



**TOWN OF REDINGTON BEACH
BOARD REGULAR MEETING AGENDA
WEDNESDAY, November 7, 2018
6:30 P.M.**

Town Hall

Assembly Hall

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**
- 5. PUBLIC FORUM: Non-Agenda Items Only NOTE:** A three minute time limit applies to all comments from the public on non-agenda items only. If a person wishes to address the Board of Commissioners, please fill out a "Speakers Card" and give it to the Town Clerk prior to the start of the meeting.
- 6. REPORTS**

Public Safety	Commissioner Kornijtschuk
Building/Code	Vice Mayor Will
Public Works/Parks	Commissioner Steiermann
Finance	Commissioner Dorgan
Mayor	
Town Clerk	
Attorney Daigneault	
Boards & Committees	
- 7. CONSENT AGENDA**
 - A. Board Regular Meeting Minutes, October 17, 2018**
 - B. Bill list for Day Ending November 2, 2018**
- 8. OLD BUSINESS**
 - A. Land Use Attorney**
- 9. NEW BUSINESS**
 - A. Resolution 2018-12: A Resolution of the Board of Commissioners of the Town of Redington Beach, Florida, Amending the 2017-2018 Annual Fiscal Year Budget; and providing for an effective date.**



- B. **Resolution 2018-13: A Resolution of the Board of Commissioners of the Town of Redington Beach, Florida, supporting the proposed joint development of a multi-purpose facility and providing an effective date.**
- C. **Ordinance 2018-08: An Ordinance of the Town of Redington Beach, Pinellas County, Florida, Amending the Goals, Objectives, and Policies of the Town of Redington Beach Comprehensive Plan by Amending the Future Land Use Element to Amend the Permitted Impervious Surface Ratio for the Residential Urban (RU) and Residential Medium (RM) Land Use Categories; and by Amending the Transportation Element to Establish a Mobility Management System, and to delete Transportation Concurrency and to Revise References to the Metropolitan Planning Organization to Forward Pinellas; and by Amending the Housing Element by Adding Goal 2 and an Implementing Objective Adopting Pinellas County's Temporary Emergency Housing Ordinance; Providing for severability; and establishing an Effective Date.**
- D. **Ordinance 2018-09: An Ordinance of the Town of Redington Beach, Pinellas County, Florida Adopting the Annual Amendment to the Capital Improvements Element of the Town of Redington Beach Comprehensive Plan, Providing for Severability; and establishing an effective date.**
- E. **Ordinance 2018-11: An Ordinance of the Town of Redington Beach, Pinellas County, Florida, Amending the text of the Capital Improvement Element of the Town of Redington Beach Comprehensive Plan by Amending the Threshold amount pursuant to which a town expenditure is considered to be a capital expenditure; by correcting and updating references to other agencies and planning issues; and more narrowly tailoring the element to the current and anticipated conditions in the Town, providing for severability; and establishing an effective date.**
- F. **November 21, 2018 Meeting**

10. OTHER BUSINESS

11. ADJOURNMENT

Note: The Town of Redington Beach Board of Commissioners meet the First and Third Wednesday of each month beginning at 6:30 p.m.

The Town of Redington Beach Board of Commissioners may take action on any matter during this meeting, including items that are not set forth within this agenda.

Minutes of the Board of Commissioners meeting may be obtained from the Town Clerk's office. The meetings may be recorded. The Minutes are not transcribed verbatim. It is the policy of the Board of Commissioners to make "action minutes" of all meetings

Persons requiring a verbatim transcript of any Town meeting (for purposes of appeal or otherwise) should make arrangements to have a certified Court Reporter, at their own cost and expense, present at the meeting.

Persons who wish to appeal any decision made by the Board of Commissioners with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose 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. (F.S. 286.0105) **Notice Regarding Special Accommodations: (F.S. 286.26)**



TOWN OF REDINGTON BEACH, FLORIDA
BOARD REGULAR MEETING MINUTES
Wednesday, October 17, 2018
6:30 p.m.

Having been duly advertised as required by law, the **Regular Meeting** of the Board of Commissioners of the Town of Redington Beach, Florida, was held on **Wednesday, October 17, 2018, 6:30 p.m.**, in Redington Beach Town Hall at 105 164th Avenue, Redington Beach Florida.

Mayor Simons called the **Regular Meeting** to order and led the pledge of allegiance.

Roll Call

	Present	Absent
Commissioner Steiermann	X	
Commissioner Kornijtschuk	X	
Vice Mayor Will	X	
Commissioner Dorgan	X	
Mayor Simons	X	
Town Attorney Daigneault	X	
Town Clerk Clarke	X	

Agenda: Mayor Simons requested that new business be moved after public forum and before reports to accommodate the fire chiefs from Seminole and Madeira Beach. A motion by Commissioner Dorgan and seconded by Vice Mayor Will to accept the amended agenda. Motion passed with all ayes.

Public Forum: None

NEW BUSINESS

- A. Resolution 2018-10: A Resolution of the Board of Commissioners of the Town of Redington Beach, Florida Recognizing Florida City Government Week, October 22-28, 2018, and encouraging all citizens to support the Celebration and Corresponding Activities.** Attorney Daigneault read the resolution by title only. Town Clerk reported that the Florida League of Cities had requested the cities to participate in Florida City Government week. A motion by Commissioner Kornijtschuk and seconded by Commissioner Steiermann to adopt Resolution 2018-10. No public input. Motion passed with all ayes with roll call vote.

	Motion	Second	Aye	Nay	Absent
Commissioner Dorgan			X		
Commissioner Kornijtschuk	X		X		
Commissioner Steiermann		X	X		
Vice Mayor Will			X		
Mayor Simons			X		

- B. Resolution 2018-11: A Resolution of the Board of Commissioners of the Town of Redington Beach, Florida Pertaining to Fire Suppression and EMS Services in the Town of Redington Beach, Florida; Electing to Renew the current Interlocal Agreement between the Town of Redington Beach, the City of Seminole and the City of Madeira Beach for Fire Suppression and EMS Services; Providing for notice to the City of Seminole and the City of Madeira Beach of such election by the Town of Redington Beach; Providing for an effective date.** Attorney Daigneault read the resolution by title only. Mayor Simons recognized Chief Burford from Seminole and Chief O'Neal from Madeira Beach. Mayor Simons noted the twenty-year relationship the three Redington's have had with the City of Seminole and Madeira Beach for EMS and Fire services. Chief Burford noted that they were open to new ideas for improvement. A motion by Commissioner Kornijtschuk and seconded by Commissioner Steiermann to adopt Resolution 2018-11. No public input. Motion passed with all ayes with roll call vote.

	Motion	Second	Aye	Nay	Absent
Commissioner Dorgan			X		
Commissioner Kornijtschuk	X		X		
Commissioner Steiermann		X	X		
Vice Mayor Will			X		
Mayor Simons			X		

REPORTS

Public Safety

- Nothing to report

Building

- Nothing to report

Public Works

- The Santa's Angels Rocktoberfest was held over the weekend.

Finance

- Nothing to report

Mayor

- A special magistrate hearing was held and per the town codes the town cannot recoup prosecution costs. Attorney Trask noted that there is nothing allowed in the code book for abatement. Some of the town's charter and codes need to be updated. A suggestion would be

to have Attorney Daigneault's office review for a time and cost estimate. The other option would be to hire a consulting firm to review the charter. Appendix A would require a more in-depth look and require referendum. The consensus of the commission is to move forward with this.

Town Clerk

- Nothing to Report

Town Attorney

- Nothing to Report.

Boards and Committees

- Nothing to Report.

CONSENT AGENDA

A. Board Regular Meeting Minutes, October 3, 2018

B. Bill list ending for Day ending October 12, 2018

A motion by Commissioner Dorgan and seconded by Vice Mayor Will to approve the consent agenda as presented. No public comment. Motion passed with all ayes.

OLD BUSINESS

- A. Land Use Attorney:** Attorney Daigneault reported that Mr. Theriaque had called for clarification and is analyzing the information.

OTHER BUSINESS

Commissioner Dorgan stated that the town's investment policy is inconsistent and Florida Safe, a consultant has offered to review at no cost to the town to make changes to the inconsistencies. Once the policy was completed, it would be brought to the finance committee for their review, prior to it being presented to the commission for approval.

With no further business, a motion was made by Commissioner Kornijtschuk and seconded by Vice Mayor Will to adjourn. Regular meeting was adjourned at 6:43 p.m.

Adopted:, 2018

Missy Clarke, CMC, Town Clerk

Date: 11/02/2018

Time: 12:21 pm

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Town of Redington Beach

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Fund: 101 General Fund							
Dept: 512 Town Clerk							
101-512-512.230	Group Insurance FLORIDA MUN INSURANCE	11-01-18 to 11-30-18	November 2018	0	10/23/2018	10/23/2018	699.89
							699.89
101-512-512.231	Life Insurance FLORIDA MUN INSURANCE	11-01-18 to 11-30-18	November 2018	0	10/23/2018	10/23/2018	9.75
							9.75
101-512-512.232	Dental Insurance FLORIDA MUN INSURANCE	11-01-18 to 11-30-18	November 2018	0	10/23/2018	10/23/2018	61.35
							61.35
101-512-512.421	Stamps.com CHASE CARD SERVICES	2018-11-01	Stamps.com November 2018	0	11/01/2018	11/01/2018	15.99
							15.99
101-512-512.440	Utilities- Water/EI DUKE ENERGY	73928-48713 2018-10	October 2018	0	10/25/2018	10/25/2018	582.45
							582.45
101-512-512.473	Newsletter APEX OFFICE PRODUCTS	1839566-0	Copy paper, newsletter paper	0	10/24/2018	10/24/2018	40.00
							40.00
101-512-512.490	Advertising TIMES PUBLISHING COMPAI	698439	2018-10-19 LPA AD	0	10/19/2018	10/19/2018	138.00
	TIMES PUBLISHING COMPAI	698871	2018-10-26 REFERENDUM AD	0	10/26/2018	10/26/2018	56.40
	TIMES PUBLISHING COMPAI	698094	2018-10-17 LPA-BOC AD	0	11/01/2018	11/01/2018	1,710.50
							1,904.90
01-512-512.510	Office Supplies APEX OFFICE PRODUCTS	1839566-0	Copy paper, newsletter paper	0	10/24/2018	10/24/2018	38.99
	HOME DEPOT CREDIT SERV	002580-2081146	Rags, bags, tape, oil	0	11/02/2018	11/02/2018	14.97
	WATER BOY INC	61001327	Drinking Water	0	10/30/2018	10/30/2018	28.90
							82.86
01-512-512.542	Dues & Subscrip PINELLAS CNTY MUN CLERI	2018-2019	Nieves FY 18-19	0	11/01/2018	11/01/2018	25.00
	PINELLAS CNTY MUN CLERI	2018-2019 CLARKE	Clarke FY 18-19	0	11/01/2018	11/01/2018	25.00
							50.00
Total Dept. Town Clerk:							3,447.19
Dept: 513 Finance & Admin							
01-513-513.230	Group Insurance FLORIDA MUN INSURANCE	11-01-18 to 11-30-18	November 2018	0	10/23/2018	10/23/2018	695.82
							695.82
01-513-513.231	Life Insurance FLORIDA MUN INSURANCE	11-01-18 to 11-30-18	November 2018	0	10/23/2018	10/23/2018	9.75
							9.75
01-513-513.232	Dental Insurance FLORIDA MUN INSURANCE	11-01-18 to 11-30-18	November 2018	0	10/23/2018	10/23/2018	30.61
							30.61
Total Dept. Finance & Admin:							736.18
pt: 521 Law Enforcement							
01-521-521.340	Law Enforcemen PINELLAS COUNTY SHERIFF	646622	Nov. 2018 Law Enforcement	0	11/01/2018	11/01/2018	21,237.00
							21,237.00

Date: 11/02/2018

Time: 12:21 pm

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Town of Redington Beach

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Dept: 539 Department of Public V							
101-539-539.230	Group Insurance						
	FLORIDA MUN INSURANCE	11-01-18 to 11-30-18	November 2018	0	10/23/2018	10/23/2018	1,391.64
							1,391.64
101-539-539.231	Life Insurance - C						
	FLORIDA MUN INSURANCE	11-01-18 to 11-30-18	November 2018	0	10/23/2018	10/23/2018	19.50
							19.50
101-539-539.232	Dental Insurance						
	FLORIDA MUN INSURANCE	11-01-18 to 11-30-18	November 2018	0	10/23/2018	10/23/2018	130.91
							130.91
Total Dept. Law Enforcement:							21,237.00
Dept: 541 Roads & Streets							
101-541-541.467	Maint - Street Lig						
	DUKE ENERGY	73928-48713	2018-10 October 2018	0	10/25/2018	10/25/2018	2,290.97
							2,290.97
101-541-541.535	Road Signage						
	OSBURN ASSOCIATES INC	259272	NO PARKING signs	0	10/22/2018	10/22/2018	416.10
							416.10
Total Dept. Roads & Streets:							2,707.07
Dept: 572 Parks and Recreation							
101-572-572.430	Utilities						
	DUKE ENERGY	73928-48713	2018-10 October 2018	0	10/25/2018	10/25/2018	49.70
	DUKE ENERGY	60814-47178	2018-10 October 2018	0	10/29/2018	10/29/2018	13.02
							62.72
101-572-572.462	Maintenance - Gr						
	HOME DEPOT CREDIT SERV	002580-2081146	Rags, bags, tape, oil	0	11/02/2018	11/02/2018	81.83
							81.83
101-572-572.522	Gasoline & Oil						
	HOME DEPOT CREDIT SERV	002580-2081146	Rags, bags, tape, oil	0	11/02/2018	11/02/2018	20.82
	SHELL	024224	Unleaded gasoline	0	10/29/2018	10/29/2018	35.00
	SHELL	024281	Unleaded gasoline	0	10/29/2018	10/29/2018	43.37
	SHELL	024307	Diesel fuel	0	11/01/2018	11/01/2018	31.70
							130.89
Total Dept. Parks and Recreation:							275.44
Total Fund General Fund:							29,944.93
Grand Total:							29,944.93

10/24/2018

8345 Payroll	277.05
8346 Payroll	277.05
8347 Payroll	381.75
8348 Payroll	277.05
8349 Payroll	277.05
8350 Payroll	1,759.15
8351 Payroll	1,354.86
8352 Payroll	1,197.24
8353 Payroll	1,251.86
8354 Adriana Nieves	208.28
8355 Chase Card Services	289.96
8356 Duke Energy	186.06
8357 Home Depot	455.09
8358 Pinellas County Sheriff	21,237.00
8359 Seminole Septic	750.00
8360 Shell	132.62
8361 Suncoast League of Cities	500.00
8362 Tampa Bay Newspapers	70.00
8363 USA Services	375.00
8364 William Wollman	202.50

24,204.01

10/25/2018

MAYOR SIMONS

VICE MAYOR WILL

COMMISSIONER KORNIJTSCHUK

COMMISSIONER DORGAN

ATTEST:

COMMISSIONER STEIERMANN

Regular Meeting of November 7, 2018

Missy Clarke, CMC, Town Clerk



THOMAS J. TRASK, B.C.S.*
JAY DAIGNEAULT
RANDY MORA
ERICA F. AUGELLO
DAVID E. PLATTE
PATRICK E. PEREZ
ROBERT M. ESCHENFELDER, B.C.S.*

** Board Certified by the Florida Bar in
City, County and Local Government Law*

MEMORANDUM

TO: Mayor Nick Simons
Town Commissioners

CC: Missy Clarke, Town Clerk

FROM: Jay Daigneault, Esq.

