

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY OF SOUTH PASADENA, FLORIDA AMENDING THE CITY'S COMPREHENSIVE PLAN LAND USE ELEMENT, INFRASTRUCTURE – WATER SUPPLY ELEMENT, COASTAL MANAGEMENT ELEMENT, CONSERVATION ELEMENT, RECREATION AND OPEN SPACE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, AND CAPITAL IMPROVEMENTS ELEMENT, ADDING A PROPERTY RIGHTS ELEMENT, ELIMINATING EXHIBIT A – EXISTING LAND USE MAP, RENUMBERING AND UPDATING EXHIBIT B – COASTAL HIGH HAZARD AREA MAP, RENUMBERING AND UPDATING EXHIBIT C – FUTURE LAND USE MAP PURSUANT TO THE CITY OF SOUTH PASADENA EVALUATION AND APPRAISAL REVIEW (EAR) UNDER THE PROCEDURES ESTABLISHED IN SECTIONS 163.3184(2) AND (4), FLORIDA STATUTES; PROVIDING AUTHORITY; PROVIDING PURPOSE AND INTENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO CERTAIN ELEMENTS OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, empowers the City Commission of the City of South Pasadena, Florida, hereinafter referred to as the Commission, to prepare, adopt, implement, and amend a Comprehensive Plan; and,

WHEREAS, Section 163.3161 et. Seq., Florida Statutes, the Community Planning Act, empowers and requires the Commission to prepare, adopt, implement, and amend a Comprehensive Plan; and

WHEREAS, the City of South Pasadena Commission has adopted its Comprehensive Plan pursuant to the Community Planning Act and has now determined that certain amendments to portions of the plan are needed; and

WHEREAS, the City of South Pasadena, on March 1, 2022, provided to the Florida Department of Economic Opportunity a notice of intent to update the City's Comprehensive Plan.

WHEREAS, the City of South Pasadena proposes to update the Comprehensive Plan.

WHEREAS, the Commission of the City of South Pasadena has been designated as the Local Planning Agency; and

WHEREAS, the Commission of the City of South Pasadena, serving as the Local Planning Agency, did on September 11, 2023 hold the required public hearing, with public notice having been provided on said amendments, reviewed and considered all comments received during said public hearing and considered the staff recommendations on said amendments; and

WHEREAS, the City of South Pasadena did on September 11, 2023 hold the required public hearing for transmittal, with public notice having been provided, under the provisions of EAR based amendment procedures established in Section 163.3184 through 163.3215, Florida Statutes, on said amendments, as described below, to the City's Comprehensive Plan; the Commission reviewed and considered all comments received during the public hearing, including the recommendation of the Local Planning Agency and the staff Comprehensive Plan Amendment Report; and

WHEREAS, the City of South Pasadena transmitted the proposed EAR-based amendments on September 19, 2023, to the Florida Department of Economic Opportunity and other pertinent agencies pursuant to Chapter 163.3184 Florida Statutes; and

WHEREAS, the Florida Department of Economic Opportunity reviewed the transmitted EAR-based amendment and identified no comments related to important state resources and facilities that would be adversely impacted by the amendment; and

WHEREAS, the City of South Pasadena has further determined and found that approval of said EAR-based amendment, as described below, to the City Comprehensive Plan would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF SOUTH PASADENA, FLORIDA:

Section 1. AUTHORITY

This Ordinance is adopted in compliance with, and pursuant to the Community Planning Act, Section 163.3184, et. Seq., Florida Statutes.

Section 2. PURPOSE AND INTENT

It is hereby declared that the purpose and intent of the adopted amendment is to make the Comprehensive Plan better able to preserve and enhance the present advantages; encourage the most appropriate use of land, water, and resources consistent with the public interest; overcome present handicaps and deal efficiently with future problems which may result from the use and development of land within the incorporated City of South Pasadena.

Section 3. ADOPTION OF AMENDMENTS TO CERTAIN ELEMENTS OF THE COMPREHENSIVE PLAN

The City of South Pasadena Comprehensive Plan is hereby amended as per Attachment A attached hereto, and as amended, is the official Comprehensive Plan for the City of South Pasadena.

Section 4. SEVERABILITY

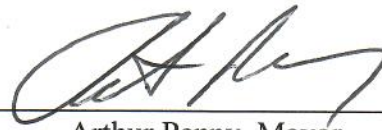
If any provisions or portions of this Ordinance are declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. CONFLICTS REPEALED

All ordinances or parts of ordinances in conflict with this Ordinance shall be repealed to the extent of such conflict. If any portion of this Ordinance is found to be invalid, then only that portion of this Ordinance shall be stricken.

Section 6. EFFECTIVE DATE

The effective date of this ordinance will be 31 days following the date the final ordinance is read and approved by the City Commission as provided by law. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it becomes effective.



Arthur Penny, Mayor

ATTEST:

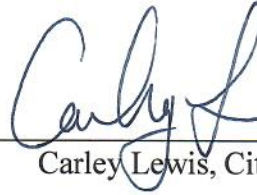


Carley Lewis, City Clerk

PASSED ON FIRST READING _____ SEPTEMBER 11 _____, 2023.

PASSED ON SECOND AND FINAL READING _____ JANUARY 9 _____, 2024.

THIS IS TO CERTIFY THAT I, the undersigned City Clerk did cause the noticing of the above ordinance in accordance with Chapter 166.041 of the Florida Statutes.

A handwritten signature in blue ink, appearing to read "Carley Lewis", written over a horizontal line.

Carley Lewis, City Clerk

THIS ORDINANCE HAS BEEN APPROVED AS TO FORM AND CONTENT BY THE CITY ATTORNEY.

A handwritten signature in blue ink, appearing to read "Julia Chandler", written over a horizontal line.

City Attorney



The City of
South Pasadena
Florida
"Our Place in the Sun"



CITY OF SOUTH PASADENA COMPREHENSIVE PLAN

Update – January 2024

As Consolidated/Reprinted – May, 2017

**CITY OF SOUTH PASADENA
COMPREHENSIVE PLAN**

CITY COMMISSION

~~Max V. Elson~~ Arthur Penny, Mayor
~~Lari Johnson~~ Thomas B. Reid, Vice Mayor
~~Gigi Esposito~~ Gail M. Neidinger, Commissioner
~~David Magenheimer~~ Ben Thomas, Commissioner
~~Gail Neidinger~~ Lynda Thompson, Commissioner

CITY STAFF

~~Carley Lewis~~, City Clerk/Administrator
~~Neal Schwartz~~, Terri Sullivan, Community Improvement Director

CITY ATTORNEY

~~David J. Ottinger~~ Julia Mandell, Esq.

CONSULTANT

Calvin, Giordano & Associates, Inc.

CITY OF SOUTH PASADENA COMPREHENSIVE PLAN

ADOPTION AND AMENDMENT CHRONOLOGY

The City of South Pasadena Comprehensive Plan was adopted and subsequently amended pursuant to the ordinances and dates as set forth below.

Adopted:

- Ordinance No. 89-35 - September 6, 1989

Amended:

- Ordinance No. 2007-08 - March 10, 2008
- Ordinance No. 2012-03 - May 14, 2013
- Ordinance No. 2015-02 - July 1, 2015
- Ordinance No. 2016-04 - November 8, 2016
- Ordinance NO. 2023-03 – January 9, 2024

**CITY OF SOUTH PASADENA
COMPREHENSIVE PLAN**

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LAND USE

GOAL 101

Provide for future growth and development that proceeds on an orderly and well-designed manner, and ensures organization of land uses in a form that will best serve the needs of the residents.

OBJECTIVE 101.1

Limit the City's ultimate population, based upon the adequacy of existing services, traffic considerations, and density concerns relating to development height, bulk and density.

POLICY 101.101

Regulations which will govern land use categories included on the future land use map, subdivisions, signage, and areas subject to seasonal or periodic flooding shall continue to be strictly enforced.

POLICY 101.102

The allocation and amount of land designated for future land uses shall promote a balance of land uses appropriate to the needs of the community and economic development opportunities through the year 2043.

POLICY 101.102103

The City shall enforce standards such as dwelling units per acre (DUPA), Floor Area Ratios (FAR), Impervious Surface Ratios (ISR), and densities or intensities of use for each future land use category as described below. These categories shall be consistent with the corresponding category of the Countywide Map and Rules as follows:

City Future Land Use Category	Max Density/Floor Area Ratio/Impervious Surface Ratio	Corresponding Countywide Plan Category
Residential Low	Max. of 5.0 (DUPA)	Residential Low Medium
Residential Low Medium	Max. of 10.0 (DUPA)	Residential Low Medium
Residential Medium	Max. of 15.0 (DUPA)	Residential Medium
Residential High	Max. of 15.5 (DUPA)	Residential High
Commercial General	FAR of 0.55, ISR of 0.90	Retail & Services
Commercial General Water Dependent	FAR of 0.50, ISR of 0.90	Retail & Services
Institutional	Max. of 10.0 DUPA FAR of 0.65, ISR of 0.85	Public/Semi-Public
Institutional-Public	Max. of 1.0 DUPA FAR of 0.65, ISR of 0.85	Public/Semi-Public
Recreation/Open Space	FAR of 0.25, ISR of 0.60	Recreation/Open Space
Preservation		Preservation
Planned Redevelopment-Mixed Use (Overlay)	Density/Intensity and Other Standards As Set Forth in the City's Land Development Regulations, based on the Pasadena Avenue Corridor Redevelopment Plan as amended, and as may be required pursuant to the Countywide Plan and Rules	Multimodal Corridor

POLICY 101.103104

The purpose, use characteristics, location characteristics, and traffic generation rates for each of the City’s land use plan categories shall be consistent with those set forth in the ~~Pinellas Planning Council~~ Forward Pinellas Countywide Rules.

