

TOWN OF INDIAN SHORES COMPREHENSIVE PLAN



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Town of Indian Shores Comprehensive Plan

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**TOWN OF INDIAN SHORES
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FUTURE LAND USE ELEMENT

Goal 1: Ensure that the residential/family character of the Town of Indian Shores is maintained and protected while maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by citizens and visitors alike, and minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Objective 1.1

Recognizing that the Town of Indian Shores is located on a barrier island, future growth and development shall be managed through the enforcement of land development regulations consistent with this adopted comprehensive plan.

Policy 1.1.1

The Town shall enforce land development regulations which recognize the limitations of development on a barrier island, including 100-year floodplain, vulnerability to tropical storms, topography, and soil conditions.

Policy 1.1.2

The Town shall maintain land development regulations that contain specific and detailed provisions required to implement this comprehensive plan which, at a minimum, shall:

- Regulate the subdivision of land;
- Protect the limited amount of marine wetlands remaining in the community and those lands designated as Preservation on the Future Land Use Map and in the Coastal Management and Conservation Element;
- Regulate signage;
- Require that all development is consistent with federal flood insurance regulations;
- Require that all development is consistent with those coastal construction regulations as may be adopted and/or amended by the State of Florida, Pinellas County, or the Town of Indian Shores;
- Address the compatibility of adjacent land uses and provide for adequate and appropriate buffering;
- Issue development orders and permits only when it is documented that such development is consistent with the level-of-service standards for the affected public facilities adopted by this comprehensive plan;
- Provide for drainage and stormwater management, based on the minimum criteria established by the Southwest Florida Water Management District, as may be amended, the Town of Indian Shores, or other appropriate governmental agencies.
- Provide requirements for the provision of open space, and safe and convenient on-site traffic flow and parking requirements;
- Encourage the use of native vegetation in the landscaping of multifamily and commercial developments; and
- Provide for the control of erosion and runoff from construction sites.

Objective 1.2

As an ongoing objective of the Town of Indian Shores, the enhancement and protection of the Town's existing character shall be achieved through development and redevelopment, which ensures an orderly and aesthetic mixture of land uses.

Policy 1.2.1

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

Future Land Use Category	Permitted Uses	Density/Intensity Standards	Corresponding Countywide Plan Map Category
Resort Facilities Medium (RFM)	<ul style="list-style-type: none"> Residential Temporary Lodging 	<ul style="list-style-type: none"> Density of 0 - 18.0 dwelling units per acre Maximum impervious surface ratio of 0.80 Maximum lot coverage not to exceed 50 percent of the buildable area of the site 	Resort
Residential/Office/Retail (R/O/R)	<ul style="list-style-type: none"> Residential Temporary Lodging Office Commercial/Business Service 	<ul style="list-style-type: none"> Density of 0 - 18.0 dwelling units per acre Maximum floor area ratio for mixed use projects containing both residential and commercial uses of 0.40 Maximum floor area ratio for commercial only projects of 0.40 Maximum lot coverage not to exceed 50 percent of the buildable area of the site Maximum impervious surface ratio for all projects of 0.80. 	Retail & Services
Recreation/Open Space (R/OS)	<ul style="list-style-type: none"> Public recreation facilities Public beach/water access Public or private open 	<ul style="list-style-type: none"> Maximum floor area ratio of 0.20 Maximum impervious surface ratio of 0.50 	Recreation/Open Space

	space		
Preservation (P)	<ul style="list-style-type: none"> Intended for the preservation, conservation and protection of vital natural resources 	<ul style="list-style-type: none"> Maximum floor area ratio of 0.10 Maximum impervious surface ratio of 0.20 	Preservation
Institutional (I)	<ul style="list-style-type: none"> Residential Public or private educational facilities Outpatient clinic Religious institutions Public buildings 	<ul style="list-style-type: none"> Density of 0-12.5 dwelling units per acre Maximum floor area ratio of 0.65 Maximum impervious surface ratio of 0.85 	Public/Semi-Public
Transportation/Utility (T/U)	<ul style="list-style-type: none"> Transportation facilities Utilities infrastructure 	<ul style="list-style-type: none"> Maximum floor area ratio of 0.30 Maximum impervious surface ratio of 0.80 	Public/Semi-Public

Policy 1.2.2

The Town adopts the Future Land Use Map Series, which includes the following:

- Map 1: Future Land Use
- Map 2: Transportation Corridors
- Map 3: Coastal High Hazard Area
- Map 4: 100-Year Floodplain

Policy 1.2.3

The Town shall establish guidelines under which ancillary service uses may be incorporated into residential projects within the Resort Facilities Medium future land use category. Such ancillary service uses shall be provided only for occupants of the residential development and their guests.

Policy 1.2.4

For the purposes of this comprehensive plan and all pertinent development regulations of the Town of Indian Shores, “residential” use shall include single and multiple dwellings, apartments, condominium units, tourist facilities, and other units designed as temporary or permanent lodging facilities, and shall include such ancillary facilities as may be deemed necessary for the use of the residents and their guests only. The residential development regulations shall, at a minimum, address the following:

- Allowance for a creative approach for development/redevelopment;
- A harmonious development of the site and the surrounding areas and community facilities while providing safe and efficient traffic circulation;
- An allowance for cluster or other nontraditional lot layout or site design; and
- The establishment of minimum acreage and dimensional requirements.

Policy 1.2.5

Residential and commercial development or redevelopment of individual land parcels

within the Residential/Office/Retail future land use category shall comply with the following overall use mix ratios:

- Residential development: 55 percent to 85 percent of buildable area.
- Commercial development: 15 percent to 45 percent of buildable area.

Policy 1.2.6

In order to minimize incompatibilities between residential and commercial uses, the following standards shall apply:

- Residential uses shall be located and designed to protect life and property from natural and manmade hazards, such as flooding, excessive traffic, subsidence, noxious odors, and noise;
- Future residential and commercial uses shall be compatible with the type and scale of surrounding land uses;
- All outdoor lighting shall be designed and/or shielded so as not to create a nuisance to adjoining residential property owners or tenants; and
- Where redevelopment or change of use results in a more intense commercial use adjacent to an existing residential use, buffering or other design techniques shall be used to minimize impacts from lighting, noise, and traffic.