DATE: October 31, 2018

RE: Short-term rentals, independent legal opinion

Dear Mayor and Commissioners:

Attorney Theriaque and I spoke today by phone on this matter and I wanted to update you on the status of his analysis. He had completed his review of the documentation provided to him earlier this month, but had not yet conducted a full legal analysis. As you know, Hurricane Michael struck the Panhandle on October 10, 2018. As Mr. Theriaque lives and works in the affected area, his practice was severely disrupted by the storm. Further, he represents multiple governmental agencies in the area that were impacted and has needed to focus his attention on their urgent needs. In any event, he and his firm are up and running again and digging through the backlog created by the hurricane. He has indicated that he will be able to complete the assignment by the end of November. I will keep you advised as events occur.

Please do not hesitate to contact me should you have any questions or concerns regarding this matter.

Sincerely,

Jay Daigneault, Esq.
Town Attorney

TOWN OF REDINGTON BEACH

Resolution 2018-12

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF REDINGTON BEACH, FLORIDA, AMENDING THE 2017-2018 ANNUAL FISCAL YEAR BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS FOR THE TOWN OF REDINGTON BEACH, FLORIDA IN A MEETING DULY ADVERTISED AND REGULARLY ASSEMBLED AS FOLLOWS:

- 1. The Annual Fiscal Year Budget of the Town of Redington Beach, Florida, from October 1, 2017, through September 30, 2018 shall be amended in the amounts and categories as more fully shown by a copy of said Annual Budget Attached hereto as Schedule A and incorporated herein.**
- 2. This Resolution shall take effect upon passage of this Resolution.**

PASSED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF REDINGTON BEACH, FLORIDA, IN REGULAR SESSION THIS 7th Day of November, 2018.

Attest:

By: _____
Missy Clarke, CMC, Town Clerk

By: _____
Nick Simons, Mayor

	Motion	Second	Aye	Nay	Absent
Commissioner Dorgan					
Commissioner Kornijtschuk					
Commissioner Steiermann					
Vice Mayor Will					
Mayor Simons					

GENERAL FUND

Revenues:

	2017-2018 Budget	Amended Budget
311.000 Ad Valorem	779,313.00	779,313.00
312.100 LOGT	21,000.00	21,000.00
313.200 Clearwater	4,300.00	4,300.00
313.900 Utility Propane	600.00	600.00
314.100 P.E. Utility	105,000.00	105,000.00
315.000 CST	62,066.00	62,066.00
316.000 Bus. Tax License	2,000.00	2,000.00
323.100 Electricity Franchise Fee	112,000.00	112,000.00
327.000 Variances	2,000.00	2,000.00
331.500 Federal Grant	750,000.00	750,000.00
334.300 FDOT Lighting Grant	9,405.00	9,405.00
335.120 State Revenue Sharing	27,037.00	27,037.00
335.180 1/2 Cent Sales Tax	94,282.00	94,282.00
351.200 Court Fines	1,500.00	1,500.00
359.900 Other Fines	1,500.00	1,500.00
361.200 Interest Savings Accounts	9,000.00	9,000.00
366.000 Contributions Donations	1,000.00	1,000.00
367.000 Other Licenses/Permits	400.00	400.00
369.000 Other Misc. Revenue	500.00	500.00
	1,982,903.00	1,982,903.00
999.992 Transfer Out	46,173.00	37,173.00

Expenses	17/18 Budget	Amended Budget
Legislative		
511.111 Registration	1,500.00	1,500.00
511.120 Salaries & Wages	20,400.00	20,400.00
511.400 Travel	100.00	100.00
511.410 Boat Parade	800.00	800.00
511.820 Donations	500.00	500.00
521.210 Fica Match	1,561.00	1,561.00
	24,861.00	24,861.00
Town Clerk		
512.120 Salaries & Wages	64,272.00	64,272.00
512.130 Holiday Bonus	500.00	500.00
512.220 Pension	6,427.00	6,427.00
512.230 Group Insurance	10,160.00	10,160.00
512.231 Life Insurance	177.00	177.00
512.232 Dental Insurance	456.00	456.00
512.240 Work Comp Ins	1,321.50	1,321.50
512.260 General Liability Insurance	5,315.50	5,315.50
512.265 Property Insurance	628.00	628.00

512.266 Property Insurance Wind	3,557.50	3,557.50
512.269 Flood Insurance	5,500.00	5,500.00
512.310 Temporary Services	100.00	100.00
512.400 Travel	500.00	500.00
512.409 Cont. Education	1,500.00	1,500.00
512.410 Telephone	2,250.00	2,250.00
512.411 Internet Services	1,200.00	1,200.00
512.412 Website Services	750.00	750.00
512.415 Technical Assistance	1,000.00	1,000.00
512.420 Postage	800.00	800.00
512.421 Stamps.com	200.00	200.00
512.440 Utilities Water/Electric	6,500.00	6,500.00
512.461 Building Maintenance	3,000.00	3,000.00
512.471 Ordinance Codification	2,600.00	2,600.00
512.472 Election	2,638.00	2,638.00
512.473 Newsletter	500.00	500.00
512.480 Promotion/Public Relations	600.00	600.00
512.490 Advertising	2,000.00	2,000.00
512.510 Office Supplies	2,500.00	2,500.00
512.515 Office Copier/Lease	1,500.00	1,500.00
512.520 Office Copier/ Usage	1,030.00	1,030.00
512.521 Document Retention	100.00	100.00
512.542 Dues & Subscriptions	900.00	900.00
512.640 Equipment	2,000.00	2,000.00
521.210 Fica Match	4,917.00	4,917.00
	137,399.50	137,399.50

Finance

513.120 Salaries & Wages	37,128.00	37,128.00
513.130 Holiday Bonus	500.00	500.00
513.140 Overtime Pay	500.00	500.00
513.220 Pension	3,713.00	3,713.00
513.230 Group Insurance	10,600.00	10,600.00
513.231 Life Insurance	177.00	177.00
513.232 Dental Insurance	456.00	456.00
513.240 Work Comp Ins	1,321.50	1,321.50
513.320 Audit Fee	27,000.00	27,000.00
513.415 Fund Balance Support	1,000.00	1,000.00
513.493 Bank Service Charges	150.00	150.00
513.495 Janitorial Services	2,340.00	2,340.00
521.210 Fica Match	2,841.00	2,841.00
	87,726.50	87,726.50

Legal

514.121 Litigation	25,000.00	25,000.00
514.124 Town Attorney	35,000.00	35,000.00
514.421 Special Magistrate	5,000.00	5,000.00
	65,000.00	65,000.00

Law Enforcement

521.340 Law Enforcement Services	247,188.00	247,188.00
521.350 Traffic Enforcement Officer	2,000.00	2,000.00
521.410 Shared Phone Costs	150.00	150.00
	249,338.00	249,338.00

Fire Control

522.340 Fire Dept Services	56,068.00	56,068.00
522.341 EMS (Seminole)	56,068.00	56,068.00
	112,136.00	112,136.00

Protective Services

524.310 Code Enf. Services	22,500.00	22,500.00
524.421 Attorney Fees	5,000.00	5,000.00
524.422 Citation Costs	250.00	250.00
524.510 Code Enf. Supplies	100.00	100.00
524.542 Dues & Subscriptions	150.00	150.00
	28,000.00	28,000.00

Public Works

521.210 Fica Match	5,458.00	5,458.00
539.120 Salaries & Wages	71,339.00	71,339.00
539.129 Overtime DPW Assistant	1,500.00	1,500.00
539.130 Holiday Bonus	1,000.00	1,000.00
539.200 Temporary Help	2,000.00	2,000.00
539.220 Pension Expense DPW	7,134.00	7,134.00
539.230 Group Insurance	14,483.00	14,483.00
539.231 Life Insurance	354.00	354.00
539.232 Dental Insurance	912.00	912.00
539.233 Vehicle Insurance	1,313.00	1,313.00
539.240 Worker's Comp Ins	2,643.00	2,643.00
539.241 Continuing Education	1,000.00	1,000.00
539.400 Travel	100.00	100.00
539.440 Public Works Utilities	1,300.00	1,300.00
	110,536.00	110,536.00

Roads & Streets

541.465 Maintenance Streets	1,000.00	1,000.00
541.466 Maintenance Signs/Signals	5,000.00	5,000.00
541.467 Maintenance Street Lights	29,500.00	29,500.00
541.535 Road Signage	1,500.00	1,500.00
	37,000.00	37,000.00

Housing Development

554.800 Grants and Aid	750,000.00	750,000.00
	750,000.00	750,000.00

Library

571.000 Library

30,610.00

30,610.00

30,610.00

30,610.00

Parks & Recreation

572.260 General Liability	5,315.50	5,315.00
572.265 Property Insurance	628.00	628.00
572.266 Property Insurance Wind	3,557.50	3,557.50
572.269 Flood Insurance	9,000.00	9,000.00
572.340 Landscaping Expense	8,000.00	8,000.00
572.341 Storm Debris Collection	0.00	<u>15,000.50</u>
572.430 Utilities	6,000.00	6,000.00
572.460 Maintenance Automotive	1,500.00	1,500.00
572.461 Maintenance Building	1,500.00	1,500.00
572.462 Maintenance Grounds	20,000.00	2,000.00
572.463 Maintenance Trees	5,000.00	5,000.00
572.464 Maintenance Other	500.00	500.00
572.467 Equipment Rental	500.00	500.00
572.490 Playground Equipment	1,500.00	1,500.00
572.510 Maintenance Equipment	500.00	500.00
572.520 Uniforms	500.00	500.00
572.521 Twin Towers Operating	300.00	300.00
572.522 Gasoline & Oil	3,000.00	3,000.00
572.524 Fertilizer & Mulch	2,000.00	2,000.00
572.527 Tools & Equipment	1,000.00	1,000.00
572.535 Signage	2,500.00	2,500.00
572.555 Master Plan Planting Fund	0.00	<u>12,000.00</u>
572.599 Swim Buoys	3,000.00	3,000.00
	75,801.00	84,801.00

Board of Parks & Rec

572.439 Holiday Lights	13,000.00	13,000.00
572.535 Signage	1,500.00	1,500.00
572.460 Holiday Lighting Maintenance	1,500.00	1,500.00
573.525 Plants/Trees/Shrubs	1,500.00	1,500.00
	17,500.00	17,500.00

Replacement Reserves

600.220 2006 Ford F-150	3,000.00	3,000.00
600.250 Tractor 2016	2,000.00	2,000.00
600.301 Seawall	6,000.00	6,000.00
600.401 Bldg Refurbishment TownHall	122,346.00	122,346.00
600.403 Bldg Refurbishment PW	61,173.00	61,173.00
600.640 Lawn Mower 2015	1,300.00	1,300.00
600.800 Park Board Master Plan	5,000.00	5,000.00
600.820 Park Board Playground Equip	10,000.00	10,000.00
600.900 Storm Debris Collection		
	210,819.00	210,819.00

1,982,900.00

1,982,900.00

0.00

CAPITAL FUND

Revenues:

	<u>2017/2018 Budget</u>	<u>Amended Budget</u>
312.600 Sales & Use Tax -One Cent	179,520.00	179,520.00
334.390 FDOT Grant	32,000.00	32,000.00
335.122 Sales & Use Tax 8th Cent	8,771.00	8,771.00
337.300 PC Interlocal Agreement Reimbursement	300,000.00	300,000.00
361.200 Interest Savings Accounts	2,750.00	2,750.00
399.000 Transfer In	46,173.00	<u>37,173.00</u>
	<u>569,214.00</u>	<u>560,214.00</u>
539.630 Infrastructure	332,000.00	332,000.00
541.633 Vision Planning/EAR	0.00	<u>700.00</u>
600.600 Roads & Streets Reserves	237,214.00	<u>228,214.00</u>
	<u>569,214.00</u>	<u>560,914.00</u>

Storm Water Fund

2017-2018 Budget

Revenues:

	2017/2018 Budget	Amended Budget
312.000 Stormwater Fee Revenue	93,100.00	93,100.00
361.200 Interest Savings Accounts	1,500.00	1,500.00
	<u>94,600.00</u>	<u>94,600.00</u>
535.340 Street Sweeping	1,500.00	1,500.00
535.441 Utility Mailing Costs	3,700.00	3,700.00
535.468 Maintenance CDS Units	2,500.00	2,500.00
535.540 Clean Drain & Lines	2,000.00	2,000.00
535.548 NPDES Drain Cleaning Reserve	3,000.00	3,000.00
535.650 Engineering Expense	8,000.00	10,000.00
541.468 Maintenance Storm Drains	1,500.00	1,500.00
600.500 Stormwater Reserves	72,400.00	70,400.00
	<u>94,600.00</u>	<u>94,600.00</u>

RESOLUTION 2018-13

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF REDINGTON BEACH, FLORIDA, SUPPORTING THE PROPOSED JOINT DEVELOPMENT OF A MULTI-PURPOSE FACILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Towns of North Redington Beach, Redington Beach, and Redington Shores, Florida and Pinellas County, Florida are subdivisions of the State of Florida charged with providing governmental services in order to foster the health, safety, and welfare of the public; and

WHEREAS, among those services necessary to be provided are fire/EMS services, law enforcement services, sewer services, and the conduct of elections; and

WHEREAS, the administrations of the governmental entities referenced herein have discussed in preliminary fashion the cooperative development of a multi-purpose facility to be located in the Town of North Redington Beach that is proposed to provide facilities to assist in the provision of the services identified; and

WHEREAS, the Town of Redington Beach has conducted community outreach and determined that its citizens largely support the proposed project and have encouraged the Town's Board of Commissioners to continue to pursue it.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF REDINGTON BEACH, FLORIDA:

1. That the Town of Redington Beach does hereby strongly support the proposed joint development of a multi-purpose facility as described herein and desires to continue efforts toward same.
2. This Resolution shall take effect immediately upon its adoption.

