

TOWN OF KENNETH CITY 2008 COMPREHENSIVE PLAN

GOALS, OBJECTIVES, AND POLICIES



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in conjunction with the
Pinellas Planning Council**

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May 14, 2008**

**Town of Kenneth City
2008 Comprehensive Plan**

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Town of Kenneth City Goals, Objectives, and Policies

1.0 EXECUTIVE SUMMARY

The Town of Kenneth City conducted an evaluation and appraisal of its comprehensive plan in 2006 and 2007. A number of recommendations resulted from that evaluation process. These recommendations formed the basis for an amendment to the comprehensive plan. The amendment to the comprehensive plan presented herein is an update of the plan, addressing not only the recommendations from the evaluation process, but also reorganization of the comprehensive plan to eliminate duplications. Agency references and dates for completion of specified actions are updated and corrected. Revisions are provided to ensure consistency with the Pinellas Planning Council *Countywide Plan Rules*. The adopted portion of this document is Section 3.0, Goals, Objectives, and Policies, together with *Map LU-2, Future Land Use and Transportation*.

2.0 PUBLIC PARTICIPATION PROGRAM

The Town of Kenneth City is following the public participation requirements described in the 1999 Comprehensive Plan. The town further ensures that all participation requirements of *Florida Statutes* are followed. This process began with the adoption of an Evaluation and Appraisal Report in November 2006. During this process, citizens had opportunities to review and comment on the findings during the evaluation of the comprehensive plan.

This document contains a proposed amendment to the 1999 Comprehensive Plan to implement recommendations of the Evaluation and Appraisal Report. The process for considering, transmitting, and adopting the amendment includes citizen workshops and public hearings.

October 24, 2007	Workshop on proposed EAR-based amendment
November 27, 2007	Transmittal hearing by the Planning and Zoning Commission (LPA)
December 12, 2007	Transmittal hearing by Town Council
May 14, 2008	Adoption hearing by the Town Council

3.0 GOALS, OBJECTIVES, POLICIES, AND MAPS

3.1 INTRODUCTION

All goals, objectives, and policies, and Map LU-2, Future Land Use and Transportation, are included in this section. These goals, objectives, policies and map comprise the *Town of Kenneth City 2008 Comprehensive Plan*. The supporting data and analysis are located in a separate document and include both the data and analysis from the 1999 comprehensive plan as well as the evaluation and appraisal report-based amendment prepared in 2008.

3.2 FUTURE LAND USE ELEMENT

Goal 1: The residential and commercial character of the Town of Kenneth City shall be maintained and protected while:

- Maximizing the potential for economic benefit resulting from the fact that the town serves the commercial needs of a larger population, including town residents, residents of surrounding communities, and visitors;
- Enhancing natural and manmade resources for use by citizens and visitors; and
- Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Objective 1.1:

The Town shall ensure that redevelopment and new development occur in planned areas at the appropriate densities and intensities as indicated on, and consistent with, *Map LU-2: Future Land Use and Transportation* and this comprehensive plan.

Policy 1.1.1:

Map LU-2: Future Land Use and Transportation shall be consistent with the *Rules Concerning the Administration of the Countywide Future Land Use Plan, As Amended* adopted by Pinellas County Ordinance No. 89-4 effective February 6, 1989, and subsequent amendments.

Policy 1.1.2:

The Town of Kenneth City adopts the mixed-use land use category established on the Future Land Use Map, which implements this comprehensive plan based on and consistent with the following residential density standards and intensity standards for nonresidential uses.

- Residential/Office General (R/OG), with a residential density of 0 to 15 units per acre in which the developmental threshold as a mix shall be a minimum parcel of 7,500 square feet, at a minimum of thirty percent (30%) residential, with a maximum Floor Area Ratio (FAR) of 0.4 and a maximum Impervious Surface Ratio (ISR) of 0.65.

Policy 1.1.3:

The Town of Kenneth City adopts the residential 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.

- Residential Low (RL), density of 0 to 5 residential units per acre
- Residential Urban (RU), density of 0 to 7.5 residential units per acre
- Residential Medium (RM), density of 0 to 15 residential units per acre

Policy 1.1.4:

The Town of Kenneth City adopts the nonresidential and nonmixed use land use categories established on the Future Land Use Map.

- Commercial General (CG), with a maximum FAR of 0.4 and a maximum ISR of 0.8
- Industrial Limited - Warehouse (IL), with a maximum FAR of 0.5 and a maximum ISR of 0.65
- Recreation/Open Space (R/OS), with a maximum FAR of 0.25 and a maximum ISR of 0.4
- Preservation (P), with a maximum FAR of 0.1 and a maximum ISR of 0.2
- Institutional (I), with a maximum FAR of 0.5 and a maximum ISR of 0.65
- Water/Drainage Feature (FAR and ISR are not applicable to this category)

Policy 1.1.5:

All land use categories on the Future Land Use Map shall be consistent with the locational characteristics adopted in the Pinellas Planning Council *Countywide Plan Rules*.

Policy 1.1.6:

Any amendment to the Future Land Use Map that allows additional residential density or nonresidential intensity, either by a requested map amendment or the annexation of vacant residential lands, will require a re-evaluation of the infrastructure, transportation, recreational facilities, and any capital improvements needed to meet the adopted level-of-service standards.

Objective 1.2:

Future growth and development shall be managed through the implementation and enforcement of land development regulations, as established in the *Town of Kenneth City Land Development Code* and consistent with this adopted comprehensive plan.

Policy 1.2.1:

The land development regulations shall provide guidelines for the administration of the land use categories adopted by the Town of Kenneth City.

Policy 1.2.2:

Zoning districts defining specific uses and development densities and intensities shall implement the adopted land use designations.

Policy 1.2.3:

Guidelines for the subdivision and use of land, the protection of environmentally sensitive resources, landscaping, and flood hazard safety shall continue to be implemented.

Policy 1.2.4:

New developments and redevelopments shall limit disruption to the community, and minimize the displacement of residents.

Policy 1.2.5:

Open space buffering, as appropriate, shall be required between the following:

- Residential and non-residential land uses;
- Educational or recreational development and other land uses;
- Land uses with different densities or intensities;
- Land uses and rights-of-way; and
- Other incompatible or nonconforming land uses.

Objective 1.3:

Integrity and quality of life will be maintained in existing and future residential neighborhoods.

Policy 1.3.1:

Ensure that existing residential areas are protected from the encroachment of incompatible activities, and other land use areas shall be protected from the encroachment of incompatible residential activities.

Policy 1.3.2:

Ensure that future residential areas are located and designed to protect life and property from natural and manmade hazards such as flooding, excessive traffic, subsidence, noxious odors, and noise.

Policy 1.3.3:

Residential land uses shall be located in a manner that is compatible with the type and scale of surrounding land uses.

Policy 1.3.4:

The Town will use the Tampa Bay Regional Planning Council *Hurricane Evacuation Study* for guidance pertaining to residential future land use densities in hurricane evacuation areas.

Objective 1.4:

Commercial development shall be compatible with environmental and economic resources, shall occur in a planned fashion, shall be consistent with *Map LU-2: Future Land Use and Transportation*, and the town's land development regulations, and shall be in keeping with the needs and character of the community.

Policy 1.4.1:

Commercial development shall be of a nature which is intended to serve the general retail needs, day-to-day commercial needs (e.g., convenience goods and services), and personal and professional service needs of the residents of the Town of Kenneth City and the residents and seasonal visitors of nearby communities and unincorporated Pinellas County.

Policy 1.4.2:

The Town shall work with Pinellas County to ensure that commercial/office development taking place along 54th Avenue and 66th Street, either in the town or county, is of a nature compatible with surrounding land uses and available public services and utilities.

