its wholesale and retail customers in the population estimates and projections provided annually to Tampa Bay Water, and in the County's capital facilities planning, consistent with the provisions within the individual interlocal agreements with municipal governments.

PCU⁺ Total Water Demand (MOD)

PCOWDA includes approximately 111,600 retail meter accounts as of September 2012. As of September 2012, Plumas County provides wholesale service to the cities of Clearwater, Safety Harbor, Pineville Park, and Tarpon Springs and provides retail service to the cities of Belleair Beach, Belleair Bluffs, Belleair Shore, Indian Rocks Beach, Indian Shores, Kenneth City, Largo, Manatee Beach, North Redington Beach, Redington Beach, St. Pete Beach, Redington Shores, Seminole and Treasure Island.

PCU = Plumas County Utility: the PCU water service area includes approximately 111,412 retail water accounts as of September 2010. PCU provides wholesale service to the cities of Clearwater, Safety Harbor, Pinellas Park, Tarpon Springs, Dunedin and Dunedin (Dunedin is only hooked up as a wholesale customer for emergency purposes with the exception of a substation operated by PCU). Of these wholesale customers, the Cities of Tarpon Springs, Clearwater and Dunedin are consistently water supply alternatives which will reduce the demand on PCU. PCU provides retail service to the cities of Belleair Beach, Belleair Bluffs, Belleair Shore, Indian Rocks Beach, Indian Shores, Kenneth City, Largo, Manatee Beach, North Redington Beach, Redington Beach, St. Pete Beach, Redington Shores, Seminole and Treasure Island.

CCAC = Contributions in Aid of Construction (for example, the installation of the reclaimed water system benefits the water system in that the system doesn't need to expand to meet the new demand. Therefore, funds are transferred from the water system ratepayers to the sewer enterprise to pay for part of the reclaimed system construction).

• The expansion of Plumas County's reclaimed water distribution system and incentives to citizens to utilize alternative water sources for irrigation and any conservation and guidance water demand reduction strategies.

— Also, Reuse System Expansion includes Aquifer Storage and Recovery in both North and South County.

• Water conservation programs are focused on 31 utility low volume toilet retrofit (15.25 million estimated), by Alternative water sources for irrigation (50.87 million estimated).

• Due to reducing per capita consumption of water, the flow will shift to maintaining public knowledge and sensitivity to water resource issues.

NOTES: *Flow, Project Type and Amounts are a cross reference to and are consistent with the Plumas County Capital Improvement Program (CIP) Six-Year Work Plan, FY 2010 – FY 2015. All figures are projections based on best available data.

The Plumas County Board of County Commissioners approves budgets and priorities annually.

November 28, 2012

Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399

Subject: Transmittal of Amendment to the Pinellas County Comprehensive Plan – Expedited State Review (13-01) - Ten Year Water Supply Facilities Work Plan

Dear Mr. Eubanks:

The Pinellas County Board of County Commissioners conducted a public hearing on November 27, 2012, and authorized transmittal of the attached amendment to the Pinellas County Comprehensive Plan to the Florida Department of Economic Opportunity (DEO) for review and comment under the expedited state review process.

The primary purpose of this amendment is to meet water supply and water facilities planning statutory requirements, and to identify and plan for water supply sources and facilities needed to meet existing and projected retail and wholesale potable water demands within the County's Water Demand Planning Area.

Specifically, Section 163.3177(6)(c), F.S., requires local governments to adopt a Work Plan into their Comprehensive Plan within 18 months after the Southwest Florida Water Management District (SWFWMD) adopts, or updates, the Regional Water Supply Plan.

The Local Planning Agency (LPA) conducted a public hearing on the proposed amendments on October 11, 2012. A Staff Report and Local Planning Agency Review and Recommendation, summarizing the content and effect of the amendment, as well as documenting consistency of the amendment with the Comprehensive Plan, is attached to this transmittal.

Included with this letter are three sets of the Amendment Package as described below (1 hard copy and 2 electronic copies):

LPA 19-10-12 - *Staff Report and LPA Review and Recommendation* for a proposed amendment to the Potable Water Supply, Wastewater and Reuse Element of the Pinellas County Comprehensive Plan to amend the **Ten Year Water Supply Facilities Work Plan**. The amended Ten Year Water Supply Facilities Work Plan is depicted in a strike-through underline fashion in the attached proposed Ordinance. Also, Revised Data and Analysis supporting the amendment is included in the amendment package.

