



**City Council Work Session  
City of Belleair Beach, Florida**

**Monday, May 22, 2023  
Community Center, 6:00pm**

**PUBLIC MEETING NOTICE  
AGENDA**

Call to Order  
Pledge of Allegiance  
Roll Call

1. Review the 2023 Comprehensive Plan Review Recommendations from the Planning and Zoning Board. (City Attorney Mora)
2. Review the 2019 Strategic Plan. (City Manager Riefler)
3. Discussion of Marina Rental Policies. (Mayor Gattis)
4. Discussion of Administrative Policy #19: Grant Procedures. (City Manager Riefler).
5. Discussion of changing banks from Truist to Valley. (City Manager Riefler).
6. General Business.

Adjournment

Any person who decides to appeal any decision of the City Council with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The law does not require the City Clerk to transcribe verbatim minutes, therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-595-4646 or fax a written request to 727-593-1409.

Patricia A. Gentry, City Clerk

**Comprehensive Plan Amendments Recommended  
by the Belleair Beach Planning and Zoning Board**

1. Proposed housekeeping amendments:
  - Updated data and analysis, such as population projections, the distribution of land use and housing, and estimates of needs for water and sewer use.
  - Updated maps, such as existing and future land use, and new boundaries for FEMA flood zones and the Coastal High Hazard Area.
  - Updated Schedule of Capital Improvements.
  - Updated definitions, terminology, and agency names.
  
2. Proposed amendments to addresses changes in State Law:
  - The Peril of Flood Act (2015), which requires local governments to address topics such as repetitive flood damage and sea level rise. Several new objectives and policies are proposed for the Coastal Management and Conservation Element.
  - The Private Property Rights Act (2021), which requires local governments to adopt a brief element restating current law about rights that a property owner has to use and control their land, within the limits of the comprehensive plan and land development regulations. A new element using language from the statute is proposed.
  - The Live Local Act (2023), which allows certain affordable housing developments to override permitted use and density provisions of a local government’s comprehensive plan. As currently written, the new statute applies only to land designated for commercial, industrial, or mixed use, which is not found in the City. However, a new policy is proposed for the Future Land Use Element to acknowledge the law in case it should apply to the City in the future.
  
3. Proposed amendments to address policy concerns and priorities raised by the Planning and Zoning Board:
  - Recognition of the importance of the Belleair Beach Marina. New policies are proposed for the Future Land Use and Recreation/Open Space Elements stating that the City desires to keep the marina as a marina, and to prioritize its use for residents as feasible. A current Future Land Use Element policy that addresses potential redevelopment of the marina into residential uses is proposed for deletion.
  - Concerns regarding traffic passing through the City from Clearwater Beach and Indian Rocks Beach, which makes it difficult for residents to exit local streets onto Gulf Blvd. New objectives and policies are proposed for the Transportation and Intergovernmental Coordination Elements, stating that the City will work together with Forward Pinellas, Pinellas County, and the neighboring communities to look for ways to divert or control heavy traffic flows, including seeking funding for solutions.

- Additional minor issues, including new or revised policies to address manatee protection, the regulation of e-bikes and scooters, and exploration of new funding sources such as grants or the use of renewable energy.

4. Amendment that was discussed but not made:

- It was discussed whether to acknowledge the fact that there are some condominium properties in the City that are operating more like hotels, and create a classification for temporary lodging uses that could be applied to those properties so that they could be taxed.
- The Board felt strongly that those amendments might inadvertently open a door that would allow additional residential properties to convert to vacation rentals, and did not recommend that amendment.
- The current wording in the plan refers to the City having a "totally residential character," and there was a strong desire on the part of the Board to leave that language intact.

## A. INTRODUCTION

The City of Belleair Beach adopted its first Comprehensive Plan in 1989, and updated it through the evaluation and appraisal review process in 2008 and 2016. The City transmitted its most recent *Evaluation and Appraisal Notification Letter* to the Department of Economic Opportunity on January 7, 2022. The issues and recommendations in that letter are the basis for the changes to this document from the previous adopted version, adopted on April 4, 2016.

Unless specifically provided and updated herein, the City will rely on the definitions provided in Section 163, Part II, Florida Statutes, and the data and analysis from the 1989, 2008, and 2016 comprehensive plans.

The comprehensive plan covers two planning horizons, a five-year period for capital improvement planning purposes (ending in Fiscal Year 2027) and a 22-year period for longer-term planning (ending in 2045). Coordination of the various elements is a major objective of the City's comprehensive planning process. While the findings below are organized by element for convenience, implementation of the goals, objectives and policies of all elements will be guided by the data and analysis as a whole.

In addition to meeting the requirements of Chapter 163, Florida Statutes, the City coordinates future land use planning with Forward Pinellas, the planning council for Pinellas County. The comprehensive plan is consistent with the *Countywide Plan for Pinellas County* pursuant to Chapter 2012-245, Laws of Florida.

The data and analysis for the Future Land Use Element contains updated population projections through the new long-range planning horizon of 2045, and an analysis of existing and future land uses to ensure that they are sufficient to meet the needs of future populations. Data and analysis on coastal high hazard areas and hazard mitigation planning are provided in more detail in the Coastal Management and Conservation Element.

The U.S. Census Bureau population count for Belleair Beach in 2020 was 1,633 permanent residents. This represents an increase of 73 people from the 2010 census count of 1,560. The population is expected to remain largely stable during the planning horizon due to the built-out character of the city, minimal amounts of vacant land available for development, and the lack of lands to annex. An increase of only 52 residents is anticipated by 2045.

Estimates and projections for the seasonal and tourist population were also developed. Seasonal residents are those who reside in the City for only a portion of the year, and claim their permanent residences elsewhere, such as "snowbirds" who mainly live in the City during the fall and winter months, and those who own vacation homes. Tourists include visitors who

stay in traditional hotel/motel accommodations, rent residential property on a temporary basis, or stay with friends or relatives in their homes. Seasonal and tourist population projections were developed in conjunction with the adopted 2045 Long Range Transportation Plan for Pinellas County, and are expected to remain stable through 2045, with a projected increase of only 16 visitors. Population projections for the 2045 planning horizon are shown in Table 1.

**Table 1: Population Projections**

	Census 2020	Projections				
		2025	2030	2035	2040	2045
Permanent	1,633	1,643	1,654	1,664	1,674	1,685
Seasonal & Tourist	507	510	513	516	519	523
<b>Total</b>	<b>2,140</b>	<b>2,153</b>	<b>2,167</b>	<b>2,180</b>	<b>2,194</b>	<b>2,207</b>

Source: U.S. Census Bureau, 2020; Forward Pinellas, 2022

## B. FUTURE LAND USE

The predominant land use pattern in the city is single-family detached housing, with some multifamily uses, parks, recreational uses and preservation areas. There are few time-share properties that are designated as multifamily. The City has no designated commercial uses. The acreage distribution of existing land uses is shown in Table 2, and their location is depicted on *Map 5: Existing Land Use*.

**Table 2: Existing Land Use**

Existing Land Use	Acres	Percent
Single-Family	180.9	78.7%
Multifamily	19.3	8.4%
Recreation/Open Space	17.6	7.7%
Preservation	5.1	2.2%
Vacant	4.0	1.8%
Public/Semi-Public	1.7	0.7%
Transportation/Utility	1.0	0.4%
<b>Total</b>	<b>229.7</b>	<b>100.0%</b>

Source: Pinellas County Property Appraiser's Office, 2022;  
Forward Pinellas, 2022

The city contains approximately 230 acres of upland parcel acreage, a large majority of which (nearly 81%) is designated with a future land use category of Residential Low, with a maximum

density of four units per acre. Residential Medium, with a maximum density of 15 units per acre, is the next most common designation, comprising another 9% of parcel acreage. Recreation/Open Space, which designates city parks, beach accesses, spoil islands, and land adjacent to the Belleair Causeway, comprises another 7% of parcel acreage. The Belleair Causeway is also designated with a Scenic/Noncommercial Corridor (SNCC) overlay, part of a countywide network of such corridors. Belleair Beach does not have any areas designated for commercial or industrial development on its Future Land Use Map.

The acreage distribution of future land use designations is shown in Table 3, and their location is depicted on the City’s adopted *Map 1: Future Land Use Map*. There are no proposed amendments to the Future Land Use Map or future land use designations. In addition to the upland parcel acreage, the city limits include another 79 acres used for right-of-way, and 910 acres of water in Boca Ciega Bay and the Gulf of Mexico.

**Table 3: Future Land Use Designations**

Future Land Use	Acres	Percent
Residential Low	185.9	80.9%
Residential Medium	20.5	8.9%
Recreation/Open Space		
Without SNCC Overlay	8.9	3.9%
With SNCC Overlay	7.5	3.3%
Preservation	5.1	2.2%
Institutional	1.7	0.7%
<b>Total</b>	<b>229.7</b>	<b>100.0%</b>

Source: *Forward Pinellas, 2022*

As shown in Table 4, all of the vacant parcels in the city are designated Residential Low. If all were developed up to the allowable density, they could accommodate 16 housing units, which is consistent with the projected population growth of 38 persons.

**Table 4: Vacant Parcels by Future Land Use Designation**

Future Land Use	Units Per Acre	Acres	Maximum Potential Units
Residential Low	4.0	4.0	16

Source: *Pinellas County Property Appraiser’s Office, 2022;*  
*Forward Pinellas, 2022*

### C. TRANSPORTATION

A primary objective of the City's transportation planning efforts is to ensure that the safety and mobility needs of pedestrians, bicyclists and transit users as well as motorists are accommodated. This applies to the design and construction of capital improvements, and the application of the Land Development Code through the site plan review process and decisions affecting the amendment of the Future Land Use Map. Through these activities, the City seeks to provide its citizens with a safe, multimodal, and energy efficient transportation system.

There are two major roadways impacting the city, Gulf Boulevard is an arterial north-south roadway, and Belleair Causeway is an east-west arterial bridge spanning the Intracoastal Waterway, which also includes bicycle lanes and a boat ramp. Both are owned and maintained by Pinellas County. Table 5 contains an inventory of the major roadways and their current level of service (LOS).

**Table 5: Major Roadway Inventory and Level of Service**

Road Segment	Road Class	Lanes	Divided	Signalized	Operating LOS
Belleair Causeway	Bridge/ramp	2	Yes	N/A	F
Gulf Blvd. (south of causeway)	Minor arterial	2	Yes	Yes	F
Gulf Blvd. (north of causeway)	Minor arterial	2	Yes	No	F

*Source: Forward Pinellas, 2022*

The LOS classification system is a standard means of evaluating traffic flow used by the U.S. Department of Transportation and its state counterparts. Classifications are based on a comparison of traffic volume (the number of cars using the roadway at A.M./P.M peak hours, or "rush hours") with roadway capacity (the maximum number of cars the roadway is designed to handle at once). This volume-to-capacity ratio is also known as v/c.

Roadway LOS is classified as follows:

- LOS A: Traffic flows at or above the posted speed limit and motorists have complete mobility between lanes (v/c = 0.00 to 0.60)
- LOS B: Speeds are maintained, but maneuverability within the traffic stream is slightly restricted (v/c = 0.61 to 0.70)
- LOS C: The ability to maneuver through lanes is noticeably restricted and lane changes require more driver awareness (v/c = 0.71 to 0.80)

- LOS D: Speeds slightly decrease as traffic volume slightly increases. Freedom to maneuver within the traffic stream is much more limited and driver comfort levels decrease ( $v/c = 0.81$  to  $0.90$ )
- LOS E: Flow becomes irregular and speed varies rapidly because there are virtually no usable gaps to maneuver in the traffic stream, and speeds rarely reach the posted limit ( $v/c = 0.91$  to  $1.00$ )
- LOS F: Every vehicle moves in lockstep with the vehicle in front of it, with frequent slowing required. Posted speeds cannot be maintained as demand more the roadway exceeds capacity ( $v/c =$  greater than  $1.00$ )

LOS ratings for major roadways in Pinellas County are calculated by Forward Pinellas, the metropolitan planning organization for the county. The City has adopted the countywide standard that roadways operating at LOS E and F are considered deficient. To address this deficiency, new development or redevelopment may be restricted or required to pay into a mitigation fund for roadway improvements.

One issue that has been noted is that the barrier island communities, whose traffic is significantly comprised of tourists, tend not have the same peak hours as the majority of the county, which are largely determined by weekday commuters. While the same A.M./P.M. peak hours are used countywide for standardization purposes, a local government can request that Forward Pinellas conduct a special traffic study tailored to an individual roadway.

One such study was conducted in Belleair Beach in 2015, and was used by Pinellas County as basis for transportation investments in the area, including reconfiguring turn lanes at the intersection of Belleair Causeway and Gulf Blvd., and adjustment of traffic signal timing on both roadways. In addition to traffic studies, Forward Pinellas provides for intergovernmental coordination in circumstances where transportation or land use issues affect more than one jurisdiction.

Due to the built-out condition of the city, the majority of recent impacts to the roadway system have come from growth in neighboring communities, and it is unlikely that there will be additional transportation impacts to either facility caused by Belleair Beach. The City is a participant in the countywide proportionate fair share program, and any redevelopment projects would be subject to mitigation payments through that program.

Pinellas County maintains the Pinellas County Mobility Plan, which provides local governments with an alternative approach to managing the impacts of development projects through their site plan review processes while furthering their mobility goals. This approach was intended as a replacement for local transportation concurrency management programs. While Belleair Beach's development impacts are limited, in its 2015 comprehensive plan, the City adopted a mobility management system in support of the Pinellas County Mobility Plan.

## D. HOUSING

Since the 2015 Comprehensive Plan update, there has been very little change in the number and distribution of housing units throughout the city. The majority of housing units in the City, about 70%, are single-family, and the remaining 30% are multifamily. There are no mobile home units, residential group homes, or historically significant housing units within Belleair Beach.

As shown in Table 6, an increase of only 35 total housing units is projected by 2045. Additional housing units are anticipated primarily through tear-downs and reconstruction on existing residential lots.

**Table 6: Housing Estimates and Projections by Type**

Housing Type	Estimates 2020	Projections				
		2025	2030	2035	2040	2045
Single-Family	765	770	775	779	784	789
Multifamily	329	331	333	335	338	340
<b>Total</b>	<b>1,094</b>	<b>1,101</b>	<b>1,108</b>	<b>1,115</b>	<b>1,122</b>	<b>1,129</b>

*Source: Pinellas County Property Appraiser's Office, 2022; Forward Pinellas, 2022*

According to an assessment by the Pinellas County Property Appraiser's Office, Belleair Beach has no housing units in below average condition. As shown in Table 7, about 74% are in average condition, 18% in above average condition, and the remainder are in excellent or better condition. *Map 7: Structure Condition Map* shows the assessed condition for all buildings, both residential and nonresidential.