Policy 1.2.7

In recognition of the limited opportunities available for future development, the redevelopment and/or revitalization of existing commercial properties will be encouraged within the constraints of the Future Land Use Map and land development regulations.

Policy 1.2.8

Group development or clustering of smaller commercial units shall be encouraged in order to make best use of required off-street parking and minimize points of entry onto Gulf Boulevard.

Policy 1.2.9

All new commercial developments shall provide for off-street parking and loading facilities.

Policy 1.2.10

In order to ensure the continued maintenance of its beach residential character, the land development regulations shall contain provisions which enhance the opportunities for the rehabilitation and/or revitalization of the existing residential structures.

Objective 1.3

Existing land uses or structures which are either incompatible or inconsistent with the adopted Future Land Use Map shall be deemed nonconforming as of the effective date of the comprehensive plan.

Policy 1.3.1

Those commercial and residential activities existing as of the original effective date of the comprehensive plan, which were conforming prior to such adoption and have now been rendered nonconforming, shall be considered grandfathered.

Objective 1.4

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

Policy 1.4.1

As an ongoing policy, the Town will cooperate with those public utilities providing service to the community to assure that adequate land is available for those facilities.

Policy 1.4.2:

Consistent with state law, new electric substations shall be permissible in all land use categories in the Town, except within the Preservation future land use category.

Policy 1.4.3

Public facilities and utilities shall be located so as to maximize the efficiency of services provided; to minimize their cost; and to minimize their impacts on the natural environment.

Policy 1.4.4

The Town will ensure that adequate drainage and utility easements are in place to serve new developments and redevelopments.

Objective 1.5

The Town shall assist property owners in the identification, preservation, and protection of historical and architecturally significant structures.

Policy 1.5.1

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

Policy 1.5.2

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

TRANSPORTATION ELEMENT

Goal 1: To provide a safe, convenient and efficient motorized and non-motorized transportation system for all residents and visitors to the Town.

Objective 1.1

Maintain a multimodal transportation system that increases mobility for bicyclists, pedestrians and transit users as well as motorists, and that promotes development patterns that reduce vehicle miles traveled and greenhouse gas emissions.

Policy 1.1.1

The Town shall implement a mobility management system through the application of Transportation Element policies and the site plan review process. Policies pertaining to the application of the mobility management system are listed below.

- a. All development projects generating new trips shall be subject to payment of a multimodal impact fee.
- b. Development projects that generate between 51 and 300 new peak hour trips on deficient roads shall be classified as tier 1 and required to submit a transportation management plan (TMP) designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel.
- c. Development projects that generate more than 300 new peak hour trips on deficient roads shall be classified as tier 2, required to conduct a traffic study, and submit an accompanying report and TMP based on the report findings.
- d. Multimodal impact fee assessments may be applied as credit toward the cost of a TMP.
- e. A traffic study and/or TMP for a development project not impacting a deficient road corridor shall be required if necessary to address the impact of additional trips generated by the project on the surrounding traffic circulation system.
- f. Deficient roads shall include those operating at peak hour level of service (LOS) E and F and/or volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years.
- g. Multimodal impact fee revenue shall be utilized to fund multimodal improvements to local, county or state facilities that are consistent with the comprehensive plan as well as the Long Range Transportation Plan maintained by Forward Pinellas in its capacity as the MPO.

Objective 1.2

Transportation planning shall be coordinated with the Town Future Land Use Map, the capital improvements plans and long-range plans of FDOT and Forward Pinellas in its role as the MPO, and the plans of Pinellas County and neighboring jurisdictions.

Policy 1.2.1

The setback requirements as recommended by the responsible jurisdiction for new or existing roadways shall be enforced through provisions contained in the land development regulations.

Policy 1.2.2

Town officials shall review the Future Land Use Map when planning roadway construction and improvements to ensure that roadways are designed to serve the needs of the appropriate land uses.

Policy 1.2.3

The Town shall review for compatibility with this element, the transportation plans and programs of the FDOT, Forward Pinellas, neighboring municipalities, and Pinellas County.

Policy 1.2.4

The Town shall work with the appropriate governmental agencies in an attempt to avoid any unnecessary conflicts between highway traffic and Intracoastal Waterway traffic.

Objective 1.3

As an ongoing objective, the provision of motorized and non-motorized vehicle parking, and the provision of bicycle and pedestrian ways shall be regulated.

Policy 1.3.1

The Town shall enforce parking requirements consistent with the policies of the Future Land Use Element.

Policy 1.3.2

The Town shall provide bicycle and pedestrian ways for connecting residential areas to recreation areas, school, shopping areas, and transit terminal areas as appropriate.

Policy 1.3.3

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

Policy 1.3.4

The Town shall provide crosswalks and sidewalks on roadways of high pedestrian usage.

Objective 1.4

As an ongoing objective, the Town's transportation system shall emphasize safety and aesthetics.

Policy 1.4.1

The Town shall fund, through its operating budget, the maintenance and landscaping of the existing Town roadways.

Policy 1.4.2

The Town shall coordinate with FDOT and Pinellas County by providing information for annual accident frequency reports for all collector and arterial roads.

Policy 1.4.3

The Town shall coordinate with Pinellas County and FDOT to control connections/access points of driveways on Gulf Blvd.

Objective 1.5

As an ongoing objective, the Town shall encourage the utilization of a multimodal transportation system.

Policy 1.5.1

The Town shall encourage the increased use of available public transportation through the distribution of schedules and senior citizen transit passes.

Policy 1.5.2

The Town shall review all proposed development and redevelopment for its accommodation of bicycle and pedestrian traffic needs.

HOUSING ELEMENT

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

Objective 1.1

The Town shall support the private sector in providing an adequate supply of housing units to meet the needs of the Town's existing and anticipated population, as practicable.