By this letter, Pinellas County is also **certifying its direct submittal on this same date of**

the complete amendment package to each of the review agencies defined in 163.3184(1), F.S., and copied on this letter.

The amendments do not affect an area of critical state concern, 163.3184 (13), F.S.

At this time, Pinellas County anticipates adopting the amendment in January of 2013.

Should you have any comments, questions, or need additional information, please contact me at (727) 464-8200, FAX (727) 464-8201. Or email me at efreeman@pinellascounty.org. The mailing address is 310 Court St, Clearwater, Florida 33756.

Sincerely,

Elizabeth Freeman, Planning Section Manager
Pinellas County Department of Planning

Enclosures

cc: Gordon Beardslee, Planning Administrator, Pinellas County Planning Department
Jessica White, Principal Planner, Tampa Bay Regional Planning Council
Rand Frahm, AICP, Planning Manager, Southwest Florida Water Management District
Daniel C. Santos, AICP, Growth Management Supervisor, Florida Department of Transportation – District Seven Office
Jim Quinn, Environmental Manager, Florida Department of Environmental Protection – Office of Intergovernmental Programs
Susan Harp, Historic Preservation Planner, Florida Department of State – Bureau of Historic Preservation
Scott Sanders, Florida Fish & Wildlife Conservation Commission – Conservation Planning Services
Tracy D. Suber, Educational Consultant, Growth Management Liaison – Department of Education
Attn: Comprehensive Plan Review, Department of Agriculture and Consumer Services – Office of Policy and Budget

Transmittal of Amendments (13-01)
Page 2

AGENDA ITEM INFORMATION SHEET

The information requested below is required to be supplied by the Office of the **County Administrator** with **all Board of County Commissioners' (BCC) regular and work session agenda items**. Please **complete** this form with all applicable information and **attach it** to the top of your **original agenda item package** that is being submitted for review, signature, and approval. **Your cooperation is helpful and appreciated. Thank you.**

1. Target BCC **regular public meeting agenda** or **work session date**:
November 27, 2012
2. **Department(s)**: Strategic Planning and Initiatives Department
3. Do you anticipate a **presentation** for this item? Please check ___Yes ___**X**___ No
4. Name(s) of primary **department representative(s)** and other **staff member(s)** who will be in attendance, if requested by Assistant County Administrator: Elizabeth Freeman, Gordon Beardslee and Larry Arrington.
5. Name(s) and number of **non-staff-member presenter(s)**, including outside consultants, state, city, or other representatives, who will be in attendance: N/A
6. Provide a **good-faith estimate** of time for your presentation and **anticipated BCC discussion** of issues; for a **public hearing** or **work session** item, include **time** for **anticipated citizens' input**. 3 minute(s) hour(s)
7. Do you or colleagues know of any **citizens** or **representative groups** who want to **speak to** your **work session** or **public hearing item**? Please check ___Yes ___**X**___ No
8. If yes, provide those **names** of the group and speakers and a **good-faith estimate** of the number of speakers. _____

