



PLANNING BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, August 30, 2021
4:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Changes to the Agenda -
2. Audience Comments - **Comments shall be limited to 3 minutes per person**
3. Approval of Minutes
 - a. **Minutes 6-21-2021**
4. Action Items
5. Discussion Items
 - a. **Comprehensive Plan Review - Preface**
One of several discussions covering recommended amendments to the Comprehensive Plan.
 - b. **Comprehensive Plan Review - Element V: Infrastructure**
One of several discussions covering recommended amendments to the Comprehensive Plan.
 - c. **Comprehensive Plan Review - Element VI: Coastal and Conservation**
One of several discussions covering recommended amendments to the Comprehensive Plan.
 - d. **Comprehensive Plan Review - Element VIII: Capital Improvements**
One of several discussions covering recommended amendments to the Comprehensive Plan.
6. Adjournment

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

**The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.**

DRAFT PLANNING BOARD MEETING MINUTES

June 21, 2021 4:00 PM

PRESENT: Tiffany Secka, Chair
Greg Premier, Vice Chair
Rachel Ciliberti, Member
Bev Jackson, Member
Tom DeYampert, Member

STAFF PRESENT: Andrew Dickman, City Attorney
Ginny Keeter-Bodkin, Deputy City Clerk
Wesley Wright, Planning Manager
Michelle Gonzalez, Community Development Director
Lynn Rosetti, Senior Planner
Jennifer McMahon, Parks and Recreation Director
Brandon Berry, Planner II
Jordan Elmore, Planning and Zoning Tech

ALSO PRESENT: Shelby Hughes, Kimley-Horn and Associates

Chair Secka called the meeting to order at 4:00 PM, followed by the Pledge of Allegiance.

1. **Changes to the Agenda** – There were no changes.
2. **Audience Comments** - There were no audience comments.
3. **Approval of Minutes** a. 5/17/2021

Motion: Member Jackson moved and Member Premier seconded the approval of the minutes from the May 17, 2021 meeting as presented; the motion carried unanimously.

4. Action Items

Chair Secka adjourned the Planning Board and reopened as the Local Planning Agency (LPA).

5. Discussion Items

Planning Manager Wesley Wright explained this is a continuation of last month's review of the City's Comprehensive Plan, in collaboration with Kimley-Horn over the past 18 months, to ensure its consistency with the Land Development Code (LDC) as well as County and State regulations and laws.

Engineer Shelby Hughes a consultant from Kimley-Horn and Associates, gave some details of the process of the review of the elements – updating language, eliminating duplications, adding definitions, aligning with the County and compiling a matrix of changes; she encouraged questions and discussion.

a. Comprehensive Plan Review: Element III- Transportation

One of several discussions covering recommended amendments to the Comprehensive Plan.

Ms. Hughes reviewed three new definitions to be considered - AARP Age-Friendly Community, Leading Pedestrian Intervals (LPI), and Road Classification, and continued to review any significant modifications to the Objectives and Policies contained in Goal 1 of Element III. She spoke briefly on the research that she and [then] Transportation Director Michelle Gonzalez had done on coordination of multimodal transportation plans and improvements with FDOT, PSTA and other local agencies and the Safe System approach as outlined by Forward Pinellas.

Questions and answers followed and a short discussion on electric vehicle charging stations.

b. Comprehensive Plan Review: Element IV - Housing

One of several discussions covering recommended amendments to the Comprehensive Plan.

In this Element section, Ms. Hughes reviewed Goals 1 and 2, and the modifications to Objectives and Policies as identified for consistency with the LDC. A proposed definition of Affordable and Workforce Housing was added.

A Board question/answer/suggestion period followed and a discussion on the State's minimum requirements for Comprehensive Plans and workforce housing. Planning Manager Wesley Wright added comments on LDC criteria that were created to incentivize the developers to reap from the Density Pool.

c. Comprehensive Plan Review: Element VII - Recreation and Open Space

One of several discussions covering recommended amendments to the Comprehensive Plan.

In the review of this Element, Ms. Hughes touched on the standards for recreation and open spaces and the levels of service contained therein, the consideration of a Recreation and Open Space Connectivity Master Plan, and the encouragement of social and cultural activities within the City. She spoke about evaluating the need for Impact Fees for the development for parks; this has not been added but could be, if desired.

Questions and answers followed and discussion on future biking/walking paths. Ms. Gonzalez spoke about the future planning of pedestrian improvements on Boca Ciega and Gulf Winds Drives as alternatives to Gulf Boulevard, bike lane enhancements on Pass-a-Grille Way, and working toward less dependency on cars for local transportation. Parks and Recreation Director Jennifer McMahon added comment on the standards for recreation spaces.

Chair Secka adjourned as the LPA and reopened the meeting as the Planning Board at 4:54 PM.

City Attorney Dickman reiterated the importance of syncing and updating the Comprehensive Plan, Ordinances and LDC.

6. Adjournment – Next Meeting 8/16/2021 The July meeting has been cancelled; the next four Elements of the Comprehensive Plan will be reviewed in August.

There being no further business, Chair Secka adjourned the meeting at 4:59 PM.

These minutes will be presented for approval at the August 16, 2021 Planning Board meeting.

PLANNING BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: **Comprehensive Plan Review - Preface**

Date: August 30, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Planning Manager

Summary of Issue: One of several discussions covering recommended amendments to the Comprehensive Plan.

Funding: N/A

Requested Motion: N/A

Attachments: 1. I. Preface
 2. I. Preface - Review Matrix

I. PREFACE

A. GENERAL PROVISIONS

This document constitutes a publication of the Comprehensive Plan of the City of St. Pete Beach, Florida. The original plan was adopted October 1998, and amended through 202142.

Style and Format

The editor has matched the original style and format of the Comprehensive Plan as closely as possible, while maintaining the ability to incorporate future amendments in an efficient manner.

Numbering System

The numbering system used in this publication is the same system used in the original publication.

Tables

The reader may wish to use the Comprehensive Plan Comparative Table following the Comprehensive Plan, which lists the disposition of amendments to the Comprehensive Plan.

Looseleaf Supplements

A special feature of this Comprehensive Plan to which the attention of the user is especially directed is the looseleaf system of binding and supplemental servicing for the Comprehensive Plan. With this system, the Comprehensive Plan will be kept up-to-date periodically. Upon the final passage of amendatory ordinances, they will be properly edited and the appropriate page or pages affected will be reprinted. These new pages will be distributed to holders of copies of the Comprehensive Plan, with instructions for the manner of inserting the new pages and deleting the obsolete pages. Each such amendment, when incorporated into this Comprehensive Plan, may be cited as a part hereof.

The successful maintenance of this Comprehensive Plan will depend largely upon the holder of the volume. As revised sheets are received, it will then become the responsibility of the holder to have the amendments inserted according to the attached instructions. It is strongly recommended by the publishers that all such amendments be inserted immediately upon receipt to avoid misplacing them and, in addition, that all deleted pages be saved and filed for historical reference purposes.

The publication of this Comprehensive Plan was under direct supervision of Katherine Gray, Supplement Editor, and Denise Thompson, Accuracy Management Coordinator, of the Municipal Code Corporation, Tallahassee, Florida. Credit is gratefully given to Rebecca C. Haynes, City Clerk of St. Pete Beach, Florida for her sincere interest and able assistance throughout the project.

SUPPLEMENT HISTORY TABLE

The table below allows users of this Comprehensive Plan to quickly and accurately determine what ordinances/amendments have been considered for codification in each supplement as of 2021. Ordinances and amendments that are of a general and permanent nature are codified in the Comprehensive Plan and are considered "Includes." Ordinances and amendments that are not of a general and permanent nature are not codified in the Comprehensive Plan and are considered "Omits."

In addition, by adding to this table with each supplement, users of this Comprehensive Plan will be able to gain a more complete picture of the plan's historical evolution.

Ord./Amd. No.	Date Adopted	Include/Omit	Supp. No.
2014-06	7- 8-2014	Omit	1

Commented [PD1]: How is the City using this (separate document) versus the Supplement History Table (below). If use is similar, there is an opportunity to consolidate and simplify.

Commented [PD2]: City to advise if they would like to keep this section. In digital age, is this necessary?

Commented [PD3]: No longer relevant, recommend delete as it references original authors. If preferred, maintain.

2015-05	3- 9-2015	Include	1
2016-11	6-28-2016	Include	2
2016-23	2-28-2017	Omit	2
2017-03	2-28-2017	Include	2

Commented [PD4]: Any interest in beginning this from adoption moving forward?

BI. - Citizen Input on Community Redevelopment⁽¹⁾

The following are ten important factors that reflect existing conditions within the City along with resident suggestions and input during a nearly six year process beginning in December 2001. These principles have guided residents of the City in their preparation of this amendment to the City's Comprehensive Plan Future Land Use Plan and Map, and the Housing Element.

- (1) The City is essentially a "built-out" community. Of the 1,286.10 acres that comprise the community, approximately 13.40 acres, or 1.04 percent, are vacant and undeveloped.
- (2) There is strong community objection to high density unmanaged overdevelopment of our coastal Gulf community that will further degrade infrastructure and public services.
- (3) There is a strong desire to protect the quiet character of existing residential neighborhoods from encroachment and overdevelopment of non-residential uses.
- (4) There is a strong desire by both residents and multi-generational local hotel and motel owners to preserve the heritage of our City as a tourist destination because it is the foundation of our local economy and it offers the residents a diversity of services and amenities as well as public access to our beaches.
- (5) Residents and local shop owners have also expressed a strong desire to revitalize the Downtown Corey area and create a vibrant main street that invites residents and visitors alike to shop, dine, play, work and live in a pedestrian-friendly and safe environment.
- (6) Residents have demanded that policies and strategies be adopted and implemented that maintain and improve existing infrastructure systems and facilities that ensure adequate capacity for new development that will maintain and improve the quality of life for residents and visitors alike.
- (7) Residents have expressed a need and desire to create a more environmentally friendly sustainable community that will improve the quality of life for residents and visitors by requiring the City to initiate an application with the Florida Green Building Coalition for certification as a Florida Green City and establishing goals, objectives and policies promoting Green practices and strategies for redevelopment that will be implemented through the City's land development and building regulations. The ultimate objective of certification and implementation is to rebuild a sustainable quality livable community that will:
 - (a) Conserve water and other natural resources;
 - (b) Lower energy consumption and operating costs both for private development as well as public improvements and public amenities;
 - (c) Reduce traffic congestion and impacts on our roads by designing a "walkable" community that provides safe and comfortable pedestrian, bicycle, trolley and other environmentally-friendly modes of community mobility that also will reduce Greenhouse gas emissions, improve air quality and encourage outdoor fitness initiatives to promote a healthier City and healthier residents:

- (d) Reduce waste sent to landfills and increase utilization of recycling programs;
 - (e) Provide for disaster mitigation strategies;
 - (f) Maintain public access to our beaches and waterfronts using environmentally sensitive design;
 - (g) Implement land development regulations that protect our waterways, Gulf beaches and Gulf waters from pollutants and debris that can harm natural resources including plant and species habitats;
 - (h) Continue efforts to protect the sea turtle and preserve its habitat by maintaining and improving sea turtle protection regulations;
 - (i) Demonstrate the community's commitment to environmental stewardship and social responsibility.
- (8) Residents have expressed a need and desire for a safer community through redevelopment of aging, functionally obsolete and vacant properties to:
- (a) Reduce crime and vagrancy; and
 - (b) Replace older structures and buildings with new construction that meets current Building Code standards and FEMA flood protection regulations to maximize protection from both wind and flood damage caused by hurricanes and tropical cyclones.
- (9) Residents have expressed a need and desire to improve the safety, traffic flow and appearance of Gulf Boulevard that is the primary and most visible corridor through our community by:
- (a) Improving pedestrian and bicycle safety;
 - (b) Improving the appearance as well as protecting the community from storm damage by placing overhead utilities underground;
 - (c) Improving traffic flow by reducing curb cuts and installing intelligent traffic flow devices; and
 - (d) Creating a visually appealing boulevard worthy of a quality residential and resort community.
- (10) Residents strongly object to more high-rise residential development throughout the City, that if permitted to continue will replace most, if not all, temporary lodging facilities, adversely impact our economy, commercial diversity, as well as diminish public beach and waterfront access. The impact, if permitted to continue under the City's 1998 Comprehensive Plan, will forever change the character and heritage of our City. Historically, the City has been a quality residential community complemented by resorts and supported by a tourist-based economy where residents and visitors for more than 50 years have lived and played in harmony with one another, but many realize that legacy is in jeopardy if corrective regulatory action is not taken.