	Motion	Second	Aye	Nay	Absent
Commissioner Dorgan					
Commissioner Kornijtschuk					
Commissioner Steiermann					
Vice Mayor Will					
Mayor Simons					

TOWN OF REDINGTON BEACH
ORDINANCE 2018-08

AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, PINELLAS COUNTY, FLORIDA, AMENDING THE GOALS, OBJECTIVES, AND POLICIES OF THE TOWN OF REDINGTON BEACH COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT TO AMEND THE PERMITTED IMPERVIOUS SURFACE RATIO FOR THE RESIDENTIAL URBAN (RU) AND RESIDENTIAL MEDIUM (RM) LAND USE CATEGORIES; AND BY AMENDING THE TRANSPORTATION ELEMENT TO ESTABLISH A MOBILITY MANAGEMENT SYSTEM, AND TO DELETE TRANSPORTATION CONCURRENCY AND TO REVISE REFERENCES TO THE METROPOLITAN PLANNING ORGANIZATION TO FORWARD PINELLAS; AND BY AMENDING THE HOUSING ELEMENT BY ADDING GOAL 2 AND AN IMPLEMENTING OBJECTIVE ADOPTING PINELLAS COUNTY'S TEMPORARY EMERGENCY HOUSING ORDINANCE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Section 163, Part II, Florida Statutes, establishes the requirements of the Community Planning Act and governs local government comprehensive planning and land development regulation; and

WHEREAS, The Town of Redington Beach adopted its Comprehensive Plan in October, 1989, and has periodically revised and amended the Plan in order to ensure it remains current and responds to current needs and opportunities; and

WHEREAS, the Community Planning Act has been amended as set forth in the Town's Evaluation and Appraisal Report adopted on June 20, 2018; and

WHEREAS, the above-referenced amendments should be reflected in the Town's Comprehensive Plan; and

WHEREAS, Pinellas County has replaced transportation concurrency with a mobility management system in the Countywide Comprehensive Plan; and

WHEREAS, Pinellas County has made provision in its land use policies and documents for post-disaster emergency housing, which provisions should also be reflected in the Town's Comprehensive Plan; and

1
2 **WHEREAS**, The Building Official and Town Planner of the Town of Redington Beach
3 recommended that the Comprehensive Plan be amended as set out in sections 3, 4, 5 and 6; and
4

5 **WHEREAS**, The Planning Board of the Town of Redington Beach, sitting as the Local
6 Planning Agency, found this proposed Amendment to be consistent with the balance of the
7 Comprehensive Plan and recommended its approval; and
8

9 **WHEREAS**, the Board of Commissioners of the Town of Redington Beach desires to
10 implement the recommendations of the Planning Board;
11

12
13 **NOW THEREFORE BE IT ORDAINED**, by the Commissioners of the Town of
14 Redington Beach, Florida, in its regular meeting duly assembled on this _____ day of _____
15 201__, that:
16

17 **Section 1.** The foregoing whereas clauses are incorporated herein by reference and made
18 a part hereof.
19

20 **Section 2.** Policy 1.8.1 of Objective 1.8 of Goal 1 of the Future Land Use Element is
21 amended to read as follows:
22

23 Policy 1.8.1

24 The Town of Redington Beach hereby adopts these land use categories as those which
25 shall govern development within the community pursuant to Section 9J-5.006(3)(c)7.,
26 Florida Administrative Code. These land use categories shall be consistent with the
27 primary and secondary uses listed in the Pinellas Planning Council Countywide Plan
28 Rules, except where the secondary uses are omitted.

29 1. Residential Urban (RU)

- 30 a. Purpose – The Residential Urban land use category is intended for
31 residential uses up to 7.5 dwelling units per acre not restricted by dwelling
32 unit type that are, or may be developed, in an urban low density residential
33 manner.
34 b. Primary uses – Single-family residential.
35 c. Density – Up to 7.5 dwelling units per acre.
36 d. Maximum impervious surface ratio is 40 65 percent.
37

38 2. Residential Medium (RM)

- 39 a. Purpose – The Residential Medium land use category is intended for
40 residential uses up to 15.0 dwelling units per acre not restricted by
41 dwelling unit type.

- b. Primary Uses – Residential
- c. Residential Density – up to 15.0 dwelling units per acre.
- d. Maximum impervious surface ration is ~~40~~ 65 percent.

Section 3. Objective 1.1 of Goal 1 of the Transportation Element is amended and Policies 1.1.2 through 1.1.7 inclusive, are inserted, to read as follows:

Objective 1.1

~~A minimum level of service (LOS) standard shall be achieved for all roads within the town.~~

Maintain a multi-modal 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 operational level of service (LOS) D peak hour shall be the standard for Gulf Boulevard (SR699) within the town.~~

The Town shall implement a mobility management system through the application of Transportation Element policies and the site plan review process pursuant to the following Policies pertaining to the application of the Mobility Management System.

Policy 1.1.1.1

All development projects generating new trips shall be subject to payment of a multi-modal impact fee.

Policy 1.1.1.2

Development projects that generate between 51 and 300 new peak hour trips on deficient roads shall be classified as tier 1 and required to submit a transportation management plan (TMP) designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel.

Policy 1.1.1.3

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.

Policy 1.1.1.4

Multi-modal impact fee assessments may be applied as credit toward the cost of a TMP.

1
2 **Policy 1.1.1.5**

3 A traffic study and/or TMP for a development project not impacting a deficient road
4 corridor shall be required if necessary to address the impact of additional trips generated
5 by the project on the surrounding traffic circulation system.
6

7 **Policy 1.1.1.6**

8 Deficient roads shall include those operating at peak hour level of service (LOS) E and F
9 and/or volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement
10 scheduled for construction within three years.
11

12 **Policy 1.1.1.7**

13 Multi-modal impact fee revenue shall be utilized to fund multi-modal improvements to
14 local, county or state facilities that are consistent with the comprehensive plan as well as
15 the Forward Pinellas Long Range Transportation Plan.
16

17 **Policy 1.1.1.8**

18 The Town shall support the effort of Forward Pinellas to complete the biennial update of
19 the Multi-modal Impact Fee Ordinance through the Forward Pinellas planning process,
20 which includes review by the Forward Pinellas Technical Coordinating Committee and
21 the Forward Pinellas Policy Board.
22

23 **Policy 1.1.2**

24 The Town shall continue to work with the Pinellas Suncoast Transit Authority (PSTA) to
25 increase the efficiency of the fixed-route system by encouraging mass transit use through
26 the application of the Pinellas County Mobility Plan and the Town's Site Plan Review
27 Process.
28
29

30 **Section 4.** Policy 1.3.4 of the Transportation Element is amended to read:
31

32 **Policy 1.3.4**

33 Coordinate the placement and maintenance of crosswalks and sidewalks along Gulf
34 Boulevard (SR 699) with Pinellas County through ~~the Metropolitan Planning~~
35 ~~Organization~~ Forward Pinellas and the Florida Department of Transportation (FDOT).
36
37

38 **Section 5.** Objective 1.6 and Policies 1.6.1 and 1.6.2 of the Transportation Element are
39 amended to read:
40

41 **Objective 1.6**

1 Transportation planning shall be coordinated with the town's Future Land Use and
2 Transportation Map, the FDOT Long Range and 5-Year Transportation Plans, the ~~Metropolitan~~
3 ~~Planning Organization (MPO)~~ Forward Pinellas 5-Year Transportation Improvement Program
4 (TIP) and Long Range Transportation Plan (LRTP), and the plans of the neighboring
5 jurisdictions.

6
7 **Policy 1.6.1**

8 The Town shall coordinate with the FDOT and the ~~MPO~~ Forward Pinellas 5-Year
9 Transportation and Long Range Plans and update or modify this element, as necessary.

10
11 **Policy 1.6.2**

12 The Town shall review the transportation for plans and programs of the neighboring
13 municipalities and Pinellas County through coordination with ~~the MPO~~ Forward Pinellas.

14
15
16 **Section 6.** The Housing Element of the Comprehensive Plan is amended by the insertion
17 of a new Goal 2 and Objective 2.1 to read as follows:

18
19 **Goal 2:** The Town shall provide reasonable flexibility in land development regulations to
20 afford temporary housing options to otherwise displaced residents during the
21 aftermath of a disaster that rendered existing housing stock uninhabitable.

22
23 **Objective 2.1**

24 The Town acknowledges the application to the Town of the Pinellas County Emergency Housing
25 Ordinance, Ordinance 14-46, as subsequently codified, in its entirety.

26
27
28 **Section 7.** Any portion of this Ordinance deemed unconstitutional or otherwise invalid
29 at law is severable from the remainder thereof.

30
31 **Section 8.** This Ordinance shall become effective immediately upon final passage and
32 adoption.

33
34
35 **PASSED AND ADOPTED** by the Board of Commissioners of the Town of Redington Beach,
36 Pinellas County, Florida, on this ____ day of _____, 201__.

37
38
39 **ATTEST:**

40
41
42 **Missy Clarke, CMC Town Clerk**

Nick Simons, Mayor

1
2

	Motion	Seconded	Aye	Nay	Absent
Commissioner Kornijtschuk					
Commissioner Dorgan					
Commissioner Steiermann					
Vice Mayor Will					
Mayor Simons					

3



Meeting Date: November 7, 2018
ADVERTISED PUBLIC HEARING
Agenda Item ____

FLORIDA MUNICIPAL SERVICES
18001 Gulf Blvd.
Redington Shores, FL 33708
(727) 202-6825

November 1, 2018

MEMORANDUM

TO: Honorable Mayor and Members of the Town Board of Commissioners
Town of Redington Beach

FROM: Darin Cushing, CBO, CFM, Building Official
R. Bruce McLaughlin, AICP, MCIP, Town Planner

SUBJECT: Proposed Ordinance 2018-08 – EAR-Based Comprehensive Plan Amendment 1

EXECUTIVE SUMMARY

The Town previously amended its Plan as proposed in Ordinance 2018-08. Procedurally, those amendments require re-adoption. Ordinance 2018-08 amends the FLUE to increase the permitted ISR in residential areas, amends the Transportation Element to replace concurrency with mobility management, and amends the Housing Element to provide for emergency housing. **STAFF FINDS THE PROPOSAL TO BE GENERALLY CONSISTENT WITH THE PLAN AND THE COUNTYWIDE COMPREHENSIVE PLAN AND RECOMMENDS APPROVAL OF SECTIONS 1 and 3 THROUGH 8. STAFF NOW RECOMMENDS DENIAL OF SECTION 2. THE PLANNING BOARD RECOMMENDED APPROVAL OF ALL CHANGES BASED ON NO STAFF RECOMMENDATION WITH RESPECT TO SECTION 2.**

BACKGROUND

Applicant: Town of Redington Beach

November 1,, 2018

Location: Entire Town

THE REQUESTS

Future Land Use Element

In 2016, the then Building Official recommended that the permitted impervious surface ratio established by the controlling Comprehensive Plan for the Residential Urban (RU) and the Residential Medium (RM) future land use designations be increased from 0.4 (40%) to 0.65 (65%), to be more in keeping with the County's other beach communities (Table, following page), and be less inconsistent with the Town's land development regulations. The proposed amendment, if adopted, reestablishes the new permitted ISR.

Transportation Element

In March, 2016, Pinellas County adopted County Ordinance 16-21 which replaced the Countywide transportation concurrency program with a mobility management plan. The proposed amendment makes the Town's Comprehensive Plan consistent with the Countywide Comprehensive Plan by establishing a mobility management plan and repealing the existing transportation concurrency requirements.

Emergency Housing

In November, 2014, the County adopted Ordinance 14-46 providing for facilitating the provision of emergency housing in a post-disaster situation. By operation of the County Charter and of State Law, Ordinance 14-46 applies to the Town of Redington Beach. It is prudent to include support for the ordinance in the Town's Comprehensive Plan and to preclude the possibility of a comprehensive plan consistency challenge to the County Ordinance.

HISTORY

In 2016, the Town attempted to adopt Ordinances 2016-04, 2016-05 and 2016-06, amending, respectively, the Future Land Use, Conservation and Coastal Management and Transportation Elements of the Town's Comprehensive Plan. As set out below, those amendments require re-adoption and, in one case, re-evaluation. The needs for re-adoption and re-evaluation are set out below.

Future Land Use Element

The Future Land Use Element amendments are identical to the change proposed by Ordinance

PINELLAS COUNTY BEACH MUNICIPALITIES
 PERMITTED IMPERVIOUS SURFACE RATIOS
 RESIDENTIAL ZONES

BeachISR
 08/01/18

MUNICIPALITY	ZONE/USE	I.S.R.	
Belleair Beach	RM	0.75	
	RL	0.60	
Belleair Shore		0.60	
Indian Rocks Beach		None	
Indian Shores		None	
Redington Beach		None	
North Redington Beach		0.60	
Madeira Beach	S.F.	0.40	Plus footprint of principal structure
	M.F.	0.70	Plus footprint of principal structure
Treasure Island		0.70	
St. Pete Beach		0.70	

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2016-04. However, additional analysis to guide the Town Board is provided in this staff report, and Staff now recommends that this Amendment **not** be adopted.

Housing Element

The Housing Element amendment is very similar to the change proposed by Ordinance 2016-05, except that the change is made to the Housing Element rather than to the Conservation and Coastal Management Element, although the events that would trigger the Emergency Housing Ordinance are within the purview of the Conservation and Coastal Management Element. This version also clarifies that the underlying Pinellas County Emergency Housing Ordinance already applies to the Town.

Transportation Element

The Transportation Element amendments are substantially different than those proposed by Ordinance 2016-06. As proposed in the current ordinance, these amendments are closely based on the corresponding amendment recently prepared by Forward Pinellas for the Town of Redington Shores, subject to a slight variation in format, updating references from the MPO to Forward Pinellas and retaining the policy related to the PSTA.

NOTICE

The Clerk's office will provide evidence of the notice given of the advertised public hearing.

The procedure for amending a comprehensive plan is established by § 163.3184 (11), F.S. and includes:

- Two advertised public hearings, one at the transmittal stage (prior to the proposed amendment being sent to the State for review); and one at the adoption stage (prior to the final reading by the Commission);
- A schedule for the placement of the notices of the public hearings *vis a vis* the public hearings;
- By reference to § 166.041, F.S., a prescribed form for the notices of public hearings.

