



**PLANNERS ADVISORY COMMITTEE  
(PAC) MEETING AGENDA**

**January 2, 2018 – 1:30**  
310 Court Street, 1<sup>st</sup> Floor Conf. Room  
Clearwater, FL 33756

**THE PLANNING COUNCIL AND METROPOLITAN PLANNING ORGANIZATION FOR PINELLAS COUNTY**

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- 1. CALL TO ORDER AND INTRODUCTIONS**
- 2. APPROVAL OF MINUTES – December 4, 2017**
- 3. REVIEW OF FORWARD PINELLAS AGENDA FOR January 10, 2017**  
**PUBLIC HEARINGS**  
**Subthreshold Countywide Plan Map Amendments**
  - A. CW 18-02 – Pinellas County  
**Regular Countywide Plan Map Amendments**
  - B. CW 18-01 – Pinellas County
  - C. CW 18-03 – City of St. Petersburg  
**REGULAR AGENDA**
  - D. Map Adjustment – City of St. Petersburg
  - E. CPA Actions and Tier I Countywide Plan Map Amendments December 2017
- 4. PLANNING TOPICS OF INTEREST**
  - A. Safety Harbor Walkability Audit
  - B. “Peril of Flood” Requirements
  - C. 2018 Consistency Reminders
  - D. Affordable Housing Density Bonus
- 5. OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA**
  - A. Pinellas SPOTlight Emphasis Areas Update (Information)
  - B. Planning & Place-Making Grant Pilot Program Update
  - C. Truth in Annexation Update
- 6. UPCOMING EVENTS**

January 12<sup>th</sup> – [Forward Pinellas Board Work Session](#)

January 19<sup>th</sup> – University Area Community Development Corporation Event and Happy Hour.  
4-6 p.m. Details TBD.

February 27<sup>th</sup> – [Gulf Coast Safe Streets Summit](#)

February 2018 – Expert Witness Training Symposium. Details TBD.
- 7. ADJOURNMENT**

**NEXT PAC MEETING – MONDAY, FEBRUARY 5, 2018**

*Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact the Office of Human Rights, 400 South Fort Harrison Avenue, Suite 300, Clearwater, Florida 33756; [(727) 464-4062 (V/TDD)] at least seven days prior to the meeting.*

*Appeals: Certain public meetings result in actions taken by the public board, commission or agency that may be appealed; in such case persons are advised that, if they decide to appeal any decision made at a public meeting/hearing, they will need a record of the proceedings, and, for such purposes, they 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.*

**Planners Advisory Committee – January 2, 2018**

**2. Approval of Minutes – December 4, 2017**



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**SUMMARY**

The Summary Agenda Action Sheet for the December 4, 2017 PAC meeting is attached for committee review and approval.

**ATTACHMENT(S):** PAC Summary Agenda Action Sheet for the December 4, 2017 meeting

**ACTION:** PAC to approve the Summary Agenda Action Sheet from the December 4, 2017 meeting

**PAC AGENDA – SUMMARY AGENDA ACTION SHEET**  
**DATE: DECEMBER 4, 2017**

ITEM	ACTION TAKEN	VOTE
1. <u>CALL TO ORDER AND INTRODUCTIONS</u>	The meeting was called to order at 1:30 p.m.	
2. <u>MINUTES OF REGULAR PAC MEETING OF OCTOBER 30, 2017</u>	Motion: Dean Neal Second: Marie Dauphinais	11-0
3. <u>REVIEW OF FORWARD PINELLAS AGENDA FOR DECEMBER 13, 2017 MEETING PUBLIC HEARINGS</u> <u>Subthreshold Countywide Plan Map Amendments</u> A. CW 17-13 – City of Dunedin	Motion: Marie Dauphinais Second: Catherine Porter	11-0
<u>Regular Countywide Plan Map Amendments</u> B. CW 17-11 – City of St. Pete Beach	Motion: Dean Neal Second: Marshall Touchton	11-0
C. CW 17-12 – City of Clearwater	Motion: Dean Neal Second: Jan Norsoph	11-0
D. CW 17-14 – City of Clearwater	Motion: Dean Neal Second: Marshall Touchton	11-0
E. CW 17-15 – City of Tarpon Springs	A motion was made by Dean Neal to approve an alternative compromise as recommended by Forward Pinellas staff. The motion was seconded by Jan Norsoph and carried by a unanimous vote.	12-0
<u>REGULAR AGENDA ITEMS</u> F. CPA Actions and Tier I Countywide Plan Map Amendments November 2017	None required; informational item only	
4. <u>PLANNING TOPICS OF INTEREST</u> A. Pinellas County Comprehensive Plan Policy Consolidation	Rebecca Stonefield, Pinellas County Principal Planner, presented information to the PAC members about efforts being made to consolidate the goals, objectives, and policies of the Pinellas County Comprehensive Plan. She outlined the project's objectives, multi-phased process, and guiding principles that would achieve a results neutral policy consolidation to produce a more understandable, user friendly, and efficient comprehensive plan.	
B. Scenic/Noncommercial Corridor Discussion	Linda Fisher engaged the PAC members in a discussion about the Scenic/Noncommercial Corridor (SNCC) provisions in the Countywide Plan stating that Forward Pinellas would be re-evaluating the designation to potentially be included as part of an upcoming package of rule amendments. The PAC members supported re-evaluating the current SNCC framework and offered suggestions for possible changes and improvements that could be made	

	to allow the designation to better fulfill its intended purpose.	
C. Year-In-Review	Linda Fisher reviewed the key accomplishments of Forward Pinellas, in its role as the Pinellas Planning Council, throughout 2017. She highlighted the role Forward Pinellas plays in intergovernmental coordination, local assistance projects and grant programs, land use and transportation coordination, the Knowledge Exchange Series, mapping assistance and Countywide Plan administration. The PAC members voiced their satisfaction with the types of new initiatives and current collaborative approach that Forward Pinellas has instituted over the past 12 months.	
5. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> A. Pinellas SPOTlight Emphasis Areas Update	Rodney Chatman updated the PAC members on the SPOTlight emphasis areas. He advised that the SR 60 Multimodal Implementation Plan to improve beach access went to the Forward Pinellas advisory committees for recommendations this month and will go to the board for approval next week. It was stated that the scope and budget for the Gateway Mid-County Masterplan have been developed and will be before the board for approval next week. Additionally, the interlocal agreement is in the process of being executed with the goal of issuing a Notice to Proceed by spring. Lastly, he updated the PAC on the vision for US 19 stating that the City of Tarpon Springs intends to adopt a resolution opposing a grade-separated interchange at Tarpon Avenue and a lane elimination study is forthcoming for 34 <sup>th</sup> Street South in St. Petersburg.	
B. 2018 PAC Membership Roster/Election of Officers for 2018	Forward Pinellas staff briefly described efforts that would be undertaken in 2018 to eliminate the need for the PAC Chair to attend all Forward Pinellas Board meetings. Subsequently, Marie Dauphinais nominated Richard Perez, City of Largo, for Vice Chair of the PAC for 2018. Dean Neal nominated Derek Kilborn, City of St. Petersburg, for Chair. After which, Catherine Porter made a motion to accept the slate of officers, which was seconded by Jan Norsoph and carried unanimously.	13-0
C. Vacation Rentals Survey	Linda Fisher alerted the members that a request for information on vacation rentals would be forthcoming and explained the rationale for the request which ultimately originated from a citizen request.	

6. <u>UPCOMING EVENTS</u>	The PAC members received and shared information regarding upcoming events of interest. It was announced that Forward Pinellas would be holding a board work session on January 12, 2018.	
7. <u>ADJOURNMENT</u>	The meeting was adjourned at 2:45 p.m.	

Respectfully Submitted,

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PAC Chairman

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Date

DRAFT

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**SUMMARY**

From: Residential Low Medium  
To: Retail & Services  
Area: 0.6 acres m.o.l.  
Location: Near SW Corner of 54<sup>th</sup> Avenue North and Haines Road, Lealman

This proposed amendment is submitted by Pinellas County and seeks to amend a property totaling approximately 0.6 acres from Residential Low Medium (used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre) to Retail & Services (used to depict areas developed with a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses). This amendment qualifies as a Type A subthreshold amendment because it is less than ten acres in size and meets the balancing criteria.

The subject property uses are residential, tavern and vacant. It is proposed to be used as retail commercial. If approved, this amendment will be consistent with the Pinellas County Comprehensive Plan.

**FINDINGS**

Staff submits the following findings in support of the recommendation for approval:

- A. The Retail & Services category recognizes the proposed use of the site, and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

**LIST OF MAPS & ATTACHMENTS:**

Map 1      Locator Map  
Map 2      Site Map  
Map 3      Aerial Map  
Map 4      Current Countywide Plan Map  
Map 5      Proposed Countywide Plan Map

**MEETING DATES:**

Planners Advisory Committee, January 2, 2018 at 1:30 p.m.

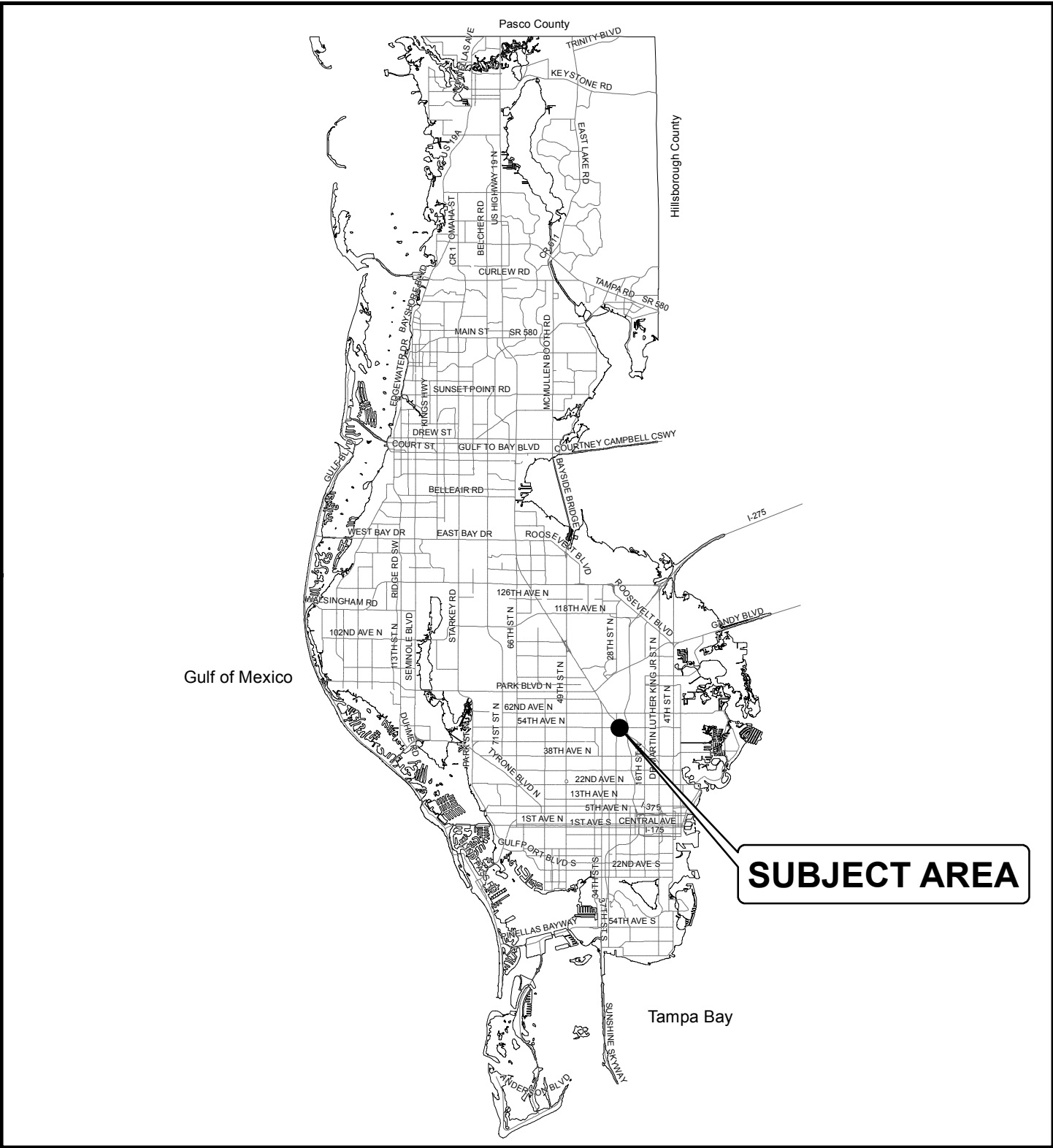
Forward Pinellas, January 10, 2018 at 1:00 p.m.

Countywide Planning Authority, February 6, 2018 at 9:30 a.m.

**ACTION:** Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

**STAFF RECOMMENDATION:** The staff recommends to the board that it recommend approval of the requested amendment.





**Map 1 - Location**

**CASE #:** CW18-02

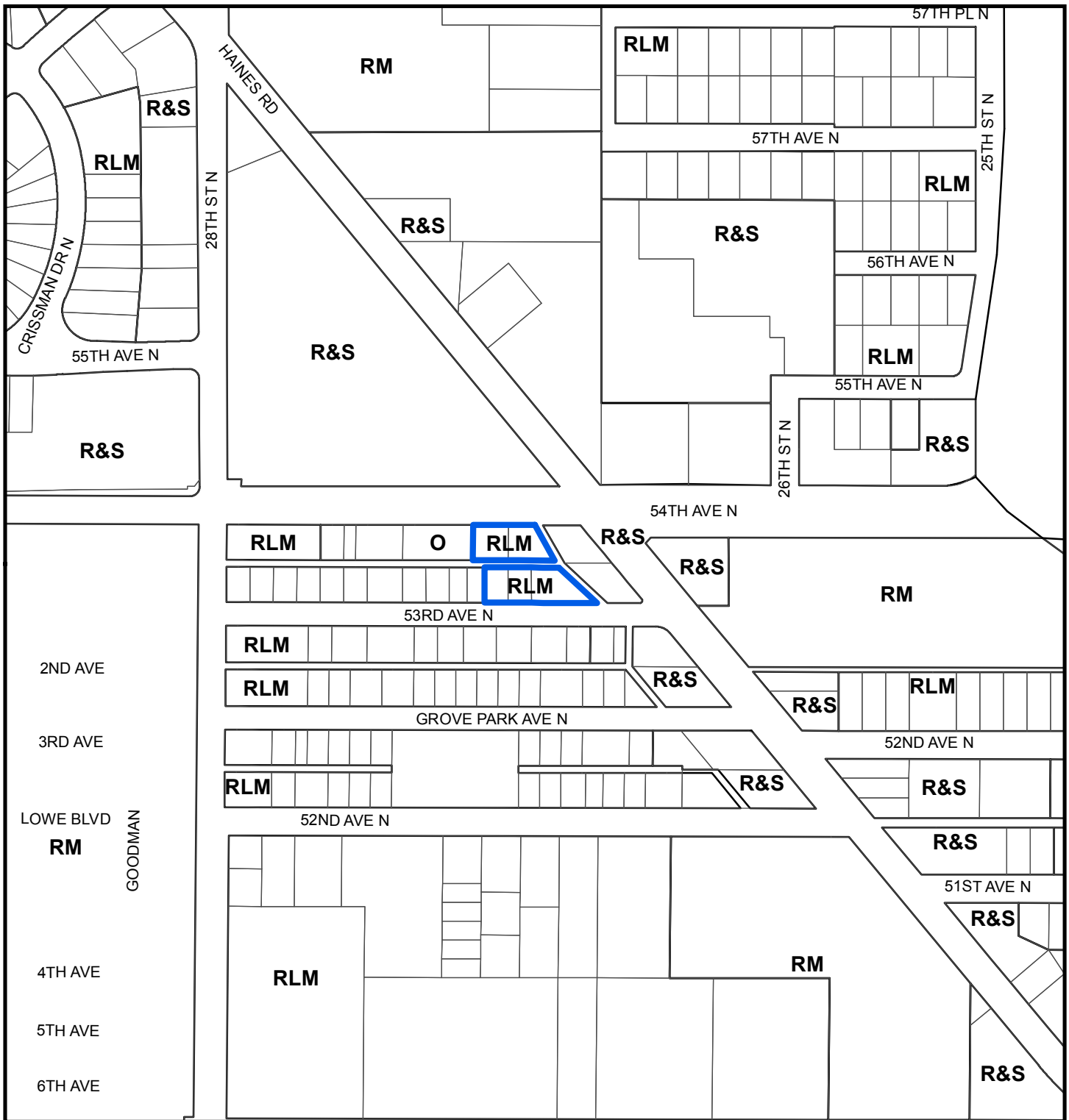
**FROM:** Residential Low Medium

**AREA:** 0.6 Acres

**JURISDICTION:** Pinellas County

**TO:** Retail & Services





### Map 2 - Current Countywide Plan Map & Jurisdictional Map

**CASE #:** CW18-02


**FROM:** Residential Low Medium

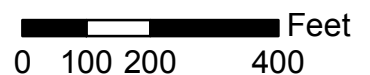
**AREA:** 0.6 Acres

**JURISDICTION:** Pinellas County

**TO:** Retail & Services

**LEGEND:**

 Unincorporated





### Map 3 - Aerial

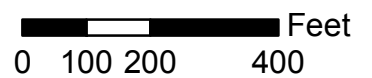
**CASE #:** CW18-02

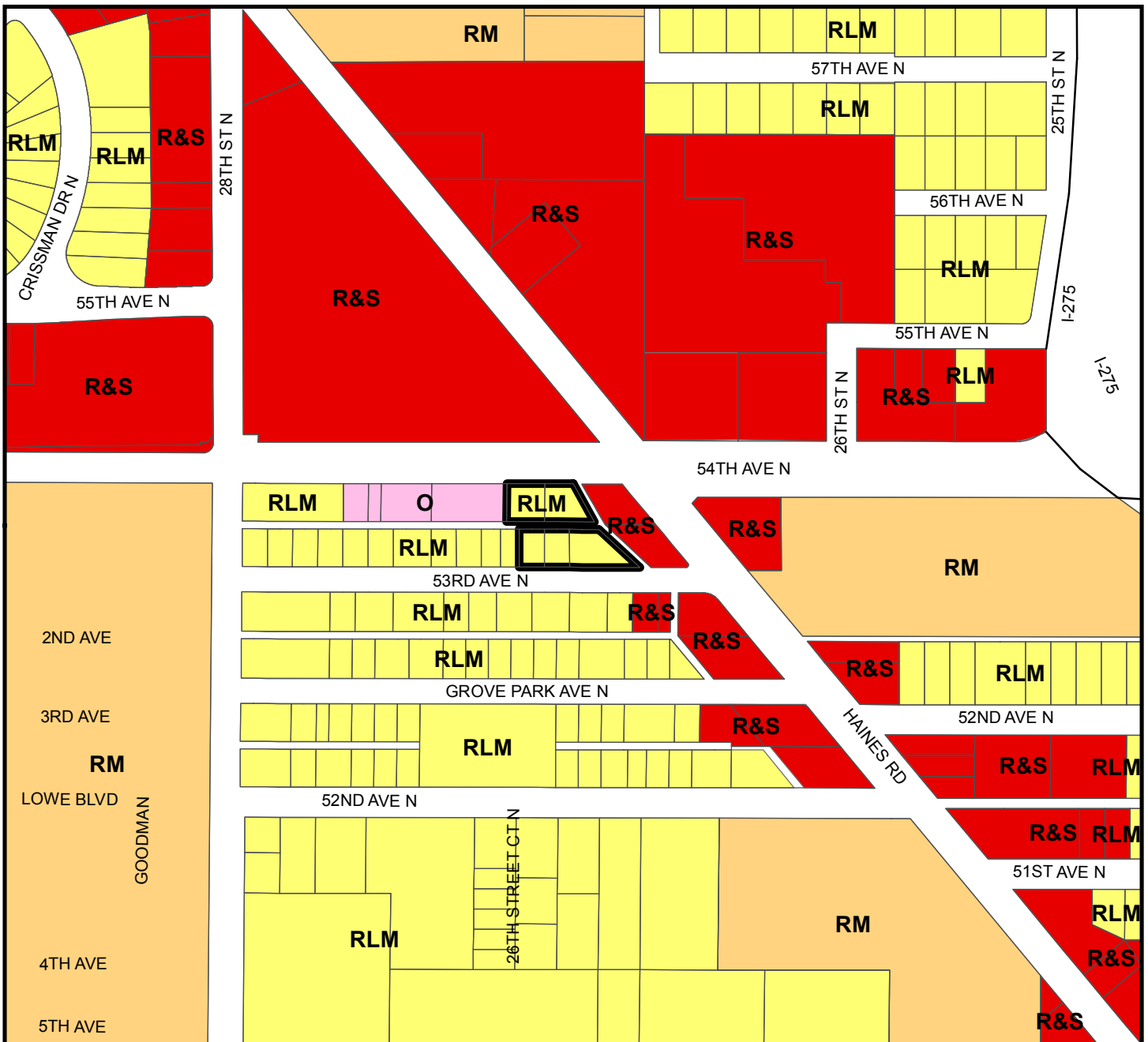
**FROM:** Residential Low Medium

**AREA:** 0.6 Acres

**JURISDICTION:** Pinellas County

**TO:** Retail & Services





**Countywide Plan Map Categories**

- Residential Low Medium
- Office
- Residential Medium
- Retail & Services

**Map 4 - Current Countywide Plan Map**

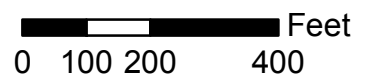
**CASE #:** CW18-02

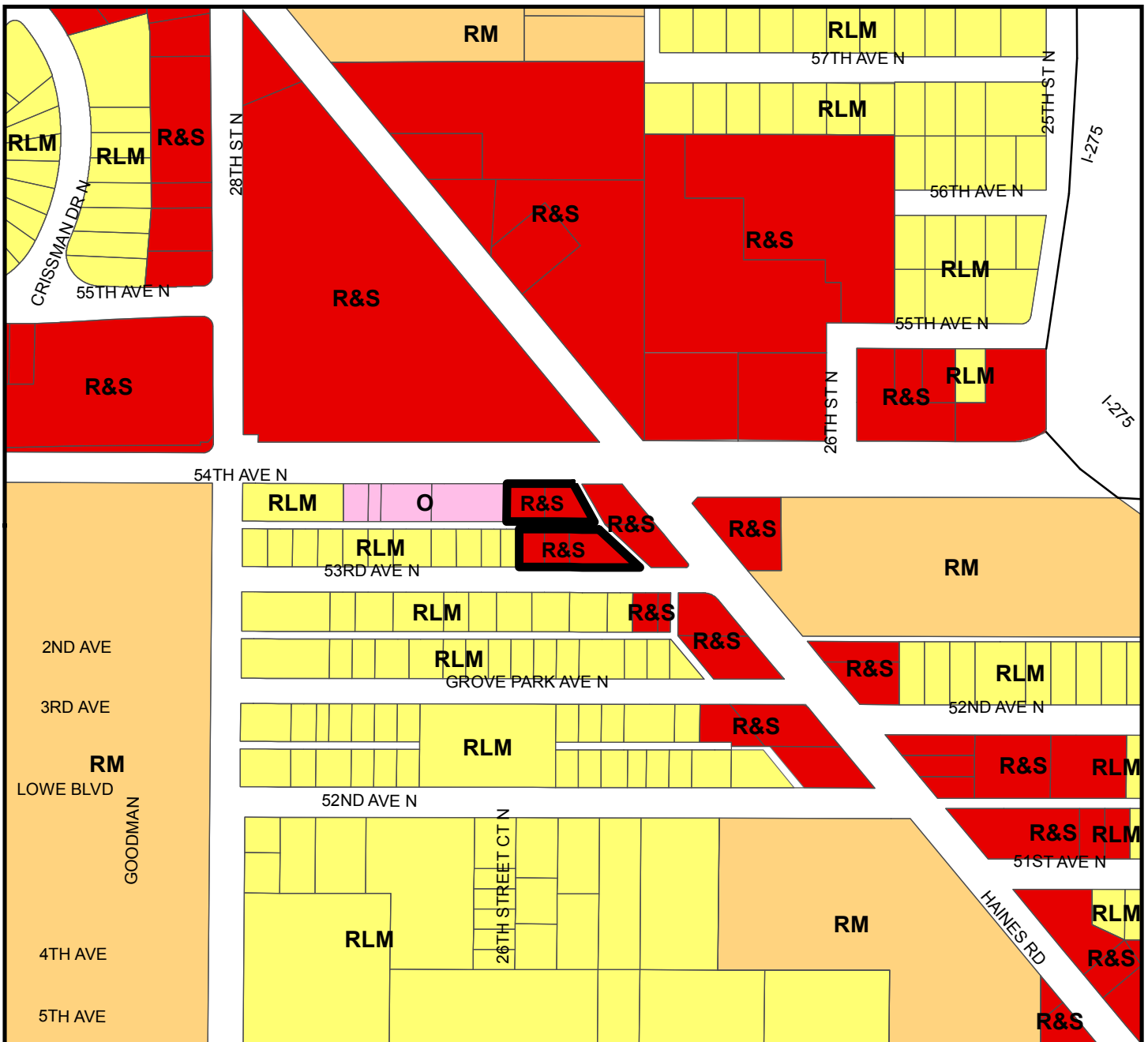
**FROM:** Residential Low Medium

**AREA:** 0.6 Acres

**JURISDICTION:** Pinellas County

**TO:** Retail & Services





### Countywide Plan Map Categories

- Residential Low Medium
- Office
- Residential Medium
- Retail & Services

### Map 5 - Proposed Countywide Plan Map

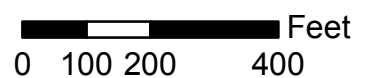
**CASE #:** CW18-02

**FROM:** Residential Low Medium

**AREA:** 0.6 Acres

**JURISDICTION:** Pinellas County

**TO:** Retail & Services



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**SUMMARY**

From: Residential Medium  
To: Employment  
Area: 0.8 acres m.o.l.  
Location: Near NE Corner of Florida Ave. & 9<sup>th</sup> Street, Palm Harbor

This proposed amendment is submitted by Pinellas County and seeks to amend a property totaling approximately 0.8 acres from Residential Medium (used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre) to Employment (used to depict areas that are developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts).

The subject property is vacant. It is proposed to be used as a processing/staging area for crashed vehicles. If approved, this amendment will be consistent with the Pinellas County Comprehensive Plan.

**FINDINGS**

Staff submits the following findings in support of the recommendation for approval:

- A. The Employment category recognizes the proposed use of the site, and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

**LIST OF MAPS & ATTACHMENTS:**

- Map 1 Locator Map
- Map 2 Site Map
- Map 3 Aerial Map
- Map 4 Current Countywide Plan Map
- Map 5 Proposed Countywide Plan Map
- Map 6 Coastal High Hazard Area Map

Attachment 1 Forward Pinellas Staff Analysis

**MEETING DATES:**

Planners Advisory Committee, January 2, 2018 at 1:30 p.m.

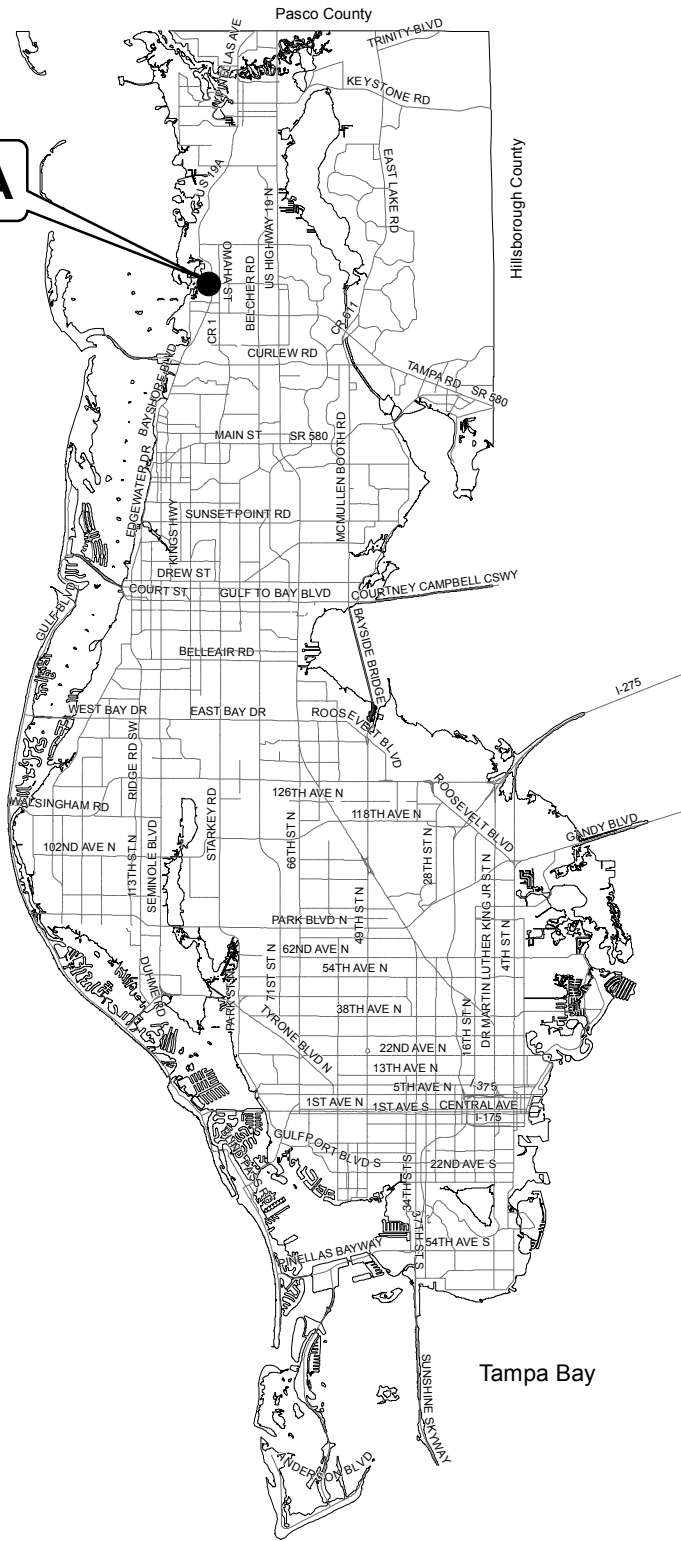
Forward Pinellas, January 10, 2018 at 1:00 p.m.