It is the intent of this Comprehensive Plan amendment, prepared by residents, community leaders, and business as well as hotel owners in an extensive collaborative effort, to address these desires, concerns and objections as expressed by the residents.

This Comprehensive Plan amendment establishes a Community Vision based upon four major Initiatives, a Green Mission Statement, and a Community Redevelopment District that forms the basis of a long-range redevelopment plan for the City's core commercial and resort areas.

This redevelopment plan has several additional components necessary to effectuate the overall redevelopment effort including a Countywide Future Land Use Plan amendment, a Ch. 163 Community Redevelopment Plan and implementing land development regulations that will pursue the stated redevelopment goals with tightly controlled density and design standards.

The City and its residents will benefit from a Redevelopment Trust Fund established pursuant to F.S. § 163.387 as may be authorized by Pinellas County that will provide capital infrastructure,

public improvements and amenities that will improve the safety, services to, and beauty of the City.

(Ord. No. 2015-05, § 1(Exh. A), 3-9-2015)

Footnotes:

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Editor's note— Ord. No. 2015-05, § 1(Exh. A), adopted March 9, 2015, amended Part I, in effect, repealing and replacing Part I as set out herein. Former Part I pertained to similar subject matter.

C. Private Property Statement of Rights

The following statement of rights is included to reflect the Florida Statutory requirement of incorporating a statement of private property rights within each Comprehensive Plan.

- (1) The City shall ensure that property owner rights are considered in local decision-making, in accordance with FS 163.3177.
- (2) The following property owner rights shall be considered:
 - (a) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
 - (b) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
 - (c) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
 - (d) The right of a property owner to dispose of his or her property through sale or gift.

I. Preface					
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	Notes
A. General Provisions	INSERT TITLE, update narrative			Add title, modify	Update year of amendment
Style and Format	No change recommended			Maintain	
Numbering System	No change recommended			Maintain	
Tables	No change recommended			City to evaluate and advise	How is the City using this (separate document) versus the Supplement History Table (below). If use is similar, there is an opportunity to consolidate and simplify.
Looseleaf Supplements	No change recommended			City to evaluate and advise	City to advise if they would like to keep this section. In digital age, is this necessary?
Supplement History Table	Update narrative			Modify, City to evaluate and advise	Any interest in beginning this from adoption moving forward?
B. Citizen Input on Community Redevelopment	Renumber (previously I.), update narrative			Modify	No longer Element I, now falls under Preface Element.
Factor 1	No change recommended			Maintain	
Factor 2	No change recommended	Infrastructure		Maintain	
Factor 3	No change recommended			Maintain	
Factor 4	No change recommended			Maintain	
Factor 5	No change recommended			Maintain	
Factor 6	No change recommended			Maintain	
Factor 7	No change recommended	LDC	Florida Green Building Coalition	Maintain	
Objective a	No change recommended	Coastal & Conservation		Maintain	
Objective b	No change recommended			Maintain	
Objective c	No change recommended	Transportation		Maintain	
Objective d	No change recommended	Coastal & Conservation		Maintain	
Objective e	No change recommended	Coastal & Conservation		Maintain	
Objective f	No change recommended	Coastal & Conservation		Maintain	
Objective g	No change recommended	Coastal & Conservation		Maintain	
Objective h	No change recommended	Coastal & Conservation		Maintain	
Objective i	No change recommended	Coastal & Conservation		Maintain	
Factor 8	No change recommended		FBC and FEMA	Maintain	
Objective a	No change recommended			Maintain	
Objective b	No change recommended			Maintain	
Factor 9	No change recommended	Transportation		Maintain	
Objective a	No change recommended	Transportation		Maintain	
Objective b	No change recommended	Transportation		Maintain	
Objective c	No change recommended	Transportation		Maintain	
Objective d	No change recommended	Transportation		Maintain	
Factor 10	No change recommended	FLUE	F.S. 163.387	Maintain	
C. Private Property Statement of Rights	Insert		F.S. 163.3177	INSERT	
Factor 1	Insert			INSERT	

I. Preface					
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	Notes
Factor 2	Insert			INSERT	
Objective a	Insert			INSERT	
Objective b	Insert			INSERT	
Objective c	Insert			INSERT	
Objective d	Insert			INSERT	

PLANNING BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: **Comprehensive Plan Review - Element V:
Infrastructure**

Date: August 30, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Planning Manager

Summary of Issue: One of several discussions covering recommended
amendments to the Comprehensive Plan.

Funding: N/A

Requested Motion: N/A

Attachments: 1. V. Infrastructure Plan Element - Rev 02
 2. V. Infrastructure Plan Element - Review Matrix

V. Infrastructure Plan Element

Definitions:

Pavement Condition Index (PCI): is a numerical index between 0 and 100, which is used to indicate the general condition of a pavement section as standardized by ASTM D6433-11.

GOAL 1:

The City shall ensure that needed sanitary sewer, solid waste, and potable water services be provided by a safe, ~~and efficient,~~ and cost-effective system which maintains adequate facilities and provides for orderly growth and expansion.

Objective 1.1

The City of ~~St. Pete Beach~~ shall continue to implement procedures, in cooperation with its sewage, solid waste, and potable water system providers to ensure that development permits are issued only when adequate facility capacity is available to serve the development.

Policy 1.1.1

In accordance with Pinellas County, the ~~The~~ level of service standards provided by the City shall be:

Facility	Level of Service Standard
Sanitary Sewer	149.4 gallons per day per capita
Solid Waste	1.3 tons per person per year
Potable Water	120 gallons per day per capita

The level of service standards for potable water shall be coordinated with Pinellas County.

Policy 1.1.2

The replacement or modification of infrastructure facilities shall be compatible with the City's level of service standards.

Policy 1.1.3

The City shall maintain formal agreements with Pinellas County to provide potable and reclaimed water, with the City of St. Petersburg to provide sewage treatment, and with a qualified private company to provide solid waste services consistent with the City's adopted levels of service.

Policy 1.1.4

Prior to the issuance of a building permit for future development and/or redevelopment activities, the City shall evaluate and ensure ~~consult with Pinellas County Utilities to ensure~~ that adequate potable water supplies and facilities as well as sewage treatment capacity will be available by the anticipated issuance date of the certificate of occupancy.

Policy 1.1.5

~~The City shall maintain standards within the Land Development Code. The land development regulations and development review procedures shall be used to ensure that all adopted levels of service are maintained. All new development and redevelopment proposals shall be reviewed under the City's Concurrency Management System Ordinance to ensure the level of service standards established in this element~~ are ~~shall be~~ maintained.

Policy 1.1.6

~~In accordance with this Comprehensive Plan, proposed~~ Proposed infrastructure improvements shall be evaluated and ranked in order of priority as defined in the Capital Improvements Element, ~~according to the following guidelines:~~

- ~~• Project is needed to eliminate a proven or obvious hazard to public health and safety;~~
- ~~• Project is needed to fulfill a legal commitment by the City;~~
- ~~• Project is needed to preserve, maintain, refurbish, achieve full use, or replace existing facilities;~~
- ~~• Project will provide or bring an existing facility up to an adopted level of service;~~
- ~~• Project will increase efficiency or use of existing facilities, prevents or reduces future improvement cost, or provides service to all residents equitably;~~
- ~~• Project furthers policies adopted in other elements of this plan;~~
- ~~• Budget impact of the project, both capital and operating, will be considered, and the Capital Improvements Advisory Committee will consider the financial feasibility of the project; and~~
- ~~• Project will be reviewed for consistency with plans of other agencies having responsibility for public facilities within the jurisdiction.~~

Measures: Achievement of adopted level of service standards

Objective 1.2

The City and Pinellas County shall continue to work together to reduce the City's potable water demand based on use of reclaimed water and continued conservation strategies when feasible.

Policy 1.2.1

The City shall require the installation of water conservation devices for new construction or the replacements of existing plumbing fixtures.

Policy 1.2.2

The City shall restrict the unnecessary consumption of potable water and reclaimed water, particularly as it relates to irrigation, lawn watering and car washing during periods of drought, supply reduction and other emergencies.

Policy 1.2.3

The City and the County shall continue to provide reclaimed water for use in irrigation and landscaping.

~~Measure: Continued pursuit of reduction in potable water demand and wastewater generation~~

Policy 1.2.4

The City shall follow and enforce the watering schedule and rules outlined by Pinellas County for irrigation using potable water or reclaimed water.

Policy 1.2.5

The City shall encourage efficient use of reclaimed water and limit reclaimed water discharge to drainage systems or surrounding water bodies.

Objective 1.3

The City shall continue to encourage strategies to reduce its per capita generation of solid waste.

Policy 1.3.1

The City shall maintain a resource recovery plan that encourages residents to recycle glass, plastic, aluminum and newsprint waste products.

~~Measures: No increase in solid waste generation; Participation in resource recovery program~~

Objective 1.4

~~In accordance with this plan, the~~ The City shall enforce the hazardous waste management procedures and applicable ordinances of Pinellas County and the Florida Department of Environmental Protection (FDEP).

Policy 1.4.1

The City, in conjunction with Pinellas County and the neighboring local governments, shall continue an educational program to inform the City's residents of effective methods to safely store and dispose of household and commercial hazardous material and of procedures to follow in emergencies.

~~Measure: Implement hazardous waste and disposal procedures~~

GOAL 2:

The City shall provide an efficient stormwater management and drainage system which protects human life, minimizes property damage, improves stormwater discharge quality, and addresses the risk of peril of flood from sea level rise. An efficient Master Drainage system which protects human life, minimizes property damage, and improves storm water quality and on-site retention shall be provided.

Objective 2.1

~~In accordance with this plan, St. Pete Beach 's land development regulations shall include provisions for requiring compliance with the master drainage plan.~~ The City shall develop and maintain a comprehensive Watershed Management Master Plan (WMMP). The WMMP shall be updated as necessary and as economically feasible.

Policy 2.1.1

~~The St. Pete Beach's master plan drainage shall require new developments to meet the design requirements (level of service) of the 25 year frequency. Post development runoff shall not exceed pre-development drainage peak discharge rates.~~

The WMMP shall analyze the combined effects of existing and new development and redevelopment on the City's drainage system and shall outline a plan of action to address current and expected deficiencies.

Policy 2.1.2

~~The master drainage plan shall maintain standards which, at a minimum, address the following:~~

- ~~• An inventory and evaluation of those areas which currently have flooding problems.~~
- ~~• A hydrological survey of St. Pete Beach, showing the natural and man-made systems.~~
- ~~• The analysis of storm water outfalls for filtering suitability.~~
- ~~• A water quality analysis of storm water runoff and its impact on receiving water bodies and groundwater.~~
- ~~• Corrective measures to improve the drainage system to mitigate known problem areas, with such costs of improvements being proportionally shared by the agencies with drainage infrastructure located within the City boundaries.~~

The WMMP shall consider the risk of peril of flood from sea-level rise, storm intensification, and tidal conditions in accordance with Sec. 163.3178(2)(f)1, FS and incorporate adaptation strategies and principles to allow for consistent implementation of resiliency efforts.

Policy 2.1.3

~~The master drainage plan address the following requirements:~~

- ~~• The correcting of existing drainage facility deficiencies~~
- ~~• The coordination of extensions of or increases in capacity of any existing drainage facility;~~
- ~~• The maximizing of the use of existing drainage facilities;~~
- ~~• Implementation activities for establishing priorities for replacement, correcting existing drainage facility deficiencies, and providing for future drainage facility needs~~

Policy ~~2.1.4~~ 2.1.3

The WMMP shall include a water quality analysis of stormwater runoff and the impact to receiving water bodies and ground water. The City shall ensure that ~~the master drainage plan~~ the WMMP contains provisions which maintain the standards established by the Florida Department of Environmental Protection for Outstanding Florida Waters and Aquatic Preserve designations of Boca Ciega Bay.