Section 163.3184 (4), F.S., also requires that proposed comprehensive plan amendments be sent to the State Land Planning Agency for review and comment, known as an ORC (objections,

November 1,, 2018

recommendations and comments) review. In the case of the three amendments being readopted by this Ordinance, it does not appear that the public hearings were held as required by statute or that the amendments were sent to the State for an ORC review.

In addition to the issue of whether the Town could amend its Comprehensive Plan in 2016 prior to the preparation of an updated Evaluation and Appraisal Report of the Plan, the process used to adopt the 2016 comprehensive plan amendments does not appear to be in compliance with state law. Accordingly, it is prudent to re-adopt the 2016 Comprehensive Plan Amendments to ensure that there are no procedural defects in their enactment.

AUTHORITY

Pursuant to §§ 4 and 5 of the Town Charter, the Town is governed by the Board of Commissioners which may exercise all powers available to a municipality under the Constitution and laws of the State of Florida. Those powers include preparing and adopting (via § 15-56 of the Town Code), a comprehensive plan for the Town and, therefore, amendments to said Plan.

Concomitant with the power to adopt a comprehensive plan comes the authority to otherwise fully comply with Part II, Chapter 163, Florida Statutes, the Community Planning Act.¹

Included in this authority is the authority to amend the Comprehensive Plan in accordance with Florida Law.

INTERNAL COMPREHENSIVE PLAN CONSISTENCY

The primary element of a comprehensive plan is the Future Land Use Element (FLUE). In the Town of Redington Beach, the key Goal of the FLUE, and thus of the Plan, is:

- Goal 1:** Ensure that the residential and family character of the Town of Redington Beach is maintained and protected while maximizing the potential for economic benefit resulting from enhanced property values. seasonal visitors, and the tourist trade and the enjoyment of natural and man-made resources by citizens and

¹ Formerly known as the Local Government Comprehensive Planning and Land Development Regulation Act.

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visitors alike, and minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

The second and third amendments contemplated in Ordinance 2018-08 will preserve and protect the Town's character, will enhance the potential for economic benefits by improving the Town's transportation system and will minimize threats to the Town's fabric. The first amendment is subject to the *caveats* expressed in the discussion of the impervious surface ratio issue. Each amendment is internally consistent with the Element it amends and the emergency housing amendment is also consistent with the Conservation and Coastal Management Element.

However, the FLUE Amendment is arguably inconsistent with the following Future Land Use and Infrastructure Element policies:

Policy 1.1.2

Residential areas shall be located and designed to protect life and property from natural and manmade hazards such as flooding, excessive traffic, subsidence, noxious odors, and noise.

Future Land Use Element

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

Objective 2.1

The Town shall seek to improve the stormwater drainage system located within its municipal boundaries.

Objective 2.2

All development within the Town of Redington Beach shall meet the adopted level-of-service standard for stormwater drainage.

Policy 2.2.1

All development activity shall adhere to the level-of-service standard for drainage requirements of the 25 year, 24 hour rainfall storm design standard.

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Policy 2.3.1

The Town shall assess existing conditions and recommend modifications or cures to relieve existing drainage problems.

Infrastructure Element

In particular, it is not presently clear that the increased runoff resulting from an increased impervious surface ratio will comply with Policy 2.2.1 establishing a level of service standard for stormwater runoff.

COUNTYWIDE COMPREHENSIVE PLAN CONSISTENCY

The Countywide Comprehensive Plan Future Land Use designations for the residential areas of the Town are Residential Low Medium and Residential Medium. Neither designation establishes an impervious surface ratio for residential uses but both designations permit an ISR of 0.75 for permitted non-residential uses in these designations. Accordingly, the proposed increase in the ISR is not inconsistent with the Countywide Comprehensive Plan.

The amendments to the Transportation and Housing Elements are intended to bring the Town's Comprehensive Plan into compliance with the County controls. Therefore, these changes are consistent with the Countywide Comprehensive Plan.

ANALYSIS

Impervious Surface Ratio

Previous Analysis

In Staff's report to the Planning Board, considered at that Board's August 14, 2018, public hearing, Staff made no recommendation with respect to the proposed impervious surface ratio amendment. Since then, a number of events have occurred:

- Staff have had the benefit of an additional three months of casual observation of the conditions in the Town, particularly through the "rainy season;"

November 1,, 2018

- The storm surge from Hurricane Michael caused substantial street flooding, even without a rainfall event, (see attachment A ²),
- A squall line that rapidly passed over the Town in the early afternoon of October 26, 2018, dropped 0.23" of rain ³ on the Town and left significant areas of standing water;
- Staff, along with a highly qualified stormwater engineer, toured the entire Town on October 26, 2018, renewing our observations of the stormwater issues in the Town;
- The Town is about to embark on the pursuit of flood mitigation funding from the Southwest Florida Water Management District, the Tampa Bay Estuary Program and, perhaps, the Federal Emergency Management Agency, and the success of these funding applications could be adversely affected by the increase in the permitted impervious surface ratio;
- The procedural validity of the 2016 increase in the impervious surface ratio, beyond the status of the ISR, has been called into question.

Based on the foregoing, Staff's ambivalence on the topic of the appropriate impervious surface ratio has been resolved and Staff now firmly recommend against increasing the impervious surface ratio above the lawfully established 0.40 ratio.

The Current Situation

Policy 1.8.1 of the Future Land Use Element of the Town's Comprehensive Plan sets the maximum impervious surface ratio in the Residential Urban and Residential medium future land use designations as 0.4 (expressed as 40 percent). This standard governs:

(b) All land development regulations enacted or amended shall be consistent with the adopted comprehensive plan, or element or portion thereof, and any land development regulations existing at the time of adoption which are not consistent with the adopted comprehensive plan, or element or portion thereof, shall be

² Courtesy Planning Board member Tim Thompson.

³

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amended so as to be consistent. ... **During the interim period** when the provisions of the most recently adopted comprehensive plan, or element or portion thereof, and the land development regulations are inconsistent, the provisions of **the most recently adopted comprehensive plan**, or element or portion thereof, **shall govern** any action taken in regard to an application for a development order. ^[4]

Section 163.3194(1)(b), Florida Statutes, [Emphasis Added].

This 0.4 impervious surface ratio standard dates back to at least October, 1989, when it is found in Policy 2.3.2 of the Infrastructure Element of the 1989 Comprehensive Plan.

The Town attempted to amend this standard by Ordinance 2016-04, adopted August 16, 2016. However, because the Town had not prepared an Evaluation and Appraisal Report of its Comprehensive Plan, as required by Florida Law, this amendment was proscribed by Florida law. This discrepancy was identified by Staff in July, 2017 and the 0.4 ISR has been enforced since then. As noted above, there does not appear to have been compliance with enactment procedures for Ordinance 2016-04, which is another reason to continue to enforce the 0.40 ratio established in the 1989 Comprehensive Plan.

Section 6-59 of the Town Code imports the Comprehensive Plan Impervious Surface Ratio into the Code by referring to and adopting the ISR set out in the Comprehensive Plan's Future Land Use Element.

However, § 6-103 of the Town Code, in conflict with § 6-59 and the controlling Comprehensive Plan, sets the permitted ISR in residential areas at 0.65. ⁵ Section 6-103 was established by Ordinance 2016-08, adopted in November, 2016.

⁴ A "Development Order" is an order granting a building permit, zoning permit or any other formal approval of the development of land. The Town Attorney can provide case law construing and enforcing this provision.

⁵ After the issues in the pending Ordinance are resolved, it may be prudent to resolve the other conflicts between the ISRs established by the Comprehensive Plan and those established in § 6-103. The conflict between the governing Comprehensive Plan and the land development regulations may also have led to some uneven enforcement of the ISR requirement and the to the existence of some nonconforming uses..

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Definition

Impervious surface is a measure of use intensity. The control of impervious surfaces ensures continued absorption of rainwater, aids in the control of stormwater runoff, and implements the policies of the Future Land Use and Infrastructure Elements of the Comprehensive Plan. In addition to higher impervious surface ratios leading to more runoff, the higher runoff carries with it pollutants of various sorts.

In Redington Beach, an impervious surface is defined as:

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

Redington Beach Code, Appendix A, § 15.

It should be noted that this is a very narrow definition of impervious surface. While it has been construed to include pavers, there are several other features that are not considered impervious. These include swimming pools, (on the theory that a full pool is completely impervious); wooden decks, (at least prorated); recreation facilities; large, stationary lawn furniture and flagpole bases. Some codes also include gravel as impervious surface.

Runoff Coefficients

A runoff coefficient is a dimensionless coefficient relating the amount of runoff to the amount of precipitation received. It is expressed as a ratio of runoff to rainfall. Areas with low infiltration and high impervious areas will have higher runoff coefficients while areas with good infiltration and low impervious areas will have lower runoff coefficients.

Typical runoff coefficients are:

Single family residential area, generally	0.30 - 0.50
Lawns (flat, sandy soils)	0.05 - 0.10
Drives and walks	0.75 - 0.85
Roofs	0.75 - 0.95

November 1,, 2018

Calculation

On the following page is a table setting forth the runoff calculation for a typical 6,000 square foot lot with an 1,800 square foot house. The rainfall is a Pinellas County datum for the 25-year, 24-hour peak storm event.

The runoff at a 0.65 ISR is 7.66 cubic feet per second greater than the runoff at a 0.40 ISR. That is approximately 7 2/3 basketballs per second.

Implications

If the increase to the ISR attempted via Ordinance 2016-04 is left in place, it will result in an increase in runoff from a typical 6,000 square foot lot of 7.66 cubic feet per second – the equivalent of 7 2/3 basketballs **per second** entering the Town's stormwater drainage system. Such an increase will gravely exacerbate the drainage issues in the Town.

If the ISR is rolled back to the level in place since at least October, 1989, it will create a number of nonconforming uses for the projects permitted between August, 2016, based on the adoption of Ordinance 2016-04 and July, 2017 when the problem with the Ordinance was identified. Some mechanism will have to be put in place to treat these nonconformities.

It should also be noted that there is nothing to prevent the Town adopting a compromise ISR: more than the present 0.4 but less than the contemplated 0.65.

Transportation Element ⁶

Upon the removal of State-mandated transportation concurrency management requirements, the Pinellas County Metropolitan Planning Organization (MPO, now Forward Pinellas), endorsed the Pinellas County Mobility Management System in September, 2013. The Mobility Management System provides a framework for a coordinated multimodal approach to managing the traffic impact of development projects as a replacement for local transportation concurrency systems. The system calls for establishing a tiered development review approach for projects on deficient

⁶ Derived from the Staff Report to the Pinellas County Board of County Commissioners for the March 26, 2016 public hearing on mobility management,

TOWN OF REDINGTON BEACH
IMPERVIOUS SURFACE RATIO EXAMPLES

ISR Examples
08/08/18

Lot Size 6000
House Size 1800

24 Hour Rainfall 10.5
1 Hour Rainfall 0.4375

Runoff Coefficient
Roof 0.85
Driveway/Other Irr 0.8
Lawn 0.1

ISR	0.4	0.65
House Size	1800	1800
Driveways	600	2100
Lawn	3600	2100

Runoff (cfs)		
Roof	11.16	11.16
Driveway/Other Impervious	3.50	12.25
Lawn	2.63	1.53

TOTAL RUNOFF (cfs)	17.28	24.94
--------------------	-------	-------

Increase (cfs)	7.66
Increase (g/s)	57.30
Percent Increase	44.30%

November 1,, 2018

road corridors, requiring larger scale projects adding new trips to the surrounding road network to implement transportation management plans (TMPs).

The cost of implementing a TMP can be applied as credit toward a project's multimodal impact fee assessment. (The County Transportation Impact Fee collected by the Town was renamed Multimodal Impact Fee to more accurately describe the range of mobility improvements that can be funded with the fee.) TMPs would include strategies such as trail, sidewalk, bus stop and intersection improvements or trip reduction programs such as vanpooling or telecommuting.

Smaller scale projects with limited impact on the transportation system would only be required to pay a multimodal impact fee commensurate with the number of new trips they generate. The System is also intended to ensure consistency between County and municipal site plan review processes as they pertain to reviewing and managing the traffic impacts of development projects while increasing mobility for all users of the transportation system.

The proposed Transportation Element amendment will bring the Town's Comprehensive Plan into alignment with current County transportation planning policies, practices and procedures. Chapter 7 of the Town Code should also be amended to delete the transportation concurrency requirements.

Housing Element

This section of the proposed Comprehensive Plan Amendment creates consistency between Pinellas County Ordinance 14-46, now codified at §§ 34-36 - 34-39 of the County's Code, (Attachment B), and the Town's Comprehensive Plan. Pinellas County Ordinance 14-46, through operation of Section 2.04(k) of the County Charter and Chapter 252, Florida Statutes, is of countywide application, applying to both the unincorporated County and to the 24 municipalities in the County. This Comprehensive Plan Amendment should preclude any challenge of the application of Pinellas County Ordinance 14-46 in the Town as inconsistent with the Town's own Comprehensive Plan.

The intent of Pinellas County Ordinance 14-46 is to allow temporary emergency housing that would not otherwise be permitted in certain land use categories and zoning districts. The Ordinance also provides flexibility in the application of land development regulations to allow for the placement of temporary emergency housing. The regulations would go into effect upon the declaration of a State of Housing Emergency by the Board of County Commissioners

November 1,, 2018

Upon the activation of a Housing Emergency under the provisions of the County Ordinance, temporary housing may be provided where the existing primary residences are declared uninhabitable due to damage from a disaster. Examples of types of temporary housing units include manufactured homes, recreational vehicles, and modular dwellings. A permit for the temporary housing unit must be obtained through the applicable local government's permitting process. The temporary unit must be removed within 12 months following the issuance of the permit, or when the Certificate of Occupancy is issued following repair or replacement of the on-site residence, whichever occurs first.

Permit extensions for the temporary unit may be granted as appropriate. Setback requirements will be waived; however the temporary unit may not encroach into any public right-of-way, conservation/drainage easement, floodway, or preservation area.⁷

The proposed Comprehensive Plan Amendment will ensure consistency between the Town's Comprehensive Plan and the County's Emergency Housing Ordinance and should preclude the possibility of a comprehensive plan consistency challenge to the County Ordinance.