POLICY 101.104105

Electric sub-stations shall be permitted in all land use categories except Preservation in accordance with the provisions of Florida Statute 163.3208(2006).

OBJECTIVE 101.2

Ensure that any proposed development is compatible with the capacities of existing support facilities and services through site plan review and certification of availability of services prior to the issuance of development authorization.

POLICY 101.201

The City shall assure that facilities and services to meet the locally established level of service standards are maintained through concurrency management.

POLICY 101.202

Schools shall be permitted in the institutional land use category and the City shall ~~comply with the Educational Facilities Act of 1995 and review process option "B" as set forth in the Model Interlocal Agreement for Public Educational Facility Siting in Pinellas County~~ support public school siting pursuant to Section 163.3177 and Section 1013.35, Florida Statutes (Note: The Pinellas County Schools Interlocal Agreement does not include the City of South Pasadena).

OBJECTIVE 101.3

Utilize open space as a buffer between incompatible land whenever possible, utilizing hearty indigenous vegetation to enhance buffers.

POLICY 101.301

Establish and enforce adequate building setbacks and landscape requirements for uses authorized for development within the City.

OBJECTIVE 101.4

Ensure that neighborhoods are insulated from incompatible or disruptive land uses through the use of landscape buffers, open space separation or the use of step-down-land use intensity.

POLICY 101.401

Review for compatibility of adjacent land uses when amending land use categories.

POLICY 101.402

All future requests for land use amendments shall be reviewed as to location, considering potential hazards such as flooding, excessive traffic, soil substance, noxious odors and noise.

OBJECTIVE 101.5

Maintain the economic vitality of commercial areas by governing their establishment, expansion and operation in relation to the needs of residents and businesses.

POLICY 101.501

Discourage the ~~indiscriminant~~ indiscriminate expansion and spread of commercial uses.

OBJECTIVE 101.6

Coordinate future land uses with existing topography, soil conditions, and the availability of services and facilities, through site plan review of all uses requesting development permits and all requests for land use amendment.

POLICY 101.601

Require all uses requesting development authorization to submit a site plan for

review with particular emphasis on drainage retention and stormwater management, open space and flood protection.

POLICY 101.602

The City shall consider in all land use planning and regulation the impact of land use on the availability of land, water and other natural resources.

POLICY 101.603

The City shall continue a monitoring program to determine the effectiveness of regulatory programs (including incentive, enforcement, and funding) in maintaining the effectiveness of this comprehensive plan and the adopted service standards. A report shall be prepared at a minimum once every 3 years for review so that any identified deficiencies can be corrected.

POLICY 101.604

In order to facilitate redevelopment consistent with the Pasadena Avenue Corridor Redevelopment Plan and the Planned Redevelopment-Mixed Use (Overlay) plan category, the City shall consider and develop the appropriate procedures and standards for the utilization of Development Agreements as authorized by the Florida Local Government Development Agreement Act (Sec. 163.3220-163.3243, F.S.).

OBJECTIVE 101.7

Discourage the development or creation of blighted areas.

POLICY 101.701

Stringently enforce building codes and local health ordinances.

POLICY 101.702

Encourage local beautification and cleanup programs by continuing participation in Keep Pinellas Beautiful.

POLICY 101.703

Allow existing residential development in residential land use categories to redevelop at existing densities to encourage replacement above base flood elevation and avoid having housing stock fall into disrepair.

OBJECTIVE 101.8

Encourage the elimination or reduction of uses inconsistent with the community's character and land uses, through outright purchases, restriction of uses, or amortization provisions.

POLICY 101.801

Prohibit land use amendments which are inconsistent with the community character to prevent expansion and provide for natural replacement with more consistent uses.

POLICY 101.802

Consider the purchase of properties which are incompatible with surrounding uses

or provide for undesired densities as part of future capital improvements projects.

OBJECTIVE 101.9

Ensure the continued protection of natural resources.

POLICY 101.901

Support County and regional protection of potable well fields and environmentally sensitive land.

POLICY 101.902

Designate all identified environmentally sensitive areas within the City as preservation on the future land use map and develop land use regulations which will provide protection of the natural resources.

POLICY 101.903

Prohibit destruction or pollution of natural areas.

OBJECTIVE 101.10

Coordinate all development and redevelopment, including any improvements to or redesign of S.R. 693, pursuant to appropriate congestion management techniques and project development requirements that will monitor any increased density or intensity to ensure that it does not overburden S.R. 693.

POLICY 101.1001

In particular, all development and redevelopment shall consider the potential impact on emergency management plans and hurricane evacuation based on the current Pinellas County Local Mitigation Strategy and the Statewide Regional Evacuation Study (SRES) for the Tampa Bay Region.

OBJECTIVE 101.11

Ensure the availability of suitable land for utility facilities necessary to support proposed development by designating all rights-of-way and all public easements as non-encroachment areas.

POLICY 101.1101

Protect all existing public easements and rights-of-way by adopting ordinances prohibiting any variance or permit which would encroach upon or impede the use of these public easements or rights-of-way.

OBJECTIVE 101.12

The City shall continue to review and develop the use of innovative land development regulations, such as mixed land use categories, density transfer and overlay categories.

POLICY 101.1201

Constantly review methods and techniques for development which reduce land coverage, traffic congestion, stormwater runoff, air and water pollution or demand on public facilities in the course of redevelopment.

POLICY 101.1202

Add residential uses that are accessory to a commercial use as a permitted use in the commercial general land use category.

OBJECTIVE 101.14

As of September 6, 1989, the effective date of this Comprehensive Plan, those identified residential structures whose existing permitted densities were rendered inconsistent by said adoption shall be considered to be legally nonconforming.

POLICY 101.1401

Those residential structures which were existing as of September 6 1989, which were conforming as to density prior to Comprehensive Plan adoption and have now been rendered nonconforming shall be considered grandfathered at those permitted densities existing at the time of said adoption. This grandfathering provision shall be applied regardless of form of ownership.

POLICY 101.1402

Regulations for the administration of legally nonconforming residential structure shall be set forth in the City's land development regulations.

POLICY 101.1403

In the development of land development regulations to implement Policy 101.1402, the City shall consider appropriate and innovative provisions which allow compensating variations to dimensional requirements (e.g., heights, setbacks, open space) and give consideration to density transfers in order to permit the reasonable redevelopment at existing densities.

POLICY 101.1404

The reconstruction of any legally nonconforming residential structure shall adhere to those development regulations (local, state and federal) in effect at the time the development order is issued.

POLICY 101.1405

Nothing contained in this Objective shall be considered to grant to any legally recognized nonconforming residential structure privileges beyond those set forth in this comprehensive plan.

OBJECTIVE 101.15

In considering land use issues and in adopting land development regulations, the City shall consider the impact of said decisions on the private property rights of individuals.

POLICY 101.1501

The City shall not take any action which inordinately burdens an existing use or vested right to a specific use, unless the City is prepared to grant the required relief as provided in the Florida Statutes Chapter 70.

OBJECTIVE 101.16

Recognize the importance re-development plays in preventing blight.

POLICY 101.1601

In assessing the impact of re-development, balance the negative affect vacant property has on the City with the impact proposed re-development will have in determining whether a development permit should be issued.

GOAL 102

To comply with Chapter 2012-245, Laws of Florida, as amended by participating in the countywide planning process through representation on and coordination with ~~the Pinellas Planning Council~~ Forward Pinellas, to ensure consistency between the City Future Land Use Element and the Countywide Plan Map and Rules.

OBJECTIVE 102.1

The Future Land Use Element of the City of South Pasadena Comprehensive Plan shall be consistent with the Countywide Plan Map and Rules, including the categories, rules, policies, and procedures thereof.

POLICY 102.101

Through its Future Land Use Element, the City shall maintain consistency with the Countywide Plan Map and Rules by requiring the following:

1. Identification of any inconsistencies between the Future Land Use Element and plan maps of the City of South Pasadena and the Countywide Plan Map and Rules, its categories, rules, policies and procedures.
2. Processing for action by ~~the Pinellas Planning Council~~ Forward Pinellas and the Board of County Commissioners, acting in their capacity as the Countywide Planning Authority, all land use plan amendments required to reconcile outstanding inconsistencies between the respective land use plans, such processing to be initiated by the City.

POLICY 102.102

Per Chapter 2012-245, Laws of Florida, as amended, the City Land Development Regulations shall contain density/intensity standards and "other standards" consistent with the ~~Rules Concerning the Administration of the Countywide Plan Map and Rules~~.

GOAL 103

Promote the redevelopment and improvement of the Pasadena Avenue corridor consistent with the Pasadena Avenue Corridor Redevelopment Plan.

OBJECTIVE 103.1

Based on the assessment of existing conditions, the evaluation of issues and opportunities, and the recommended priorities for improvement, establish an ongoing program to implement the Corridor Redevelopment Plan.

POLICY 103.101

Review and amend, as determined appropriate, the City’s Future Land Use Element and Plan Map to establish the necessary Future Land Use Plan categories, standards and procedures to assist in achieving the recommendations in the Corridor Redevelopment Plan.

POLICY 103.102

Review and amend, as determined appropriate, the City’s Land Development Regulations, consistent with and in furtherance of the Future Land Use Element, as it may be amended, and the Corridor Redevelopment Plan.