Policy 1.1.1

The Town shall provide, upon request, information and technical assistance to the private sector to maintain a housing production capacity sufficient to meet the need for additional housing units.

Policy 1.1.2

The Town shall periodically review ordinance codes, regulations, and the permitting process, as the need is determined, for the purpose of updating and amending in order to increase private sector participation in meeting the housing needs of the Town, while continuing to ensure the health, welfare, and safety of the residents.

Policy 1.1.3

The Town shall continue to allow a variety of residential densities (up to a maximum of 18 units per acre) and housing types in order to enhance the opportunity for the private sector to provide housing in a wide range of types and costs.

Policy 1.1.4:

The Town shall continue to coordinate with Pinellas County in administering its multi-jurisdictional program to address affordable and workforce housing.

Policy 1.1.5

The Town shall consider providing incentives for the private sector development of low income housing by offering the waiver of permitting fees, the reduction of parking requirements, and other incentives as may be specified in the land development regulations.

Objective 1.2

Group homes shall be an allowable use in the Residential/Office/Retail future land use category, to ensure that the needs of the Town residents requiring such housing are met.

Policy 1.2.1

The Town shall maintain non-discriminatory standards and criteria addressing the location of group homes and foster care facilities, consistent with Chapter 419, Florida Statutes.

Policy 1.2.2

The Town shall allow different classes of group homes to be permitted in appropriate residential neighborhoods where the class of group home is necessary to meet the needs of Town residents.

Objective 1.3

The Town shall continue to enforce federal fair housing regulations.

Policy 1.3.1

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

Policy 1.3.2

The Town will facilitate, by referral, the notification of enforcement agencies whenever housing discrimination is encountered.

Objective 1.4

The Town will support efforts to ensure that the useful life of the existing housing stock will be conserved and extended.

Policy 1.4.1

Review and amend where necessary the Town housing and health codes and standards relating to the care and maintenance of residential and neighborhood environment and facilities.

Policy 1.4.2

The Town shall encourage individual homeowners to increase private reinvestment in housing by making information and technical assistance available.

Policy 1.4.3

The Town shall assist neighborhood-upgrading projects by providing code enforcement assistance and by removing blighting influences.

Policy 1.4.4

The Town shall maintain code enforcement activities, through periodic inspections.

Objective 1.5

The Town shall provide uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Section 421.55, Florida Statutes.

Policy 1.5.1

The Town shall coordinate with Pinellas County efforts to ensure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

INFRASTRUCTURE ELEMENT

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

Objective 1.1

The Town of Indian Shores shall coordinate with its sewage, solid waste, and potable water system providers to ensure that development permits are issued only when adequate facility capacity is available to serve the development.

Policy 1.1.1

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

Facility	Year	Level-of-Service Standard
Sanitary Sewer	2035	The Town shall utilize the annual Concurrency Test Statement approved by the Pinellas County Board of County Commissioners to determine whether adequate sanitary sewer is available to serve a proposed development.
Solid Waste	2035	7.1 pounds per day, per capita
Potable Water	2035	The Town shall utilize the annual Concurrency Test Statement approved by the Pinellas County Board of County Commissioners to determine whether adequate water is available to serve a proposed development.

Policy 1.1.2

Pinellas County Utilities (PCU) shall provide all potable water supply and sanitary sewer service to the Town, consistent with the interlocal agreement between the Town and Pinellas County.

Objective 1.2

The Town and Pinellas County shall work together to reduce the Town's potable water demand and wastewater generated consistent with the Southwest Florida Water Management District's *Regional Water Supply Plan*.

Policy 1.2.1

The Town adopts the Water Supply Facilities Work Plan as shown in the table below:

Table 1
Water Supply Facilities Work Plan

UTILITY PROVIDER	DEMAND ANALYSIS					WUP (MGD)	PER CAPITA WATER USE (2008-2012)
	2016	2020	2025	2030	2035		
PINELLAS COUNTY UTILITIES	(SUPPLIED THROUGH TAMPA BAY WATER)						
Municipal Population Served	3,897	3,933	3,934	3,934	3,934		
Demand (MGD)	0.337	0.340	0.340	0.340	0.340	0.000	86
Total Utility Service Area Population	486,642	487,294	487,836	488,329	488,723		
Demand (MGD)	42.038	42.094	42.141	42.183	42.217		
MUNICIPAL POPULATION	3,430	3,444	3,459	3,474	3,487		86
TOTAL DEMAND (MUNICIPAL)	0.296	0.298	0.299	0.300	0.301		
TOTAL DEMAND (UTILITIES)	42.038	42.094	42.141	42.183	42.217		

SUPPLY ANALYSIS		
EXISTING SOURCES	CURRENT YIELD (MGD)	
Total Permitted Quantities	0.000	
Water Supply Authority Quantities	224.818	
<i>Total Current Yield</i>	<i>0.000</i>	
FUTURE SOURCE OPTIONS	2035 POTENTIAL YIELD (MGD)	RESPONSIBLE ENTITY
Indoor Conservation	0.007	All
Outdoor Conservation	0.006	All

Key:

WUP = Water Use Permit

MGD = Millions of Gallons Per Day

Source: Southwest Florida Water Management District, *Community Planning Pages*, October 2017; Forward Pinellas, 2017

Policy 1.2.2

The Town shall require that plumbing permits specify the installation of water conservation devices for new construction, pursuant to Chapter 553.14, Florida Statutes, and encourage the installation of the same during redevelopment or rehabilitation.

Policy 1.2.3

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

Policy 1.2.4

The Town shall promote, through a public education program developed in cooperation with SWFWMD and the Pinellas County Utilities, the use and reuse of water of the lowest acceptable quality for the purpose intended.

Objective 1.3

The Town shall continue solid waste and recycling collection.

Policy 1.3.1

The Town shall continue its recycling program to encourage residents to recycle plastics, aluminum, and newsprint waste products.