Policy ~~2.1.5~~ 2.1.4

The City shall ensure that ~~the master drainage plan~~ the WMMP contains provisions which maintain the standards/programs established by any other agency having jurisdiction.

Policy 2.1.6

~~In support of the master drainage plan the land development regulations shall contain provisions which, at a minimum, protect natural drainage features, found within the City as follows:~~

- ~~• The flood-carrying and flood storage capacity of the 100-year flood plain shall be maintained;~~
- ~~• The prevention of erosion, retardation of runoff and protection of natural functions and values of the flood plain be considered while promoting public usage;~~
- ~~• The City shall require development or development proposals to be consistent with the performance standards regulating development within the designated flood plain;~~

Policy ~~2-1.7~~ 2.1.5

~~Under the master drainage plan the WMMP,~~ the City shall advise its citizens of best practices for stormwater management and the dangers associated with non-point source pollution addressing, at a minimum, the following:

- Proper pesticide and fertilizer application practices;
- Uses of turf blocks for patios, sidewalks, driveways, etc., to prevent increasing impervious surface area;
- The importance to maintaining motor vehicles to prevent the accumulations of oils, grease, transmission fluid, etc., on driveways; and
- The importance of regularly collecting and properly composting yard debris to prevent their accumulation ~~of other debris~~ which can adversely affect surface water quality.

Policy ~~2-1.8~~ 2.1.6

In accordance with ~~the master drainage plan the WMMP,~~ the City shall continue to fund drainage improvements through its Capital Improvements Program.

Measure: ~~Continued implementation of the master drainage plan~~

Objective 2.2

The City shall establish a level of service for drainage in the WMMP and shall outline Stormwater Management Regulations to be maintained within the Land Development Code for new development and redevelopment. ~~Establishment of a level of service for drainage.~~

Policy 2.2.1

~~Drainage Level of Service: Minimum drainage requirements for development or re-development shall comply with the requirements maintained in the Land Development Code, the SWFWMD BOR, and all applicable local, State and Federal water quality standards. Drainage facilities shall accommodate the twenty five (25) year, twenty four (24) hour storm event. Unless the City provides a community-wide stormwater facility or utility, retention must be on-site and accommodate the greater of: (a) the first one half (1/2) inch of stormwater within the boundaries of the project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces and parking areas. The project must also provide detention for all storm flows. Detention must prevent peak flows after development from exceeding the peak flow prior to development. All drainage facilities shall meet all applicable local, State and federal water quality standards.~~

Policy 2.2.2

All new development and redevelopment proposals shall be reviewed by the City under the City's Concurrency Management System Ordinance to ensure the level of service standards established in this element shall be maintained. ~~requirements maintained within the Land Development Code are met.~~

Policy 2.2.3

The City shall utilize best management practices to regularly maintain stormwater facilities and protect stormwater facilities and receiving waterbodies from impacts during construction. The following stormwater management techniques shall be used:

- Regular maintenance of retention swales adjacent to City roadways.
- Use of front, rear and side lot line swales in new development.
- Use of erosion and runoff control devices during construction;
- Where necessary, the City shall consider construction of drainage retention areas in the public right-a-way; and
- Where existing waterways are not sea-walled, native marine vegetation shall be used for shoreline stabilization where technically feasible.

Policy 2.2.4

~~Those provisions continued in Policy 2.1.5, which protect natural drainage features, shall be implemented as part of the drainage requirements.~~

Policy ~~2.2.5~~ 2.2.4

In accordance with the water quality standards established by Sections 62-302 and 62-4, Florida Administrative Code, the City shall regulate storm water discharge.

GOAL 3:

~~Land development regulations shall be used to implement this Infrastructure Element.~~

Objective 3.1

~~Land development regulations, consistent with the Comprehensive Plan, shall be maintained and implemented.~~

Policy 3.1.1

~~Land Development regulations shall be adopted which address the requirements of the Infrastructure Element Goals, Objectives, and Policies~~

~~Measure: Achievement and maintenance of standards expressed in the Infrastructure Element~~

GOAL 3:

The City shall maintain streets to a condition that provides safe and comfortable vehicular and pedestrian travel that is efficient and cost effective.

Objective 3.1

The City shall establish a PCI rating system to evaluate the condition of the roadway network biannually. The City shall maintain roadways to a minimum rating of at least 70, as economically feasible.

Policy 3.1.1

New development shall be required to construct roadways which meet City or State DOT standards.

Policy 3.1.2

The City shall ensure that maintenance, rehabilitation, and reconstruction projects meet the standards established for new construction.

V. Infrastructure Plan Element						
Title	KH Comment (Revision 1 & 2)	Related Sections	GOP/Justification	Recommended Action	City Comment (10/02/2020 & 10/27/2020)	Review Meeting Notes (10/02/2020& 10/27/2020)
Definitions	Add Definition Section			INSERT		
Pavement Condition Index (PCI)	Add Definition			INSERT		
Goal 1	Updated narrative			Modify		
Objective 1.1	Updated narrative	LDC		Modify	Existing Volume & maximum volume you can process, you should never get close to your maximum. These numbers don't hold significance - they don't drive actions.	Strike Potable water requirement. The LOS allows the City to reference the comprehensive plan to require new development to calculate the capacity required to support. Specifics included in the Land Development Code. Do we have to provide a LOS for solid waste? Confirm with what the Pinellas County - note it is per the County's requirements
Policy 1.1.1	Updated narrative, removed potable LOS	CIP Element; Intergovernmental		Modify		
Policy 1.1.2	No change recommended	CIP Element		Maintain		
Policy 1.1.3	No change recommended - may require future amendment	Intergovernmental Coordination		Maintain		
Policy 1.1.4	Updated narrative	LDC		Modify		Consider Concurrency Certificate for the LDC https://library.municode.com/fl/sarasota/codes/zoning?no_deld=ARTIVDEREPR_DIV2GEPR_SIV-203COCE
Policy 1.1.5	Updated narrative	LDC		Modify		
Policy 1.1.6	Removed measure, removed duplicate narrative, referenced CIE	CIP Element		Modify	10 evaluating criteria for each CIP projects - recommends that this should be reviewed and revised if necessary	Reference the document instead of being repeated - review the document and consider making changes to this policy - City to send this CIP criteria
Objective 1.2	Updated narrative			Modify		
Policy 1.2.1	Updated narrative	LDC		Modify		
Policy 1.2.2	Updated narrative	Coastal and Conservation Element		Modify		
Policy 1.2.3	Remove measure			Modify	Start to meter large uses (hotels). Regulate neighborhoods to comply with Pinellas County requirements	Review/Reference Pinellas County Watering Plan
Policy 1.2.4	Add policy			INSERT		
Policy 1.2.5	Add policy			INSERT		
Objective 1.3	Updated narrative			Modify		
Policy 1.3.1	Remove measure			Modify	Recycling has been started at City Buildings	
Objective 1.4	Updated narrative			Modify		
Policy 1.4.1	Remove measure	Intergovernmental Coordination		Modify	Fire Department does collections of hazardous waste. "Ways to Save Our Waters "on the City website	Recommend updating the Public Works webpage with information with disposal of hazardous waste
Goal 2	Updated narrative- CRS focused - WMMP and SR			Modify		

V. Infrastructure Plan Element						
Title	KH Comment (Revision 1 & 2)	Related Sections	GOP/Justification	Recommended Action	City Comment (10/02/2020 & 10/27/2020)	Review Meeting Notes (10/02/2020& 10/27/2020)
Objective 2.1	Updated narrative - WMMP; reference LDC	LDC, WMMP		Modify	Change the name of the reference document? Might not be directly applicable to the Stormwater Master Plan - Would have to create an additional effort to capture the items in this Goal. Existing Stormwater master Plan includes 25 of the most vulnerable areas of flooding along with projects to mitigate. There are multiple documents that address various parts of the Stormwater system, but not one comprehensive document. Can be used to get CRA points. Can be incorporated into the 2022 budget to develop this plan. Can be included in the local mitigation strategies.	Resiliency planning captured in the Conservation Element. This element relates to the Stormwater Built Infrastructure Element. Create and reference "Watershed Master Plan (WMP)" - but in this objective it will outline provisions for stormwater management and drainage. Need input from the City about what this plan is going to include. - Comprise this object of two components 1. stormwater drainage and 2. vulnerability
Policy 2.1.1	Updated narrative - SWFWMD BOR	WMMP	SWFWMD Basis of Review	Modify		
Policy 2.1.2	Updated narrative, change intent	WMMP	Sec 163.3178, FS	Modify		
Policy 2.1.3	Remove	WMMP		Remove		
Policy 2.1.3	Updated narrative, renumbered (previously 2.1.4)	WMMP; Intergovernmental Element	FAC 62-302.700	Modify		
Policy 2.1.4	Updated narrative, renumbered (previously 2.1.5)	WMMP		Modify		
Policy 2.1.6	Remove	WMMP, LDC		Remove		
Policy 2.1.5	Updated narrative, renumbered (previously 2.1.7)	WMMP		Modify		
Policy 2.1.6	Remove measure, updated narrative, renumbered (previously 2.1.8)	WMMP, CIP Element		Modify		
Objective 2.2	Updated narrative	WMMP, LDC	SWFWMD Basis of Review	Modify		Requires update to the LDC
Policy 2.2.1	Updated narrative, capture in LDC	WMMP, LDC	SWFWMD Basis of Review	Modify		Drainage standard of service to be maintained in the LDC
Policy 2.2.2	Updated narrative	LDC		Modify		
Policy 2.2.3	Updated narrative	LDC		Modify		
Policy 2.2.4	Remove Policy			Remove		
Policy 2.2.4	Renumbered (previously 2.2.5)		FAC 62-302 & 62-4	Modify		
Goal 3	Remove Goal			Remove		
Objective 3.1	Remove Objective			Remove		
Policy 3.1.1	Remove Policy			Remove		
Goal 3	Add Goal for roadway infrastructure			INSERT	Level of service needs to be added for Pavement. Public works does a PCI every two-years. Need to determine what these levels should be to determine the LOC. Identify a minimum threshold that needs to be maintained.	Need to follow up with Public Works for Pavement LOS to determine before including in this element. Take out all references to the Potable water system
Objective 3.1	Add objective for pavement LOS			INSERT		
Policy 3.1.1	Add policy			INSERT		
Policy 3.1.2	Add policy			INSERT		

PLANNING BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: **Comprehensive Plan Review - Element VI:
Coastal and Conservation**

Date: August 30, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Planning Manager

Summary of Issue: One of several discussions covering recommended
amendments to the Comprehensive Plan.

Funding: N/A

Requested Motion: N/A

Attachments: 1. VI. Coastal and Conservation - Rev 02
 2. VI. Coastal and Conservation - Review Matrix

VI. Coastal and Conservation

Definitions:

Coastal High Hazard Area: An area particularly vulnerable to the effects of coastal flooding from tropical storm events and is defined by section 163.3178(2)(h)9, Florida Statutes, as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Florida-Friendly Landscaping™ (FFL): Quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. The principles of such landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection. Additional components include practices such as landscape planning and design, soil analysis, the appropriate use of solid waste compost, minimizing the use of irrigation, and proper maintenance.

Hazardous Waste: Materials which are identified by federal and state agencies as posing a substantial health or safety threat.

Point Source: Any discernible, confined and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include agricultural stormwater discharges and return flows from irrigated agriculture – per the Environmental Protection Agency (EPA).

Recreational and commercial working waterfronts: A parcel or parcels of real property that provide access for water-dependent commercial activities or provide access for the public to the navigable waters of the state. Recreational and commercial working waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to the waters of the state or that are support facilities for recreational, commercial, research, or governmental vessels. These facilities include docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, and other support structures over the water.

Species of special status: Species that are classified as endangered, rare, Species of Special Concern, or threatened.

GOAL 1:

To ensure the highest environmental quality possible, the City of ~~St. Pete Beach~~ shall conserve, protect, and appropriately manage and, where appropriate, restore or enhance its ~~the~~ natural resources (aquatic, wetland, air, and terrestrial).