POLICY 103.103

Pursue and implement, as determined feasible consistent with the analysis required by the Department of Transportation, the redesign of Pasadena Avenue to improve its safety, function and appearance to assist in achieving the recommendations of the Corridor Redevelopment Plan.

TRANSPORTATION

GOAL 201

Provide for a safe, convenient, and energy efficient multimodal transportation system that serves to increase mobility, reduce the incidence of single-occupant vehicles, efficiently utilize roadway capacity, reduce the contribution to air pollution from motorized vehicles and improve the quality of life for the citizens and businesses of South Pasadena.

OBJECTIVE 201.1

Eliminate potential traffic hazards, through coordination of land use and traffic circulation decisions.

POLICY 201.101

Minimize the impact of transportation related noise and vehicle emissions on adjacent land uses through the regulation of adequate setbacks and the encouragement of vegetative buffering.

POLICY 201.102

In reviewing development requests, the City shall consider county and state transportation policies when reviewing the impact of such development upon the county and state road systems in order to reduce traffic conflict and increase mobility through the implementation of a multimodal mobility management system as more particularly set forth in the Land Development Regulations.

OBJECTIVE 201.2

Maintain the performance of the major road network within the City while furthering development of a multimodal transportation system that increases mobility for bicyclists, pedestrians and transit users as well as motorists.

POLICY 201.201

The City shall implement a mobility management system to manage the impacts of land development projects and increase mobility pursuant to Transportation Element policies and Land Development Code provisions establishing a multimodal management system through the site plan review process in accordance with the Pinellas County Mobility Plan and in collaboration with the Florida Department of Transportation.

POLICY 201.202

The Land Development Code shall include provisions to address development that impacts “deficient” roadways, including facilities operating at peak hour level of service (LOS) E and F and/or volume-to-capacity (v/c) ratio 0.9 or greater to ensure that development that generates more than 51 peak hour trips does not occur without providing for a mitigating improvement scheduled for construction within three years.

POLICY 201.203

The City shall utilize mobility multimodal impact fee revenue to fund multimodal improvements to local, county or state facilities that are consistent with the Comprehensive Plan as well as the Metropolitan Planning Organization (MPO) Long Range Transportation Plan.

POLICY 201.204

The City shall work cooperatively with the MPO, Pinellas County and other local governments to complete any subsequent update of the Multimodal Impact Fee Ordinance through the MPO planning process, which includes review by the MPO Technical Coordinating Committee and MPO Policy Board.

POLICY 201.205

The City shall continue to work with the Pinellas Suncoast Transit Authority (PSTA) to increase the convenience and efficiency of the fixed-route system by encouraging mass transit use through the application of the Pinellas County Mobility Plan and the City of South Pasadena site plan review process.

POLICY 201.206

The City shall work with the MPO, Pinellas County and other local governments to coordinate the application of the Pinellas County Mobility Plan throughout the County.

OBJECTIVE 201.3

Continue to coordinate the City's transportation plans and programs with other local county, state and regional agencies, through joint discussions and exchange of information.

POLICY 201.301

Develop a close working relationship with City, County and Regional Transportation Planning Agencies and with Florida DOT District 7 to encourage needed improvements in state highways, state bridges and county roads.

POLICY 201.302

Cooperation & exchange of information with the surrounding communities of Gulfport, St. Petersburg & St. Pete Beach to identify & reduce the problems of Pasadena Avenue.

POLICY 201.303

Continue participation in the Pinellas County M.P.O. & T.B.R.P.C. to coordinate area-wide transportation network.

POLICY 201.304

Participate in the development of optimal emergency evacuation routes through the proper design and construction of transportation systems, proper regulation of bridge openings and disaster preparedness planning.

OBJECTIVE 201.4

Improve and regulate the traffic flow on Pasadena Avenue by limiting curb cuts, removing unnecessary entrance or exit points and through coordination with FDOT to establish proper signalization and timing of traffic signals.

POLICY 201.401

Encourage the development of "park and ride" beach shuttle from shopping centers, outside of South Pasadena to the beaches.

OBJECTIVE 201.5

Continue to provide bus service to areas of City which demonstrate a need for service, especially ACLF's and other retirement facilities, with focus on providing basic transportation needs to those who have no private means of transportation.

POLICY 201.501

In making land use decisions, the public transportation needs associated with the proposed use, will be considered to ensure that needs for public transportation are not created in an area which does not have adequate service.

OBJECTIVE 201.6

Protect from encroachment the existing rights-of-way for Pasadena Avenue and Gulfport Boulevard.

POLICY 201.601

Restrict and reduce where possible curb cuts and driveway access directly to Pasadena Avenue and Gulfport Boulevard through site place review of all new and remodeled uses requesting development authority.

POLICY 201.602

Require all new and remodeled buildings and facilities to eliminate direct parking access from major roadways. Encourage, where feasible, access to collector roads rather than major roadways.

POLICY 201.603

Require on site traffic circulation plans for all new or remodeled facilities.

POLICY 201.604

Since no new or additional road rights-of-way have been identified or anticipated, the City will prohibit any encroachment or development which would adversely affect the existing rights-of-way of Pasadena or Gulfport Boulevard.

GOAL 202

Achieve an adequate pedestrian and bicycle circulation system throughout the City by providing an adequate number of safe places to cross major roads, providing sidewalks and bikeways where feasible, and developing signalized and well marked pedestrian crossings.

OBJECTIVE 202.1

Continue to coordinate with the responsible entity to maintain adequate pedestrian crossing times along Pasadena Avenue and Gulfport Boulevard, for the safety of walkers and bicycle riders.

POLICY 202.101

Provide well marked pedestrian crossings with adequate crossing times to meet the needs of City residents.

POLICY 202.102

Match pedestrian and bikeway proposals with open space corridors, easements and rights-of-way.

GOAL 203

Consistent with the foregoing goals, objectives and policies of this Transportation Element; consistent with Policy 802.101 of the Intergovernmental Coordination Element; and through and consistent with the Capital Improvement Element, pursue the implementation of the design improvements to Pasadena Avenue that best serve the economic, safety, convenience and aesthetic interests of South Pasadena and the larger Pinellas County community.

HOUSING

GOAL 301

To preserve neighborhoods and to protect and enhance neighborhood amenities while meeting the needs of future residents.

OBJECTIVE 301.1

Continue to enforce land use regulations which provide for a variety of standard housing units for existing and anticipated residents.

POLICY 301.101

Investigate the possible availability of federal, state and local housing subsidy programs.

POLICY 301.102

Coordinate land use planning with the projected population to anticipate and meet housing needs.

POLICY 301.103

Develop and enforce impact evaluation standards for residential projects as part of the permit review process.

OBJECTIVE 301.2

Maintain and improve existing housing quality and neighborhoods.

POLICY 301.201

Encourage the development of "clean up, fix up, paint up" campaigns through the City Beautification Committee.

POLICY 301.202

Develop and adopt a minimum housing code.

POLICY 301.203

Rigidly enforce building and safety codes.

OBJECTIVE 301.3

Encourage private sector entities to provide nondiscriminatory access to housing within the City.

POLICY 301.301

Support fair housing laws and practice.

POLICY 301.302

Support the Pinellas County Housing Authority in the development of housing projects.

OBJECTIVE 301.4

The City shall continue to maintain land use and zoning categories which provide for a variety of housing types including housing for low income, very low income and moderate income households, as well as the housing needs of the elderly and households with special housing needs.

POLICY 301.401

Maintain land use categories which provide for single family, multi-family and mobile homes.

POLICY 301.402

Maintain a proper mix of residential housing types within the City.

POLICY 301.403

The City shall adopt land development regulations which provide units for low and moderate income families, the disabled and the elderly in major residential developments.

POLICY 301.404

In designating areas for low and moderate income housing, the City shall consider the following criteria:

- Not be located in or near coastal high hazard or flood prone areas.
- Be located in proximity to public transportation and shopping.

OBJECTIVE 301.5

Provide adequate opportunity for development of group homes and foster care homes in/or adjacent to residential areas of the City.

POLICY 301.501

Develop zoning regulations which provide for group homes and foster care facilities within the City.

POLICY 301.502

Maintain a proper mix of group home and foster care facilities in keeping with the economic and public safety needs of the City.

OBJECTIVE 301.6

Protect existing residential development from encroachment of incompatible or disruptive land uses.

POLICY 301.601

Stringent enforcement of land development requirements.

OBJECTIVE 301.7

Coordinate local neighborhood improvement efforts with similar countywide programs.

POLICY 301.701

Support countywide community development programs and projects.

INFRASTRUCTURE - SANITARY SEWER

GOAL 401

Maintain a viable and adequate sanitary sewage collection system to meet the existing and future needs of the citizens of South Pasadena.

OBJECTIVE 401.1

Continuously monitor and inspect the City's sewer collection system by following the City's program for evaluation of the sewage collection system.

POLICY 401.101

The City's program for evaluation of the sewage collection system shall consist of the following:

Weekly inspections of all lift stations.

Alarm systems on all lift stations to alert malfunction to the Department of Public Safety, Department of Public Works, and maintenance contractor.

Require maintenance contractor to guarantee response in two hours or less. All

lift station manholes shall be cleaned of grease as needed upon inspection.

Sewer view (video camera) entire sewer system at a minimum once every ten years.

OBJECTIVE 401.2

Maintain the City's sanitary sewer system in a manner that prevents infiltration of storm water.

POLICY 401.201

Maintain sealed manholes in all flood prone areas.

OBJECTIVE 401.3

Maintain sewage flow rates at or below the adopted level of service and continue to contract with the City of St. Petersburg for sewage treatment.