Countywide Planning Authority, February 6, 2018 at 9:30 a.m.

**ACTION:** Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

**STAFF RECOMMENDATION:** The staff recommends to the board that it recommend approval of the requested amendment.

**SUBJECT AREA**



### Map 1 - Location

**CASE #:** CW18-01

**FROM:** Residential Medium

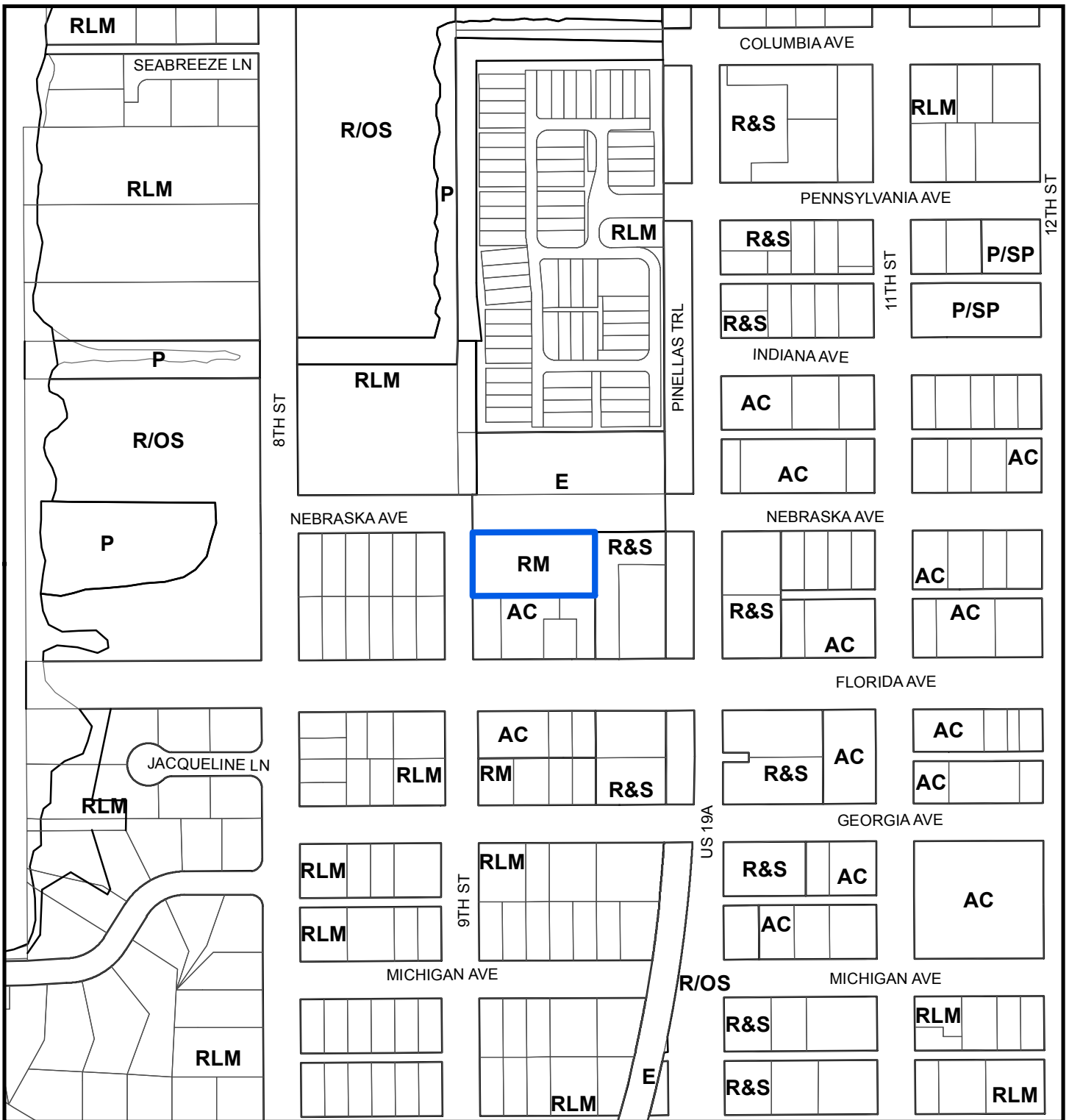
**AREA:** 0.8 Acres

**JURISDICTION:** Pinellas County

**TO:** Employment







**Map 2 - Current Countywide Plan Map & Jurisdictional Map**

**CASE #:** CW18-01


**FROM:** Residential Medium

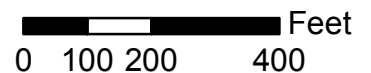
**AREA:** 0.8 Acres

**JURISDICTION:** Pinellas County

**TO:** Employment

**LEGEND:**

 Unincorporated





### Map 3 - Aerial

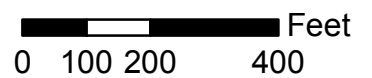
**CASE #:** CW18-01

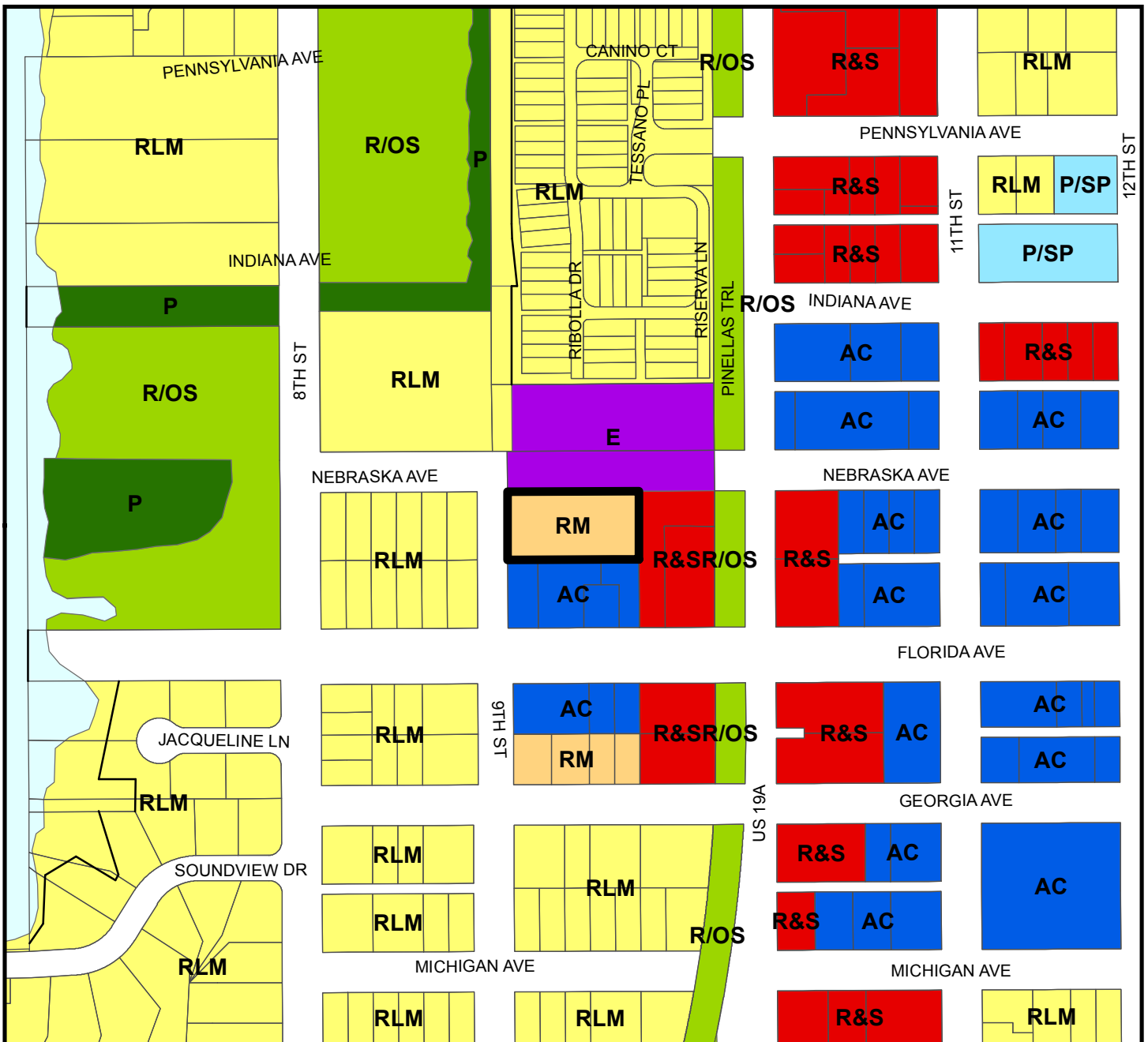
**FROM:** Residential Medium

**AREA:** 0.8 Acres

**JURISDICTION:** Pinellas County

**TO:** Employment





**Countywide Plan Map Categories**

- |                        |                       |
|------------------------|-----------------------|
| Residential Low Medium | Public/Semi-Public    |
| Residential Medium     | Recreation/Open Space |
| Retail & Services      | Preservation          |
| Employment             | Activity Center       |

**Map 4 - Current Countywide Plan Map**

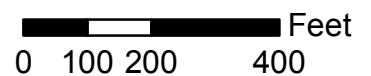
**CASE #:** CW18-01

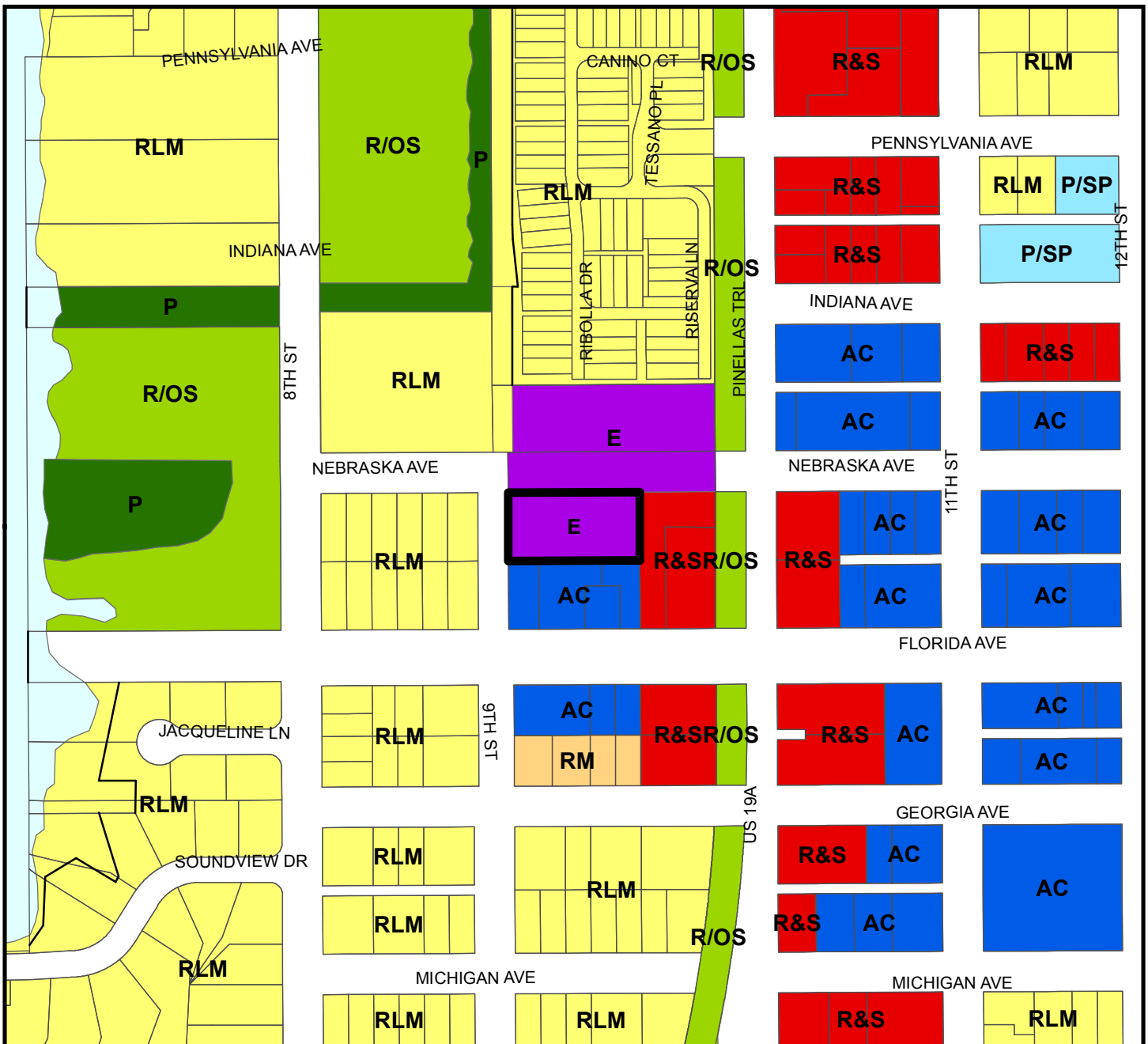
**FROM:** Residential Medium

**AREA:** 0.8 Acres

**JURISDICTION:** Pinellas County

**TO:** Employment





### Countywide Plan Map Categories

- |  |   |   |
|--|---|---|
|  Residential Low Medium |  Employment            |  Preservation    |
|  Residential Medium     |  Public/Semi-Public    |  Activity Center |
|  Retail & Services      |  Recreation/Open Space |   |

### Map 5 - Proposed Countywide Plan Map

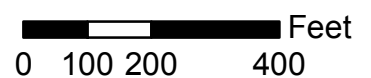
CASE #: CW18-01

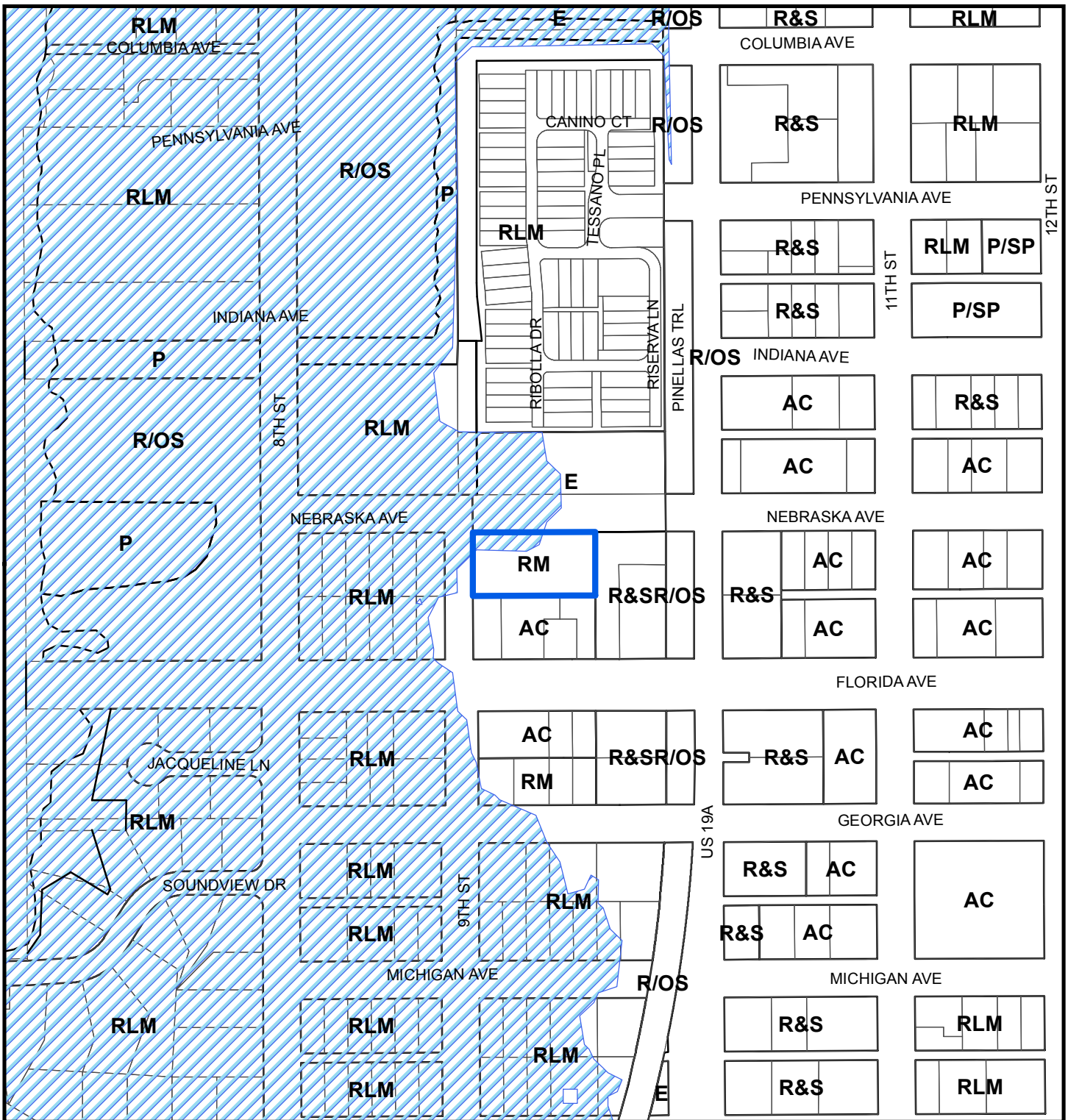
FROM: Residential Medium

AREA: 0.8 Acres

JURISDICTION: Pinellas County

TO: Employment





### Map 6 - Coastal High Hazard Area (CHHA)

**LEGEND:**



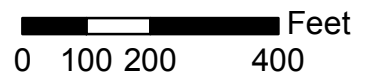
CASE #: CW18-01

FROM: Residential Medium

JURISDICTION: Pinellas County

TO: Employment

AREA: 0.8 Acres



## CW 18-01 Forward Pinellas Staff Analysis

### Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – Pinellas County proposes to amend the Countywide Map designation from Residential Medium to Employment.

The current Residential Medium category is used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre. The proposed Employment category is used to depict areas that are developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts.

The subject property is vacant. It is proposed to be used as a processing/staging area for crashed vehicles. If approved, this amendment will be consistent with the Pinellas County Comprehensive Plan.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on a roadway operating at an LOS of “F”, therefore those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, so those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The Countywide Rules require a balancing of several criteria when evaluating increases in density or intensity within the CHHA. The intent of this approach is to provide flexibility in regulating coastal development by giving careful consideration of the potential impacts upon vulnerable populations (i.e., hospitals, assisted living facilities, mobile homes, etc.), infrastructure, public access to the water, and other relevant effects. A portion of the amendment area is located within the CHHA. The proposal would result in a slight increase in development intensity (from .50 maximum floor area ratio to .65 maximum floor area ratio) and a decrease in residential density (from 15 dwelling units per acre to 0 dwelling units per acre) allowed on the site, and any redevelopment would have no impact on emergency shelter space and evacuation routes. In addition, the redevelopment of the property would utilize existing infrastructure, thus limiting any potential damage of publicly funded water, sewer, or other improvements by storm events. On balance, the requested amendment is consistent with the criteria used to evaluate the potential impacts of the proposed land use category within the CHHA.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in a redevelopment area, so those policies are not applicable.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not located next to a public educational facility or jurisdiction, so those policies are not applicable.

**Conclusion:**

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.

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**SUMMARY**

From: Industrial & Target Employment Center  
To: Multimodal Corridor & Target Employment Center  
Area: 0.6 acres m.o.l.  
Location: 2700 5<sup>th</sup> Avenue South

This proposed amendment is submitted by the City of St. Petersburg and seeks to amend a property totaling approximately 0.6 acres from Industrial (used to depict areas developed, or appropriate to be developed, in a general industrial manner; and so as to encourage the reservation and use of areas for industrial use in a manner consistent with surrounding use, transportation facilities, other necessary infrastructure, and natural resources) and Target Employment Center to Multimodal Corridor (intended to recognize those corridors of critical importance to the movement of people and goods throughout the county and that are served by multiple modes of transport, including automobile, bus, bicycle, rail, and/or pedestrian) and Target Employment Center. The current and proposed Target Employment Center category is an overlay used to depict those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance.

The subject property is vacant land and a church. If approved, this amendment will be consistent with the City of St. Petersburg Comprehensive Plan.

**FINDINGS**

Staff submits the following findings in support of the recommendation for approval:

- A. The Multimodal Corridor & Target Employment Center categories recognize the proposed use of the site, and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

**LIST OF MAPS & ATTACHMENTS:**

Map 1      Locator Map  
Map 2      Site Map  
Map 3      Aerial Map  
Map 4      Current Countywide Plan Map



Map 5 Proposed Countywide Plan Map

Attachment 1 Forward Pinellas Staff Analysis

**MEETING DATES:**

Planners Advisory Committee, January 2, 2018 at 1:30 p.m.

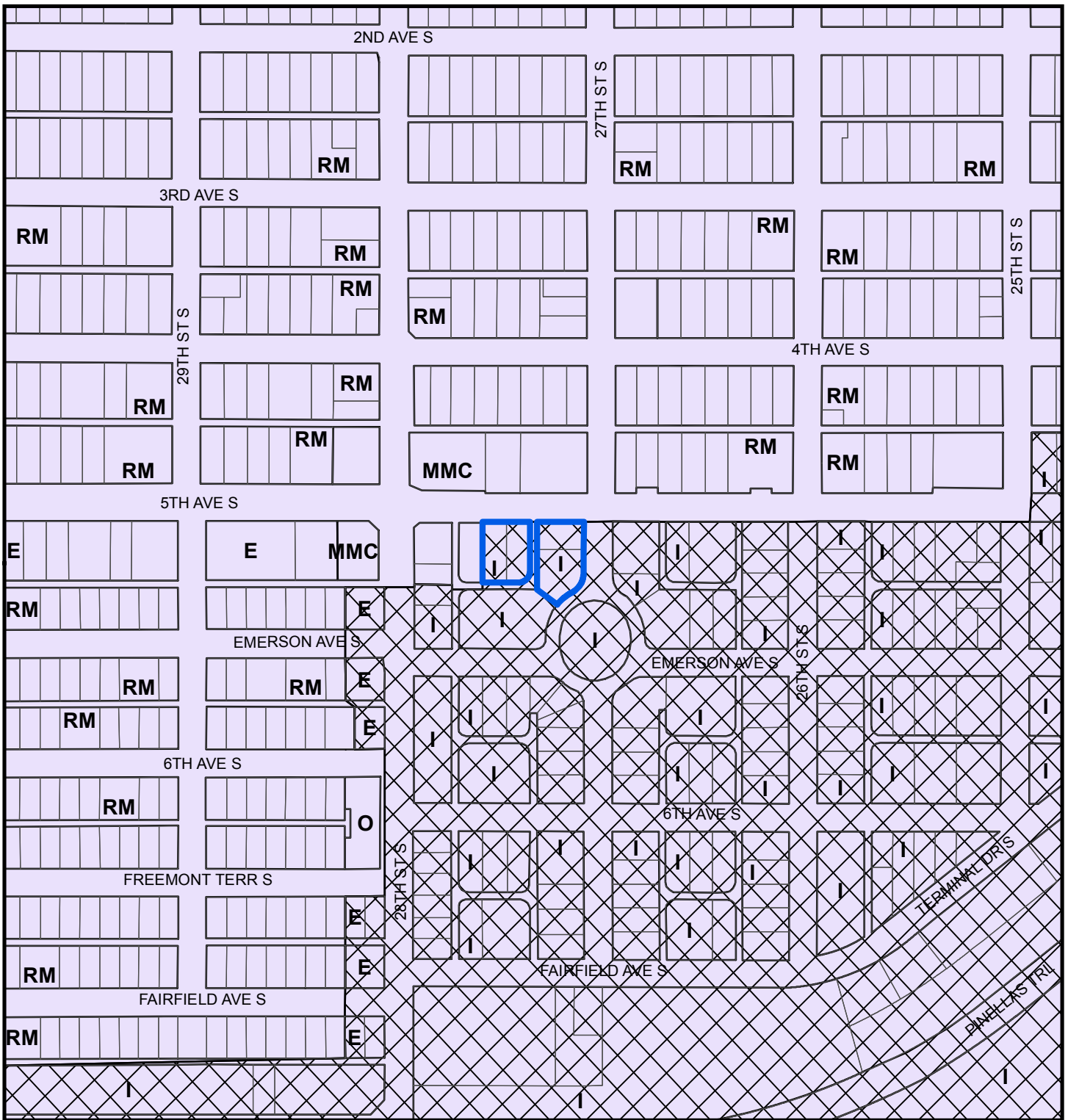
Forward Pinellas, January 10, 2018 at 1:00 p.m.

Countywide Planning Authority, February 6, 2018 at 9:30 a.m.