Objective 1.4

The Town shall enforce the hazardous waste management procedures and applicable ordinances of Pinellas County and the Florida Department of Environmental Protection (DEP).

Policy 1.4.1

The Town of Indian Shores, in conjunction with Pinellas County and the neighboring local governments, shall continue an educational program using regular bill mailings, public meetings, and its website to inform and encourage the Town's residents of effective methods to safely store and dispose of household and commercial hazardous material and of procedures to follow in emergencies.

Goal 2: To endeavor to provide an efficient drainage system which protects human life, minimizes property damage, and improves stormwater quality and on-site retention.**Objective 2.1**

The Town shall continue to improve its stormwater management system consistent with the findings and projects contained within the adopted *Town of Indian Shores Watershed Management Plan*.

Policy 2.1.1

The 25-year frequency, 24-hour duration storm event and post development runoff not exceeding the pre-development drainage rate shall be the established stormwater quantity level-of-service standard for the Town of Indian Shores. The Town establishes a stormwater quality level-of-service standard consistent with Ch. 62-25, F.A.C.

Policy 2.1.2

Stormwater management facilities shall be constructed and maintained according to the standards established by the Florida Department of Environmental Protection for Outstanding Florida Waters and the Aquatic Preserve designations of Clearwater Harbor and SWFWMD's Tampa Bay Surface Water Management Improvement Program and Chapters 62-25, 40D-4, and 40D-40, F.A.C.

Policy 2.1.3

The following management techniques shall be utilized to address impacts from stormwater runoff:

- No more than 80 percent of residential lots and 80 percent of commercial lots be covered by impervious surface.
- Expansion and regular maintenance of retention swales adjacent to Town roadways, where possible.
- Use of front, rear and side lot line swales in new development, where possible.
- Use of erosion and runoff control devices during construction.
- Construction of drainage retention areas in the public rights-of-way shall be considered.

Policy 2.1.4

The following techniques shall be utilized to protect natural drainage features found within the Town as follows:

- All applications for development approval shall undergo site plan review;
- The flood-carrying capacity of the 100-year floodplain shall be maintained;
- Development along The Narrows, Boca Ciega Bay, and the Gulf of Mexico shall maintain adequate setbacks to maintain any existing areas of natural coastal/marine habitat;
- The prevention of erosion, retardation of runoff, and protection of natural functions and values of the floodplain be considered while promoting public usage; and
- The Town shall require development or redevelopment proposals to be consistent with the performance standards regulating development within the designated floodplain.

Policy 2.1.5

The Town shall require that surface cover vegetation loss during construction is minimized and/or replaced to reduce erosion and flooding.

Policy 2.1.6

The land development regulations shall require that the developer/owner of any new development or redevelopment site is responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes, and pollutant loads do not exceed predevelopment conditions.

Policy 2.1.7

The future drainage outfalls associated with either new development or redevelopment, shall be designed to prevent the direct discharge of runoff into The Narrows, Boca Ciega Bay, or the Gulf of Mexico.

COASTAL MANAGEMENT AND CONSERVATION ELEMENT

Goal 1: To ensure the highest environmental quality possible, and to conserve, protect and appropriately manage natural resources (aquatic, wetland, and terrestrial) within the Town.

Objective 1.1

As an ongoing objective, the Town shall protect the quality and quantity of surface and groundwater.

Policy 1.1.1

The Town shall adopt by reference the required standards and regulations set forth in the Pinellas Aquatic Preserve Management Plan to protect and enhance the water quality of Boca Ciega Bay and Clearwater Harbor.

Policy 1.1.2

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

Policy 1.1.3

The Town of Indian Shores shall work with those communities and counties lying within the boundaries of the Surface Water Improvement Management Program for Tampa Bay for implementation of its recommendations.

Policy 1.1.4

No new point sources shall be permitted to directly discharge from the Town of Indian Shores into The Narrows, Boca Ciega Bay, and the Gulf or into ditches or canals that flow into the above named water bodies.

Policy 1.1.5

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

Policy 1.1.6

The Town shall coordinate with neighboring municipalities and the County to protect estuaries which are within the jurisdiction of more than one local government; including methods for coordinating with other local governments to ensure adequate sites for water-dependent uses, preventing estuarine pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.

Objective 1.2

Regulations for development within the 100-year floodplain shall be strictly enforced.

Policy 1.2.1

The Town shall protect the natural functions of the 100-year floodplain so that the flood-carrying and flood-storage capacity are maintained.

Policy 1.2.2

The Town shall enforce the current floodplain ordinance to ensure that state and local governments preserve hydrologically significant wetlands and other natural floodplain features.

Objective 1.3

The Town shall conserve or improve wetlands, aquatic resources, wildlife population, and habitat to maintain their environmental and recreational value.

Policy 1.3.1

All existing marine wetlands shall be designated preservation land as set forth on the Future Land Use Map.

Policy 1.3.2

Projects (e.g., marinas, causeways, and dredging) which could inhibit tidal circulation shall include measures to maintain or improve tidal circulation and flushing, in accordance with Florida Department of Environmental Protection (FDEP) regulations.

Policy 1.3.3

The Town's existing wetlands shall be conserved and protected from physical and hydrological alterations, as required by FDEP.

Policy 1.3.4

Marine wetlands, barrier island property containing numerous vegetative communities and/or shoreline locations with limited habitat diversity shall be considered priorities for environmental land acquisition.

Policy 1.3.5

The Town shall assist in the application of and compliance with all state and federal regulations pertaining to species of special status (e.g., endangered, rare, species of special concern, and threatened) as required under Federal Law or Florida Statutes.

Policy 1.3.6

Beach renourishment projects shall protect sea turtle nesting areas by discouraging construction in such areas during sea turtle nesting seasons.

Policy 1.3.7

In order to protect manatees, marinas shall not be built in designated critical manatee habitat.

Policy 1.3.8

All spoil islands shall continue to be bird sanctuaries.

Policy 1.3.9

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

Objective 1.4

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

Policy 1.4.1

All new development shall preserve or replace at a minimum 50 percent of the native vegetation on site. This shall not be interpreted to allow development in wetland areas.