POLICY 401.301

Reduce the amount of waste water entering the system by encouraging the use of low volume restroom fixtures, automatic shut-offs, and other water saving devices.

POLICY 401.302

Encourage the City of St. Petersburg to expand its use of treated effluent in lawn sprinkling programs.

POLICY 401.303

The City shall maintain an effective LOS of 150 GPCD.

INFRASTRUCTURE - SOLID WASTE

GOAL 402

Extend the life of existing solid waste facilities within Pinellas County thereby providing extended service to South Pasadena.

OBJECTIVE 402.1

Maintain the amount of solid waste produced in South Pasadena at below one ton of solid waste per capita per year.

POLICY 402.101

Continue to participate in the countywide program for the recycling of special wastes such as oils, solvents or paints, and develop programs to encourage citizens participation in this program.

POLICY 402.102

Encourage and support, through public programs in the City, the recycling and reuse of such items as newspaper, office paper, aluminum, glass and etc.

POLICY 402.103

Encourage by example the use of grass and other vegetative clippings as a natural plant mulch rather than disposal as solid waste.

OBJECTIVE 402.2

Maximize the use of the Pinellas County Solid Waste Disposal and Resource Recovery Facility.

POLICY 402.201

Support programs for recycling and reuse of materials.

POLICY 402.202

The City shall stive to maintain a solid waste LOS not exceeding 1.4 tons per capita annually.

OBJECTIVE 402.3

Maintain the solid waste surveillance program by making it a requirement in any future solid waste franchise agreements.

POLICY 402.301

Require at least quarterly tonnage reports or estimates from the city's solid waste collector.

INFRASTRUCTURE - STORMWATER

GOAL 403

Develop and maintain through improvement of facilities and coordination with other government agencies a storm water drainage system which protects both public and private lands within the City.

OBJECTIVE 403.1

Continue to monitor and review all possible engineering solutions to the property and street flooding problems.

POLICY 403.101

Require on-site or approved off-site retention on all new or remodeled development in the City.

POLICY 403.102

Encourage the use of sheet flow through vegetated areas rather than piping or channelization.

POLICY 403.103

Require pervious paving for all non required parking areas and temporary drive areas.

POLICY 403.104

Reduce paving requirements within the land development code by requiring 10 percent of all parking areas for new construction to be permeable paving.

OBJECTIVE 403.2

Continue to review the feasibility of expanding the holding capacity of the City's drainage system.

POLICY 403.201

When repaving local streets consider raising road elevation or lowering shoulder swales to provide retention in grassed shoulder areas and reduce reverse flow of saltwater during high tides.

POLICY 403.202

Continue to develop swale retention areas in public rights-of-way and on public property.

POLICY 403.203

In the establishment of capital funding priorities, projects shall be based on the following priorities:

1. Correction of identified deficiencies.
2. Replacement of deteriorating equipment and pipe.

3. Increasing the quality of discharged water.
4. Increasing the capacity of collection and discharge pipes.

POLICY 403.204

The City shall maintain a stormwater drainage system which is capable of providing a LOS sufficient to handle a 25-year, 6-hour storm event during normal tide levels.

POLICY 403.205

The City shall continue to operate a drainage surveillance system and capital improvements program to upgrade the existing drainage system and correct deficiencies which may be identified by that surveillance system.

POLICY 403.206

The Level of Service for storm water discharge and water quality shall be as follows:

Quantity: The 25-year, 24 hour duration storm event. Post-development peak rate of surface discharge shall not exceed the historic discharge rate.

Quality: Each storm water management system shall be designed to prevent degradation of receiving waters. Each system shall conform to state water quality standards as set forth in Chapter 62 F.A.C.

POLICY 403.207

The City shall comply with all applicable provisions of the NPDES permit issued by region 4 of the United States Environmental Protection Agency.

POLICY 403.208

The City shall cooperate with and support Pinellas County in the implementation of the National Estuaries Program, Comprehensive Conservation and Management Plan.

OBJECTIVE 403.3

Continue to reduce the amount of inadequately treated stormwater which enters Boca Ciega Bay.

POLICY 403.301

No new point source discharges shall be permitted into the waters of Boca Ciega Bay.

POLICY 403.302

Stormwater management systems shall be required of all new development or redevelopment involving 25 percent or more of the structure or site.

POLICY 403.303

The City shall continue to pay its fair share for the monitoring of all point source discharges affecting the water quality in Boca Ciega Bay in order to provide adequate control of water quality at these discharge points.

INFRASTRUCTURE - WATER SUPPLY

GOAL 404

Adequate potable water supply to meet the needs of the citizens of South Pasadena.

OBJECTIVE 404.1

Continue to encourage residents of the community to conserve potable water.

POLICY 404.101

The City shall encourage, by example, the use of reclaimed water for lawn sprinkling and any other approved uses.

POLICY 404.102

The City shall continue to operate its reclaimed water system on a citywide basis and ~~no later than 2010~~ shall require all residents to use the reclaimed system by prohibiting irrigation with potable water.

POLICY 404.103

The City shall maintain a potable water level of service of 125 GPCD.

OBJECTIVE 404.3

Continue to coordinate with St. Petersburg in implementing programs to conserve potable water. Continue to coordinate with Pinellas County in implementing programs to conserve reclaimed water. Coordinate with Tampa Bay Water to implement the regional water supply plan adopted pursuant to Florida Statute 373.0361(2006)

POLICY 404.301

Support all voluntary limits and potable water reduction programs developed by the City of St. Petersburg.

POLICY 404.302

Support the City of St. Petersburg's selection of alternative water supply projects for potable water supply that are adopted in their 10 year water supplies facilities work plan.

GOAL 405

Encourage the regulation, protection and improvement of aquifer recharge areas in Pinellas County.

OBJECTIVE 405.1

Increase the protection of all aquifer recharge areas in Pinellas County.

POLICY 405.101

Support the Pinellas County master Drainage Plan in its application of retention areas which aid aquifer recharge.

POLICY 405.102

Support the acquisition of critical natural areas which provide aquifer recharge.

GOAL 406

Continue to provide high quality potable water to meet the existing and future demand of the City of South Pasadena residents and businesses in a cost efficient and effective manner by adhering to the policies set forth in this 10 year water supply plan sub-element.

OBJECTIVE 406.1

Ensure all residents and businesses within the City continue to have high quality potable water available at a reasonable cost.

POLICY 406.101

The South Pasadena water supply plan includes the data and analysis that support this sub-element together with the Interlocal Agreement whereby the City of St. Petersburg is obligated to provide potable water to the City of South Pasadena and the TBW master plan demonstrating that St. Petersburg Water Service Area is included in supply obligations.

POLICY 406.102

Continue to comply with all provisions of the 10 year Water Supply Agreement dated January 28, ~~2008~~ 2018 between the City of St. Petersburg and the City of South Pasadena and negotiate with St. Petersburg for an extension of this agreement in advance of its expiration in ~~2018~~ 2028.

POLICY 406.103

Annually review the City of St. Petersburg's 10 year water supply facilities work plan and the City of St. Petersburg's 5 year Capital Improvement Plan to ensure that Tampa Bay Water's commitments for water supply to St. Petersburg includes the needs of South Pasadena and that the City of St. Petersburg continues to include needed maintenance projects on distribution system within South Pasadena in its 5 year capital improvement plan.

POLICY 406.104

Continue to require potable water to be a component of the City's concurrency management system. Verify with the City of St. Petersburg that adequate distribution system capacity and availability of water exists prior to approving any land use amendment that would result in an increase in the demand for potable water.

POLICY 406.105

Continue to coordinate with the City of St. Petersburg to ensure consistency of water demand projections and population data.

POLICY 406.106

In order to conserve the maximum amount of potable water the City shall continue to operate its reclaimed water system and to provide reclaimed water to every property within the City.

COASTAL MANAGEMENT

GOAL 501

Coastal development that is consistent with the Future Land Use Element and existing natural systems.

OBJECTIVE 501.1

Protect & maintain existing natural vegetation & wildlife communities in the coastal area.

POLICY 501.101

The City shall preserve existing natural areas from development encroachment by adopting protective and restrictive land use regulation.

POLICY 501.102

Oppose dredge and fill operation which destroy marine grasses and breeding areas.

POLICY 501.103

Roosting, breeding, or feeding areas shall be protected from any unnecessary disturbance or intrusion by designating these areas under protective land use categories as well as adoption of a non-disturbance or harassment ordinance.

POLICY 501.104

Mangroves and tidal marshes shall be protected to the fullest extent possible in their natural state through the adoption of protective ordinances which designate these areas as protected areas and limit the cutting, removal or disturbance of these areas.

OBJECTIVE 501.2

Improve water quality to the "good" range, as reported by the Florida Department of Environmental Protection 305-B report, in the area of Boca Ciega Bay which lies adjacent to the City.

POLICY 501.201

Open space and vegetation should be maximized to reduce pollutant runoff loads by increasing setback and vegetation requirements in zoning regulations, public acquisition of vacant lands, and public projects involving planting and beautification.

POLICY 501.202

No new point source discharges shall be permitted into the water of Boca Ciega Bay.

POLICY 501.203

Storm water management systems shall be required of all new development and for all redevelopment involving 25 percent or more of the structure or site.

POLICY 501.204

Encourage waste recycling and proper disposal of all chemical pollutants through

the development of a recycling program with citywide collection facilities and through participation in the Amnesty Days Program of Pinellas County.

POLICY 501.205

Tidal flushing and circulation patterns should not be significantly altered by development activities.

