

**EXCERPT FROM THE TOWN'S  
DRAFT EVALUATION AND APPRAISAL REPORT**

**LIST OF PROPOSED AMENDMENTS TO THE  
GOALS, OBJECTIVES AND POLICIES  
OF THE COMPREHENSIVE PLAN  
(Draft as of October 18, 2006)**

The following policies of the *Future Land Use Element* are proposed to be amended in order to further the Town's Vision for the Gulf Boulevard Corridor...

**POLICY 1.13.7**

~~By February 2007, The Town shall, through its site plan process and evaluate, and amend as necessary, the Town's land use regulations and land development code, to support mixed use development within the corridor on the east side of Gulf Boulevard. The allowed mix of uses would include retail, service, office, tourist accommodations and residential uses that are planned and designed so that the uses within a project are internally compatible and are also compatible with development on surrounding properties and the Town's adopted Vision.~~

***Discussion:** The Town has already completed this evaluation, and supports the mixed use concept, using the site plan review process to individually assess each mixed use project proposal for compatibility with surrounding uses, the community Vision and plans for Gulf Boulevard. The Corridor is less than one mile long, and is comprised currently of a mix of residential multi-family development, tourist uses, and retail, commercial and office uses. The Town believes that compatibility with surrounding uses is paramount, and that the Town needs to be able to treat each case individually, based on specific surroundings, contribution to the Town Vision, and implementation of long range plans for the Gulf Boulevard Corridor. Consequently the Town does not wish to adopt a specific numerical ratio of uses, as the concept is less workable in a very small community such as North Redington Beach.*

**POLICY 1.13.8**

~~By February 2008, the Town shall develop and enforce design criteria and standards for building orientation, the protection of scenic vistas, setback requirements, etc., for new construction and redevelopment within the Gulf Boulevard Corridor.~~

***Discussion:** This will allow time for the Town to develop amendments to their new land development regulations, and to allow citizens and the Gulf Boulevard Planning Group to provide input into the design and ultimate character of the Boulevard.*

### **POLICY 9.1.7**

The reconstruction, should the property be destroyed by natural causes, of any legally nonconforming ~~residential/hotel/motel~~ residential, hotel or motel structure located in the ~~CT or CL zoning districts~~ Gulf Boulevard Planning Corridor whose existing, permitted density exceeds that of this Comprehensive Plan, shall adhere to ~~these~~ the Town's Comprehensive Plan, the Town's land development regulations and the coastal management regulations (local, State and Federal) in effect at the time the development order is issued for reconstruction, but shall be allowed to rebuild the type of use that was destroyed at the legally nonconforming density.

***Discussion:** The amended Policy establishes the Gulf Boulevard Corridor as the area of the Town where structures may be rebuilt at their respective legally nonconforming densities with the type of use destroyed in the event of a natural disaster. This provides for the continuance of the existing development mix in the corridor that helps lend the Town its distinct identity. The inclusion of the requirement to adhere to the Town's Comprehensive Plan and land development regulations in effect at the time the development order is issued for reconstruction adds assurances that the Town's Vision will be furthered through the reconstruction process.*

**In addition to the changes proposed to Policy 9.1.7 as shown above, the following new policies are proposed to be included as part of the *Coastal Management and Conservation Element* to address the issue of pre and post disaster planning...**

### **Proposed New Policy**

For residential development proposals other than for an individual single family home, the Town shall require the developer to submit information prior to site plan approval that evaluates the impact of their development proposal on evacuation timing and public shelter needs.

***Discussion:** This proposed policy would assist the Town in meeting new legislative requirements regarding the impact of development on evacuation time and public shelter space.*

### **Proposed New Policy**

The Town shall participate with Pinellas County and other municipalities in the review of any level of service standards developed for hurricane evacuation, in the assessment of shelter needs for its residents, and in the review of any development impact mitigation strategies proposed as a result of allowances under Ch 163.3178 F.S., but with the understanding that the safety of existing or future residents and visitors shall not be compromised by the approval of any development approvals.

***Discussion:** This proposed policy reflects the fact that the Town must work in close coordination with the County and surrounding municipalities to evaluate and address hurricane evacuation, shelter needs and mitigation strategies.*

**In an effort to better facilitate intergovernmental coordination, Goal 2 of the *Future Land Use Element* is proposed to be amended as follows...**

## **GOAL 2**

~~To comply with Chapter 88-464, Laws of Florida, as amended, by participating in the Countywide planning process through representation on, and coordination with the Pinellas Planning Council, to ensure consistency between the Town and the Countywide comprehensive plans. The Town shall coordinate with, and remain involved in, the Countywide planning process.~~

***Discussion:** Refining the Goal will better address the Town's involvement in the Countywide Planning Process.*

**The following policies within the *Housing Element* are proposed to be amended to update the Town's position toward support for multifamily rental and area workforce housing...**

## **POLICY 4.1.5**

~~By February 2007, because of the vulnerability of the Town to weather-related disasters, the Town shall evaluate its Comprehensive Plan, its post-disaster response, recovery and redevelopment plans, and its existing regulations to determine if there are any mechanisms, including incentives, to~~ The Town shall encourage the rebuilding of the Town's multi-family rental housing stock following a natural disaster, consistent with Policy 4.1.4 of the Housing Element.