Policy 1.4.2

Preservation of native vegetation shall receive priority in the landscaping requirements.

Policy 1.4.3

Pilings, not fill, shall be used to elevate structures in native wetland vegetation areas, as approved by FDEP.

Policy 1.4.4

Although limited natural resources remain in the Town of Indian Shores, every effort shall be taken to protect these resources as follows:

- Recreational development shall be subject to performance standards adopted in land development regulations.
- The clearing of trees and wetland vegetation shall be prohibited, unless specifically permitted; and
- All applications for development approval shall be subject to site plan review, during which vegetation classifications shall be considered.

Objective 1.5

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

Policy 1.5.1

The Town shall work to reduce the potential for automobile emissions pollution by the following measures:

- Encourage vegetative buffer strips between roadways and residential development;
- Promote continued efficient operation of roadways.

Objective 1.6

As an ongoing objective, the Town of Indian Shores will protect and encourage the restoration of its beaches, dunes and natural system and maintain construction standards which minimize the impacts of man-made structures on these systems.

Policy 1.6.1

Construction seaward of the Coastal Construction Control Line shall be subject to the permitting procedures pursuant to Section 161.05, Florida Statutes.

Policy 1.6.2

Where existing waterways are not seawalled, native marine vegetation shall be used for shoreline stabilization where technically feasible.

Policy 1.6.3

The planting of native marine vegetation in front of the seawall to act as a natural buffer is encouraged.

Policy 1.6.4

Dune preservation shall be maintained to protect the primary dunes, which shall address prohibitions on excavations, destruction of native vegetation, and activities which affect the natural fluctuation of the dunes.

Policy 1.6.5

The Town shall continue providing public access to beaches and shorelines.

Policy 1.6.6

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

Objective 1.7

The Town shall participate in existing intergovernmental coordination efforts to protect coastal resources, which shall address natural systems on a systemwide basis regardless of political boundaries.

Policy 1.7.1

The Town shall continue to participate in joint planning and management programs with Pinellas County and neighboring municipalities for hurricane evacuation, provision of public access, provision of infrastructure, controlling stormwater, protection of wetland vegetation, and coordinating efforts to protect species with special status.

Objective 1.8

Development activities shall ensure the protection of natural resources.

Policy 1.8.1

Every effort shall be taken to protect the natural resources found in the Town of Indian Shores as follows:

- Species of flora and fauna listed in the Coastal Management and Conservation Element of this comprehensive plan as endangered, threatened or species of special concern, as defined by federal law or Florida Statutes, shall be protected through compliance with appropriate federal and state regulations;
- Recreational development shall be compatible with the surrounding environment and shall be subject to performance standards;
- The clearing of trees and wetland vegetation shall be prohibited, unless specifically permitted; and
- All applications for development approval shall be subject to site plan review.

Policy 1.8.2

The Town shall require the protection of coastal vegetative communities, coastal wildlife habitats, and dune systems from the adverse effects of development.

Policy 1.8.3

Dredge and fill activities shall be permitted consistent with state and regional regulations.

Goal 2: To provide a set of guidelines for development that protects the lives and property of its residents from the effects of natural hazards.**Objective 2.1**

The Town shall restrict development and redevelopment densities to those adopted in the Future Land Use Element. Increases in density and intensity are prohibited in the Coastal High Hazard Area for all Future Land Use categories, except for amendments to the Institutional category, which must still meet the requirements of Florida State Statutes Section 163.3178(8)(a) pertaining to density increases in the Coastal High Hazard Area in addition to addressing the balancing criteria for amendments in the Coastal High Hazard Area in Section 4.2.7 of the Countywide Plan Rules. Furthermore, the Town shall limit the expenditure of public funds in Coastal High Hazard Area to those facilities necessary for the protection of health and safety. All building and development activities in these areas shall be conducted in such a manner as to lessen the existing danger to life and public and private property.

Policy 2.1.1

The Coastal High Hazard Area (CHHA) is defined 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 2.1.2:

The Town defines a Coastal Storm Area, which it may elect to use for some planning purposes, as the area that includes the following:

- (1) The CHHA,
- (2) Any area surrounded by the CHHA or by the CHHA and a body of water, and
- (3) All areas located within the Velocity Zone as designated by the Federal Emergency Management Agency.

Policy 2.1.3:

The CHHA as defined in Policy 2.1.1 shall be the area of coastal development and redevelopment regulation within the Town of Indian Shores. This area is depicted on Map 3: Coastal High Hazard Area.

Policy 2.1.4

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

Policy 2.1.5

The Town shall not support sewer and water line extensions or expansions within the Coastal High Hazard Area, which will encourage future growth/higher densities in those vulnerable areas.

Policy 2.1.6

The Town of Indian Shores shall continue to implement growth management directives that limit densities within the Coastal High Hazard Area, consistent with the Future Land Use Element of the comprehensive plan.

Policy 2.1.7

The Town shall review federal and state development proposals to be located within the Coastal High Hazard Area, and support those projects that are consistent with this plan.

Objective 2.2

The Town of Indian Shores shall maintain the clearance times for hurricane evacuation identified by Tampa Bay Regional Planning Council and the State of Florida. Any proposed development shall not increase this clearance time.

Policy 2.2.1

The evacuation times adopted by the latest hurricane evacuation study published by the Tampa Bay Regional Planning Council, and the State's out-of-county category 5 hurricane standard of 16 hours, shall be used for development review and approval.

Policy 2.2.2

The Town, in cooperation with the Pinellas County Emergency Management, the American Red Cross of Tampa Bay, and the other island communities, shall participate in annual hurricane preparedness seminars to increase hurricane awareness.

Policy 2.2.3

Town emergency response personnel and volunteers shall coordinate with county and state emergency response agencies in emergency planning, including communications, traffic control, and warning operations, to affect a safe and efficient evacuation of the Town.