RECOMMENDATIONS

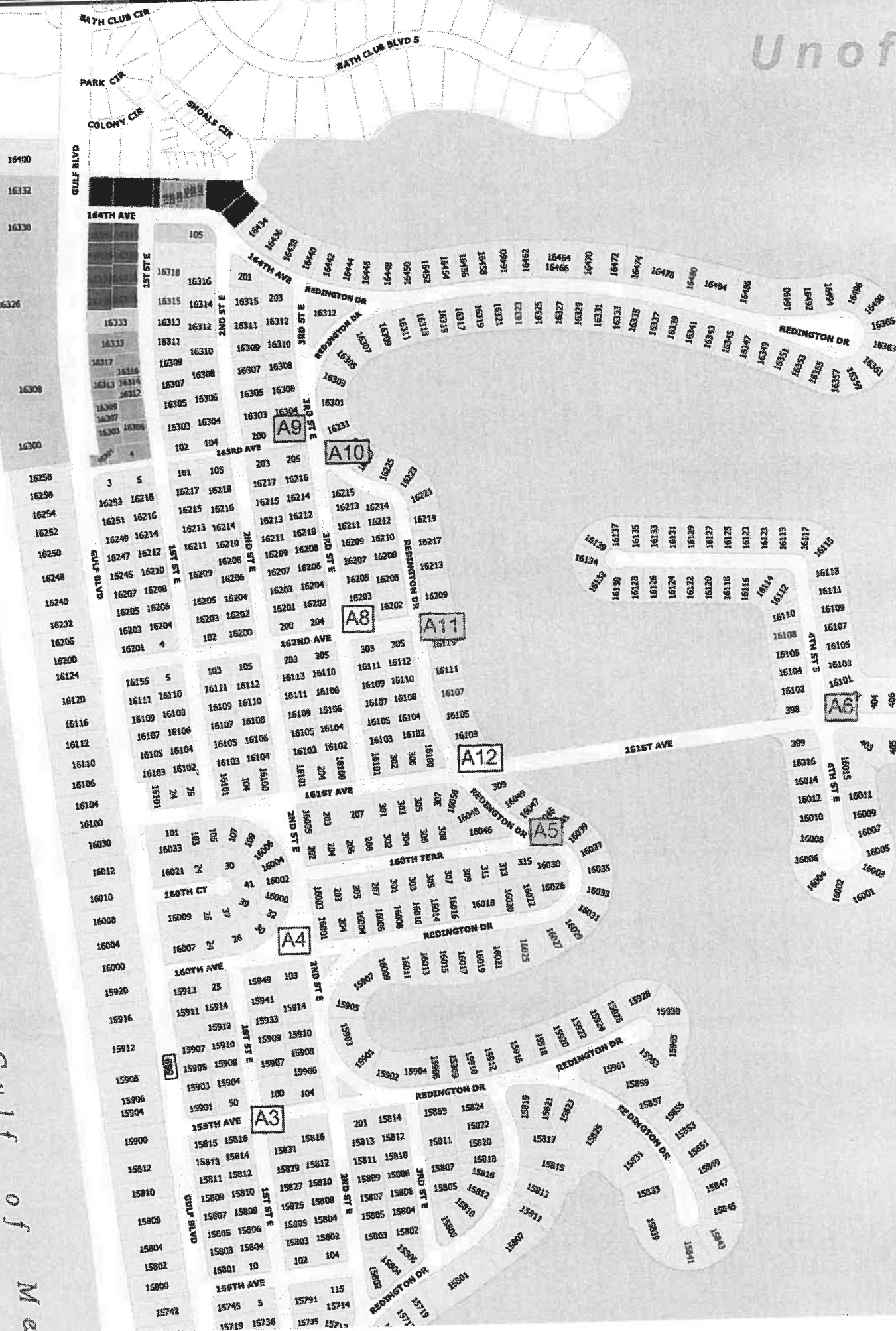
STAFF RECOMMENDS THAT PROPOSED ORDINANCE 2018-08, EXCEPT FOR SECTION 2, BE ADOPTED ON FIRST READING FOR THE PURPOSE OF TRANSMITTAL TO THE STATE. WITHOUT THE BENEFIT OF A STAFF RECOMMENDATION AS TO SECTION 2, THE PLANNING BOARD RECOMMENDED ADOPTION AND APPROVAL OF THE ENTIRE ORDINANCE.

DC/RBMcL/m

⁷ Derived from the Staff Report to the Pinellas County Board of County Commissioners for the November 18, 2014, public hearing on emergency housing.

ATTACHMENT A
POST HURRICANE MICHAEL PHOTOGRAPHS

Gulf of Me



A1 - 155th Ave and 1st Street



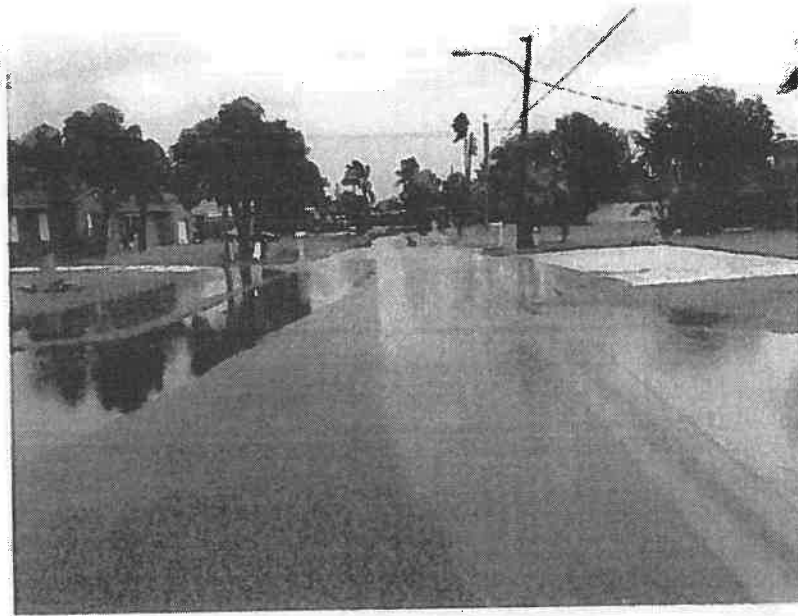
A2 - 156th Ave and Redington Drive



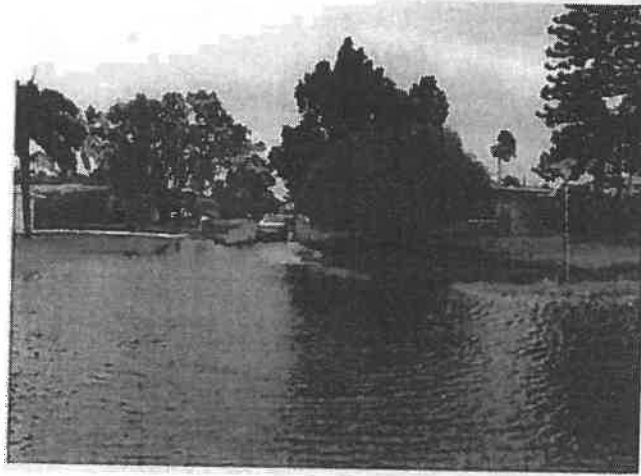
A3 - 159th Ave and Redington Drive



A4 - 160th Ave and Redington Drive



A5 - 160th Ter and Redington Drive



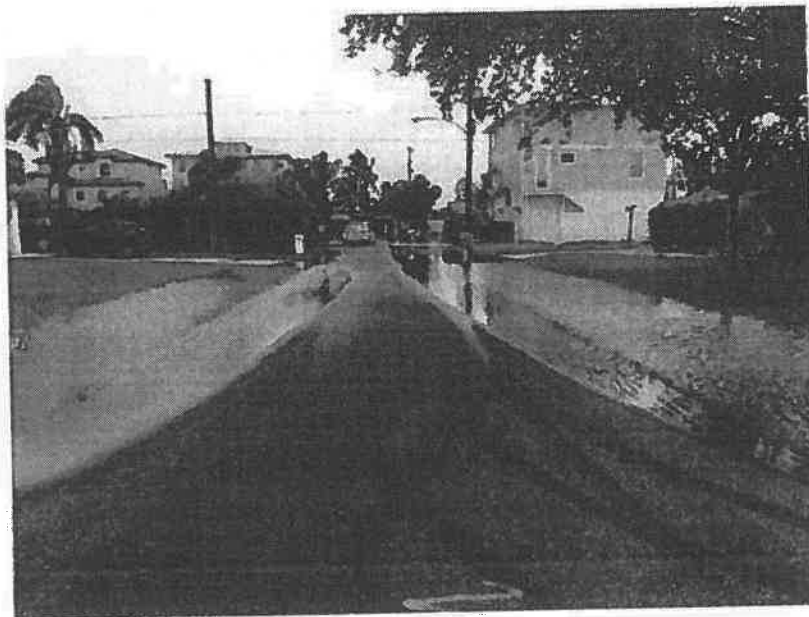
A6 - 161st Ave and 4th Street



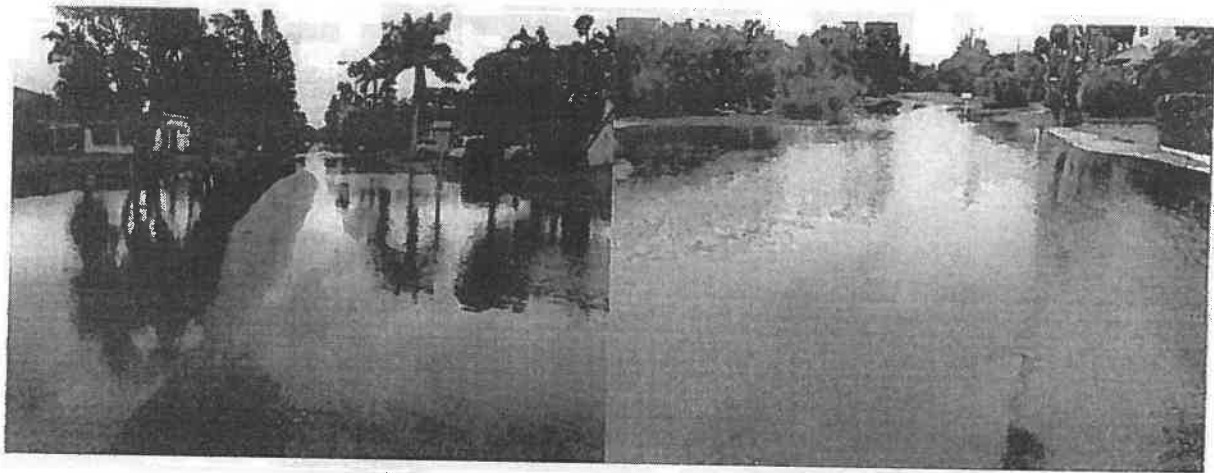
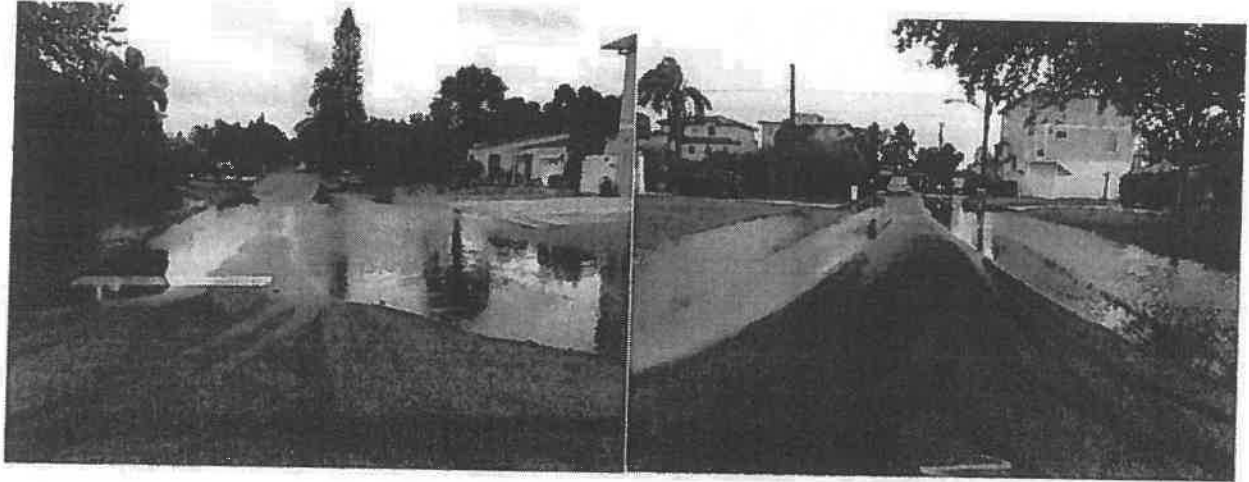
A7 - 161st Ave and 5th Street



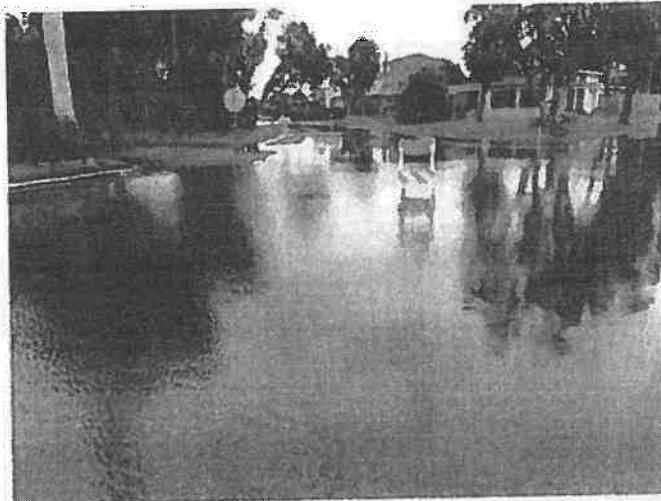
A8 - 162nd Ave and 3rd Street



A9 - 163rd Ave and 3rd Street



A10 - 163rd Ave and Redington Drive



A11 - 162nd Ave and Redington Drive



A12 - 161st Ave and Redington Drive



ATTACHMENT B
PINELLAS COUNTY ORDINANCE 14-16

ORDINANCE NO. 14-46

AN ORDINANCE OF THE COUNTY OF PINELLAS, PROVIDING THAT THE PINELLAS COUNTY CODE BE AMENDED BY ADDING NEW DIVISION 2 TO CHAPTER 34 ARTICLE II; PROVIDING FOR THE PLACEMENT OF MOBILE HOMES, RECREATIONAL VEHICLES, AND OTHER APPROPRIATE SHELTER IN RESIDENTIAL AREAS AND COMMERCIAL AREAS AS TEMPORARY ALTERNATIVE HOUSING; PROVIDING FOR A HOUSING EMERGENCY DECLARATION; PROVIDING FOR REGULATORY PROVISIONS; PROVIDING LOCAL COMPREHENSIVE PLAN AND COUNTYWIDE RULE AMENDMENTS WHERE NECESSARY FOR IMPLEMENTATION; PROVIDING FOR AREAS EMBRACED; PROVIDING FOR FILING OF THE ORDINANCE AND AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR ANY MODIFICATION THAT MAY ARISE FROM CONSIDERATION OF THE ORDINANCE AT PUBLIC HEARING.