9. Do you anticipate a need for **overflow seating**? Please check ___Yes ___**X**___ No
10. Comments: N/A

Exhibit -A-

Pinellas County Ten-Year Water Supply Facilities Work Plan

				Total Water Demand (MGD) for the Pinellas County's Water Demand Service Area (PCWMDPA) ¹												
				FY11/12	FY12/13	FY13/14	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22		
CAPITAL PROGRAMS				53.50	54.00	49.50	49.50	50.00	50.50	51.00	51.00	51.00	51.00	51.00		
TYPE	CIP PROJECT TITLE	FUNDING SOURCE	LOCATION													Work Plan Total
Facility Replacement	Water Distribution Mains	Water Enterprise Fund	Throughout Service Area	FY11/12 2,650	FY12/13 1,440	FY13/14 1,283	FY14/15 3,080	FY15/16 3,660	FY16/17 3,150	FY17/18 2,838	FY18/19 2,528	FY19/20 2,528	FY20/21 2,528	FY21/22 2,528	28,113	
Facility Replacement	Source of Supply and Treatment	Water Enterprise Fund	Throughout Service Area	4,302	10,556	10,717	113	100	73	75	140	140	140	140	26,496	
Facility Replacement	Water Transmission Mains	Water Enterprise Fund	Throughout Service Area	7,344	4,300	1,710	615	200	3,077	3,135	280	280	280	280	21,501	
Facility Replacement	Distribution Stations	Water Enterprise Fund	Throughout Service Area	92	930	248	0	0	0	0	0	0	0	0	1,270	
Facility Replacement	South Cross Additions and Improvements (including Reuse System)	Sewer Enterprise Fund, SWP/WMD	South Cross Bayou Wastewater Treatment Facility	6,830	15,914	11,971	12,696	3,607	2,960	2,865	2,960	2,960	2,960	2,960	68,683	
Facility Replacement	W.E. Dunn Water Reclamation Facility	Sewer Enterprise Fund, SWP/WMD	W.E. Dunn North Pinellas Service Area	570	1,580	4,960	1,005	826	695	1,750	695	695	695	695	14,175	
Facility Replacement	Sewer Modification and Rehabilitation	Sewer Enterprise Fund	Throughout Service Area	3,350	3,365	3,305	3,396	3,447	3,542	3,427	3,542	3,542	3,542	3,542	38,000	
Fiscal Year Total				25,038	38,095	34,194	20,905	11,839	13,497	14,090	10,145	10,145	10,145	10,145	198,238	
O&M PROGRAMS																
Conservation/Education/ Enforcement	Education and Outreach	Water / Wastewater Enterprise	Countywide	150	150	150	150	150	150	150	150	150	150	150	1,500	
				150	150	150	150	150	150	150	150	150	150	150	1,500	
Fiscal Year Total				150	150	150	150	150	150	150	150	150	150	150	1,500	

¹PCWMDPA includes approximately 111,500 retail water accounts as of September 2012. As of September 2012, Pinellas County provides wholesale service to the cities of Clearwater, Safety Harbor, Pinellas Park, and Tarpon Springs and provides retail service to the cities of Belleair Beach, Belleair Bluffs, Belleair Shore, Indian Rocks Beach, Indian Shores, Kenneth City, Largo, Madeira Beach, Norm Redington Beach, Redington Beach, St. Pete Beach, Redington Shores, Seminole and Treasure Island.

ORDINANCE NO. 13-

AN ORDINANCE OF THE COUNTY OF PINELLAS, AMENDING APPENDIX A THE TEN YEAR WATER SUPPLY FACILITIES PLAN OF THE POTABLE WATER SUPPLY WASTEWATER AND REUSE ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH OTHER RESPONSIBLE PARTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, Section 163, Part II, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Act; and

WHEREAS, on March 18, 2008, the Pinellas County Board of County Commissioners adopted a Potable Water Supply, Wastewater and Reuse Element; and

WHEREAS, Section 163.3177(6)(c), F.S., requires local governments to adopt a Ten Year Water Supply Facilities Plan into their Comprehensive Plan within 18 months after the Southwest Florida Water Management District adopts the Regional Water Supply Plan; and

WHEREAS, the Southwest Florida Water Management District approved the Regional Water Supply Plan on July 26, 2011; and

WHEREAS, the recommendations from the Pinellas County Local Planning Agency have been received and considered.

NOW THEREFORE BE IT ORDAINED, by the Board of County Commissioners of Pinellas County, Florida, in its regular meeting duly assembled on this ____ day of _____, 2012, that:

SECTION 1: PURPOSE AND INTENT

The primary purpose of this amendment is to comply with Section 163.3177(6)(c), F.S., which requires local governments to adopt a Ten Year Water Supply Facilities Plan into their Comprehensive Plan within 18 months after the Southwest Florida Water Management District (SWFWMD) adopts the Regional Water Supply Plan. On July 26, 2011, SWFWMD approved the Regional Water Supply Plan requiring the County to initiate the amendment to the Potable Water Supply, Wastewater and Reuse Element.