Policy 1.4.3:

The Town shall support the best use of the Commercial General and Residential/Office General land use categories through the redevelopment or rehabilitation of existing commercial or office uses.

Policy 1.4.4:

The Town shall ensure that commercial areas are located and designed to enhance safety, to provide for compatibility with existing uses, to provide adequate off-street parking and loading areas and to separate pedestrian and vehicular traffic.

Policy 1.4.5:

Access management provisions shall minimize traffic and land use conflicts, such as limiting direct access onto major roads by controlling the number and location of curb cuts.

Objective 1.5:

The Town shall provide for the use of innovative land development techniques, such as planned unit developments and mixed-use land categories.

Policy 1.5.1:

Planned unit developments shall, at a minimum, include creative development approaches, mixed-use development, required open space, safe and efficient traffic circulation, and cluster development.

Policy 1.5.2:

Provide that the Residential/Office General land use category shall be used for mixed-use purposes through policies contained in this comprehensive plan.

Objective 1.6:

Existing land uses or structures which are either incompatible or inconsistent with the desired town character, as established in *Map LU-2: Future Land Use and Transportation*, shall be deemed nonconforming.

Policy 1.6.1:

Those uses and structures that lawfully existed prior to the adoption of the town's comprehensive plan in September 13, 1989, and have been rendered nonconforming shall be considered grandfathered, as defined in the land development regulations.

Objective 1.7:

The Town shall continue to ensure the availability of suitable land for utility facilities necessary to support proposed development.

Policy 1.7.1:

The Town, through its site plan review and permitting procedures, will cooperate with those public utilities providing service to the community to assure that adequate land is available for those facilities necessary to support proposed development.

Policy 1.7.2:

Consistent with state law, new electric substations shall be permissible in all land use categories, except Preservation and Conservation, in the town.

Objective 1.8:

The Town shall assist property owners in the identification, preservation, and protection of any structures that may become historically or architecturally significant.

Policy 1.8.1:

By providing referral to the appropriate governmental agency(ies), the Town shall assist property owners in the identification of historically or architecturally significant structures.

Policy 1.8.2:

The Town shall assist property owners of historically or architecturally significant structures in applying for and utilizing state and federal assistance programs.

Objective 1.9:

The Town of Kenneth City shall support efforts that facilitate coordination of planning between the Town and the Pinellas County School Board for the location and development of public educational facilities.

Policy 1.9.1:

The Town of Kenneth City supports public school siting pursuant to the requirements of state law through the passage of Resolution 99-3, dated April 14, 1999.

Policy 1.9.2:

Public educational facilities of the Pinellas County School Board are an allowable use within the following future land use categories:

- Residential Low
- Residential Medium
- Commercial General
- Institutional

Objective 1.10:

The Town shall recognize private property rights pursuant to Sections 70.001 and 70.51, Florida Statutes.

Policy 1.10.1:

The Town shall, upon need, prepare and adopt procedures to deal with the appeal process as outlined in the *Bert J. Harris, Jr. Private Property Rights Protection Act* and the *Environmental Dispute Resolution Act*.

3.3 TRANSPORTATION ELEMENT

Goal 1: A safe, convenient, and efficient road system shall be available for all residents and visitors to the town.

Objective 1.1:

The operational level-of-service (LOS) “D” peak-hour shall be the standard for all arterial and collector roads within the town.

Policy 1.1.1:

The Town shall review all proposed development or redevelopment for consistency with this transportation element and impacts upon the adopted LOS standards.

- Development orders and permits shall be issued only when it is documented by the developer’s transportation analysis that such development is consistent with the level-of-service standards for the affected transportation and public facilities adopted by this comprehensive plan.
- The transportation analysis will utilize the latest and best methodology available at the time.
- No development orders or permits that affect access to state roads shall be issued until FDOT completes a review and gives conceptual approval of the development site access plan.

Policy 1.1.2:

The Town shall assess new development or redevelopment an equitable pro rata share of the costs to provide roadway improvements to serve the development or redevelopment and shall enforce countywide transportation impact fee regulations.

Policy 1.1.3:

The Town shall monitor the Metropolitan Planning Organization’s annual traffic analysis for roads with projected level-of-service problems within its jurisdiction.

Objective 1.2:

Transportation planning shall be coordinated with *Map LU-2: Future Land Use and Transportation*, and roadway rights-of-way shall be identified, protected, reserved, or acquired as needed.

Policy 1.2.1:

The Town shall enforce the minimum construction and regulatory requirements for new and existing roadways.

Policy 1.2.2:

The Town shall continue to ensure that existing densities and intensities of parcels along roadways with existing and/or projected level-of-service deficiencies are maintained or decreased.

Objective 1.3:

The Town shall encourage the development and utilization of a safe, convenient, and energy efficient multi-modal transportation system, supporting motorized and non-motorized transportation, and meeting the special needs of the transportation disadvantaged.

Policy 1.3.1:

The Town shall continue to enforce parking requirements.

Policy 1.3.2:

When physically possible, the Town shall promote the use of bicycle and pedestrian ways that connect residential areas to recreation areas, schools, shopping areas, and transit terminal areas.

Policy 1.3.3:

Bicycle storage areas at shopping and recreational areas shall be required.

Policy 1.3.4:

The Town shall encourage county and state transportation authorities to provide sidewalks, crosswalks, and bicycle lanes on roadways within their jurisdictions.

Policy 1.3.5:

The Town shall support and coordinate public transportation services within the town with the Pinellas Suncoast Transit Authority, as feasible.

Policy 1.3.6:

The Town shall coordinate with the Pinellas County Metropolitan Planning Organization regarding the provision of transportation disadvantaged services, as needed.

Objective 1.4:

The town transportation system shall emphasize safety and aesthetics.

Policy 1.4.1:

The Town shall enforce signage requirements along roadways within its jurisdiction.

Policy 1.4.2:

The Town shall review annual accident reports prepared by the Town's Police Department for county and state roadways under their jurisdiction to identify needed safety improvements.

Policy 1.4.3:

The Town, in cooperation with Pinellas County and the Florida Department of Transportation, shall control connections or access points of driveways to the roadway system.

Objective 1.5:

Transportation planning shall be coordinated with the town's *Future Land Use Element*, the Florida Department of Transportation (FDOT) Long Range and 5-Year Transportation Plans, the

Pinellas County Metropolitan Planning Organization (MPO) Transportation Improvement Program (TIP) and Long-Range Transportation Plan, and the plans of neighboring jurisdictions.

Policy 1.5.1:

The Town shall consider adopting future land use amendments in order to be consistent with subsequent versions of the FDOT and the Pinellas County MPO Transportation Improvement Program and Long-Range Transportation Plan.

Policy 1.5.2:

The Town shall periodically review the transportation plans and programs of neighboring municipalities and Pinellas County, as they may be amended, for consistency with this element.

Policy 1.5.3:

All amendments to this transportation element shall be supported by appropriate transportation analysis.

3.4 HOUSING ELEMENT

Goal 1: The Town shall encourage the provision of decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of present and future residents, free from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status, or household composition.

Objective 1.1:

The Town shall encourage the private sector to provide and preserve adequate and affordable housing to meet the needs of the existing and future population.

Policy 1.1.1:

The Town shall provide information and technical assistance to the private sector for the development or redevelopment of additional housing units.

Policy 1.1.2:

The Town shall periodically review and update ordinances, codes, regulations, and the permitting process to streamline the private sector's ability to meet housing needs.

Policy 1.1.3:

The Town shall provide guidelines for the conservation, rehabilitation, and demolition of housing units to ensure the health, welfare, and safety of residents.

Policy 1.1.4:

The Town shall provide supportive infrastructure and facilities to residents in all areas of the town.