WHEREAS, the Pinellas County Charter, Section 2.04(k), states that the County shall have all special and necessary power to furnish within the various municipalities the services and regulatory authority directly concerned with the development and implementation of civil preparedness programs; and

WHEREAS, when directly related to the furnishing of the services and regulatory authority associated with the development and implementation of civil preparedness programs, county ordinances shall prevail over municipal ordinances, when in conflict;

WHEREAS, because of the existing and continuing possibility of the occurrence of natural or manmade disasters or emergency and destruction of housing stock resulting therefrom, and in order to ensure the readiness of both the incorporated and unincorporated areas of Pinellas County to adequately deal with the loss of housing stock, it is desirable that Pinellas County implement a program to augment impaired housing stock by allowing, on a temporary basis, supplemental housing in zoning categories and land use categories that do not allow such housing alternatives and under conditions that are not otherwise permitted under the existing land development code; and

WHEREAS, the coordination of implementation of this ordinance will be facilitated by amendment of local comprehensive plans and the Countywide Plan to allow alternative housing on a temporary and supplemental basis.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS (DATE) DAY OF (MONTH), 2014, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA.

Section 1. Chapter 34, Article II, Division 2, Sections 34-36 through 34-39 of the Pinellas County Code are hereby added to read as follows:

Division 2: EMERGENCY HOUSING

Section 34-36 HOUSING EMERGENCY DECLARATION

- (a) **Purpose:** The purpose of this Division is to provide reasonable flexibility in land development regulations to afford temporary housing options to otherwise displaced residents during the aftermath of a disaster that rendered existing housing stock uninhabitable.
- (b) **Activation:** Upon declaration of a state of emergency pursuant to Article II, Division 1 of this Chapter 34, and during the pendency thereof, the Board of County Commissioners, as a part of the original declaration or at any time during the duration of a declared state of emergency, may declare a state of housing emergency for all or any part of the incorporated and/or unincorporated areas of Pinellas County.
- (c) **Areas Embraced:**
- (1) A Housing Emergency Declaration must define the boundaries of all areas subject to the provisions of this Section 34-36 and Section 34-37. The areas embraced may include the entire unincorporated and incorporated areas of Pinellas County or any part thereof.
 - (2) On its own initiative or upon petition by the governing body of a municipality, and based on findings regarding the status of housing stock in the areas being considered, the Board of County Commissioners or an official authority may amend the Housing Emergency Declaration resolution to expand or contract the areas embraced.
- (d) **Termination:**
- (1) A Housing Emergency Declaration survives the termination of the Article II, Division 1 emergency declaration and may only terminate, in whole or in part, by formal action of the Board of County Commissioners or an official authority to amend or terminate the areas embraced by the Housing Emergency Declaration.
 - (2) The status of the Housing Emergency Declaration shall be evaluated 90 days after its declaration and every 90 days thereafter as long as the Housing Emergency Declaration is in effect to determine if formal action by the Board of County Commissioners or an official authority is warranted to amend or terminate the Declaration.
- (e) **Effect of a Housing Emergency Declaration:** Upon the activation of a Housing Emergency Declaration, the provisions of Section 34-37, below, become

applicable in all the areas embraced by the Housing Emergency Declaration. If there is a Disaster Housing Plan adopted as a part of the County's Comprehensive Emergency Management Plan, the Disaster Housing Plan shall be compatible with Section 34-37, below.

Section 34-37: REGULATORY PROVISIONS

(a) Definitions:

(1) Community Sites: Sites where three or more temporary housing units are provided. These sites can include, but are not limited to, existing mobile home parks and mobile home subdivisions, and areas where extensive construction and building of an entire community is involved, which may include such things as building roads; laying water, sewer, electrical, and telecommunications lines; and arranging for public transportation, police, fire, and emergency medical services.

(2) Essential Services: Services necessary to a basic standard of living and the general welfare of society. Services may include, but are not limited to, the following: electrical services, gas services, and water and wastewater treatment services.

(3) Manufactured Home: A structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes plumbing, heating, air conditioning and electrical systems contained therein; except that such term shall include any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (U.S. Department of Housing and Urban Development) and complies with the standards established under this title. For mobile homes built prior to June 15, 1976, a label certifying compliance to the Standards for Mobile Homes, National Fire Protection Association (NFPA) 501, is required. For the purposes of these provisions, a mobile home shall be considered a manufactured home.

(4) Modular Dwelling Unit: Any residential unit, constructed to the standards promulgated by the Florida Building Commission, away from the installation site, and which bears a Department of Economic Opportunity insignia.

(5) Non-residential: On applicable future land use maps and zoning maps, future land use designations and zoning categories where residential uses are normally not permitted.

(6) Owner-Builder: Owners of property when acting as their own contractor and providing direct, onsite supervision themselves when building or improving single-family or two-family residences on such property for the occupancy or use of such owners and not offered for sale or lease.

(7) **Recreational Vehicle:** A vehicle built on a single chassis, 400 square feet or less, designed to be self-propelled or permanently towable by a light duty truck, and designed as temporary living quarters for recreational, camping, travel, or seasonal use.

(8) **Temporary Housing:** Temporary accommodations for individuals or families whose homes are made uninhabitable by an emergency or a major disaster that meets the physical accessibility needs of the household and includes essential utilities, access to areas for food preparation, and bath facilities in a context that allows a family to live together with a reasonable amount of privacy for a period generally from 12 to 18 months.

(9) **Temporary Housing Unit:** Manufactured home, recreational vehicle, or modular dwelling unit.

(10) **Wrap-Around Services:** The delivery of infrastructure and additional essential services to address disaster-related needs of affected residents living in community sites. These services go beyond the physical need for housing and typically include basic social services and access to utilities, transportation, grocery stores, medical facilities, and employment opportunities.

(b) **Single-Family or Two-Family Residential Parcels.** Upon the activation of a Housing Emergency Declaration and subject to the conditions contained in this Subsection, temporary housing may be provided by placing temporary housing units on parcels of land where the existing primary residence is declared uninhabitable due to damage from a disaster. The damaged primary residence must be located on a parcel designated by the applicable future land use map and/or by the applicable zoning map for use as a detached, single-family residence or a two-family (duplex) residence.

- (1) A permit for a temporary housing unit must be obtained through the Pinellas County Planning and Development Services Department or the applicable municipal department or official.
- (2) The permit for a temporary housing unit shall be issued for no more than twelve (12) months. A temporary housing unit shall be removed no later than twelve (12) months after the date of the issuance of the temporary housing building permit, or the temporary housing unit shall be removed upon the issuance of the Certificate of Occupancy following the repair or replacement of the damaged on-site residence, whichever occurs first, unless an appropriate extension of the temporary housing permit has been granted by the applicable department or official, provided that repair or replacement of the damaged primary residence has commenced within the validity period of the temporary housing permit and continues in good faith.

- (3) A maximum of one (1) temporary housing unit (or two (2) in the case of a two-family residence) will be allowed on a parcel containing an existing home site provided:
- i. The home located on the parcel has been declared uninhabitable by the Pinellas County Planning and Development Services Department or designee or the applicable municipal department or official.
 - ii. The water service and wastewater service must be properly connected to a functioning water service and sanitary sewer system or septic system in accordance with codes in effect at the time. However, if connection to a functioning service is not feasible, other temporary water and wastewater services may be utilized subject to Pinellas County Health Department approval.
 - iii. Setback requirements will be waived during the duration that the temporary housing unit is permitted. However, the temporary housing unit cannot extend into any public right-of-way, conservation/drainage easement, floodway, preservation area, or onto any adjacent property that is not owned by the household who will be residing in the temporary housing unit unless an applicable permit is obtained from the appropriate jurisdiction allowing the temporary housing unit to extend into the public right-of-way or there is written authorization from the adjacent property owner allowing the temporary housing unit to extend into the adjacent property.
 - iv. An adequate, functional electrical service with proper connection for temporary housing units shall be utilized, if feasible, and approved by the Pinellas County Planning and Development Services Department or applicable municipal department or official.
 - v. Only a state or locally licensed contractor or an owner-builder will be allowed to apply for a permit and perform any work related to the connection of plumbing, electrical and mechanical service systems at the site. Contractors must be registered with the Pinellas County Construction Licensing Board.
- (4) In the case where a manufactured housing unit or a modular dwelling unit is permitted by the applicable zoning district or future land use designation as a permanent housing structure, and if said structure is intended to become permanent, all applicable setback and other land development regulations shall be met at the time when the housing unit becomes permanent.

(c) Multi-Family Residential Parcels and Non-Residential Parcels. Upon the activation of a Housing Emergency Declaration, up to two temporary housing units may be used as temporary housing on a parcel in any zoning district that

permits multi-family residential use or non-residential use, with the exception of parcels designated as Preservation, Conservation, or comparable designation for environmentally sensitive lands on the applicable future land use map and parcels covered under Subsection 34-37 (b), subject to the following conditions:

- (1) Temporary housing units shall not be permitted in the Preservation, Conservation, Preservation-Resource Management and similar applicable zoning districts that designate environmentally-sensitive land. Temporary housing units shall not be permitted on environmental lands that are owned or managed by Pinellas County, in Special Flood Hazard Areas (velocity zone or 100-year floodplain), in the coastal high hazard area as defined in the local government comprehensive plan (or coastal storm area, if adopted by the local government), or in any area in the federal, state, county, or municipal resource-based park or open space system that is determined by that agency to be of critical environmental significance.
- (2) To further economic development policies and strategies supporting job creation and retention, which would be particularly imperative in post-disaster situations, properties that have an industrial or employment zoning and/or future land use designation on a jurisdiction's respective zoning or future land use map shall not be considered appropriate locations for temporary emergency housing unless other suitable locations are not available. Properties having an industrial or employment designation shall be considered properties of last resort for locating temporary emergency housing.
- (3) A permit for a temporary housing unit must be obtained through the Pinellas County Planning and Development Services Department or the applicable municipal department or official.
- (4) The permit for a temporary housing unit shall be issued for no more than twelve (12) months. A temporary housing unit shall be removed no later than twelve (12) months after the date of the issuance of the temporary housing building permit, unless an appropriate extension of the temporary housing permit has been granted by the applicable department or official.
- (5) Functioning public water and wastewater services shall be utilized if feasible. However, if connection to functioning public services is not feasible, other water and wastewater services may be utilized subject to Pinellas County Health Department approval.
- (6) An adequate, functional electrical service with proper connection for temporary housing units shall be utilized, if feasible, and approved by the Pinellas County Planning and Development Services Department or applicable municipal department or official.

- (7) Only a state or locally licensed contractor will be allowed to apply for a permit and perform any work related to the connection of plumbing, electrical and mechanical service systems at the site. Contractors must be registered with the Pinellas County Construction Licensing Board.
- (8) Setback requirements will be waived during the duration that the temporary housing unit is permitted. However, the temporary housing unit cannot extend into any public right-of-way, conservation/drainage easement, floodway, preservation area, or onto any adjacent property that is not owned by the household who will be residing in the temporary housing unit unless an applicable permit is obtained from the appropriate jurisdiction allowing the temporary housing unit to extend into the public right-of-way or there is written authorization from the adjacent property owner allowing the temporary housing unit to extend into the adjacent property.
- (9) In the case where a manufactured housing unit or a modular dwelling unit is permitted by the applicable zoning district or future land use designation as a permanent housing structure, and if said structure is intended to become permanent, all applicable setback and other land development regulations shall apply at the time when the housing unit becomes permanent.

(d) Community Sites. Upon the activation of a Housing Emergency Declaration, temporary housing units may be used as temporary housing in a community site regardless of the property's applicable zoning and/or future land use map designation, with the exception of parcels designated as Preservation, Conservation, or comparable designation for environmentally sensitive lands on the applicable future land use map, subject to the following conditions:

- (1) Any zoning district except Preservation, Conservation, Preservation-Resource Management and similar applicable zoning districts that designate environmentally-sensitive lands may be considered for a community site. A community site shall not be permitted on environmental lands that are owned or managed by Pinellas County, in Special Flood Hazard Areas (velocity zone or 100-year floodplain), in the coastal high hazard area as defined in the local government comprehensive plan (or coastal storm area, if adopted by the local government), or in any area in the federal, state, county, or municipal resource-based park or open space system that is determined by that agency to be of critical environmental significance.
- (2) The suitability of properties for community sites will be prioritized based on criteria to be established by Pinellas County in cooperation with the municipalities.

- (3) To further economic development policies and strategies supporting job creation and retention, which would be particularly imperative in post-disaster situations, properties that have an industrial or employment zoning and/or future land use designation shall not be considered appropriate locations for temporary emergency housing unless other suitable locations are not available. Properties having an industrial or employment designation shall be considered properties of last resort for locating temporary emergency housing.
- (4) Authorization from the Pinellas County Administrator (for unincorporated areas or County-owned property) or from the respective chief administrative official of a municipality of Pinellas County, or their designee, must be provided before arranging for the establishment of a community site.
- (5) A Concept Plan for a community site of more than ten (10) temporary housing units shall be approved by the Pinellas County Planning and Development Services Department or the applicable municipal department or official prior to the issuance of permits for locating temporary housing units on the community site.
- (6) Permits must be obtained for the temporary housing units through the Pinellas County Planning and Development Services Department or the applicable municipal department or official.
- (7) The permit for a temporary housing unit shall be issued for no more than twelve (12) months. Permit extensions may be granted by the applicable department or official as appropriate.
- (8) Functioning public water and wastewater services shall be utilized if feasible. If connection to functioning public services is not feasible, other water and wastewater services may be utilized subject to Pinellas County Health Department approval.
- (9) An adequate, functional electrical service with proper connection for temporary housing units shall be utilized, if feasible, and approved by the Pinellas County Planning and Development Services Department or applicable municipal department or official.
- (10) Only a state or locally licensed contractor will be allowed to apply for a permit and perform any work related to the connection of plumbing, electrical and mechanical service systems at the site. Contractors must be registered with the Pinellas County Construction Licensing Board.
- (11) Minimum setbacks shall be in compliance with the host parcel's zoning designation, unless otherwise approved by the respective municipality.
- (12) In the case where a manufactured housing unit or a modular dwelling unit is permitted, by the applicable zoning district or future land use designation as a permanent housing structure, and if said structure is intended to become permanent, all applicable

setback and other land development regulations shall apply at the time when the housing unit becomes permanent.