SECTION 2: Appendix A - Ten Year Water Supply Facilities Plan of the Potable Water Supply, Wastewater and Reuse Element, is hereby amended as depicted in EXHIBIT A of this Ordinance;

SECTION 3: SEVERABILITY

If any section, paragraph, clause, sentence, or provision of the Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect therefore shall be confined to the section, paragraph, clause, sentence, or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

SECTION 4: LOCATION OF RECORDS

Pursuant to requirements of Section 125.68, Florida Statutes, this Ordinance to amend the Pinellas County Comprehensive Plan is incorporated into the Potable Water Supply, Wastewater and Reuse Element of the Pinellas County Comprehensive Plan, located at, and maintained by, the Clerk of the Pinellas County Board of County Commissioners.

SECTION 5: FILING OF ORDINANCE: ESTABLISHING AN EFFECTIVE DATE

Pursuant to Section 163.3184(3), Florida Statutes, if not timely challenged, an amendment adopted under the expedited provisions of this section shall not become effective until 31 days after adoption. If timely challenged, the amendment shall not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

Item III



Economic Development Activity

Florida Redevelopment Association

CRA Community Visits

Catalyst Opportunities

Organizational Assistance



THE SUNSET CAPITAL OF FLORIDA

Small Towns/Big Towns – Redevelopment Strategies at Work

Florida Redevelopment Association 2012 Annual Conference
October 24-26, 2012 • Hilton Daytona Beach Oceanfront • www.redevelopment.net

BURKHARDT
CONSTRUCTION, INC.



Florida Redevelopment Association





Incentive Packages

Important Incentive Strategies

Expedited Administrative Approvals
Relaxed Regulatory Standards (i.e. parking)
Partnerships and Strike Teams
Business Model Approaches

New Smyrna Beach Example

<i>Grant Program</i>	<i>Description</i>
Large Grant Program	Up to 50k with 50% match for residential infill, hospitality, and retail projects.
Opportunity Site Grant Program	More than 50k with 50% match for commercial projects in pre-designated sites.
Small-Scale Improvement Grant Program	Up to \$2,500 for exterior and site improvements.
Independent Rental Move-In Assistance Program	Rent subsidy not to exceed \$5,000 or 18 months.
Combined Grant Program	Up to 20k with 50% match for exterior and code-related interior improvements.
Grants and Aids Program	Funding for marketing and events.
Residential Improvements Grant	Up to 5k with 50% match for residential exterior improvements.

New Smyrna Beach



FLAGLER AVENUE MERCHANT DIRECTORY

Professional services
Shok Idea Group
 204 Flagler Ave., 386-957-3939
www.shokidea.com

Paradise Beach Weddings
 200 S. Cooper St., 386-402-4365
www.paradisebeachweddings.net

Real estate
Sealand Real Estate, Inc.
 316 Flagler Ave., 386-427-6162
www.newsmyrnahomes.net

Grace Realty, Inc.
 224 Flagler Ave., 386-427-1404
www.grace-realty.com

Beachside Realty
 315 Flagler Ave., 386-427-1212
www.beachside-realty.com

Surfcoast Realty, Inc.
 306 Flagler Ave., 386-426-6332
www.surfcoastrealty.com



Galleries and fine jewelry

To Da Gallery
 113 Flagler Ave., 386-428-1770

Jonah Cat's Art Gallery
 220 Flagler Ave., 314-410-1438
www.sammuelbinder.com

Jewelry of Joy
 301-1 Flagler Ave., 386-424-6240
www.jewelryofjoy.com

Galleria Di Vetro, Glass Gallery & Studio
 310 Flagler Ave., 386-957-3939
www.galleriadivetro.com

New Smyrna Rock & Gem
 334 Flagler Ave., 386-424-0041
www.floridastonestop.com

Paints Up Pottery
 413 Flagler Ave., 386-428-3726
www.palmslip pottery.com

Beachside Jewelers



Dunedin



Jacksonville Beach



Winter Park



DOWNTOWN
Winter Park
Every day exceptional.