**Table 7: Housing Estimates by Condition**

Housing Condition	Number	Percent
Average	808	73.9%
Above Average	193	17.6%
Excellent	71	6.5%
Superior	20	1.8%
Mansion	1	0.1%
Mansion Superior	1	0.1%
<b>Total</b>	<b>1,094</b>	<b>100.0%</b>

*Source: Pinellas County Property Appraiser's Office, 2022; Forward Pinellas, 2022*

About 55% percent of the housing units in Belleair Beach are owner-occupied, and 8% are renter-occupied, with an average of 2.37 persons per household. Another 28% of units are held for seasonal, recreational, or occasional use, and 9% are vacant. These percentages are anticipated to remain stable through the 2045 planning horizon, as shown in Table 8.

**Table 8: Housing Estimates and Projections by Tenure**

Housing Type	Estimates 2020	Projections				
		2025	2030	2035	2040	2045
Owner-Occupied	606	610	614	618	621	625
Renter-Occupied	83	84	84	85	85	86
Seasonal Units	307	309	311	313	315	317
Vacant Units	98	99	99	100	100	101
<b>Total</b>	<b>1,094</b>	<b>1,101</b>	<b>1,108</b>	<b>1,115</b>	<b>1,122</b>	<b>1,129</b>

*Source: American Community Survey, 2022; Pinellas County Property Appraiser’s Office, 2021; Forward Pinellas, 2022*

Cost-burdened households are those who spend at least 30% of their income on mortgage or rent payments. As shown in Table 9, about 30% of households in the city are cost-burdened, consistent with Pinellas County as a whole. There are no subsidized housing units in the city.

**Table 9: Estimates and Projections of Cost-Burdened Households**

Households Spending At Least 30% of Gross Income on Housing Costs	Estimates 2020	Projections				
		2025	2030	2035	2040	2045
Owner-Occupied	156	249	251	252	254	256
Renter-Occupied	49	78	79	79	80	80
Not Cost-Burdened	484	366	368	370	373	375
<b>Total</b>	<b>689</b>	<b>693</b>	<b>698</b>	<b>702</b>	<b>706</b>	<b>711</b>

*Source: American Community Survey, 2022; Forward Pinellas, 2022*

Due to the city’s location on a barrier island, opportunities to add affordable housing are constrained by high land costs and limitations on densities in the Coastal High Hazard Area. Through a cooperative agreement, Belleair Beach participates with the Pinellas County Community Development Department in the Community Development Block Grant Program, and with the Housing Finance Authority of Pinellas County, which helps residents with housing down payment and mortgage assistance.

## E. INFRASTRUCTURE

### *Potable Water*

Belleair Beach receives all potable water supplies, treatment, and distribution from Pinellas County Utilities. Tampa Bay Water is the regional water supply authority that supplies all of the wholesale potable water for Pinellas County.

Through an interlocal agreement and master water supply contract, Tampa Bay Water is obligated to meet the current and future water needs of its member governments, and is the owner and operator of water supply facilities including wellfields, surface water withdrawals, a seawater desalination facility, treatment facilities, storage facilities, pumping stations, and transmission mains.

The City coordinates its level-of-service standard for potable water with the level-of-service standard adopted by Pinellas County for its retail customers. This standard is 115 gallons per capita per day. However, the actual water use is projected to be lower at 79 gallons per capita per day. Based on the maximum permanent and seasonal population of 2,207 projected for the planning horizon multiplied by that projected water use, the city's demand equates to 0.174 million gallons per day (MGD), or about 0.08% of the current Pinellas County Utilities yield of 224.6 MGD.

The *Regional Water Supply Plan* contains hundreds of water supply options. Because the wholesale potable water supply is provided by Tampa Bay Water, the required water supply projects are selected and implemented by that agency.

The capital costs for water supply development projects are the responsibility of Tampa Bay Water. Such costs are recaptured through the sale of water to the water service provider, and through them, by the retail customers. Funding mechanisms are identified in its *Special District Public Facilities Report*. In addition, the *Pinellas County Water Supply Work Plan* includes costs for distribution, transmission, treatment, and associated facilities.

The City actively participates in water conservation efforts led by Pinellas County. County regulations are enforced for water conservation measures including low flow plumbing fixtures and water shortage emergency regulations. The City began receiving reclaimed water from Pinellas County Utilities in 2006. Pinellas County is the responsible jurisdiction for treatment and allocating the reclaimed water resource. There are no prime or high natural groundwater aquifer recharge areas affecting reclaimed water in Pinellas County.

**Table 10**  
**Potable Water Supply and Demand Analysis**

<b>DEMAND ANALYSIS</b>								
<i>UTILITY NAME</i>	<i>2020</i>	<i>2025</i>	<i>2030</i>	<i>2035</i>	<i>2040</i>	<i>2045</i>	<i>WUP (MGD)</i>	<i>PER CAPITA WATER USE</i>
<b>PINELLAS COUNTY UTILITIES (SUPPLIED THROUGH TAMPA BAY WATER)</b>								
Municipal Population Served	2,138	2,151	2,165	2,178	2,192	2,206		
Demand (MGD)	0.168	0.169	0.170	0.171	0.172	0.173	0.000	79
Total Utility Service Area Population	504,863	514,010	526,816	539,181	543,701	548,259		
Demand (MGD)	39.670	40.388	41.395	42.366	42.721	43.080		
<b>DOMESTIC SELF SUPPLY</b>								
Population Served	2	2	2	2	2	2		
Demand (MGD)	0.000	0.000	0.000	0.000	0.000	0.000		54
<b>MUNICIPAL POPULATION</b>	<b>2,140</b>	<b>2,153</b>	<b>2,167</b>	<b>2,180</b>	<b>2,194</b>	<b>2,207</b>		<b>79</b>
<b>TOTAL DEMAND (MUNICIPAL)</b>	<b>0.168</b>	<b>0.169</b>	<b>0.170</b>	<b>0.171</b>	<b>0.172</b>	<b>0.173</b>		
<b>TOTAL DEMAND (UTILITIES)</b>	<b>39.670</b>	<b>40.388</b>	<b>41.395</b>	<b>42.366</b>	<b>42.721</b>	<b>43.080</b>		
<b>SUPPLY ANALYSIS</b>								
<b>EXISTING SOURCES</b>								
	<i>CURRENT YIELD (MGD)</i>							
Total Permitted Quantities	0.000							
Water Supply Authority Quantities	224.620							
Total Current Yield	0.000							
<b>FUTURE SOURCE OPTIONS</b>								
	<i>2045 POTENTIAL YIELD (MGD)</i>				<i>RESPONSIBLE ENTITY</i>			
Conservation	0.020				All			

**Sanitary Sewer**

The City is a wholesale customer of Pinellas County Utilities for wastewater service. The County operates and maintains sewer lines within the city, and collects and transmits domestic wastewater to the South Cross Bayou Advanced Water Reclamation Facility. The City relies on the data and analysis contained in the *Pinellas County Comprehensive Plan* Potable Water Supply, Wastewater, and Reuse Element to project sanitary sewer demand. Consistent with that element, its adopted sanitary sewer level of service is 115 gallons per capita per day throughout the 2045 planning horizon.

**Stormwater Drainage**

The City of Belleair Beach is responsible for a municipal separate storm sewer system and implementation and enforcement of NPDES regulations. A municipal separate storm sewer system (MS4) is a publicly-owned conveyance or system of conveyances (i.e., ditches, curbs, catch basins, and underground pipes, etc.) that is designed or used for collecting or conveying stormwater and the discharges to surface waters of the State. Belleair Beach is regulated as a Co-Permittee under Phase I, regulations set forth in NPDES permit# FLS 000005. The City relies on the data and analysis contained in the *Pinellas County Comprehensive Plan* Surface Water Management Element and Chapter 62-25, Florida Administrative Code, to guide its stormwater level-of-service for quantity and quality based on a 25-year, 24-hour storm event.

**Solid Waste**

Belleair Beach provides for solid waste and recycling collection services through a private contract with Waste Management of Pinellas. Through an interlocal agreement with Pinellas County, collected garbage is taken to the Pinellas County Resource Recovery Facility, which can burn nearly one million tons per year in its Waste-to-Energy Plant while producing up to 75 megawatts per hour of electricity.

The City relies on the data and analysis contained in the *Pinellas County Comprehensive Plan* Potable Solid Waste and Resource Recovery Element to project solid waste demand, and has adopted the County’s level-of-service standard of 1.3 tons per capita per year. Projected demand through the 2045 planning horizon was calculated using that level-of-service standard multiplied by the City’s population projections, as shown in Table 10.

**Table 11: Projected Solid Waste Demand**

	2020	2025	2030	2035	2040	2045
Tons	2,141	2,155	2,168	2,182	2,195	2,209

Source: Pinellas County, 2022; Forward Pinellas, 2022

## F. COASTAL MANAGEMENT AND CONSERVATION

*Map 3: Coastal High Hazard Area Map* depicts the Coastal High Hazard Area (CHHA), which is defined in Section 163.3178(2)(h), Florida Statutes (F.S.) as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The CHHA depicts the areas of the county that are most vulnerable to flooding and wind damage from hurricanes and tropical storms, and includes virtually the entire barrier island system, including all of Belleair Beach.

Consistent with Section 163.3178(8), F.S., and the *Countywide Rules*, Belleair Beach discourages increases in density or intensity in the CHHA, as well as the siting of vulnerable uses such as hospitals, assisted living facilities, and mobile homes. Any proposed future land use amendments effecting such changes will be subject to a strict set of balancing criteria outlined in Future Land Use Policy 1.1.8.

Regulatory flood zones are established by the Federal Emergency Management Agency (FEMA). New Flood Insurance Rate Maps (FIRM) were issued for Pinellas County in 2021. *Map 4: Floodplain Map* depicts the FEMA flood zones for Belleair Beach. All new construction and redevelopment in flood zones will be in accordance with FEMA regulations.

To fulfill the requirements of Section 163.3178(2)(f), Florida Statutes, the City has adopted additional policy guidance for redevelopment strategies, engineering solutions, site development techniques and other best practices into the goals, objectives and policies of the Coastal Management and Conservation Element. It will continue to monitor projected flood risk and sea level rise impacts, and adjust long-range planning to account for observed conditions and any changes or refinements to the projection over time.

The City is also a signatory to the *Pinellas County Local Mitigation Strategy*, which was updated in 2020. The plan indicates that Belleair Beach is likely to experience threat, effect, or reoccurrence of coastal erosion, coastal flooding, flooding due to rainfall, tropical storms, and minor and major hurricanes.

The City coordinates with the Pinellas County Emergency Management Department regarding voluntary and mandatory evacuations for hurricanes and tropical storms, consistent with the *Local Mitigation Strategy*, the Tampa Bay Regional Planning Council's *Tampa Bay Regional Hurricane Evacuation Study*, and countywide evacuation procedures.

## G. RECREATION AND OPEN SPACE

With 13 parks and a municipal recreation complex, the City has ample recreational facilities to meet the needs of its residents and visitors through the 2045 planning horizon. Recreational facilities are inventoried in Table 11.

**Table 12: Recreational Facilities Inventory**

Name	Area	Facility Improvements
<b>Resource-Based Facilities</b>		
South Park	7,353 sq. ft.	Bench
2 <sup>nd</sup> Street Park	6,477 sq. ft.	Bench, dock
7 <sup>th</sup> Street Park	5,929 sq. ft.	Bench, dock
16 <sup>th</sup> Street Park	10,851 sq. ft.	Bench, dock
20 <sup>th</sup> Street Park	6,599 sq. ft.	Bench, dock
25 <sup>th</sup> Street Park	6,599 sq. ft.	2 Benches, dock
Belle Isle Park	10,881 sq. ft.	2 Benches
Hibiscus Drive Park	3,598 sq. ft.	Bench
Morgan Park	16,786 sq. ft.	Beach access, 3 benches, outdoor shower, paved parking, pavilion, 2 picnic tables, restrooms
Belleair Causeway Beach Area (County Right-of-Way)	7.41 acres	Open space
<b>Activity-Based Facilities</b>		
Municipal Complex	10,933 sq. ft.	Community room, offices
<b>Parks</b>		
Bayside Park (South side of Causeway Blvd., east of Harbor Dr.)	75,000 sq. ft.	beach access, basketball ½ court, exercise trail, gravel/paved parking, playground, shelter, tennis courts
Crossman Park (NE corner of Gulf Blvd. & Causeway Blvd.)	9,592 sq. ft.	Open space
SE corner of Causeway Blvd. & Cedar Dr.	34,000 sq. ft.	Parking for City Hall

Source: City of Belleair Beach, 2022

## H. INTERGOVERNMENTAL COORDINATION

Belleair Beach coordinates its planning activities with a variety of entities within the state, region, and county. These relationships are listed in Table 12.

**Table 13: Intergovernmental Coordination Relationships**

Agency	Subject
Florida Department of Economic Opportunity	Comprehensive Plan amendment review
Florida Department of Business and Professional Regulation	Florida Building Code
Florida Division of Emergency Management	Community Emergency Response Team
	National Flood Insurance Program
Florida Department of Environmental Protection	Florida Coastal Management Program
	National Environmental Policy Act
	Coastal Construction Control Line
	National Pollutant Discharge Elimination System
Southwest Florida Water Management District	Environmental Resource Permits
	Water quality restoration
	Reclaimed water projects
Tampa Bay Regional Planning Council	Regional Evacuation Study
	Regional Resiliency Action Plan
Forward Pinellas	Countywide Plan
	Long-Range Transportation Plan
	Transportation Improvement Program
Pinellas County Utilities	Potable water and reclaimed water service
	Wastewater service
Pinellas County Public Works	Roadway project coordination
Pinellas County Housing and Community Development	Affordable housing programs

Source: City of Belleair Beach, 2022; Forward Pinellas, 2022

## I. CAPITAL IMPROVEMENTS

The city is responsible for capital improvements related to the operation and maintenance of its stormwater system, solid waste collection, and recreation areas. There are no capital improvements needed to address deficiencies in level-of-service standards through the planning period. Analysis of infrastructure capacities as compared to the current and forecast population shows that new facilities are not needed in the next five years. Further, no facilities are proposed for replacement and no deficiencies exist within Belleair Beach.

Belleair Beach amends its plan on an annual basis to identify capital improvements, and those amendments are supported by adequate revenue sources and funding mechanisms. A policy is included in the Capital Improvements Element to require the provisions of the revenue sources and funding mechanism in the event of an amendment to add capital improvements.

The City's revenues are reported with its annual budget. This information is updated each fiscal year.