**ACTION:** Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

**STAFF RECOMMENDATION:** The staff recommends to the board that it recommend approval of the requested amendment.





**Map 2 - Current Countywide Plan Map & Jurisdictional Map**

**CASE #:** CW18-03

**FROM:** Industrial & Target Employment Center

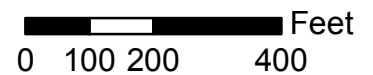
**AREA:** 0.6 Acres

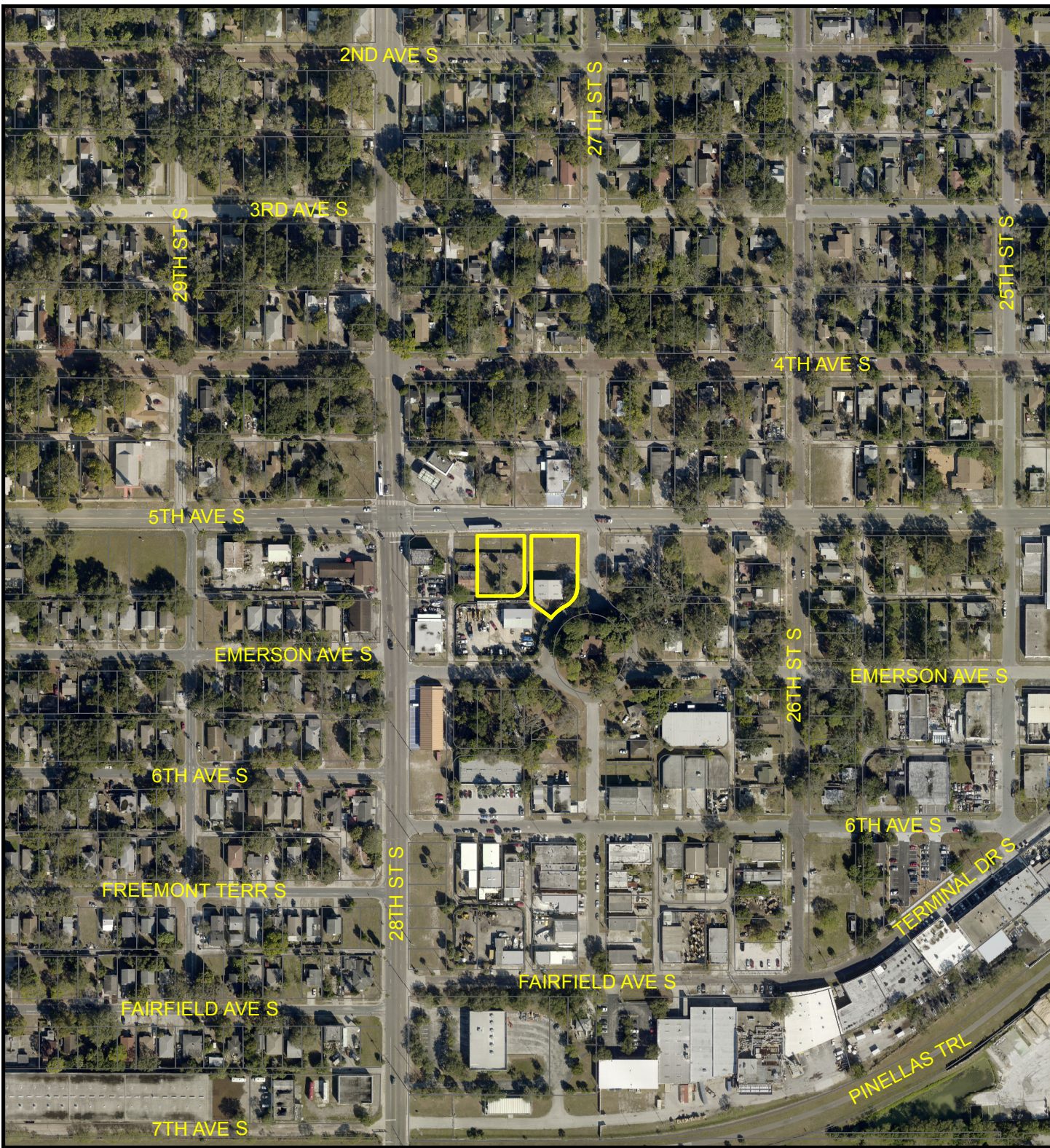
**JURISDICTION:** St. Petersburg

**TO:** Multimodal Corridor & Target Employment Center

**LEGEND:**

 St Petersburg





**Map 3 - Aerial**

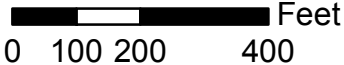
**CASE #:** CW18-03

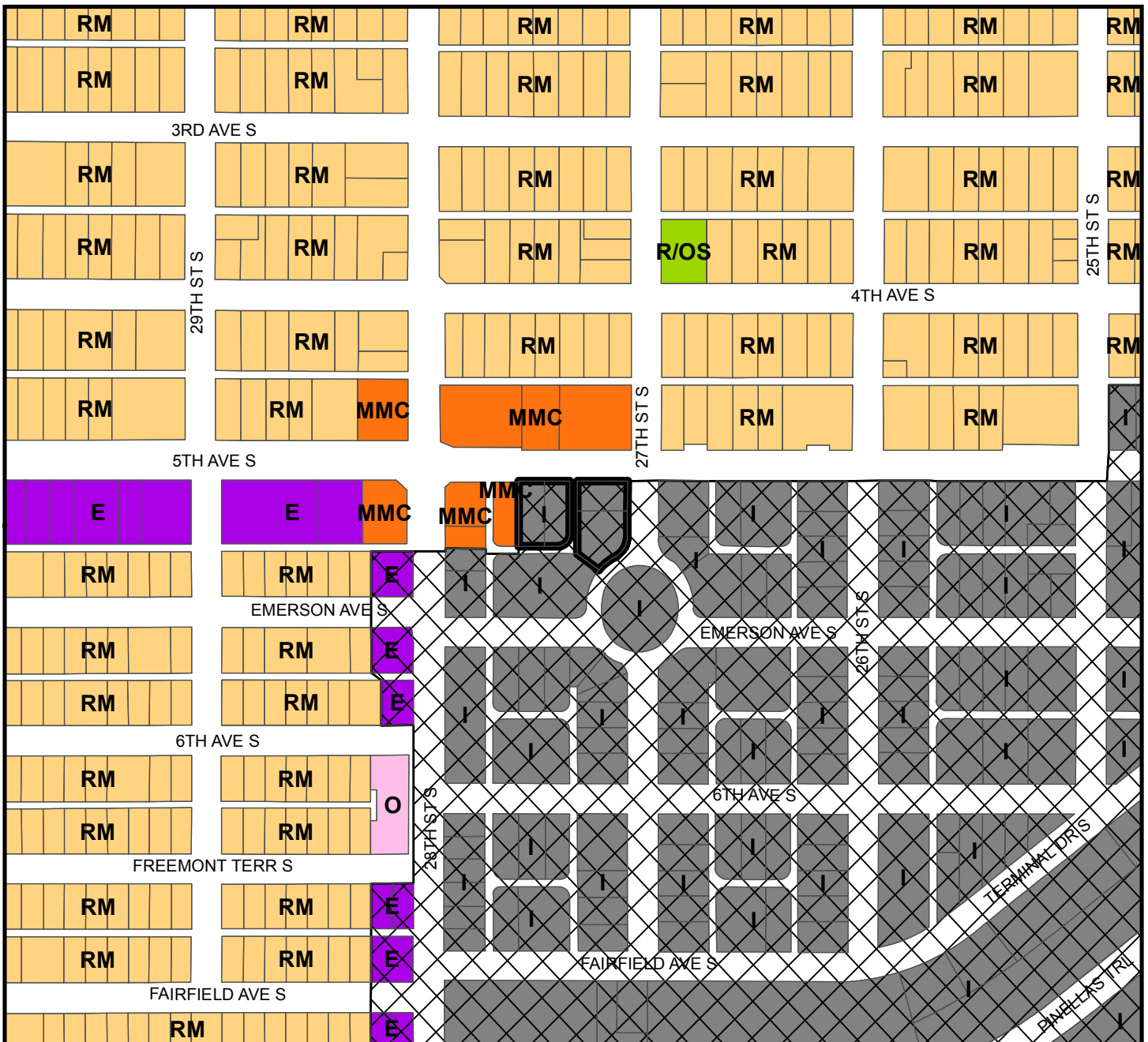
**FROM:** Industrial & Target Employment Center

**AREA:** 0.6 Acres

**JURISDICTION:** St. Petersburg

**TO:** Multimodal Corridor & Target Employment Center





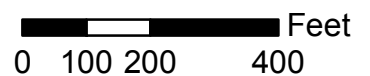
### Countywide Plan Map Categories

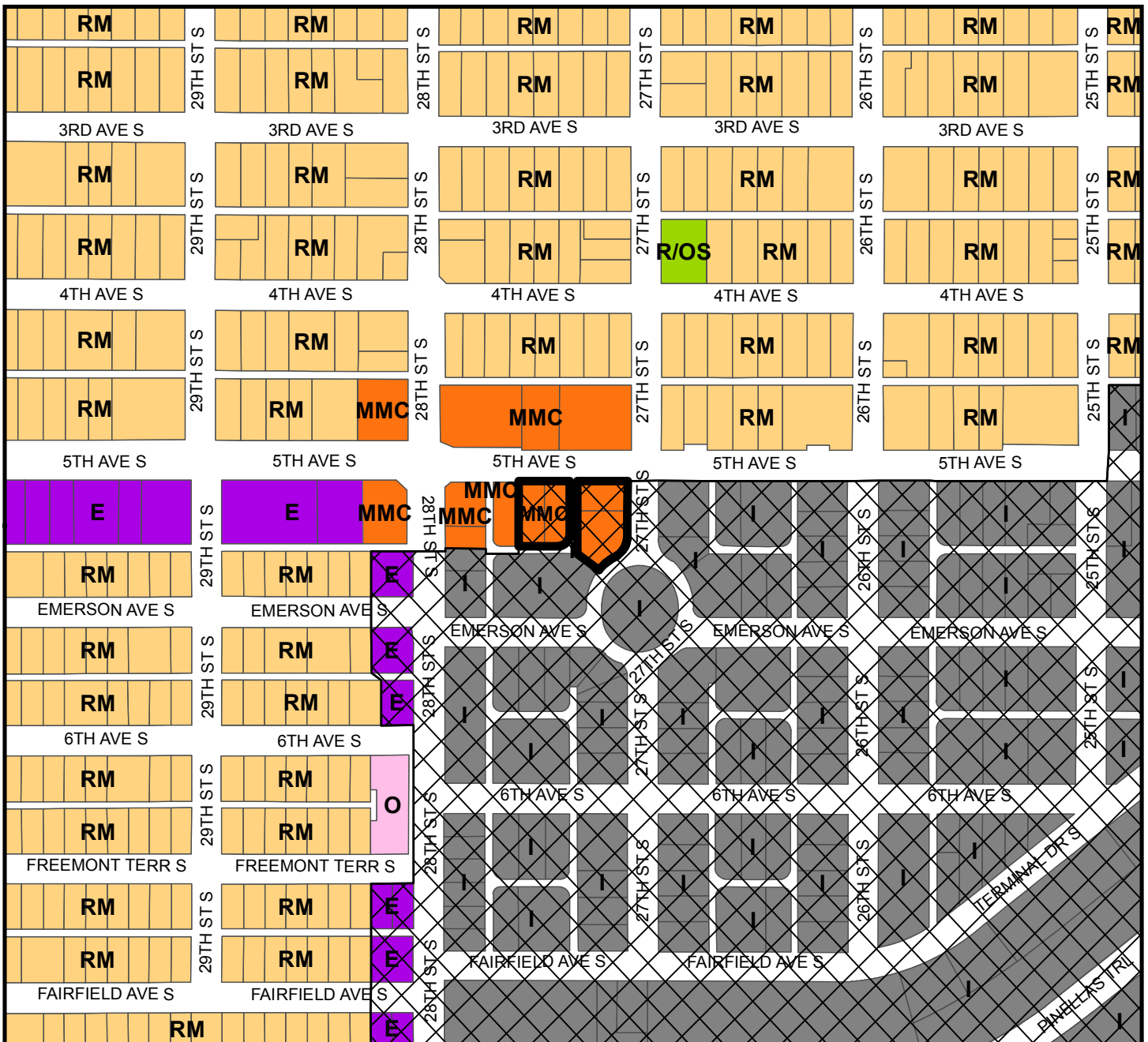
- Residential Medium
- Employment
- Recreation/Open Space
- Office
- Industrial
- Multimodal Corridor
- Target Employment Center

### Map 4 - Current Countywide Plan Map

**CASE #:** CW18-03      **FROM:** Industrial & Target Employment Center      **AREA:** 0.6 Acres

**JURISDICTION:** St. Petersburg      **TO:** Multimodal Corridor & Target Employment Center





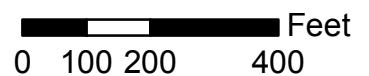
### Countywide Plan Map Categories

- Residential Medium
- Employment
- Recreation/Open Space
- Office
- Industrial
- Multimodal Corridor
- Target Employment Centers

### Map 5 - Proposed Countywide Plan Map

**CASE #:** CW18-03      **FROM:** Industrial & Target Employment Center      **AREA:** 0.6 Acres

**JURISDICTION:** St. Petersburg      **TO:** Multimodal Corridor & Target Employment Center



**CW 18-03**  
**Forward Pinellas Staff Analysis**

**Relevant Countywide Considerations:**

- 1) **Consistency with the Countywide Rules** – The City of St. Petersburg proposes to amend the Countywide Map designation from Industrial and Target Employment Center to Multimodal Corridor and Target Employment Center.

The current Industrial category is used to depict areas developed, or appropriate to be developed, in a general industrial manner; and so as to encourage the reservation and use of areas for industrial use in a manner consistent with surrounding use, transportation facilities, other necessary infrastructure, and natural resources. The proposed Multimodal Corridor category is intended to recognize those corridors of critical importance to the movement of people and goods throughout the county and that are served by multiple modes of transport, including automobile, bus, bicycle, rail, and/or pedestrian. This category is intended to include those transportation corridors connecting Activity Centers, characterized by mixed-use development, and in particular, supported by and designed to facilitate transit. The current and proposed Target Employment Center category is an overlay used to depict those areas of the county that are now developed, or appropriate to be developed, in a concentrated and cohesive pattern to facilitate employment uses of countywide significance.

The subject property is vacant land and a church. If approved, this amendment will be consistent with the City of St. Petersburg Comprehensive Plan. Additionally, Forward Pinellas staff reached out to the Pinellas County Economic Development Department to collect input on this proposed amendment. Economic Development responded by stating they have no objections to this proposed amendment.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on a roadway operating at an LOS of “F”, therefore those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC, so those policies are not applicable.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located in a redevelopment area, so those policies are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in a redevelopment area, so those policies are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is not located next to a public educational facility or jurisdiction, so those policies are not applicable.

**Conclusion:**

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.



**3D. Map Adjustment– City of St. Petersburg**

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**SUMMARY**

The Countywide Rules include a procedure allowing local governments within Pinellas County to submit for Countywide Plan Map boundary adjustments that are minor in nature and include only the following categories: Preservation and Recreation/Open Space.

These categories are often generalized on the Countywide Plan Map and, after site plan review at the local level or other action such as completion of a wetland jurisdictional determination, a more specific area can be delineated. To qualify for this process, the Countywide Rules require submission of one of the following: a letter of determination with accompanying legal description, a wetland jurisdictional survey, or final site plan.

More specifically, as per subsection 7.3.8.5 of the Countywide Rules, adjustments can be:

- Related to and consistent with a jurisdictional boundary determination under state agency rules which is consistent with such rules; or
- Related to and consistent with the purpose and characteristics of the particular plan category being adjusted and, absent a determination by the Executive Director to the contrary, based upon a finding by the local government with jurisdiction or its designee that such adjustment is diminimus in extent and effect.

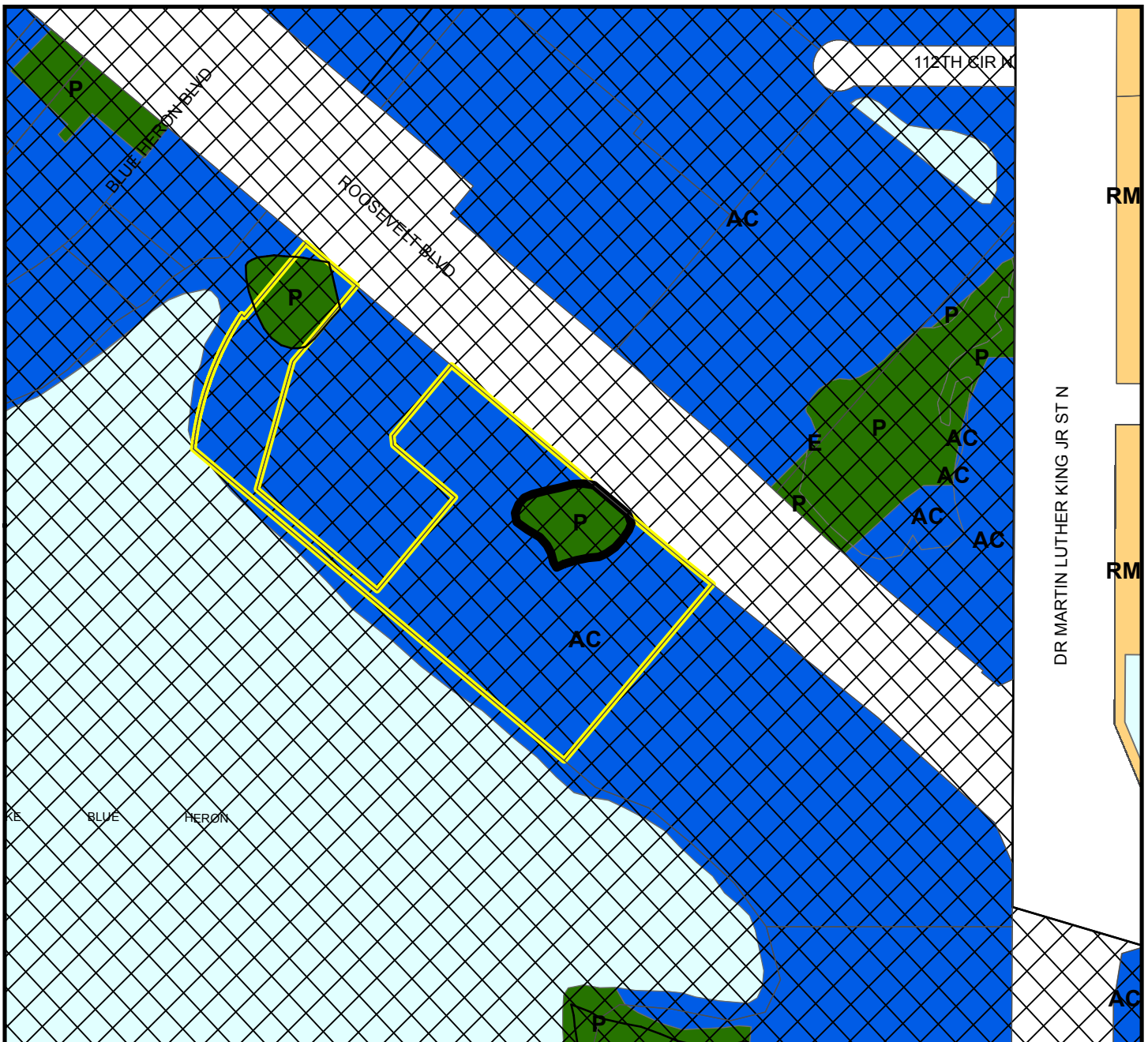
**CITY OF ST. PETERSBURG**

This area involves approximately 0.33 acres of property located at 10900 Roosevelt Boulevard. It involves the adjustment of the boundary lines between the Preservation and Activity Center/Target Employment Center categories per an ecological assessment.

**LIST OF MAPS & ATTCHMENTS:**

Map 1 Current Future Land Use  
Map 2 Proposed Future Land Use

Attachment 1 Ecological Assessment



**Countywide Plan Map Categories**

- Residential Medium
- Activity Center
- Preservation
- Target Employment Center
- Larger Property

**Map 1 - Current Countywide Plan Map**

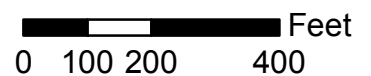
**CASE #:** CWP-MA18-01

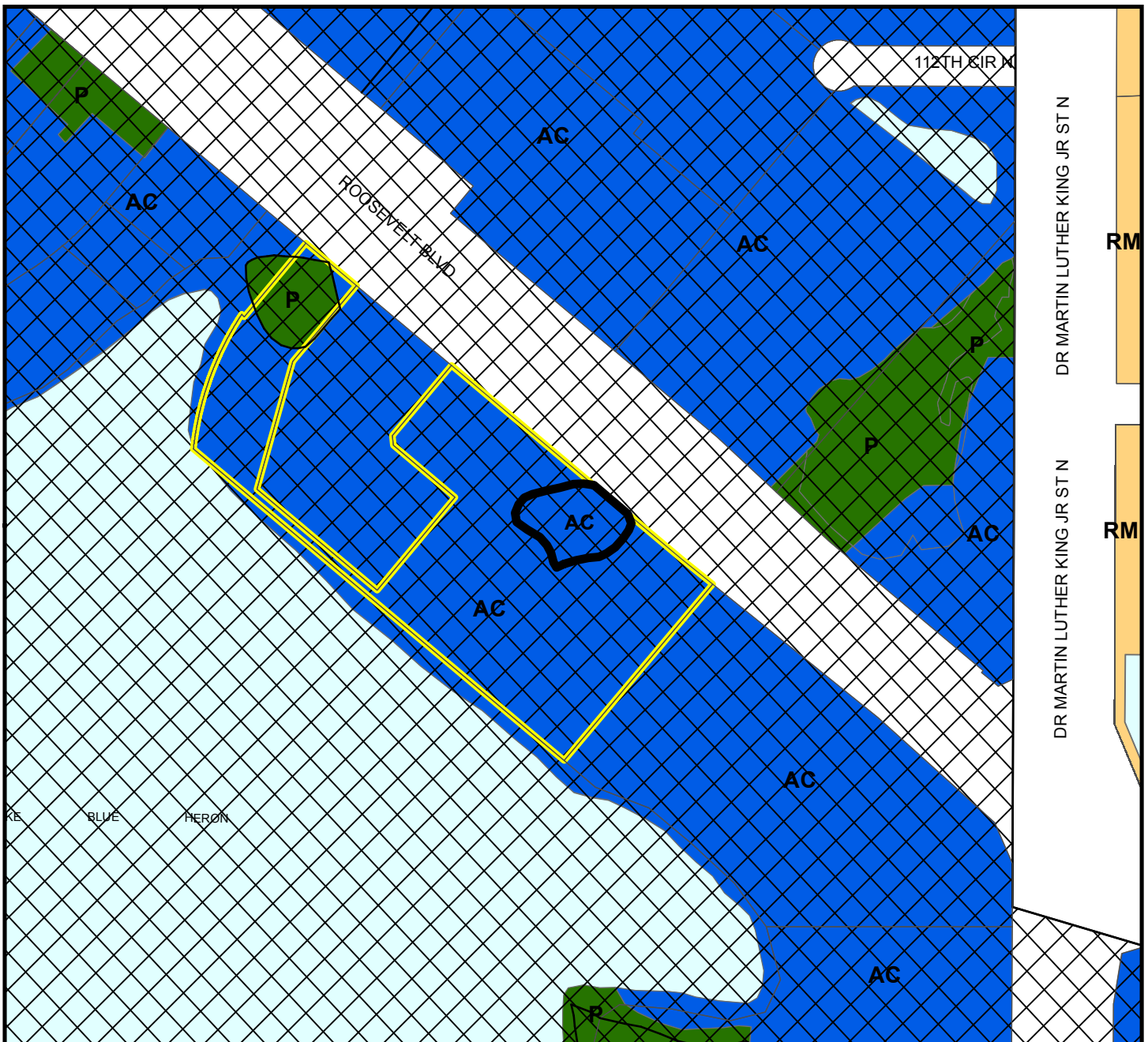
**FROM:** Preservation

**AREA:** 0.6 Acres

**JURISDICTION:** St. Petersburg

**TO:** Activity Center & Target Employment Center





### Countywide Plan Map Categories

- Residential Medium
- Preservation
- Target\_Employment\_Centers
- Employment
- Activity Center
- Larger Property

### Map 2 - Proposed Countywide Plan Map

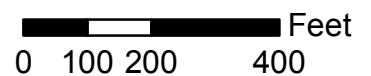
**CASE #:** CWP-MA18-01

**FROM:** Preservation

**AREA:** 0.6 Acres

**JURISDICTION:** St. Petersburg

**TO:** Activity Center & Target Employment Center



**Planners Advisory Committee – January 2, 2018**  
**3E. CPA Actions and Tier I Countywide Plan Map Amendments**



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**SUMMARY**

This information is presented in order to better, and more systematically, apprise the Forward Pinellas Board of final action(s) by the Board of County Commissioners, in their role as the Countywide Planning Authority (CPA) on matters that have been previously considered. This summary also includes the Tier I Countywide Plan Map Amendments that have been administratively reviewed by Forward Pinellas staff.

**CPA Actions from December 2017:**

**PUBLIC HEARINGS**

There were no public hearing items that went before the CPA in December to report.

**REGULAR AGENDA ITEMS**

- Countywide Plan Map Adjustment – City of Safety Harbor – Official Acceptance, The board officially accepted the map adjustment (vote 6-0).
- Countywide Plan Map Adjustment – City of Tarpon Springs – Official Acceptance, The board officially accepted the map adjustment (vote 6-0).
- 2017 Annual Countywide Plan Map Update, The board officially accepted the update for filing (vote 6-0).

**Tier I Countywide Plan Map Amendments November 2017:**

There were no Tier I Amendments to report.

**ATTACHMENT(S):** None

**ACTION:** None required; informational item only

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**SUMMARY**

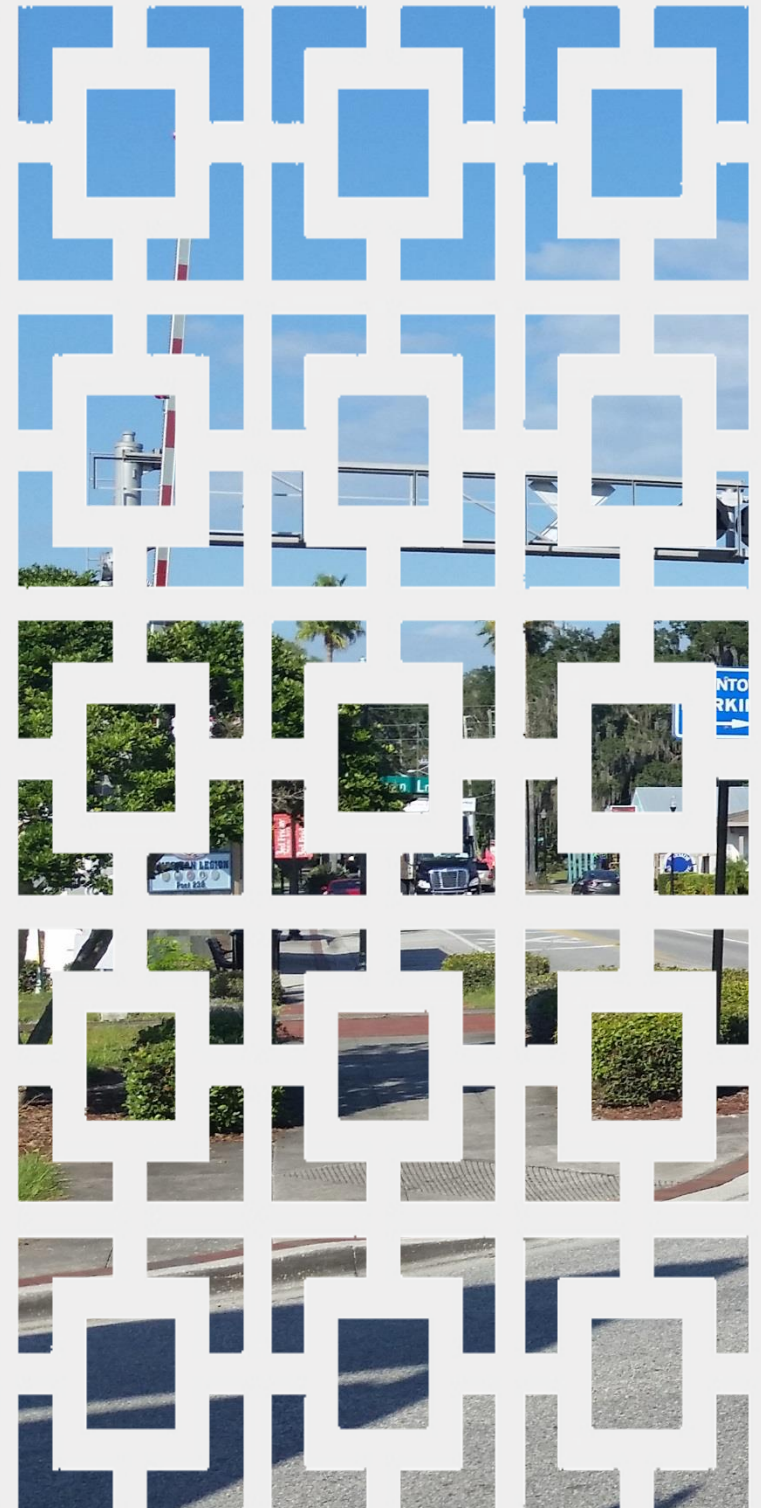
Walkability audits are a proven, effective tool to assist communities in assessing their built environment to identify ways to support better-connected, more sustainable places. Forward Pinellas and the City of Safety Harbor partnered on a walkability audit of two corridors leading into the downtown area in mid-October 2017. The goal of this effort was to engage the community in making their streets and neighborhoods more walkable, livable, healthy and welcoming. The participants focused on conditions that affect walkability, connectivity, safety and accessibility. Observations and findings were documented through field notes and recommendations were developed and summarized in the final report.

**ATTACHMENTS:** Safety Harbor Walkability Audit Final Report

**ACTION:** None Required, Informational Item Only



# City of Safety Harbor Walkability Audit



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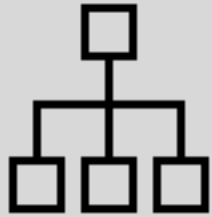
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Forward Pinellas would like to thank all those who participated in the Safety Harbor Walkability Audit and in particular:

Mayor Joe Ayoub  
Commissioner Scott Long  
Commissioner Cliff Merz  
Lorraine Duffy Suarez  
Penni Perez  
Joe Incorvia  
Laura Dent  
Kathleen Pope  
Colin Young  
Tammy Vrana  
Lauren Matzke  
Gisela Bennie  
Marcia Biggs  
Sarah Mueller  
Tanja Vidovic  
Paul Bushee  
Joan Bushee  
Matt Spoor  
Marcie Stenmark  
Liz Ciesla  
Ray Boler  
Lenny DeGroat  
Andrea Norwood  
John Powell  
Gabe Parra  
Zain Adam  
Autumn Lewis  
Lawrence Young, Jr.  
Joan Walks

We also would like to acknowledge the ongoing support from community residents, local stakeholders, and City staff during this planning process.

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## Introduction

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### *Our Mission*

Forward Pinellas provides leadership to align resources and plans that help to achieve a compelling vision for Pinellas County, our individual communities and our region.

We will do so by:

- Creating integrated land use and transportation plans that provide viable mobility options and sustainable development patterns;
- Engaging the public in the development of transportation and land use plans;
- Forging effective partnerships among public agencies, citizens and the business community;
- Defining cost-effective strategies to meet the transportation and land use goals of Pinellas County; and
- Setting priorities for sound public investment in transportation improvements.

These actions will occur within a spirit of collaboration with our public and private sector partners. We will cooperate to strengthen access to economic opportunity, foster resilient, livable communities and improve safety within Pinellas County and the Tampa Bay region.

We aspire to an organizational culture of professional public service with high ethical standards. We also work to foster creative problem-solving, continuous learning, leadership development and a team environment, continuously seeking to align goals and actions across jurisdictions.

## *Adapt, Build, Connect (ABC)*

Forward Pinellas is a strong advocate for transportation and land use planning that is integrated and holistic. In Pinellas County, this approach is best described through an A, B, and C framework: Adapt, Build, and Connect. These broad concepts help us view what we do as an agency in the big picture that incorporates the distinct identities of Pinellas County's many communities.

- Adapt means that as a county, we need to be ready for change. We need to respond to a shifting economic market, plan for changing demographics, embrace technology, and recognize our environmental vulnerability.
- Build is about more than simply creating roads or buildings. We will guide planned growth to the right locations, yes, but we also build community and capacity, build trust through greater transparency, build connected networks, and build public

wealth. We can do this through engaging in open-ended conversations with our community, where we truly want to hear the answers they provide.

- Connect means understanding that people and places is at the heart of what we do. It means strengthening our transportation networks to move people and goods effectively and expand travel choices. It means working as one region to unite communities through transportation. Connection establishes a sense of identity and attachment to place, and it provides avenues for meaningful dialogue. We can connect Pinellas County's distinctive downtowns, creating a place where people want to live and are proud to call home.