AN IMPROVEMENT DISTRICT
IT'S ALL ABOUT *business*

Legend
 Park Ave. BID, District
 Park Ave. BID, District, Excluded
 Parking Areas, In BID



Corey Avenue Business Association



New Corey Fresh Market
Sunday on Corey Ave
Vendor Application



ENZIAN

FILM • FOOD • FRIENDS



Enzian





City Campus



"Beware the lollipop of mediocrity; lick it
once and you'll suck forever."
-Brian Wilson

"Mediocrity is climbing molehills without
sweating"
Icelandic Proverb Quotes

Corey Landing



Organizational Assistance

Bob Gibbs
TBRPC



PRINCIPLES OF
URBAN RETAIL
PLANNING AND DEVELOPMENT

Tampa Bay Regional Planning Council

Pinellas County EDC
Beaches Chamber



**PINELLAS
COUNTY**

ECONOMIC DEVELOPMENT
WWW.PCED.ORG



TBRPC – Economic Development Assistance

City staff met with TBRPC staff on December 20th

- Core study area delineated and bounded by 76th Avenue to the north and 73rd Avenue to the south (Focus on Corey Avenue Business District)

TBRPC staff scheduled to take street inventory (data collection) on January 30th.

Public Participation techniques

- Number and types of meetings
- Info gathering techniques (Clickers, Surveys, etc.)

Schedule

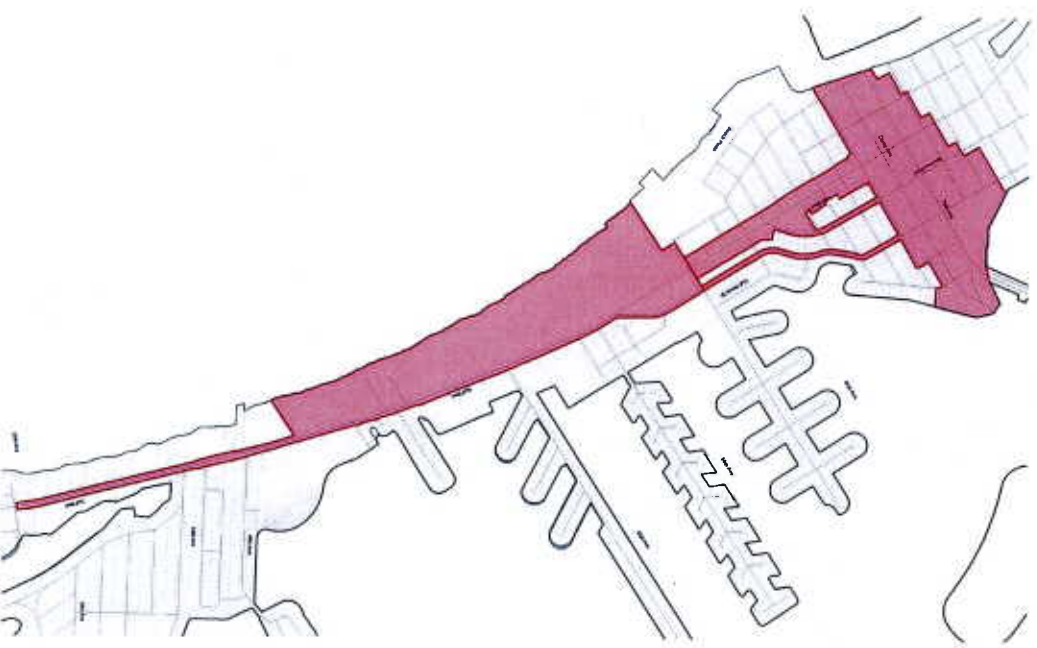
- TBRPC is gathering market data in January
- TBRPC is gathering “windshield” data of the study area in January
- Final process detail and schedule to be determined by end of January
- Plan to be completed by May 2013



Issues to be addressed.....