## J. PRIVATE PROPERTY RIGHTS

In 2021, the Florida Statutes were amended to create Section 163.3177(6), establishing a Private Property Rights Element that all local governments are required to adopt into their comprehensive plans, ensuring that private property rights are considered as part of land regulation. The statute provides a model statement of property rights a local government may adopt to satisfy this requirement. In accordance with the new law, the City has adopted a new Private Property Rights Element using the model language.

## K. PUBLIC SCHOOL FACILITIES

The Pinellas County School District has determined that the City of Belleair Beach is exempt from adopting school concurrency or a Public Schools Facilities Element. A letter of exemption was filed with the Florida Department of Community Affairs together with the City's comprehensive plan update on February 13, 2008.

## L. DEFINITIONS

**Airport, Seaport, Marina Use** – A public or quasi-public facility for air or marine transport respectively, including such terminal, docking, hangar, storage, parking, transient accommodation, office, retail commercial, and eating/drinking facilities as may be directly related or accessory thereto.

**Ancillary Nonresidential Use** – Off-street parking and trash receptacle areas for adjacent, contiguous, nonresidential uses.

**Arterial Road** – A roadway providing automobile or multimodal transportation which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. Arterial roadways interconnect principal traffic generating activity centers within an urban area with the freeway system.

**Buffer Area** – A natural or landscaped area or strip of land, with or without such physical separation devices as a fence or wall, established to separate and insulate one type of land use from another land use; or to shield or block noise, lights or other nuisances; or to separate development and a natural feature so as to reduce the incompatibility between uses or features and protect the integrity of each.

**Coastal Construction Control Line** – The most recently adopted line established by the Florida Department of Environmental Protection, pursuant to Section 161.053, Florida Statutes, for Pinellas County.

**Coastal High Hazard Area** – The area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

**Contiguous** – Parcels are considered contiguous if they are touching along a boundary or directly across any roadway or other right-of-way from each other.

**Countywide Plan** – Materials in such descriptive form, written or graphic, as may be appropriate to the prescription of strategies for the orderly and balanced future development of Pinellas County, pursuant to Chapter 2012-245, Laws of Florida, as amended. The Countywide Plan is comprised of the Countywide Plan Strategies, the Countywide Plan Map, and the Countywide Rules.

**Density** – The measure of permitted residential development expressed as a maximum number of dwelling units per net acre of land area.

**Dwelling Unit** – One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household. This term shall include any type of use authorized to be treated as a dwelling unit by Chapter 419, Florida Statutes, governing Community Residential Homes.

**Floor Area, Gross** – The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, parking garages, or loading space for motor vehicles.

**Floor Area Ratio (FAR)** – A measurement of the intensity of building development on a site. A floor area ratio is the relationship between the gross floor area on a site and the net land area. The FAR is calculated by adding together the gross floor areas of all buildings on the site and dividing by the net land area.

**Household** – A family living together in a single dwelling unit, with common access to and use of all living and eating areas.

**Impervious Surface** – A surface that has been compacted or covered with a layer of material so that it is highly resistant or prevents infiltration by stormwater. It includes roofed areas and surfaces such as compacted sand, limerock, or clay, as well as conventionally surfaced streets, sidewalks, parking lots, and other similar surfaces.

**Impervious Surface Ratio (ISR)** – A measure of the intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the net land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the net land area.

**Institutional Uses** – Those facilities and services of a public, private, or quasi-public nature, including educational, medical, governmental, civic, and religious uses, such as schools, hospitals, courthouses, community centers, and churches.

**Intensity** – The measure of permitted development expressed as a maximum Impervious Surface Ratio and/or Floor Area Ratio per acre of net land area.

**Land Use** – The development that has occurred on the land, the development that is proposed on the land, or the use that is permitted or permissible on the land, under an adopted comprehensive plan or element or portion thereof, land development regulations, a land development code, or these Countywide Rules as the context may indicate.

**Mixed Use** – A combination of uses on a single property.

**Multimodal Transportation** – A combination of automobile, pedestrian, bicycle, and/or transit travel modes sharing a transportation facility or system. When used alone as an adjective, “multimodal” indicates the presence of characteristics supportive of such transportation (e.g., multimodal infrastructure).

**Net Land Area** – Net land area for the purpose of computing density/intensity shall be that total land area within the property boundaries of the subject parcel, and specifically exclusive of any submerged land or public road right-of-way existing at the time of the most recent future land use map amendment.

**Nonconforming Lot, Use, or Structure** – A lot, use, or structure which was previously legal and at inception conformed to the then-applicable regulations, that subsequently fails to conform to the requirements of the Countywide Plan Map and these Countywide Rules, as either may be amended from time to time.

**Nonresidential Use** – Those uses as provided for under the respective categories, other than residential or residential equivalent use.

**Office Use** – An occupation or service providing primarily an administrative, professional or clerical service and not involving the sale of merchandise; examples of which include medical, legal, real estate, design, and financial services, and like uses. No “Office Use” shall include any Personal Service/Office Support Use, Retail Commercial Use, or Commercial/Business Service Use, as specifically defined within these Countywide Rules.

**Preservation Uses** – Uses primarily providing passive open space, providing for the conservation and management of natural features, providing for watershed management and designed to recognize and protect open and undeveloped areas, providing habitat for endangered or threatened species, and generally recognizing environmentally significant areas.

**Public Educational Facility** – Elementary schools, special education facilities, alternative education facilities, middle schools, high schools, and area vocational-technical schools of the Pinellas County School District.

**Public Recreation Facility** – A publicly owned or leased recreation site or component thereof, used by the public for active or passive recreational pursuits such as a trail, marina, ball court, athletic field or swimming pool. This term includes both Facility-Based Recreation and Resource-Based Recreation, which terms may be distinguished between as to the use characteristics permitted within a given plan category.

**Quasi-Public Uses** – A noncommercial use, such as a private school or religious institution, which is open to and/or serves an identified membership, group of people (as opposed to the public), and/or partisan cause.

**Recreation/Open Space Uses** – Uses providing recreation facilities, sporting facilities, and open space, such as a park, public recreation facility, public beach/water access, and public or private golf course/clubhouse.

**Religious Institution Use** – A site, premise, or location that is used principally, primarily, or exclusively for the purposes of religious exercise as protected by the First Amendment to the U.S. Constitution.

**Residential Equivalent Use** – A residential-like accommodation other than a dwelling unit, including bed and breakfast, group home, congregate care, nursing home and comparable assisted living facilities. No such use shall be required or eligible to employ the residential equivalent standards for density/intensity for any household that qualifies as a dwelling unit. This use shall not include any type of use authorized by Chapter 419, Florida Statutes, Community Residential Homes, which is entitled to be treated as a dwelling unit.

**Residential Use** – A dwelling unit including, single-family, multifamily, and mobile home dwelling unit. This use shall include any type of use authorized by Chapter 419, Florida Statutes, Community Residential Homes, which is entitled to be treated as a residential dwelling unit.

**Submerged Land** – The area situated below the mean high water line or the ordinary high water line of a standing body of water, including ocean, estuary, lake, pond, river, stream, or existing natural and man-made drainage detention areas.

**Temporary Lodging Use** – A facility containing one or more temporary lodging units, the occupancy of which occurs, or is offered or advertised as being available, for a term of less than one (1) month, more than three (3) times in any consecutive twelve (12) month period.

**Tidal Wetlands** – Areas that are comprised of coastal marshes, mudflats and mangrove swamps that are subject to periodic flooding by ocean-driven tides.

**Transportation/Utility Uses** – Uses including transportation facilities and utilities infrastructure, such as an airport, seaport, marina, electric power generation plant, electric power substation, and telephone switching station.

**Water-Dependent Use** – A use that requires a location adjacent to a water body because of the intrinsic nature of its operations, such as seaports, marinas, and marine-related facilities.

**Wetlands** – Those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

**CITY OF BELLEAIR BEACH  
COMPREHENSIVE PLAN**



Prepared by



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# **City of Belleair Beach Comprehensive Plan**

## **City Council**

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## FUTURE LAND USE ELEMENT

**Goal 1: Manage the City's future development and redevelopment toward maintaining a totally residential character, promoting a healthful and safe environment, conserving natural qualities, and enhancing the City's economic base.**

**Objective 1.1:**

Development orders shall not be issued unless the development is compatible with the physical constraints of the land, unless public facilities and services are available, and the development or redevelopment is compatible with surrounding and adjacent development patterns.

**Policy 1.1.1:**

Public facilities and services shall be available concurrent with the permitting of new development. New development shall not reduce the established level of service standards.

**Policy 1.1.2:**

All future infill development and redevelopment shall be consistent with and complement the totally residential character of the city, and be compatible with adjacent land uses.

**Policy 1.1.3:**

Future residential redevelopment along Gulf Boulevard shall maximize, to the greatest extent possible, vistas to the Gulf of Mexico.

**Policy 1.1.4:**

The City shall not permit the introduction of any new land uses into existing neighborhoods, which would adversely impact the residential character of the community.

**Policy 1.1.5:**

Major infrastructure improvements shall be permitted only where they enhance residential neighborhoods or provide for the maintenance or improvement of adopted levels of service standards.

**Policy 1.1.6:**

To implement this comprehensive plan and pursuant to the land use categories established on ~~the City's~~ [Map 1: Future Land Use Map](#), the following land use categories, together with their applicable criteria shall be used:

Residential Low (RL)

Purpose - It is the purpose of this category to depict those areas of the city that are now developed, or appropriate to be developed, in a low density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the low density, non-intensive qualities and natural resource characteristics of such areas.

Those uses appropriate to and consistent with this category include:

Primary Uses - Residential

Secondary Uses - Institutional; Transportation/Utility; Recreation/Open Space

Locational Characteristics - This category is generally appropriate to locations outside urban activity centers; in areas where use and development characteristics are low density residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network.

Density/Intensity Standards - Shall include the following:

Residential Use - Shall not exceed four (4) dwelling units per acre.

Non-Residential Use - Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65.

Other Standards - Shall include the following:

Institutional - Shall not exceed a maximum area of three (3) acres. Any such use or contiguous like uses in excess of this threshold shall require an appropriate plan amendment and corresponding zoning map amendment.

Transportation/Utility - Shall not exceed a maximum area of three (3) acres. Any such use or contiguous like uses in excess of this threshold shall require an appropriate plan amendment and corresponding zoning map amendment.

Residential Medium (RM)

Purpose - It is the purpose of this category to depict those areas of the city that are now developed, or appropriate to be developed, in a moderately intensive residential manner; and to recognize such areas as primary well-suited for residential uses that are consistent with the urban qualities, transportation facilities, and natural resource characteristics of such areas.

Use Characteristics - Those uses appropriate to and consistent with this category include:

Primary Uses - Residential

Secondary Uses - None

Locational Characteristics - This category is generally appropriate to locations within or in close proximity to urban activity centers; in areas where use and development characteristics are medium density residential in nature; and in areas serving as a transition between less urban and more residential and mixed-use areas. These areas are typically in close proximity to and may have direct access from the arterial and thoroughfare highway network.

Density/Intensity Standards - Shall include the following:

Residential Use - Shall not exceed fifteen (15) dwelling units per acre.

Preservation (P)

Purpose - It is the purpose of this category to depict those areas of the city that are now characterized, or appropriate to be characterized, as a natural resource feature worthy of preservation; and to recognize the significance of preserving such major environmental features and their ecological functions.

Use Characteristics - Those uses appropriate to and consistent with this category include:

Primary Uses - Open and undeveloped areas consistent with the following natural resource features and considerations: Tidal Wetlands including Saltwater Marsh, Undeveloped Barrier Islands and Spoil Islands; Natural Drainageways; Land Seaward of the Coastal Construction Control Line; Dune Systems; Habitat for Endangered and Threatened Species; and such additional areas determined to have environmental significance and recognized in the applicable local government comprehensive plan.

Locational Characteristics - This category is generally appropriate to those natural resource features it is designed to recognize wherever they may appear and at a size significant to the feature being depicted in relationship to its surroundings. In recognition of the natural conditions which they are intended to preserve, these features will frequently occur in a random and irregular pattern interposed among the other plan categories.

Density/Intensity Standards – Shall include the following:

No development is permitted

#### Recreation/Open Space (R/OS)

Purpose - It is the purpose of this category to depict those areas of the city that are now used, or appropriate to be used, for open space and/or recreational purposes; and to recognize the significance of providing open space and recreational areas as part of the overall land use plan.

Use Characteristics - Those uses appropriate to and consistent with this category include:

Primary Uses - Public/Private Open Space; Public/Private Park; Public Recreation Facility; Public Beach/Water Access; [Marina](#).

Locational Characteristics - This category is generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the city; and in recognition of the natural and manmade conditions which contribute to the active and passive open space character and recreation use of such locations.

Density/Intensity Standards – Shall include the following:

No use shall exceed a floor area ratio (FAR) of .25, nor an impervious surface ratio (ISR) of .60.

#### Institutional (I)

Purpose - The Institutional Land Use Category is intended for those areas of the city that are now used, or appropriate to be used, for public/semi-public institutional purposes; and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features. Those uses appropriate to and consistent with this category include:

Primary Uses - Municipal Office/Public Buildings; Public Educational Facilities

Secondary Uses - Transportation/Utility, Recreation/Open Space

Locational Characteristics: This category is generally appropriate to those locations where educational, health, public safety, civic, religious, and like institutional uses are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

Intensity Standards - Shall include the following:

Shall not exceed a floor area ratio (FAR) of .65, nor an impervious surface ratio (ISR) of .85.

Other Standards - Shall include the following:

Transportation/Utility Use - Shall not exceed a maximum area of ten (10) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold shall require a plan amendment which shall include such use and all contiguous like uses.

**Policy 1.1.7:**

Land uses and densities authorized by Section 125.01055, Florida Statutes, shall be permitted in addition to those established in Policy 1.1.6 of the Future Land Use Element.

**Policy 1.1.8:**

The City’s adopted future land use categories shall be consistent with the corresponding Countywide Plan Map categories, as shown in the following table. An amendment to a local future land use category shall require a corresponding amendment to the Countywide Plan Map.

**Table Showing Countywide Plan Map Categories and Corresponding Future Land Use Map Categories**

<b>Countywide Plan Map Categories</b>	<b>Corresponding Future Land Use Map Categories</b>
Residential Low Medium	Residential Low
Residential Medium	Residential Medium
Preservation	Preservation
Recreation/Open Space	Recreation/Open Space
Institutional	Public/Semi-Public

**Policy 1.1.98:**

The City shall deny an amendment to its Future Land Use Map within the Coastal High Hazard Area (CHHA), ~~which~~ that results in an increase of density or intensity; except that they may, at their sole and absolute discretion, consider approving such amendment based upon a balancing of the following criteria, as are determined applicable and significant to the subject amendment:

- a. Access to Emergency Shelter Space and Evacuation Routes - The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.
- b. Utilization of Existing and Planned Infrastructure -The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.
- c. Utilization of Existing Disturbed Areas - The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.
- d. Maintenance of Scenic Qualities and Improvement of Public Access to Water - The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Boca Ciega Bay), and Tampa Bay.
- e. Water Dependent Use - The requested amendment is for uses which are water dependent.
- f. Part of Community Redevelopment Plan - The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated redevelopment area.
- g. Overall Reduction of Density or Intensity -The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding CHHA.
- h. Clustering of Uses-The requested amendment within the CHHA provides for the clustering of uses on a portion of the site outside the CHHA.