Objective 2.3

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

Policy 2.3.1

The Town shall designate an emergency management coordinator who acts as a liaison between State, regional, County and Town emergency response and planning agencies; and ensure coordination between emergency management and development management activities in the Town.

Policy 2.3.2

Recognizing that the entire community is located within the Coastal Storm Area and the 100-year floodplain, the Town shall adopt and strictly enforce all appropriate federal, state, and local coastal construction codes, coastal setback requirements, special Coastal Construction Control Line facility siting restrictions, and floodplain management regulations.

Policy 2.3.3

Special care facilities shall not be located in the Coastal High Hazard Area, unless adequate provisions for safe and efficient evacuation and shelter are ensured.

Objective 2.4

Through provisions in its land development regulations, the Town shall implement development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Policy 2.4.1

The Town shall restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities.

Policy 2.4.2

The Town shall require that uses vulnerable to floods, and any facilities serving such uses, be protected against flood damage at the time of initial construction.

Policy 2.4.3

New construction or substantial improvement of any structure shall have the lowest floor and all utilities elevated to, or above, the base flood elevation plus additional freeboard as set forth in the Town's land development regulations.

Policy 2.4.4

The Town shall require that all new buildings and structures be constructed to resist collapse and lateral movement from wind and velocity water pressures.

Policy 2.4.5

The Town shall participate in the Pinellas County sea level rise vulnerability assessment, anticipated to be completed by 2020, and shall use the study's findings to refine its goals, objectives and policies as determined appropriate.

Policy 2.4.6

The Town shall monitor public utility infrastructure and other property that may be impacted by sea level rise, and work to floodproof or relocate components as needed.

Objective 2.5

The Town shall encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

Policy 2.5.1

The Town shall explore opportunities for federal, state and local assistance with public acquisition of properties that suffer extensive storm or flood damage.

Policy 2.5.2

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

- Relocation;
- Reduction of permissible density or intensity of use;
- Reconstruction in compliance with current building and construction standards; or
- Public acquisition.

Objective 2.6

The Town 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 2.6.1

The Town shall prohibit the alteration of sand dunes or mangrove stands which would increase potential flood damage.

Policy 2.6.2

The Town shall control the alteration of natural floodplains, stream channels and natural protective barriers that help accommodate or channel floodwaters; control filling, grading, dredging and other development that may increase flood damage; and prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

Policy 2.6.3

The Town shall encourage retrofitting of existing structures to mitigate potential damages from natural disasters.

Policy 2.6.4

The Town shall continue to coordinate with Pinellas County and the Army Corps of Engineers to evaluate the feasibility of beach renourishment, erosion control structures, or other mitigation to preserve and protect the public beachfront from erosion and the potential effects of sea level rise.

Objective 2.7

The Town shall participate, and encourage other local governments 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 residents.

Policy 2.7.1

The Town shall continue to be a participant in the National Flood Insurance Program Community Rating System, and shall work to maintain or increase its rating.

Policy 2.7.2

The Town shall assist residents by providing information about the National Flood Insurance Program and flood damage prevention on its official website.

Policy 2.7.3

The Town shall post copies of available elevation certificates on its official website.

Goal 3: The Town shall expedite post-disaster recovery and reduce the future risk to human life and public and private property from natural hazards, through recovery and redevelopment strategies.**Objective 3.1**

The Town shall designate a Recovery Task Force to hear preliminary damage assessments and direct post-disaster recovery and redevelopment activities.

Policy 3.1.1

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

- Hear preliminary damage reports;
- Take necessary steps to seek financial assistance from the appropriate state and federal agencies;
- Authorize immediate clean-up and repairs necessary to protect the public health, safety and welfare;
- Identify areas within the community where minor, moderate and major damage has occurred;
- Recommend to the Town Council temporary building moratoria for building activities not essential to protect health, safety and welfare;
- Recommend to the Town Council appropriate hazard mitigation policies which should be implemented in response to the disaster; and
- Prepare a report evaluating post-disaster redevelopment response and make recommendations for necessary changes to this comprehensive plan.

Objective 3.2

In order to effectively manage the timing and sequence of reconstruction, the Town will maintain a set of reconstruction permitting procedures.

Policy 3.2.1

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

Objective 3.3

The Town shall implement key reconstruction and redevelopment strategies, which will be used to promote hazard mitigation.

Policy 3.3.1

Owners of property developed prior to loss or damage shall have the right to restore it to previous intensity and density.

Policy 3.3.2

The Town will require that redevelopment and reconstruction of structures which have incurred damage from a natural disaster event, where damage is greater than 50 percent of their assessed value follow the building and construction standards in the Florida Building Code.

Policy 3.3.3

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

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

Policy 3.3.4

The Town will work with the other jurisdictions within Pinellas County and the State of Florida to explore the establishment of level-of-service standards for the restoration of power service following power loss from individual, local, or regional power loss events.

Policy 3.3.5

The Town will work with other local governments within Pinellas County to explore the establishment of level-of-service standards for the acceptable time required for the removal of storm-related debris within the Town of Indian Shores.

RECREATION AND OPEN SPACE ELEMENT

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

Objective 1.1

The Town of Indian Shores shall, in cooperation with other governmental agencies, provide and maintain a system of parks and recreation facilities meeting the needs of current and future residents, visitors, and tourists.

Policy 1.1.1

Park and recreation lands will be planned for multiple uses and located in areas most suitable to satisfy the needs of the permanent and seasonal population, visitors, and tourists through the provision of various recreation sites and facilities, including the utilization of unique natural features and scenic areas.

Policy 1.1.2

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

Policy 1.1.3

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

Policy 1.1.4

The Town shall support the promotional efforts to attract visitors and encourage the utilization of year-round recreational tourist sites and activities.

Policy 1.1.5

The Town Council will include local arts and cultural organizations when making planning and redevelopment decisions for recreation and open spaces in the Town.

Policy 1.1.6

The Town will pursue funding for park and recreation facilities, including county, state, and federal assistance funds.