***Discussion:** This furthers the intent of Policy 4.1.4 and further encourages the retention of multi-family rental housing in North Redington Beach.*

## **POLICY 4.1.8**

~~In association with the Evaluation and Appraisal Report, complete an analysis of land uses within the Town's Gulf Boulevard Corridor that reviews the existing pattern of residential development, incorporates public input and recommends any potential changes needed to support long-term housing objectives.~~ The Town shall allow the build-back of non-conforming multi-family rental units to pre-natural disaster densities as a means of encouraging the retention of rental housing options in North Redington Beach.

***Discussion:** The build-back of densities in the Gulf Boulevard Corridor following a natural disaster are addressed in Policy 9.1.7. The proposed amendment to Policy 4.1.8 above, however, goes beyond the Corridor and reinforces the Town's desire to retain viable rental housing options wherever they exist in the community.*

### **POLICY 4.1.9**

~~By February 2007, evaluate the Town's existing regulations regarding affordable housing units and consider additional regulations and/or incentives to better encourage the integration of community housing options for the workforce in new or rebuilt multi-family and mixed-use developments. Subsequent to Pinellas County adopting workforce housing provisions, the Town will evaluate such provisions for inclusion into the Town's land development regulations.~~

***Discussion:** Pinellas County is considering the establishment of a trust fund and other programs to support workforce housing. This could provide an avenue for the Town to support workforce housing by implementing a provision within its land development regulations requiring developers to make a certain level of payment into the trust fund.*

### **POLICY 4.6.2**

~~By February 2007, the Town shall request, through its participation in the Barrier Islands Government Council, that the County and PSTA collaborate with the beach communities to study transit needs and transit routes required to accommodate the beach area workforce. The Town shall monitor, and participate in as appropriate, county-level discussions of transit service that affect the beach communities, particularly in regard to the ability of workers to get to and from beach community employment.~~

***Discussion:** A review of public transit revealed that PSTA currently maintains frequent trolley service to the beaches with connectors to the mainland. Rather than being an isolated barrier island issue, transit and transportation to meet workforce needs is currently under discussion at the countywide level. The Town proposes to monitor transit discussions at the county level, and participate in these discussions when deemed necessary.*

<p><b>The following date-specific policies within the Comprehensive Plan are proposed to be amended to reflect that their directives have been met</b></p>
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## **FUTURE LAND USE ELEMENT**

### **OBJECTIVE 1.3**

~~The Town shall, by April of 2005, apply its land development code in a manner that fosters the Town's character and architectural identity, that promotes a safe and pedestrian-friendly environment, that recognizes the conditions and environment imposed by a coastal location, and encourages a mix of complementary and compatible land uses.~~

***Discussion:** The Town updated several components of its land development code following adoption of the 2005 update to the Comprehensive Plan to implement new goals, objectives and policies.*

### POLICY 1.3.1

The Town shall, ~~by April of 2005, annually review and update, as necessary,~~ its Land Development Code to ensure that it serves to effectively implement the goals, objectives and policies of the North Redington Beach Comprehensive Plan.

***Discussion:** Recognizing that additional amendments are likely to be required following adoption of the EAR-based amendments, and that, as a coastal beach community facing redevelopment pressures, the Town plans to annually review its Codes to ensure that they meet the needs of the community.*

### OBJECTIVE 1.4

The Town shall, ~~by April of 2005, continue to implement~~ ~~devise~~ strategies ~~adopted in the Comprehensive Plan and the land development code where appropriate,~~ that recognize the value of, and support, tourist accommodations as a viable part of the mix of land uses along Gulf Boulevard, ~~and will participate in shaping countywide strategies to facilitate the same.~~

***Discussion:** This policy is being updated to reflect the fact that the Town made several innovative changes to its Land Development Code following the 2005 Comprehensive Plan update to encourage tourist uses, and to note that the issue of preserving tourist accommodations is a countywide issue requiring the Town's participation and experience.*

### OBJECTIVE 1.5

The Town shall utilize the Goals, Objectives and Policies of the Comprehensive Plan, ~~and will develop by April 2005, additional specific criteria, standards and the process, to apply to all requests for new development or redevelopment, as defined in the Future Land Use Element and the~~ and the Town's Land Development Code in the review of each application for new development or redevelopment.

***Discussion:** This Policy is being updated to reflect the fact that, following the 2006 Comprehensive Plan update and subsequent Land Development Code revisions, and once the EAR-based amendments and the subsequent Land Development Code revisions are put in place, the Plan and Code will provide a solid foundation for how development and redevelopment is handled in the Town.*

### POLICY 1.6.2

The Town shall, ~~by April of 2005, amend its Land Development Code to~~ require that all development approvals for new or redeveloped tourist accommodations include a disaster/evacuation plan approved by both the Town and by Pinellas County Emergency Management that addresses emergency communication and evacuation requirements for that tourist accommodation.