**Policy 1.1.10:**

The City shall deny an amendment to its Future Land Use Map within the Coastal High Hazard Area (CHHA) that would permit the siting or expansion of uses that are inconsistent with the CHHA, given their susceptibility to storm damage or special evacuation requirements, including hospitals, nursing homes, convalescent homes, adult living facilities, recreational vehicles, and mobile homes; except that they may, at their sole and absolute discretion, consider approving such amendment based upon a balancing of the criteria enumerated in Policy 1.1.8, as are determined applicable and significant to the subject amendment.

**Policy 1.1.11:**

The City recognizes the contribution of the Belleair Beach Marina to the City's economic base and residents' enjoyment of natural resources, and desires to maintain its use as a marina.

**Objective 1.2:**

Existing land uses which are incompatible or inconsistent with the Future Land Use Map shall be eliminated.

**Policy 1.2.1:**

~~Metel~~ Nonconforming temporary lodging uses shall not be permitted to expand. In the event of a natural disaster, ~~existing metel~~ such uses shall be redeveloped as multifamily residential consistent with the established densities on the Future Land Use Map.

**~~Policy 1.2.2:~~**

~~Future redevelopment of the Belleair Beach Marina shall complement the existing residential character of the surrounding area.~~

**Objective 1.3:**

The City shall, over the short and long-term horizons of this comprehensive plan, ensure no net reduction in the amount of land available and suitable for future utility facilities.

**Policy 1.3.1:**

While no future land needs for utility facility siting are anticipated over the horizon of this plan, the City shall identify and monitor the facility improvement plans for Pinellas County and other utility entities to ensure that adequate lands are available to accommodate facility maintenance and upgrading.

**Policy 1.3.2:**

Consistent with state law, new electric substations shall be permissible in all land use categories in the City.

**Objective 1.4:**

Recognizing that the City of Belleair Beach is located within the coastal zone of Pinellas County, future growth and development shall be managed through the preparation, adoption, implementation and enforcement of land development regulations consistent with this adopted comprehensive plan.

**Policy 1.4.1:**

The City shall periodically review its present land development codes and ordinances (e.g., zoning, subdivision regulations, signage) and identify any revisions necessary to implement the Future Land Use Element.

**Policy 1.4.2:**

Land use and zoning regulations shall include flexible and innovative techniques that recognize the vulnerability of the area between Gulf Boulevard and the Gulf of Mexico to storm surges and that incorporate the aesthetic value of the Gulf of Mexico into the development.

**Policy 1.4.3:**

Land development regulations shall contain minimum design standards including adequate drainage and stormwater management structures, open space, and safe and convenient on-site traffic flow. These standards shall be reviewed against the need for on-site vehicular parking.

**Goal 2: Comply with Chapter 2012-245, Laws of Florida, as amended, by participating in the countywide planning process through representation on and coordination with ~~the Pinellas Planning Council~~ [Forward Pinellas](#), to ensure consistency between the City's comprehensive plan and the Countywide ~~Rules-Plan~~ [Rules-Plan](#) for Pinellas County.**

**Objective 2.1:**

~~The~~ [The](#) Future Land Use Element of the City of Belleair Beach Comprehensive Plan shall be consistent with the Countywide ~~Future Land Use-Plan~~ [Map](#), including the categories, rules, policies, and procedures thereof.

**Policy 2.1.1:**

Through its Future Land Use Element, the City shall maintain consistency with the Countywide ~~Future Land Use-Plan~~ [Map](#) by requiring the following:

- Identification of any inconsistencies between the future land use element and plan maps of the City of Belleair Beach and the Countywide ~~Future Land Use-Plan~~ [Map](#), its categories, rules, policies and procedures.

- Processing for action by ~~the Pinellas Planning Council~~ [Forward Pinellas](#) and the Board of County Commissioners, acting in their capacity as the Countywide Planning Authority, all land use plan amendments required to reconcile outstanding inconsistencies between the respective land use plans, such processing to be initiated by the City.

**Policy 2.1.2:**

Per Chapter 2012-245, Laws of Florida, as amended, the City's land development regulations shall contain density/intensity standards and "other standards" consistent with the [Countywide Rules](#). ~~Concerning the Administration of the Countywide Future Land Use Plan.~~

## TRANSPORTATION ELEMENT

**Goal 1: Maintain an overall transportation system which meets existing and future demands including, but not limited to roadways, mass transit, bikeways, sidewalks and parking facilities.**

**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 City 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.

1. All development projects generating new trips shall be subject to payment of a multimodal impact fee.
2. Development projects that generate between 51 and 300 new peak hour trips on deficient roads shall be classified as tier I 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.
3. 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.
4. Multimodal impact fee assessments may be applied as credit toward the cost of a TMP.
5. 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.
6. 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.

7. 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 ~~Metropolitan Planning Organization (MPO)~~ Forward Pinellas Long Range Transportation Plan.
8. The City shall support the effort of ~~the MPO~~ Pinellas County to complete ~~the biennial periodic~~ updates of the Multimodal Impact Fee Ordinance, ~~through the MPO planning process, which includes review by the MPO Technical Coordinating Committee and MPO Policy Board.~~

**Policy 1.1.2:**

Unless otherwise prohibited by lot configuration, access to residential properties fronting on Gulf and Causeway Boulevards shall be via the local street system. Where ingress and egress from a local street is not possible, circular drives or on-site turning areas shall be required to avoid backing onto the minor arterial facilities.

**Policy 1.1.3:**

The City shall limit the number of connections to Gulf Boulevard and Causeway Boulevard.

**Policy 1.1.4:**

The City shall require as a condition of development approval the dedication of appropriate right-of-way to maintain the minimum standard of 100 feet for Gulf Boulevard and Causeway Boulevard.

**Policy 1.1.5:**

The City shall require that all local residential streets maintain a minimum 50 feet right-of-way. Since the City's street system is totally developed, this policy shall apply in the event of redevelopment.

**Objective 1.2:**

The City's Transportation Element shall be coordinated with the future land uses depicted on the Future Land Use Map, FDOT 5-year Transportation Plan, the ~~Pinellas County Metropolitan Planning Organization~~ Forward Pinellas Long Range Transportation Plan, and plans of neighboring jurisdictions.

**Policy 1.2.1:**

The City's Planning Board shall continually monitor and provide an annual report to the City Council regarding changes or impacts of the above transportation planning efforts on the City of Belleair Beach.

**Policy 1.2.2:**

The City shall promote the ~~Pinellas County Metropolitan Planning Organization-Forward Pinellas~~ Long Range Transportation Plan roadway improvements necessary to safely and efficiently carry local and non-local traffic through the City and divert unnecessary through traffic toward alternative routes.

**Policy 1.2.3:**

~~Recognizing~~ The City recognizes that Gulf Boulevard and Causeway Boulevard, as depicted on Map 2: Transportation Corridors Map, are the only major roadways within the City and are functionally controlled by Pinellas County.

**Policy 1.2.4:**

~~The City of Belleair Beach~~ shall, through its designated ~~Pinellas MPO-Forward Pinellas~~ representative and the public participatory process, make known the unique residential needs and characteristics of Belleair Beach for the future implementation of the countywide transportation system plan.

**Policy 1.2.54:**

The social and economic needs of the individual and the community shall receive maximum consideration in the development and implementation of the County's overall transportation system with the City.

**Policy 1.2.65:**

The City recognizes the Belleair Beach Causeway and its approaches as a Scenic/Noncommercial Corridor and shall ensure that provisions of the Countywide Rules are implemented along this roadway for any development for which the city is responsible.

**Objective 1.3 Policy 1.2.7:**

The City shall coordinate with ~~the~~ Pinellas County ~~MPO~~, which maintains functional responsibility for Gulf Boulevard and Causeway Boulevard, to ensure the ~~motorized and non-motorized~~ transportation needs of the residents of Belleair Beach are met in the safest, most efficient, and convenient manner possible.

**Objective 1.3:**

The City recognizes that traffic congestion resulting from increased development on neighboring communities has had negative impacts on the mobility and quality of life of its residents, and shall seek means to address this issue.

**Policy 1.3.1:**

The City shall work with Forward Pinellas, Pinellas County, and neighboring communities to explore means of decreasing or diverting through traffic into Belleair Beach.

**Policy 1.3.2:**

The City shall seek funding to offset the costs of mitigating increased traffic flows into Belleair Beach from neighboring communities.

**Policy 1.3.3:**

The City shall coordinate with appropriate agencies to explore the use of traffic control devices or other means to require that through traffic on Gulf Blvd. yield to traffic exiting from local streets.

**Policy 1.3.4:**

Given that barrier island communities experience significant traffic volume from tourism that does not follow the same A.M./P.M. peak hour commuter patterns as mainland communities, the City shall request that Forward Pinellas conduct special peak-hour traffic studies for specified roadways within the city limits.

**Objective 1.4**

The City shall seek opportunities to increase mobility for pedestrians and bicyclists.

**Policy 1.34.1:**

The City shall ~~coordinate with Pinellas County and Forward Pinellas to, through its designated representative on the Pinellas MPO,~~ ensure that planning for pedestrian and bicycle paths and bicycle friendly design standards is incorporated into ~~future improvements to Gulf Boulevard and Belleair Causeway incorporate pedestrian and bicycle paths and bicycle friendly design standards into plans for~~ future roadway projects within the city.

**Policy 1.34.2:**

The City shall support the future development of non-motorized corridors for cycling, jogging, and walking.

**Policy 1.4.3:**

The City shall coordinate with Forward Pinellas and neighboring communities in the regulation of micromobility devices such as e-bikes and scooters.

**Objective 1.45:**

The City shall coordinate with Pinellas County to implement a transportation system that enhances environmental quality by reducing the environmental impacts of water, air, and noise pollution.

**Policy 1.45.1:**

The City shall require parking lots to be paved and on-site retention provided for the proposed multifamily uses to reduce fugitive dust. The City shall allow the use of permeable materials (such as grass, geoweb, or turfblock).

## HOUSING ELEMENT

**Goal 1: Maintain and protect the City's existing neighborhoods and housing stock and provide for the infilling of future residential development in the most environmentally sensitive, structurally sound, and cost effective manner possible.**

**Objective 1.1:**

Recognizing the City's limited ability to provide affordable housing within its corporate limits, the City shall maintain coordination with Pinellas County through continued participation in the Pinellas County Housing Authority or other agencies charged with the responsibility of providing affordable housing.

**Policy 1.1.1:**

The City shall actively participate in County-sponsored housing programs, where applicable, which provide opportunities for affordable housing on a countywide basis.

**Policy 1.1.2:**

Through coordination with the Pinellas County Housing Authority, the City of Belleair Beach will continue to support and provide sites, if practicable, for extremely low-, very low-, low- and moderate-income housing, and group homes consistent with the residential character and density of Belleair Beach.

**Policy 1.1.3:**

The City shall maintain a streamlined review and permitting process to avoid any unnecessary requirements in order to expedite private sector development and any required renovation/ remodeling of existing structures.

**Objective 1.2:**

In an effort to maintain, at a minimum, the current level of housing standards, the City shall encourage the conservation, rehabilitation, or demolition of the housing stock through code enforcement and the issuance of citations when appropriate.

**Policy 1.2.1:**

The City shall encourage individual homeowners to increase private reinvestment in the existing housing stock and to continue a high level of property maintenance.

**Policy 1.2.2:**

Major infrastructure improvements shall be permitted only where they enhance residential neighborhoods or provide for the maintenance or improvement of adopted levels of service standards.

## INFRASTRUCTURE ELEMENT

**Goal 1: Retain access to and availability of infrastructure system(s) necessary to support the existing and future populations within the City.**

**Objective 1.1:**

The City of Belleair Beach shall continue to coordinate with Pinellas County to correct existing deficiencies and to ensure that adequate facility capacity is available to meet the demands of future development and/or redevelopment.

**Policy 1.1.1:**

The following level of service standards are hereby adopted for the purpose of calculating future facility capacity and demand generated by development and redevelopment activity.

Stormwater Drainage:	25-year, 24-hour storm event
Quality:	Consistent with Ch. 62-25, F.A.C.
Sanitary Sewer:	<del>111</del> 115 gallons per capita per day
Potable Water:	<del>120</del> 115 gallons per capita per day
Solid Waste:	1.3 tons per capita per year

**Policy 1.1.2:**

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

**Policy 1.1.3:**

The City of Belleair Beach shall ensure through coordination with Pinellas County and review of roadway improvement plans that any improvements to Gulf Boulevard will effectively eliminate any minor local ponding of water adjacent to the residential and beach access parcels within the City.

**Policy 1.1.4:**

The City adopts by reference the Pinellas County Utilities' *Water Supply Facilities Work Plan*, [effective January 1, 2023](#). The City and Pinellas County shall work together to reduce the City's potable water demand consistent with Pinellas County Utilities' *Water Supply Facilities Work Plan*.

**Policy 1.1.5**

The City will coordinate with Pinellas County to ensure that plumbing permits specify the installation of water conservation devices for new construction, pursuant to Chapter 553.14, F.S., and encourage the installation of the same during redevelopment or rehabilitation.

**Policy 1.1.6**

The City will support Pinellas County and [the Southwest Florida Water Management District](#) ~~SWFWMD~~ restrictions for 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 1.1.7**

The City shall promote, through a public education program developed in cooperation with [the Southwest Florida Water Management District](#) ~~SWFWMD~~ and the Pinellas County Utilities, the use and reuse of water of the lowest acceptable quality for the purpose intended.

**Policy 1.1.8:**

Prior to approval of a building permit, the City 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 by the County of a certificate of occupancy.

**Objectives 1.2:**

The City of Belleair Beach shall provide educational ~~brochures~~ [information](#) so that residents can implement ~~the~~ water conservation measures in an effort to conserve the County's water resources.

**Policy 1.2.1:**

The City shall promote water conservation through education of residents about Xeriscaping™, maintenance and installation of irrigation systems, and low-flow plumbing fixtures.

**Policy ~~2~~1.2.2:**

Belleair Beach will cooperate with the Southwest Florida Water Management District in dealing with water shortages and enforcing water use restrictions.