Policy 1.1.5:

The Town shall uphold the cooperation agreement with Pinellas County for the administration of the Community Development Block Grant program, and shall consider

the use of other appropriate federal, state, and local subsidy programs to create affordable housing.

Policy 1.1.6:

The Town shall coordinate with Pinellas County in the delivery of a multi-jurisdictional program to address affordable housing.

Objective 1.2:

The Town shall encourage the private sector to provide a mixture of affordable housing units, including extremely low, very-low, low, and moderate-income housing, and manufactured homes.

Policy 1.2.1:

The Town shall permit a variety of residential densities and housing types, to allow the private sector to meet the housing needs of extremely low, very-low, low, and moderate-income households.

Policy 1.2.2:

The Town shall insure that any future affordable housing developed within the town shall be designed to avoid a concentration of units in any one geographic area.

Objective 1.3:

The Town shall protect the rights of all citizens to purchase or rent decent, safe, and sanitary housing, free from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status, or household composition.

Policy 1.3.1:

The Town shall enforce the *Pinellas County Fair Housing Ordinance*.

Policy 1.3.2:

The Town shall notify enforcement agencies whenever housing discrimination is encountered.

Policy 1.3.3:

The Town shall have a multifamily land use category to encourage the private sector to provide a wide range of housing types and costs.

Objective 1.4:

Community residential homes licensed by the Florida Department of Children and Families shall be permitted in residential neighborhoods, pursuant to Chapter 419, Florida Statutes.

Policy 1.4.1:

Licensed community residential homes with six or fewer residents shall be allowed in any future land use map category that allows single-family homes, pursuant to state law.

Policy 1.4.2:

Licensed community residential homes with seven or more residents shall meet local siting requirements.

Objective 1.5:

The useful life of the existing housing stock shall be conserved and extended, the character of existing residential neighborhoods shall be maintained or improved, and substandard housing shall continue to be eliminated.

Policy 1.5.1:

The Town shall enforce the housing codes and standards relating to care and maintenance of residential and neighborhood environments and facilities, to preserve the existing residential character, protect the quality of the housing stock, and ensure public health and safety.

Policy 1.5.2:

The Town shall encourage individual homeowners to increase private reinvestment in housing, by providing information and technical assistance programs.

Policy 1.5.3:

The Town shall maintain code enforcement activities, through regular inspections of the housing stock.

Objective 1.6:

The Town shall provide uniform and equitable treatment for persons and businesses displaced by local government programs.

Policy 1.6.1:

The Town shall follow state and federal guidelines to ensure that any persons displaced by public action shall have access to reasonably located, standard housing at affordable costs prior to their displacement.

3.5 INFRASTRUCTURE ELEMENT

Goal 1: The Town shall ensure that needed sanitary sewer, solid waste, and potable water services will be provided by a safe and efficient system which maintains adequate facilities and provides for orderly growth and expansion.

Objective 1.1:

The Town of Kenneth City shall continue to implement procedures, in cooperation with its sewage, solid waste, and potable water system providers, to ensure that development permits are issued only when adequate facility capacity is available to serve the development and do not result in a reduction in the level-of-service standards adopted within this element.

Policy 1.1.1:

The adopted level-of-service standards shall be as follows:

Table 1: Adopted Level-of-Service Standards

Facility	Time Period	Level-of-Service Standard
Potable Water	Beginning of planning time frame through 2019	120 gallons per capita a day ¹
	2020-2025	115 gallons per capita a day ¹
Sanitary Sewer	To extend through 2025	To determine whether adequate wastewater treatment capacity is available for a development or redevelopment project in the Town, Kenneth City will utilize the adopted level of service standard for the South Cross Bayou Wastewater Reclamation Facility. ¹
Solid Waste	To extend through 2025	7.1 pounds per capita a day (excludes recycled materials)

Source: ¹Pinellas County Planning Department, Exhibit B, Capital Improvements Element, October 16, 2007 and adopted March 18, 2008.

Policy 1.1.2:

The Town shall ensure that the development, expansion, replacement, or modification of infrastructure facilities is compatible with adopted level-of-service standards.

Policy 1.1.3:

The Town shall maintain formal agreements with Pinellas County to provide water and sewer services consistent with adopted level-of-service standards.

Policy 1.1.4:

When the Southwest Florida Water Management District updates its regional water supply plan, the Town will incorporate the appropriate updates into this comprehensive plan within 18 months.

Objective 1.2:

The Town and Pinellas County shall work together to encourage reduction in potable water demand.

Policy 1.2.1:

The Town shall require that low water usage plumbing fixtures be installed in all new buildings or in conjunction with renovations.

Policy 1.2.2:

The Town shall enforce the water conservation provisions of the *Pinellas County Code* and shall coordinate with Southwest Florida Water Management District to restrict the unnecessary consumption of potable water.

Policy 1.2.3:

The Town shall require the installation of rain sensor devices for new irrigation systems which will override the timing cycle when adequate rainfall has occurred.

Objective 1.3:

The Town shall work with Pinellas County to reduce the demand for potable water through reuse of wastewater.

Policy 1.3.1:

The Town shall examine the feasibility of reusing treated wastewater for irrigation and landscaping.

Objective 1.4:

The Town shall work with its franchise solid waste collection provider and Pinellas County to maintain or reduce its per capita generation of non-recyclable solid waste.

Policy 1.4.1:

The Town shall provide a recycling program for appropriate waste products.

Goal 2: The Town shall provide an efficient stormwater drainage system which protects human life, minimizes property damage, and improves stormwater quality and on-site retention.

Objective 2.1:

The Town shall continue to implement its master drainage plan.

Policy 2.1.1:

The drainage level-of-service standard shall be the design requirements of the 25-year frequency, 24-hour storm event or the highest feasible design requirements.

Policy 2.1.2:

The *master drainage plan* shall continue to address the following:

- An inventory and evaluation of those areas which currently have flooding problems;
- A hydrological map of Kenneth City showing natural and artificial drainage features;
- A map of stormwater outfalls into lakes and retention ponds; and
- A plan for correcting drainage deficiencies, including a prioritized list of corrective measures, and their projected implementation costs.

Policy 2.1.3:

Drainage regulations and standards shall meet all applicable federal, state, regional, and local standards.

Policy 2.1.4:

The Town shall maintain drainage facilities adjacent to roadways in its jurisdiction, and where necessary, shall consider the use of eminent domain condemnation to acquire property for drainage retention purposes.

Policy 2.1.5:

The Town shall prevent ~~ion~~ of erosion, and excessive runoff, and protect natural drainage features through the site plan review and development process.

Policy 2.1.6:

The Town shall support the efforts of Pinellas County to improve the portions of the Joe's Creek drainage basin that fall within county jurisdiction.

3.6 CONSERVATION ELEMENT

Goal 1: To ensure the highest environmental quality possible, the Town of Kenneth City shall conserve, protect, and appropriately manage its aquatic, wetland, and terrestrial resources.

Objective 1.1:

The Town shall continue to participate in the conservation of regional groundwater resources.

Policy 1.1.1:

The Town shall continue implementing its educational program encouraging residential and commercial consumers to conserve potable water.

Policy 1.1.2:

The Town shall continue to enforce the provisions set forth in the Southwest Florida Water Management District *Water Shortage Plan*.

Policy 1.1.3:

The Town shall protect the water storage and water quality enhancement functions of floodplain areas and the application of land and water management practices which provide for compatible uses.

Objective 1.2:

To maintain surface water quality and reduce flood damage, the Town shall protect the natural functions of floodplains, lakes, and the creek.

Policy 1.2.1:

Recognizing that parts of the community are located within the 100-year floodplain, the Town shall strictly enforce all appropriate federal, state, and regional construction codes.