Objective 1.1

~~In accordance with this Comprehensive Plan the City shall continue to protect the quality and quantity of surface and groundwater. The City shall continue to conserve, appropriately use, and protect the quality and quantity of current waters that flow into estuarine waters or oceanic waters and protect from activities and land uses known to adversely affect the quality and quantity of identified water sources.~~

Policy 1.1.1

The City shall promote water conservation as an integral part of water management programs, rules, and plans and promote the use of reclaimed water for irrigation. Reclaimed water for irrigation shall not be utilized in excess and shall be implemented to prevent runoff into stormwater systems and ultimately surrounding water bodies. Reclaimed water availability shall be coordinated with Pinellas County and conservation efforts shall be utilized as necessary.

Policy 1.1.2

The City shall continue to cooperate with the Southwest Florida Water Management District (SWFWMD), Pinellas County, and Tampa Bay Water (TBW) to conduct water conservation programs. In the event a water shortage is declared, the City shall support TBW, Pinellas County and the SWFWMD's Water Shortage Plan in accordance with Chapter 40D-21, Florida Administrative Code (F.A.C.), and develop an emergency water conservation plan.

Policy 1.1.3

The City shall continue to support and implement the standards and regulations set forth in the Pinellas Aquatic Preserve Management Plan Pinellas County and Boca Ciega Bay Aquatic Preserve Management Plan (FDEP, 2018) or most current management plan to protect and enhance the water quality of Boca Ciega Bay.

Policy 1.1.4

The City shall require all new development and redevelopment to provide onsite retention of storm water runoff to assist in the upgrading of water quality within Boca Ciega Bay and the Gulf of Mexico.

Policy 1.1.5

The City shall cooperate with the Tampa Bay ~~National~~ Estuary Program in its implementation of the Comprehensive Conservation and Management Plan as a means to conserve and protect marine wetlands and aquatic resources.

~~Measure: Surface and groundwater quality and quantity~~

Objective 1.2

Regulations for development within the 100-year flood plain, as defined by the Federal Emergency Management Agency (FEMA), shall be strictly enforced and maintained within the Land Development Code.

Policy 1.2.1

New development or redevelopment approvals shall require that post-development run-off rates, volumes and pollutant loads do not exceed predevelopment conditions, as maintained within the Land Development Code.

Policy 1.2.2

Recognizing that the community is located within the 100-year flood plain, the City shall adopt and strictly enforce all appropriate federal, state, and regional coastal construction codes and coastal setback regulations, as maintained within the Land Development Code.

Policy 1.2.3

The City shall ~~protect~~ encourage the natural functions of the 100-year flood plain so that the flood-carrying and flood storage capacity are maintained.

Policy 1.2.4

The City shall support and encourage the preservation of the development of a strict flood plain management program by state and local governments to preserve hydrologically significant wetlands and other natural flood plain features.

Policy 1.2.5

The City shall minimize the amount of impervious surface ~~in order to~~ promote groundwater infiltration, minimize runoff and stabilize water quality.

~~Measure: Continued implementation of flood plain management regulations~~

Policy 1.2.6

The City will cooperate with FEMA to regularly update the 100-year flood plain and continue to enforce FEMA regulations.

Policy 1.2.7

Development is encouraged to design structures to minimize damage from coastal erosion, 100-year flood events, tidal surges from hurricanes and coastal storms and projected sea level rise. An analysis is encouraged for development projects located on a shoreline in order to demonstrate that the development will remain fully functional for its intended use based on the most current and credible sea level rise projections and expected lifespan of the project. Businesses are encouraged to take sea level rise into consideration in their investment decisions and to take mitigation steps to future vulnerabilities.

Objective 1.3

~~As an ongoing objective, the~~ The City shall conserve and or improve wetlands, aquatic resources, and wildlife population and habitat to maintain their environmental and recreational value.

Policy 1.3.1

~~In accordance with this Comprehensive Plan, upon identification in the City, areas such as mangroves and marsh areas shall be identified on the Future Land Use Map as conservation areas. The City shall identify conservation areas within the Future Land Use Element map series.~~

Policy 1.3.2

Conservation areas, including mangrove and marsh areas, shall be maintained in accordance with Pinellas County and State regulatory requirements.

~~Policy 1.3.2~~ 1.3.3

Projects (e.g., marinas, causeways and dredging) which could inhibit tidal circulation shall include measures to maintain or improve tidal circulation and flushing, as required and maintained by regulatory agencies.

~~Policy 1.3.3~~ 1.3.4

Any project which ~~produces changes in~~ could impact tidal circulation patterns shall ~~be approved~~ require review and approval by the City and regulatory agencies only after sufficient hydrographic information is available to allow an accurate evaluation on the net environmental impacts of the project.

~~Policy 1.3.4~~ 1.3.5

The City shall preserve the mangrove island, known as 'Fuller Island,' located in Little McPherson Bayou in its natural state.

~~Measure: Implementation of land regulations which protect environmental systems~~

Objective 1.4

The City shall conserve, appropriately use and protect native vegetation.

Policy 1.4.1

The City shall require that all new development preserve ~~at a minimum 25 percent of the native vegetation on site when applicable, as maintained in the Land Development Code.~~ This should not be interpreted to allow development in wetland, or protected areas.

Policy 1.4.2

~~Native vegetation shall receive priority in the landscaping.~~

All new development and redevelopment shall incorporate Florida Friendly Landscaping (FFL) principles.

Policy 1.4.3

The City shall encourage shorelines lacking wetland vegetation to be planted with native vegetation in order to minimize potential flood damage, stabilize the shoreline and trap sediments and other non-point source pollutants, and provide additional habitat for fish and wildlife.

Policy 1.4.4

The City shall encourage the removal of exotic invasive plants, as listed by Florida's Exotic Pest Plants Council, ~~including, but not limited to the Australian Pine (Casaurina spp.), Chinese Tallow (Aleurites spp.), Carrotwood (Cupianopsis anacardioides), Punk (cajeput) tree (Malaleuca leucodendron), and Brazilian Pepper (also known as the Florida Holly) (Schinus terebinthefolius),~~ requiring removal at the time of development or redevelopment of a property having such vegetation.

Policy 1.4.5

The City shall consider soil conditions and vegetation classifications when designating land use categories in order to measure their suitability.

Policy 1.4.6

Fill shall not be used to elevate structures in ~~native vegetation~~ conservation areas, as identified in the Future Land Use Element.

Policy 1.4.7

~~Although limited natural resources remain in the City of St. Pete Beach, every effort shall be taken to protect these resources as follows:~~ The City shall protect natural resources as follows:

- Recreational development shall be compatible with the surrounding environment;
- The clearing of trees and wetland vegetation shall be prohibited, unless a mitigation plan is submitted and approved by the City, the objective being no net loss of wetlands and trees; and

- All applications for site development approval shall be subject to site plan review in accordance with the Land Development Code ~~land development regulations~~.

~~Measure: Greater use of native vegetation within new projects and the continued protection of existing shorelines~~

Objective 1.5

~~In accordance with this Comprehensive Plan, the~~ The City shall protect, to the maximum extent possible, species with special status from adverse impacts due to loss of natural foraging, feeding, nesting, and brooding habitats.

Policy 1.5.1

The City shall assist in the application of and compliance with all state and federal regulations pertaining to species of special status, ~~(e.g., endangered, rare, species of special concern and threatened).~~

Policy 1.5.2

By working with agencies following state and federal guidelines, beach ~~Beach~~ re-nourishment projects shall protect sea turtle nesting areas by limiting construction in such areas to winter and spring months, ~~or by working with agencies following state and federal guidelines.~~

Policy 1.5.3

~~The City shall establish a public information program calling for the protection of those sea turtle nesting areas located within the community.~~

Policy 1.5.4

~~All spoil islands shall be designated bird sanctuaries.~~

Policy ~~1.5.5~~ 1.5.3

The City shall work in cooperation with the Florida Department of Environmental Protection, U. S Fish and Wildlife Service, Pinellas County Coastal Management and other state and federal agencies to develop and enforce an area-specific sea turtle and manatee protection plan in order to ensure long-range sea turtle, manatee and habitat protection.

Policy ~~1.5.6~~ 1.5.4

Manatees shall be protected from injury and disturbance resulting from aquatic commercial and recreational activities. Habitat of special significance to manatees, including additions to publicly owned preserves and refuges, shall be protected.

Policy 1.5.7

~~Habitat of special significance to manatees, including additions to publicly owned preserves and refuges, shall be protected.~~

~~Measure: Implementation of protective measures~~

Objective 1.6

The City ~~of St. Pete Beach~~ shall ~~increase~~ maintain its involvement in monitoring and enforcing the proper handling, treatment and disposal of hazardous waste within its jurisdiction.

Policy 1.6.1

The City shall work with the Florida Department of Environmental Protection, the Tampa Bay Regional Planning Council and Pinellas County in developing an emergency response plan to handle accidents involving hazardous waste.

Policy 1.6.2

A program shall be developed to regulate and monitor small generators of hazardous wastes to protect natural resources and public health.

Policy 1.6.3

Recycling of hazardous waste products such as oils, solvents and paints shall be promoted by the City.

Policy 1.6.4

~~The City of St. Pete Beach~~, in conjunction with the Tampa Bay Regional Planning Council, Pinellas County and neighboring municipalities, shall support an ongoing educational program to inform the City's residents of effective methods to safely store and dispose of household and commercial hazardous material.

~~Measure: Continued participation in hazardous waste management efforts~~

Policy 1.6.5

The City shall support the monitoring of hazardous waste-producing sites for potential environmental impacts by the appropriate regulatory agency or the owner/operator of the site.

Objective 1.7

The City shall continue efforts to ~~comply with~~ meet or exceed all state and federal standards for air quality.

Policy 1.7.1

The City shall work, in cooperation with other agencies, to reduce the potential for automobile emissions pollution by the following measures:

- Require vegetative buffer strips between roadways and residential development; when feasible
- ~~Promote efficient alternative transportation modes such as car pooling, pedestrian and bicycle paths; Reduce the dependence on single-occupant vehicle trips, and encourage the use of bicycle, pedestrian and transit modes as a means of commuting and recreational mobility~~
- ~~Assure continued operation of roadways at acceptable levels of service. Encourage the use of electric vehicles by providing charging stations when feasible~~

~~Measure: Improved air quality~~

Policy 1.7.2

The City shall require compliance with Pinellas County requirements for vapor control systems for all new and reconstructed gasoline stations.

Objective 1.8

As an ongoing objective, the City shall make efforts to ~~assure~~ ensure that Boca Ciega Bay maintains the Outstanding Florida Waters designation as outlined in Chapter 62-302.700, FAC.

Policy 1.8.1

~~No new point sources shall be permitted to discharge from the City of St. Pete Beach into Boca Ciega Bay or into ditches or canals that flow into the bay. The City shall limit new point sources that discharge into Boca Ciega Bay, or pipeline/ditches/canals that flow into the bay, by outlining requirements maintained in the Land Development Code, and requiring treatment as applicable, to protect Boca Ciega Bay while mitigating impacts to public health and safety.~~

Policy 1.8.2

~~In order to reduce non-point source pollutant loading, a stormwater management plan the Watershed Management Master Plan (WMMP) shall follow the regulations set out in Chapter 17-25, FAC Chapter 62-330, FAC.~~

Policy 1.8.3

~~In order to reduce non-point source pollutant loading and improve the functioning of the City's drainage system, dumping of debris of any kind (e.g., yard clippings and trimmings), into drainage ditches, canals and storm water control structures shall be prohibited.~~

Policy 1.8.4

~~Through the The City shall coordinate with neighboring municipalities, Pinellas County, Planning Council and the Tampa Bay Regional Planning Council, the City shall coordinate with neighboring municipalities and the County to protect estuaries which are within the jurisdiction of more than one local government. This may include including methods for coordinating with other local governments to ensure adequate sites for water-dependent uses, preventing estuarine pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.~~

Policy 1.8.5

~~The City shall, and require others to, utilize require that construction and maintenance methods that do not adversely affect water quality or water flow.~~

Policy 1.8.6

~~No dredging will be allowed within the corporate limits without consent of the City and all other applicable regulatory agencies.~~

~~Measure: Continued designation of Boca Ciega Bay as Outstanding Florida Waters~~

Policy 1.8.7

Alterations and improvements to the drainage system shall preserve, to the maximum extent possible, natural drainage characteristics (such as wetlands), existing vegetation and trees, and natural topography.