## COASTAL MANAGEMENT AND CONSERVATION ELEMENT

**Goal 1: Protect and improve the environmental quality and natural and economic resources of the City of Belleair Beach; protect human life; and, limit public expenditures within the Coastal High Hazard Area.**

**Objective 1.1:**

The infilling of development on the remaining vacant single-family parcels will result in no net reduction of marine grass beds, mangrove forests, and coastal marshes.

**Policy 1.1.1:**

The dredging and filling of seagrass beds shall be prohibited except in circumstances of overriding public interest. Mitigation is required.

**Policy 1.1.2:**

Future development of mangrove forests and coastal marshes shall be prohibited.

**Policy 1.1.3:**

Living marine resources shall be protected from immediate and future degradation resulting from improper development and/or waste disposal practices. The City shall ensure that future infill development and redevelopment results in no net loss in living marine resources.

**Policy 1.1.4:**

Both Heron and Pelican Islands shall be preserved in their present state, and no development shall be permitted.

**Policy 1.1.5:**

The City shall require the use of native vegetation in required buffers, setbacks and open spaces.

**Policy 1.1.6:**

~~Areas of~~ Future roadway drainage detention areas shall be located, and designed, and enhanced landscaping shall be utilized, in such a manner as to complement the existing residential character of the city and result in no net reduction of water quality to abutting waters.

**Policy 1.1.7:**

Since manatees occasionally frequent Clearwater Harbor near Belleair Beach, ~~in the area of the City, the city~~ shall coordinate with appropriate agencies to ensure that reduced boating speed limits will be set-enforced in water less than four feet in depth and in seagrass areas. designated manatee protection areas and slow speed, minimum wake zones.

**Policy 1.1.8:**

No new point sources shall be permitted to discharge into Clearwater Harbor and the Gulf of Mexico from the City of Belleair Beach.

**Policy 1.1.9:**

In an effort to reduce non-point source pollutant loadings with respect to future multifamily development/redevelopment, the City shall ensure that:

- (1) on-site retention or detention ~~of~~ shall accommodate the first one inch of runoff.
- (2) periodic inspections of stormwater control structures are conducted to ensure proper function and maintenance.

**Policy 1.1.10:**

Development adjacent to the Clearwater Harbor Aquatic Preserve shall be limited to single family, public facilities, and open space/public access.

**Policy 1.1.11:**

A coastal building setback requirement equal to or landward of the State Coastal Construction Control Line shall be strictly enforced.

**Objective 1.2:**

Existing water-dependent uses, other than existing commercial motel facilities, shall be preserved.

**Policy 1.2.1:**

Recreational waterfronts, including existing mini parks and gulf beach access, shall be preserved. ~~And~~ no net reduction in the amount of acreage devoted to these uses shall be permitted.

**Policy 1.2.2:**

While not the responsibility of Belleair Beach, the City shall coordinate with Pinellas County to ensure the availability of beach access along Causeway Boulevard.

**Policy 1.2.3:**

The expressed desire of the residents of Belleair Beach to retain an exclusively residential character shall effectively eliminate the need for the expansion of existing commercial uses or the development or redevelopment of future commercial water-related and/or water-dependent uses as reflected on the Future Land Use Map, except for the ~~yacht club~~-Belleair Beach Marina facility. [\[This term doesn't appear to be in common use and isn't used elsewhere in the plan.\]](#)

**Objective 1.3:**

The City of Belleair Beach shall maintain the clearance time for hurricane evacuation identified by Tampa Bay Regional Planning Council, [and any](#)-~~Any~~ proposed development shall not increase this clearance time.

**Policy 1.3.1:**

The evacuation times adopted in 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 comprehensive plan amendment review and development review and approval.

**Policy 1.3.2:**

The City shall coordinate with the Pinellas County to ensure continued shelter capacity to accommodate existing and future residents of the city.

**Policy 1.3.3:**

The City shall provide information for distribution to City residents identifying the established evacuation routes and shelters.

**Policy 1.3.4:**

The City shall coordinate with Pinellas County Emergency Management to ensure that evacuation routes are posted.

**Policy 1.3.5**

The City, 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 1.3.6**

City 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 city.

**Policy 1.3.74:**

The City shall coordinate with Pinellas County to ensure that future facility improvements to Causeway Boulevard do not increase hurricane evacuation clearance times.

**Objective 1.4:**

The City shall restrict development and redevelopment densities to those adopted in the Future Land Use Element and shall limit the expenditure of public funds in Coastal High Hazard Areas ~~(CHHA)~~ 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 1.4.1:**

The ~~CHHA~~ Coastal High Hazard Area 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 1.4.2:**

The City defines a Coastal Storm Area as the area that includes the following:

- (1) the Coastal High Hazard Area ~~(CHHA)~~,
- (2) the causeway,
- (3) any area surrounded by the CHHA or by the CHHA and a body of water, and
- (4) all areas located within the Velocity Zone as designated by the Federal Emergency Management Agency.

**Policy 1.4.3:**

The ~~CHHA~~ Coastal High Hazard Area as defined in Policy 1.4.1, together with the Coastal Storm Area as defined in Policy 1.4.2, ~~being consistent with the Pinellas Planning Council Countywide Plan Rules,~~ shall be the area of coastal development and redevelopment regulation within the City of Belleair Beach. This area is depicted on ~~Map 3: Coastal High Hazard Area Map. LU-4: Future Land Use and Future Transportation Corridors.~~

**Policy 1.4.4:**

City-funded roadways, water, sewer and drainage improvements shall not be built in the Coastal High Hazard Area unless the facility is for public access maintenance improvements, or restoration of infrastructure service following a natural disaster.

**Objective 1.5:**

The City shall implement the priority reconstruction/redevelopment program outlined in this comprehensive plan, as appropriate, immediately following a natural disaster

**Policy 1.5.1:**

Following a natural disaster, the City Manager, in concert with the City Council, shall coordinate the implementation of the Post Disaster Development Plan.

**Policy 1.5.2:**

Following a natural disaster, the City shall: (1) review damages and assess the priorities for repair and/or reconstruction, (2) coordinate with county, state and federal officials as appropriate to prepare application for disaster assistance, (3) identify options for repair or reconstruction of damaged public facilities, and (4) implement a redevelopment strategy and plan for both short and long-term redevelopment.

**Policy 1.5.3:**

The City shall develop and implement a program for immediate repair and clean up needed to protect the public health safety and welfare of returning citizens. Such activities shall include (1) restoration of potable water, sanitary sewer and electrical power as appropriate, (2) removal of storm debris to facilitate movement of vehicular traffic, and (3) identification and removal of unsafe structures and identifying structures to receive priority permitting approvals.

**Policy 1.5.4:**

The City shall identify long-term redevelopment strategies based upon an assessment of infrastructure and/or structural damage. Appropriate interagency hazard mitigation reports shall be thoroughly assessed to assist the City in distinguishing between immediate repair clean-up activities and long-term repairs.

**Policy 1.5.5:**

The City shall require that any structure which incurs damage in excess of fifty (50) percent of its fair market value ~~shall to~~ be rebuilt to meet all applicable codes, ordinances and development regulations. This policy shall not be construed to prohibit replacement of a single-family house on an existing platted lot.

**Policy 1.5.6:**

Recognizing that a major hurricane could result in the need for extensive repairs to public infrastructure, the City shall maintain a contingency fund, at a level to be determined, in order to ensure a local dollar match for state and/or federal disaster assistance grants.

**Policy 1.5.7:**

The City shall annually review the local and/or regional evacuation plans to ensure coordination of ~~the City~~ land use densities and population projections.

**Objective 1.6:**

~~The City shall provide through cooperation with Pinellas County a transportation system, which promotes public safety and welfare.~~

**Policy 1.6.1:**

~~The City shall coordinate with Pinellas County Emergency Management to ensure that evacuation routes are posted.~~

**Objective 1.6.7:**

Belleair Beach will comply with all local, state and federal air quality regulations to ensure protection and enhancement of air resources.

**Policy 1.6.7.1:**

Belleair Beach will cooperate with Pinellas County to support of federal fuel volatility regulations as a means of significantly reducing mobile source pollutant emissions.

**Policy 1.6.7.2:**

Application of pesticides and other toxic substances shall be timed and performed in such a manner as to minimize exposure.

**Objective 1.7:**

The City 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 1.7.1:**

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

**Policy 1.7.2:**

Recognizing that the entire community is located within the Coastal High Hazard Area, Coastal Storm Area and the 100-year floodplain, the City 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 1.7.3:**

Special care facilities such as hospitals, nursing homes, convalescent homes, adult living facilities shall not be located in the Coastal High Hazard Area, unless adequate provisions for safe and efficient evacuation and shelter are ensured.

**Policy 1.7.4:**

The City shall seek opportunities for funding to relocate or harden infrastructure to reduce its vulnerability to natural disasters, including undergrounding of utilities where appropriate.

**Objective 1.8:**

Through provisions in its land development regulations, the City 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 1.8.1:**

Land that is subject to flooding conditions and is deemed by the City to be topographically unsuitable shall not be platted for residential occupancy, nor for such other use as may endanger health, life or property or aggravate erosion or flooding conditions.

**Policy 1.8.2:**

All proposed new development shall be reviewed to determine that such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding.

**Policy 1.8.3:**

All public utilities and facilities such as sewer, gas, electric, communications, and water systems shall be located and constructed to minimize or eliminate flood damage.

**Policy 1.8.4:**

For new development in AE and VE flood zones, adequate drainage shall be provided to reduce exposure to flood hazards and adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

**Objective 1.9:**

The City 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 1.9.1:**

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

**Policy 1.9.2:**

The City 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 1.10:**

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

**Policy 1.10.1:**

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

**Policy 1.10.2:**

The City 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 1.10.3:**

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

**Policy 1.10.4:**

The City 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.

**Policy 1.10.5:**

The City shall consider the findings of the *Pinellas County Sea Level Rise and Storm Surge Vulnerability Assessment* to help identify and mitigate properties that are vulnerable to flooding.

**Objective 1.11:**

The City 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 1.11.1:**

The City 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 1.11.2:**

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

**Policy 1.11.3:**

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

## RECREATION AND OPEN SPACE ELEMENT

**Goal 1: Provide adequate parks and recreation facilities and open space areas, which enhance the health, safety and welfare of the city's residents and promote a sense of community.**

**Objective 1.1:**

The City shall maintain access to existing park sites from surrounding neighborhoods.

**Policy 1.1.1:**

The City shall continue to coordinate beach access maintenance programs with the Town of Belleair Shore, thereby ensuring convenient access to the Gulf of Mexico by City residents via the three beach access sites located in Belleair Shore.

**Objective 1.2:**

To coordinate with all levels of government, quasi-public entities, and the private sector toward providing multiple recreational opportunities to City residents.

**Policy 1.2.1:**

Recognizing the physical limitations of the city to expand parkland uses, the City shall assist its residents by providing information on area-wide public, quasi-public, and private recreation opportunities.

**Policy 1.2.2:**

Any future redevelopment of multifamily uses shall provide for on-site recreational facilities to the maximum extent possible.

**Policy 1.2.3:**

To the extent feasible, the City shall prioritize use of recreational facilities, including the Belleair Beach Marina, for residents.

**Objective 1.3:**

The City shall allow no net reduction in the amount of access currently provided to the Gulf of Mexico and Clearwater Harbor.

**Policy 1.3.1:**

The City of Belleair Beach shall retain ownership rights to its properties providing or having the potential to provide public access to coastal areas.

**Policy 1.3.2:**

The City of Belleair Beach shall coordinate with Pinellas County and adjacent municipalities to develop measures to increase accessibility to shoreline areas.

**Policy 1.3.3:**

The City shall expand the current level of maintenance and landscaping of its existing shoreline park sites, thereby encouraging and facilitating increased enjoyment of and access to the shoreline.

## INTERGOVERNMENTAL COORDINATION ELEMENT

**Goal 1: Achieve an optimal level of coordination, which is appropriate for attaining maximum efficiency.**

**Objective 1.1:**

The City of Belleair Beach shall effectively coordinate the comprehensive plan with the plans of the 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 City of Belleair Beach 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 local comprehensive plan.

**Policy 1.2.1:**

The City 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:** Establish a regular means of communication among officials of adjacent jurisdictions, Pinellas County, and ~~Forward Pinellas~~ the Metropolitan Planning Organization/Pinellas Planning Council for the purpose of addressing and resolving issues of mutual interest that arise from the City's comprehensive plan and the plans of others.

**Objective 2.1:**

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

**Policy 2.1.1:**

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

**Objective 2.2:**

The City shall identify and describe joint processes for collaborative planning on population projections, facilities subject to concurrency, facilities with countywide significance, and problematic land uses.

**Policy 2.2.1:**

The City will coordinate with ~~the Pinellas County Planning Department~~ Forward Pinellas in order to develop countywide population projections that include expected growth ~~shown in the comprehensive plan~~ for the community.

**Policy 2.2.2:**

The City will review the draft population projections and consider using them in the update of the comprehensive plan.

**Policy 2.2.3:**

The City 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:**

City staff will coordinate annually, or more often as needed, with Pinellas County staff for the purpose of determining future needs for water and sewer.

**Policy 2.2.5:**

~~The City will coordinate, through the Metropolitan Planning Organization (MPO), the transportation needs of the City with the needs of the remainder of the county. [\[Moved under Objective 2.3\]](#)~~

**Policy 2.2.6:**

~~The City will forward requests for access to County maintained roadways for comment concerning their plans and policies. [\[Moved under Objective 2.3\]](#)~~

**Policy 2.2.75:**

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

**Policy 2.2.86:**

The City will continue to coordinate with Pinellas County for the provision of countywide facilities, including but not limited to, potable water service, sanitary sewer service, solid waste disposal, the St. Petersburg/Clearwater International Airport, and the Pinellas County Emergency Operations Center.

**Policy 2.2.9:**

~~The City will continue to coordinate with the MPO staff for the provision of bridges, major transportation facilities, and mass transit. [\[Moved under Objective 2.3\]](#)~~

**Policy 2.2.107:**

The City 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 [the 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 2.2.118:**

The City will coordinate with ~~the MPO / PPC,~~ [Forward Pinellas,](#) or the appropriate ad hoc committees, in the development, review, and recommendation of efficient countywide guidelines to coordinate the location of problematic land uses.

**Policy 2.2.129:**

The City will utilize the countywide planning process as a means of notifying the School Board, ~~which has one member on the M P O / PPC, and School Board staff,~~ which has one staff member on the Planners Advisory Committee, of proposed land use plan amendments.

**Objective 2.3:**

The City shall coordinate with appropriate agencies to facilitate the provision of a safe, efficient transportation system meeting the needs of residents and others.

**Policy 2.3.1:**

Through Forward Pinellas in its role as the Metropolitan Planning Organization, the City will coordinate its transportation needs with the needs of the remainder of the county.