POLICY 501.206

Coordinate the control of run off drainage into Bear Creek with the City of St. Petersburg and Pinellas County to reduce siltation and pollutant discharge into Boca Ciega Bay.

GOAL 502

The City shall provide a set of guidelines for development strategies that increase community resiliency and protect the lives and property of its residents from the effects of natural disasters, high tide events, storm surge, flash floods, stormwater runoff, and sea level rise.

OBJECTIVE 502.1

The City shall continue to update its hurricane evacuation plan, in cooperation with regional and state agencies, which provides for notification to residents, maintains or improves presently anticipated evacuation times, assures adequate shelter facilities, and provides clear travel routes for evacuation.

POLICY 502.101

Support construction of planned road improvements in the Metropolitan Planning Organization's Long Range Highway Plan that affect critical links in evacuation routes.

POLICY 502.102

Local governments should coordinate efforts to develop and equip an emergency fallen tree and pole removing team for cleaning fallen trees from evacuation routes.

POLICY 502.103

The City shall appoint a representative to work with the County and the Tampa Bay Regional Planning Council to assure that adequate shelter space is available to the existing and proposed residents of the City.

POLICY 502.104

The City shall continue to appoint a representative to coordinate with county and state in developing emergency management plans and disseminating information.

POLICY 502.105

The City shall consider the evacuation level and location of any proposed development prior to the issuance of development permit authorization.

POLICY 502.106

The definition of Coastal High Hazard Area shall be that area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized Storm surge model. The accompanying Coastal High Hazard Area map ~~dated March 21, 2016~~ updates and replaces Exhibit D in Ordinance 2007-08.

OBJECTIVE 502.2

Develop hazard mitigation measures, in cooperation with regional and state agencies, that regulate construction and land use activities so as to minimize damage to public and private property and human lives from exposure to the damaging effects of hurricanes, coastal storms, coastal erosion, and sea level rise.

POLICY 502.201

Continue to participate in the federal flood insurance program, including the stringent enforcement of minimum elevation and flood proofing standards, as specified in the city's flood protection ordinance.

POLICY 502.202

Preserve mangrove areas as protective buffers against storm winds and waves.

POLICY 502.203

Encourage the State to establish a public acquisition fund for purchasing properties that suffered damage during a natural disaster.

POLICY 502.204

Expansion of public infrastructure will be permitted in the coastal high-hazard areas only for the purposes of water-dependent recreation or resource restoration, or where there are no alternatives for meeting infrastructure deficiencies identified in the City's comprehensive plan.

POLICY 502.205

Construction involving redevelopment which is located in the coastal high-hazard zone shall emphasize the use of hazard mitigation measures including relocation of structures and strict enforcement of construction standards.

POLICY 502.206

New development within the coastal high-hazard area shall be consistent with the City's comprehensive plan as to both land use and density and/or intensity.

POLICY 502.207

The City shall continue to stringently enforce compliance with all adopted federal, state, and regional coastal construction codes, coastal set back requirements and building codes.

POLICY 502.208

Those residential structures which were existing or permitted as of the effective date of this comprehensive plan which were conforming as to density prior to September 6, 1989, and have now been rendered nonconforming as to density shall be considered grandfathered at those permitted density existing at the time of said adoption. Redevelopment of such grandfathering residential structures shall be governed by the provisions of Objective 101.14 and Policies 101.1401 - 101.1405 of the Future Land Use Element.

POLICY 502.209

Current and credible sea-level rise data should be considered when evaluating Future Land Use Map amendment, change of zoning, and development order applications.

POLICY 502.210

The City may collaborate with state and Pinellas County as appropriate to develop strategies for responding to sea-level rise, including consideration of the effects of sea level rise on potable water sources, saltwater intrusion, septic systems, wastewater treatment facilities and the water table.

OBJECTIVE 502.3

By January 1, 2009 the City shall prepare a post-disaster redevelopment plan that will reduce the exposure of human life and public and private property to natural disasters. The plan will provide for damage assessment, short range restoration and will adopt policies for the long range reconstruction period. In addition, the plan shall set forth a requirement that public infrastructure damaged in a natural disaster not be replaced until removal, relocation or structural modifications are considered by the City Commission. In areas of repeat damage, the plan shall specifically require the City to consider acquisition of the property if structural improvements will not eliminate the potential for future damage. In developing the City's Post Disaster Plan, the City shall consider incorporating provisions contained in the Pinellas County Post Disaster Plan.

POLICY 502.301

Permits shall be required for all repair and redevelopment which results from natural disaster except those required to protect the public health and safety. The City Commission may waive permit fees for repairs or redevelopment, and shall review any repair or redevelopment which affects 50 percent or more of a damaged structure or property.

POLICY 502.302

As soon as practical following the declaration of a natural disaster encompassing South Pasadena, the City Commission shall call an emergency meeting and establish a temporary moratorium on the permitting of new construction and redevelopment in accordance with the guidelines suggested by the City's damage assessment team.

POLICY 502.303

The City's damage assessment team shall consist of the Director of Public Safety, The Director of Public Works, the City's Building Official, the City's Building Inspector and other members designated by the City's Incident Commander; the team shall assess the extent of the damages following a natural disaster and make recommendations to the City Commission regarding the geographic location and time length for the permitting moratorium.

The damage assessment team shall also evaluate the effectiveness of hazard mitigation measures and submit recommendations to the City Commission for modification of mitigation policies and programs.

POLICY 502.304

Prior to authorizing any repairs or redevelopment the City Commission shall fully consider other options such as removal, relocation or structural modification. In authorizing repair and redevelopment following a natural disaster, the following priorities shall be used by City officials:

1. Repair and cleanup of infrastructure which removes immediate hazards and protects the health and safety of the City residents.
2. Repair of infrastructure which restores services to City residents.
3. Removal, relocation or structural modification of unsafe structures.
4. Replacement or relocation of infrastructure which would impede redevelopment.
5. Redevelopment of damaged structures or property.

POLICY 502.305

Repair and/or replacement of damaged or destroyed infrastructure shall not exceed the pre-disaster capacity unless a deficiency has been identified within this comprehensive plan.

POLICY 502.306

Private repair and reconstruction shall only be allowed in those areas where essential public services and facilities have been restored.

POLICY 502.307

Following a natural disaster, repetitive loss properties shall not be permitted to redevelop without an approved redevelopment plan that demonstrates that proposed redevelopment includes structural improvements that eliminate the potential of future loss.

POLICY 502.308

To the maximum extent feasible, redevelopment in those areas identified as being wholly or partially within the coastal high-hazard area and also within the V zone shall require relocation to reduce future damage.

POLICY 502.309

Immediate repair and cleanup actions needed to protect public health and safety shall be permitted immediately following a natural disaster, however, the redevelopment of any facility which sustained more than 50% damage shall be considered long term repair and redevelopment and shall not be permitted until all of the requirements of the post disaster plan including considering alternatives such as removal, relocation and structural modifications have been addressed.

OBJECTIVE 502.4

The City shall not increase residential densities other than consistent with its Future Land Use Map, as it may be amended, and shall continue to enforce land use regulations which discourage redevelopment in the V zone of the ~~coastal~~ Coastal High Hazard Area.

POLICY 502.401

Variations which increase practical density or intensity shall not be permitted.

POLICY 502.403

Where development is permitted such problems as periodic flooding, poor stability of roads and streets, and creation of health hazards should not become an unnecessary tax burden.

POLICY 502.404

Amendments proposing increases in density and/or intensity within the Coastal High Hazard Area (CHHA) shall be denied unless they meet the balancing criteria consistent with Countywide Rules Section 4.2.7.

GOAL 503

Public facilities shall be adequate to meet anticipated growth and demand.

OBJECTIVE 503.1

The level of service standards and priorities adopted in other elements of this Comprehensive Plan shall apply to facilities in the coastal high-hazard areas. These standards shall be applied whenever land use amendments or construction permits are requested.

POLICY 503.101

Development must not exceed the ability of the public facilities servicing this area to maintain the levels of service established in this Comprehensive Plan.

OBJECTIVE 503.2

Public facilities should be constructed or repaired in an economically-sound manner by the time they are needed.

POLICY 503.201

Support improvements contained in the Metropolitan Planning Organization's Transportation Improvement Program that reduce hurricane evacuation times given special attention.

POLICY 503.202

The provision of public services and facilities to lands within the City shall be sufficient to meet planned development, but shall not be used to justify increases in the intensity of development.

GOAL 504

Coastal resources of Boca Ciega Bay shall be managed as a single system.

OBJECTIVE 504.1

Continue to participate in intergovernmental coordination in managing multi-jurisdictional coastal resources.

POLICY 504.101

The City shall appoint a representative to meet with other local governments located along Boca Ciega Bay for the purpose of developing a united effort to reduce storm water runoff into the Bay through joint projects and coordinated programs.

POLICY 504.102

Support ~~the Pinellas Planning Council~~ Forward Pinellas in its continued review of land use plan amendments for their multi-jurisdictional impact on coastal resources.

POLICY 504.103

Encourage local governments to adhere to the Pinellas County Master Drainage Plan in order to limit the offsite effects of their development on a neighboring jurisdiction.

POLICY 504.104

Establish a review procedure whereby a development project's impact on evacuation times for the area shall be determined prior to development approval by the City.

GOAL 505

Preserve shoreline areas for maximum public enjoyment.

OBJECTIVE 505.1

The City shall continue efforts to increase the amount of public access to shoreline areas within the City.

POLICY 505.101

No city owned lands providing physical or visual access to shoreline areas shall be declared surplus and removed from public ownership.