Policy 1.1.7

The land development regulations shall stipulate that the new residential developments or redevelopments provide for the future recreational needs generated by said developments.

Policy 1.1.8

The Town may establish a recreational trust fund to which individuals may donate monies, gifts, or properties, for the sole purpose of recreational development and/or maintenance.

Objective 1.2

Lands designated as Recreation/Open Space shall be protected from incompatible land uses.

Policy 1.2.1

The Town shall maintain specific open space definitions and standards, landscape and signage, the protection of open space and natural vegetation.

Policy 1.2.2

The Town shall adopt incentives to encourage the provision of open space areas.

Policy 1.2.3

Open space in parks shall be maintained to protect and preserve native habitats and provide passive recreation opportunities.

Policy 1.2.4

Open space shall be used to buffer incompatible recreational activities or land uses.

Policy 1.2.5

The Town shall protect and maintain natural reservations.

Objective 1.3

The Town shall provide adequate recreational and open space facilities to meet the needs of permanent and seasonal residents.

Policy 1.3.1

Access to park and recreation facilities and services shall be provided for the elderly, disabled, and economically disadvantaged.

Policy 1.3.2

Parking facilities for the disabled and cyclists shall be provided at parks and other recreation facilities.

Policy 1.3.3

The provision of adequate public beach access shall be considered requisite to any and all shoreline development. Public access to identified recreation sites shall be ensured and shall be designed to protect the integrity of natural features including, where present, beaches and shores.

INTERGOVERNMENTAL COORDINATION ELEMENT

Goal 1: Improve the existing system of interlocal coordination to successfully implement local government comprehensive plans and to resolve conflicts resulting from the plans.

Objective 1.1

The Town of Indian Shores shall effectively coordinate the comprehensive plan with the plans of the Pinellas County School Board (School Board), other units of government providing services, but not having the regulatory authority over the use of land, and the comprehensive plans of adjacent municipalities and the County to ensure consistency with and implementation of the plan.

Policy 1.1.1

Services and information shall be shared with other agencies and jurisdictions.

Policy 1.1.2

Intergovernmental coordination activities shall be reviewed periodically to avoid needless paperwork, duplication, non-productive meetings, and other waste.

Policy 1.1.3

The Town shall maintain existing interlocal agreements and consider new interlocal agreements for services and public access with adjacent jurisdictions where appropriate.

Objective 1.2

Intergovernmental coordination shall help to achieve effective implementation of the comprehensive plan.

Policy 1.2.1

The Town shall cooperate with other communities and agencies in the region to bring private and public sectors together for establishing an orderly, environmentally, and economically sound plan that addresses the future needs of growth.

Policy 1.2.2

Development of regional programs that will reduce unnecessary delays in federal, state, and local development review procedures is encouraged.

Policy 1.2.3

Level-of-service standards shall be coordinated with other state, regional, or local entities having operational and maintenance responsibility for public facilities.

Goal 2: Maintain a regular means of communication among officials of adjacent jurisdictions, Pinellas County, and Forward Pinellas for the purpose of addressing and resolving issues of mutual interest that arise from the Town's comprehensive plan and the plans of others.

Objective 2.1

To identify and coordinate the effects of special districts in Pinellas County with the comprehensive plan.

Policy 2.1.1

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

Objective 2.2

Identify and describe joint processes for collaborative planning on facilities subject to concurrency, facilities with countywide significance, and problematic land uses.

Policy 2.2.1

The Town will coordinate with service providers regarding expected growth shown in the comprehensive plan for the community.

Policy 2.2.2

The Town will include population projections based on best available, professionally accepted sources in the update of the comprehensive plan.

Policy 2.2.3

The Town will forward the population projections used in its comprehensive plan to the School Board so they can consider projected growth and development as it relates to the future need for schools in the School Board's 5, 10, and 20-year facility plans.

Policy 2.2.4

The Town will coordinate with service providers that have no regulatory authority over the use of land in the Town to develop recommendations that address ways to improve coordination of the Town's concurrency management methodologies and systems, and levels-of-service.

Policy 2.2.5

The Town will forward notice of proposed Future Land Use Element policies related to hurricane shelters and evacuation routes, as well as Future Land Use Map amendments resulting in an increase in population within Coastal High Hazard Areas and Coastal Storm Area, to the Tampa Bay Regional Planning Council and the Pinellas County Emergency Management Department to determine hurricane shelter space availability and the effect of increased populations on evacuation clearance times and routes.

Policy 2.2.6

The Town will coordinate with Forward Pinellas in the development, review, and recommendation of efficient countywide guidelines to coordinate the location of problematic land uses.

Objective 2.3

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

Policy 2.3.1

In instances where the resolution of intergovernmental issues has not been achieved, the Town of Indian Shores shall initiate informal mediation by filing with the Tampa Bay Regional Planning Council a written request for mediation assistance, pursuant to the requirements of state law.

Goal 3: Compliance with Chapter 2012-245, Laws of Florida, as amended, by participating in the countywide planning process through representation on and coordination with the Forward Pinellas Board, to ensure consistency between the Town of Indian Shores Comprehensive Plan and the Countywide Plan for Pinellas County.

Objective 3.1

The Future Land Use Element of the *Town of Indian Shores Comprehensive Plan* shall be consistent with the *Countywide Plan Map* and *Countywide Rules*.

Policy 3.1.1

The Town of Indian Shores shall coordinate and ensure consistency between its comprehensive plan and land development regulations with the *Countywide Plan Map* and *Countywide Rules*.

Policy 3.1.2

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

Policy 3.1.3

The *Town of Indian Shores Comprehensive Plan* Future Land Use Element and land development regulations shall be maintained and administered consistent with the *Countywide Plan Map* and *Countywide Rules* including criteria and standards for nomenclature, continuum of plan classifications and categories, density/intensity standards, use and locational characteristics, map delineation, other standards and special rules.

Policy 3.1.4

Per Chapter 2012-245, Laws of Florida, as amended, the Town's land development regulations shall contain density/intensity standards and "other standards" consistent with the Countywide Rules.