**Policy 2.3.2:**

The City shall consider designating a specific representative or committee to work with Forward Pinellas, Pinellas County, and neighboring jurisdictions to address the impacts of traffic congestion on Gulf Blvd.

**Policy 2.3.3:**

The City will forward requests for access to County maintained roadways for comment concerning their plans and policies.

**Policy 2.3.4:**

The City will continue to coordinate with Forward Pinellas to facilitate the provision of bridges, major transportation facilities, and mass transit.

**Objective 2.34:**

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

**Policy 2.34.1:**

In instances where the resolution of issues requiring intergovernmental concurrency has not been achieved, the City of Belleair Beach 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.

## CAPITAL IMPROVEMENTS ELEMENT

**Goal 1: Provide public facilities to all residents while maintaining the residential character of Belleair Beach.**

**Objective 1.1:**

The City of Belleair Beach shall maintain the existing level of service standards for public facilities that are the fiscal responsibility of the City.

**Policy 1.1.1:**

The City of Belleair Beach shall not approve any development order that will lower the existing level of service standards.

**Policy 1.1.2:**

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

**Policy 1.1.3:**

The City of Belleair Beach 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 the following criteria:

- Elimination of a proven or obvious hazard to public health, safety, or welfare;
- Fulfillment of a City 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 Belleair Beach Comprehensive Plan;
- Increase of community economic base or quality of life;
- Budget impact and financial feasibility; and
- Consistency with plans of other agencies having responsibility for public facilities within the City.

**Policy 1.1.5:**

The City adopts the Schedule of Capital Improvements as shown in the table below:

**Schedule of Capital Improvements**  
**(projects that exceed \$100,000 in any year)**

<u>Project</u>	<u>Total</u>	<u>Fiscal Year</u> <u>22-23</u>	<u>Fiscal Year</u> <u>23-24</u>	<u>Fiscal Year</u> <u>24-25</u>	<u>Fiscal Year</u> <u>25-26</u>	<u>Fiscal Year</u> <u>26-27</u>
<b>Capital Improvements Fund</b>						
<u>Street Resurfacing</u>	<u>976,192</u>	<u>75,000</u>	<u>676,192</u>	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>
<u>Gulf Boulevard Beautification</u>	<u>5,860,085</u>	<u>2,974,200</u>	<u>1,955,460</u>	<u>930,425</u>	<u>=</u>	<u>=</u>
<b>Total for Capital Improvements Fund</b>	<b><u>6,836,277</u></b>	<b><u>3,049,200</u></b>	<b><u>2,631,652</u></b>	<b><u>1,005,425</u></b>	<b><u>75,000</u></b>	<b><u>75,000</u></b>
<b>Stormwater Fund</b>						
<u>Stormwater System</u>	<u>3,609,173</u>	<u>1,305,963</u>	<u>2,303,210</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Valley Curb Replacement</u>	<u>881,500</u>	<u>50,000</u>	<u>681,500</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>
<b>Total for Stormwater Fund</b>	<b><u>4,490,673</u></b>	<b><u>1,355,963</u></b>	<b><u>2,984,710</u></b>	<b><u>50,000</u></b>	<b><u>50,000</u></b>	<b><u>50,000</u></b>
<b>Total for All Funds</b>	<b><u>11,326,950</u></b>	<b><u>4,405,163</u></b>	<b><u>5,616,362</u></b>	<b><u>1,055,425</u></b>	<b><u>125,000</u></b>	<b><u>125,000</u></b>

*Source: City of Belleair Beach, 2023*

**Policy 1.1.65:**

It is the policy of the City of Belleair Beach to set a capital improvements cost threshold of \$100,000 annually for projects to be included in the Capital Improvements Element of the City of Belleair Beach Comprehensive Plan.

**Policy 1.1.76:**

Existing and anticipated capacity deficiencies identified in other elements of this plan may be corrected according to the Schedule of Capital Improvements adopted through ~~this policy of the City of Belleair Beach Comprehensive Plan~~ the Capital Improvements Element subject to ~~the~~ annual review ~~of the CIE~~ by the City Council.

**Schedule of Capital Improvements**  
(All numbers are in thousands; \$100,000 = 100)

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

<del>Type of Project &amp; Name</del>	<del>Total</del>	<del>FY 15/16</del>	<del>FY 16/17</del>	<del>FY 17/18</del>	<del>FY 18/19</del>	<del>FY 19/20</del>
<del>CAPITAL PROJECTS FUND (CPF)</del>						
<del>Improvements—Community-Ctr</del>	<del>38</del>	<del>8</del>	<del>7</del>	<del>8</del>	<del>7</del>	<del>8</del>
<del>Parks—Bayside Park</del>	<del>45</del>	<del>5</del>	<del>10</del>	<del>10</del>	<del>10</del>	<del>10</del>
<del>Street Light Program</del>	<del>36</del>	<del>16</del>	<del>10</del>	<del>10</del>	<del>0</del>	<del>0</del>
<del>Improvements—bridges</del>	<del>400</del>	<del>57</del>	<del>172</del>	<del>77</del>	<del>47</del>	<del>47</del>
<del>Gulf Blvd Beautification</del>	<del>2332</del>	<del>291</del>	<del>292</del>	<del>583</del>	<del>583</del>	<del>583</del>
<del>Street Resurfacing Program</del>	<del>398</del>	<del>46</del>	<del>80</del>	<del>98</del>	<del>120</del>	<del>60</del>
<del>Stormwater System Project</del>	<del>324</del>	<del>53</del>	<del>87</del>	<del>86</del>	<del>50</del>	<del>54</del>
<del>Total CPF</del>	<del>3573</del>	<del>470</del>	<del>658</del>	<del>866</del>	<del>817</del>	<del>762</del>
<del>MARINA FUND</del>						
<del>Marina Improvements</del>						
<del>Marina Improvements</del>	<del>30</del>	<del>8</del>	<del>7</del>	<del>8</del>	<del>7</del>	<del>0</del>
<del>Total Marina Fund</del>	<del>30</del>	<del>8</del>	<del>7</del>	<del>8</del>	<del>7</del>	<del>0</del>
<del>GRAND-TOTAL ALL FUNDS</del>	<del>3603</del>	<del>478</del>	<del>665</del>	<del>874</del>	<del>824</del>	<del>762</del>
<del>Funding Summary</del>						
<del>PCBCC Funding-Gulf Blvd</del>	<del>2332</del>	<del>291</del>	<del>292</del>	<del>583</del>	<del>583</del>	<del>583</del>
<del>CPF—Transfer from General Fund's Various Tax Revenue</del>	<del>1241</del>	<del>179</del>	<del>366</del>	<del>283</del>	<del>234</del>	<del>179</del>
<del>Marina Fund</del>	<del>30</del>	<del>8</del>	<del>7</del>	<del>8</del>	<del>7</del>	<del>0</del>
<del>Possible long term debt</del>	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>
<del>Total</del>	<del>3603</del>	<del>478</del>	<del>665</del>	<del>874</del>	<del>824</del>	<del>762</del>

Source: City of Belleair Beach, 2015/2016

**Objective 1.2:**

The City of Belleair Beach shall continue to maintain the existing capital improvements for which the City has fiscal responsibility, and Capital Improvements shall be completed to correct any existing deficiency, accommodate future growth, or ~~to~~ replace obsolete or worn out facilities.

**Policy 1.2.1:**

The City of Belleair Beach 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 replacement~~s~~ have been accomplished.

**Policy 1.2.2:**

The City of Belleair Beach shall continue to use user fees as the means to finance improvements. New development will be assessed its share of the improvements.

**Objective 1.3:**

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

**Policy 1.3.1:**

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

**Policy 1.3.2:**

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

**Policy 1.3.3:**

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

**Objective 1.4:**

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

**Policy 1.4.1:**

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

**Objective 1.5:**

The City of Belleair Beach 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 City shall ensure that ~~all no~~ development ~~and or~~ redevelopment taking place within its municipal boundaries ~~do not~~ results 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 City shall use the levels of service adopted in the Transportation Element, Infrastructure Element, and Recreation and Open Space Element of this comprehensive plan to determine the impacts of development and redevelopment.

**Policy 1.5.5:**

The City shall continue to implement a monitoring system designed to ensure continued enforcement of levels of service 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.

**Policy 1.5.8:**

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 1.5.9:**

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

**Policy 1.5.10:**

The elimination, deferral, or delay of construction of any road or mass transit facility or 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.

**Objective 1.6:**

The City shall seek opportunities for new funding sources to offset its capital and operating costs and maintain a high quality of life for residents.

**Policy 1.6.1:**

The City shall explore the opportunity for cost savings through the use of renewable resources such as solar energy.

**Policy 1.6.2:**

The City shall explore the use of grants or other funding opportunities for the undergrounding of utilities.

**Policy 1.6.3:**

The City shall explore opportunities for state and local transportation funding to address identified traffic congestion issues.

## PRIVATE PROPERTY RIGHTS ELEMENT

### Objective 1.1:

In accordance with the legislative intent expressed in Sections 163.3161(10) and 187.101(3), Florida Statutes, the City adopts a Private Property Rights Element to respect judicially acknowledged and constitutionally protected private property rights and ensure that private property rights are considered in local decision-making.

### Policy 1.1.1:

The following rights shall be considered in local decision-making:

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.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.



## MAP 1

### 2045 Future Land Use Map for the City of Belleair Beach, Florida



Date: March 3, 2022

### Legend

#### Future Land Use Category

- |   |   |
|---|---|
|  Residential Low                       |  Preservation  |
|  Residential Medium                    |  Institutional |
|  Recreation/Open Space                 |  Water         |
|  Scenic/Noncommercial Corridor Overlay |   |





## MAP 2

### Transportation Corridors Map for the City of Belleair Beach, Florida

#### Road Type

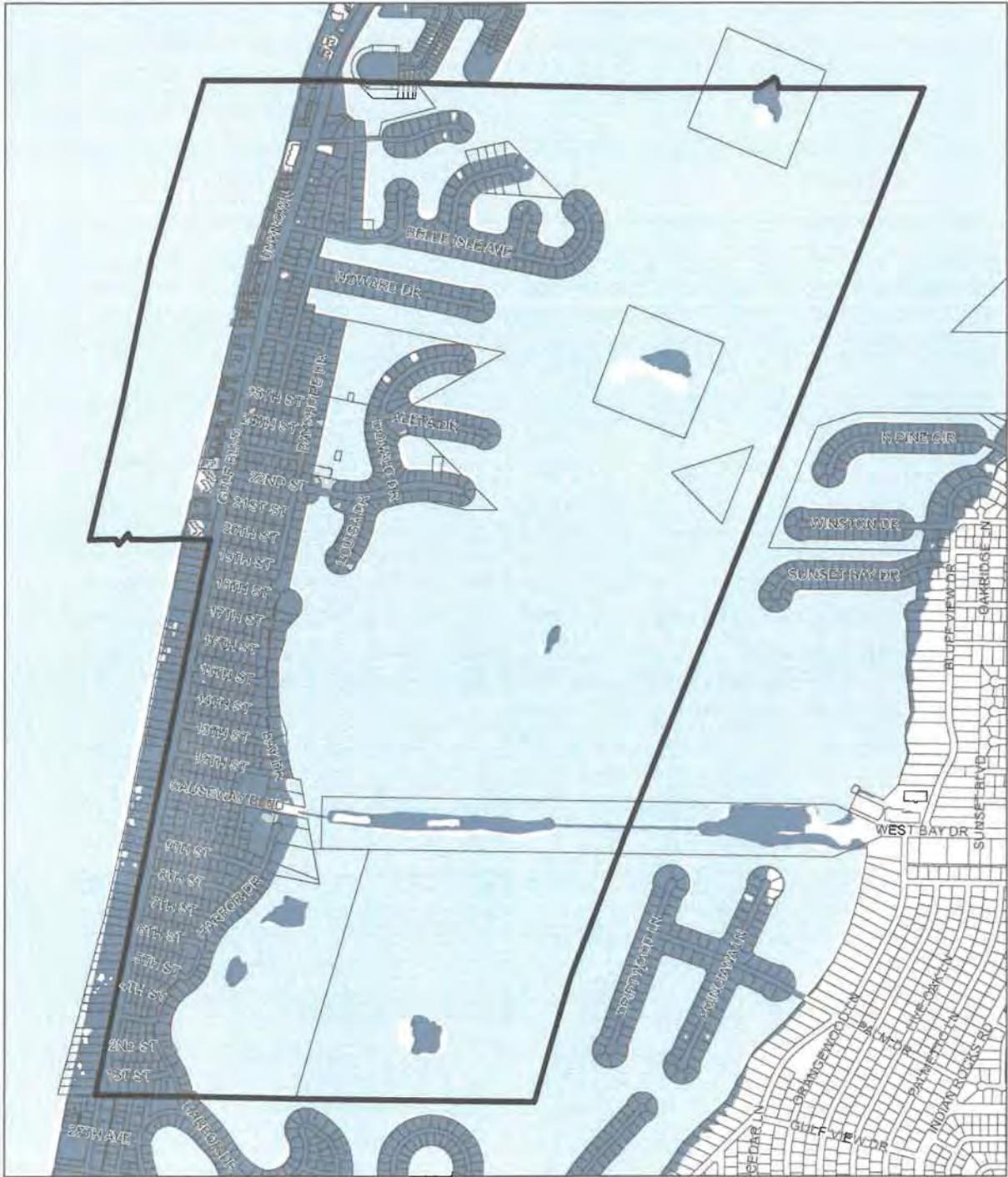
- Two Lane Divided
- Ramp/Bridge
- Local

Prepared by:



Date: December 23, 2022





### MAP 3

## Coastal High Hazard Area Map for the City of Belleair Beach, Florida

Coastal High Hazard Area

Note: The Coastal High Hazard Area (CHHA) is defined by Section 163.178(2)(h), Florida Statutes, as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Map represents the August 4, 2021 data update.