# Why Encourage Walking in the Area Surrounding Downtown Safety Harbor



Walkability Audit participants taking a group photo before beginning the exercise.

Walkability is important for a community and everyone benefits from walking. Walkable communities are safer for pedestrians and school children walking or biking to school. Walking improves health outcomes, contributes towards cleaner air, and promotes greater community cohesion. On average, property values are increased in walkable communities and walkable downtowns have higher levels of economic activity. Walkability audits enable individuals in a community to analyze how walkable their communities are. These audits can serve as a key planning tool that provides communities with the technical assistance necessary to assess

walking and biking conditions while creating a plan for improving them. Forward Pinellas and the City of Safety Harbor strongly believe in the power of walkability to;

- Connect neighborhoods
- Improve health and physical fitness
- Improve mobility and provide transportation options
- Improve public safety
- Enhance business vitality
- Increase property values

## THE 20-MINUTE NEIGHBORHOOD

People generally have a travel budget that they factor into their daily activities and commitments. A 20-minute trip to or from a destination is generally considered the extent most people are willing to travel for routine activities. It is also a relatively easy distance to cover on foot or bicycle. Certain areas of Safety Harbor are compact, with good walking infrastructure, and provide direct, obvious and safe routes with frequent connections to attractive destinations. These characteristics provide an ideal environment for walking and are the foundation of a 20-minute neighborhood. A 20-minute neighborhood is a place with convenient, safe, and pedestrian-oriented access to the places people need to go and the services people use nearly every day: transit, shopping, healthy food options, school, parks, and social activities, that is near and adjacent to residential areas. Forward Pinellas believes that this concept is central to improving the sustainability of our communities given the recent increases in vehicle miles travelled (VMT) on our roadways, declining health outcomes, increasing housing-related costs, and the desire to better support local businesses. According to national research, good walkable environments generally include the following:

- building scales that are comfortable for pedestrians
- mixed-use development near services
- distinct and identifiable centers and public spaces
- connected transportation options
- lower speed streets
- accessible design
- a street grid of connected local streets

As Safety Harbor continues its conversations with the community on ways to strengthen the vibrancy and uniqueness of the city, perhaps there should be consideration of including the 20-minute neighborhood concept to help frame current and future planning efforts.

# Walkability Audit Overview

---

The purpose of the Walkability Audit is to take a comprehensive and methodical look at the pedestrian environment connecting to downtown Safety Harbor. Using the resources of Forward Pinellas, the City of Safety Harbor, and a number of stakeholder volunteers, a survey and assessment of the walkability leading into the downtown area was conducted to document the existing conditions for pedestrians. In addition to having a narrative and photographic summary of pedestrian conditions that can be used to guide municipal infrastructure decisions that may relate to county and/or state facilities that do not require grant funding, this study provides recommendations that Safety Harbor leaders may consider to proactively work with the community and other agency partners to improve and enhance pedestrian accessibility to the downtown.

## METHODOLOGY

The Walkability Audit conducted in October 2017 engaged residents and city staff to think more deeply about the pedestrian experience. Through this exercise, Forward Pinellas helped the participants identify the obstacles that discourage walking and the assets that encourage a higher level of pedestrian activity. The audit provided an opportunity for participants to share their personal experiences traveling neighborhood streets from a pedestrian perspective which sparked conversations about community priorities and possible future improvements to the walking environment. The audit recommendations gathered from participants and documented in this report are intended to inform current and future planning efforts in the City of Safety Harbor.

The following steps were taken to produce this walkability audit:

1. **Information Gathering**: Forward Pinellas met with the City of Safety Harbor staff to gain an understanding of the challenges faced by walkers traveling to the downtown from surrounding areas. Two preliminary walking routes were identified and an audit timeline was established.
2. **Ground-Truthing**: Forward Pinellas visited the downtown area and walked the audit routes identified by city staff. In-person observations, notes, and photographs were taken of pedestrian infrastructure-related assets and issues. Based on these observations, walk routes and points of interest were chosen and formal preparations began for the walkability audit.
3. **Scheduling**: It was determined that there would be an afternoon Walkability Audit workshop on October 12, 2017 to give the participants a series of context presentations to clarify the City's goals as well as introduce the 20-minute neighborhood concept, outline principles of walkability, and provide an overview of the Walkability Audit Survey Tool. The workshop would follow on October 15, 2017 whereby two teams would conduct the audit using the Walkability Audit Survey Tool that Forward Pinellas adapted from information provided by the Walkable and Livable Communities Institute. One team would begin from the area south of downtown (S.R. 590/McMullen Booth Road) and one team would begin from the area north of downtown (Marshall Street Park).
4. **Outreach**: Forward Pinellas and the City of Safety Harbor invited community members to participate in the audit. The City of Safety Harbor advertised the event on their website and also worked to publish an article on Safety Harbor Connect. Forward Pinellas discussed the audit with their advisory committees and posted it on the calendar of upcoming events.

5. **Audit Participation:** Walkability Audit participants were given route maps, clipboards, pens, and the Walkability Audit Survey Tool and were bused to their respective starting points. Participants recorded their observations during the walks by completing the intersection and survey sketches at selected locations as well as taking photographs with their cell phones. Forward Pinellas led each team and took photographs as well. After each team returned to City Hall, they participated in small group breakout sessions to document their findings.
6. **Reporting:** Forward Pinellas collected the completed Walkability Audit Survey Tool worksheets, collected all photographs using file-sharing through a Google Drive account, and then compiled the findings into this report. The report was then provided to the City of Safety Harbor for feedback and revisions.



Small group break out session.



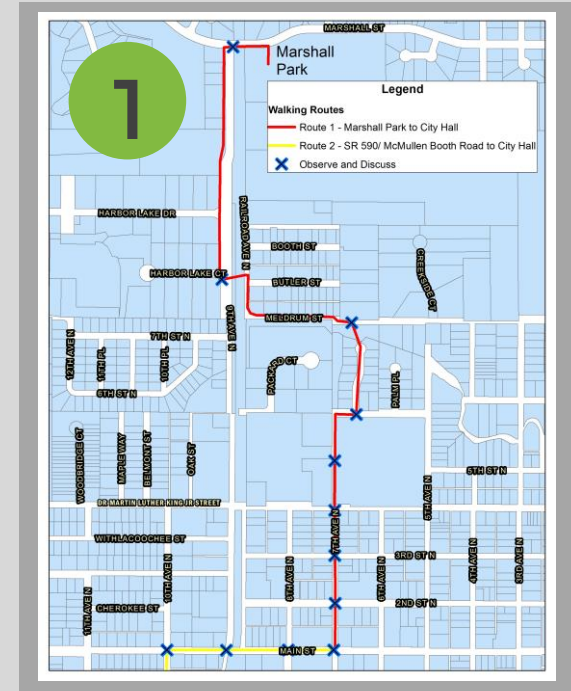
Participants discussing their observations of SR 590.

# Walkability Audit Routes

Forward Pinellas conducted the walkability audit on Sunday, October 15, 2017 from two locations that converged at City Hall in downtown Safety Harbor. A key consideration in the route identification process was to ensure that the routes contained destinations that City residents and visitors may frequent by walking or biking. The northern route (approximately 1 mile) was selected because of its proximity to Marshall Street Park, residential neighborhoods, commercial areas, and the Safety Harbor Elementary School. The southern route (approximately 1.3 miles) was selected because it also was in close proximity to commercial areas, residential neighborhoods, and popular recreational facilities.

**1** NORTHERN ROUTE  
From Marshall Street Park to City Hall

**2** SOUTHERN ROUTE  
From the intersection of S.R. 590 / McMullen Booth Road to City Hall





# Top Observations

Although the areas along the northern and southern routes are inclusive of a variety of uses and destinations, they share similar challenges and potential. In general, walking and biking in the study area is a mixed experience, sometimes pleasant, sometimes not. Below is a summary of the major themes recorded on the Survey Legend by audit participants.

A

## Streets

- Good sidewalk coverage
- Some sidewalks are very narrow
- Walking surface limited by vegetation
- Lack of marked bike facilities
- Light traffic on local streets
- Speeding on SR 590
- Numerous driveways
- Large turning radii on most driveways

B

## Intersections

- Good visibility at intersections
- Lack of marked pedestrian crosswalks
- Very few traffic signals along the routes (good thing)
- Some curb ramps direct pedestrians into the street
- Need mid-block crossings for long blocks

C

## ADA Compliance

- Vegetation overgrowth limits the width of some sidewalks
- Some curb ramps direct pedestrians into the street
- Utility poles are in the middle of the sidewalk

D

## User Comfort

- Some areas need lighting
- Main Street is very comfortable
- Need more shade trees
- Routes feel very safe
- Need consistent landscaping
- Orient new development to the street
- Awnings for Main Street businesses

# Recommendations

---

The following recommendations were generated from the small group break out exercise that was conducted after the audit and are presented in three categories: *Short-Term/Local Projects* for actions that the City of Safety Harbor can implement at low or no cost; *Mid-Term/Partnership Projects* for improvements that may be implemented in consultation and/or coordination with another agency or organization within existing funding opportunities and constraints; *Long-Term/Major Investment Projects* for improvements that require significant public dollars and can be implemented by the City and other partners as funding becomes available.



## SHORT TERM/LOCAL PROJECTS

- Complete walkability audits for other un-surveyed areas of the City that are in need of enhanced pedestrian accessibility (observations were also made for bike safety and accommodations, and these should not be ignored for other areas)
- Add high-visibility crosswalks at intersections near recreational, commercial and civic uses
- Add shade trees in several areas (SR 590, 9<sup>th</sup> Avenue North, etc.)
- Widen sidewalks to at least 5' in width, where feasible
- Add "sharrows" to Marshall Street
- Add radar speed feedback sign(s) along SR 590
- Repair sidewalks on 4<sup>th</sup> Street North and 7<sup>th</sup> Avenue North



## SHORT-TERM/LOCAL PROJECTS (continued)

- Amend existing local codes to incorporate standards for more pedestrian-friendly driveways, crosswalks, bicycle parking, etc.
- Use paint to re-stripe and improve the turning radius at 7<sup>th</sup> Street South and Woodell Drive
- Remove excess vegetation from the sidewalk edge
- Correct sidewalks that taper at intersection corners
- Enforce regulations prohibiting vehicular parking on the right-of-way
- Landscape the right-of-way adjacent to Mullet Creek (Meldrum Street)



## MID-TERM/PARTNERSHIP PROJECTS

- Implement traffic-calming features and sidewalks along 9<sup>th</sup> Avenue North
- Add shared lane markings and “bicycles may use full lane” markings/signage on 9<sup>th</sup> Avenue North and Marshall Street
- Add wayfinding/signage at Meldrum Street (“Path to Downtown”/Meldrum Creek Pedestrian Bridge)
- Add sidewalk on 7<sup>th</sup> Avenue North between 2<sup>nd</sup> Street North and 6<sup>th</sup> Street North
- Partner with the School Board for access improvements to Safety Harbor Elementary School
- Create bike route network master plan (map)
- Add more shade trees along SR 590 and 9<sup>th</sup> Avenue North



## MID-TERM/PARTNERSHIP PROJECTS (continued)

- Install consistent crosswalk and stop bar treatments along SR 590
- Narrow driveway aprons that are too wide
- Relocate light/utility poles from the middle of the sidewalk
- Work with FDOT to find solutions to the maintenance needs along state roads



## LONG-TERM/MAJOR INVESTMENT PROJECTS

- Connect Meldrum Street to 7<sup>th</sup> Street North
- Add raised intersections
- Connect 6<sup>th</sup> Street North to 9<sup>th</sup> Avenue North
- Add raised median refuge at SR 590/McMullen Booth Road
- Build a network of bike trails that are connected to popular destinations (i.e., 9<sup>th</sup> Avenue North, 7<sup>th</sup> Street South, etc.)
- Add right-turn lane with pedestrian refuge for westbound travel at SR 590/McMullen Booth Road
- Make 7<sup>th</sup> Avenue a more visible and attractive north-south corridor linking 6<sup>th</sup> Street North and 7<sup>th</sup> Street South (decorative brick treatments at each intersection, wayfinding, decorative lighting, etc.)



## Conclusions

---

The downtown core of Safety Harbor has the benefit of being an area designed to be walkable. The City has been successful in enhancing its compact layout by investing in Main Street to create a comfortable and enjoyable pedestrian experience with a wide range of enjoyable destinations. This approach should be expanded beyond Main Street so that this small town can realize its full potential of being a place where it's possible to live, work, shop and access various recreational activities without the need for a car. Participants in the audit recognized that the surveyed corridors have lots of potential to become more walkable, and the existing level of pedestrian activity and number of destinations provides a good starting point. Much improvement could be made with some minor fixes, including completion of missing sidewalks, repair and clean-up of existing sidewalks, installation of landscaping and other pedestrian amenities, and provision of formal pedestrian crossings at several points along certain streets. The interest, creativity and motivation we witnessed are inspiring. There is positive momentum that is moving Safety Harbor in the right direction and that energy should be embraced.

# Appendix

# AUDIT PHOTOS



Lack of shade along SR 590



Vegetation overgrowth along SR 590



Vertical separation of sidewalk panels along SR 590



Vegetation overgrowth along SR 590



Vertical separation of sidewalk panels along SR 590



Visibility obstruction at Palmetto Drive



Lack of a marked crosswalk at Palmetto Drive



Good pedestrian-scale wayfinding at 7<sup>th</sup> St. S.





Vegetation overgrowth along 7<sup>th</sup> St. S.



No sidewalks along East Gate Drive



Lack of marked crosswalk at 7<sup>th</sup> St. S.



No sidewalks along 10<sup>th</sup> Ave. S.



Poorly maintained sidewalk along 10<sup>th</sup> Ave. S.



Lack of sidewalk along 10<sup>th</sup> Ave. S.



Lack of a marked crosswalk at 4<sup>th</sup> St. S.



Good high-visibility crosswalk at Park Ct.



Inadequate sidewalk taper along Main St.



Light pole sidewalk obstruction along Main St.



Lack of marked crosswalk along Main St.



Poorly designed ADA curb ramp along Main St.



Deteriorating sidewalk along Marshall St.



Lack of sidewalks along 9<sup>th</sup> Ave. N.



Lack of a marked crosswalk along 9<sup>th</sup> Ave. N.



Lack of a marked crosswalk across 9<sup>th</sup> Ave. N.



Lack of sidewalks along 9<sup>th</sup> Ave. N.



Lack of sidewalks along Railroad Ave.



Informal pedestrian path across the railroad tracks



Lack of a marked crosswalk along 9<sup>th</sup> Ave. N.



Pedestrian bridge over Mullet Creek



Lack of shade around Mullet Creek



Lack of sidewalks along 6<sup>th</sup> Ave. N.



School crossing across 6<sup>th</sup> St. N.



School crossing across 6<sup>th</sup> St. N.



Lack of sidewalks along 7<sup>th</sup> Ave. N.



Good school crossing at MLK St. N. & 7<sup>th</sup> Ave. N.



Vertical separation of sidewalk panel along 7<sup>th</sup> Ave. N.



Narrow sidewalk along 7<sup>th</sup> Ave. N.



Comfortable intersection on Main St.



Comfortable intersection on Main St.



ADA curb ramp lacking truncated domes on Main St.



## SIGN-IN SHEETS

Safety Harbor Walkability Audit – Walking Assessment  
 Sunday, October 15, 2017  
 12:00 pm

	Name	Phone	Address	Email
1	Marcie Stenmark			
2	RODNEY CHATMAN	727-464-8214	FORWARD PINELLAS	rschatman@forwardpinellas.org
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5	RAY BOLAR		CITY OF SAFETY HARBOR	
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11	Tanja Vidovic	918-761-7653	2737 Navarez ave	tanja.rose26@yahoo.com
12	GABE PARRA	727 582 4067	City of Clearwater	gabe.parra@myclearwater.com

Safety Harbor Walkability Audit – Walking Assessment  
 Sunday, October 15, 2017  
 12:00 pm

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7				
8				
9				
10				
11				
12				

Safety Harbor Walkability Audit – Walking Audit Presentation  
 Thursday, October 12, 2017  
 4:00 pm

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11	Penni Perez	727 492 0892	515 Georgetown Pl	argyle.mgt@aol.com
12	Zain Adam	916 996 7130	City of Clearwater	Zain.Adam@mydent

Safety Harbor Walkability Audit – Walking Audit Presentation  
 Thursday, October 12, 2017  
 4:00 pm

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4	Gisela Beunier	7-953-6230	self-empl.	gisela6@tampabayra.com
5	Lorraine Duffly Suarez	813-629-1592	1102 Bramblewood Dr	ldsuariez12@gmail.com
6	Brett Burks	813-424-7462	<del>4</del> Forward Pinellas	-
7	Alicia Parinello	727-254-8738	Forward Pinellas	-
8	RODNEY CHATMAN	727-464-8214	FORWARD PINELLAS	-
9	Tammy Vona	727 415 1200		
10	Lawrence Young, Jr	727-562-4559	City of Clearwater	lawrence.young@myclearwater.com
11	Paul Bushee	443 621 9586	SH	paules92@gmail.com
12	Joan Walker	410 499 9586	SH	walker01@gmail.com

## AUDIT SURVEY TOOL

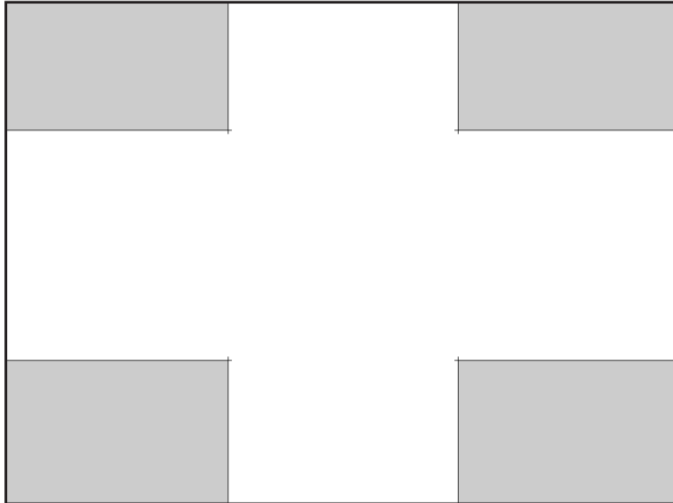
### Intersection Sketch

*Location:*

*Time and Date:*

*Weather Conditions:*

Use the intersection sketch to write notes and capture existing conditions at a particular location. Through words or images, document what you see. In addition, note what you would like to see.



Comfort: Does the built environment make you feel that you belong here?

Safety: Where did you feel safe or unsafe? What made you feel that way?

Behaviors: Please describe pedestrian, bicyclist and driver behaviors. Are people behaving with courtesy?

Overall Impressions: Did you like being in this environment?

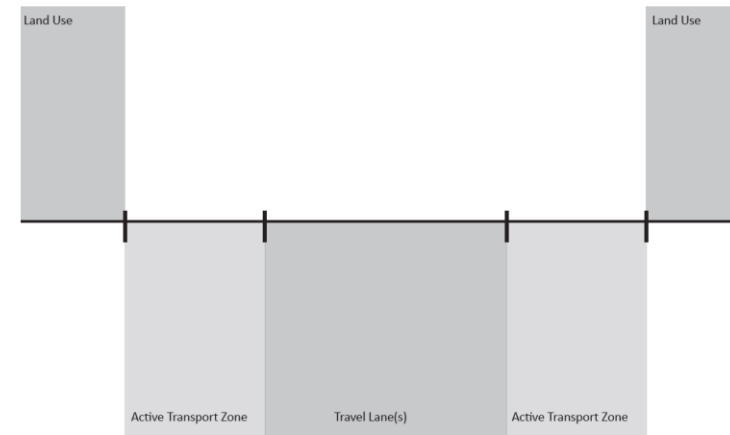
### Street Sketch

*Location:*

*Time and Date:*

*Weather Conditions:*

Use the street sketch to write notes and capture existing conditions at particular locations. Through words or images, document what you see. In addition, note what you would like to see.



Comfort: Does the built environment make you feel that you belong here?

Safety: Where did you feel safe or unsafe? What made you feel that way?

Behaviors: Please describe pedestrian, bicyclist and driver behaviors. Are people behaving with courtesy?

Overall Impressions: Did you like being in this environment?

## Survey Legend

Use the survey legend to capture conditions along the audit route. For those items that do not exist, you can choose "not applicable," but if you personally feel that these items are needed, then make a note of this on the survey legend and mark the item as "needs improvement." The goal of the survey legend is to document your impressions of the built environment.

	Needs Improvement	N/A or Adequate	High Quality	Notes and Observations
<b>Street</b>				
Sidewalk				
• Width _____				
• Condition				
• Maintenance				
• Materials				
• Buffer				
• Pedestrian Behaviors				
<b>Bike Lanes</b>				
• Width _____				
• Condition				
• Maintenance				
• Materials				
• Buffer				
• Cyclist Behaviors				
<b>Vehicle Travel Lanes</b>				
• No. Of Lanes				
• Lane Width _____				
• Posted Speed				
• Observed Speed (High/Low)				
• Vehicle Stacking				

## Survey Legend

Use the survey legend to capture conditions along the audit route. For those items that do not exist, you can choose "not applicable," but if you personally feel that these items are needed, then make a note of this on the survey legend and mark the item as "needs improvement." The goal of the survey legend is to document your impressions of the built environment.

	Needs Improvement	N/A or Adequate	High Quality	Notes and Observations
• Driver Behaviors				
<b>Driveways</b>				
• Number Of Driveways				
• Distance From Intersection				
• Turning Radii				
<b>Parking</b>				
• On Street Parking				
• Off Street Parking				
• Location Of Handicapped Parking				
<b>Intersections</b>				
<b>Intersections</b>				
• Complexity				
• Width				
• Visibility				
• Exposure				
<b>Crossings</b>				
• Type				
• Width				
• Condition				
• Maintenance				
• Materials				

## Survey Legend

Use the survey legend to capture conditions along the audit route. For those items that do not exist, you can choose "not applicable," but if you personally feel that these items are needed, then make a note of this on the survey legend and mark the item as "needs improvement." The goal of the survey legend is to document your impressions of the built environment.

	Needs Improvement	N/A or Adequate	High Quality	Notes and Observations
• Pedestrian Refuge				
<b>Signals</b>				
• Type				
• Placement				
• Timing				
<b>ADA Compliance</b>				
• Curb Cuts				
• Ramp Placement				
• Grade (Less Than 5%)				
• Obstructions				
<b>User Comfort</b>				
<b>Lighting</b>				
• Type				
• Location				
• Quality				
<b>Street Furniture</b>				
• Bike Rack				
• Seating				
• Trash/Recycling Cans				
• Sheltered Transit Stops				
• Restrooms				

## Survey Legend

Use the survey legend to capture conditions along the audit route. For those items that do not exist, you can choose "not applicable," but if you personally feel that these items are needed, then make a note of this on the survey legend and mark the item as "needs improvement." The goal of the survey legend is to document your impressions of the built environment.

	Needs Improvement	N/A or Adequate	High Quality	Notes and Observations
• Drinking Fountain				
<b>Landscaping</b>				
• Maintenance				
• Shade				
<b>Safety</b>				
• Transparency				
• Activity				
• Visibility				
<b>Land Use</b>				
• Land or Building Use				
• Building Setbacks				
• Construction Quality				
• Maintenance				
<b>Signage &amp; Wayfinding</b>				

## General Impression and Summary

Reflect upon your notes from the walking audit. This summary page should contain key observations from the walking audit. First, you will want to document those areas that need improvement and why you feel this way. Then, you will want to document those areas that you feel are high quality. The goal is to understand what is working and what is not working and why. Noting what you positively and negatively respond to is a good first step in understanding your expectations and needs. Lastly, you will consider your next steps.

*What areas are working? Why?*

*What areas need improvement? Why?*

*For those items that need improvement, what are your next steps?*





**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

**4B. “Peril of Flood” Requirements**

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**SUMMARY**

On May 21, 2015, the Governor signed Senate Bill 1094, known as the Peril of Flood Act, into law. Among other provisions, it created Section 163.3178(2)(f)1-6, Florida Statutes, requiring local governments to adopt specific comprehensive plan strategies for reducing flood risk, including from sea level rise. While most local governments in Pinellas County have already adopted policies addressing flood hazards to meet past Coastal Management Element requirements, Florida Department of Economic Opportunity (DEO) review staff have indicated that these are not sufficient to meet the intent of the new law.

In the absence of guidance from DEO, Tampa Bay Regional Planning Council (TBRPC) staff have been coordinating efforts to help local governments meet the new requirements. Jurisdictions that have had their Peril of Flood amendments approved tend to be those that have conducted formal vulnerability analyses, identifying specific properties at risk from sea level rise and committing to specific measures to protect them. Example ordinances cited by DEO and TBRPC are attached to this memo, including from the City of Clearwater, which was selected as a DEO pilot community as discussed at the November PAC meeting. However, these efforts were extensive and not easily replicable by smaller communities with limited resources.

Our staff is currently assisting five local governments with their evaluation and appraisal-based comprehensive plan updates, including meeting the Peril of Flood requirements. Meanwhile, as discussed at previous PAC meetings, Pinellas County is about to launch a comprehensive two-year, countywide vulnerability analysis of its own in early 2018. With TBRPC’s support, we proposed to DEO that the smaller communities be allowed to address the requirements by committing to participate in the County study and adopt policies based on its recommendations. However, DEO staff has responded that this approach will not be sufficient. We have been told that each local government is required to conduct at least a basic vulnerability analysis of its own and submit specific policies based on the findings, or it will not be in compliance with statutes.

We will continue coordinating with TBRPC and DEO to develop data, analysis, and policies to satisfy the Peril of Flood requirements on an interim basis as we await the findings of the Pinellas County study, and will share the results with other interested communities. At the January meeting, we invite PAC members to share their own experiences with addressing these requirements, and whether their communities were successful.

**ATTACHMENT(S):**

- City of Clearwater Ord. No. 9048-17
- [City of Tampa Comprehensive Plan Amendment TA/CPA 16-15 \(link\)](#)
- [City of Satellite Beach Ordinance No. 1113 \(link\)](#)
- [TBRPC Peril of Flood Workshop Page \(link\)](#)

**ACTION:** None required; informational item only

**ORDINANCE NO. 9048-17**

AN ORDINANCE OF THE CITY OF CLEARWATER (THE CITY), FLORIDA, MAKING AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN IN ACCORDANCE WITH FLORIDA SENATE BILL 1094 (2015) "PERIL OF FLOOD ACT" BY MODIFYING THE COASTAL MANAGEMENT ELEMENT, ADDING A NEW GOAL AND POLICIES RELATED TO STRATEGIES AND ENGINEERING SOLUTIONS THAT REDUCE FLOOD RISK IN THE CITY'S COASTAL AREAS; ADDING POLICIES THAT ENCOURAGE SHORELINE PRESERVATION WITHIN THE CITY'S BARRIER ISLANDS; INCORPORATING NEW POLICIES THAT ENCOURAGE MORE RESILIENT CONSTRUCTION PRACTICES AND THE POSSIBILITY OF IMPLEMENTING A MORE ROBUST STORMWATER DESIGN POLICY; ADDING POLICIES BOLSTERING THE CITY'S POST-DISASTER MANAGEMENT PLANNING; REARRANGING THE ORDER OF SEVERAL EXISTING POLICIES WITHIN THIS COASTAL MANAGEMENT ELEMENT TO MAKE THIS SECTION MORE COMPREHENSIBLE; BY AMENDING MAPS E-1A, E-1B, E-2 AND E-3; UPDATING VARIOUS TERMS AND REFERENCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the Local Government Comprehensive Planning and Land Development Regulation Act of Florida empowers and requires the City Council of the City of Clearwater to plan for the future development and growth of the City, and to adopt and periodically amend the Comprehensive Plan, including elements and portions thereof; and

WHEREAS, Florida Senate Bill 1094, also known as the Peril of Flood Act, was signed into law in 2015; and

WHEREAS, the Peril of Flood Act included sea level rise as one of the causes of flood risk that must be addressed in the Coastal Management Element of a Comprehensive Plan; and

WHEREAS, the Peril of Flood Act established six components aimed at reducing the risk of flood and encouraged participation in the Community Rating System; and

WHEREAS, the City of Clearwater ("City") was selected by the Department of Economic Opportunity in 2015 to participate in a Sea Level Rise and Coastal Resiliency Pilot Project; and

WHEREAS, the City was selected by the Department of Economic Opportunity in 2017 to receive a technical assistance grant to address the Peril of Flood requirements; and

WHEREAS, the City desires to address the Peril of Flood requirements using the findings from the Sea Level Rise and Coastal Resiliency Pilot Project and the technical assistance grant; and

WHEREAS, this ordinance addresses the Peril of Flood requirements within the Coastal Management Element of the Clearwater Comprehensive Plan; and

WHEREAS, the City Council finds it necessary, desirable, and proper to adopt the amendments to the Goals, Objectives and Policies of the Comprehensive Plan in order to reflect changing conditions; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, FLORIDA:

Section 1. That Policies E.1.2.2 through E.1.2.4 of the Clearwater Comprehensive Plan Coastal Management Element be deleted with the subsequent policies renumbered:

\*\*\*\*\*

~~E.1.2.2 Clearwater shall continue hazard mitigation by participation in the National Flood Insurance Program's (NFIP) Community Rating System, Pinellas County's Local Mitigation Strategy, administration of building and rebuilding regulations consistent with City and FEMA regulations, prohibition of beach sand dune alteration, and restriction of development in flood plains.~~

~~E.1.2.3 The City will encourage natural hazard mitigation actions recommended by any interagency hazard report that the City deems appropriate.~~

~~E.1.2.4 General hazard mitigation will be encourage to include the regulation of building practices, floodplains, beach and dune alteration, stormwater management, sanitary sewer and septic tanks, and land use to reduce the exposure of human life and public and private property to natural hazards; and appropriate recommendation from the Pinellas County Local Mitigation Strategy will be incorporated into the Clearwater Comprehensive Plan.~~

\*\*\*\*\*

Section 2. That Policy E.1.5.1 of the Clearwater Comprehensive Plan Coastal Management Element be amended to read as follows:

\*\*\*\*\*

E.1.5.1 ~~Critical facilities and infrastructure~~ Public facilities, infrastructure, and utilities in the Coastal Storm Area should be maintained and improved ~~when as~~ as necessary, ~~and~~ consistent with the Level of Service demands in the functional elements. Future projects are addressed in the Capital Improvement Element.