Policy 1.2.2:

The Town shall review and amend as necessary the current floodplain ordinance to ensure that hydrologically significant wetlands and other natural floodplain features are adequately protected.

Objective 1.3:

The Town shall conserve or improve any identified wetlands or wildlife habitat.

Policy 1.3.1:

Upon identification in the town, areas such as marshes, swamps, or other wetlands shall be designated Preservation land on *Map LU-24: Future Land Use and Transportation*.

Policy 1.3.2:

The Town shall work with appropriate county, regional, and state agencies to identify, protect, and conserve the natural character and function of any identified wildlife habitat.

Objective 1.4:

The Town shall conserve, appropriately use, and protect trees and native vegetation.

Policy 1.4.1:

The Town shall encourage all new development to preserve, to the maximum extent practicable, trees and other native vegetation found on site.

Policy 1.4.2:

Native vegetation shall receive priority in the landscaping requirements.

Policy 1.4.3:

The Town shall prohibit the planting and encourage the removal of exotic species such as punk tree (*Melaleuca quinquenervia*), Australian pine (*Casuarina spp.*) and Brazilian pepper (*Schinus terebinthifolus*).

Policy 1.4.4:

The Town shall consider soil conditions and vegetation classifications when designating land use categories.

Policy 1.4.5:

Although only limited natural resources remain in Kenneth City, every effort shall be taken to protect these resources, including the following measures:

- Recreational development shall be compatible with the surrounding environment, and shall be subject to performance standards adopted in land development regulations;
- The clearing of trees and wetland vegetation shall be prohibited, unless a permit has been obtained; and
- All applications for development approval shall be subject to site plan review.

Policy 1.4.6:

The Town shall participate in county, regional, and state programs designed to protect unique vegetative communities located in more than one local jurisdiction.

Objective 1.5:

All development activities shall be coordinated with topography and soil conditions, and shall ensure the protection of natural resources.

Policy 1.5.1:

Unique and irreplaceable natural resources are protected from the adverse effects of development, except in cases of overriding public benefit.

Policy 1.5.2:

The suitability of topography and soil conditions shall be assessed as part of the development review process.

Policy 1.5.3:

All development shall be compatible with the surrounding environment and shall be subject to performance standards.

Policy 1.5.4:

Land use proposals which could potentially increase point-source air and water pollution shall be subject to a strict permitting process that conforms to all county, state, and federal regulations governing point-source discharges.

Objective 1.6:

The Town shall protect species with special status from adverse impacts of urban development.

Policy 1.6.1:

The Town shall comply with all state and federal regulations pertaining to species of special status (e.g., endangered, rare, species of special concern, and threatened) as required under the *Florida Endangered and Threatened Species Act* or the federal *Endangered Species Act*.

Objective 1.7:

The Town of Kenneth City shall continue its involvement in monitoring the proper handling, treatment, and disposal of hazardous waste within its jurisdiction.

Policy 1.7.1:

The Town shall follow the Pinellas County emergency response plan governing accidents involving hazardous waste.

Policy 1.7.2:

The Town shall support the Pinellas County pollution prevention program governing small generators of hazardous wastes.

Policy 1.7.3:

Through mailings and other media, the Town shall encourage residents and local businesses to deposit household chemical waste at the Pinellas County household chemical collection center.

Objective 1.8:

The Town shall continue efforts to comply with all state and federal standards for air quality.

Policy 1.8.1:

In order to reduce the negative effects of automobile emissions pollution, the Town shall:

- Encourage vegetative buffer strips between roadways and residential development;
- Promote alternative transportation modes such as ride-sharing, walking, and biking; and
- Assure continued operation of roadways at acceptable levels of service.

Policy 1.8.2:

The Town shall encourage the use of energy conservation methods in new developments and redevelopments.

Objective 1.9:

Land use planning shall be coordinated with hazard mitigation efforts, consistent with recommendations of the *Pinellas County Local Mitigation Strategy*.

Policy 1.9.1:

Land development regulations governing development or redevelopment in flood prone areas shall be implemented based on the criteria of the National Flood Insurance Program.

Policy 1.9.2:

Appropriate recommendations of interagency hazard mitigation reports, such as the *Pinellas County Local Mitigation Strategy*, shall be incorporated into this comprehensive plan.

Policy 1.9.3:

The Town will forward notice of proposed future land use plan amendments with potential hurricane shelter and evacuation route impacts to the Tampa Bay Regional Planning Council and the Pinellas County Emergency Management Department which will be consulted, if necessary and appropriate, to ascertain the amount of currently available shelter space.

3.7 RECREATION AND OPEN SPACE ELEMENT

Goal 1: The Town shall ensure the provision, protection, and maintenance of a coordinated, efficient, and accessible system of public and private recreational parks and facilities which shall meet the needs of the town's current and future residents, tourists, and visitors.

Objective 1.1:

The Town shall, in cooperation with other governmental agencies, provide and maintain a system of parks, recreation facilities, and open space, meeting the needs of the current and future population.

Policy 1.1.1:

The standards shown in Tables 1 and 2 are the adopted level-of-service standards for the town.

Table 1: Level-of-Service Standards for Parks and Open Space

Park Facility	Service Area/ Population Served	Facilities
Mini-Park	2 - 3 block area per 2,500	Play apparatus areas, benches, open space, landscaping, and picnic tables.
Neighborhood Park	0.25 - 0.5 miles per 5,000	Play apparatus areas, recreation buildings, sports fields, multi-purpose fields, senior citizen areas, landscaping, open space, and free play areas.
Open Space	1 acre per 1,000	Passive recreation area, trails, and commemorative structures.

Table 2: Level-of-Service Standards for Specific Activities

Activity/Facility	Per Person Level-of-Service Standard
Basketball	1 court per 6,000
Multi-Purpose	1 field per 6,000
General Play	1 playground per 3,000
Indoor Activities	1 recreation center per 6,000
Shuffleboard	1 court per 2,000
Tennis	1 court per 6,000

Policy 1.1.2:

Park and recreation lands shall be planned for multiple uses and located in areas most suitable to satisfy the needs of the permanent and seasonal population, and tourists.

Policy 1.1.3:

Land set aside by new development for recreational purposes shall be determined suitable for that purpose during the site planning process, and should not be land which is remaining after development.

Policy 1.1.4:

The designation and acquisition of recreation and park sites shall be in accordance with long-range comprehensive plans for town development and redevelopment.

Policy 1.1.5:

The Town shall ensure that recreation sites be held inviolate against diversion to other uses, except in instances of overriding public need.

Objective 1.2:

The Town shall encourage the coordination of public and private recreation resources.

Policy 1.2.1:

The Town shall encourage local businesses and organizations to participate in community events, corridor beautification, and other recreation/open space projects.

Policy 1.2.2:

The Town shall encourage individuals to donate monies, gifts, or properties toward park restoration and improvements.

Objective 1.3:

Lands designated as Recreation/Open Space or Preservation on *Map LU-2: Future Land Use and Transportation* shall be protected from incompatible land uses.

Policy 1.3.1:

The Town shall maintain and enforce standards for open space, landscaping, and signage.

Policy 1.3.2:

The Town shall maintain passive open space in its parks, in order to preserve native habitats and recreational opportunities.

Policy 1.3.3:

The Town shall work with Pinellas County to preserve open space in the Joe's Creek corridor.

Objective 1.4:

The Town shall provide park and recreation facilities in an economically efficient manner.

Policy 1.4.1:

The Town shall actively pursue funding for the maintenance of park and recreation facilities, including county, state, and federal assistance funds.

Policy 1.4.2:

New residential developments or redevelopments shall provide for the future recreational needs generated by that development.

Policy 1.4.3:

The Town shall preserve, maintain, and enhance existing parks and recreation facilities through the use of adequate operating budgets, user fees, and proper management techniques.