POLICY 505.102

Increase parking access for all shoreline parks.

POLICY 505.103

Coordinate with FLA. D.O.T. for use of state road

OBJECTIVE 505.2

In considering the designation of future shoreline uses, the City shall give priority to public recreational areas.

POLICY 505.201

When reviewing requests for land use amendments, the City Commission shall be guided by the following priorities:

1. Public ownership and conservation or preservation usage.
2. Conservation or preservation usage without public ownership.
3. Water-dependent or water-related usage, except marinas, providing public access.
4. Recreational usage allowing public areas.
5. Other private usage providing visual access.

CONSERVATION

GOAL 601

Protect, conserve and enhance South Pasadena's natural environment in order to preserve and improve its ambient air and water quality.

OBJECTIVE 601.1

Continue to plant trees on publicly owned lands, and encourage private property owners to plant trees, to reduce pollution and thermal fluctuation within the City.

POLICY 601.101

Adopt regulations to control blowing dust and litter on temporary construction sites.

POLICY 601.102

Improve vegetative cover throughout the City in order to reduce airborne pollution and provide cooling effects.

POLICY 601.103

Continue to enforce regulations to require all hauling vehicles to be covered to reduce dust.

POLICY 601.104

Prohibit the incineration of waste materials or trash throughout the City regardless of open or closed system of incineration.

OBJECTIVE 601.2

Continue to enforce land use regulations that are consistent with natural resource protection.

POLICY 601.201

Incorporate on-site, or approved off-site, retention of stormwater requirements into development regulations which apply to new or expanded development to reduce run-off into Boca Ciega Bay.

POLICY 601.202

Provide density transfers from natural areas to usable land areas.

OBJECTIVE 601.3

Continue to enforce stormwater regulations which require both quantity and quality standards for stormwater runoff, to reduce pollution in Boca Ciega Bay.

POLICY 601.301

Adhere to the Pinellas County Master Drainage Plan and the NPDES permit.

POLICY 601.302

Implement projects providing public initiative as identified in Policy 403.202 and public direction as identified in Policy 403.104.

POLICY 601.303

Implement flood reduction projects as identified in Polices 403.101, 403.201 and 403.204.

POLICY 601.304

Continue to provide monthly educational seminars covering subjects such as pollution abatement programs, xeriscaping and proper use and application of fertilizers and pesticides.

POLICY 601.305

The City's Director of Public Works shall continue to coordinate with Pinellas County in the implementation of a surface water monitoring program. This coordination shall include providing physical sites for monitoring, staff assistance and financial participation.

OBJECTIVE 601.4

Monitor the efforts of surrounding communities to abate all types of pollution, and when feasible work together to abate pollution.

POLICY 601.401

Support enforcement of countywide regulations which restrict or abate pollution of the environment.

POLICY 601.402

Continue cooperation with other agencies such as Fla. Dept. of Environmental Protection, Pinellas County Environmental Mgt. Dept., & St. Pete. Environmental Affairs Dept., to improve water quality along the bay frontage.

POLICY 601.403

Since no ~~waterwells~~ water wells, recharge areas or cones of influence lie within the City of South Pasadena, the City shall support, through resolutions of support, any and all programs, rules and policies of the State Department of Environmental Protection which apply to the protection and quality of water sources in the county and state.

GOAL 602

Protect, preserve and enhance the vegetative cover on uplands, tidal area, and marine areas which provide comfort for human habitation as well as breeding, feeding and nesting areas for wildlife and marine life.

OBJECTIVE 602.1

Protect Boca Ciega Bay and the abutting marine habitat, including mangrove areas from destruction.

POLICY 602.101

Designate all mangrove and tidal marine areas within the City as environmentally sensitive areas.

POLICY 602.102

Limit development in mangrove areas to passive uses such as observation areas & nature trails. Balance the need for public access to the shoreline with mangrove protection.

POLICY 602.103

Protect and preserve all mangrove areas. Consider the adoption of regulations that establishes a ring of responsibility around Boca Ciega Bay prohibiting fertilizers and pesticides.

POLICY 602.104

Prohibit any restriction of natural flow flushing of the waters of Boca Ciega Bay.

OBJECTIVE 602.2

Maintain a wide variety of marine life & vegetation.

POLICY 602.201

Continue to support mangrove revegetation programs within the City.

POLICY 602.202

Encourage private installation of tree & other landscape materials.

POLICY 602.203

Provide more plant materials in public parks.

POLICY 602.204

Limit all intrusion into wildlife breeding and nesting areas.

OBJECTIVE 602.3

Provide for proper disposal of hazardous wastes.

POLICY 602.301

Prohibit the disposal of hazardous waste within the City boundaries.

Policy 602.302

Support Federal, State, and local policies and programs for hazardous waste disposal by promoting and participating in the Amnesty Days Program developed by Pinellas County.

GOAL 603

The City of South Pasadena shall provide a set of guidelines for development that protect the lives and property of its residents from the effects of natural disasters and promotes the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific flood hazard areas through the establishment of comprehensive regulations for management of flood hazard areas.

OBJECTIVE 603.1:

The City shall limit public expenditures that support development in the Coastal High Hazard Area, except for the repair or replacement of existing or planned infrastructure, and the restoration or enhancement of natural resources.

POLICY 603.101:

The City shall adopt the State definition of the Coastal High Hazard Area as that portion of the community below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

POLICY 603.102:

The City shall manage the alteration of natural floodplains, stream channels and shorelines.

POLICY 603.103:

The City shall manage filling, grading, dredging and other development which may increase flood damage or erosion potential.

POLICY 603.104:

The City shall Include development and redevelopment principles, strategies, and engineering solutions in its development codes that reduce the flood risk in coastal areas which results from high-tide events, storm surge, stormwater runoff, and the related impacts of sea-level rise.

POLICY 603.105:

The City shall identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

POLICY 603.106:

The City 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.

POLICY 603.107:

The City shall require that any construction activities seaward of the coastal construction control lines established pursuant to Section 161.053, Florida Statutes, be consistent with chapter 161, Florida Statutes.

POLICY 603.108:

The City will participate with the Tampa Bay Regional Planning Council (TBRPC) Resiliency Coalition to plan for the changing climate, reduce impacts and secure increased levels of federal funding to support resilient infrastructure improvements, adaptation, and mitigation programs, which protect the communities, property, and economy.

POLICY 603.109:

The City shall continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for its residents.

POLICY 603.110:

The City will consider, but not be limited to using the following tools to mitigate impacts of flooding and stormwater runoff.

- Public infrastructure planning, siting, construction replacement, operation, and maintenance.
- Stormwater management
- Green streets
- Rain garden/bioswales
- Vernacular streetscapes and plant replacement
- Grass pavers (driveways, ponding areas)
- Flood resistant building code standards
- Land development regulations
- Comprehensive planning

RECREATION AND OPEN SPACE

GOAL 701

Develop a recreation and open space system which meets the needs of local residents and supports the stability of the living environment.

OBJECTIVE 701.1

Develop recreation facilities and open space parks in various sections of the City that are easily accessible by pedestrian means to all residents of the City, including the handicapped.

POLICY 701.101

Increase benches and seating opportunities in public areas.

POLICY 701.102

Provide curb cuts and wheelchair ramps at all park sites.

POLICY 701.103

Provide walkways in all City parks.

OBJECTIVE 701.2

Encourage the provision of green open space in all new development projects and in redevelopment projects to improve the aesthetic qualities of the City.

POLICY 701.201

Offer density bonuses to developers who dedicate rec/open space for general public use.

POLICY 701.202

Define open space definitions and standards in development regulations.

OBJECTIVE 701.3

Continue to expand the variety of recreational opportunities available to City residents.

POLICY 701.301

Continue to fund the City's recreational reimbursement program to assist residents with paying the cost of participating in recreational activities offered in neighboring jurisdictions.

POLICY 701.302

The City shall adopt the following Level of Service standards for parks, recreational facilities and open space:

<u>Facility Type</u>	<u>Level of Service Standard</u>
Mini Park	0.5 acres/2,000 residents
Neighborhood Park	1.0 acres/1,500 residents
Urban Open Space	1.0 acres/2,000 residents
Tennis 1 court	1 court/4,000 residents
Playground	1/5,000 residents
Picnic Areas	1/7,000 residents
Fitness Trail	1/6,000 residents

POLICY 701.303

Private recreation/open space shall not be reduced through either replacement, redevelopment, or alteration. Such assurance shall be accomplished by either replacement in kind or its equivalent provided that the total acreage of recreation/open space is not diminished.

OBJECTIVE 701.4

Cooperate with the City's Cultural Arts Council, other units of government, and members of the private sector, including the Chamber of Commerce, local civic groups, clubs and associations in providing recreation facilities, programs and special events which are tailored to provide the types of activities which are suited to the community.

POLICY 701.401

Support the Pinellas County Parks departments program of park acquisition and development.

POLICY 701.402

Provide financial assistance to residents who take advantage of recreational programs in neighboring jurisdictions.

INTERGOVERNMENTAL COORDINATION

GOAL 801

To maximize intergovernmental coordination by actively supporting organizations designed to promote coordination and cooperation among levels of government.

OBJECTIVE 801.1

To stay informed on the activities and function of all organizations that promote coordination and cooperation among all levels of government.

POLICY 801.101

South Pasadena will seek and maintain contacts with all organizations that promote coordination and cooperation among all levels of government through newsletter subscriptions or requests for copies of minutes of those organization in which the city does not hold membership.

OBJECTIVE 801.2

To provide continuous support to coordinating organizations with regard to improving and implementing their operating procedures.