Objective 1.9

~~In accordance with this Comprehensive Plan, the The City of St. Pete Beach shall protect and restore its beaches, dunes and natural system, protect its recreational and commercial working waterfronts, and establish construction standards which minimize the impacts of man-made structures on these systems maintained in the Land Development Code the land development regulations.~~

Policy 1.9.1

Construction seaward of the Coastal Construction Control Line shall be subject to the permitting procedures pursuant to Chapter 161, Part 1 of the Florida Statutes.

Policy 1.9.2

Where existing waterways are not sea-walled, native marine vegetation shall be used for shoreline stabilization where ~~technically~~ feasible.

Policy 1.9.3

Dune preservation regulations shall be ~~required by development regulations maintained in the Land Development Code~~ to protect the primary dunes, and ~~which~~ shall address prohibitions on excavations, destruction of native vegetation, and other activities which affect the natural fluctuation of the dunes.

Policy 1.9.4

The City shall continue a program for the restoration and maintenance of the coastal dune system. The program shall include:

- Stabilization projects utilizing native vegetation.
- Develop an educational program emphasizing the need to protect the coastline.
- Construction of dune walkover structures.

Policy 1.9.56

The City shall limit shoreline development that will adversely impact marine fisheries habitats.

Policy 1.9.7

~~Recreational and commercial working waterfronts are defined as a parcel or parcels of real property that provide access for water-dependent commercial activities or provide access for the public to the navigable waters of the state. Recreational and commercial working waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to the waters of the state or that are support facilities for recreational, commercial, research, or governmental vessels. These facilities include docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, and other support structures over the water.~~

Policy 1.9.68

The City shall protect and encourage the development of recreational and commercial working waterfronts as feasible. ~~The City shall protect its recreational and commercial working waterfronts by considering the following strategies:~~

- ~~• Investigating the feasibility of investing directly in property preservation through land acquisition;~~
 - ~~• Applying for grants to improve or develop City owned waterfront recreational facilities, including parks, boat ramps, boardwalks, and marinas;~~
 - ~~• Amending the Land Development Code to provide design standards for marinas;~~
 - ~~• Coordinating with Pinellas County to implement the Working Waterfront Tax Deferral Program.~~
- ~~Measure: Continued enforcement of beach management and coastal construction regulations~~

Objective 1.10

The City shall participate in an intergovernmental coordination process to protect coastal resources which shall address natural systems on a system-wide basis, in accordance with the Intergovernmental Coordination Element, regardless of political boundaries.

Policy 1.10.1

~~The City shall participate with the U. S. Army Corps of Engineers and the Pinellas County in addressing the environmental issues associated with the maintenance of navigational channels.~~

Policy 1.10.2

~~The City shall participate with the City of Treasure Island, Pinellas County and appropriate neighboring communities, state and federal agencies in the implementation of coastal management efforts.~~

~~Measure: Establishment of intergovernmental coordination mechanism to manage coastal resources~~

Objective 1.11

~~In accordance with this Comprehensive Plan the~~ The City will periodically assess its public beach access needs.

Policy 1.11.1

The City shall continue providing adequate public access to beaches and shorelines.

~~Measure: Assurance of adequate beach access~~

GOAL 2:

The City shall maintain provisions in the Land Development Code ~~provide a set of guidelines for development~~ that protects the lives and property of its residents from the effects of natural disasters and sea level rise.

Objective 2.1

The City shall, ~~to the extent practical,~~ limit public expenditures that subsidize development within the Coastal High Hazard Area consistent with the Future Land Use Map as adopted.

Policy 2.1.1

The City shall not support or finance new local transportation corridors which lie within the Coastal High Hazard Area, although existing corridors may be maintained or improved as necessary to protect the health, safety and welfare of existing residents.

Policy 2.1.2

The City shall not support or finance sewer ~~and water~~ line extensions or expansions within the Coastal High Hazard Area which will encourage solely to accommodate future growth beyond the density identified within the Future Land Use Element. ~~higher densities in those vulnerable areas.~~

Policy 2.1.3

The City shall continue to plan and fund infrastructure and services consistent with the level of service adopted herein and shall ensure that permits for development and redevelopment activities are issued only if public facilities necessary to meet the level of service standards

adopted pursuant to this Comprehensive Plan are available concurrent with the impacts of the development.

~~Measure: Nature of public expenditures in the Coastal High Hazard Area~~

Objective 2.2

Because a majority of the community is located within the Coastal High Hazard Area, ~~defined as the area below the elevation line of the category one storm surge line as established by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) model,~~ the City shall require appropriate development and construction standards to mitigate the adverse effects of coastal hazards.

Policy 2.2.1

~~The City of St. Pete Beach, acknowledging its particular vulnerability to coastal hazards as a barrier island community, recognizes its particular vulnerability to coastal hazards as a barrier island community the entire City within the Coastal High Hazard Area and the first geographic area to be evacuated in the event of a hurricane threat.~~

Policy 2.2.2

The City shall maintain allowable densities in the Coastal High Hazard Area consistent with the Future Land Use Map of ~~this Comprehensive Plan.~~

~~Measure: No new developments or structures which do not meet coastal hazard mitigation standards~~

Objective 2.3

The City shall, with regional authorities, maintain or reduce hurricane evacuation times.

Policy 2.3.1

The City shall coordinate with state, regional and county agencies to ensure that major evacuation routes are adequately maintained and, when necessary, improved to facilitate an efficient and safe evacuation.

Policy 2.3.2

~~The City, in cooperation shall cooperate with local, state, and federal agencies the Pinellas County Department of Emergency Management Services and the South Pinellas County Chapter of the American Red Cross shall sponsor annual hurricane preparedness seminars to increase hurricane awareness.~~

Policy 2.3.3

City emergency response personnel ~~and volunteers~~ shall coordinate with county and state emergency response agencies in emergency planning, including communications, traffic control and warning operations, to conduct effect a safe and efficient evacuation of the City, in compliance with a Hurricane Preparedness Plan.

- ~~• The adopted level of service standard for out-of-county hurricane evacuation clearance time for a category five storm event as measured on the Saffir-Simpson Scale shall be 16 hours.~~

~~Measure: Maintenance of adequate hurricane evacuation clearance times~~

Policy 2.3.4

The City, in coordination with other agencies, shall continue to maintain a Hurricane Preparedness Plan that identifies evacuation routes and the level of service standard for out-of-county hurricane evacuation clearance times.

Objective 2.4

The City shall continue to try to reduce the risk of exposure of human life and public and private property to natural disasters through preparedness planning and implementation of hazard mitigation measures.

Policy 2.4.1

The City, in coordination with other agencies, shall continue to maintain and update its local Hurricane Preparedness Plan and identify hazard mitigation efforts.

Policy 2.4.2

The emergency management coordinator, as designated by the City, shall oversee the maintenance and ongoing updates of the hurricane plan; act as a liaison between state, regional, county and city emergency response and planning agencies; and ensure coordination between emergency management and development activities in the City.

Policy 2.4.3

The City shall periodically review ~~existing~~ coastal construction ~~building codes~~ best practices and implement changes to the ~~standards~~ Land Development Code as are found to be appropriate and useful.

Policy 2.4.4

Recognizing the ~~entire~~ majority of the community is located within the Coastal High Hazard Area and the 100-year flood plain, the City shall adopt and strictly enforce all appropriate federal, state, and local coastal construction codes, and coastal setback requirements, ~~as amended.~~

Policy 2.4.5

~~Special care facilities shall be permitted with the City provided that verification is provided that~~
The City will continue to coordinate with local and state agencies to maintain adequate provisions for safe and efficient evacuation for vulnerable populations. and sheltering are assured.

Policy 2.4.6

The City shall continue to participate, through available programs, with other federal, state and local agencies in seeking, developing, improving and implementing hazard mitigation strategies.

~~Measure: Improved hazard mitigation and community preparedness~~

Objective 2.5:

The City shall incorporate adaptation strategies and principles into City processes and plans to allow for consistent implementation of resiliency efforts in all City functions.

Policy 2.5.1

The City shall integrate adaptation and resiliency goals, principles and strategies into existing and future City processes and city-wide plans and documents.

Policy 2.5.2

The City shall collaborate and coordinate with appropriate local, regional, state, and national governmental agencies, to the extent possible, toward the implementation of adaptation strategies and to identify risks, vulnerabilities and opportunities associated with coastal hazards and the impacts from sea level rise.

Policy 2.5.3

The City shall collaborate with neighborhood associations, civic groups, and local service providers to identify and address neighborhood-specific needs within neighborhood and commercial areas.

Policy 2.5.4

The City shall continue routinely review and update resiliency information as available.

GOAL 3:

The City shall develop and maintain a post-disaster redevelopment plan that, while ensuring recognition of the private property rights of its citizens, will seek to reduce or eliminate the exposure of human life and public and private property to natural hazards where feasible.

Objective 3.1

The City shall incorporate all appropriate recommendations from interagency hazard mitigation reports together with the requirements of the Federal Emergency Management Agency (FEMA) regarding construction in the flood zone in developing its post-disaster recovery plans.

Policy 3.1.1

The City shall continue to be a participant in intergovernmental cooperative efforts to establish regionally significant post-disaster recovery plans.

Policy 3.1.2

The City's plans shall ensure that, in as much as possible, hazard mitigation measures are included in the planning for:

- Post-disaster building construction
- Repair and replacement of infrastructure ~~elements~~
- Repair and replacement of storm water management systems and facilities
- Beach and dune restoration

Policy 3.1.3

The City's post-disaster planning shall, at a minimum, include consideration of interagency hazard mitigation reports, established coastal construction control lines, FEMA requirements and other appropriate coastal construction requirements such as those necessary in V-Zones.

Policy 3.1.4

~~All post-disaster redevelopment and reconstruction shall be governed under Policy 1.8.2, Objective 4.1 and its associated policies in the Future Land Use Element of this plan.~~

~~Measure: Having a post-disaster redevelopment and recovery plan that includes appropriate hazard mitigation measures~~

~~The City shall establish a set of reconstruction permitting procedures to be maintained in the post-disaster redevelopment plan.~~

Objective 3.2

The City shall have a Recovery Task Force to provide preliminary damage assessments and direct post-disaster recovery and redevelopment activities.

Policy 3.2.1

The Recovery Task Force shall consist of the City Emergency Management Coordinator, the Building and Inspection Department and other members as appointed by the City Commission.

Policy 3.2.2

The Recovery Task Force shall fulfill the following responsibilities, as well as others deemed necessary:

- Assess preliminary damage reports;
- Take necessary steps to seek financial assistance from the appropriate state and federal agencies;
- Authorize immediate clean-up and repairs necessary to protect the public health, safety and welfare;
- Identify areas within the community where minor, moderate and major damage has occurred;
- Recommend to the City Commission appropriate hazard mitigation policies that should be implemented in response to the disaster; and
- Prepare a report evaluating post-disaster redevelopment response and make recommendations for necessary changes to this Comprehensive Plan.