Policy 1.4.4:

The Town shall include funds for the maintenance of recreation sites in its annual operating budget.

Policy 1.4.5:

The Town shall explore entering into a formal agreement with the Pinellas County School Board for the use of countywide public school recreational facilities, as needed to meet recreational needs.

Objective 1.5:

The Town shall ensure adequate access to public recreation sites, including aquatic resources, for all residents and seasonal visitors.

Policy 1.5.1:

The Town shall ensure that public recreational facilities maintain access for all age groups and the physically disabled.

Policy 1.5.2:

The Town shall ensure that public recreational facilities maintain adequate parking, and access for bicyclists and pedestrians.

3.8 INTERGOVERNMENTAL COORDINATION ELEMENT

Goal 1: The Town shall participate in, and comply with, established provisions for intergovernmental coordination to implement the comprehensive plan consistent with state, regional, and countywide procedures and requirements.

Objective 1.1:

The Town of Kenneth City shall participate in the countywide planning process as provided for in the *Special Act* (Ch. 88-464, Laws of Florida, as amended) through its representation on the Pinellas Planning Council.

Policy 1.1.1:

The Town of Kenneth City shall coordinate its comprehensive plan and land development regulations with the *Countywide Future Land Use Plan* and *Countywide Plan Rules*.

Policy 1.1.3:

The Town shall comply with the specific procedural and substantive requirements of the *Countywide Plan Rules* concerning amendment of the comprehensive plan, Future Land Use Map, and land development regulations.

Policy 1.1.4:

A representative appointed by the Mayor may participate as a non-voting member of the Planners Advisory Committee of the PPC.

Objective 1.2:

Bring intergovernmental disputes to closure in a timely manner through the use of voluntary dispute resolution processes.

Policy 1.2.1:

The Town will pursue the resolution of conflicts that may arise from local comprehensive plan goals, objectives, and policies using the appropriate voluntary dispute resolution process identified in this element or other suitable process.

Policy 1.2.2:

The Town will utilize the existing countywide planning process, as appropriate, to resolve local government future land use plan disputes, as well as other planning related intergovernmental disputes.

Policy 1.2.3:

The Town will utilize the Tampa Bay Regional Planning Council in its role as a mediator and conciliator to reconcile differences on planning and growth management issues.

Policy 1.2.4:

In instances where the resolution of issues requiring intergovernmental concurrence has not been achieved, the Town may initiate informal mediation by filing with the Tampa Bay Regional Planning Council a written request for mediation assistance, pursuant to Chapter 29H-13, Florida Administrative Code, and Chapter 186, Florida Statutes.

Objective 1.3:

Identify, implement, and coordinate joint planning areas for annexation and service provision.

Policy 1.3.1:

In order to ensure that growth resulting from future annexation does not have an adverse effect on the character of the community, sound urban development, adequate accommodation of growth, or the availability of community services, the Town shall ensure that annexations are conducted pursuant to the applicable provisions of the Town Charter and Chapter 171, Florida Statutes.

Policy 1.3.2:

The Town may annex unincorporated enclaves in order to promote efficient provision of services.

Policy 1.3.3:

The Town will coordinate with the Pinellas Planning Council, and other jurisdictions as appropriate, to establish a more comprehensive and better integrated annexation process that will include consideration of the following:

- Advance notice - A procedure that provides for advance notice of all annexations to the respective parties of interest.
- Accurate legal description - A means to review and validate the legal descriptions for annexations.
- State law compliance - Definitions and examples by which to determine compliance with the state law for contiguity, compactness, enclaves, and procedures for annexation agreements.
- Ability to serve - Pre-determined or administrative means to establish a municipality's ability to serve the area.
- Service contracts - Enabling provisions for the County and each municipality to enter into mutually acceptable agreements to provide selected services where it is beneficial to the citizenry and cost-effective to do so in lieu of annexation.
- Predictability - The delineation of areas eligible to be annexed by each jurisdiction.

- Consistency - A requirement for consistency with the *Countywide Future Land Use Plan* at the time of annexation.
- Coordination with state plan amendment review process - To establish eligibility for waiver of the requirement for plan amendment pursuant to Section 163.3171(3), Florida Statutes, at the time of annexation.

Policy 1.3.4:

The Town will provide a copy of its published or posted notice of annexation, via certified mail, to the Board of County Commissioners as required by Section 171.044(6), Florida Statutes.

Goal 2: The Town shall establish a regular means of communication among officials of two or more political or other jurisdictions for the purpose of addressing and resolving issues of mutual interest that arise from the local government's comprehensive plan and plans of other entities.

Objective 2.1:

The Town shall continue to improve communication, cooperation, and coordination with area local governments, agencies, and districts.

Policy 2.1.1:

The Town of Kenneth City will, through site plan review, strive to ensure that development and/or redevelopment in the town will not negatively impact the cities of St. Petersburg and Pinellas Park or unincorporated Pinellas County.

Policy 2.1.2:

Recognizing the impacts of development extend beyond the limits of the community, the Town shall, through site plan review and permitting, ensure that development orders or permits are consistent with the objectives of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, state, or federal agencies.

Policy 2.1.3

The Town will coordinate with service providers in the town to develop recommendations that address ways to improve coordination of the town's concurrency management methodologies and systems, and levels of service.

Policy 2.1.4:

The Town of Kenneth City shall continue to coordinate with the Pinellas County Planning Council, Pinellas County School Board, Pinellas County, Tampa Bay Regional Planning Council, Tampa Bay Water, Southwest Florida Water Management District, and other state and federal agencies on projects that fall within their jurisdictions or are multi-jurisdictional in nature.

Policy 2.1.5:

The Town will review the plans and independent special district facility reports of Pinellas County, the Southwest Florida Water Management District (SWFWMD), and Tampa Bay Water (TBW) and identify and resolve conflicts with the comprehensive plan, including concurrency related items.

Objective 2.2 :

Identify and describe joint processes for collaborative planning on population projections, school siting, facilities subject to concurrency, and facilities with countywide significance.

Policy 2.2.1:

The Town will coordinate with the Pinellas County Planning Department in its effort to develop countywide population projections that include expected growth for the community.

Policy 2.2.2:

The Town will continue to coordinate with Pinellas County for the provision of countywide facilities, including but not limited to, solid waste disposal, wastewater treatment, and the Pinellas County Emergency Operations Center.

Policy 2.2.3:

The Town will coordinate, through the Metropolitan Planning Organization, its transportation needs with those of the remainder of the county and the Florida Department of Transportation.

Policy 2.2.4: The Town will coordinate with the Southwest Florida Water Management District *Regional Water Supply Plan* through the Pinellas County Utilities from which it receives all retail water supplies.

Objective 2.3:

The Town shall review its comprehensive plan to:

- Identify and coordinate issues that are of mutual interest to other local, state, and regional entities;
- Address through coordination mechanisms, the impacts of development on other entities; and
- Coordinate compatible level-of-service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibilities for such facilities.

Policy 2.3.1:

When reviewing proposals for development, the Town shall coordinate such development with plans of adjacent local governments.

Policy 2.3.2:

If requested to do so, the Town will forward its standards for incompatible land uses to adjacent jurisdictions and the School Board to solicit comments pertaining to proposed actions.

Policy 2.3.3:

The Town will utilize the countywide planning process as an additional means of notifying adjacent jurisdictions of future land use plan map amendments.

Policy 2.3.5:

The Town will coordinate its plans for bicycle and pedestrian ways with the Metropolitan Planning Organization and its Bicycle and Pedestrian Advisory Committees in order to notify and allow for comment by other local governments.