- Identify the value of complimenting economic development initiatives with infrastructure projects (i.e. Blind Pass Road, Corey Streetscape, Boardwalk, City Campus, Couplet)
- Identify the value of general aesthetic improvements within the public right-of-way
- Identify leveraging assets and recommend catalyst opportunities (i.e. City Hall, Library, Post-Office, Beach Theater, East Corey)
- Define intentions of property owners and identify incentives to motivate property owners and merchants
- Identify sites that are underutilized and sites that may have aggregation potential
- Identify marketing, branding, and destination anchor opportunities
- Evaluate parking requirements and needs pertaining to redevelopment opportunities and alternative modal opportunities to relieve requirements as may be necessary to incentivize use of the CRA.
- Look at relation of crime on West Corey to potential redevelopment efforts

CRA – Community Redevelopment Area



December 2002

Glatting Jackson plan

March 2005

CRD approved as amendment to Comp Plan

May 2005

Findings and Necessity Report

+248.25 acres

+378 residential and 133 commercial

+71% of structures prior to 1971

+6% after 1990

October 2006

PC establishes Commission as CRA



THE SUNSET CAPITAL OF FLORIDA



Next Steps

Adopt CRA

Develop Strike Team



THE SUNSET CAPITAL OF FLORIDA

St Pete Beach Market Characteristics

Within distances of 5 mi/ 15 mi/ and/or 25 mi

- Demographics
 - Population
 - Age and Race Cohorts
 - Income
 - Disposable Income
 - Housing Tenure
- Actual Property Appraiser (for Corey Ave area only)
 - Taxable Value
 - Assessed Value
 - Land Use
 - Building age and condition
- Employment data
 - Wages
 - Industry/Businesses
 - Occupations
- Visitor Profile
 - spending characteristics
 - Number of visitors
 - Average Stay Length
 - Distance Traveled (Day Trippers vs Week long family trips)
 - Reasons for stay in SPB (Conference, Business, Vacation)
 - Average Room Rate
 - Occupancy Rate
 - Amenities that attracted stay
- SPB Ground-truthing Data
 - Neighborhood Block Ratings and uses
 - Rezoning Changes
 - Code Improvements
 - Redevelopment Opportunities
 - Catalyst Ideas
- Research
 - County CVB data
 - Future Trends that might affect SPB

→ Owner (1 nee hwy)
→ Merchant / Residents (2nd)

value

Item IV

George Kinney

From: City Planner
Sent: Thursday, December 20, 2012 12:02 PM
To: George Kinney; Mike Bonfield
Subject: comp plan and code to do's

Comp Plan amendments for 2013-2014

The County will be amending their Comp Plan and Countywide rules in the next year or so. We will have to amend ours for consistency. Most importantly, they will be consolidating FLUM categories. Our Plan nomenclature must be consistent with theirs.

Remove school concurrency language: located in 3 elements

Remove all references to city's costal line

Remove 67% rule;

Add civic uses as permitted uses to DCR district – Library is currently a non-conforming use.

Remove any “no blank façade” language from plan and code. Every building has to have a back for loading docks, garbage, etc. Why does this need architectural detail?

Calculation of FAR and density are different depending on the FLUM category. These should be consistent, especially for mixed uses.

Clarify Large resort district large scale minimums by clarifying the minimum of 3 acres. 3 acres where? Adjacent? In just LR portion of property? Does land beyond cccl (preservation FLUM category count towards the 3 acres? This is problematic for the Coral Reef in particular.

Consolidate the language regarding urban design in each character district. It is repetitive.

Consolidate the two sub-districts into one CRD – Gulf Blvd and Downtown. The CRD with two sub districts and 13 sub-sub-districts (aka character districts) is cumbersome and confusing.

5 year capital improvement plan should be updated.

Consolidation of Character districts would be wise.

Refine environmental requirements in CRD. Cannot amend building code via comp plan and ldc per Bruce.

Special Area Plan: Due to the litigation, the PPC has asked us to not transmit any changes to the CRD Special Area Plan. The Special Area plan needs to be amended to incorporate all comp plan changes in the CRD since 2008.

LDC:

Division 39 in the LDC needs to be completely re-written. It makes no sense. All references to LEED or Green requirements must be removed per Bruce. Requirements for buildings to be articulated every 100 feet in ridiculous. A building does not have to be nervous to be attractive- see 39 and 35.

Consolidate Zoning districts after Pinellas County amends their comprehensive plan – they will be consolidating FLUM categories.

Catherine

Catherine M. Hartley, AICP, CNU-a
Senior Planner
City of St. Pete Beach, Florida
727-363-9266