~~Measure: Having a workable disaster recovery plan~~

Objective 3.3

~~In order to effectively manage the timing and sequence of reconstruction, the City will establish, in advance, a set of reconstruction permitting procedures shall continue to review key reconstruction and redevelopment strategies, including those from interagency hazard mitigation reports, which will be considered to promote hazard mitigation.~~

Policy 3.3.1

~~Following a major hurricane event, the City Council will adopt a temporary post-disaster building moratorium to allow sufficient time for immediate damage assessment, the identification of redevelopment opportunities, and hazard mitigation policy implementation. The time period and type of moratorium will be decided by the City Commission.~~

Policy 3.3.2

~~The City shall adopt a post disaster procedure which will expedite permitting for minor repairs. The procedure shall include development plan review, engineering approval and building permitting and shall provide that all permitting is coordinated with the appropriate agencies and consistent with the objectives of this Comprehensive Plan.~~

~~Measure: Establishment of reconstruction permitting procedures~~

Objective ~~3.4~~ 3.3

The City shall enact key reconstruction and redevelopment strategies which will promote hazard mitigation in the event of storm events or sea level rise. ~~applicable to St. Pete Beach.~~

~~Policy 3.4.1~~

~~Where feasible, property which has received recurring major hurricane damage from storm surge should be publicly acquired or designated conservation on the Future Land Use Map to prevent redevelopment of the property to its pre-hurricane land use.~~

~~Policy 3.4.2~~

~~The City shall consider one or more of the following strategies in those areas which receive major or moderate damage:~~

- ~~• Relocation further inland (away from the coast); and~~
- ~~• Reconstruction according to more stringent building and construction standards.~~

Policy ~~3.4.3~~ 3.3.1

The City shall interrelate hazard and non-hazard mitigation goals during reconstruction decision-making including the following objectives:

- Enhancement of local recreational and open space opportunities;
- Enhancement of local public beach access;
- Enhancement and restoration of local natural ecosystems;
- Reduction of traffic congestion, noise, and other transportation related problems; and
- Enhancement of the long-term economic vitality of the local commercial base.

Policy ~~3.4.4~~ 3.3.2

The City shall establish performance standards which allow for the redevelopment of sensitive historic resources providing some portion of the said resource is still existing and can safely be returned to its natural pre-hurricane state.

Policy ~~3.4.5~~ 3.3.3

~~The City of St. Pete Beach, working in cooperation with local, regional and state agencies, shall ensure that all post-disaster reconstruction activities shall be required to follow the appropriate hazard mitigation measures and regulations.~~

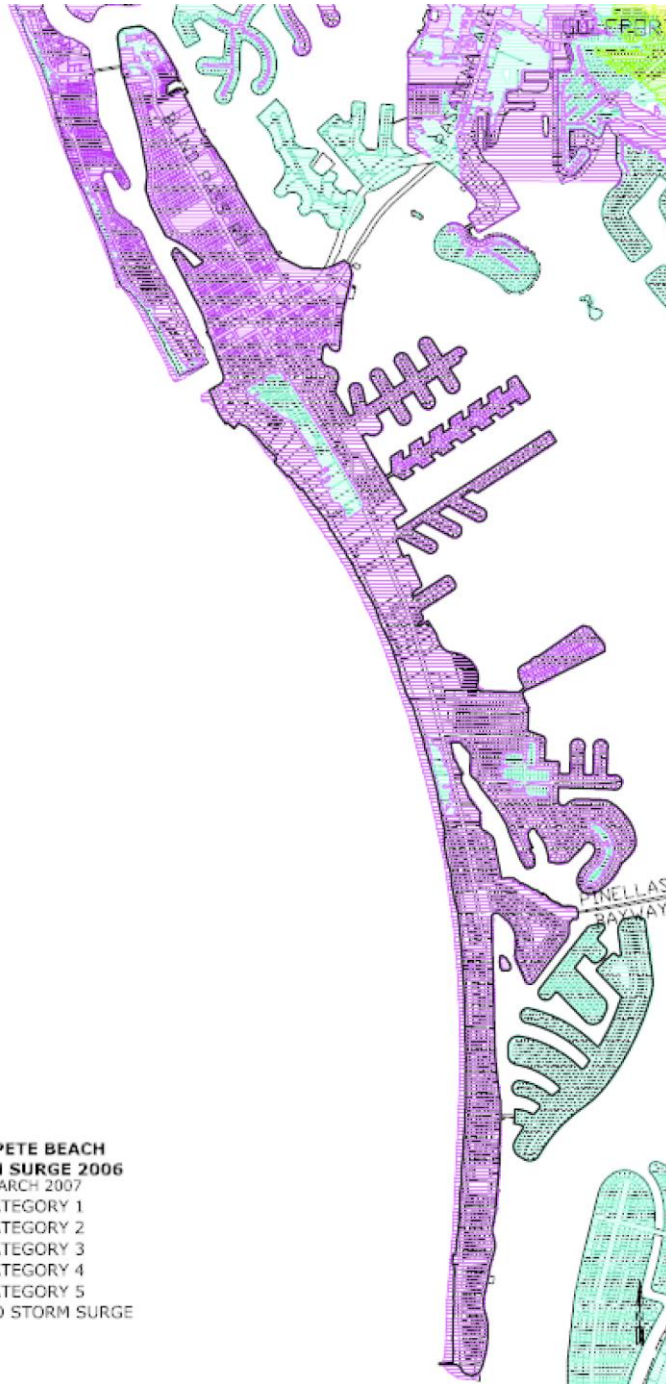
~~Measure: Implementation of hazard mitigation policies during reconstruction recovery plan~~

Map 10. Coastal High Hazard Area - Storm Surge for Category 1 (2007), St. Pete Beach, FL

Source: Pinellas County Planning Department, March 6, 2007

**ST PETE BEACH
STORM SURGE 2006**
MARCH 2007

- CATEGORY 1
- CATEGORY 2
- CATEGORY 3
- CATEGORY 4
- CATEGORY 5
- NO STORM SURGE



VI. Coastal and Conservation							
Title	KH Comment (Revision 1)	KH Comment (Revision 2)	Related Sections	GOP/Justification	Recommended Action	City Comment (Revision 1)	Review Meeting Notes (10/30/2020)
Definitions Section	Add definition section				INSERT		
Coastal High Hazard Area	Add definition				INSERT		
Florida-Friendly Landscaping™ (FFL)	Add definition	Updated definition	LDC - Landscaping requirements	SWFWMD	INSERT		https://www.swfwmd.state.fl.us/residents/florida-friendly-landscaping/florida-friendly-landscapingtm
Hazardous Waste	Add definition	Updated definition			INSERT		
Point Source Pollution	-	Add definition			INSERT		
Recreational and commercial working waterfronts	Add definition				INSERT		
Species of special status	Add definition				INSERT		
Goal 1	Updated narrative				Modify		
Objective 1.1	Updated narrative	Updated narrative		F.S. 163.3177.6(d)2	Modify		
Policy 1.1.1	No Change Recommended	Updated narrative - Added "Reclaimed water for irrigation shall not be utilized in excess and shall be implemented to prevent runoff into stormwater systems and ultimately surrounding water bodies. Reclaimed water availability shall be coordinated with Pinellas County and conservation efforts shall be utilized as necessary."	LDC - Reclaimed Water Requirements Intergovernmental Coordination		Modify	Reclaimed water for irrigation shall not be utilized in excess.	
Policy 1.1.2	Updated narrative	Updated narrative	Intergovernmental Coordination	Chapter 40D-21 F.A.C., SWFWMD	Modify	Include Pinellas County in water conservation programs	
Policy 1.1.3	Updated narrative	Updated narrative	Intergovernmental Coordination	Pinellas County AP Management Plan 2018	Modify	Reference current plan	Pinellas County and Boca Ciega Bay Aquatic Preserve Management Plan (FDEP, 2018)
Policy 1.1.4	Updated narrative	Updated narrative to include Gulf of Mexico - see Note	LDC - Stormwater Critical		Modify, City to evaluate and advise	City agrees with current wording	Need to pull the City attorney in on this to assess for legal implications. Relates to stormwater management. There is a potential conflict with the redevelopment strategy/stormwater management strategy if the stormwater is going to be pumped to Boca Ciega Bay. (How does this relate to public health and safety - flooding is also a public safety concern) Recommend we update this language based on drainage manual/LDC changes. Potentially reference LDC/SWFWMD requirements rather than leave it vague.
Policy 1.1.5	Updated narrative, Remove measure			TBEP Comprehensive Conservation and Management Plan	Modify	Identify a city point of contact with TBEP.	City to identify a city point of contact with TBEP. City to maintain list of required POCs per the Comp Plan.
Objective 1.2	Updated narrative		LDC	FEMA	Modify		
Policy 1.2.1	Remove	Updated narrative	LDC		Modify	Must reference LDC	
Policy 1.2.2	Remove	Updated narrative	LDC		Modify		
Policy 1.2.3	Updated narrative, Renumbered (previously 1.2.3)	Do not renumber			Modify		
Policy 1.2.4	Updated narrative, renumbered (previously 1.2.4)	Do not renumber			Modify		
Policy 1.2.5	Remove measure		LDC		Modify		Consider adding reference to enforcement of the max impervious surface ratio in the LDC

VI. Coastal and Conservation							
Title	KH Comment (Revision 1)	KH Comment (Revision 2)	Related Sections	GOP/Justification	Recommended Action	City Comment (Revision 1)	Review Meeting Notes (10/30/2020)
Policy 1.2.6	Add policy	Updated narrative - to be reviewed by the City	Intergovernmental Coordination	F.S. 163.3178(2)(f)1, FEMA	INSERT, city to evaluate and advise		"The City will cooperate with FEMA to regularly update the 100-year flood plain and continue to enforce FEMA regulations."
Policy 1.2.7	Add policy	Updated narrative - to be reviewed by the City		F.S. 163.3178(2)(f)1	INSERT, city to evaluate and advise		"Development is encouraged to design structures to minimize damage from coastal erosion, 100-year flood events, tidal surges from hurricanes and coastal storms and projected sea level rise. An analysis is encouraged for development projects located on a shoreline in order to demonstrate that the development will remain fully functional for its intended use based on the most current and credible sea level rise projections and expected lifespan of the project. Businesses are encouraged to take sea level rise into consideration in their investment decisions and to take mitigation steps to future vulnerabilities."
Objective 1.3	Updated narrative				Modify		
Policy 1.3.1	Updated narrative	Updated narrative	FLU Element (map series), Intergovernmental Coordination		Modify	Break up into two policies: reference Pinellas County and State requirements for enforcement and identify conservation areas on FLU maps	Conservation areas to be added to FLU map series.
Policy 1.3.2	-	Add policy	FLU Element (map series)		INSERT		"Conservation areas, including mangrove and marsh areas, shall be maintained in accordance with Pinellas County and State regulatory requirements."
Policy 1.3.3	No Change Recommended	Updated narrative, Renumbered as Policy 1.3.3 (Previously Policy 1.3.2)	Intergovernmental Coordination		Modify	Reference agencies required for permitting	
Policy 1.3.4	Updated narrative	Updated narrative, Renumbered as Policy 1.3.4 (Previously Policy 1.3.3)	Intergovernmental Coordination		Modify	Reference agencies required for permitting	
Policy 1.3.5	Remove measure	Updated narrative, Renumbered as Policy 1.3.5 (Previously Policy 1.3.4)			Modify		
Objective 1.4	No Change Recommended				Maintain		
Policy 1.4.1	Updated narrative	-	LDC - Landscaping requirements		Modify	Keep specifics in the LDC and reference in Comp Plan	
Policy 1.4.2	Updated narrative	Updated narrative	LDC - Landscaping requirements		Modify	Spell out FFL	
Policy 1.4.3	No Change Recommended				Maintain		
Policy 1.4.4	Updated narrative		LDC - Landscaping requirements	Florida's Exotic Pest Plants Council	Modify		
Policy 1.4.5	No Change Recommended			F.S. 163.3177.6.d.2.d	Maintain		
Policy 1.4.6	Updated narrative	Updated narrative	FLU Element, LDC, Fill requirements		Modify	Conservation areas to be defined in FLU maps, need to discussion further with City	Confirm with City on approach to fill
Policy 1.4.7	Remove measure, updated narrative		LDC		Modify		
Objective 1.5	Updated narrative				Modify		