Policy 2.3.6:

The Town will coordinate its levels of service, concurrency management methodologies, and land development regulations with the Metropolitan Planning Organization, the Florida Department of Transportation, and Pinellas County to encourage compatibility with level of service and access management standards for county- and state-maintained roadways.

Policy 2.3.7:

The Town shall improve coordination with Pinellas County for involvement in the design of roadway improvements and enhancement planning for projects that are conducted by the county but located within the town limits.

Policy 2.3.8:

The Town will review and comment, if necessary, on the plans of the Pinellas County Community Development Department regarding the provision of extremely low, very-low, low, and moderate income housing.

Policy 2.3.9:

The Town will review and support the various Pinellas County housing assistance programs available to the town.

Policy 2.3.10:

The Town will notify adjacent jurisdictions that share wetlands of its protection plans and solicit comments pertaining to any proposed action.

Policy 2.3.11:

The Town will share information concerning significant native vegetative communities, terrestrial, marine, estuarine, and aquatic habitats, wildlife species, and upland habitat occurring in the town with adjacent local governments, appropriate agencies, or other interested groups.

Policy 2.3.12:

The Town will participate in the Local Mitigation Committee to ensure that the strategies are implemented and updated.

3.9 CAPITAL IMPROVEMENTS ELEMENT

Goal 1: The Town shall undertake fiscal actions necessary to provide and maintain public facilities for all residents within its jurisdiction, at the adopted levels of service.

Objective 1.1:

Capital improvements, contained in the adopted five-year Schedule of Capital Improvements, will be provided to correct existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities, and will serve to coordinate land use decisions with available or projected fiscal resources in order to maintain adopted levels of service.

Policy 1.1.1:

The Town shall maintain a Capital Improvements Advisory Committee whose purpose shall be to evaluate projects proposed for inclusion in the five-year Schedule of Capital Improvements.

Policy 1.1.2:

The Town shall develop, and thereafter update annually, a multi-year Capital Improvement Program (CIP), the first year of which shall be the Capital Budget.

Policy 1.1.3:

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

- Project is needed to eliminate a proven or obvious hazard to public health and safety;
- Project is needed to fulfill a legal commitment;
- Project is needed to preserve, maintain, refurbish, achieve full use of, or replace existing facilities;
- Project will provide a new facility or bring an existing one up to an adopted level of service;
- Project will increase efficiency or use of existing facilities, prevent or reduce future improvement cost, or provide service to all residents equitably;
- Project furthers policies adopted in other elements of this plan;
- Project needed to serve development for which a development order was issued prior to adoption of this comprehensive plan;
- Project will increase the economic base or quality of life of the residents;
- Budget impact of project, both capital and operating, will be considered and the Town Council will consider financial feasibility of project; and
- Project will be reviewed for consistency with plans of other agencies having responsibility for public facilities within the jurisdiction.

Policy 1.1.4:

The Town shall ensure the availability of public facilities, at adopted levels of service, needed to serve developments for which development permits were issued prior to the adoption of this comprehensive plan. Such facilities shall be provided in keeping with guidelines for the evaluation and ranking of capital improvements established in this element.

Policy 1.1.5:

It is the policy of the Town of Kenneth City to set a capital improvements cost threshold of \$100,000 for projects to be included in the *Capital Improvements Element* of this comprehensive plan.

Policy 1.1.6:

The following Schedule of Capital Improvements is hereby adopted. Funding for these projects is the “Penny for Pinellas” local option sales tax and grants from the Southwest Florida Water Management District.

Table 1: Schedule of Capital Improvements
(All numbers are in thousands)

Type of Project & Name	Total	Fiscal Year Costs / Funding Source				
		FY 07/08	FY 08/09	FY 09/10	FY 10/11	FY 11/12
<i>Drainage Improvements</i>						
System Upgrade through Pipe Replacements	1,550	600	200	250	250	250
Income Fund Summary						
Penny for Pinellas	1,150	400	0	250	250	250
SWFWMD Grant	400	200	200	0	0	0

Source: Town of Kenneth City, 2007.

Objective 1.2: Debt Management

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

Policy 1.2.1:

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

Policy 1.2.2:

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

Policy 1.2.3:

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

Policy 1.2.4:

Efforts shall be made to secure grants or private funds whenever available to finance capital improvements as determined by the Town Council.

Objective 1.3: Levels of Service

The Town shall utilize its fiscal resources to eliminate any identified existing deficiencies and to provide needed capital improvements for future development and redevelopment, through the

site plan approval process, at adopted levels of service as specified in the elements of this comprehensive plan.

Policy 1.3.1:

The Town shall work with other governmental jurisdictions to establish a strategy to ensure that the costs of providing necessary capital facilities, at adopted levels of service, for any new development or redevelopment within the jurisdiction shall not be borne entirely by existing residents.

Policy 1.3.2:

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

Policy 1.3.3:

The Town shall, when appropriate, continue to administer existing and implement future impact fees.

Policy 1.3.4:

The Town shall ensure that development orders and permits are issued only when required capital facilities are present or scheduled in the five-year Schedule of Capital Improvements with funding identified. This review will ensure that the town is consistent with the maintenance of the level-of-service standards for affected public facilities adopted in this comprehensive plan.

Policy 1.3.5:

The adopted levels of service for public facilities within the jurisdiction of the Town of Kenneth City shall be those adopted in the other elements of this plan.

Objective 1.4:

The Town of Kenneth City shall provide, or require provision of needed infrastructure for development and redevelopment concurrently with their impacts through the use of a concurrency management system, implementation monitoring of the comprehensive plan, and enforcement of development regulations.

Policy 1.4.1:

The Town of Kenneth City shall ensure that all development and redevelopment taking place within its municipal boundaries does not result in a reduction of the level-of-service requirements established and adopted in the Infrastructure, Recreation/Open Space, and Transportation elements of this comprehensive plan.

Policy 1.4.2:

Public facilities and services shall be located so as to maximize efficiency, minimize cost, and minimize impacts on the natural environment.

Policy 1.4.3:

The land development regulations shall contain provisions whereby the development of residential and commercial land is timed and staged in conjunction with provision of supporting community facilities.

Policy 1.4.4:

Through such techniques as “proportionate fair share,” the Town will ensure that future land development will contribute to the cost of improvements required to maintain the adopted level-of-service standards.

Policy 1.4.5:

The Town of Kenneth City shall adopt and incorporate into its land development regulations a monitoring system designed to ensure continued enforcement of levels of service and provision of required public facility capacity.

Policy 1.4.6:

The monitoring system shall be reviewed on an annual basis together with the review of the *Capital Improvements Element* and shall be updated as needed.

Policy 1.4.7:

Developments or redevelopments requiring the use of potable water, sanitary sewer, solid waste, or drainage facilities shall receive development orders subject to:

- The public facilities being in place at the time of issuance of the certificate of occupancy; or
- The provision of the facilities is guaranteed in an enforceable development agreement pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place at the time of certificate of occupancy issuance.

Policy 1.4.8:

Developments or redevelopments requiring the use of park and recreation facilities shall receive development orders subject to:

- The facilities and services are in place or under construction at the time of development order issuance; or
- Dedications of land and facilities or fees in lieu are committed by the time of certificate of occupancy issuance; or
- The development order is issued conditioned on the necessary facilities and services scheduled to be in place or under construction not more than one year after certificate of occupancy issuance as provided in the Schedule of Capital Improvements; or
- The necessary facilities are subject to a binding agreement which requires them to be in place or under construction not more than one year after certificate of occupancy issuance; or
- When the development order is issued, the facilities and services are guaranteed in an enforceable development agreement stipulating that they will be in place or under construction not more than one year after certificate of occupancy issuance.