CAPITAL IMPROVEMENTS ELEMENT

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

Objective 1.1

The Town of Indian Shores shall maintain the established level-of-service standards for public facilities that are the fiscal responsibility of the Town.

Policy 1.1.1

The Town of Indian Shores shall not approve any development order that will lower the established level-of-service standards.

Policy 1.1.2

The Capital Improvements Element shall be reviewed on an annual basis.

Policy 1.1.3

The Town of Indian Shores shall adopt a capital improvements budget and amend its Five-Year Schedule of Capital Improvements on an annual basis.

Policy 1.1.4

Proposed capital improvement projects shall be evaluated according to budget impact and financial feasibility, in addition to the following criteria:

- Elimination of a proven or obvious hazard to public health, safety, or welfare;
- Fulfillment of a Town legal commitment;
- Preservation, maintenance, refurbishment, achievement of full use, or replacement of existing facilities;
- Enhancement of an existing facility to an adopted level-of-service;
- Efficiency or use increase of existing facilities; prevention or reduction of future improvement costs; or provision of equitable service;
- Facility enhancement to meet the demands of development and redevelopment;
- Furtherance of goals, objectives, or policies adopted in the *Indian Shores Comprehensive Plan*;
- Increase of community economic base or quality of life; and
- Consistency with plans of other agencies having responsibility for public facilities within the Town.

Policy 1.1.5

It is the policy of the Town of Indian Shores to set a capital improvements cost threshold of \$100,000 for projects to be included in the Capital Improvements Element of the *Indian Shores Comprehensive Plan*.

Policy 1.1.6

Existing and anticipated capacity deficiencies identified in other elements of this plan may be corrected according to the Five-Year Schedule of Capital Improvements adopted through this policy of the Indian Shores Comprehensive Plan Capital Improvements Element subject to the annual review of the CIE by the Town Council.

Schedule of Capital Improvements

(All numbers are in thousands: \$100,000 = 100)

Type of Project & Name	Totals	Fiscal Year Costs / Funding Source				
		FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22
None						
Fund Summary						
Not applicable – no projects to fund						
Totals	0.0	0.0	0.0	0.0	0.0	0.0

Objective 1.2

The Town shall continue to maintain the existing capital improvements for which the Town has fiscal responsibility. Capital improvements shall be completed to correct any existing deficiency, accommodate future growth, to replace obsolete or worn out facilities, or other improvements deemed to be of public value.

Policy 1.2.1

The Town shall correct any existing deficiencies and replace obsolete or worn out facilities as a priority. Any required expansion of facilities shall occur after deficiencies and/or facility replacements have been accomplished.

Policy 1.2.2

The Town shall utilize appropriate means to fund capital improvement projects, including but not limited to user fees, bond issues, General Fund revenues, and grants where available.

Policy 1.2.3

New development will be assessed its share of funds needed to pay for capital improvements.

Objective 1.3

The Town 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 the elements of this comprehensive plan.

Policy 1.3.1

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

Policy 1.3.2

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

Policy 1.3.3

The Town shall administer current and consider the adoption of appropriate future impact or user fees and other general fund revenue enhancement.

Policy 1.3.4

The Town shall issue development orders and permits only when required capital facilities are present or will be available concurrent with the impact of development.

Policy 1.3.5

The adopted level-of-service for public facilities within the jurisdiction of the Town of Indian Shores shall be those adopted in the other elements of this comprehensive plan.

Objective 1.4

Public expenditures that support development in Coastal High Hazard Areas shall be limited to those improvements included in this comprehensive plan or determined by the Town Council to be an overriding public benefit.

Policy 1.4.1

The Town shall expend funds in Coastal High Hazard Areas only for the replacement and renewal of public facilities serving existing development or planned redevelopment as anticipated in this comprehensive plan.

Objective 1.5

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

Policy 1.5.1

The Town shall ensure that all development and redevelopment taking place within its municipal boundaries do not result in a reduction of the level-of-service standards established and adopted in the financially feasible Capital Improvements Element of this comprehensive plan.

Policy 1.5.2

Development orders and permits shall be issued only if public facilities necessary to meet the level-of-service standards adopted pursuant to this comprehensive plan are available concurrent with the impacts of the development.

Policy 1.5.3

The development of residential land shall be timed and staged in conjunction with provision of supporting community facilities.

Policy 1.5.4

The Town shall use the level-of-service standards adopted in the Infrastructure Element of this comprehensive plan to determine the impacts of development and redevelopment.

Policy 1.5.5

The Town shall continue to implement a monitoring system designed to ensure continued enforcement of level-of-service standards and provision of required public facility capacity.

Policy 1.5.6

The monitoring system shall be reviewed on an annual basis together with the review of the Capital Improvements Element and shall be updated the year prior to preparation of the periodic Evaluation and Appraisal Report.

Policy 1.5.7

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

- The public facilities being in place at the time of issuance of the certificate of occupancy; or
- The provision of the facilities is guaranteed in an enforceable development agreement pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place at the time of certificate of occupancy issuance.
- Prior to the approval of a building permit or its functional equivalent, the Town shall consult with Pinellas County Utilities to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

Policy 1.5.8

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

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

Policy 1.5.9

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

Policy 1.5.10

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

Policy 1.5.11

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

Policy 1.5.12

Development or redevelopment of isolated vacant lots in predominantly residential areas, where single-family homes would be suitable, may be developed for single-family residential under the de minimis exemption.

PROPERTY RIGHTS ELEMENT

Goal 1: In accordance with the legislative intent expressed in Sections 163.3161(10) and 187.101(3), Florida Statutes, this Comprehensive Plan shall respect judicially acknowledged and constitutionally protected private property rights

Objective 1.1 The following statements of private property rights shall be considered in local decision making.

Policy 1.1

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 1.2

The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances

Policy 1.3

The right of a property owner to privacy and exclude others from the property to protect the owner's possessions and property.

Policy 1.4

The right of a property owner to dispose of his or her property through sale or gift.