VI. Coastal and Conservation							
Title	KH Comment (Revision 1)	KH Comment (Revision 2)	Related Sections	GOP/Justification	Recommended Action	City Comment (Revision 1)	Review Meeting Notes (10/30/2020)
Policy 1.5.1	Updated narrative		Intergovernmental Coordination		Modify		
Policy 1.5.2	No Change Recommended	Updated narrative	Intergovernmental Coordination Element		Modify		
Policy 1.5.3	Removed, incorporated in policy 1.5.3				Remove		
Policy 1.5.4	Renumbered (previously policy 1.5.4)	Remove			Remove		
Policy 1.5.3	Updated narrative, Renumbered (previously policy 1.5.5)		Intergovernmental Coordination Element		Modify		
Policy 1.5.4	Updated narrative, Renumbered (previously policy 1.5.6)				Modify		
Policy 1.5.7	Remove - Combine with policy 1.5.4				Remove		
Objective 1.6	Updated narrative				Modify		
Policy 1.6.1	No Change Recommended		Intergovernmental Coordination Element		Maintain		
Policy 1.6.2	Updated narrative				Modify		
Policy 1.6.3	No Change Recommended				Maintain		
Policy 1.6.4	Updated narrative, Remove measure		Intergovernmental Coordination Element, Tampa Bay Regional Planning Council		Modify		
Policy 1.6.5	Add policy				INSERT		
Objective 1.7	Updated narrative				Modify		
Policy 1.7.1	Updated narrative, Remove measure	Updated Narrative	LDC, Electric Vehicles, Intergovernmental Coordination		Modify	Include reference to electric vehicles	
Policy 1.7.2	Add policy		Intergovernmental Coordination Element		INSERT		"The City shall require compliance with Pinellas County requirements for vapor control systems for all new and reconstructed gasoline stations."
Objective 1.8	Updated narrative	Updated narrative - added reference to Florida Statue	Intergovernmental Coordination Element	Chapter 62-302.700, FAC	Modify	Verified that Boca Ciega Bay is defined as an Outstanding Water Body	
Policy 1.8.1	Updated narrative - see note	Updated narrative - Recommended for Legal Review	LDC	TBEP Comprehensive Conservation and Management Plan	Modify, Recommended for Legal Review	The City shall limit new point sources that discharge in Boca Ciega Bay by outlining requirements maintained within the LDC, and requiring treatment as applicable, to protect Boca Ciega bay while mitigating impacts to public health and safety	Stormwater pump station discharge could be interpreted to violate this. Discharges to Pass a Grille Channel, connected to Boca Ciega Bay. Requires update depending on City's intent to protect Boca Ciega Bay. - add except where public health and safety is a concern? - requires legal review
Policy 1.8.2	Updated narrative	Updated Narrative, reference Watershed Management Master Plan (WMMP)		Chapter 17-25 has been repealed and replaced with Chapter 62-330 FAC	Modify		Relates to the Watershed Masterplan
Policy 1.8.3	No Change Recommended				Maintain		
Policy 1.8.4	Updated narrative		Intergovernmental Coordination Element		Modify		
Policy 1.8.5	Updated narrative		LDC		Modify		
Policy 1.8.6	Remove measure, updated narrative		Intergovernmental Coordination Element		Modify		

VI. Coastal and Conservation							
Title	KH Comment (Revision 1)	KH Comment (Revision 2)	Related Sections	GOP/Justification	Recommended Action	City Comment (Revision 1)	Review Meeting Notes (10/30/2020)
Policy 1.8.7	Add policy		LDC		INSERT		Alterations and improvements to the drainage system shall preserve, to the maximum extent possible, natural drainage characteristics (such as wetlands), existing vegetation and trees, and natural topography
Objective 1.9	Updated narrative		LDC		Modify		
Policy 1.9.1	Updated narrative		LDC	F.S. 161, Part 1	Modify		
Policy 1.9.2	Updated narrative		LDC - Sea Walls		Modify	Have add issues with FDEP allowing development that destroy dunes - City has requested permits issued to determine FDEP's extent of review in relation to this issue	Dune protection - Determine who has the authority? How shall this be regulated?
Policy 1.9.3	Updated narrative	Updated Narrative	LDC		Modify		
Policy 1.9.4	No Change Recommended				Maintain		
Policy 1.9.5	Renumbered (previously policy 1.9.6)				Modify		
Policy 1.9.7	Moved policy to Definitions				Remove		
Policy 1.9.6	Updated narrative, renumbered (previously policy 1.9.8)	Updated narrative to reflect working waterfronts	LDC - Marinas		Modify	City does not believe they have design standards for marinas - Developed by the State for Working Waterfront? - It's a district - Simplify down to encourage and protect	Confirm whether the City has developed standards for Marinas
Objective 1.10	Updated narrative	Updated narrative	Intergovernmental Coordination Element		Modify	Consolidate in Intergovernmental Element - don't need to list out all who are coordinating with	Consider moving to Intergovernmental Coordination Element
Policy 1.10.1	Updated narrative	Remove - to be captured in the Intergovernmental Coordination Element	Intergovernmental Coordination Element		Remove		Move to Intergovernmental Coordination Element
Policy 1.10.2	Updated narrative, Remove measure	Remove - to be captured in the Intergovernmental Coordination Element	Intergovernmental Coordination Element		Remove		Move to Intergovernmental Coordination Element
Objective 1.11	Updated narrative				Modify		
Policy 1.11.1	Updated narrative, Remove measure				Modify		
Goal 2	Updated narrative		LDC		Modify		
Objective 2.1	Updated narrative	Updated narrative - removed to the extent practical	FLU Element	FS 163.3177(6)(g)(6)	Modify	Haven't had a net increase in population - there is inconsistencies with this policy, The City perceives there is no choice but to act in direct conflict	Need to amend but also not conflict with state statute. State statute 163.3177.6.g.6. "Directly and solely" language. City shall not fund any public infrastructure capacity expansion if such funding and such expansion would have the effect of directly subsidizing a private development.
Policy 2.1.1	No Change Recommended				Maintain	Restructure/minimize if possible	https://www.sarasotafl.gov/home/showdocument?id=4837
Policy 2.1.2	Updated narrative	Updated narrative - clarify improvement intent	FLU Element		Modify	Restructure/remove - minimize if possible	City shall not fund any public infrastructure capacity expansion if such funding and such expansion would have the effect of directly and solely subsidizing a private development. Improvements should be to Improve public health and safety of existing City.

VI. Coastal and Conservation							
Title	KH Comment (Revision 1)	KH Comment (Revision 2)	Related Sections	GOP/Justification	Recommended Action	City Comment (Revision 1)	Review Meeting Notes (10/30/2020)
Policy 2.1.3	Remove measure				Modify	Restructure/remove - minimize if possible	
Objective 2.2	Updated narrative				Modify		
Policy 2.2.1	Updated narrative				Modify		
Policy 2.2.2	Updated narrative, Remove measure		FLU Element		Modify		
Objective 2.3	No Change Recommended		Transportation Element, Intergovernmental Coordination		Maintain		
Policy 2.3.1	No Change Recommended		Transportation Element, Intergovernmental Coordination		Maintain		
Policy 2.3.2	Update narrative		Intergovernmental Coordination Element		Modify		
Policy 2.3.3	Remove measure, updated narrative	Updated narrative - evacuation in accordance with an adopted Hurricane Preparedness Plan	Intergovernmental Coordination		Modify	City will have an adopted plan for Hurricane procedures - Remove volunteers - Lynn to send adopted hurricane preparedness plan	In reference to hurricane evacuation route: Add policy that says City shall maintain hurricane preparedness plan (included in Policy 2.3.4)
Policy 2.3.4	-	Insert - policy to maintain a Hurricane Preparedness Plan - evacuation routes	Intergovernmental Coordination Element		INSERT		
Objective 2.4	No Change Recommended				Maintain		
Policy 2.4.1	No Change Recommended	Updated narrative - to reference Hurricane Preparedness Plan	Intergovernmental Coordination		Modify		
Policy 2.4.2	City to advise	No Change Recommended	Intergovernmental Coordination		Maintain	Maintain	Currently completed by Fire Chief
Policy 2.4.3	Update narrative		LDC		Modify		
Policy 2.4.4	Update narrative		Confirm with new SLOSH maps		Modify		
Policy 2.4.5	Update narrative		Intergovernmental Coordination		Modify		
Policy 2.4.6	Remove measure		Intergovernmental Coordination		Modify		
Objective 2.5	Insert			Peril of Flood	INSERT		Resiliency assessment
Policy 2.5.1	Insert			City of Miami Beach	INSERT		Encourages incorporation into planning documents
Policy 2.5.2	Insert		Intergovernmental Coordination Element		INSERT		Collaborate with other agencies/implementation
Policy 2.5.3	Insert		Intergovernmental Coordination Element		INSERT		Neighborhood specific
Policy 2.5.4	Insert				INSERT		Routine review and update
Goal 3	No Change Recommended				Maintain	Local Mitigation Strategy (LMS) - can act partially as post-disaster plan, but it isn't detailed. The City does not have a LMS but is considering having one.	Post disaster redevelopment plan
Objective 3.1	No Change Recommended				Maintain		
Policy 3.1.1	No Change Recommended		Intergovernmental Coordination Element		Maintain		
Policy 3.1.2	Update narrative				Modify		
Policy 3.1.3	No Change Recommended				Maintain		
Policy 3.1.4	-	Insert - previously Objective 3.3	Post-disaster Redevelopment Plan		INSERT		

VI. Coastal and Conservation

Title	KH Comment (Revision 1)	KH Comment (Revision 2)	Related Sections	GOP/Justification	Recommended Action	City Comment (Revision 1)	Review Meeting Notes (10/30/2020)
Objective 3.2	City to evaluate and advise	Objective maintained - City review and determine if additional consolidation is necessary			City to evaluate and advise	The City has a few people that fill this role - Include in Objective 3.1	Outlines who will be implementing the post-disaster recovery plan
Policy 3.2.1	City to evaluate and advise	Policy maintained - City review and determine if additional consolidation is necessary			City to evaluate and advise		
Policy 3.2.2	City to evaluate and advise	Policy maintained - City review and determine if additional consolidation is necessary Remove measure	Intergovernmental Coordination		City to evaluate and advise, modify		
Objective 3.3	City to evaluate and advise	Update narrative - remove details and reference the post-disaster recovery plan, Relocate and renumber as Policy 3.1.4	Post-disaster Redevelopment Plan		Relocate	Recommended a plan that would adopt post disaster procedures specific to the type of disaster - Action and Recovery Plan (would be developed independent of the Comp Plan)	Is this something the City wants to maintain in its Comprehensive Plan, considering administrative duties for permitting procedures? - Updated narrative and relocated under Objective 3.1
Policy 3.3.1	City to evaluate and advise	Remove			Remove		
Policy 3.3.2	City to evaluate and advise	Remove			Remove	Remove	
Objective 3.3	Updated narrative	Renumbered (previously Objective 3.4)		Peril of Flood	Modify	This would be included in the City's Action and Recovery Plan	Incorporate sea level rise
Policy 3.4.1	Update narrative	Remove			Remove	Remove all language that is not required by state statues	Eminent domain considerations, is this a strategy the City wants to keep? At a minimum – specify feasible (financially) and in the best interest of the public. Add qualifying criteria at a minimum. - This is not a state statue requirement
Policy 3.4.2	No Change Recommended	Remove			Remove		Not required to be specified in the Comp Plan by state statues
Policy 3.3.1	City to evaluate and advise	Renumbered (previously Policy 3.4.3)	FLU Element		Modify		Discussed adding policy, allowing the development of stormwater facilities for public health and safety. - Decided to maintain the general overarching bullet list
Policy 3.3.2	No Change Recommended	Renumbered (previously Policy 3.4.4)			Modify		
Policy 3.3.3	Updated narrative, Remove measure	Updated narrative, Renumbered (previously Policy 3.4.5)	Intergovernmental Coordination Element		Modify		
Map	Update with more recent map		Attachment		Modify		Map 10 - SLOSH Map - Coastal High Hazard Area

PLANNING BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: **Comprehensive Plan Review - Element VIII:
Capital Improvements**

Date: August 30, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Planning Manager

Summary of Issue: One of several discussions covering recommended
amendments to the Comprehensive Plan.

Funding: N/A

Requested Motion: N/A

Attachments: 1. VIII. Capital Improvements - Rev 02
 2. VIII. Capital Improvements - Review Matrix

VIII. Capital Improvements^[1]

GOAL 1:

The City shall undertake fiscal actions necessary to provide and maintain public facilities for all residents, within its jurisdiction, at or exceeding the adopted levels of service standards.

Objective 1.1

Capital improvements will be provided to correct existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the five-year schedule of improvements which are designed to correct existing deficiencies identified in this element.