Prepared by:



Date: February 17, 2022



0 500 1,000 2,000 Feet



**MAP 4**

**Floodplain Map  
for the City of Belleair Beach, Florida**



Prepared by:

**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

Date: March 3, 2022

**Legend**

**FEMA Flood Zone**

- Flood Zone AE
- Flood Zone VE
- Flood Zone X





## MAP 5

### Existing Land Use Map for the City of Belleair Beach, Florida

#### Land Use

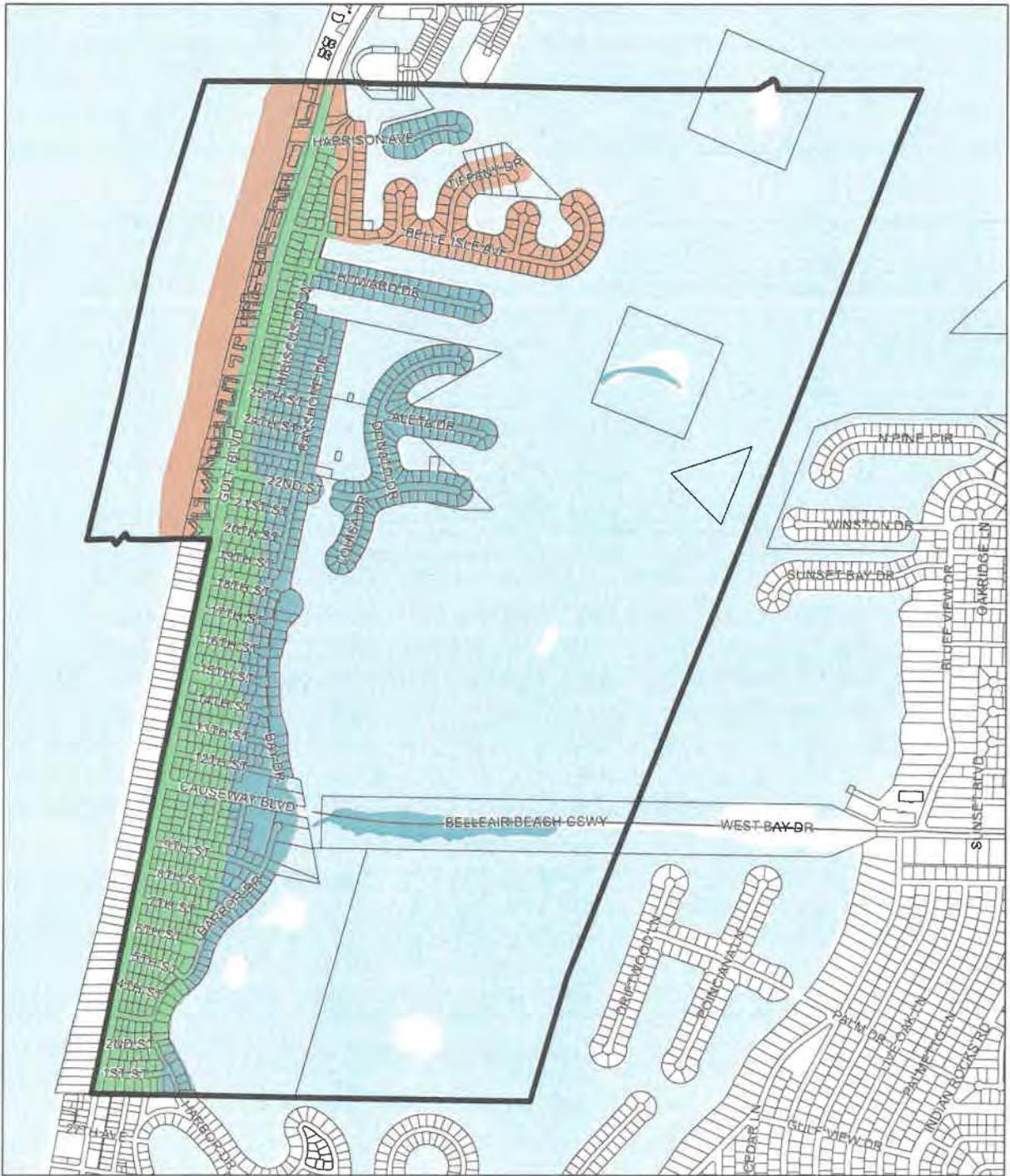
	Single-Family		Preservation
	Multifamily		Marina
	Public/Semi-Public		Vacant
	Recreation/Open Space		Water

Prepared by:



Date: December 23, 2022





**MAP 6**

**Soils Map  
for the City of Belleair Beach, Florida**

**Soil Type**

- Beaches
- Matlacha
- Palm Beach

Prepared by:



Date: December 23, 2022





**MAP 7**

**Structure Condition Map  
for the City of Belleair Beach, Florida**

**Legend**

 Fair	 Superior
 Average	 Mansion
 Above Average	 Mansion Superior
 Excellent	 No Data Available



Date: February 15, 2023



**ORDINANCE 23-03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLEAIR BEACH, FLORIDA, AMENDING THE CITY OF BELLEAIR BEACH COMPREHENSIVE PLAN, PURSUANT TO THE EVALUATION AND APPRAISAL PROCESS OF SECTION 163.3191, FLORIDA STATUTES, AND THE AMENDMENT PROCESS OF SECTION 163.3184, FLORIDA STATUTES, ADOPTING NEW GOALS, OBJECTIVES, AND POLICIES, AND MAPS AS PRESENTED HEREIN BELOW; PROVIDING FOR A COPY TO BE KEPT ON FILE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Belleair Beach adopted a Comprehensive Plan in 1989, which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

**WHEREAS**, the City Council of the City of Belleair Beach has amended the Comprehensive Plan from time to time, including amendments based on the Evaluation and Appraisal Report in 2016; and

**WHEREAS**, the City Council of the City of Belleair Beach has again evaluated its Comprehensive Plan and determined that amendments are necessary pursuant to Section 163.3191, Florida Statutes, and desires to adopt a revised comprehensive plan; and

**WHEREAS**, the amendments to Comprehensive Plan are in the best interests of the citizens of the City of Belleair Beach.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLEAIR BEACH, FLORIDA, THAT:**

**Section 1.** This Ordinance shall be known as, cited as, and referred to as the “City of Belleair Beach 2023 Comprehensive Plan,” and shall be effective within the jurisdiction of Belleair Beach, Florida.

**Section 2.** The City of Belleair Beach 2016 Comprehensive Plan is repealed and the “City of Belleair Beach 2023 Comprehensive Plan” is adopted as set forth in the attachment, Exhibit A:

a. The Goals, Objectives, and Policies and Maps 1 through 4 comprise the adopted 2023 Comprehensive Plan.

b. The Data and Analysis and Maps 5 through 7 are supporting documentation, and are not adopted as part of the plan.

**Section 3. Copy to be Kept on File.** The ordinance shall be kept on file in the City of Belleair Beach, Florida.

**Section 4. Severability.** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full effect.

**Section 5. Repeal of Ordinance in Conflict.** All other ordinances of the City of Belleair Beach, Florida, or portions thereof, which conflict, with this or any part of this Ordinance are hereby repealed.

**Section 6. Effective Date.** This Ordinance shall become effective upon adoption by the City Council of the City of Belleair Beach, Florida.

**PASSED and ADOPTED** on first reading in regular session of the City Council of the City of Belleair Beach, Florida, at which a quorum was present, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**ATTEST:**

\_\_\_\_\_  
Patricia A. Gentry, City Clerk

\_\_\_\_\_  
Dave Gattis, Mayor

**APPROVED AS TO FORM AND CORRECTNESS:**

\_\_\_\_\_  
Randy D. Mora, City Attorney

**PASSED and ADOPTED** on second reading in regular session of the City Council of the City of Belleair Beach, Florida, at which a quorum was present, this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

**ATTEST:**

\_\_\_\_\_  
Patricia A. Gentry, City Clerk

\_\_\_\_\_  
Dave Gattis, Mayor

**APPROVED AS TO FORM AND CORRECTNESS:**

\_\_\_\_\_  
Randy D. Mora, City Attorney

# *Belleair Beach Strategic Plan Review 2022*

## *OBJECTIVES for Consideration*

*Vice Mayor Gunn*

# Assumptions ... *re-visited*

---

- ❑ *BB demographics will remain relatively constant. Monitor an influx of younger families in addition to an exodus of older established residents during the current real estate market.*
- ❑ *Costs associated with the repair, replacement, or improvement of aging infrastructure will escalate over time. The current economic climate is driving an exorbitant increase in materials, services and leadtimes that may necessitate re-thinking and re-prioritizing of CIP and budgets.*
- ❑ *Residents want to be informed, but not necessarily participate.*
- ❑ *Traffic congestion will continue to increase. This may change from a seasonal issue to more year-round as more people take up permanent residence in FL.*
- ❑ *A major storm will impact Belleair Beach. Re-examine the current "Hurricane Reserves" to possibly better utilize \$\$.*

# Assumptions ... *re-visited*

---

- ❑ *Property values will generally continue to increase. There will be large fluctuations in the economy impacting home values. The associated impact on taxes levied cannot be fully anticipated nor managed in a timely or synchronized manner with budgets. This has direct implications regarding millage rate “roll-backs”.*
- ❑ *Stormwater flooding is a significant and expensive problem that will continue to be a recurring long term issue. Due to barrier island conditions, existing elevations, and legacy stormwater systems ... there may not be an economical solution to fully solve the problem.*
- ❑ *Sea level rise will have adverse extremely long term impacts. Although difficult to comprehend the timeline, it's impacts should be factored into drainage and outflow impacts on stormwater flooding.*

# Assumptions ... *re-visited*

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- ❑ *Red tide will continue to be a recurring issue. It appears to be getting worse. The immediate impacts on BB is the fish kill left on the beaches which may require some re-thinking of cleanup response and capabilities.*
- ❑ *The BB Strategic Plan shall be “living” document to be reviewed **on a recurring basis and/or** ~~annually~~ subsequent to elections.*

# *Belleair Beach SWOT Analysis*

---

## **STRENGTHS**

- **SMALL SIZE**
  - Engenders a "hometown" atmosphere
- **SMALL CITY STAFF**
  - Flexible
  - Responsive
  - Streamlined internal communication
- **AFFLUENT DEMOGRAPHICS and PROPERTY VALUES**
  - High end due to extensive waterfront
- **LOW MILLAGE RATE**
  - Combined with high property values generate adequate operating revenues for the city
- **GOOD RELATIONS w/ NEIGHBORING CITIES**
- **TRANSPORTATION**
  - Gulf Blvd and Causeway Bridge provides access to local shopping and entertainment
  - Beach location and lack of commercial businesses insulates the city from the adverse impacts of major commercial traffic

# *Belleair Beach SWOT Analysis*

---

## **WEAKNESSES**

- **SMALL SIZE**
  - No political or economic clout
- **SMALL CITY STAFF**
  - Minimal depth of experience and no manpower reserve often necessitates outsourcing
- **NO COMMERCIAL TAX BASE**
  - Creates extreme budgetary pressures on capital improvements and infrastructure maintenance/repair
- **TRANSPORTATION ACCESS**
  - 2 bridges & Gulf Blvd are major arteries for weekend visitors, vacationers and seasonal "snowbird" residents
  - Major "choke points" during adverse weather, accidents or social events

# *Belleair Beach SWOT Analysis*

---

## **OPPORTUNITIES**

- **MARINA**
  - Under-utilized or alternative development of parking lot
  - Inefficient use of available dockage/mooring
- **CITY HALL BUILDING**
  - Under-utilized or alternative development of excess space
- **RESIDENT BUSINESS/POLITICAL NETWORK (how to capitalize on?)**

# *Belleair Beach SWOT Analysis*

---

## **THREATS** *\*Failure to conduct business as a cohesive and unified council.*

- CYCLICAL ECONOMY AND PROPERTY VALUES
- ENVIRONMENTAL
  - hurricane
  - flooding
  - beach erosion
  - red tide
- STATE LEGISLATURE (e.g. Home Rule)
- AGING INFRASTRUCTURE & ESCALATING REPAIR/REPLACEMENT COSTS
- SEA LEVEL RISE LONG TERM IMPACT ON INFRASTRUCTURE AND PROPERTY VALUES
- IMPACTS OF NEIGHBORING CITY PLANNING, POLICY, AND ACTION
  - e.g. expanding hotel business in Clearwater Beach without consideration of traffic and parking impacts
- INCREASING TRAFFIC CONGESTION

EXISTING

PUBLIC SAFETY & HEALTH

**GOAL 1:** *Provide a safe and healthy environment for our residents.*

OBJ 1: Address and mitigate street flooding issues.

OBJ 2: Emergency Gen funding/ Acquisition/Install

TAX \$\$ VALUE

**GOAL 2:** *Deliver the best value for the taxpayer dollar. Prioritize and manage based on "targeted outcomes".*

OBJ 1: CITY MGR selection and hiring process

OBJ 2: Re-visit economic impacts on CIP and Reserve funds

COMMS & COMMUNITY

**GOAL 3:** *Credible, timely, and transparent information and feedback between the city and residents. Engender "Pride of Ownership", inclusion and civility.*

OBJ 1: Gulf Blvd traffic monitor isl/x-walk @ 12<sup>th</sup> ST

OBJ 2: Council A/V remote access. Website overhaul

AESTHETICS

**GOAL 4:** *Create a vibrant, well-planned, well-maintained appearance for the city that denotes our sense of "community" and our quality of life.*

OBJ 1: Gulf Blvd – beautification / cable cross-wire & U/G

OBJ 2: Playground Decision?

OBJ 3: Walking Easement Brkout

BEACH/WATER

**GOAL 5:** *Preserve and protect our city's natural beach and waterfront environments.*

OBJ 1: Buoys Decision & Ordinance?