\*\*\*\*\*

Section 3. That Objective E.1.6 of the Clearwater Comprehensive Plan Coastal Management Element and its Policies be deleted:

~~**E.1.6 Objective—Development and redevelopment areas established in the coastal storm area should address the needs and opportunities unique to those locations.**~~

~~E.1.6.1 Redevelopment proposals and plans shall be reviewed for compliance with the goals, objectives and policies of the *Comprehensive Plan* and other appropriate plans including *Beach by Design: A preliminary Design for Clearwater Beach and Design Guidelines* and the City's NFIP Community Rating System Floodplain Management Plan.~~

~~E.1.6.2 New development or redevelopment is encouraged to include principles, strategies, or engineering solutions that:~~

- ~~a. reduce the flood risk in the coastal areas which results from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise;~~
- ~~b. may reduce losses due to flooding and claims made under flood insurance policies in this state.~~

~~E.1.6.3 New development or redevelopment shall be consistent with, or more stringent than, the flood resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.~~

~~E.1.6.4 The City will encourage the preservation of recreational and commercial working waterfronts and marina and other water dependent facilities.~~

~~E.1.6.5 The City discourages the rezoning of recreational and commercial working waterfronts.~~

~~E.1.6.6 The City will support accessory transient marina docks or slips through the Community Development Code and special area plans.~~

Section 4. That a new Goal E.2 of the Clearwater Comprehensive Plan Coastal Management Element and new objectives and policies be added as follows, with subsequent Goals, Objectives and Policies renumbered:

**E.2 GOAL - NEW DEVELOPMENT, REDEVELOPMENT, AND INVESTMENT IN PUBLIC FACILITIES, UTILITIES, AND INFRASTRUCTURE SHALL BE MANAGED AND REGULATED TO REDUCE FLOOD RISK IN THE COASTAL AREAS RESULTING FROM HIGH-TIDE EVENTS, STORM SURGE, FLASH FLOODS, STORMWATER RUNOFF, AND THE RELATED IMPACTS OF SEA LEVEL RISE AND TO REDUCE LOSSES DUE TO FLOODING AND CLAIMS MADE UNDER FLOOD INSURANCE POLICIES ISSUED IN THIS STATE.**

**E.2.1 Objective – Development and redevelopment in the City shall be planned and managed to reduce risk and losses due to flooding resulting from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.**

Policies

E.2.1.1 Development and redevelopment plans and proposals in the coastal storm area shall be reviewed for compliance with the goals, objectives and policies of the Comprehensive Plan and other appropriate plans and references, including *Beach by Design: A Preliminary Design for Clearwater Beach and Design Guidelines*, the City's National Flood Insurance Policy (NFIP) Community Rating System (CRS) Program, and Floodplain Management Plan.

E.2.1.2 The flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60, or

more stringent controls, shall continue to be applied to development and redevelopment in the coastal storm area.

E.2.1.3 By 2020, the City shall explore the feasibility of requiring rather than encouraging the use of Low Impact Development site design methods for new development, redevelopment, additions and retrofits, and modifications to properties in the coastal storm area.

E.2.1.4 Low Impact Development design standards shall provide for site design, engineering, and stormwater management designs and retrofits that reduce runoff, mitigate flood impacts, and provide for the on-site absorption, capture, and reuse of rain water. The standards shall encourage or require the increased use of "green" stormwater management treatments, native/Florida-friendly landscape material, porous paving materials, and the preservation and restoration of natural drainage characteristics.

E.2.1.5 The City shall grant building permits in compliance with the rules of FEMA.

**E.2.2 Objective – Hazard mitigation efforts will be implemented to reduce flood risk resulting from high-tide events, storm surge, flash flood, stormwater runoff, and the related impacts of sea level rise.**

Policies

E.2.2.1 The City shall encourage and support hazard mitigation efforts through continuation of the following activities:

- Participation in the National Flood Insurance Program's Community Rating System;
- Participation in the Pinellas County's Local Mitigation Strategy;
- Administration of building regulations consistent with City and FEMA regulations;
- Review and implementation of appropriate policies and strategies developed by partner agencies or through interagency hazard assessment and mitigation initiatives;
- Prohibition of beach sand dune alteration; and
- Restriction of development in floodways.

E.2.2.2 The City will continue to monitor and coordinate with the Pinellas County Local Mitigation Strategy Work Group and evaluate the feasibility of incorporating recommendations from that initiative and other intergovernmental hazard planning initiatives into the Clearwater Comprehensive Plan and Land Development Code.

E.2.2.3 The City will continue to apply building code and land development code requirements to ensure noncompliant structures are brought into conformance with FEMA flood elevation standards or will be flood proofed consistent with FEMA standards.

**E.2.3 Objective – Continue to educate the public on flood risks, as well as mitigation strategies and available programs to reduce flood hazards and improve the City's**

**Community Rating System (CRS) score, which will allow for decreased flood insurance premiums.**

Policies

E.2.3.1 Continue to prepare and disseminate communications and conduct NFIP community workshops to provide information regarding the benefits of acquiring flood insurance.

E.2.3.2 Continue to update, maintain, and make available for public review flood risk maps and related information indicating risks associated with high tide events, storm surge, flash flood, stormwater runoff, and related impacts of sea level rise.

E.2.3.3 Flood elevation certificates shall continue to be made available for public review.

**E.2.4 Objective – The practice of adapting the built environment to address impacts of sea level rise shall be an integral part of the City’s planning process and in its coordination with partner agencies.**

Policies

E.2.4.1 The anticipated impacts of storm surge and sea level rise shall be a consideration in the implementation and administration of the City’s Comprehensive Plan, building and life-safety codes, capital improvement plans, emergency management plans, land development codes, water resource and stormwater management plans, coastal management plans, and economic development programs.

E.2.4.2 The City shall work with local, state, and federal entities in the continued assessment of vulnerabilities and the development of mitigation and adaptation strategies to address the impacts of sea level rise.

**E.2.5 Objective – By 2020, the City shall designate Adaptation Action Area(s) identifying locations vulnerable to the impacts of sea level rise, include Adaptation Action Area mapping in the Future Land Use Plan map series, and define policies and strategies applicable to development, redevelopment, and investment in public facilities, infrastructure, and utilities addressing long term impacts.**

Policies

E.2.5.1 Map Adaptation Action Areas to identify areas vulnerable to the impacts of sea level rise.

E.2.5.2 Identify and implement adaptation policies to increase community awareness and evaluate the impacts of requiring elevated finished floors, additional freeboard, and wet/dry flood proofing in areas outside designated flood plains but within the designated Adaptation Action Area.

E.2.5.3 Work with local, state and regional partners to identify funding sources to support adaptation projects located within Adaptation Action Areas.

E.2.5.4 Evaluate the costs and benefits of adaptation alternatives in the location and design of new infrastructure and the fortification or retrofitting of existing infrastructure.

E.2.5.5 After the mapping of Adaptation Action Areas, follow a regular program of assessment and reevaluation to ensure policies and strategies address known and anticipated risks associated with sea level rise. Activities shall include acquisition of necessary modeling data and programs to update the Adaptation Action Area map(s) in the City's Future Land Use Plan map series.

**E.2.6 Objective – When constructing or reconstructing utilities or infrastructure, evaluations shall be completed to assess vulnerability and resilience to sea level rise and identify cost-effective strategies to ensure resilience.**

Policies

E.2.6.1 The City shall continue to evaluate opportunities to protect public facilities, infrastructure, and utilities from the impacts of sea level rise.

**E.2.7 Objective – Evaluate and identify which public investments and infrastructure should be built or rebuilt, modified or relocated to maximize the effective life span.**

Policies

E.2.7.1 By 2020, identify public facilities and infrastructure at risk from sea level rise and plan for updates to the assessment every five years. The City shall analyze vulnerability to public facilities and infrastructure, including but not limited to: public buildings and facilities, including police and fire stations; water and water reclamation facilities, transmission lines and pumping stations; stormwater systems; roads and bridges; and other transportation and transit infrastructure.

E.2.7.2 Based on the sea level rise vulnerability assessment, the City will determine appropriate strategies related to the modification in place [e.g. elevation, hardening, relocation, etc.] or strategic retreat from areas at risk.

E.2.7.3 Evaluate elevating roads and bridges above the base flood elevation to maintain dry access. In situations where flood waters tend to wash roads out, construction, reconstruction, or repair can include not only attention to drainage, but also stabilization or armoring of vulnerable shoulders or embankments.

E.2.7.4 By 2020, expand upon existing emergency management communication efforts and initiate a program to coordinate resilience and adaptation initiatives with the owners of private utilities, hospitals and clinics, nursing homes and assisted living facilities, and other privately-operated facilities in locations identified as vulnerable to impact from sea level rise.

Section 5. That Policy E3.2.3 of the Clearwater Comprehensive Plan Coastal Management Element, as renumbered by this ordinance, be amended, and Policies E.3.2.4 through E.3.2.6 be added, to read as follows:

\*\*\*\*\*



E.3.2.3 Maintain existing Recreation/Open Space Future Land Use ~~Plan designations~~ categories within the coastal storm area.

E.3.2.4 The City shall minimize the disturbance of natural shorelines which provide stabilization and protect landward areas from storm impacts, where feasible.

E.3.2.5 To preserve the functionality of natural sea level rise barriers, the City shall:

- Examine the appropriate use of sediment-trapping vegetation, sediment mounds, etc., for coastal hazards; and
- Implement dune restoration, plantings (i.e., sea oats), and use of natural material, where feasible.

E.3.2.6 The City will maintain shoreline protection and erosion control by:

- Continuing the appropriate use of beach nourishment and pursuit of sand bypassing;
- Facilitating the installation and maintenance of native beach dune vegetation along appropriate areas of beach; and
- Considering hard structures, such as seawalls, only when alternative options are unavailable.

Section 6. That old Policies E.4.1.1 and E.4.1.2 of the Clearwater Comprehensive Plan Coastal Management Element, as renumbered by this ordinance, be deleted, that Policies E.4.1.1 and E.4.1.3, as renumbered, be amended, and Policies E.4.1.4 and E.4.1.5 be added, to read as follows:

~~E.4.1.1~~ ~~The City shall grant building permits in compliance with the rules of FEMA.~~

~~E.4.1.2~~ ~~Post disaster redevelopment plans of coastal areas shall be designed to reduce the vulnerability of public and private property and include proper elevations.~~

E.4.1.31 Limit public expenditures that subsidize development permitted in the coastal high hazard storm areas, except for the restoration or enhancement of natural resources.

E.4.1.42 Ensure that construction of necessary infrastructure improvements in the coastal storm area are phased to coincide with the demands generated by development or redevelopment in support of the proposed densities permitted by the City's adopted Future Land Use Map.

E.4.1.53 The City's public expenditures in the CHHA coastal storm area, when available, will include program improvements that will restore and enhance natural resources.

E.4.1.4 Encourage more efficient and climate resilient construction practices locally by:

- Evaluating base finish floor elevation standards with respect to projected sea level rise scenarios and flooding potential; and
- Evaluating extending the City's cumulative substantial improvement and substantial damage regulation from one-year to a multi-year time period; and
- Evaluating extending the City's substantial improvement and substantial damage regulatory threshold to less than 50%.

E.4.1.5 Evaluate designing a “natural runoff” or “net-zero discharge” policy for stormwater in subdivision and site design.

Section 7. That Policies E.5.1.4 through E.5.1.6 of the Clearwater Comprehensive Plan Coastal Management Element, as renumbered by this ordinance, be amended and that Policy E.5.1.9, as renumbered, be deleted, as follows:

\*\*\*\*\*

- E.5.1.4 Damaged infrastructure shall continue to be repaired or rebuilt to minimize the potential for future damage. Unless the facility is necessary to serve the population of the coastal storm area, consideration shall be given to relocation public facilities outside the coastal storm area.
- E.5.1.5 Temporary-building moratoriums may continue to be declared in the coastal high hazard storm area when 50% or more of the homes have been destroyed in order to assess impacts and feasibility of redevelopment.
- E.5.1.6 Repair and rebuilding of critical facilities such as water facilities, sewage treatment plants and lift station and other utilities damaged in future storms shall be reconstructed to minimize hurricane and flooding vulnerability.

\*\*\*\*\*

- ~~E.5.1.9 Prepare by 2012, a post disaster redevelopment plan in an effort to reduce or eliminate the exposure of human life and public and private property to natural disasters.~~

Section 8. That Policies E.5.2.4 through E.5.2.6 of the Clearwater Comprehensive Plan Coastal Management Element be added, to read as follows:

\*\*\*\*\*

- E.5.2.4 The City shall continue to review inventories of repetitive loss properties provided by FEMA and continue working with state officials to improve the process of reducing vulnerability and loss for listed properties.
- E.5.2.5 As part of post-disaster planning and management, the City shall prepare inventories of properties for acquisition and removal, including repetitive loss properties, and establish clear priorities for the use of acquisition resources.
- E.5.2.6 As part of the process of defining and establishing policies for development and redevelopment in the Adaptation Action Areas, the City shall assess existing regulations and standards for post-disaster redevelopment, and such standards shall address the replacement, removal, relocation or structural modification of damaged and unsafe structures and infrastructure and distinguish between the recovery phase and long-term redevelopment.

Section 9. That Goal E.6 of the Clearwater Comprehensive Plan Coastal Management Element, as renumbered by this ordinance, be deleted as follows, and its subsequent Objectives and Policies be renumbered:

~~**E.6 GOAL – THE PRESERVATION OF ECONOMIC ACTIVITY WITHIN THE COASTAL STORM AREA IS A PRIORITY FOR THE CITY.**~~

\*\*\*\*\*

Section 10. That Policies E.5.4.1 through E.5.4.3 of the Clearwater Comprehensive Plan Coastal Management Element be added, with subsequent Policies renumbered, and that Policy E.5.4.5, as renumbered, be amended to fix a typographical error:

\*\*\*\*\*

E.5.4.1 The City will encourage the preservation of recreational and commercial working waterfronts and marinas and other water-dependent facilities.

E.5.4.2 The City discourages the rezoning of recreational and commercial working waterfronts.

E.5.4.3 The City will support accessory transient marina docks or slips through the Community Development Code and special area plans.

\*\*\*\*\*

E.5.4.5 To ensure land use compatibility, commercial marinas operated as a primary use shall not be located adjacent to residential land uses unless screening or adequate landscaped buffering is provided. Accessory use marina facilities may be located adjacent to residential land uses in accordance with the Community Development Code.

\*\*\*\*\*

Section 12. That Maps E-1A, E-1B, E-2 and E-3 of the Clearwater Comprehensive Plan be replaced with the maps attached as Composite Exhibit A:

Section 13. Should any part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

Section 14. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

PASSED ON FIRST READING

AUG 16 2017

PASSED, AS AMENDED, ON SECOND  
AND FINAL READING AND ADOPTED

DEC 07 2017

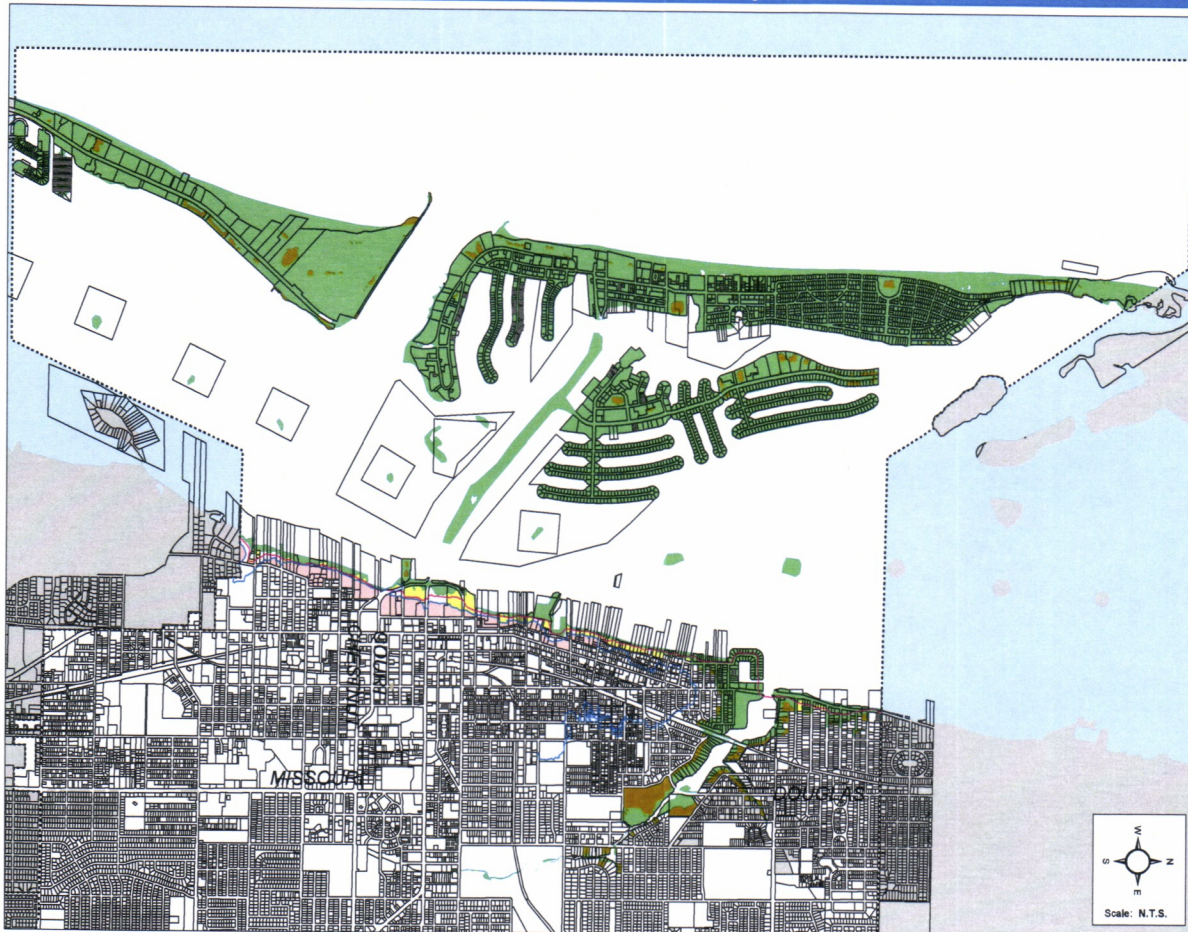
Approved as to form:  
  
\_\_\_\_\_  
Camilo Soto  
Assistant City Attorney

*-george cretekos*  
\_\_\_\_\_  
George N. Cretekos  
Mayor

Attest:  
*Rosemarie Call*  
\_\_\_\_\_  
Rosemarie Call  
City Clerk



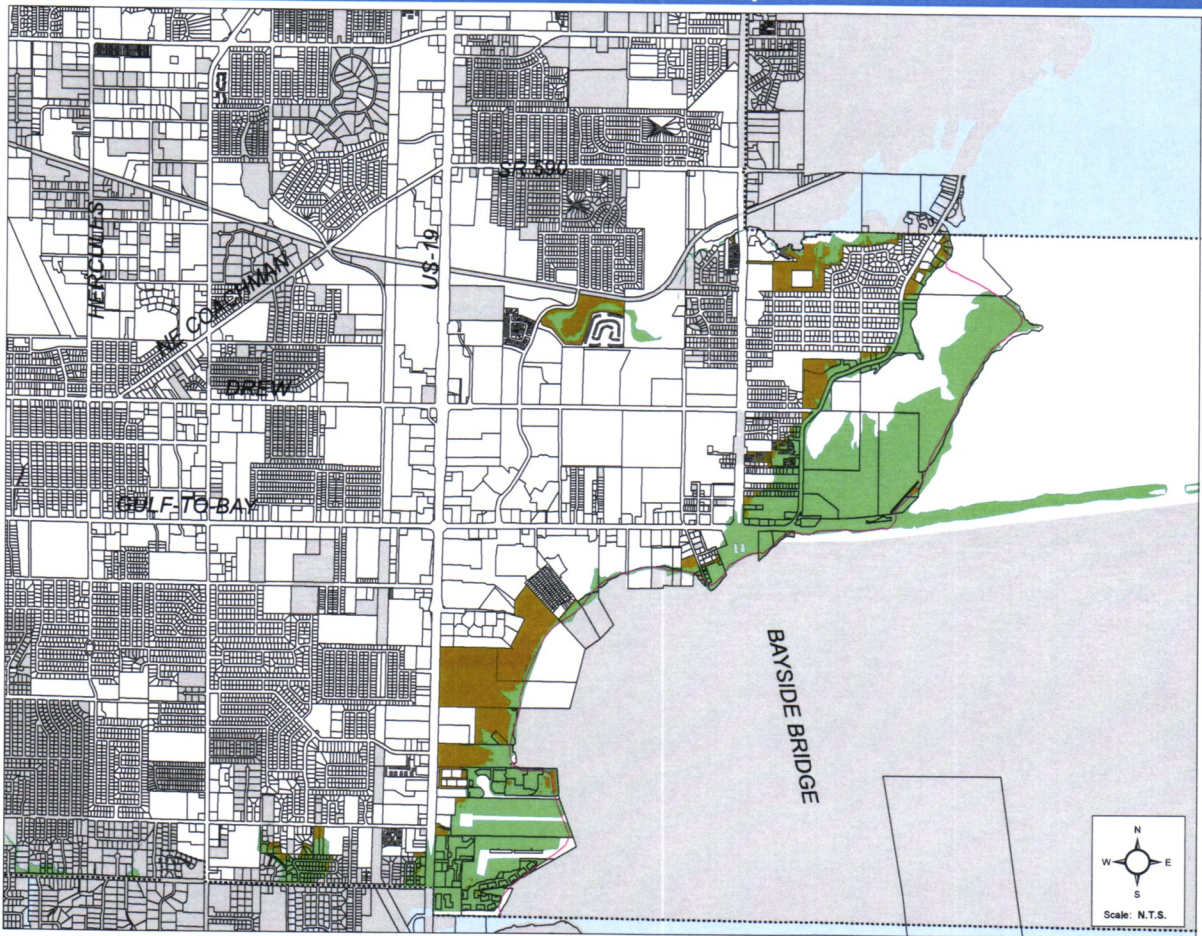
# City of Clearwater Comprehensive Plan 2017



<b>Coastal Storm Area</b>	
<b>Map #:</b> E-1A	
<b>Date :</b> 6/1/2017	
<b>Source:</b> Tampa Bay Regional Planning Council 12/16	
<b>Legend</b>	
<i>Included in the Coastal Storm Area</i>	
Evacuation Level A	Flood Zone VE (FEMA Velocity Zone)
	Cat. 1 Storm Surge (Coastal High Hazard Area - CHHA)
	Parcels where Cat. 1 Storm Surge ≥ 20% of the parcel, or those portions of an island not inundated by a Cat. 1 Storm Surge.
	Areas of FEMA Velocity Zone not included in Evacuation Level A. Includes the entire parcel where VE Zone ≥ 20% of the parcel.
<i>Excluded from the Coastal Storm Area</i>	
	Locations atop the Clearwater Bay Bluffs
	Surge Category 5 Boundary used to determine Bluff Area
	Clearwater Planning Area
	Outside Service Area
<p>Note: Please contact the Planning and Development Department for a larger, more detailed map.</p>	
 Prepared by: Planning & Development Department Long Range Division 100 S. Myrtle Ave., Clearwater, FL 33766 www.MyClearwater.com	
<p><small>Disclaimer: Public information data is furnished by the City of Clearwater Engineering Department, and must be accepted and used by the recipient with the understanding that the data provided was collected for the purpose of developing a graphic infrastructure inventory. As such, the City of Clearwater makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or availability of this data for any other particular use. Furthermore, the City of Clearwater assumes no liability whatsoever associated with the use or misuse of such data.</small></p>	

Exhibit A-1

# City of Clearwater Comprehensive Plan 2017



## Coastal Storm Area

Map #: E-1B

Date : 6/1/2017

Source: Tampa Bay Regional Planning Council  
12/16

### Legend

- Included in the Coastal Storm Area**
- Flood Zone VE (FEMA Velocity Zone)
  - Cat. 1 Storm Surge (Coastal High Hazard Area - CHHA)
  - Parcels where Cat. 1 Storm Surge  $\geq$  20% of the parcel, or those portions of an island not inundated by a Cat. 1 Storm Surge.
  - Areas of FEMA Velocity Zone not included in Evacuation Level A. Includes the entire parcel where VE Zone  $\geq$  20% of the parcel.
- Evacuation Level A**
- Excluded from the Coastal Storm Area**
- Locations atop the Clearwater Bay Bluffs
  - Surge Category 5 Boundary used to determine Bluff Area
  - Clearwater Planning Area
  - Outside Service Area

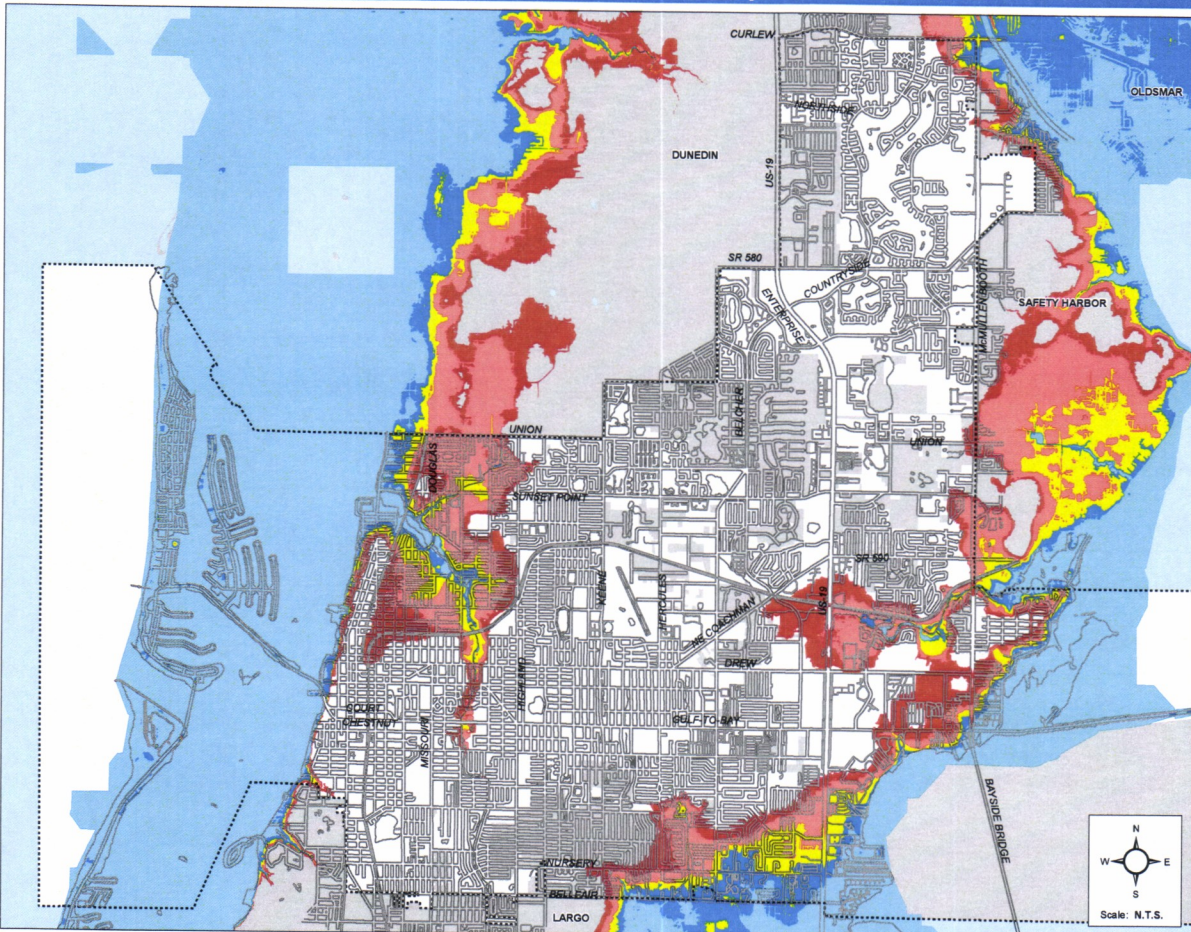
Note: Please contact the Planning and Development Department for a larger, more detailed map.