Policy 1.1.1

The City shall evaluate and establish priorities for projects proposed for inclusion in the five-year schedule of improvements.

Policy 1.1.2

The City shall annually develop and update a multi-year Capital Improvement Plan (CIP).

Policy 1.1.3

The City shall adopt a Capital Improvements budget and amend its Five-Year Capital Improvements Schedule on an annual basis.

Policy 1.1.4

Proposed capital improvement projects shall be evaluated and priorities established according to the following guidelines:

- Project is needed to eliminate a proven or obvious hazard to public health and safety;
- Project is needed to fulfill a legal commitment by the City;
- Project is needed to preserve, maintain, refurbish, achieve full use, or replace existing facilities;
- Project will provide or bring an existing facility up to an adopted level of service;
- Project will increase efficiency or use of existing facilities, prevents or reduces future improvement cost, or provides service to all residents equitably;
- Project furthers policies adopted in other elements of this plan;
- Project needed to accommodate facility demands resulting from new development or re-development;
- Project will increase the economic base or quality of life of the residents;
- Budget impact of project, both capital and operating, will be considered and committee will consider financial feasibility of project; and
- Project will be reviewed for consistency with plans of other agencies having responsibility for public facilities within the jurisdiction.

Policy 1.1.5

As appropriate, efforts shall be made to secure grants ~~or~~, private funds, and public-private partnerships on a continuing basis whenever available to finance capital improvements and infrastructure improvements.

Policy 1.1.6

It is the policy of the City to set a ~~capital improvements~~ cost threshold of \$25,000 for proposed capital improvements. ~~projects to be included in the Capital Improvements Element of the City's adopted Comprehensive Plan.~~

Policy 1.1.7

Existing and anticipated capacity deficiencies identified in other elements of this Plan may be corrected according to the Capital Improvements adopted via Ordinance, subject to the annual review of the CIE (Capital Improvements Element) by the City Commission.

Objective 1.2

The City shall manage its debt in a manner to maintain ~~retain~~ the integrity of its fiscal resources.

Policy 1.2.1

The City shall not incur any form of debt ~~indebtedness~~ that would result in reducing its ability to be rated for a bond issue.

Policy 1.2.2

The City shall confine long-term borrowing to capital improvements too large to be financed from current revenues.

Policy 1.2.3

The City Commission will only approve bond issues structured to be paid back within a period not to exceed the expected useful life of the capital project.

Policy 1.2.4

Where possible, special assessment, revenue, or other self-supporting bonds will be used instead of general obligation bonds.

Policy 1.2.5

~~Total debt service for general obligation debt shall not exceed 10 percent of net operating revenues.~~

Objective 1.3

The City shall utilize its fiscal resources to eliminate any identified existing deficiencies and ensure the provision of needed capital improvements at adopted levels of service as specified in the elements of the comprehensive plan.

Policy 1.3.1

The City, ~~through its representative on the Pinellas Planning Council,~~ shall work ~~with other governmental jurisdictions~~ to establish a strategy to ensure that the entire cost of providing necessary capital facilities, at adopted levels of service, for any ~~future~~ new development or redevelopment within the jurisdiction shall not be borne by existing residents.

Policy 1.3.2

The City shall coordinate with the County, other state agencies, water management district, and other municipalities that provide public facilities within the City's jurisdiction to ensure projects are funded in a fiscally equitable manner, apportioning the costs of growth among those who are responsible for it.

Policy 1.3.3

The City shall, when appropriate, collect impact fees in cooperation with other levels of government. The City shall review the impact fees, or similar mechanisms, as necessary to ensure new development pays a proportionate share of the capital facility and capacity improvements costs needed to address the demands generated by new development.

Policy 1.3.4

The City shall issue development permits only when required capital facilities are present or will be available concurrent with the impact of development. All new development and redevelopment proposals shall be reviewed ~~under the City's Concurrency Management System Ordinance~~ to ensure the level of service standards established in this element will ~~shall~~ be maintained.

Policy 1.3.5

Land use decisions and available or projected fiscal resources shall be coordinated with the Capital Improvements Plan ~~Schedule~~ to ensure that level of service standards will be met.

Policy 1.3.6

The adopted levels of service for public facilities within the jurisdiction of the City shall be those adopted in the other elements of the Comprehensive Plan.

Objective 1.4

In recognition of the fact the community is located within the identified Coastal High Hazard Area, as redefined by Chapter 163.3178(2)(h), Florida Statutes, public expenditures that subsidize development in Coastal High Hazard Areas shall be limited, to the extent practical, to those improvements necessary to existing development or new development that is consistent with the adopted Future Land Use Map and latest Florida Building Code.

Policy 1.4.1

The City shall expend funds in Coastal High Hazard Areas only for existing development or new development that is consistent with the adopted Future Land Use Map.

Objective 1.5

~~Concurrency Management~~—The City shall use level of service standards to measure the adequacy of existing public facilities and to ensure that future development will be served with adequate public facilities.

Policy 1.5.1

~~Pursuant to Chapter 163, F.S. the City shall require that the~~ The City shall not issue any development permits ~~for development~~ unless the applicant or developer submits an application for concurrency, utilizing best available data and professionally accepted methodologies, as well as documentation from the facility provider, that demonstrates to the City's satisfaction that public facilities required by the subject development will be in place concurrent with the impacts of development. Furthermore, the applicant shall assure the City that the subject development will

not reduce the level of service associated with public facilities serving the development below the adopted level of service standards. Public facilities for the purpose of concurrency shall mean facilities related to roads traffic, drainage, solid waste, potable water, and wastewater.

Policy 1.5.2

A concurrency certificate shall be required prior to the issuance of any final development permit. Final development permits shall contain a specific site plan for development including the densities and intensities of development.

Policy 1.5.23

The following criteria shall be used to determine when concurrency has been satisfied for potable water, sanitary sewer, solid waste, and drainage:

- a. The necessary facilities and services are in place at the time the development order is issued;
- b. A development order is issued subject to the conditions that the necessary facilities and services will be in place when the impacts of development occur; or
- c. At the time the development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement.

Policy 1.5.34

The following criteria shall be used to determine when concurrency has been satisfied for roads:

- a. The necessary facilities and services are in place or under construction at the time the development permit is issued;
- b. A development permit is issued subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than three (3) years after the issuance of the development order, and the facilities and services are included in the City's five (5)-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three (3) years of the Florida DOT five (5)-year work program; or
- c. At the time a development permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement to be available or under construction not more than three (3) years after the development permit is issued.

Policy 1.5.41.5.5

As part of the preparation of the five (5)-year schedule of capital improvements, the City shall prepare an annual report that details the capacity or deficiency of the following public facilities: roads, sanitary sewer, solid waste, drainage, potable water, based on best available data from the service provider. The annual report shall, at a minimum, include the following information for each facility:

- a. Adopted level of service standard;
- b. Existing deficiency or capacity;
- c. Reserved capacity for approved, but un-built, development;
- d. Improvements to be made by all approved developments; and
- e. Improvements to be made by the City or any other governmental agency.

Policy 1.5.5~~6~~

The City shall not issue a development permit within those areas of the City where public facilities do not meet the adopted level of service standards. ~~The areas to be evaluated to determine whether public facilities meet the adopted level of service standard are described for each type of public facility, as follows:~~

- ~~a. — Roads — City wide~~
- ~~b. — Sanitary sewer — City wide;~~
- ~~c. — Solid waste — City wide;~~
- ~~d. — Drainage — City wide;~~
- ~~e. — Potable water — City wide.~~

Policy 1.5.6

~~The City shall establish a monitoring system to monitor the remaining capacity and deficiencies of the public facilities addressed in the Capital Improvements Element and to determine whether concurrency certificates shall be issued.~~

Policy 1.5.7

~~A concurrency certificate shall be required prior to the issuance of any final development permit. Final development permits shall contain a specific site plan for development including the densities and intensities of development.~~

(Ord. No. 2017-03, § 2(Exh. A), 2-28-2017)

Footnotes:

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Editor's note— Ord. No. 2017-03, § 2(Exh. A), adopted Feb. 28, 2017, amended Part VIII, in effect, repealing and replacing Part VIII as set out herein. Former Part VIII pertained to similar subject matter.

VIII. Capital Improvements

Title	KH Comment (Revision 1)	KH Comment (Revision 2)	Related Sections	GOP/Justification	Recommended Action	City Comment (Revision 1)	Review Meeting Notes (11/18/2020)
Goal I	Updated narrative				Modify		
Objective 1.1	No Change Recommended				Maintain		
Policy 1.1.1	No Change Recommended				Maintain		
Policy 1.1.2	No Change Recommended				Maintain		
Policy 1.1.3	No Change Recommended		Capital Improvement Plan		Maintain		
Policy 1.1.4	No Change Recommended		Capital Improvement Plan		Maintain	Used by the Commission during the CIP selection process. Not in order of prioritization.	City to review to see if anything needs to be revised.
Policy 1.1.5	No Change Recommended	Updated narrative - includes public-private partnerships			Modify	Allow public-private partnership if they are for the best interest of the general public.	Ensure revisions are not in conflict with new development policies
Policy 1.1.6	Updated narrative	Updated narrative			Modify		
Policy 1.1.7	No Change Recommended	Updated narrative - added parenthesis			Modify		
Objective 1.2	Updated narrative				Modify		
Policy 1.2.1	Updated narrative				Modify		
Policy 1.2.2	No Change Recommended				Maintain		
Policy 1.2.3	No Change Recommended				Maintain		
Policy 1.2.4	No Change Recommended				Maintain		
Policy 1.2.5	Remove				Remove	Not typical for general obligation debt requirements to be included in the Comp Plan. Recommended to be removed if not required.	Typically included in the City charter, no state statute requirement requiring this in the Comp Plan.
Objective 1.3	No Change Recommended				Maintain		
Policy 1.3.1	Updated narrative				Modify		
Policy 1.3.2	No Change Recommended		Intergovernmental Coordination		Maintain		
Policy 1.3.3	Updated narrative	Updated narrative - Added "The City shall review the impact fees, or similar mechanisms, as necessary to ensure new development pays a proportionate share of the capital facility and capacity improvements costs needed to address the demands generated by new development."	LDC, Infrastructure Element		Modify		Impact fee review statement added
Policy 1.3.4	Updated narrative		LDC		Modify		
Policy 1.3.5	Updated narrative		FLU, Capital Improvements Plan		Modify		
Policy 1.3.6	No Change Recommended				Maintain		
Objective 1.4	Updated narrative		Infrastructure, Transportation, Recreation & Open Space	F.S. 163.3178(2)(h)	Modify		
Policy 1.4.1	No Change Recommended		FLU, Future Land Use Map		Maintain		
Objective 1.5	Updated narrative				Modify		
Policy 1.5.1	Updated narrative		LDC		Modify		
Policy 1.5.2	-	Moved (Previously Policy 1.5.7)	LDC		Modify		Recommended to maintain - overarching requirement
Policy 1.5.3	No Change Recommended	Renumbered (Previously Policy 1.5.2)	Infrastructure		Modify		Concurrency for Utilities
Policy 1.5.4	No Change Recommended	Renumbered (Previously Policy 1.5.3)	Transportation		Modify		Concurrency for Roadway
Policy 1.5.5	Maintain	Renumbered (Previously Policy 1.5.4)			Modify	Would like to maintain policy; Report shall be updated annually based on changes made since previous year's reports have been completed (e.g. Asset Management Plan, Pavement Condition Reports, etc.). Consider including road capacities if this policy is maintained. Need to identify how these reports will be generated (by the City or through a consultant)	An annual report detailing the capacity/deficiency of public facilities would be ideal and is highly recommended.
Policy 1.5.6	Updated narrative	Updated narrative - removed list of public facilities. Renumbered as Policy 1.5.6 (Previously Policy 1.5.5)	Concurrency Review		Modify		Remove information that will be included in the City's concurrency review. Reclaimed water does not have to be provided for development, therefore is not included.
Policy 1.5.6	Remove				Remove	Remove - covered in Policy 1.5.4	
Policy 1.5.7	Remove	Moved to Policy 1.5.2	LDC		Relocate	Relocate before Policy 1.5.2	Recommended to maintain - overarching requirement