POLICY 801.201

South Pasadena will seek a membership and/or an advisory position, if possible, on all organizations that promote coordination and cooperation among all levels of government.

OBJECTIVE 802.1

To participate, to the greatest extent possible, in intergovernmental coordination activities which transcend jurisdictional boundaries.

POLICY 802.101

South Pasadena shall requesting at least annual meetings with representatives of FDOT District 7 to discuss problems and possible solutions concerning Pasadena Avenue such as timing of traffic signals, alternate routes to coastal beach areas, and intersection improvement.

POLICY 802.102

Continue to participate as a joint member of the Board of Suncoast Transit Authority jointly with gulf beaches and the City of Gulfport.

POLICY 802.103

Continue the City's membership in the Tampa Bay Regional Water Supply Authority and support the continued identification of safe, cost effective, sustainable water supply resources.

POLICY 802.104

Continue to coordinate with Pinellas County on drainage improvements on Oleander Way.

POLICY 802.105

Continue to attend and participate in the Wholesale Users Group sanitary sewer committee.

POLICY 802.106

Continue to monitor the City's exempt status from the school facilities element and coordinate and notify the school board in the event the City fails to meet the criteria for exemption.

OBJECTIVE 802.2

Promote the coordination of programs and activities which are of mutual concern and benefit in order to reduce procedural fragmentation and duplication of effort.

POLICY 802.201

The City shall jointly participate with Pinellas County in the development of recycling programs and recycling grant requests in order to combine programs and activities to reduce duplication of effort.

POLICY 802.202

Continue to send a representative to all scheduled meetings of the NPDES joint ~~permittees~~ permittees.

POLICY 802.203

The City shall jointly participate with Pinellas County in the purchase and acquisition of properties within the city to meet the open space/recreational needs of the City and the County.

GOAL 803

To improve intergovernmental coordination by continuing to disseminate information pertaining to current and/or future programs and activities with all affected governmental entities.

OBJECTIVE 803.1

To notify and offer an opportunity for comment to all governmental entities which might be affected by proposed and/or revised programs and activities.

POLICY 803.101

South Pasadena will inform all adjacent or affected governmental entities of programs and/or activities that may have multi-jurisdictional impact.

POLICY 803.102

To review and comment on programs and/or activities as submitted by other government entities, which may have multi-jurisdictional impact.

POLICY 803.103

South Pasadena will actively encourage other government entities to submit for review programs and/or activities that may have a multi-jurisdictional impact, and will judiciously review and comment on the programs or activities.

POLICY 803.104

South Pasadena shall continue to coordinate with the City of St. Pete Beach with regard to the coordination of land use, service utilities, water quality, drainage and transportation services specifically for that portion of St. Pete Beach which must gain access and service utilities from South Pasadena.

POLICY 803.105

Prior to the approval of any land use amendment or zoning change, the City shall consider the effect of the proposed development and its relationship to the existing comprehensive plans of the adjacent municipalities of St. Petersburg, St. Pete Beach and Gulfport as well as the unincorporated area of Pinellas County.

POLICY 803.106

In the event an intergovernmental dispute arises, the City shall use the dispute resolution process adopted by the Tampa Bay Regional Planning Council.

OBJECTIVE 803.2

The City shall submit copies of its adopted comprehensive plan and any proposed amendments to the Pinellas County School Board, the cities of St. Petersburg, St. Pete Beach, and Gulfport, Pinellas County and ~~Pinellas Planning Council~~ Forward Pinellas for review and comment to ensure coordination of the City's plan with those or other governmental or service supplying agencies and shall consider any comments received prior to the adoption of any amendments to the City's plan.

POLICY 803.201

The City shall implement a mechanism (administrative procedure) for the submittal of its adopted comprehensive plan to other governmental and service agencies for review and comment prior to the adoption of any change or amendment to the plan.

GOAL 804

Ensure harmony of land use development throughout Pinellas County.

OBJECTIVE 804.1

Support ~~the Pinellas Planning Council~~ Forward Pinellas and its role as a review and advisory agency on countywide planning.

POLICY 804.101

Submit all proposed land use amendments and regulatory changes to ~~the Pinellas Planning Council~~ Forward Pinellas for review and comment prior to adoption by the City.

OBJECTIVE 804.2

Resolve any development conflicts involving other jurisdictions through mutual consent or non-advisory mediation.

POLICY 804.201

Submit all conflicts which cannot be mutually resolved between other jurisdictions and the City to ~~the Pinellas Planning Council~~ Forward Pinellas for review and recommendation or the Tampa Bay Regional Planning Council's informal mediation process.

OBJECTIVE 804.3

Coordinate the impacts of proposed development within the City upon those of adjacent jurisdictions.

POLICY 804.301

Submit copies of the proposed as well as the adopted Comprehensive Plan to all adjacent jurisdictions for review and comment.

POLICY 804.302

Submit for review to ~~the Pinellas Planning Council~~ and all adjacent municipalities any proposals for annexation of lands into the City of South Pasadena.

~~OBJECTIVE~~ **POLICY 804.303**

Cooperate actively in establishing and coordinating Levels of Service for all public services and facilities which are multi-jurisdictional in nature.

POLICY 804.304

Review and cooperate in the maintenance and improvement of all public facilities levels of service by active enforcement of regulations which improve or stabilize the level of service.

OBJECTIVE 804.4

The City shall cooperate actively in the establishment, coordination, and maintenance of Level of Service standards with the City of St. Petersburg, and Pinellas County, for those services provided by those jurisdictions within the City.

POLICY 804.402-401

The City shall continue to appoint a liaison representative to actively participate in discussions and meetings with FDOT, St. Petersburg, and Pinellas County as pertains to the services and facilities of transportation, water supply, sewage treatment and solid waste disposal.

~~POLICY OBJECTIVE~~ **804.5**

The City of South Pasadena shall coordinate with ~~the Pinellas Planning Council~~ Forward Pinellas so as to maintain consistency with the Countywide ~~Comprehensive Plan~~.

POLICY 804.501

Specifically, the City shall require and provide for the following:

1. Participation in the countywide planning process through representation on and coordination with ~~the Pinellas Planning Council~~ Forward Pinellas.

2. Identification of the procedures, and responsibility therefore, by which to determine the need for and processing of any requisite amendment to the Countywide ~~Future Land Use~~ Plan Map. These procedures and responsibilities are to be detailed in the City's Land Development Regulations.

CAPITAL IMPROVEMENT

GOAL 901

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

OBJECTIVE 901.1

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

POLICY 901.101

The City shall continue to evaluate and rank in order of priority, projects proposed for inclusion in the five-year schedule of improvements.

POLICY 901.102

The City shall continue to update annually a multi-year Capital Improvement Plan (CIP), the first year of which shall be adopted as part of the annual budget.

POLICY 901.103

Proposed capital improvement projects shall continue to be evaluated and ranked in order of priority according to the following guidelines:

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

POLICY 901.104

The City shall continue to expand efforts to secure grants or private funds on a continuing basis whenever available to finance the provision of capital improvements.

OBJECTIVE 901.2

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

POLICY 901.201

The City shall not incur any form of indebtedness in order to provide needed capital improvements at adopted LOS that would result in a bond rating below AAA for insured bond issues.

POLICY 901.202

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

POLICY 901.203

The City will ensure that any bonds issued will be structured to be paid back within a period not to exceed the expected useful life of the capital project.

POLICY 901.204

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

POLICY 901.205

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

OBJECTIVE 901.3

The City shall utilize its fiscal resources to eliminate any identified existing deficiencies and ensure the provision of needed capital improvements for future development and redevelopment at adopted levels of service as specified in this Comprehensive Plan.

POLICY 901.301

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

POLICY 901.302

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

POLICY 901.303

The City shall, when appropriate, consider the adoption of impact fees in cooperation with other levels of government.

POLICY 901.304

The City shall ensure that development orders and permits are issued only when required capital facilities are present or are adopted in the five-year schedule of capital improvements with funding sources identified and are scheduled to be available concurrent with the development. This review will ensure that the City is consistent with the maintenance of the levels of service standards for affected public facilities adopted by this Comprehensive Plan.

POLICY 901.305

The City shall through its capital improvements program continue a program of capital facilities monitoring which will identify the existing status and projected usable life of all capital facilities.

POLICY 901.306

The City’s concurrency management program shall incorporate the following levels of service.

In developing capital improvements programming, the City shall adopt the following levels of service:

- 1. WASTEWATER TREATMENT.....150 GPCD
- 2. SOLID WASTE 1.4 tons per capita annually
- 3. POTABLE WATER..... 125 GPCD
- 4. PARKS/RECREATION/OPEN SPACE

Mini Parks	0.5 acres/2,000 residents
Neighborhood Parks	1.0 acres/1,500 residents
Urban Open Space	1.0 acres/2,000 residents
Tennis	1 court/4,000 residents
Playground	1/5,000 residents
Picnic Areas	1/7,000 residents
Fitness Trail	1/6,000 residents

OBJECTIVE 901.4

Reserved

OBJECTIVE 901.5

The City shall assure the existing residents are not burdened by the needs of the future development by continuing to enforce regulations which require future development to bear the total cost of improvements which are needed as a result of that development.

POLICY 901.501

As part of its permitting process, South Pasadena shall adopt assessment schedules and development impact fees to provide funding for the necessary services and facilities that will be required as a result of the proposed development.

POLICY 901.502

When improvements required in conjunction with new development are the result of upgrading as well as increased capacity, the development shall pay for the funding of a proportionate share of the upgrading based upon a ratio of impact.