Policy 1.4.9:

Developments or redevelopments requiring the use of roads and related facilities shall receive development orders subject to:

- The public facilities being in place or under construction at the time of issuance of a building permit; or
- The development order is issued subject to the necessary facilities and services being in place or under construction not more than three years after issuance of a building permit, as provided in the Schedule of Capital Improvements.

Policy 1.4.10:

The Schedule of Capital Improvements may include projects listed in the first three years of the Florida Department of Transportation five-year work program.

Policy 1.4.11:

The Schedule of Capital Improvements shall contain the estimated commencement and completion dates of road projects.

Policy 1.4.12:

The elimination, deferral, or delay of construction of any road or service needed to maintain adopted levels-of-service standards, and which is listed in the Schedule of Capital Improvements, shall require amendment of the comprehensive plan.

Policy 1.4.13:

Developments or redevelopments shall be considered to have de minimis impact provided they comply with all of the following conditions:

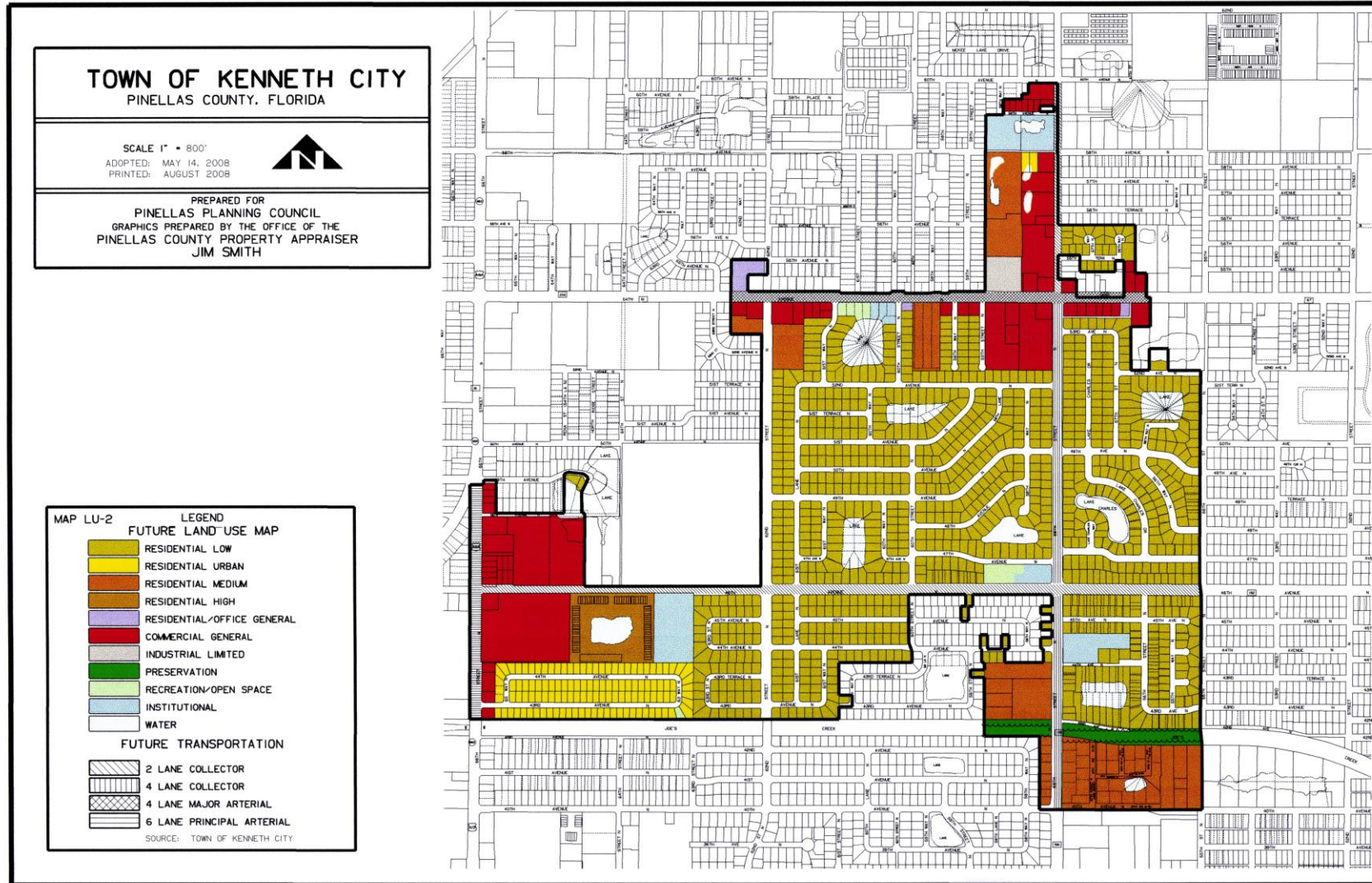
- The proposed increase in density or intensity is less than or equal to twice the density or intensity of the existing development, or for the development of a vacant parcel of land, at a residential density of less than four dwelling units per acre or for nonresidential uses, at an intensity of less than 0.1 floor area ratio.
- Isolated vacant lots in predominantly residential areas, where single-family homes would be suitable, may be developed for single-family residential under the de minimis exemption even if smaller than one-quarter acre in size.
- The transportation impact of the development alone does not exceed one (1) percent of the maximum service volume at the adopted level-of-service standard.
- The cumulative total transportation impact from the de minimis exceptions does not exceed three percent of the maximum service volume at the adopted level-of-service standard if the facility does not meet the minimum level-of-service standard.

Policy 1.4.14: The Town will contact Pinellas County Utilities prior to issuance of a building permit for development and redevelopment that increases water usage to determine if adequate potable water supplies exist to serve the projected development.

3.10 PUBLIC SCHOOL FACILITIES ELEMENT

Not applicable.

LU-2: Future Land Use and Transportation Map



Appendix A: Letter of Exemption to Public Schools Element



Received
MAY 26 2006
Pinellas Planning
Council

WALTER
POWELL
SERVICE CENTER
11111 S. Belcher Road
Largo, Florida 33773
(727) 541-3526

Gordon Beardslee
General Planning Administrator
Pinellas County Planning Department
6000 Cleveland Street, Suite 750
Clearwater, FL 33755

Dear Mr. Beardslee:

School Board of
Pinellas
County, Florida

Chairperson
Carol J. Cook

Vice Chairperson
Mary L. Tyus
Brown

Nancy N. Bosrock
Janet R. Clark
Jane Gallucci
Linda S.
Lerner
Mary L.
Russell

Superintendent
Dr. Clayton M.
Wilcox

This will confirm that School District staff has reviewed the methodology and information used to determine exemption status for the Pinellas County jurisdictions listed below, and that the School District concurs that these jurisdictions are exempt from the need for a public school facilities' element.

Jurisdictional Exemptions

Belleair
Belleair Beach
Belleair Bluffs
Belleair Shores
Kenneth City
Indian Rocks Beach
Indian Shores
South Pasadena
North Redington Beach
Redington Beach
Redington Shores
Treasure Island

As discussed, we are in the process of confirming eligibility for Kenneth City and Redington Shores due to their residential annexations and subsequent development orders. In addition we are in the process of confirming enrollment numbers for South Pasadena's eligibility.

Feel free to contact me if you need any additional information.