Prepared by:  
Planning & Development Department  
Long Range Division  
100 S. Myrtle Ave., Clearwater, FL 33758  
www.MyClearwater.com

**DISCLAIMER:**  
Public information data is furnished by the City of Clearwater Engineering Department, and must be accepted and used by the recipient with the understanding that the data received was collected for the purpose of developing a public infrastructure inventory. As such, the City of Clearwater makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data for any other particular use. Furthermore, the City of Clearwater assumes no liability whatsoever associated with the use or misuse of such data.

Exhibit A-2

# City of Clearwater Comprehensive Plan 2017



## Hurricane Storm Surge Areas

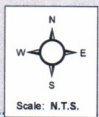
Map #: E-2


Date : 6/2/2017

Source: Tampa Bay Regional Planning Council  
12/16

### Legend

- Category**
- 1
  - 2
  - 3
  - 4
  - 5
- Clearwater Planning Area  
 Outside Service Area

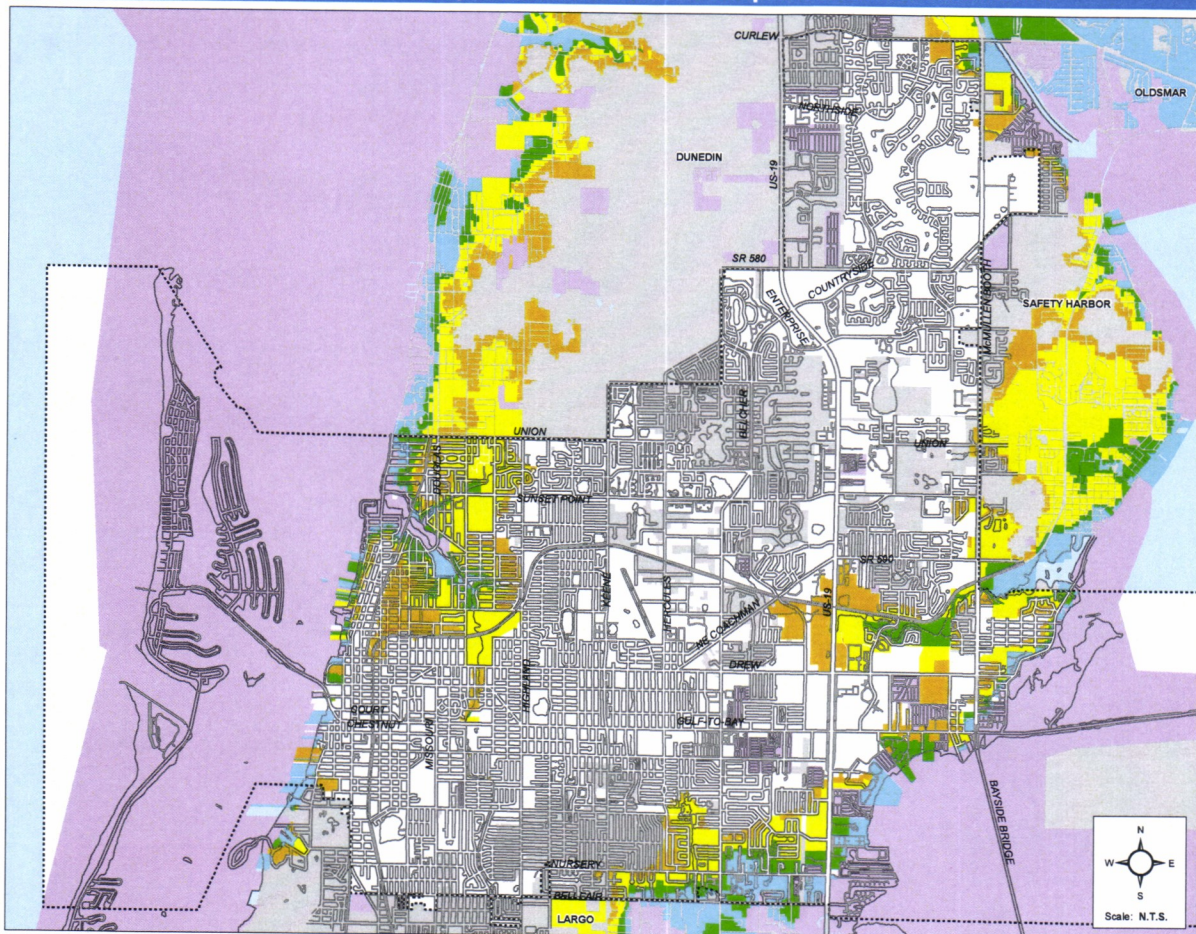



 Prepared by:  
 Planning & Development Department  
 Long Range Division  
 100 S. Myrtle Ave., Clearwater, FL 33766  
 www.MyClearwater.com

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Exhibit A-3

# City of Clearwater Comprehensive Plan 2017



## Hurricane Evacuation Zones

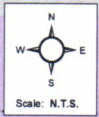
Map #: E-3

Date : 6/2/2017

Source: Tampa Bay Regional Planning Council  
5/17

### Legend

- Evacuation Zone**
- A
  - B
  - C
  - D
  - E
- Clearwater Planning Area
- Outside Service Area



Prepared by:  
 Planning & Development Department  
 Long Range Division  
 100 S. Myrtle Ave., Clearwater, FL 33766  
[www.MyClearwater.com](http://www.MyClearwater.com)

Disclaimer:  
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Exhibit A-4



**4C. 2018 Consistency Reminders**

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**SUMMARY**

A revised Countywide Plan was adopted on August 7, 2015, and per the Special Act (Chapter 2012-245, Laws of Florida), local governments have three years from that date to become consistent with the new Countywide Rules. Every effort was made to minimize the number of local amendments required under the new Rules. If your plan and code were consistent with the Rules before the new Countywide Plan was adopted, only a few new actions must be taken:

1. Every local government must adopt a table or matrix in the future land use element of its comprehensive plan, which shows each local FLUM category corresponding to one of the Countywide Plan Map categories, as set forth in Countywide Rules, Section 4.2.2.1.
2. For local governments with land area partly or entirely within the Coastal High Hazard Area (CHHA), you must adopt a set of regulatory criteria applicable to FLUM amendments within the CHHA that is consistent with Section 4.2.7.1, A-H and 4.2.7.5 of the Countywide Rules. In the absence of these locally-adopted criteria, Tier I amendments that increase densities or intensities within the CHHA will be found inconsistent.

You are not required to adopt these policies if you prohibit such increases as a matter of adopted policy, but please note that you must address both density and intensity.

Based on guidance received from the Department of Economic Opportunity by the City of Clearwater, we also recommend adding that any amendments in the Coastal High Hazard Area shall meet the requirements of Section 163.3178(8)(a)3, Florida Statutes, to make it clear that you are not intending to supersede state requirements. That language is included in the attached example.

While your community has until August 7, 2018 to adopt these amendments, we encourage you to move forward as soon as possible. Examples of local amendments satisfying the new requirements are attached, and we are available to provide assistance as needed.

**ATTACHMENT(S):**

- Example future land use category matrixes
- Example CHHA amendment criteria

**ACTION:** None required; informational item only

Section 4. New Policy LU3.1(G) in Chapter 3, the Future Land Use Element, is hereby added to read as follows:

Table Showing Countywide Plan Map Categories and Corresponding Future Land Use Map Categories

<u>Countywide Plan Map Categories</u>	<u>Corresponding Future Land Use Map Categories</u>
<u>Residential Very Low</u>	<u>None.</u>
<u>Residential Low Medium</u>	<u>Residential Low, Residential Urban, Residential Low Medium</u>
<u>Residential Medium</u>	<u>Residential Medium, Planned Redevelopment-Residential</u>
<u>Residential High</u>	<u>Residential High</u>
<u>Office</u>	<u>Residential/Office General</u>
<u>Resort</u>	<u>Resort Facilities Overlay</u>
<u>Retail &amp; Services</u>	<u>Commercial General</u>
<u>Employment</u>	<u>Industrial Limited</u>
<u>Industrial</u>	<u>Industrial General</u>
<u>Activity Center</u>	<u>Activity Center Overlay (includes the underlying categories of Central Business District, Community Redevelopment District, Planned Redevelopment-Commercial, Planned Redevelopment-Mixed Use, Planned Redevelopment-Residential, Residential High, Residential Medium, Residential/ Office General, Recreation/Open Space, Transportation/Utility, Institutional, Industrial Limited and Industrial General)</u>
<u>Multimodal Corridor</u>	<u>Planned Redevelopment-Mixed Use</u>
<u>Public/Semi-Public</u>	<u>Institutional, Transportation/Utility</u>
<u>Recreation/Open Space</u>	<u>Recreation/Open Space</u>
<u>Preservation</u>	<u>Preservation</u>
<u>Target Employment Center</u>	<u>Target Employment Center Overlay (includes the underlying categories of Planned Redevelopment-Commercial, Planned Redevelopment-Mixed Use, Residential/Office General, Transportation/Utility, Institutional, Industrial Limited and Industrial General)</u>
<u>Scenic/Non-Commercial Corridor Overlay</u>	<u>Scenic/Non-Commercial Corridor Overlay</u>

**Policy 1.2.1**

The Town adopts the future land use categories established on the Future Land Use Map, which implement this comprehensive plan based on and consistent with the following residential density categories and nonresidential intensity standards, and consistency with corresponding Countywide Plan Map categories, as shown in the following table:

<b><u>Future Land Use Category</u></b>	<b><u>Density/Intensity Standards</u></b>	<b><u>Corresponding Countywide Plan Map Category</u></b>
<u>Resort Facilities Medium (RFM)</u>	<ul style="list-style-type: none"> <li>• <u>Density of 0 - 18.0 dwelling units per acre</u></li> <li>• <u>Maximum impervious surface ratio of 0.80</u></li> <li>• <u>Maximum lot coverage not to exceed 50 percent of the buildable area of the site</u></li> </ul>	<u>Resort</u>
<u>Residential/Office/Retail (R/O/R)</u>	<ul style="list-style-type: none"> <li>• <u>Density of 0 - 18.0 dwelling units per acre</u></li> <li>• <u>Maximum floor area ratio for mixed use projects containing both residential and commercial uses of 0.40</u></li> <li>• <u>Maximum floor area ratio for commercial only projects of 0.40</u></li> <li>• <u>Maximum lot coverage not to exceed 50 percent of the buildable area of the site</u></li> <li>• <u>Maximum impervious surface ratio for all projects of 0.80.</u></li> </ul>	<u>Retail &amp; Services</u>
<u>Recreation/Open Space (R/OS)</u>	<ul style="list-style-type: none"> <li>• <u>Maximum floor area ratio of 0.20</u></li> <li>• <u>Maximum impervious surface ratio of 0.50</u></li> </ul>	<u>Recreation/Open Space</u>
<u>Preservation (P)</u>	<ul style="list-style-type: none"> <li>• <u>Maximum floor area ratio of 0.10</u></li> <li>• <u>Maximum impervious surface ratio of 0.20</u></li> </ul>	<u>Preservation</u>
<u>Institutional (I)</u>	<ul style="list-style-type: none"> <li>• <u>Maximum floor area ratio of 0.65</u></li> <li>• <u>Maximum impervious surface ratio of 0.85</u></li> </ul>	<u>Public/Semi-Public</u>
<u>Transportation/Utility (T/U)</u>	<ul style="list-style-type: none"> <li>• <u>Maximum floor area ratio of 0.30</u></li> <li>• <u>Maximum impervious surface ratio of 0.80</u></li> </ul>	<u>Public/Semi-Public</u>

**A.1.2 Objective – The City shall restrict permanent population densities in the coastal storm areas in order to help facilitate a more disaster-resistant community. Population densities in the coastal storm areas are restricted to the maximum density allowed by the Countywide Future Land Use Designation of the property, except for specific areas identified in *Beach by Design: A Preliminary Design for Clearwater Beach and Design Guidelines*, in which case densities identified in *Beach by Design* shall govern. All densities in the coastal storm area and shall be consistent with the Pinellas County Comprehensive Emergency Management Plan and the Regional Hurricane Evacuation Study.**

\* \* \* \* \*

A.1.2.1 Population densities in the coastal storm areas are restricted to the maximum density allowed by the City's Future Land Use Category or as allowed in *Beach By Design: A Preliminary Design for Clearwater Beach and Design Guidelines*.

A.1.2.2 Residential density on those portions of property located within the coastal storm area that are designated US 19 Regional Center, US 19 Neighborhood Center or US 19 Corridor future land use categories shall be limited to the density in place prior to implementation of the US 19 future land use categories, as shown on Map A-16.

A.1.2.3 The City shall deny an amendment to its Future Land Use Map within the coastal storm area which results in an increase of residential density or intensity unless it meets the requirements of Section 163.3178(8)(a)3., F.S. and upon a balancing of the following criteria, as are determined applicable and significant to the subject amendment, consistent with Section 4.2.7 of The Countywide Rules.

- a. Access to Emergency Shelter Space and Evacuation Routes. The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.
- b. Utilization of Existing and Planned Infrastructure. The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.
- c. Utilization of Existing Disturbed Areas. The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.
- d. Maintenance of Scenic Qualities and Improvement of Public Access to Water. The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Stevenson Creek), and Tampa Bay.
- e. Water Dependent Use. The requested amendment is for uses which are water dependent.
- f. Part of Community Redevelopment Plan. The requested amendment is included in a Community Redevelopment Plan, as defined by

Florida Statutes for a downtown or other designated development area.

- g. Overall Reduction of Density or Intensity. The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding coastal storm area.
- h. Clustering of Uses. The requested amendment within the coastal storm area provides for the clustering of uses on a portion of the site outside the coastal storm area.
- i. Integral Part of Comprehensive Planning Process. The requested amendment has been initiated by the local government as an integral part of its comprehensive planning process, consistent with the local government comprehensive plan.

**4D. Affordable Housing Density Bonus**

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**SUMMARY**

Following up on a PAC member inquiry at the December meeting, we sent out a poll to ask which communities have adopted ordinances allowing affordable housing density bonuses; which administer them through restrictive covenants; and if example documents could be provided.

Unincorporated Pinellas County and the cities of Clearwater, Dunedin, Safety Harbor, and Tarpon Springs reported using affordable housing density bonuses. Pinellas County and Clearwater stated that they use restrictive covenants, and provided documentation.

We sincerely appreciate everyone's help in responding. Any PAC members who did not have an opportunity to respond are still encouraged to do so.

**ATTACHMENT(S):**

- Email correspondence
- City of Clearwater Land Use Restriction Agreement
- Pinellas County Ordinance No. 95-28
- Pinellas County Affordable Housing Incentives Brochure

**ACTION:** None required; informational item only

**From:** Jablon, Tina M [<mailto:tmjablon@forwardpinellas.org>]  
**Sent:** Tuesday, December 05, 2017 12:37 PM  
**Subject:** Affordable Housing - Follow Up from PAC Meeting

Dear PAC members,

We're requesting your help in answering a question from Jan Norsoph from Seminole:

As I mentioned at the PAC mtg, I am interested if anyone has approved an affordable housing density bonus and required a restrictive covenant. If so, I would appreciate a copy of the density bonus approval ordinance and the covenant. I would also like to know if anyone has approved an affordable housing density bonus and did not require a restrictive covenant, but some other condition or mechanism to ensure compliance. Thanks

Please forward your responses to us, and we'll assemble them and send them back to the whole group.

Thank you!

---

**From:** Liz Ciesla  
**Sent:** Tuesday, December 05, 2017 1:39 PM  
**Subject:** RE: Affordable Housing - Follow Up from PAC Meeting

I'd like clarification on requiring a restrictive covenant. Can it be put in place by the individual municipality or would the developer set it up? Is a municipality allowed to set something up like that? Would the City's zoning ordinances supersede those restrictions? I do not know if Safety Harbor has ever had a case such as this but I did find a section in our code that discusses it that I have shared below in case anyone else, including Jan, was curious about Safety Harbor's code language.

**167.00 - Bonuses for affordable housing.**

(A) The City Commission may authorize the following bonuses for the provision of affordable low to moderate income housing:

- (1) A density bonus of up to one (1.0) dwelling unit per acre;
- (2) A minimum lot width reduction of up to ten (10) feet and a minimum lot area reduction of up to ten percent (10%);
- (3) A minimum net floor area reduction of up to ten percent (10%).

(B) The provision of low to moderate income housing shall be defined as housing targeted to a market which earns eighty (80%) percent or less than the current median annual adjusted gross family income for Pinellas County. To be affordable the housing cost (principle, interest, taxes, utilities and insurance or rent) shall not exceed thirty (30%) of the gross family income.

*Elizabeth Ciesla*  
**Community Planner/GIS Analyst**  
City of Safety Harbor

-----

**From:** Chatman, Rodney S [<mailto:rschatman@forwardpinellas.org>]  
**Sent:** Tuesday, December 05, 2017 3:31 PM  
**Subject:** RE: Affordable Housing - Follow Up from PAC Meeting

Liz,

Local governments have the ability to require a Declaration of Restrictive Covenants or similar legal instrument in certain situations. Usually, these types of agreements are put in place to ensure that the City's interests or agreed upon conditions are applied to the land no matter the owner. I recommend you consult with your City Attorney for further clarification.

-----

**From:** Liz Ciesla  
**Sent:** Tuesday, December 05, 2017 3:33 PM  
**Subject:** RE: Affordable Housing - Follow Up from PAC Meeting

That's good to know. Thank you Rodney!

---

**From:** Norsoph, Jan  
**Sent:** Wednesday, December 06, 2017 8:34 AM  
**Subject:** RE: Affordable Housing - Follow Up from PAC Meeting

A restrictive covenant is typically prepared by the local gov't and signed by both the local gov't and owner. It is a legal document that any local gov't has the right to implement. The document is recorded in the public record and places restrictions on the property for the duration of the covenant. Any future sale of the property, the covenant would show up in a title search. A zoning ordinance would not supersede the covenant. You would have to amend or remove the covenant. Typically covenants are sometimes used as part of some rezoning to restrict the uses on a property or in the case of affordable housing to ensure compliance with providing affordable units as part of a density bonus for the life of the development. Hopefully that answers your questions. Please contact me if you have any further questions.

---

**From:** Jablon, Tina M  
**Sent:** Wednesday, December 20, 2017 11:35 AM  
**Subject:** Affordable Housing - Follow Up

Dear PAC Members,

Just a reminder, we still need responses for Jan's question about whether your community has approved an affordable housing density bonus and required a restrictive covenant. Understanding that it's a busy time of year, even a quick "yes" or "no" would be gratefully appreciated.

Thank you and Happy Holidays!

---



**From:** Rice, Greg  
**Sent:** Wednesday, December 20, 2017 11:37 AM  
**Subject:** RE: Affordable Housing - Follow Up

Yes from Dunedin.

**Greg**

Greg Rice  
Planning & Development Director  
City of Dunedin

-----  
**From:** Fisher, Linda A [<mailto:lfisher@forwardpinellas.org>]  
**Sent:** Thursday, December 21, 2017 12:01 PM  
**Subject:** RE: Affordable Housing - Follow Up

Hi Greg,

Just to clarify, do you use restrictive covenants for affordable housing? If so, would you have an example?

Thanks,  
Linda

-----  
**From:** Rice, Greg [<mailto:GRice@DunedinFL.Net>]  
**Sent:** Thursday, December 21, 2017 3:43 PM  
**Subject:** RE: Affordable Housing - Follow Up

Linda,

We do not, but we also have not had anyone take advantage of the program yet.

**Greg**

Greg Rice  
Planning & Development Director  
City of Dunedin  
[grice@dunedinfl.net](mailto:grice@dunedinfl.net)  
(727)298-3199

---

**From:** Cohen, Paulette  
**Sent:** Wednesday, December 20, 2017 11:50 AM  
**Subject:** RE: Affordable Housing - Follow Up

The City of Treasure Island has **not** approved an affordable housing density bonus for any project. The City of T I does **not** have a density bonus approval ordinance.

Paula Cohen  
City of T I

---

**From:** Catherine Porter  
**Sent:** Wednesday, December 20, 2017 12:08 PM  
**Subject:** RE: Affordable Housing - Follow Up

The City of St. Pete Beach does not offer an affordable housing density bonus.

---

**From:** Hetty Harmon  
**Sent:** Wednesday, December 20, 2017 12:17 PM  
**Subject:** RE: Affordable Housing - Follow Up

Indian Rocks Beach has not

Hetty C. Harmon, AICP  
*Senior Planner*  
CivilSurv Design Group, Inc

---

**From:** Matzke, Lauren  
**Sent:** Wednesday, December 20, 2017 1:38 PM  
**Subject:** FW: Affordable Housing - Follow Up from PAC Meeting

Looks like we use a restrictive covenant. This **[attached]** is what I received from our ED&H Department

-----  
**From:** Lane, Charles  
**Sent:** Tuesday, December 05, 2017 1:08 PM  
**Subject:** RE: Affordable Housing - Follow Up from PAC Meeting

Lauren,  
This is a sample Land Use Restriction Agreement that we use to ensure a project remains affordable under funding source guidelines/regulations. Let me know if you have any questions.  
Chuck

-----  
Chuck Lane, Assistant Director  
Economic Development & Housing

---

**From:** Vincent, Renea  
**Sent:** Wednesday, December 20, 2017 2:51 PM  
**Subject:** RE: Affordable Housing - Follow Up

Yes and yes.

**Renea Vincent, AICP**  
**Director, Pinellas County Planning**  
Pinellas County Planning

**From:** Harris, Sherilyn K  
**Sent:** Thursday, December 21, 2017 2:28 PM  
**Subject:** FW: Density Bonus

Hi Linda:

I received a similar request a few weeks ago from the City of Seminole. Here is the information that I provided to them. Let me know if there is anything else that I can provide. Thanks. Sheri

**From:** Harris, Sherilyn K  
**Sent:** Thursday, December 07, 2017 10:05 AM  
**To:** Jan Norsoph  
**Subject:** Density Bonus

Good morning Jan:

I was forwarded an email as follow up to your most recent PAC meeting regarding the Density Bonus and affordable incentives that have been approved. I am attaching the ordinance that outlines the Board approval for the incentives **[attached]** and also our affordable incentives booklet **[attached]**. With regard to the enforcement of the incentives, we utilize a Land Use Restriction Agreement (LURA) that is placed on the property. The length of time is based on the funding source that we use; however, for most rental developments it is 30 years. We have not provided incentives where they have not also asked for gap financing; however, I am sure that the LURA could also enforce the requirements provided even if there is no additional financing provided. Please feel free to reach out to me directly if you have additional questions that I might be able to answer. Thanks. Sheri

**Sheri Harris**  
Community Development and Planning Department  
440 Court Street, 2nd Floor  
Clearwater, FL 33756

---

**From:** Town Clerk Redington Shores  
**Sent:** Wednesday, December 20, 2017 3:22 PM  
**Subject:** Re: Affordable Housing - Follow Up

Hi:  
Redington Shores has not.

Thank you  
Mary Palmer, MMC  
Town Clerk  
Town of Redington Shores

---

**From:** Linda Portal  
**Sent:** Wednesday, December 20, 2017 4:34 PM  
**Subject:** RE: Affordable Housing - Follow Up

The City of Madeira Beach has no such provisions at this time.

Linda Portal  
Planning and Zoning Director

---

**From:** Richard Perez  
**Sent:** Thursday, December 21, 2017 8:33 AM  
**Subject:** Re: Affordable Housing - Follow Up

The City of Largo has not approved any affordable housing density bonuses.

Best,  
Rick

---

**From:** Heather Urwiller  
**Sent:** Wednesday, December 20, 2017 5:08 PM  
**Subject:** RE: Affordable Housing - Follow Up

Dear Tina,

Tarpon Springs does not have a sample of an affordable housing restrictive covenant. The project in Tarpon Springs mentioned by Rodney at the PAC meeting was actually done using a transfer of density agreement not our affordable housing density bonus. Sorry we cannot help on this one. Hope everyone has a Merry Christmas.

Respectfully,

**Heather Urwiller, AICP**  
Director, Planning and Zoning Department  
City of Tarpon Springs

Prepared by: Terry Malcolm-Smith  
City of Clearwater-  
Dept. of Economic Development & Housing -  
P.O. Box 4748  
Clearwater, FL 33758

**LAND USE RESTRICTION AGREEMENT  
HOME INVESTMENT PARTNERSHIP PROGRAM  
HOME BUYER-Resale**

THIS AGREEMENT is entered into this **31st** day of **March, 2017** between **LILLIAN LESTORIC**, an unmarried person and **KEYTH HOOTON**, an unmarried person, his/her successors, assigns and transferees regarding the real property described below, hereinafter called (“Homeowner”) and the City of Clearwater, Florida, unit of local government organized and existing under the laws of the State of Florida hereinafter called (“City”), whose address is 112 South Osceola Avenue, Clearwater, Florida 33756.

THIS AGREEMENT shall be properly filed and recorded by City in the Official Public Records of the Pinellas County, Florida and shall constitute a restriction upon the use of the property, subject to and in accordance with the terms contained herein, and

WHEREAS, the Homeowner agrees that the hereafter described Restrictive Covenants shall remain in full force and effect against the real property until the end of the Period of Affordability,

IN CONSIDERATION of funds the City has provided to **finance the construction of the fee simple** (Project) on real property located in the City of Clearwater, Pinellas County, Florida described as: (LEGAL DESCRIPTION) **Lot 1, REPLAT OF ARDMORE PLACE, according to the Plat thereof as recorded in Plat Book 25, Page 56, Public Records of Pinellas County, Florida.**

which has the address of: **1300 Milton Street, Clearwater, Florida 33756** (herein “Property Address”) the Homeowner acknowledges that these Restrictive Covenants are necessary to comply with program requirements of the HOME program stated at 24 CFR §92.254, from which funds were obtained to construct the Project and hereby covenants and agrees that he/she will comply, and will require the subsequent purchaser of the Property to comply, with the following covenants and restrictions in the use of the Property. **Homeowner further acknowledges that the following covenants and restrictions may limit the future resale price of the property.**

1. **Affordability of Assisted Unit.** During the Affordability Period as defined below, homeowner may sell the Property to income-eligible person or household. The Property may only be sold to buyer whose annual income does not exceed 80% of the Area Median Income at the time of purchase. Annual income for the purpose of this Agreement shall be as defined by the U.S. Department of Housing and Urban Development for the HOME Program, adjusted for family size. Buyer income documentation shall be submitted to the City or it’s designee for approval prior to the sale of the Property.
2. **Homeowner Rules.** For the duration of the Affordability Period, as defined below, the Homeowner shall occupy the Property as a full-time primary residence. Homeowner shall not be permitted to rent or lease the unit at any time during the Affordability Period. These restrictions apply to the initial sale as well as future resale, for the duration of the Affordability Period; therefore the Homeowner shall assure that a subsequent buyer sign a Land Use Restriction Agreement (LURA), Affidavit or other City approved Agreement for purchase. Such Agreement shall be submitted to the City or it’s designee for approval prior to the sale of the Property.

3. **Affordability Period.** For the purpose of the Agreement, the Affordability Period shall commence upon the date of the initial purchase of the Property by the Homeowner and end on the same date of the Fifteenth (15th) year thereafter. Subsequent homebuyers of the Property must also agree to comply with homeowner rules, as described in Section 2, for the remainder of the Affordability Period.
4. **Resale.** The resale requirements ensure that the price at resale provides the original home-assisted owner a fair return on investment and ensure that the housing will remain affordable to a reasonable range of low-income buyers. Fair return on investment is defined as the average change on the Consumer Price Index (CPI) over the period of ownership by the Homebuyer.
5. **Buyer Income.** The City shall determine and verify income eligibility of the buyer of the Property in accordance with HUD Section 8 Housing Assistance programs in 24 CFR Part 5. The City shall calculate gross income by annualizing verified sources of income received by the household during the twelve (12) months preceding the effective date of the determination.
6. **Assurance of Public Purpose.** Should the homeowner materially default on the terms and conditions incorporated herein, or if the homeowner is unable or unwilling to operate the property in accordance with the terms and conditions incorporated herein, the Homeowner covenants that no lease, sale or title transfer to any third party shall occur prior to giving the City a ninety (90) day written notice, during which time the City shall have the right, solely at its discretion, to purchase or find another buyer to purchase the Property, in order to carry out the eligible activities of the HOME Program and other regulations incorporated herein by reference, for an amount not to exceed the appraised value.
7. **Default/Remedies.** If the Homeowner shall fail to observe or perform any covenant condition or agreement contained herein on its part to be observed or performed, then and in such event, the City shall be entitled, in addition to all other remedies provided by law or in equity.
  - A. To compel specific performance by the Homeowner of its obligations under this Agreement.
  - B. To rescind any and all incentives, either regulatory and/or financial, provided to the Homeowner.
8. **Notice.** Except for any notice required under applicable law to be given in another manner. (a) any notice to the Homeowner provided for in this Agreement shall be given by mailing such notice by certified mail to the Homeowner's address stated herein, or at such other address as the Homeowner may designate by notice to the City as provided herein, and (b) any notice to the City shall be given by certified mail, return receipt requested, to the City's address stated herein or to such other address as the City may designate by note to the Homeowner as provided herein. Any notice provided for in this Agreement shall be deemed to have been given to the Homeowner or City when given in the manner designated herein.
9. **Successors Bound – Burden to Run with Property.** This Agreement and the covenants and conditions contained herein shall run with the land and shall bind, and the benefits shall inure to, respectively, the Homeowner and its successors and assigned and all subsequent owners of the Property or any interest therein, and to the City for the Affordability Period set forth in this Agreement. The Homeowner shall expressly make the conditions and covenants of this Agreement a part of any deed or other instrument conveying any interest in the Property.
10. **Severability.** Should any section or any part of any section of this Agreement be rendered void, invalid or unenforceable by any court of law, for any reason, such determination shall not render void, invalid, or unenforceable any other section or any part of any section in this Agreement.
11. **Enforcement of Terms.** The benefits of this Agreement shall inure to, and may be enforced by the City for the full duration of the Affordability Period.