OBJECTIVE 901.6

South Pasadena shall generate the funding necessary to provide needed facilities and improvements through taxation and fee schedules, bonding or, when possible, through grant funding in conjunction with other agencies and shall continue implementation of a monitoring system to manage the development process to assure that previously issued development permits or future growth do not exceed the ability of the city to provide or require the needed improvements.

POLICY 901.603

The City shall continue to implement a permit monitoring system which evaluates the impact of all proposed development permits on a cumulative basis in order to assure that permitted impact does not exceed the capacity of existing services. Permits which would result in impacts exceeding capacity shall be withheld until the necessary capacity is available or the proportionate share is paid and the needed improvement is scheduled within the timeframe established by statute.

POLICY 901.604

Since no development orders have been issued prior to the adoption of this plan, no facilities will need to be reserved for such development. (Facilities are already in place to meet the needs of the future dwelling units which are governed by the court stipulation which affects the city.)

PROPERTY RIGHTS ELEMENT

GOAL 1001:

The City of South Pasadena will make planning and development decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.

OBJECTIVE 1001.1:

Apply rules, ordinances, and regulations adopted under the authority of Florida's Community Planning Act, Section 163.3161, Fla. Stat., et seq., with sensitivity for private property rights and not be unduly restrictive.

POLICY 1001.101

In local decision-making, the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

POLICY 1001.102

In local decision-making, the City shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

POLICY 1001.103

In local decision-making, the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

POLICY 1001.104

In local decision-making, the City shall consider the right of a property owner to dispose of his or her property through sale or gift.

EXHIBITS

~~Exhibit A - Existing Land Use Map~~

~~Exhibit B~~ A - Coastal High Hazard Area

Map Exhibit ~~C~~ B - Future Land Use Map

Exhibit A:

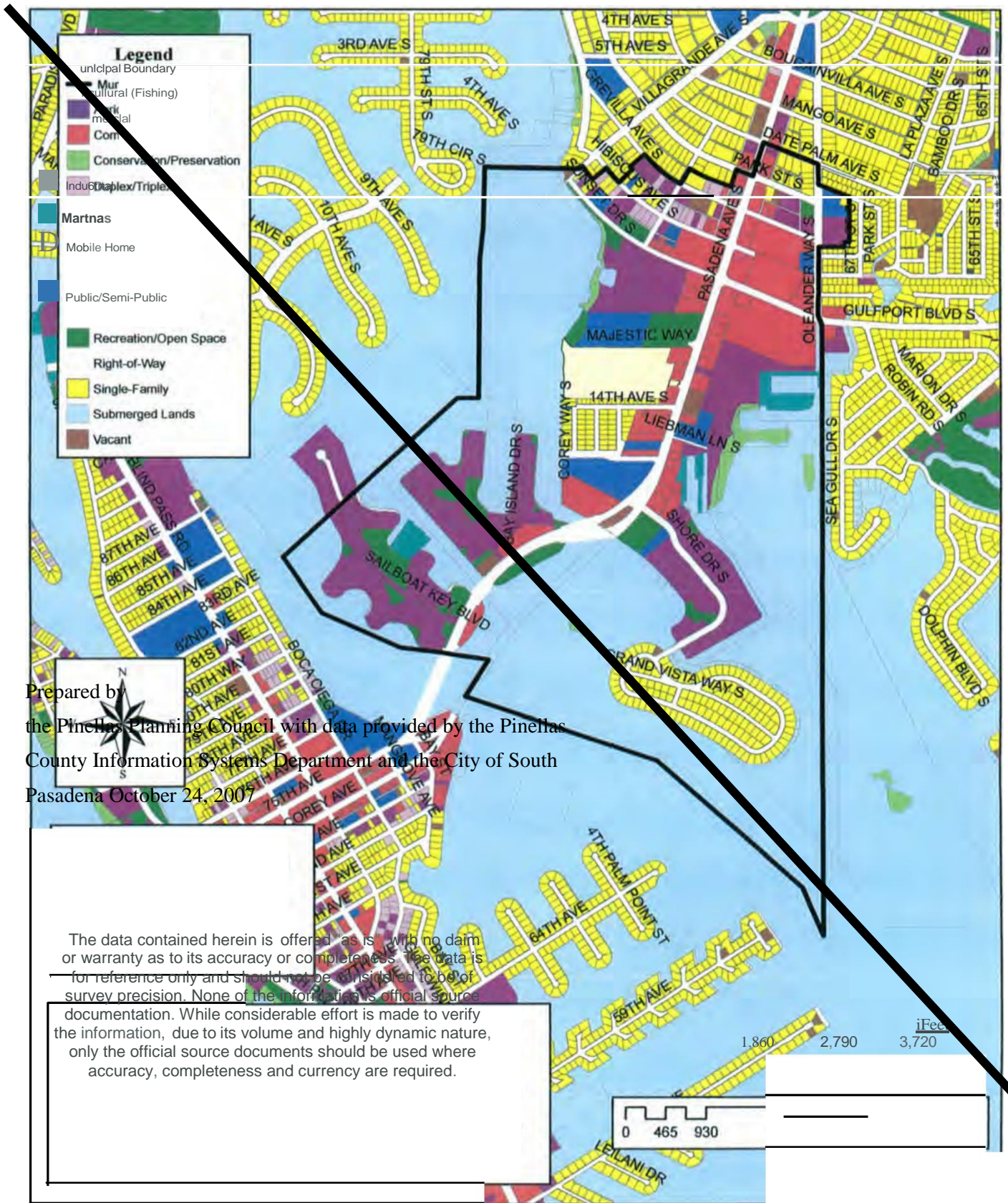
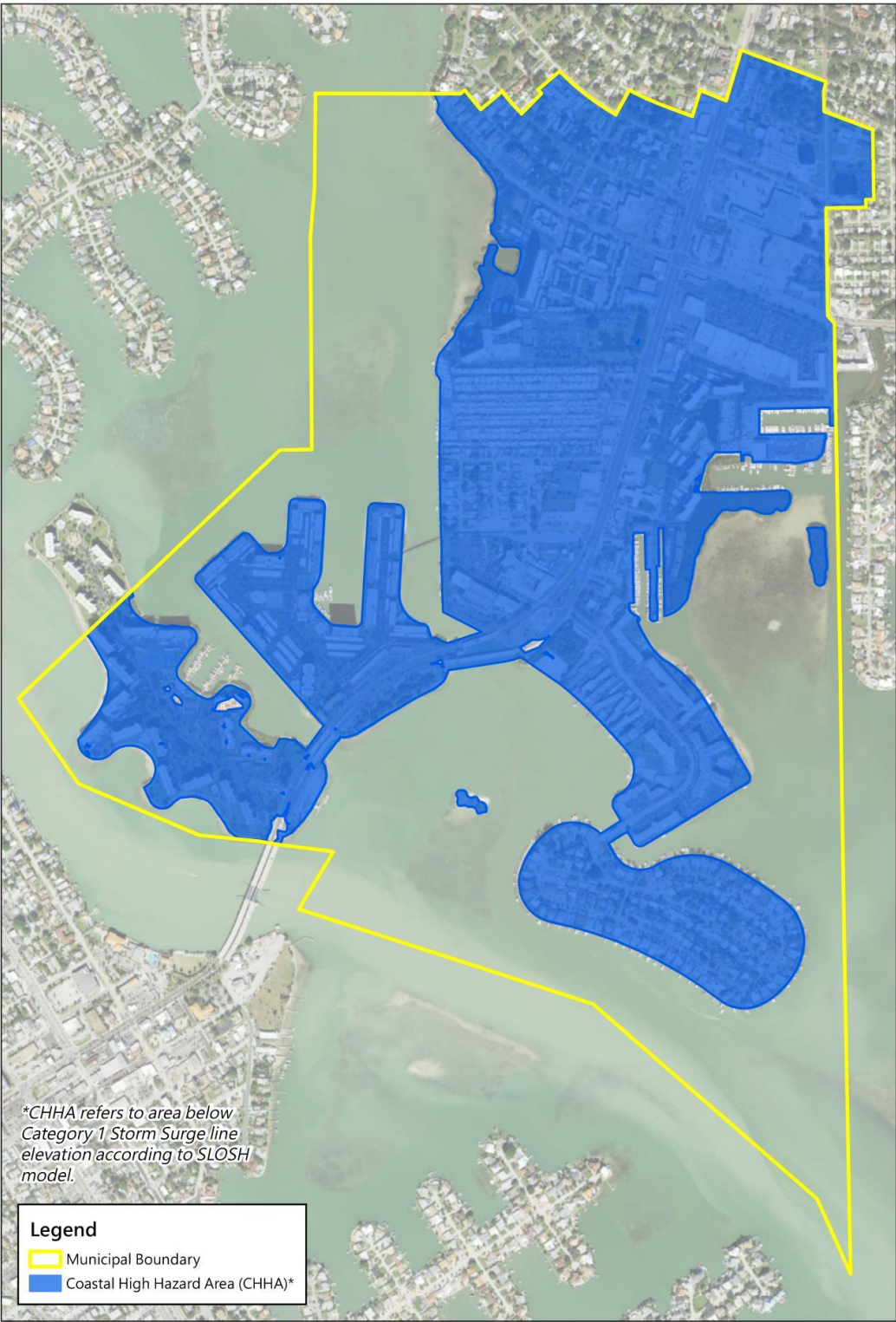


Exhibit B A
City of South Pasadena Coastal High Hazard Area



City of South Pasadena
Coastal High Hazard Area



City of South Pasadena Future Land Use Map