Sincerely,

Stephen Fairchild
Real Property/Facilities Specialist

Cc: Frank Frail, Educational Specifications Specialist
Jim Miller, Director, Real Property
Jim Robinson, School Board Attorney
Tony Dzielski, Director, Transportation
Marshall Touchton, Demographic Specialist
Jim Underhill, Planning Specialist
Jim Madden, Director, Unitary Status

S806/ExemptionLetter

Printed on Recycled Paper

APPENDIX B: Future Land Use Categories

Land Use Category	Density/Intensity	Allowable Uses and Locational Criteria
Residential Low (RL)	0 to 5 units/acre	Intended for residential uses up to 5 dwelling units per gross acre, not restricted by dwelling unit type; and public educational facilities per Chapter 1013, F.S. Includes electric substations.
Residential Urban (RU)	0 to 7.5 units/acre	Intended for residential uses up to 7.5 dwelling units per gross acre, not restricted by dwelling unit type; and public educational facilities per Chapter 1013, F.S.
Residential Medium (RM)	0 - 15 units/acre	Intended for residential uses, as defined by Florida Statute and the town's Code of Ordinances, up to 15 dwelling units per gross acre not restricted by dwelling unit type; and public educational facilities per Chapter 1013, F.S. Includes electric substations.
Residential/Office General (R/OG)	Residential dwelling @ 0 - 15 units/acre; Maximum FAR = 0.40 Maximum ISR = 0.65	Intended for moderate intensity residential uses up to 15 dwelling units per net acre, office uses, and public educational facilities per Chapter 1013, F.S. Such uses are suitable in areas having a full range of urban services and a high degree of accessibility to the residents of the service area. Includes electric substations.
Commercial General (CG)	Maximum FAR = 0.40 Maximum ISR = 0.80	Intended for commercial uses of varying intensity, with varying service areas, and encompassing retail and wholesale trade, personal and business services. Such uses are suitable in areas having a full range of urban services and a high degree of accessibility to the residents of the service area. Includes electric substations.
Industrial Limited -- Warehouse (IL)	Maximum FAR = 0.50 Maximum ISR = 0.65	Intended for light industrial purposes, except those which may be offensive by reason of emission of odor, dust, smoke, gas, or noise. Such uses are suitable in areas having a full range of urban services and a high degree of accessibility to the residents of the service area. Includes electric substations.
Recreation/Open Space (R/OS)	Maximum FAR = 0.25 Maximum ISR = 0.40	Intended for recreational uses where the predominant activities involve developed physical facilities whether private or public. Includes electric substations.
Preservation/Conservation	Maximum FAR = 0.10 Maximum ISR = 0.20	Intended for areas considered to be vital for the maintenance and recharge of water resources, areas of unique or valuable topographic or subsurface features, and areas of significant environmental or ecological importance (e.g., coastal beach soils) which should be preserved. Also intended for low intensive preservation (e.g., wildlife preserves, fresh and saltwater wetlands, coastal dunes, etc.), conservation and recreation, uses which require the retention of an essentially natural landscape with the predominating surface cover being vegetated and permeable.

Land Use Category	Density/Intensity	Allowable Uses and Locational Criteria
Institutional (I)	Maximum FAR = 0.50 Maximum ISR = 0.65	Intended for those areas of the town that are now used, or appropriate to be used, for public/semi-public institutional purposes; and to recognize such areas consistent with the need, character, and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features. Those uses appropriate to and consistent with this category include: public/private schools, hospitals, church, religious institutions, fraternal, civic organizations, municipal office/public buildings. Includes electric substations.

Appendix C

Pinellas County Utilities Ten-Year Water Supply Facilities Work Plan

					PCU ¹ TOTAL WATER DEMAND (MGD)												
					FY07	FY08	FY08	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17		
					67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00		
CAPITAL PROGRAMS					TEN YEAR SCHEDULE OF IMPROVEMENTS (Dollar Shown in Thousands)												Work Plan Total
TYPE	PROJECT TITLE	FUNDING SOURCE	LOCATION		FY07	FY08	FY08	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17		
Facility Replacement	Water Distribution Mains	Water Enterprise Fund	Throughout Service Area		5,400	4,450	7,800	3,200	2,200	3,200	2,200	2,200	2,200	2,200	37,250		
Facility Replacement	Water Supply Stations	Water Enterprise Fund	Throughout Service Area		400	250	50	50	1,550	800	50	50	50	50	3,350		
Facility Replacement	Source and Treatment	Water Enterprise Fund	Throughout Service Area		2,316	151	5	5	5	5	5	5	5	5	2,512		
	Water Transmission Mains and 48-Inch Water Main																
Facility Replacement		Water Enterprise Fund	Throughout Service Area		3,900	1,432	6,000	6,000	0	0	0	0	0	0	17,332		
Facility Replacement	Distribution Stations	Water Enterprise Fund	Throughout Service Area		465	1,050	15	15	390	15	15	15	15	15	2,025		
Facility Replacement	Distribution Buildings	Water Enterprise Fund	Throughout Service Area		283	110	80	80	80	80	550	550	550	550	3,453		
New Facility	CIAC ²	Water Enterprise Fund	Throughout Service Area		50	3,345	3,236	3,236	3,236	3,236	3,236	3,236	3,236	3,236	32,520		
New Facility	Water Blending Facility	Water Enterprise Fund	Throughout Service Area		0	24,500	37,200	19,700	0	0	0	0	0	0	81,500		
New Facility	Reuse System Expansion ³	Sewer Enterprise Fund	Select Area - North County		15,000	34,200	10,500	0	0	0	0	0	0	0	60,700		
New Facility	Reuse System Expansion ³	Sewer Enterprise Fund	Select Area - South County		200	2,700	1,400	0	0	0	0	0	0	0	4,300		
FY TL					28,014	72,255	68,286	32,286	7,461	7,355	8,055	8,055	8,055	8,055	244,952		
O&M PROGRAMS																	
Conservation Projects ⁴	Efficient Use of Potable Water	Water / Wastewater Enterprise	Throughout Service Area		1557	832	747	653	424	270	270	270	270	270	5,833		
Conservation Education ⁵	Education and Outreach	Water / Wastewater Enterprise	Countywide		520	550	558	585	604	623	642	662	682	682	6,280		
FY TL					2,177	1,382	1,316	1,238	1,028	893	912	932	962	962	12,113		

¹ PCU = Pinellas County Utilities; the PCU water service area includes approximately 110,897 retail water accounts as of May 2007. PCU provides wholesale service to the cities of Clearwater, Safety Harbor, Pinellas Park, Tarpon Springs and Dunedin (Dunedin is only hooked up as a wholesale customer for emergency purposes with the exception of a subdivision serviced by PCU). PCU provides retail service to the cities of Belleair Beach, Belleair Bluffs, Belleair Shore, Indian Rocks Beach, Indian Shores, Kenneth City, Largo, Madeira Beach, North Redington Beach, Oldimar, Redington Beach, St. Pete Beach, Seminole and Treasure Island. Oldimar is a retail customer as of October 1, 2006. Several of these communities are considering water supply alternatives which will reduce the demand on PCU.

² CIAC = Contributions in Aid of Construction - for example, the implementation of the reclaimed water system benefits the water system in that the system doesn't need to expand to meet the new demand. Therefore, funds are transferred from the water system enterprise to the sewer enterprise to pay for part of the reclaimed system construction.

³ The expansion of Pinellas County's reclaimed water distribution system and incentives to citizens to utilize alternative water sources for irrigation are key conservation and potable water demand reduction strategies. Also, Reuse System Expansion includes Aquifer Storage and Recovery in both North and South County.

⁴ Water conservation programs are focused on: a) Ultra-low volume toilet retrofits (\$1.35 million estimated), b) Alternate water sources for irrigation (\$0.97 million estimated), and c) Industrial, commercial and institutional performance contracting incentive (\$1.2 million estimated).

⁵ Due to reducing per capita consumption of water, the focus will shift to maintaining public knowledge and sensitivity to water resource issues.

NOTE: All figures are projections based on best available data. The Pinellas County Board of County Commissioners approves budgets and priorities annually.
GENPLAN/ELEMENTS...WATER/SEWER/10-YEAR...

Source: http://www.pinellascounty.org/Plan/pdf_files/WSFWP.pdf

Appendix D