- a. The affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD.
- b. **Enforcement.** The benefits of this Agreement shall inure to, and may be enforced by the City for the full duration of the Affordability Period.
- c. Violation or breach of any restrictions or covenant herein contained shall give the City the right to institute any proceeding at law. The Homeowner or its successors in the title agree to pay all costs to collection, including court costs and reasonable attorney's fees.

IN WITNESS WHEREOF, this document has been duly signed by the \_\_\_\_\_ on or as of the day and year first above written.

In the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Homeowner – LILLIAN LESTORIC

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Homeowner – KEYTH HOOTON

STATE OF FLORIDA                                    ]  
COUNTY OF PINELLAS                            ]

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ by \_\_\_\_\_, an unmarried person and \_\_\_\_\_, an unmarried person, personally known to me or who have produced a drivers' license as identification.

My Commission expires:

\_\_\_\_\_  
Signature of Notary Public

ORDINANCE 95-28

AN ORDINANCE AMENDING COUNTY ORDINANCE 90-1, THE COMPREHENSIVE ZONING ORDINANCE OF PINELLAS COUNTY, AS AMENDED, PROVIDING CERTAIN NEW AND CLARIFIED DEFINITIONS, PROVIDING FLOOR AREA RATIOS, OPEN SPACE REQUIREMENTS AND METHODS TO CALCULATE DENSITY PURSUANT TO PINELLAS PLANNING COUNCIL RULES, PROVIDING REGULATIONS FOR BED AND BREAKFAST FACILITIES, DELETING RESTAURANTS AS SPECIAL EXCEPTIONS IN THE M-2 DISTRICT, REVISING THE METHOD FOR CALCULATION OF VALUE OF NON-CONFORMING USES, PROVIDING INCENTIVES AND REGULATIONS FOR AFFORDABLE HOUSING, PROVIDING FOR THE REGULATION OF COMMUNICATION TOWERS, PROVIDING CLARIFICATION FOR THE REGULATION OF ELEVATED DECKS, PROVIDING AMENDMENTS TO PORTIONS OF THE SIGN REGULATIONS, PROVIDING AUTHORITY TO THE COUNTY ADMINISTRATOR TO REVIEW AND GRANT CERTAIN MINOR VARIANCES, CLARIFYING THE DEVELOPMENT REVIEW PROCEDURE FOR SCHOOLS IN RESIDENTIAL ZONING DISTRICTS, PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

SECRETARY OF STATE

MAY 2 1 46 PM '95

FILED

WHEREAS, Chapter 125.01 and Chapter 1653.3202 F.S. empowers the Board of County Commissioners to establish and enforce zoning and land development regulations as necessary for the protection of the public; and

WHEREAS, The Board of County Commissioners established and adopted a Comprehensive Zoning Ordinance on January 30, 1990; and

WHEREAS, the Board of County Commissioners finds it is necessary to revise and amend said Zoning Ordinance in order to:

- 1) Provide definitions and provisions for affordable housing and affordable housing developments in keeping with the adopted affordable housing incentive plan.
- 2) Provide a definition of and provisions for the regulations of bed and breakfast facilities.
- 3) Revise the definition of "guest cottage" in keeping with the adopted affordable housing incentive plan.
- 4) Provide certain revised floor area ratio requirements, open space requirements, methods to calculate density, and similar revisions as required by the Pinellas Planning Council's consistency program.
- 5) Revise the method for calculation of value from conforming uses.



- 6) Clarify the intent of setback provisions for elevated decks and provide flexibility in the reasonable application of this provision.
- 7) Provide standards for the regulation of communications towers as requested by the Board of Adjustment.
- 8) Revise certain standards in the sign regulations.
- 9) Authorize the County Administrator to review and approve certain minor variance requests
- 10) Clarify the development review standards for schools in residential zoning districts

WHEREAS, the provisions of the Ordinance have been reviewed by the Pinellas County Local Planning Agency and found to be consistent with the Pinellas County Comprehensive Plan, Ordinance 89-32; and

WHEREAS, after public notice, public hearings have been held at which the owners of affected properties were given opportunity to file their comment and be heard in accordance with the provisions of Florida Law;

NOW THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Pinellas County, Florida that the following amendments are hereby incorporated into and do become provisions and requirements of Pinellas County's adopted Comprehensive Zoning ordinance 90-1, as amended:

**SECTION 1**

**1. Amend Section 104.2 to provide certain new and amended definitions, as follows:**

**Chapter 4 CONSTRUCTION OF LANGUAGE, DEFINITIONS AND ILLUSTRATIONS**

104.2 The following terms are used only in accordance with the following definitions:

- Abandon - To discontinue or terminate a use for more than ninety (90) consecutive days.
- Accessory - The term applied to a building, structure or use which: (a) is subordinate to and serves a principal building or principal use, (b) is subordinate in area, extent, and purpose to the principal building or principal use served, (c) contributes to the comfort, convenience or necessities of the users or occupants of the principal building or principal use, and (d) is located on the same lot as the principal building or principal use, provided such use is in keeping with the purpose and intent of the district in which located.

- Affordable Housing - Affordable housing is defined as housing whereby very low - to moderate-income households, adjusted for family size, pay no more than 30 percent of income for mortgages or rental, taxes, insurance and utilities. However, it is not the intent to limit an individual's ability to devote more than 30 percent of income for housing.
- Affordable Housing Development - For purposes of determining whether or not a residential development would qualify to receive certain incentives as noted below, an affordable housing development (AHD) is defined as a single family detached housing development in which at least 20 percent of the units are affordable to households at 80% of median family income, or a multifamily development in which at least 20% of the units are affordable to household's at 60% of median family income.
- Animated Sign - Any sign which includes action, motion, the optical illusion of action or motion or color changes of all or any part of the sign facing, requiring electrical energy or set in motion by movement of the atmosphere or a sign made up of a series of sections that turn and stop to show two or more pictures or messages in the copy area. In order to accommodate changes in technology, but to prevent such changes from creating distractions to the motoring public, animated signs shall include electronic reader boards unless the message changes instantaneously, without scrolling, and at a frequency of greater than one minute between .
- Bed and Breakfast Facility - A house or other building, or a portion thereof which may provide short term lodging and meals to transient guests. It is not intended that these be apartment units, rooming or boarding houses, or other mid to long term rental units. These facilities shall be licensed as required by Florida Law.
- Guest Cottage - An independent accessory dwelling unit which is either detached or is a portion of space within a single family dwelling which is intended to provide increased affordable housing opportunity pursuant to Pinellas County's affordable Housing Incentives Plan adopted by the Board of County Commissioners (Resolution 94-60). It is intended that these be clearly accessory and incidental to the primary use of the property (single family house) and toward that end the following conditions shall apply
  1. The unit shall not exceed 500 sq. ft. or 20% of the floor area of the structure whichever is less.
  2. The primary dwelling shall be owner occupied.
  3. All setbacks and lot coverage provisions shall be met.
  4. No separate utility connection for the guest cottage shall be permitted.

## 2. Add language to Article 2, Chapter 1, as follows:

### Chapter 1      A-E, Agricultural Estate Residential District

#### 201.3 Special Exceptions

Upon application to the Board of Adjustment and favorable action thereon, pursuant to Article 5, Chapter 3 of this Ordinance, the following uses may be permitted:

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- Day care center.
- Group homes, Category 1, 2 and 3
- Also see 503.5 of this Ordinance for other special exceptions which may be permitted in this district.

All uses considered as non-residential approved under this provision shall not exceed a floor area ratio of .30 nor an impervious surface ratio of .60.

201.4 Conditional Uses

Upon application to and favorable action by the Board of County Commissioners, pursuant to Article 5, Chapter 4 of this Ordinance, the following Conditional Uses may be permitted:

- Heliports and helistops.
- Airports of airstrips
- General agricultural activities other than those permitted in 201.2 in this section of this Ordinance. Such shall include but not be limited to the following:

All uses considered as non-residential approved under this provision shall not exceed a floor ratio of .30 nor an impervious surface ratio of .60.

### 3. Add language to Article 2 Chapter 2, as follows:

**Chapter 2**      **E-1, Estate Residential District**

202.3 Special Exceptions

Upon application to the Board of Adjustment and favorable action thereon, pursuant to Article 5, Chapter 3 of this Ordinance, the following uses may be permitted:

- Day care center.
- Group homes, Category I, II or III
- Also see 503.5 of this Ordinance for other special exceptions which may be permitted in this district.

All uses considered non-residential approved under this provision shall not exceed floor area ratio of .30 nor an impervious surface ratio of .60.

202.4 Conditional Use

Upon due application to and favorable action by the Board of County Commissioners, pursuant to Article 5, Chapter 4 of these regulations, the following Conditional Uses may be permitted:

- (1) Heliports or Helistops
- (2) Utility sub-stations
- (3) Government buildings and public uses

All uses considered as non-residential approved under this provision shall not exceed a floor area ratio of .30 nor an impervious surface ratio of .60.

#### 4. Add language to Article 2, Chapter 3 as follows:

##### **Chapter 3 R-R, Rural Residential**

###### 203.3 Special Exceptions

Upon application to the Board of Adjustment and favorable action thereon, pursuant to Article 5, Chapter 3 of this Ordinance, the following uses may be permitted:

- Day care center.
- Group homes, Category I or II
- See 503.5 of this Ordinance for other special exceptions which may be permitted in this district.

All uses considered non-residential approved under this provision shall not exceed a floor area ratio of .30 nor an impervious surface ratio of .60.

###### 203.4 Conditional Use

Upon due application to and favorable action by the Board of County Commissioners pursuant to Article 5, Chapter 4 of these regulations, the following Conditional Uses may be permitted:

- (1) Utility sub-stations
- (2) Government buildings and public uses

All uses considered non-residential approved under this provision shall not exceed a floor area ratio of .30 nor an impervious surface ratio of .60.

#### 5. Add language to Section 208.3, as follows:

##### **Chapter 8 R-6, Mobile Home Parks and Subdivisions District**

###### 208.3 Special Exception

Upon application to the Board of Adjustment and favorable action thereon pursuant to Article 5, Chapter 3 of this Ordinance, the following uses may be permitted:

- See 503.5 of this Ordinance for special exceptions which may be permitted in this district.

Any use considered non-residential approved under this provision shall not exceed a floor area ratio of .40 nor an impervious surface ratio of .65.

#### 6. Amend Section 209.505 to read as follows:

##### **Chapter 9 RM, Residential, Multiple Family District**

###### 209.505 Special Requirements of the RM District

Calculation of Site Area - The gross area of a building site shall be calculated based on the site plan applicant's ownership of RM, Residential Multi-family zoned land area. No density credit will be given for any submerged areas (areas below mean high water). This provision shall not apply to developments approved prior to the adoption date ( date ) of this provision. Such developments may continue according to their approved site plan provided such plan approval has not expired.

## 7. Amend Section 210.503 to read as follows:

### **Chapter 10 RPD, Residential Planned Development**

#### 210.503 Minimum and Maximum Building Areas

Maximum Area of Land Coverage by all structures shall not exceed forty percent (40%) of the gross site area.

Calculation of Site Area - The gross area of a building site shall be calculated based on the site plan applicant's ownership of RPD, Residential Planned Development zoned land area. No density credit will be given for any submerged areas (areas below mean high water). This provision shall not apply to developments approved prior to the adoption date ( date ) of this provision. Such developments may continue according to their approved site plan provided such plan approval has not expired.

Minimum Common Open Space and Recreation Area required shall not be less than twenty percent (20%) of the total site area. Common open space and recreation area shall be defined as the total amount of area, including outdoor space, permanently set aside and designated on the site plan specifically for open space and recreational areas for the Residential Planned Development. It is further required that a minimum of one-third (1/3) of the space must be contained in one location.

Non-residential uses (approved by special exception or conditional use) shall not exceed the floor area ratio (FAR) nor the impervious surface ratio (ISR) associated with the companion land use designation's limits established in Table 33 of the Future Land Use Element of the Comprehensive Plan.

## 8. Amend Section 211.503 as follows:

### **Chapter 11 PRR, Planned Residential Resort District**

#### 211.503 Minimum and maximum building areas

Maximum area of land coverage by all structures shall not exceed forty percent (40%) of the gross site area.

Calculation of Site Area - The gross area of a building site shall be calculated based on the site plan applicant's ownership of PRR, Planned Residential Resort district zoned land area. No density credit will be given for any submerged areas (areas below mean high water). This provision shall not apply to developments approved prior to the adoption date ( date ) of this provision. Such developments may continue according to their approved site plan provided such plan approval has not expired.

Minimum open space required shall not be less than 25% of the total site area. Non-residential uses (approved by special exception or conditional use) shall not exceed the floor area ratio (FAR) nor the impervious surface ratio (ISR) associated with the companion land use designation's limits established in Table 33 of the Future Land Use Element of the Comprehensive Plan.

## 9. Add the following permitted use to Section 301.2

### Chapter 1 P-1, General Professional Office District

#### 301.2 Permitted Uses

- Offices for professional services such as physicians, attorneys, accountants, engineers, architects, real estate, stockbrokers or other similar service or any other type of office where the service of the office does not involve the transfer of a commercial product at the office site. The incidental dispensing of medicines or medical supplies is permitted from a doctor's office or clinic.
- Medical clinics provided they can be carried on in a manner compatible with the definition of this district.
- Veterinarian's office which provides outpatient veterinary care with no boarding facilities except as may be required for treatment of sick or injured household pets and when entirely enclosed within a building.
- Research centers and laboratory
- Studio for an artist, photographer, sculptor, musician or similar activities for the purpose of teaching or artistic instruction only.
- Lunch stands or snack bars within and accessory to office building to serve the buildings users.
- School, public or private
- Hospitals -- these shall not be permitted in Coastal High Hazard Areas, Hurricane Evacuation Zones Level A, and floodways as designated by County Ordinance No. 77-12.
- Funeral homes.
- Banking facilities.
- Accessory dwellings (see 506.7).
- Day care center.
- Churches
- Recreation facilities, within office parks of 5 acres or more provided the park contains a minimum of 75,000 square feet of developed office space. Such facilities are intended to primarily serve the users of the office park and shall be internal to the site. Such uses shall be indoor facilities and may include but shall not be limited to racquet ball or handball courts, spas, swimming pools and exercise rooms. Such structures shall be at least fifty feet from the adjacent residential property lines.
- Such other uses that would be similar to those listed above and which would be consistent with the definition of this district.
- Bed and breakfast facility with a maximum of 10 guest rooms.

## 10. Amend Section 301.503 to read as follows:

#### 301.503 Maximum Area of Lot Coverage:

The maximum area of lot coverage allowed by all structures is expressed in terms of floor area ratio (FAR) and shall be .40 of the lot or parcel To determine the maximum floor area of a structure, multiply the appropriate FAR by the gross lot area. FAR is exclusive of covered parking and open court spaces. The impervious surface ratio (ISR) shall not exceed .75.

## 11. Add the following permitted use to Section 301A.2

### Chapter 1A P-1A, Limited Office District

### 301A.2 Permitted Uses

- Offices for professional services such as physicians, attorneys, accountants, engineers, architects, real estate, stockbrokers or other similar service or any other type of office where the service of the office does not involve the transfer of a commercial product at the office site. The incidental dispensing of medicines or medical supplies is permitted from a doctor's office or clinic.
- Medical clinics provided they can be carried on in a manner compatible with the definition of this district. This shall include a veterinarian's office which provides outpatient veterinary care with no boarding facilities except as may be required for treatment of sick or injured household pets and when entirely enclosed within a building.
- Studio for an artist, photographer, sculptor, musician or similar activities for the purpose of teaching or artistic instruction only.
- Lunch stands or snack bars within and accessory to office building to serve the buildings users.
- Funeral homes.
- Banking facilities (no drive-in facilities)
- Accessory dwellings (see 506.7).
- Such other uses that would be similar to those listed above and which would be consistent with the definition of this district.
- Bed and breakfast facility with a maximum of 10 guest rooms.

## 12. Add the following permitted use to Section 302.2

### Chapter 2 C-1, Neighborhood Commercial District

#### 302.2 Permitted Uses

Within any C-1, Neighborhood Commercial District, only the following uses shall be permitted:

- Any retail business or commercial use which does not involve the manufacture or processing of products, provided the use serves the immediate needs of the neighborhood, such as grocery, convenience shopping including sale of gasoline from pumps (See 506.3), drug, sundry, hardware or similar type business, but this section shall not permit the retail sale or display of vehicles, boats, mobile homes, model houses, or other outdoor sales use.
- Personal service establishments including but not limited to: barber shops, beauty parlors, medical and dental clinics, small restaurants (50 seats or less, and with no "drive-in" or "drive thru" facilities), professional and other offices, laundry pickup stations, laundry and cleaning stores, shoe repair, tailoring, watch and clock repair and locksmith shops.
- Any use described as a permitted use in a P-1 zoning district.
- Such other uses that would be similar to those listed above and which would be consistent with the definition of this district.

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- Bed and breakfast facility with a maximum of 10 guest rooms.

### 13. Amend Section 305.2 to read as follows:

#### Chapter 5 CR, Commercial Recreation District

##### 305.2 Permitted Uses

Within any CR, Commercial Recreation District, only the following uses shall be permitted:

- Travel trailer parks. (10 sites per gross acre maximum)
- Outdoor recreation facilities limited to:
  - (a) Campgrounds (may include cabins @ 10 per acre).
  - (b) Marinas which provide only boat launching and/or docking, wet or dry storage of boats, and sale of gas, oil, and marine supplies. The following conditions shall apply:
    - 1) Shall be for pleasure craft only
    - 2) No major repair or boat building facilities
    - 3) The site shall contain sufficient upland area to accommodate all needed utilities and support facilities such as off-street parking, rest rooms, dry storage, etc.
    - 4) All applications for marinas shall be accompanied by a hurricane plan which shall be filed with the County Civil Emergency Services Department
    - 5) All Water and Navigation permits shall be obtained prior to site plan approval, when required
    - 6) Shall not be located in areas determined by the Florida Department of Natural Resources to be critical to the survival of the West Indian Manatee.
    - 7) Also see Section 506.12
    - 8) Marinas shall only be permitted when the parcel is designated as General Commercial or Commercial Recreation by the Future Land Use Map.
  - (c) Golf courses, driving ranges, miniature golf
  - (d) Riding stables
  - (e) Private parks and playgrounds
  - (f) Fishing camps
  - (g) Tennis facilities
  - (h) Swimming pools
  - (i) Playing fields for baseball, football, soccer and similar recreation
  - (j) Other similar recreation facilities
- Accessory dwellings (see 506.7).

### 14. Amend Section 305.503 to read as follows:

#### 305.503 Maximum Area of Land Coverage

The maximum area of allowable coverage of a lot or parcel by structures or recreation vehicles shall be expressed in terms of floor area ratio and shall not exceed thirty-five percent (35%) of the area of the lot or parcel and the impervious surface ratio (ISR) shall not exceed .75.

### 15. Delete the following Special Exception from Section 309.3



**Chapter 9 M-2, Heavy Manufacturing and Industry District**

309.3 **Special Exceptions**

Upon application to the Board of Adjustment and favorable action thereon, pursuant to Article 5, Chapter 3, the following uses may be permitted:

- Outdoor gun clubs (see 503.5 [9]).
- The storage of garbage collection vehicles or containers.
- Also see 503.5 of this Ordinance for other special exceptions which may be permitted in this district.

**16. Amend Section 403.505 to read as follows:**

**Chapter 3 PSP, Public/semi-Public District**

403.505 **Special Requirements**

- a. **Performance Standards** - In order to minimize effects on the surrounding residential area the following standards shall apply:
  - All vehicular use areas, play areas, recreation areas, ball fields, or similar recreation areas shall be effectively screened from contiguous residential properties.
  - Performance standards required by Article 5, Chapter 7 of this Ordinance shall also apply.

**17. Amend Section 501.2, 501.7 and 501.12 to read as follows:**

**Chapter 1, Nonconforming Uses**

501.2 **Unsafe Structures**

Any structure or portion thereof declared to be unsafe by the Pinellas County Building Department or Community Development Department may be restored to a safe condition except when deteriorated in excess of 50% of its market value.

501.7 **Restoration**

A non-conforming structure which is hereafter damaged or destroyed in excess of fifty percent (50%) or more of its market value, by deterioration, flood, fire, explosion, earthquake, war, riot, or other similar occurrences, may not be reconstructed or restored for use except in compliance with the requirements of this Ordinance.

501.12 Nothing in this section exempts non-conforming uses from compliance with the performance standards required by this Ordinance or other valid codes, ordinances or regulations.

**18. Add the following sub sections to Section 503.5:**

### Chapter 3 Special Exceptions

#### 503.5 Uses Which May be Authorized

- 16) Public or private schools of general or special education in residential districts - specific standards and conditions to be determined during review. If the site is equal to or exceeds 3 acres in size the property must be designated as Institutional by the Countywide Future Land Use Plan. Upon approval of a special exception by the Board of Adjustment, the County Administrator is hereby authorized to prepare and process an application to amend the Countywide Plan as required.
  
- 23) Affordable Housing Developments - where a density bonus, reduction of required parking, reduction of setback requirements, or zero lot line configurations along the perimeter of the development in single family districts are requested.
  - A) A residential density bonus may be granted up to 50% of the existing allowable density as an incentive to provide increased opportunity for affordable housing. Any such bonus shall only be granted in a manner which does not negatively impact the surrounding neighborhood or the natural environment. To achieve this incentive in single family districts the Board is authorized to permit a reduction in the required lot size by up to 30%. however, lot sizes should be controlled on periphery lots adjacent to single family districts to maintain neighborhood compatibility. Periphery lots may be reduced in size no more than 10% of the existing required lot size. No density bonus shall be granted when such development does not comply with the County's Concurrency Management Ordinance.
  - B) Setback reductions may be granted when the applicant can demonstrate such reductions would provide cost savings (i.e. reduced front setbacks thereby reducing paving, concrete and walkways, and the length of water and sewer connections.) Setback reductions should not be considered on the periphery of the development except in such a manner that provides compatibility with neighboring properties.
  - C) Parking requirements may be reduced when it can be shown that such reductions will not adversely impact the neighborhood and that the type of development does not need the number of parking spaces normally required by this Ordinance.
  - D) Zero lot line configurations may be approved in all single family districts . No zero lot line setback may be approved when it abuts adjacent property which is not a part of the AHD.. Zero lot line configurations shall provide no setback on one side of the lot and double the side yard setback requirement of the district on the other unless reduced in accordance with provision "b" above. Lot size requirements of this Ordinance may be reduced up to 30% of the minimum size required for the district in which located.
  
- 24) Bed and breakfast facility in residential districts:
  - A) Maximum of five guest rooms

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- B) Facility shall be designed and operated so as to maintain the residential character of the neighborhood. These facilities are intended to provide short term lodging and meals for transient guests who are visiting the area. It is specifically not intended for these to be rental apartments, boarding houses or other mid to long term rental units. The Board of Adjustment shall have wide latitude to attach conditions to insure this provision is met.
  - C) The proposed location should generally not be located on a minor residential street unless the area has some unique features such as access to tourist attractions or location in an historic area where such facilities may be desirable. It may also be appropriate to consider the facilities in buildings where a valid public purpose would be served in maintaining, preserving and reconditioning older structures and neighborhood character.
  - D) Parking shall be required at the rate of 1 space for each guest room plus 2 spaces. Parking shall be provided in a manner which is compatible with the surrounding area.
  - E) A Maximum 6 sq. ft. sign may be provided to identify the facility's location.
- 25) Communication Towers may be erected above the height limitations established in this Ordinance under the following conditions:
- A) The applicant must demonstrate a need for the tower's location and increased height.
  - B) The applicant must demonstrate that the tower cannot be located and constructed pursuant to Section 506.17 of this Ordinance.
  - C) The applicant must demonstrate that attempts have been made to locate the proposed communication equipment on another existing tower.
  - D) The applicant must demonstrate all Special Exception provisions have been met.
  - E) The applicant must agree where practical to provide space for additional future users in order to reduce the proliferation of tall tower structures.
  - F) Construction of towers pursuant to Section 506.17 of this Ordinance shall be the preferred method in Pinellas County in order to reduce the proliferation of such structures on the landscape. Therefore, the burden is on the applicant to provide substantial and competent evidence to the Board to demonstrate compliance with the above provisions prior to any approval being granted.

## 19. Add Section 505.613 as follows:

### Chapter 5 General Provisions and Exceptions

505.613 All decks (this shall not include docks approved by the Water and Navigation Authority) which exceed 1 foot (1') above grade shall be considered as structures for the purpose of setback requirements in order to preclude encroachment and violation of privacy onto neighboring properties. Where this situation does not exist such as lots which abut natural areas or similar areas where there will be no such encroachment or violation of privacy the County Administrator may waive this provision and such deck shall not be considered as a structure for purpose of setback requirements. This provision however in no way precludes the application of other provisions such as habitat management requirements, easement restrictions or similar provisions regulating the location of such uses.

## 20. Add Section 506.16 as follows:

### Chapter 6 Special Provisions and Specific Uses

#### 506.16 Affordable Housing Provisions

- 1) Purpose and Intent - The purpose and intent of this section is to provide a permitting procedure for the construction of affordable housing in keeping with the Affordable Housing Incentive Plan (Resolution 94-60) adopted by the Board of County Commissioners pursuant to the State Housing Initiatives Partnership (SHIP) Program pursuant to Florida Statute 420.9072. This Section will describe procedure and criteria for the certification of affordable housing developments (AHD's), describe the package of incentives which may be made available to developers of AHD's and provide a review process for the approval of AHD's. This Section may also provide reference to other County ordinances and regulations effecting the development of AHD's.
- 2) Incentives - The following incentives may be made available to encourage the provision of affordable housing:
  - A. Expedited Permit Processing - The County Administrator shall provide a review process which gives AHD's priority in the permit review process. A two week turn-around time shall be the desired goal for the processing of a site plan for such development. To assist in achieving this goal a pre-application meeting will be required between the applicant and County site plan review staff. The Development Review Administrator will serve as an ombudsman to assist the applicant in achieving an expeditious review.
  - B. Impact and Other Review Fees May be Waived or Paid by the County - The County Administrator is authorized to waive all fees for affordable housing units, except where "bond covenants" (i.e. on water, sewer connection fees) or other legal constrains prevent such waiving. Subsidies for payment of fees may be provided in the form of deferred payment or low interest loans. The Department of Community Development shall administer a program to assist the applicant subject to available funds.
  - C. A density bonus of up to 50% above the normal density permitted by this Ordinance may be provided as a Special Exception pursuant to Article 5, Chapter 3. Such bonus shall be subject to compatibility with the surrounding natural and physical environment, site constrains, Concurrency Management requirements and shall be in keeping with the purpose and intent of this Ordinance.

- D. Parking requirements may be reduced where it can be shown that such reduction will be compatible with the surrounding neighborhood and not cause an adverse impact to the neighborhood. Such reduction shall be reviewed by the Board of Adjustment pursuant to Section 503.5 (23).
- E. Setback requirements may be reduced up to 25% provided such reductions are not permitted for structures along the periphery of the AHD. Reductions along the periphery or in excess of the 25% limitation may be considered by the Board of Adjustment.
- F. Zero lot line configuration will be permitted in all single family residential districts as follows:
  - 1) Zero lot line configuration when not located on the periphery of the AHD may be permitted provided no setback is required on one side of the lot and the setback on the opposite side is double the normal requirement of the district in which the AHD is located. All other requirements must be met including Sections 210.505 (a) (d) (e) and (f) of this Ordinance shall be applicable.
  - 2) Zero lot line configuration proposed on the periphery of an AHD where located in a single family residential district may be permitted as a Special Exception pursuant to Article 5 Chapter 3.
- G. Street Design - Modifications in street layout and design may be permitted subject to site constraints, type and intensity of development, and compatibility with surrounding development. The County Public Works Director or his designee may recommend such modifications as deemed appropriate to achieve the intent of this Section. However, such recommendation will be in keeping with standard, safe engineering practice and construction standards generally shall not be modified.
- H. Donation of Publicly Owned Land - County Ordinance 88-47 currently permits donations of escheated property to nonprofit organization. Using State or Federal housing funds, the County may also make deferred payment or low-interest loans to both nonprofits and for-profits for the purchase of property when the use meets the requirements of the funding source.
- I. Guest Cottages - will be permitted in all areas permitting single family homes subject to size limits, design guidelines, parking and that the primary unit be owner occupied (see 104.2).
- J. Identifying Qualified Buyers or Renters - Existing sources will be identified and made available to AHDs to provide assistance in locating a qualified pool of home buyers and renters for the affordable units. The Department of Community Development will make this information available.
- K. Affordable Housing Development - Up to 10 units per acre shall be permitted in commercial zoning districts provided all development standards of the zoning district are adhered to. Where residential development is provided as upper floors above commercial uses the allowable floor area permitted for the

commercial use shall not be reduced. (This provision shall not become effective until appropriate amendments to the County's Comprehensive Plan become effective.)

