

**BOARD OF COUNTY COMMISSIONERS**

**DATE:** January 13, 2015

**AGENDA ITEM NO.** //

**Consent Agenda** ☒

**Regular Agenda** ☐

**Public Hearing** ☐

 **County Administrator's Signature:**

**Subject:**

Mandatory Periodic Evaluation of the Pinellas County Comprehensive Plan for Compliance with Chapter 163, Part II, Florida Statutes

**Department:**

Planning Department

**Staff Member Responsible:**

Gordon Beardslee, Director

**Recommended Action:**

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) AUTHORIZE STAFF TO SUBMIT ITS FINDING THAT NO AMENDMENTS TO THE COUNTY'S COMPREHENSIVE PLAN ARE NECESSARY TO COMPLY WITH STATE LAW PLANNING REQUIREMENTS TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY.

**Summary Explanation/Background:**

Pursuant to Rule Chapter 73C-49 of the Florida Administrative Code, every seven (7) years each local government must determine whether the need exists to amend its comprehensive plan to reflect changes in State planning requirements, most notably, changes to Florida Statute Chapter 163, Part II. In 2011, the Florida Legislature streamlined the process for evaluating the comprehensive plan by providing for a much simpler compliance assessment.

In accordance with the new requirements, staff reviewed each element of the adopted Pinellas County Comprehensive Plan (County Comprehensive Plan) for compliance with changes made to Florida Statute Chapter 163, Part II since the last mandatory evaluation of the County Comprehensive Plan was completed in 2008.

Based on this review, staff determined that the County Comprehensive Plan continues to comply with Florida Statute Chapter 163, Part II. Therefore, no amendments are recommended to the County Comprehensive Plan. If amendments were necessary state law would require them to be submitted within one year of the evaluation date.

This mandatory evaluation is a separate process from the normal upkeep and maintenance of the County Comprehensive Plan required to keep it current with local conditions, needs and policy direction. The County's Comprehensive Plan which is the Board's adopted policy document, provides policy direction for land use planning decisions, infrastructure planning (transportation, water, sewer, solid waste and surface water), natural resources management and recreation, coastal management, housing and capital improvement planning. As such, staff regularly brings forward amendments to the County's Comprehensive Plan when required to respond to new regulatory requirements, new policy direction and new opportunities. Several recent examples of this include amendments to the Transportation Element to implement a mobility management system in Pinellas County, as well as the recent amendments to the Coastal Management Element required to incorporate new coastal storm area vulnerability maps. Consequently, through regular maintenance of the County's Comprehensive Plan, staff believes it remains current not only with regulatory requirements but also with current or anticipated conditions.



What staff does anticipate in the future, however, is a review of the County Comprehensive Plan towards development of a more user-friendly document, as well as some potentially significant updates to respond to current issues like climate change, development of a more integrated mobility management and land use planning process and ongoing assessment of economic redevelopment strategies. These are anticipated to be multi-year initiatives with work beginning in 2015.

In summary, for the purposes of the required evaluation of the County Comprehensive Plan for compliance with current State requirements, staff finds that the County's Comprehensive Plan, as adopted, is in compliance with Florida Statutes Chapter 163, Part II and no amendments are required as a result. Consequently, staff would like the Board's authorization to transmit its findings to the State Department of Economic Opportunity.

**Fiscal Impact/Cost/Revenue Summary:**

NA

**Exhibits/Attachments Attached:**

Draft letter of findings to the State Department of Economic Opportunity

# PLANNING DEPARTMENT BCC AGENDA ITEM

## REVIEW/INFORMATION SHEET

**BCC Submittal Subject:** Findings regarding compliance of Comprehensive Plan with State planning requirements

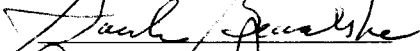
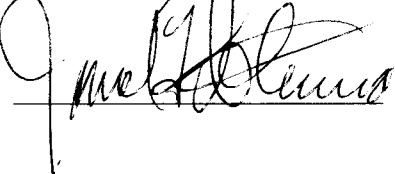
**Proposed BCC Agenda Date:** January 13, 2015

**Approval Request Date:** December 18, 2014

**Divisions Submitting Agenda Item:** Planning Department - Long Range Planning

<u>Reviewed by:</u>	<u>Name</u>	<u>Signature</u>	<u>Review Date</u>
Originator(s):	Liz Freeman		12/17/14

**Submitted to:**

Director	Gordon Beardslee		12/18/14
Jacob Stowers, Assistant County Administrator			12/18/14

**Subject/Issue/Project Facts:**

(Answer the following: Who? What? Where? Why? How?, i.e., How Much?, How Many?)

- This agenda item is the result of the mandatory (Ch. 163, F.S.) evaluation of the Comprehensive Plan every seven years for compliance with changes in state regulations and requirements.
- Staff reviewed the Plan against the changes in State law since the last required evaluation, and concludes that the Pinellas County Comprehensive Plan remains in compliance with State laws and regulations.
- The Local Planning Agency reviewed staff's findings on 12/11/14 and agreed with staff's conclusion.
- If the Board agrees with staff, the attached letter will be completed and submitted to the State Department of Economic Opportunity in time to meet the State-mandated March 3, 2015 submittal deadline.

DATE

Mr. Ray Eubanks, Plan Review Administrator  
Florida Department of Economic Opportunity  
Bureau of Community Planning  
Caldwell Building  
107 East Madison Street, MSC 160  
Tallahassee, Florida 32399

Dear Mr. Eubanks:

In accordance with Section 163.3191, Florida Statutes, Pinellas County has conducted the required evaluation of its adopted Comprehensive Plan and concluded that the Comprehensive Plan continues to be in compliance with Chapter 163, Part II, Florida Statutes, and no amendments are necessary to address changes made to State planning requirements since the last evaluation of the Plan.

As the Board of County Commissioners' adopted policy document for land use planning decisions, infrastructure planning, natural resources management, recreation, coastal management, housing and capital improvement planning, County staff regularly bring forward necessary amendments to the Plan when they are required to respond to regulatory requirements, to address new policy direction and to take advantage of new opportunities. For this reason, the adopted Comprehensive Plan remains current and in compliance with State requirements as a result of a regular amendment process.

What staff does anticipate in the future, however, is a review of the Comprehensive Plan towards development of a more user-friendly document, as well as updates to more thoroughly respond to current issues like climate change, development of a more integrated mobility management and land use planning process, and ongoing assessment of economic redevelopment strategies. These are anticipated to be multi-year initiatives, with work beginning in 2015.

In summary, I do consider this to be official notice (as required by Section 163.3191, Florida Statutes) that the Local Planning Agency that, for the purposes of the required evaluation of the Comprehensive Plan for compliance with current State requirements, County staff has determined that the Pinellas County Comprehensive Plan, as currently adopted, remains in compliance with Chapter 163, Part II, Florida Statutes, and no specific amendments are required at this time.

The Local Planning Agency agreed with this finding on December 11, 2014. On January 13, 2015, the Board of County Commissioners was presented with the findings and authorized their transmittal to the State Department of Economic Opportunity.

If you have any questions, please do not hesitate to contact me, or Elizabeth Freeman of my staff, at (727) 464-8200.

Sincerely,

Gordon Beardslee, Planning Director  
Pinellas County Planning Department

cc: Mark Woodard, County Administrator  
Jake Stowers, Assistant County Administrator  
Elizabeth Freeman, Planning Division Manager