Section 34-38: IMPLEMENTATION THROUGH COMPREHENSIVE PLAN AND COUNTYWIDE PLAN RULE AMENDMENT

The Pinellas County Comprehensive Plan, municipal comprehensive plans, and the Countywide Rules shall be reviewed and amended as necessary to facilitate the implementation of the requirements of Sections 34-36 and 34-37.

Section 34-39: AREAS EMBRACED

Pursuant to Section 2.04(k) of the Pinellas County Charter and Chapter 252, Florida Statutes, this ordinance shall be effective in the incorporated as well as unincorporated areas of the County.

Section 2: FILING OF ORDINANCE; EFFECTIVE DATE

Pursuant to Section 125.66, Fla. Stat., a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This Ordinance shall become effective upon filing of the ordinance with the Department of State.

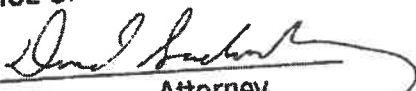
SECTION 3: SEVERABILITY

If any Section, Subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional.

SECTION 4: INCLUSION IN CODE

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Pinellas County Code; and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" or "section" may be changed to section, article or such other appropriate word or phrase in order to accomplish such intentions.

**APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY**

By 
Attorney

STATE OF FLORIDA

COUNTY OF PINELLAS

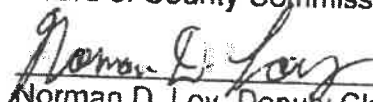
I, KEN BURKE, Clerk of the Circuit Court and Ex-officio Clerk to the Board of County Commissioners, in and for the State and County aforesaid, DO HEREBY CERTIFY that the foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners of Pinellas County, Florida, on November 18, 2014 relative to:

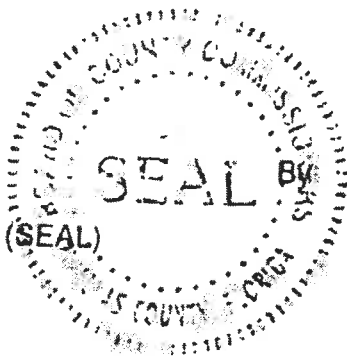
ORDINANCE NO. 14-46

AN ORDINANCE OF THE COUNTY OF PINELLAS, PROVIDING THAT THE PINELLAS COUNTY CODE BE AMENDED BY ADDING NEW DIVISION 2 TO CHAPTER 34 ARTICLE II; PROVIDING FOR THE PLACEMENT OF MOBILE HOMES, RECREATIONAL VEHICLES, AND OTHER APPROPRIATE SHELTER IN RESIDENTIAL AREAS AND COMMERCIAL AREAS AS TEMPORARY ALTERNATIVE HOUSING; PROVIDING FOR A HOUSING EMERGENCY DECLARATION; PROVIDING FOR REGULATORY PROVISIONS; PROVIDING LOCAL COMPREHENSIVE PLAN AND COUNTYWIDE RULE AMENDMENTS WHERE NECESSARY FOR IMPLEMENTATION; PROVIDING FOR AREAS EMBRACED; PROVIDING FOR FILING OF THE ORDINANCE AND AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR ANY MODIFICATION THAT MAY ARISE FROM CONSIDERATION OF THE ORDINANCE AT PUBLIC HEARING.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this November 21, 2014.

KEN BURKE
Clerk of the Circuit Court
and Ex-officio Clerk to the
Board of County Commissioners


Norman D. Loy, Deputy Clerk



TOWN OF REDINGTON BEACH
ORDINANCE 2018-09

AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, PINELLAS COUNTY, FLORIDA, ADOPTING THE ANNUAL AMENDMENT TO THE CAPITAL IMPROVEMENTS ELEMENT OF THE TOWN OF REDINGTON BEACH COMPREHENSIVE PLAN, PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Section 163, Part II, Florida Statutes, establishes the requirements of the Community Planning Act and governs local government comprehensive planning and land development regulation; and

WHEREAS, The Town of Redington Beach adopted its Comprehensive Plan in October, 1989, and has periodically revised and amended the Plan in order to ensure it remains current and responds to current needs and opportunities; and

WHEREAS, pursuant to § 163.3177(3)(b), Florida Statutes, annual modifications to the Five Year Schedule of Capital Improvements are mandatory, which modifications may be accomplished by Ordinance and are not deemed to be an amendment to the Town's Comprehensive Plan; and

WHEREAS, The Building Official and Town Planner of the Town of Redington Beach recommended that the Comprehensive Plan be amended as set out herein; and

WHEREAS, The Planning Board of the Town of Redington Beach, sitting as the Local Planning Agency, found the amended Capital Improvements Schedule to be consistent with the balance of the Town's Comprehensive Plan and recommended its approval; and

WHEREAS, the Town's Finance Committee has been consulted with respect to this Amendment; and

WHEREAS, the Board of Commissioners of the Town of Redington Beach desires to implement the recommendations of the Planning Board;

NOW THEREFORE BE IT ORDAINED, by the Commissioners of the Town of Redington Beach, Florida, in its regular meeting duly assembled on this ____ day of _____ 201__, that:

Section 1. Table 1, Schedule of Capital Improvements, as established by Ordinance 2008-12, adopted on December 16, 2008, is deleted and the following Table 1 substituted therefor:

Section 2. Table 1, Schedule of Capital Improvements, as established by Ordinance 2008-12, adopted on December 16, 2008, is deleted and the following Table 1 substituted therefor:

<u>Project Type & Name</u>	<u>Fiscal Year Costs/ Funding Sources</u>				
	<u>FY 18/19</u>	<u>FY 19/20</u>	<u>FY 20/21</u>	<u>FY 21/22</u>	<u>FY 22/23</u>
Gulf Blvd. Undergrounding F (1) [1]	1,550,346				
Road Repairs F (2) [1]		229,500	229,500		
Drainage Upgrades U (1), (3) [2]		100,000	100,000	100,000	100,000
<u>Income Fund Summary</u>					
Gulf Blvd. Undergrounding	1,550,346				
General Reserves	225,819	228,077	230,358	232,662	234,988
Road Reserves	1,084,000	863,045	639,880	646,279	652,742
Stormwater Capital Fund	0	100,000	100,000	100,000	100,000

LEGEND

F = Funded

U = Unfunded

(1) = Penny for Pinellas

(2) = Town Reserves

(3) = Town Enterprise Fund

[1] = Priority

Section 3. Any portion of this Ordinance deemed unconstitutional or otherwise invalid at law is severable from the remainder thereof.

Section 4. This Ordinance shall become effective immediately upon final passage and adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Town of Redington Beach, Pinellas County, Florida, on this ____ day of _____, 201__.

ATTEST:

Missy Clarke, CMC Town Clerk

Nick Simons, Mayor

	Motion	Seconded	Aye	Nay	Absent
Commissioner Kornijtschuk					
Commissioner Dorgan					
Commissioner Steiermann					
Vice Mayor Will					
Mayor Simons					



Meeting Date: November 7, 2018
ADVERTISED PUBLIC HEARING
Agenda Item ____

FLORIDA MUNICIPAL SERVICES
18001 Gulf Blvd.
Redington Shores, FL 33708
(727) 202-6825

November 1, 2018

MEMORANDUM

TO: Honorable Mayor and Members of the Town Board of Commissioners
Town of Redington Beach

FROM: Darin Cushing, CBO, CFM, Building Official
R. Bruce McLaughlin, AICP, MCIP, Town Planner

SUBJECT: Proposed Ordinance 2018-09 – Annual Update of the 5-Year Schedule of Capital Improvements in the Capital Improvement Element (CIE)

EXECUTIVE SUMMARY

Florida Statutes require that the CIE of the Comprehensive Plan be amended annually with an updated 5-Year Schedule of Capital Improvements, which the Town has not been done since 2008. Further, the Town has no CIP although it has funds in reserve for general capital and stormwater improvements, and for roads. Building Department Staff have met with Town Staff and with the Town's Finance Committee in the preparation of this Amendment. Based on those meetings, the CIE Schedule has been revised and **STAFF AND THE PLANNING BOARD RECOMMEND APPROVAL OF ORDINANCE 2018-09 ADOPTING A NEW SCHEDULE OF CAPITAL IMPROVEMENTS.**

BACKGROUND

Applicant: Town of Redington Beach

November 1,, 2018

Location: Entire Town

THE REQUEST

Approval of a belated annual update to the 5-Year Schedule of Capital Improvements (Capital Improvements Program (CIP)) found in the Capital Improvements Element of the Town of Redington Beach Comprehensive Plan.

HISTORY

In December, 2008, by Ordinance 08-12, the Town adopted the 2008 Evaluation and Appraisal Report (EAR) Amendments to its Comprehensive Plan. Those amendments included a Capital Improvements Element which includes a 5-Year Schedule of Capital Improvements. The current Element, including the Schedule is attached.

Ordinance 2018-09 is the first effort since 2008 to comply with the statutory mandate for an annual update to the 5-Year CIP.

NOTICE

The Clerk's office will provide evidence of the notice given of this advertised public hearing.

AUTHORITY

Pursuant to §§ 4 and 5 of the Town Charter, the Town is governed by the Board of Commissioners which may exercise all powers available to a municipality under the Constitution and laws of the State of Florida. Those powers include preparing and adopting (via § 15-56 of the Town Code), a comprehensive plan for the Town and, therefore, amendments to said Plan.

Concomitant with the power to adopt a comprehensive plan comes the authority to otherwise fully comply with Part II, Chapter 163, Florida Statutes, the Community Planning Act.¹

¹ Formerly known as the Local Government Comprehensive Planning and Land Development Regulation Act.

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Included in this authority is the authority to amend the Comprehensive Plan in accordance with Florida Law.

ANALYSIS

The current Capital Improvements Element of the Town's Comprehensive Plan includes a Schedule of Capital Improvements with just one scheduled work item: Stormwater Phase III for which \$275,000 was allocated in Fiscal Year 2008-09.² An equal amount of funding was identified for the same year, coming from a SWFWMD grant and the Town's own stormwater fund. No projects or funding were projected beyond FY 08-09.

The Town has only limited infrastructure on which capital funds need to be spent: roads, parks, stormwater management/drainage, and the municipal complex. At present, there is no Capital Improvements Plan although the Town has approximately \$225,000 in general cash reserves for capital expenditures and \$1,084,000 in cash reserves for capital expenditures on road issues.

The Town also has one capital improvement project underway: the undergrounding of utilities on Gulf Boulevard. This project is estimated to cost \$1,550,346 which is fully funded by Penny for Pinellas. This project is included in the proposed Schedule of Capital Improvements both as being funded and as underway in Fiscal Year 2018/19.

The Schedule of Capital Improvements set forth in the attached Ordinance is a very realistic projection based on the Town's needs for infrastructure improvements and realistically available funding. Early versions of the Schedule identified few projects but meetings with Town Staff led to the refinement of, (and considerable increase to), the current, funded road and general reserves. That meeting also led to:

- the inclusion of the Gulf Boulevard undergrounding project on the Schedule;
- showed expenditures for road repairs as estimated by the Town, split evenly between FY 19/20 and FY 20/21;
- increased the general reserves by 1% per year to reflect accrued interest;
- adjusted the road reserves by subtracting the costs of the projected works in FYs 19/20 and 20/21 but adding 1% per year accrued interest income.

² There is a discrepancy between the Schedules in the strikeover/underscore EAR version of the Comprehensive Plan and the "clean" copy of the 2008 Comprehensive Plan. Since neither document reaches to 2018, this discrepancy need not be resolved.

November 1,, 2018

The foregoing revised Capital Improvements Schedule was presented to the Town's Finance Committee on September 25, 2018. The schedule was generally acceptable to the Finance Committee except that the Committee recommended adding drainage improvements to the Schedule. These drainage improvements are tentatively included as unfunded projects to be ultimately funded and expended at \$100,000 per fiscal year beginning in FY 19/20.

Funding for the drainage improvements may come from the Town's drainage enterprise fund which is collected by Pinellas County Utilities along with utility payments and is set at \$7.50 per residential unit, yielding about \$93,500 per year. This fund is used for certain drainage related tasks such as ensuring compliance with the NPDES and for non- or marginally-drainage related tasks such as street sweeping.

The Town has also been transferring its annual surplus in the General Fund to Road Reserves. It is possible that these surplus funds could be transferred to the Stormwater Reserves rather than the Road Reserves, Thus the \$100,000 in the draft schedule may be realistic and achievable with the appropriate redirection of the Enterprise Fund income and the appropriate transfer of General Fund surpluses.

The next "annual update" of the CIE Schedule should be done before the next budget cycle, *i.e.*, in the summer of 2019. At that time the stormwater capital improvements can be clarified and, hopefully, be moved from the "unfunded" list to the "funded" list.

RECOMMENDATIONS

Staff and the Planning Board recommend that the Town Board of Commissioners find Ordinance 2018-09 to be **INTERNALLY CONSISTENT WITH THE BALANCE OF THE TOWN'S COMPREHENSIVE PLAN** and **ADOPT THE ORDINANCE ON FIRST READING.**

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Town of Redington Beach

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ORDINANCE 2018-11 AMENDMENTS TO THE CAPITAL IMPROVEMENTS ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN

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AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, PINELLAS COUNTY, FLORIDA, AMENDING THE TEXT OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE TOWN OF REDINGTON BEACH COMPREHENSIVE PLAN BY AMENDING THE THRESHOLD AMOUNT PURSUANT TO WHICH A TOWN EXPENDITURE IS CONSIDERED TO BE A CAPITAL EXPENDITURE; BY CORRECTING AND UPDATING REFERENCES TO OTHER AGENCIES AND PLANNING ISSUES; AND MORE NARROWLY TAILORING THE ELEMENT TO THE CURRENT AND ANTICIPATED CONDITIONS IN THE TOWN, PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, Section 163, Part II, Florida Statutes, establishes the requirements of the Community Planning Act and governs local government comprehensive planning and land development regulation; and

WHEREAS, The Town of Redington Beach adopted its Comprehensive Plan in October, 1989, and has periodically revised and amended the Plan in order to ensure it remains current and responds to current needs and opportunities; and

WHEREAS, in the preparation of the annual update to the Schedule of Capital Improvements in the Capital Improvements Element, desirable amendments to the Element itself were identified, and

WHEREAS, The Building Official and Town Planner of the Town of Redington Beach recommended that the Comprehensive Plan be amended as set out herein; and

WHEREAS, The Planning Board of the Town of Redington Beach, sitting as the Local Planning Agency, found the amendments to the Capital Improvements Element to be consistent with the balance of the Comprehensive Plan and recommended its approval; and

WHEREAS, the Board of Commissioners of the Town of Redington Beach desires to implement the recommendations of the Planning Board;

NOW THEREFORE BE IT ORDAINED, by the Commissioners of the Town of

Redington Beach, Florida, in its regular meeting duly assembled on this ____ day of ____
201__, that:

Section 1. The foregoing whereas clauses are incorporated herein by reference and made
a part hereof.