- 3) Procedure for Obtaining Approval of Affordable Housing Developments
  - A. The applicant's first step in obtaining approval for an affordable housing development will be to schedule a meeting with the Department of Community Development to determine if the AHD proposal meets the definitional criteria of affordable housing. Such criteria shall be contained in a manual prepared by the Department of Community Development and adopted by resolution of the Board of County Commissioners. If the Department of Community Development determines that the AHD proposal meets these criteria and the applicant is not requesting a density bonus, reduced parking, setback reductions for structures along the perimeter of the AHD, or zero lot line configurations along the perimeter of the project, the Department of Community Development will assist the applicant in seeking fee waiver, subsidies, expedited plan review and other incentives available to promote the construction of affordable housing.
  - B. Where the Department of Community Development finds that the AHD proposal meets the definitional criteria and the applicant is seeking a density bonus, reductions, in parking, reductions in setbacks along the periphery, or zero lot line configurations along the periphery of the proposed AHD in a single family residential district approval by the Board of Adjustment as a Special Exception pursuant to Article 5, Chapter 3 is required prior to final site plan approval. The County Administrator is directed to waive the fee for these applications and to insure that the request is scheduled for the first available public hearing provided required notice of public hearing can be given.

## 21. Add Section 506.17 as follows:

### 506.17 Communications Towers

Communications towers may be erected in any commercial or industrial district as a permitted use subject to the height limitation established in Section 505.2 of this Ordinance. Communications towers which are camouflaged to look like live trees or palms which are common to Pinellas County may be erected in any zone subject to a height limitation of 75 feet or the height limitation of the zoning district whichever is more. Antennae which are camouflaged and integrated into buildings signs, church steeples, bell towers, water towers, etc. may be located within any district where the supporting structure is a permitted use and shall be subject to the height limitation not to exceed 6 ft. above the supporting structure. All antennae will be painted to match the antennae support structure in a manner to be hidden from view where practical. Where equipment support buildings are placed in conjunction with camouflaged towers in residential areas they shall be designed to be reasonably compatible with the architecture of the immediate neighborhood and shall be limited to 500 sq. ft. in size. Construction of towers and antennae under this provision shall be the desired method in Pinellas County in order to minimize the location of such towers. All other communication towers and antennae (other than those permitted by Section 505.2 of this Ordinance) shall be reviewed as a Special Exception prior to construction.

## 22. Add the following provisions under Section 506.403

### 506.403 Exempt Signs

16. Temporary Signs - when in conjunction with a temporary use permitted by Section 506.8 of this Ordinance. These signs shall not exceed 32 sq. ft. in area and only one such sign shall be used in conjunction with and during the time period allowed for the temporary use (see Section 506.8).

## 23. Revise Section 506.404 (1) to read as follows:

### 506.404 PROHIBITED SIGNS

The following types of signs are prohibited:

1. Abandoned signs
2. Bus shelter signs and bench signs except when approved by the Board of County Commissioners, pursuant to Chapter 337.407(2)(a), Florida Statutes. This prohibition shall not be construed to include the identification of the transit company or its route schedule.
3. Off-premise signs, except for public/semi-public directional signs, per Section 506.403-13. where specifically provided for elsewhere in this Ordinance and in industrial classifications, per Section 506.407
4. Pavement markings, except official traffic control markings as permitted by an authorized government agency.
5. Pennants, streamers, banners and cold air inflatables,

## 24. Amend Section 506.406 to read as follows:

### 506.406 2. Residential Zoning Districts

Permitted Signs - The following types of signs are permitted in any residential zoning district.

- A) Subdivision signs for single-family residential areas shall be permitted only as follows:
  1. Number - A maximum of one (1) sign is permitted for each platted subdivision or property entrance. When incorporated into a fence, wall, or other decorative entry feature one such sign shall be permitted on either side of the road or entry way for a total of 2 signs.
  2. Area - The maximum area shall be twenty-four (24) square feet per sign face. When incorporated into a fence, wall or similar decorative

entry feature no portion of the fence or wall upon which the sign is mounted shall be counted towards the area of the sign.

3. Height - The maximum height for a free-standing sign is six (6) feet.
4. Setbacks - No front setback is required and the side and rear setbacks of the zoning district shall apply, provided a safe sight distance clearance is maintained. Such safe sight distance shall be determined by the County Traffic Engineer pursuant to Section 506.405 4. of this Ordinance. Fences, walls and similar decorative entry features shall be setback in accordance with Section 506.6 of this Ordinance.

B) Signs for multi-family residential areas shall be permitted only as follows:

1. Number - A maximum of one (1) sign is permitted for each platted subdivision or property entrance. When incorporated into a fence, wall, or other decorative entry feature one such sign shall be permitted on either side of the road or entry way for a total of 2 signs.
2. Area - The maximum area is twenty-four (24) square feet per sign face. When incorporated into a fence, wall or similar decorative entry feature no portion of the fence or wall upon which the sign is mounted shall be counted towards the area of the sign.
3. Height - The maximum height for a free-standing sign is eight (8) feet.
4. Setbacks - No front setback is required and the side and rear setbacks of the zoning district shall apply, providing a safe site distance clearance is maintained such safe site distance shall be determined by the County Traffic Engineer pursuant to Section 506.405 4. of this Ordinance. Fences, walls and similar decorative entry features shall be setback in accordance with Section 506.6 of this Ordinance.

## 25. Add Section 601.5 to read as follows:

### Chapter 1 Administration and Enforcement

#### 601.5 Minor Variances

Subject to the criteria in Section 603.3 of this Ordinance, the County Administrator may grant minor variances to the following provisions of this Ordinance:

- Setback requirements may be varied up to 10% or 2 feet whichever is less. Additional variance may be granted when required in order to preserve environmental areas or trees.
- Parking requirements may be varied up to 10%.

These requests must be submitted in writing and must include a drawn to scale site plan along with a detailed explanation and justification for the variance.



## 26. Add Section 605.203 as follows:

### Chapter 5 Site Plan Requirements and Review Procedures

#### 605.203 Site Plans for affordable Housing Developments (AHD's)

It is the intent of the Board of County Commissioners that these plans shall be given priority in the review system and where possible be reviewed by staff within 2 weeks of submittal by the applicant. To that end the County Administrator is directed to provide an expeditious review of these plans and where possible provide the applicant with a completed site plan review within 2 weeks of submittal.

#### **SECTION 2 - SEVERABILITY**

If any section, paragraph, subdivision, clause, sentence or provisions of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgement shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect thereof shall be confined to the Section, Paragraph, Subdivision, clause, sentence provisions immediately involved in the controversy in which such judgement or decree shall be rendered.

#### **SECTION 3 - EFFECTIVE DATE**

A certified copy of this Ordinance shall be filed upon adoption with the Secretary of State. The Ordinance shall become effective upon receipt of acknowledgement of such filing from the Secretary of State or May 1, 1995 which is later.

STATE OF FLORIDA  
COUNTY OF PINELLAS

I, KARLEEN F. De BLAKER, Clerk of the Circuit Court and Ex-officio Clerk to the Board of County Commissioners, in and for the State and County aforesaid, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of an ordinance adopted by the Board of County Commissioners of Pinellas County, Florida, on April 18, 1995, relative to:

ORDINANCE 95-28

AN ORDINANCE AMENDING COUNTY ORDINANCE 90-1, THE COMPREHENSIVE ZONING ORDINANCE OF PINELLAS COUNTY, AS AMENDED, PROVIDING CERTAIN NEW AND CLARIFIED DEFINITIONS, PROVIDING FLOOR AREA RATIOS, OPEN SPACE REQUIREMENTS AND METHODS TO CALCULATE DENSITY PURSUANT TO PINELLAS PLANNING COUNCIL RULES, PROVIDING REGULATIONS FOR BED AND BREAKFAST FACILITIES, DELETING RESTAURANTS AS SPECIAL EXCEPTIONS IN THE M-2 DISTRICT, REVISING THE METHOD FOR CALCULATION OF VALUE OF NON-CONFORMING USES, PROVIDING INCENTIVES AND REGULATIONS FOR AFFORDABLE HOUSING, PROVIDING FOR THE REGULATION OF COMMUNICATION TOWERS, PROVIDING CLARIFICATION FOR THE REGULATION OF ELEVATED DECKS, PROVIDING AMENDMENTS TO PORTIONS OF THE SIGN REGULATIONS, PROVIDING AUTHORITY TO THE COUNTY ADMINISTRATOR TO REVIEW AND GRANT CERTAIN MINOR VARIANCES, CLARIFYING THE DEVELOPMENT REVIEW PROCEDURE FOR SCHOOLS IN RESIDENTIAL ZONING DISTRICTS, PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this  
27th day of April, 19 95.

KARLEEN F. De BLAKER  
Clerk of the Circuit Court  
and Ex-officio Clerk to the  
Board of County Commissioners

By Norma Grant  
Deputy Clerk  
Ord. 95-28/19

(SEAL)



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

DIVISION OF ELECTIONS  
Bureau of Administrative Code  
The Elliot Building  
401 South Monroe Street  
Tallahassee, Florida 32399-0250  
(904) 488-8427

May 4, 1995

Honorable Karleen F. DeBlaker  
Clerk to Board of County Commissioners  
Pinellas County  
315 Court Street  
Clearwater, Florida 34616

Attention: Norma Grant, Deputy Clerk

Dear Ms. DeBlaker:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of May 2, 1995 and certified copy each of Pinellas County Ordinance Nos. 95-26 through 95-31, which were filed in this office on May 2, 1995.

The duplicate copy of each showing the filing date is being returned for your records.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mw

Enclosures

# **AFFORDABLE HOUSING INCENTIVES**

**offered through the**

## **PINELLAS COUNTY LAND DEVELOPMENT CODE**



**Pinellas County Planning  
Department  
440 Court Street, 2nd Floor  
Clearwater, Florida 33755**

### **Affordable Housing Incentives offered through the Pinellas County Land Development Code**

#### **Purpose and Intent**

Section 138-1346 of the Pinellas County Land Development Code describes the procedure for certification of Affordable Housing Developments ("AHD"), specifies incentives available to developers of AHD's, and provides for a review process for approval of these incentives. An Affordable Housing Development is defined as a housing development in which at least 20% of the units are affordable to households at or below the applicable income limits. The applicable limit for rental housing developments is 60% AMI. The applicable limit for homeowner housing is 80% AMI. Income limits are updated periodically and are available from the Planning Department upon request.

#### **Incentives to Encourage Provision of Affordable Housing**

The incentives listed below are made available by the Board of County Commissioners in order to encourage development of affordable housing in unincorporated Pinellas County. These incentives are fully described in the Appendix to this document and in the Pinellas County Land Development Code.

- |   |                             |
|---|-----------------------------|
| Expedited Permit Processing             | Density Bonuses             |
| Review Fee Relief                       | Accessory Structures        |
| Reduced Parking Requirements            | Reduced Setbacks            |
| Housing in Commercial Zones             | Street Design Modifications |
| Donation of Publicly Owned Land         | Zero Lot Lines              |
| Identifying Qualified Renters or Buyers |                             |

The Planning Department administers the AHD certification process, provides relief of review fees, and enforces mechanisms to ensure affordability of assisted units and compliance with applicable regulations. The Development Review Services Department processes all requests for modification of development standards.

### **Owner-Occupied Housing**

Builders and developers of affordable homes for sale to income-eligible households may seek expedited permit processing; relief from County review fees; and modification of development standards. The price of the home may be restricted. Maximum house prices are determined annually and are available from the Planning Department. To be eligible for fee relief, the planned development must be certified as an Affordable Housing Development prior to applying for permits. There can be no waiver of this requirement.

### **Rental Housing Development**

Developers building affordable units for rent to income-eligible households may seek expedited permit processing; relief from County review fees; and other incentives provided through modification of development standards. Applicants for fee relief must sign a Land Use Restriction Agreement pledging to rent to eligible households at affordable rents for the period required by the funding source or by local policy. To be eligible for fee relief, the developer must apply for certification of the planned development as an Affordable Housing Development prior to applying for permits. There can be no waiver of this requirement.

Within a rental community, affordable units may not be substantively different from market rate units in size, amenities, or condition. Affordable rents are determined annually and are available from the Planning Department. Owners may adjust rental rates as maximum rents change and must give residents at least 30 days written notice before increases are implemented. Residents whose incomes increase above program limits are not required to move. However, the next available unit must be rented to an eligible household.

### **Administrative Procedures**

Builders and developers may submit applications for AHD certification to the Planning Department at any time. If certified as an AHD, the developer is issued a voucher specifying the time limit on the use of the voucher. The voucher also serves as documentation of AHD certification and is submitted with permit and review applications. The applicant will immediately be entitled to review fee waivers and expedited permit processing.

If a certified AHD is seeking modification of development standards, the developer must provide a concept plan and an explanation of why the requested modifications are needed. The developer must also submit plans and specifications when appropriate. The Development Review Administrator serves as an ombudsman to shepherd the AHD through the review and permitting process and is responsible for coordinating all County review comments, questions, and responses. This ombudsman will provide the developer with a single point of contact for all questions regarding the review process.

Certain modifications of development standards are awarded through administrative action. Other modifications require action of the Board of Adjustment. Development Review Services prepares all recommendations to the Board of Adjustment. Modifications are recommended for approval based on local housing needs and compatibility with the surrounding neighborhood. Staff and the Boards reserve the right to review architectural designs and specifications and, where appropriate, make recommendations that would enhance the development and the neighborhood. If the request for modifications is approved, the developer will be issued a variance or special exception. The developer shall insure that all housing is constructed and operated in accordance with the plans reviewed and approved by the County.

### **Summary**

The intent of Section 138-1346 of the Pinellas County Land Development Code is to provide private sector builders and developers with regulatory and financial incentives to produce affordable housing in Pinellas County. This section is intended to be a tool to both spur construction and to engage the creativity of the development community.

For further information, contact Steve Baumann in the Pinellas County Planning Department at (727) 464-8247, [sbaumann@pinellascounty.org](mailto:sbaumann@pinellascounty.org)

## Appendix

### Pinellas County Land Development Code Section 138-1346 Affordable Housing

The following is excerpted directly from Section 138-1346 of the Pinellas County Land Development Code.

- (a) *Purpose and Intent.* The purpose and intent of this section is to provide a permitting procedure for the construction of affordable housing in keeping with the affordable housing incentive plan (Resolution 94-60) adopted by the board of county commissioners pursuant to the state housing initiatives partnership (SHIP) program pursuant to F.S. § 420.9072. This section will describe procedures and criteria for the certification of affordable housing developments (AHD's), describe the package of incentives which may be made available to developers of AHD's and provide a review process for the approval of AHD's. This section may also provide reference to other county ordinances and regulations effecting the development of AHD's.
- (b) *Incentives.* The following incentives may be made available to encourage the provision of affordable housing:
- (1) *Expedited permit processing.* The county administrator shall provide a review process that gives AHD's priority in the permit review process. A two-week turnaround time shall be the desired goal for the processing of a site plan for such development. To assist in achieving this goal a pre-application meeting will be required between the applicant and county site plan review staff. The development review administrator will serve as an ombudsman to assist the applicant in achieving an expeditious review.

- (2) *Review fees may be waived or paid by the county.* The county administrator is authorized to waive review fees for affordable housing units. The Department of Community Development shall administer a program to assist the applicant subject to available funds.
- (3) A density bonus of up to 50 percent above the normal density permitted by this chapter may be provided as a special exception pursuant to article II division 7 of this chapter. Such bonus shall be subject to compatibility with the surrounding natural and physical environment, site constraints, concurrency management requirements and shall be in keeping with the purpose and intent of this chapter.
- (4) Parking requirements may be reduced where it can be shown that such reduction will be compatible with the surrounding neighborhood and not cause an adverse impact to the neighborhood. Such reduction shall be reviewed by the board of adjustment pursuant to section 138-240(23).
- (5) Setback requirements may be reduced up to 25 percent provided such reductions are not permitted for structures along the periphery of the AHD. Reductions along the periphery or in excess of the 25 percent limitation may be considered by the board of adjustment.
- (6) Zero lot line configuration will be permitted in all single-family residential districts as follows:

- a. Zero lot line configuration when not located on the periphery of the AHD may be permitted provided no setback is required on one side of the lot and the setback on the opposite side is double on one side of the lot and the setback on the opposite side is the normal requirement of the district in which the AHD is located. All other requirements must be met including article 4 division 11 of this chapter shall be applicable.
  - b. Zero lot line configuration proposed on the periphery of an AHD where located in a single-family residential district may be permitted as a special exception pursuant to article II division 7 of this chapter.
- (7) *Street design.* Modifications in street layout and design may be permitted subject to site constraints, type and intensity of development, and compatibility with surrounding development. The county public works director or his designee may recommend such modifications as deemed appropriate to achieve the intent of this section. However, such recommendation will be in keeping with standard, safe engineering practice and construction standards generally shall not be modified.
- (8) *Donation of publicly owned land.* County ordinance 88-47 currently permits donations of escheated property to nonprofit organizations. Using state or federal housing funds, the county may also make deferred payment or low-interest loans to both nonprofits and for-profits for the purchase of property when the use meets the requirements of the funding source.
- (9) *Guest cottages.* Will be permitted in all areas permitting single-family homes subject to size limits, design

guidelines, parking and that the primary unit be owner-occupied (see section 138-1).

- (10) *Identifying qualified buyers or renters.* Existing sources will be identified and made available to AHD's to provide assistance in locating a qualified pool of homebuyers and renters for the affordable units. The department of community development will make this information available.
- (11) *Affordable housing development.* Up to ten units per acre shall be permitted in commercial zoning districts provided all development standards of the zoning district are adhered to. Where residential development is provided as upper floors above commercial uses, the allowable floor area permitted for the commercial use shall not be reduced.



**Planners Advisory Committee – January 2, 2018**

**5A. Pinellas SPOTlight Emphasis Areas Update**



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**SUMMARY**

Forward Pinellas staff will provide a brief update on the status of the activities related to the three SPOTlight Emphasis Areas.

**ATTACHMENT(S):** None

**ACTION:** None required; informational item only

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**SUMMARY**

Forward Pinellas has made \$50,000 available to our local government partners to fund planning projects that advance the goals and objectives of the Countywide Plan. The Planning & Place-Making (PPM) Grant is a one-year pilot program designed to assist Pinellas County local governments in implementing the Planning & Urban Design Principles of the Countywide Plan, positively impacting the built environment in Pinellas County. The application deadline for the PPM grant was December 15, 2017 and we are pleased to announce that we received four applications. A brief summary of the submittals is as follows:

- Pinellas County is requesting \$50,000 to develop an Alternative Regulating Plan for Downtown Palm Harbor
- City of St. Petersburg is requesting \$25,000 to develop graphic illustrations of 9 “missing middle” housing typologies and another \$25,000 to conduct an analysis on current lending practices and how they relate to the challenges of financing “missing middle” housing typologies. (these requests are severable)
- St. Pete Beach is requesting \$37,500 to conduct phase one of the St. Pete Beach Identity Project (planning, engineering, fabrication and installation of 3 monument signs at all City entrances)
- Tarpon Springs is requesting \$50,000 to conduct a professional market analysis of the Sponge Docks and Community Redevelopment Area Activity Center

We will provide the Forward Pinellas board with an overview of the grant applications at the January 10, 2018 meeting, conduct an internal evaluation of the applications the following month, and make a recommendation to the board for project funding at the March 14, 2018 meeting.

**ATTACHMENT(S):** None

**ACTION:** None required; informational item only

**Planners Advisory Committee – January 2, 2018**



**5C. Truth in Annexation Online Worksheet  
Information Request**

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**SUMMARY**

Since November 2006, PPC staff has maintained an interactive online worksheet known as [“Truth in Annexation.”](#) which allows unincorporated county residents to estimate the cost of property taxes, utility taxes, and service fees before and after annexation into a given municipality. As we do annually, we are preparing to update the calculation data with information for the current fiscal year.

This month, we will begin contacting PAC members with a request for updated information on local tax, fee, and service charge rates used by your local government in FY2018. As always, we sincerely appreciate your help with this project.

For your reference, the information compiled in FY2017 is attached.

**ATTACHMENT(S):** Millage, Taxes, Fees and Surcharges for Municipalities and Taxing Districts

**ACTION:** Information only, no action required

## Millage, Taxes, Fees and Surcharges for Municipalities and Taxing Districts, FY 2017

Code	City or District	Total Millage <sup>4</sup>	Electric		Gas		Comm. Svcs. Tax <sup>5</sup>	Water <sup>6</sup>		Sewer <sup>8</sup>		Solid Waste Fee <sup>12</sup>	Recycling Fee <sup>12</sup>	Stormwater Fee <sup>13</sup>
			UT	FF	UT	FF		UT	SC	UT	SC			
AATD	Unincorporated County w/o Fire District <sup>1</sup>	18.1520	—	—	—	—	5.82%	—	—	—	—	—	—	\$9.81
BB	Belleair Beach	16.8557	10%	6%	10%	4.5%	6.60%	10%	—	—	—	—	—	—
BBL	Belleair Bluffs	20.9163	5%	6%	—	4%	5.82%	—	—	—	—	\$15.65	—	—
BL	Belleair	21.4920	10%	6%	—	4.5%	5.82%	—	—	—	—	\$35.09	—	\$11.92
BS	Belleair Shore	15.5457	—	—	—	—	3.00%	—	—	—	—	—	—	—
BTF	Belleair Bluffs Fire District	19.8840	—	—	—	—	5.82%	—	—	—	—	—	—	\$9.81
CTF	Clearwater Fire District	21.3612	—	—	—	—	5.82%	—	25% <sup>7</sup>	—	25% <sup>9</sup>	—	—	\$9.81
CW	Clearwater	20.7213	10%	6%	10%	6%	5.72%	10%	—	—	—	\$26.76	\$2.71	\$14.51
DN	Dunedin	19.7008	10%	6%	10%	10%	5.92%	10%	—	—	—	\$17.10	—	\$9.72
DTF	Dunedin Fire District	21.0742	—	—	—	—	5.82%	—	25% <sup>7</sup>	—	25% <sup>9</sup>	—	—	\$9.81
ETF	Eastlake Fire District	20.1170	—	—	—	—	5.82%	—	—	—	—	—	—	\$9.81
FSMT	Feather Sound Comm. Svc. District	21.3220	—	—	—	—	5.82%	—	25% <sup>7</sup>	—	25%	—	—	\$9.81
GF	Gandy Fire District	20.4497	—	—	—	—	5.82%	—	25%	—	25%	—	—	\$9.81
GP	Gulfport	19.6053	10%	6%	10%	6%	6.72%	10%	—	—	—	\$20.60	\$1.88	\$3.60
HPTF	High Point Fire District <sup>2</sup>	20.8220	—	—	—	—	5.82%	—	—	—	25%	—	—	\$9.81
HR	Safety Harbor	19.5163	10%	6%	10%	6%	7.12%	—	25%	—	25%	\$22.32	\$2.77	\$8.50

Code	City or District	Total Millage <sup>4</sup>	Electric		Gas		Comm. Svcs. Tax <sup>5</sup>	Water <sup>6</sup>		Sewer <sup>8</sup>		Solid Waste Fee <sup>12</sup>	Recycling Fee <sup>12</sup>	Stormwater Fee <sup>13</sup>
			UT	FF	UT	FF		UT	SC	UT	SC			
HTF	Safety Harbor Fire District	20.9638	—	—	—	—	5.82%	—	25% <sup>10</sup>	—	25% <sup>10</sup>	—	—	\$9.81
IRB	Indian Rocks Beach	17.4963	—	6%	—	4%	2.40%	—	—	—	—	—	—	—
IS	Indian Shores	17.4363	10%	6%	10%	6%	5.82%	10%	—	—	—	—	—	—
KC	Kenneth City <sup>3</sup>	19.5755	10%	6%	—	6%	5.70%	10%	—	—	—	\$11.00	—	—
LA	Largo	20.9368	10%	—	—	6%	6.22%	10%	—	—	—	\$17.65	—	\$6.65
LETF	Lealman Fire District <sup>3</sup>	22.6348	—	—	—	—	5.82%	—	25% <sup>7</sup>	—	25% <sup>11</sup>	\$14.00	—	\$9.81
LTF	Largo Fire District	21.7129	—	—	—	—	5.82%	—	—	—	25% <sup>11</sup>	—	—	\$9.81
MB	Madeira Beach	17.7663	10%	6%	10%	6%	6.32%	10%	—	—	—	—	—	—
NRB	North Redington Beach	16.3174	—	6%	—	5%	5.72%	—	—	—	—	\$14.06	\$2.24	\$2.15
OM	Oldsmar	19.6163	9%	6%	9%	5%	6.42%	—	—	—	—	\$17.25	—	\$5.00
PF	Pinellas Park Fire District <sup>3</sup>	21.3496	—	—	—	—	5.82%	—	25% <sup>7</sup>	—	25%	—	—	\$9.81
PHMT	Palm Harbor Fire District	20.1520	—	—	—	—	5.82%	—	25% <sup>7</sup>	—	25% <sup>9</sup>	—	—	\$9.81
PP	Pinellas Park <sup>3</sup>	21.0563	10%	6%	10%	6%	6.00%	10%	—	—	—	\$11.78	—	\$4.00
RB	Redington Beach	17.3812	7.5%	6%	6%	6%	6.00%	—	—	—	—	—	—	—
RS	Redington Shores	17.3663	—	6%	—	4%	5.82%	—	—	—	—	—	—	—
SM	Seminole	18.0456	6%	6%	6%	6%	5.82%	—	—	—	—	\$12.47	—	—
SP	St. Petersburg <sup>3</sup>	22.3213	10%	6%	10%	6%	6.22%	10%	—	—	—	\$22.33	\$2.95	\$6.84

Code	City or District	Total Millage <sup>4</sup>	Electric		Gas		Comm. Svcs. Tax <sup>5</sup>	Water <sup>6</sup>		Sewer <sup>8</sup>		Solid Waste Fee <sup>12</sup>	Recycling Fee <sup>12</sup>	Stormwater Fee <sup>13</sup>
			UT	FF	UT	FF		UT	SC	UT	SC			
SPA	South Pasadena	18.8163	10%	6%	10%	6%	6.32%	10%	—	—	—	—	—	—
SPAF	South Pasadena Fire District	18.3157	—	—	—	—	5.82%	—	25%	—	—	—	—	\$9.81
SPB	St. Pete Beach	17.9663	10%	6%	10%	4%	6.30%	10%	—	—	—	—	—	—
SRT	Suncoast Fire & Rescue	18.1520	—	—	—	—	5.82%	—	—	—	25%	—	—	\$9.81
STF	Seminole Fire District	20.1101	—	—	—	—	5.82%	—	25% <sup>7</sup>	—	25% <sup>11</sup>	—	—	—
TF	Tarpon Springs Fire District	20.5265	—	—	—	—	5.82%	—	25%	—	25%	—	—	\$9.81
TI	Treasure Island	18.1531	10%	6%	6%	6%	5.82%	10%	—	—	—	\$19.50	\$4.30	\$10.04
TS	Tarpon Springs	20.9863	10%	6%	10%	6%	6.32%	10%	25%	—	25%	\$16.69	—	\$5.65
TVF	Tierra Verde Fire District	19.3136	—	—	—	—	5.82%	—	—	—	25%	—	—	\$9.81

<sup>1</sup> Fire & Rescue service provided through special agreements and not an ad valorem tax are designated with the AATD taxing district.

<sup>2</sup> Residents who are within the Feather Sound Community Service District should add 0.5000 mill to the provided millage rate.

<sup>3</sup> Residents who are within the Pinellas Park Water Management District should add 1.8670 mills to the provided millage rate. The Pinellas Park Water Management District is an independent special district created by the State Legislature, encompassing portions of the Lealman and Pinellas Park Fire Districts, and portions of the cities of Kenneth City, Pinellas Park, and St. Petersburg. See <http://www.ppwmd.com> for a boundary map.

<sup>4</sup> Total Millage is the real estate total which includes the following millages: City, County Wide (General Fund, Health Department), County MSTU, School, Transit, County Library Services, Fire District, Emergency Medical Services, and 'Other Districts' (Pinellas Planning Council, Juvenile Welfare Board, Southwest Florida Water Management District) where applicable. Residents who are within the Pinellas Park Water Management District should add 1.8670 mills to the provided millage rate. Residents who are within the East Lake, Palm Harbor, Lealman, and Suncoast Fire and Rescue Districts will continue to be assessed the district rate for fire service (in addition to the municipal millage) for five years or more following annexation unless there is an executed agreement between the municipality and the fire district.

- <sup>5</sup> The communications service tax includes the rate established by the local government plus a state surtax of 0.6%.
- <sup>6</sup> For properties served by a private well and not connected to a potable water system, the water surcharge would not apply.
- <sup>7</sup> For those areas within the Pinellas County water service area: no surcharge would apply.
- <sup>8</sup> For properties served by a septic tank and not connected to a sanitary sewer system, the sewer surcharge would not apply.
- <sup>9</sup> For those areas within the Pinellas County North County Sewer service district: no surcharge would apply.
- <sup>10</sup> The City of Safety Harbor does not provide sewer to unincorporated residents, however those residents in the Safety Harbor Fire District located in the Oldsmar Planning Area could be provided sewer and water by that city since they are in the Oldsmar sewer and water service areas.
- <sup>11</sup> For those areas within the Pinellas County South Cross Bayou sewer service district: no surcharge would apply.
- <sup>12</sup> The solid waste and recycling values are monthly charges collected by the municipality. Solid waste and recycling in unincorporated areas are collected by the use of a free market system, except in the Lealman Solid Waste Collection & Disposal District, where the solid waste fee is assessed annually and included on the property tax bill. Some providers may include recycling as part of the solid waste charge.
- <sup>13</sup> The stormwater fee is a monthly charge collected by the municipality. The unincorporated county charges a stormwater fee which is assessed annually and included as part of the property tax bill.