OBJ 2: Beach re-nourishment (IRB issues?). Alternative \$ 9

## PUBLIC SAFETY & HEALTH

*GOAL 1: Provide a safe and healthy environment for our residents.*

---

- Mitigate stormwater flooding:
  - **\*Integrate American Rescue Funds**
  - **\*Update Stormwater CIP based on new economic realities**
- Ensure responsive, high quality emergency services
  - Monitor response times and service delivery
  - Complete Emergency Generator Analysis and Acquisition
- Ensure safe conditions through proactive maintenance and new infrastructure.
  - Seawall improvements
- Implement robust disaster management plans
  - Review annually. Emphasize resiliency & 'lessons learned'

## PUBLIC SAFETY & HEALTH

*GOAL 1: Provide a safe and healthy environment for our residents.*

---

- **\*Beach & Swimmer safety – buoy Decision**
- Facilitate healthy lifestyle for residents
  - **\*Expedite Walking Trail paving**
  - **\*Playground (~\$25K) Decision to remove or replace**
  - **Bayside Gazebo**
- Address future transportation impacts
  - Street repaving
  - **\*Increased scrutiny over Contractor Permitting: responsibility & accountability**
- Ensure adequate citywide lighting / Evaluate solar
- Monitor 12<sup>th</sup> St X-walk / traffic island situation

## TAX DOLLAR VALUE

***GOAL 2: Deliver the best value for the taxpayer dollar. Prioritize and manage based on “targeted outcomes”.***

---

- ***“Best Value” Focus - Effective, Efficient, Sustainable, Resilient***
  - Refine the Budget process, Capital Planning, Contracts, City Investments
  - Continue to invest in our Human Resources and City Staff
    - **Update** Job descriptions, Evaluations, Compensation, Training & Development
  - Continue to optimize CIP (evaluate effect on Reserve ‘Burn Rate’)
  - Engage Citizen Advisory Committee
- **Maximize Return-On-Investment (ROI)**
  - city hall, marina, marina parking lot
- **Leverage grants, special assessments**
  - Develop a Grant Policy (a “Best Practice”)
  - Integrate with all capital projects and the budget process
- **Leverage technology esp in communications**
- **Budget process based on strategic Goals and Objectives**

## TAX DOLLAR VALUE

***GOAL 2: Deliver the best value for the taxpayer dollar. Prioritize and manage based on “targeted outcomes”.***

---

- Integrate Rescue Funds into Budget
  - *Re-allocate Stormwater funds for GULF BLVD U/G and other CIPs*
- Mitigate Emergency Gen Acquisition w/ FEMA grant \$
- Develop a local Intern Program with local schools
  - IT & Website
  - Admin
  - Financial services

## COMMS & COMMUNITY

**GOAL 3:** *Credible, timely, and transparent information and feedback between the city and residents. Engender “Pride of Ownership”, inclusion and civility.*

---

- Foster code compliance v enforcement (education & comms)
- Modernize lighting (streets, parks, beach access, public spaces)
  - Develop Citywide plan/align with CIP – near & long term
  - Thoroughly evaluate solar options & grants
- Expand Marina parking lot utilization & revitalized
  - Add engine flushing station
- Minimize “above ground” utilities
- Mature, manicured foliage and vegetation
- Develop a citywide maintenance program
- Complete a city asset inventory *(to include city staff)*
- Break out walking easement paving from streets

## COMMS & COMMUNITY

**GOAL 3:** *Credible, timely, and transparent information and feedback between the city and residents. Engender “Pride of Ownership”, inclusion and civility.*

---

- **Manage Resident Expectations:**
  - project schedule & effectiveness (i.e. stormwater mitigation)
- **Timely, accessible, user-friendly**
  - Develop a “feedback system” to acknowledge and provide closure
  - Online permit system for parking (boats, RV’s, trailers)
- **Create a complete contact list of residents**
  - Disaster, emergency, community events, surveys
  - Address privacy & data security issues
- **Increase the functionality of the City website**
  - Update (last 2018)
  - **Interactive (Surveys, feedback, applications, permits, calendars)**
  - Timely, accurate agendas, minutes, events, weather & traffic events
  - ADA (Americans with Disabilities Act) compliance

## COMMS & COMMUNITY

**GOAL 3:** *Credible, timely, and transparent information and feedback between the city and residents. Engender “Pride of Ownership”, inclusion and civility.*

---

- ADA Compliance – monitor
- Refine implementation of electronic sign
  - Viewing (best color & # lines for comprehension)
  - Uses
- Engage community
  - Town Hall Meetings
  - Belleair Beach 101 (Budget, Capital Plan)
    - Utilize Town Hall mtgs to educate residents on Budget, CIP, Codes
  - Optimize City website

## AESTHETICS

**GOAL 4:** *Create a vibrant, well-planned, well-maintained appearance for the city that denotes our sense of “community” and our quality of life.*

---

- Master Plan for Gulf BLVD beautification
  - Undergrounding / wooden pole replacement
    - Evaluate DUKE cost updates
  - Reprogram funding
    - Integrate Rescue Funds / Reprogram Stormwater
  - Complete X-wire removal (WIP monitored weekly)
- Walking Trail paving
- Street repaving and valley curb repairs
- Street lighting and undergrounding utilities

## BEACH & WATERFRONT

*GOAL 5: Preserve and protect our city's natural beach and waterfront environments.*

---

- Beach/swimmer safety
  - \*Buoy Decision
- Beach re-nourishment
  - support state and county projects
  - \*Examine alternative funding
- Red tide mitigation
  - Review clean-up response/capabilities
- Waterfront code enforcement
  - “back side” of properties – Solve HOW?

PUBLIC SAFETY & HEALTH

**GOAL 1:** *Provide a safe and healthy environment for our residents.*

OBJ 1: Address and mitigate street flooding issues.

OBJ 2:

TAX \$\$ VALUE

**GOAL 2:** *Deliver the best value for the taxpayer dollar. Prioritize and manage based on "targeted outcomes".*

OBJ 1: Re-visit economic impacts on CIP and Reserve funds

OBJ 2:

COMMS & COMMUNITY

**GOAL 3:** *Credible, timely, and transparent information and feedback between the city and residents. Engender "Pride of Ownership", inclusion and civility.*

OBJ 1: Gulf Blvd traffic monitor isl/x-walk @ 12<sup>th</sup> ST.

OBJ 2:

AESTHETICS

**GOAL 4:** *Create a vibrant, well-planned, well-maintained appearance for the city that denotes our sense of "community" and our quality of life.*

OBJ 1: Gulf Blvd – beautification / cable cross-wire & U/G.

OBJ 2:

BEACH/WATER

**GOAL 5:** *Preserve and protect our city's natural beach and waterfront environments.*

OBJ 1: Beach re-nourishment (IRB issues?). Alternative \$.

OBJ 2:



Proposed Rates		
Class	Resident	NR
A	\$11.00	\$17.00
B	\$10.00	\$15.00
C	\$9.00	\$13.00

Current Revenue	
Monthly	Yearly
\$5,777.00	\$69,324.00

**No Boats - All Residents**

Slip #	New Slip #	Slip Width	Class	Min	Max	No Boat	Per Foot \$	Monthly
2	1	17' 10"	A	30	40	36	\$11.00	\$396.00
3	2	16' 8"	A	30	40	36	\$11.00	\$396.00
4	3	13' 1"	B	24	34	30	\$10.00	\$300.00
5	4	13' 3"	B	24	34	30	\$10.00	\$300.00
6	5	13' 8"	B	24	34	30	\$10.00	\$300.00
7	6	14' 4"	B	24	34	30	\$10.00	\$300.00
8	7	12'	C	20	27	24	\$9.00	\$216.00
9	8	13' 3"	B	24	34	30	\$10.00	\$300.00
10	9	13' 1"	B	24	34	30	\$10.00	\$300.00
11	10	13'	B	24	34	30	\$10.00	\$300.00
12	11	11' 10"	C	20	28	24	\$9.00	\$216.00
13	12	12'	C	20	28	24	\$9.00	\$216.00
14	13	17' 4"	A	30	40	36	\$11.00	\$396.00
15	14	17' 8"	A	30	40	36	\$11.00	\$396.00
16	15	19'	A	30	40	36	\$11.00	\$396.00
17	16	9' 8"	C	20	28	24	\$9.00	\$216.00
18	17	14' 7"	B	24	34	30	\$10.00	\$300.00
19	18	14' 6"	B	24	32*	30	\$10.00	\$300.00
								Yearly
								\$5,544.00
								\$66,528.00

**Current Boat Lenth - Current Mix R/NR**

Slip #	New Slip #	Slip Width	Class	Min	Max	Actual	Per Foot \$	Monthly
2	1	17' 10"	A	30	40	35	\$11.00	\$385.00
3	2	16' 8"	A	30	40	31	\$11.00	\$341.00
4	3	13' 1"	B	24	34	24	\$15.00	\$360.00
5	4	13' 3"	B	24	34	32	\$15.00	\$480.00
6	5	13' 8"	B	24	34	19	\$10.00	\$190.00
7	6	14' 4"	B	24	34	26	\$15.00	\$390.00
8	7	12'	C	20	27	29	\$13.00	\$377.00
9	8	13' 3"	B	24	34	23	\$10.00	\$230.00
10	9	13' 1"	B	24	34	31	\$10.00	\$310.00
11	10	13'	B	24	34	33	\$10.00	\$330.00
12	11	11' 10"	C	20	28	20	\$9.00	\$180.00
13	12	12'	C	20	28	26	\$13.00	\$338.00
14	13	17' 4"	A	30	40	33	\$17.00	\$561.00
15	14	17' 8"	A	30	40	32	\$17.00	\$544.00
16	15	19'	A	30	40	45	\$11.00	\$495.00
17	16	9' 8"	C	20	28	22	\$13.00	\$286.00
18	17	14' 7"	B	24	34	30	\$15.00	\$450.00
19	18	14' 6"	B	24	32*	26	\$10.00	\$260.00
								Monthly
								\$2,721.00
								\$3,786.00
								\$6,507.00
								Yearly
								\$78,084.00

**Current Boat Lenth - All Residents**

Slip #	New Slip #	Slip Width	Class	Min	Max	Actual	Per Foot \$	Monthly
2	1	17' 10"	A	30	40	35	\$11.00	\$385.00
3	2	16' 8"	A	30	40	31	\$11.00	\$341.00
4	3	13' 1"	B	24	34	24	\$10.00	\$240.00
5	4	13' 3"	B	24	34	32	\$10.00	\$320.00
6	5	13' 8"	B	24	34	19	\$10.00	\$190.00
7	6	14' 4"	B	24	34	26	\$10.00	\$260.00
8	7	12'	C	20	27	29	\$9.00	\$261.00
9	8	13' 3"	B	24	34	23	\$10.00	\$230.00
10	9	13' 1"	B	24	34	31	\$10.00	\$310.00
11	10	13'	B	24	34	33	\$10.00	\$330.00
12	11	11' 10"	C	20	28	20	\$9.00	\$180.00
13	12	12'	C	20	28	26	\$9.00	\$234.00
14	13	17' 4"	A	30	40	33	\$11.00	\$363.00
15	14	17' 8"	A	30	40	32	\$11.00	\$352.00
16	15	19'	A	30	40	45	\$11.00	\$495.00
17	16	9' 8"	C	20	28	22	\$9.00	\$198.00
18	17	14' 7"	B	24	34	30	\$10.00	\$300.00
19	18	14' 6"	B	24	32*	26	\$10.00	\$260.00
								Yearly
								\$5,249.00
								\$62,988.00

**CITY OF BELLEAIR BEACH  
ADMINISTRATIVE POLICY  
NUMBER 19**

**DATE OF ISSUE:** May 22, 2023

**EFFECTIVE DATE:** June 1, 2023

**SUBJECT:** Grant Procedures

**REVISED:** \_\_\_\_\_

**I. PURPOSE/INTENT:**

The purpose of this policy is to establish procedures for seeking alternative methods of funding for operating expenses and capital projects.

**II. DEFINITIONS:**

None.

**III. POLICY /PROCEDURES:**

A. The City Manager will be responsible for monitoring the FLC Grants Assistance Program and other grant announcement programs.

B. Alternate funding sources will be researched and considered for every capital project during the budgeting process. The City Manager will complete applications with assistance from the Community Services Administrator and contracted engineer, as needed. The following grant programs will be evaluated annually for eligibility.

- FEMA Building Resilient Infrastructure and Communities
- FEMA Flood Mitigation Assistance
- FEMA Hazard Mitigation Grant Program
- FDEP Florida Recreation Development Assistance Program
- FDEP Land and Water Conservation Fund Program
- FDEP Resilient Florida Grant Program
- FFOT Local Agency Program
- SWFWMD Cooperative Funding Initiative

C. City Staff will continue to apply and receive grant funding from annual reimbursement programs listed.

GRANT NAME	DUE DATE	AMOUNT	STAFF ASSIGNMENT
FMIT Matching Safety Grant	End of Fiscal Year	\$1,500.00	Community Services Administrator

Pinellas County Municipal Recycling Grant	September 15th	\$1,180.00 Allocated Annually	City Manager
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- D. The City Manager and Staff will maintain relationships with grant program district coordinators seeking funding opportunities when Federal funds remain unallocated, and stipulations relax.

IV. **ADDITIONAL INFORMATION, REQUIREMENTS & RESPONSIBILITIES:**

It shall be the responsibility of the City Manager to keep this policy current.



04/25/2023

Kyle Riefler, City Manager  
City of Belleair Beach  
444 Causeway Blvd.  
Belleair Beach, FL 33776

Dear Mr. Riefler:

SUBJECT: Banking Services

Thank you for the opportunity to present our Proposal for Banking Services to the City of Belleair Beach. We look forward to sharing with you the benefits of a strong, valuable relationship with Valley National Bank.

**Providing superior value and reliable service**

From efficient processes to cost-saving benefits, our proposal is to provide the City of Belleair Beach with a comprehensive suite of banking services, from payroll direct deposit to Valley Rewards Checking accounts for employees. The City of Belleair Beach will also have access to:

- **Valley's** comprehensive cash management system to easily complete tasks like transferring funds between accounts, placing stop payment orders, and reconciling checking accounts.
- **VNB EZ Deposit** – A remote deposit capture system for depositing checks.

**A local bank you can count on**

Valley Bank has been around for 95 years. We have grown one customer and one community at a time. Our clients include counties, municipalities, utility authorities, education boards, and fire districts. Our Government Banking team is available to assist you with your banking needs upon request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gary Mele', written over a light blue horizontal line.

Gary Mele  
Vice President / Government Sales Officer  
Government Banking

Enclosures: Executive Summary with account details

800.522.4100  
4770 140th Ave. N.  
Clearwater, FL 33762  
valley.com



## City of Belleair Beach

### Executive Summary

Valley National Bank is pleased to offer the City of Belleair Beach a comprehensive Government Banking Services package. Our goal is to satisfy your financial needs by providing the best products available with an unwavering commitment to personal service.

#### Taking advantage of all our services

As part of our proposal, the City of Belleair Beach will be able to implement our full line of Cash Management Services:

- **Valley's** state-of-the-art online cash management system.
- **Payroll direct deposit services** – Your employees will enjoy the safety and convenience of direct deposit, if needed.
- **Checks, checkbooks, deposit tickets and endorsement stamps.**
- **VNB EZ Deposit** – Giving the City of Belleair Beach tools to easily deposit checks using our scanning devices.

#### The benefits of Valley's checking accounts

Valley's Government Interest Checking accounts provide the City of Belleair Beach with maximum convenience, flexibility and value. The benefits of our accounts include:

- No balance deductions taken for compensating balances, interest is paid on the ledger balance.
- No balance deductions taken for float (check-clearing). All deposited checks of domestic origin will receive next day availability.

Interest Rate	Fees	Term
<p><b>The monthly rate will be equal to the current month's Fed Funds Target Rate minus 50 bps. FFTR (5.00%) - .50%, currently 4.50%. The rate index will remain in effect until April 30, 2023.</b></p>	<p><b>There will be no service charges assessed against the account. If the City of Belleair Beach ever requires services for the account outside of Valley (such as lockbox, armored car or vault serves), service charges may apply.</b></p>	<p><b>The interest rate and fee structure presented will be honored for a minimum period of time of 5 years from the date of account opening.</b></p>

This proposal, which is based on current interest rates and the information you provided, remains in effect for 90 days upon acceptance. Should actual volumes differ from those stated, adjustments may be required.