**Discussion:** This Policy is being updated to reflect the fact that this requirement is now in place.

#### **POLICY 1.8.1**

~~The Town, in cooperation with the Pinellas County Building Department and the Pinellas County Department of Environmental Management, shall enforce compliance with building codes and minimum housing standards, by February 2007, consider adoption of a minimum housing code.~~

**Discussion:** The Town is covered by the countywide minimum housing code. The Pinellas County Building Department issues building permits in the town and the housing code is enforced by the Pinellas County Department of Environmental Management.

#### **POLICY 1.9.1**

~~The Town shall, by February 2007, identify non-conforming uses in the Town, and review existing zoning regulations to determine what revisions are necessary to address non-conforming uses. The Town shall address non-conforming uses in the Town on a case-by case basis, as the opportunity arises.~~

**Discussion:** The Town refined its land development regulations after adoption of the 2006 Comprehensive Plan update to refine how to address the build-back of non-conforming uses after a natural disaster. Some minor changes were also made to address incompatibilities between certain zoning and land use designations, and the Town is proposing a revision to the Comprehensive Plan in association with the EAR-based amendments (see Policy 9.1.7 under Recommended Action 3.2.1).

#### **POLICY 1.11.1**

~~By February 2007, the Town shall have evaluated those structures in the Town built prior to 1955 to determine if any have local historic significance, contribute to the character of the Town, and warrant special designation by the Town to protect their historical significance. Should the opportunity arise, the Town shall coordinate with Pinellas County on the preservation of any properties with historical value.~~

**Discussion:** The Town completed this evaluation in the summer of 2006, and a report of the results is on file at Town Hall. Most of the structures originally identified as being built prior to 1955 have been remodeled so extensively they have no apparent historical value. Two properties built prior to 1955 retain somewhat original facades; one is a bed and breakfast which currently capitalizes on its vintage charm, and the other is a vacant structure the County has expressed an interest in acquiring should the property owner ever decide to sell. No additional regulations or special measures are seen as necessary by the Town to protect historical structures as so few exist.

## **HOUSING ELEMENT**

### **POLICY 4.2.1**

~~By February 2007, evaluate whether the adoption of minimum housing standards by the Town would improve code enforcement and benefit neighborhoods. The Town, in cooperation with the Pinellas County Building Department and the Pinellas County Department of Environmental Management, shall enforce compliance with building codes and minimum housing standards to protect the character and quality of its neighborhoods.~~

***Discussion:** The Town is covered by the countywide minimum housing code, which was found by the Town to be sufficient to meet its needs. See also the discussion regarding Future Land Use Policy 1.8.1.*

### **POLICY 4.2.3**

~~By February 2007, the Town shall have evaluated those structures in the Town built prior to 1955 to determine if any have local historic significance, contribute to the character of the Town, and warrant special designation by the Town to protect their historical significance. Should the opportunity arise, the Town shall coordinate with the County on the preservation of any properties with historical value.~~

***Discussion:** See discussion regarding Future Land Use Policy 1.11.1.*

## **INFRASTRUCTURE ELEMENT**

### **POLICY 5.3.1**

The Town shall adopt and support average potable water usage rates that do not exceed 120 gallons per capita per day (gpcd), consistent with adopted concurrency management and planning the 2005 level of service standards for the Pinellas County Water Demand Planning Area.

***Discussion:** The Policy is being revised in order to make it consistent with the County's concurrency program in an ongoing manner.*

## **COASTAL MANAGEMENT AND CONSERVATION ELEMENT**

### **POLICY 9.2.5**

~~By April of 2005, All new and redeveloped tourist accommodations, including those undergoing substantial improvement, shall submit an evacuation/disaster plan to Pinellas County Emergency Management and the Town for review and approval prior to development authorization.~~

***Discussion:** The policy is being updated to reflect that fact that this requirement is now institutionalized in the Town's Land Development Code.*

## **CAPITAL IMPROVEMENTS ELEMENT**

### **POLICY 13.4.1**

~~By February 2007, The Town shall review its method and options for assessing and collecting impacts fees associated with redevelopment in order to ensure that development activities contribute a fair and proportionate cost for public facilities and services.~~

***Discussion:** The Policy is being updated to reflect current impact fee status. The Town and the County have been discussing the collection of impact fees, and updates to the Town's code are anticipated to be in place by the time the EAR-based amendments are adopted.*

**In addition, and in accordance with the Countywide Land Use Plan and Countywide Rules, the following notation is proposed to be added to the description of the Residential/Office/Retail (ROR) future land use category in *Table 1-5: North Redington Beach Future Land Use Category Descriptions:***

\*Mixed Use – shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.