Section 2. The Capital Improvements Element of the Town of Redington Beach
Comprehensive Plan, as established by Ordinance 2008-12 is amended to read as follows:

3.9 CAPITAL IMPROVEMENTS ELEMENT

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

CIE Objective 1.1

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

CIE Policy 1.1.1

The Town hereby adopts the sum of \$100,000 \$50,000 dollars as the threshold cost for
capital improvements projects included in the CIE of this comprehensive plan.

CIE Policy 1.1.2

The Town's *ad hoc* Finance Committee shall ~~establish and maintain~~ serve as a Capital
Improvements Advisory Committee whose purpose is to evaluate and rank in order of
priority, projects proposed for inclusion in the five-year schedule of improvements.

CIE Policy 1.1.3

Redington Beach shall annually adopt a five-year capital improvement program. The
Five-Year Schedule of Improvements from the Capital Improvements Element of the
Redington Beach Comprehensive Plan shall be included within the Five-Year Capital
Improvements Program. Redington Beach shall continue to adopt a capital budget as part
of its annual budget process.

CIE Policy 1.1.4

The schedule of Capital Improvements for Fiscal Years 2018/2019 through 2022/2023,
adopted by Ordinance 2018-09, is adopted as the Schedule of Capital Improvements
within the Comprehensive Plan.

CIE Policy 1.1.4 1.1.5

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

1. Project is needed to eliminate a proven or obvious hazard to public health and safety;
2. Project is needed to fulfill a legal commitment by the Town;
3. Project is needed to preserve, maintain, refurbish achieve full use of, or replace existing facilities;
4. Project will bring an existing facility into compliance with an adopted level-of-service standard;
5. Project will increase efficiency or use of existing facilities, prevents or reduces future improvement cost, or provides service to all residents equitably;
6. Project is needed to accommodate facility demands resulting from new development or re-development
7. Project furthers policies adopted in other elements of this plan
8. Project needed to serve development for which development order issued prior to adoption of this comprehensive plan
9. Project will increase the economic base or quality of life of the residents;
10. Budget impact of project, both capital and operating, will be considered and the Town's Planning Board and ad hoc Finance Committee will consider financial feasibility of project; and
11. Project will be reviewed for consistency with plans of other agencies having responsibility for public facilities within the ~~jurisdiction~~ Town.

CIE Policy 1.1.5 1.1.6

The Town shall ensure the availability of public facilities at adopted levels-of-service standards needed to serve developments for which development permits were issued prior to the adoption of this comprehensive plan as amended in 2018 and 2019. Such facilities shall be provided in keeping with guidelines for the evaluation and ranking of capital improvements established in this element.

CIE Policy 1.1.6 1.1.7

Efforts shall be made to secure grants or private funds on a continuing basis whenever available to finance the provision of capital improvements.

CIE Objective 1.2

The Town shall manage its debt in a manner to that retains the integrity of its fiscal resources.

CIE Policy 1.2.1

The Town shall not incur any form of indebtedness in order to provide needed capital improvements at adopted level-of-service standards that would result in a ~~bond~~ rating of the Town's bonds below AAA for insured bond issues.

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2 **CIE Policy 1.2.2**

3 The Town shall confine long-term borrowing to capital improvements too large to be
4 financed from current revenues.
5

6 **CIE Policy 1.2.3**

7 The Town Commission will only approve bond issues structured to be paid back within a
8 period not to exceed the expected useful life of the capital project.
9

10 **CIE Policy 1.2.4**

11 Where possible, special assessment, revenue, or other self-supporting bonds will be used
12 instead of general obligation bonds.
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14 **CIE Policy 1.2.5**

15 Total debt service for general obligation debt will not exceed 10 percent of net operating
16 revenues.
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18 **CIE Objective 1.3**

19 The Town shall utilize its fiscal resources to eliminate any identified existing deficiencies in the
20 Town's infrastructure and to ensure the provision of needed capital improvements for future
21 development and redevelopment. This Objective shall be achieved through the site plan approval
22 process, at and shall attain or exceed adopted levels-of-service standards as specified in the
23 Elements of this Comprehensive Plan.
24

25 **CIE Policy 1.3.1**

26 The Town shall work with other governmental jurisdictions to establish a strategy to
27 ensure that the entire cost of providing necessary capital facilities, at adopted levels-of-
28 service standards, for any future development or redevelopment within the jurisdiction
29 shall not be borne by existing residents.
30

31 **CIE Policy 1.3.2**

32 The Town shall coordinate with the County, ~~other~~ state agencies, the Southwest Florida
33 Water Management District, and other municipalities that provide public facilities within
34 the Town's jurisdiction to ensure that projects are funded in a fiscally equitable manner
35 apportioning the costs of growth among those who are responsible for it.
36

37 **CIE Policy 1.3.3**

38 The Town shall, when appropriate, consider the adoption of additional impact fees to
39 enhance the Town's capital facilities in cooperation with other levels of government.
40

41 **CIE Policy 1.3.4**

42 The adopted levels-of-service standards for public facilities within the jurisdiction of the

Town of Redington Beach shall be those adopted in the other elements of this Plan.

CIE Objective 1.4

Public expenditures that subsidize development in the Coastal ~~Storm~~ High Hazard Areas shall be limited to those improvements included in the Conservation and Coastal Management Element.

CIE Policy 1.4.1

The Town shall expend funds in Coastal ~~Storm~~ High Hazard Areas only for the replacement and renewal of public facilities serving existing development.

CIE Objective 1.5

All development orders and permits for future development and redevelopment activities 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.

CIE Policy 1.5.1

The Town shall assess new development or redevelopment an equitable pro rata share of the costs to provide roadway improvements to serve the development or redevelopment pursuant to the Pinellas County Mobility Plan as set forth in the Transportation Element of this Plan.

CIE Policy 1.5.2

Developments or redevelopments shall be considered to have de minimis impact provided they comply with all of the following conditions, which define a “de minimis” impact:

1. Isolated vacant lots in predominantly residential areas, where single-family homes would be suitable, may be developed for single-family residential under the de minimis exemption.
2. The transportation impact of the development alone does not exceed one percent of the maximum service volume at the adopted level-of-service standard.
3. No impact will be considered de minimis except as for single-family lots of record as stated above, if the sum of existing roadway volumes and the project volumes from approved projects on a roadway would exceed 110 percent of the maximum service volume of the adopted level-of-service standard.
4. No impact will be de minimis if it would exceed the adopted level-of-service standard of any affected designated hurricane evacuation route.

CIE Policy 1.5.3

The Town of Redington Beach shall maintain regulations within a monitoring system designed to ensure:

1. Continued application of level-of-service standards; and
2. Provision of required public facility capacity.

CIE Policy 1.5.4

1 The monitoring system shall be reviewed on an annual basis to either with the review of the
2 Capital Improvements Element and shall be updated as needed. Said review shall be
3 undertaken concurrently with the preparation of the annual update to the Schedule of
4 Capital Improvements and shall be implemented as required by law.
5

6 **CIE Policy 1.5.5**

7 The availability of public services and facilities to meet the needs of developments or
8 redevelopments shall be deemed concurrent if ~~the following conditions are met:~~

- 9 1. ~~P~~potable water, sanitary sewer, solid waste or drainage facilities are available and
10 adequate:
11 a. ~~shall receive development orders subject to the public facilities being in~~
12 ~~place at the time of issuance of the certificate of occupancy; or~~
13 b. ~~The provision of the facilities is guaranteed in an enforceable development~~
14 ~~agreement pursuant to Section 163.3220 Florida Statutes, or an agreement~~
15 ~~or development order issued pursuant to Chapter 380, Florida Statutes to be~~
16 ~~in place at the time of certificate of occupancy issuance.~~
17 2. ~~Park and recreation facilities shall be in place or under construction within one year~~
18 ~~of development order issuance; and, acreage for parks shall be dedicated or~~
19 ~~acquired prior to issuance of a certificate of occupancy; or~~
20 a. ~~Dedications of land and facilities or payment of the developer's fair share~~
21 ~~shall be committed by the time a notice to commence development is~~
22 ~~issued; or~~
23 b. ~~The development order is issued conditioned on the necessary facilities and~~
24 ~~services scheduled to be in place or under construction not more than one~~
25 ~~year after certificate of occupancy issuance provided in the Schedule of~~
26 ~~Capital Improvements; or~~
27 c. ~~The necessary facilities are subject to a binding agreement which requires~~
28 ~~them to be in place or under construction not more than one year after~~
29 ~~certificate of occupancy issuance; or~~
30 d. ~~When the development order is issued, the facilities and services are~~
31 ~~guaranteed in an enforceable development agreement stipulating that they~~
32 ~~will be in place not more than one year after the certificate of occupancy is~~
33 ~~issued.~~
34 3. ~~Road facilities shall be in place or under construction at the time of issuance of the~~
35 ~~building permit; or~~
36 a. ~~The necessary facilities and services shall be in place or under construction~~
37 ~~not more than three years after the building permit issuance as provided in~~
38 ~~the Schedule of Capital Improvements; or~~
39 b. ~~The necessary facilities are listed in the first three years of the Florida~~
40 ~~Department of Transportation five year work program; or~~
41 c. ~~The land owner has made a binding commitment to the Town to pay the~~
42 ~~fair share of the cost of providing transportation facilities necessary to serve~~

the proposed development.

Policy 1.5.6

~~The Town will contact Pinellas County Utilities prior to issuance of a building permit for development of vacant parcels to determine if adequate potable water supplies exist to serve the projected development.~~

CIE Policy 1.5.7 1.5.6

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

Policy 1.5.8

The elimination, deferral, or delay of construction of any road 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.

Section 3. Any portion of this Ordinance deemed unconstitutional or otherwise invalid at law is severable from the remainder thereof.

Section 4. This Ordinance shall become effective immediately upon final passage and adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Town of Redington Beach, Pinellas County, Florida, on this ____ day of _____, 201__.

ATTEST:

Missy Clarke, CMC Town Clerk

Nick Simons, Mayor

	Motion	Seconded	Aye	Nay	Absent
Commissioner Kornijtschuk					
Commissioner Dorgan					
Commissioner Steiermann					
Vice Mayor Will					
Mayor Simons					



Meeting Date: November 7, 2018
ADVERTISED PUBLIC HEARING
Agenda Item ____.

FLORIDA MUNICIPAL SERVICES
18001 Gulf Blvd.
Redington Shores, FL 33708
(727) 202-6825

November 1, 2018

MEMORANDUM

TO: Honorable Mayor and Members of the Town Board of Commissioners
Town of Redington Beach

FROM: Darin Cushing, CBO, CFM, Building Official
R. Bruce McLaughlin, AICP, MCIP, Town Planner

SUBJECT: Substantive Amendments to the Capital Improvements Element (CIE) of the
Town's Comprehensive Plan: Proposed Ordinance 2018-11

EXECUTIVE SUMMARY

In preparing the belated Annual Update to the Schedule of Capital Improvements in the Capital Improvements Element, a number of issues with the substance of the Element were also identified. Proposed Ordinance 2018-11 addresses those issues. **THE PLANNING BOARD FOUND ORDINANCE 2018-11 CONSISTENT WITH THE BALANCE OF THE COMPREHENSIVE PLAN AND RECOMMENDED ITS APPROVAL. STAFF RECOMMENDS THAT THE TOWN BOARD FIND THAT PROPOSED ORDINANCE 2018-11 IS INTERNALLY CONSISTENT WITH THE BALANCE OF THE COMPREHENSIVE PLAN AND ADOPT THE ORDINANCE FOR TRANSMITTAL TO THE STATE.**

BACKGROUND

Applicant: Town of Redington Beach

November 1, 2018

Location: Entire Town

HISTORY/INVENTORY AND ANALYSIS

In preparing a belated Evaluation and Appraisal Report (EAR) of the Comprehensive Plan, it was ascertained that the Annual Updates to the Schedule of Capital Improvements in the Capital Improvements Element were also overdue. In preparing the update to the Schedule of Capital Improvements for FY 2018/19 to FY 2022/23, substantive issues within the Capital Improvements Element were identified. Although the Planning Board, and later the Town Board, will be working through the entire rewrite of the Comprehensive Plan prepared by Forward Pinellas, it seemed prudent to address the issues identified within the Capital Improvements Element at an earlier time.

Beyond the draft rewrite of the Town's Comprehensive Plan by Forward Pinellas, and the belated update to the Schedule of Capital Improvements found in Ordinance 2018-09 and scheduled for Town Board public hearing concurrently with the public hearing on the subject ordinance, work on the Town's Comprehensive Plan since 2008 has been limited. Done to date is the attempted adoption in 2016 of Comprehensive Plan Amendments increasing the permitted impervious surface ratios in residential designations, substituting a mobility management plan for transportation concurrency, and adopting Pinellas County's emergency housing ordinance. These three amendments, consolidated into Ordinance 2018-08, are also scheduled for public hearing before the Town Board concurrently with the public hearing on the substantive amendment to the Capital Improvements Element and the adoption of the annual update to the Schedule of Capital Improvements.

However, given the nature of the Town and the ownership of its infrastructure, there is little need for capital improvement planning beyond issues related to storm drainage and possibly the acquisition of additional park land in the south part of the Town. Recent development has included the replacement of eight single family dwellings with 16 town homes, the re-establishment of one or two platted lots that had subsequently been combined and the construction of newer homes replacing older, at grade, homes.

Based on current and forecast population, new infrastructure is required only for the Town's stormwater system. No other remediable deficiencies have been identified although the acquisition of additional park land in the south part of the Town would be desirable. The Town's water and sewer system are provided, owned and maintained by Pinellas County Utilities, Clearwater Gas provides natural gas to the Town and the main road in the Town (Gulf

November 1, 2018

Boulevard), is under the jurisdiction of the Florida Department of Transportation. Private entities provide electric power, telephone and cable television service and solid waste collection and disposal. Beyond the current assets of these entities no land is available or needed for expansion of these services.

The Intergovernmental Coordination Element of the 2008 Comprehensive Plan provided for cooperation between the Town and these other infrastructure providers. Those cooperative provisions will be updated in the 2018-2019 rewrite of the balance of the Comprehensive Plan.

Other than Gulf Boulevard, all roads in the Town are local roads maintained by the Town. Routine maintenance and periodic road upgrade projects have kept the Town's local road system in good condition.

Although recreational parks and facilities are in place to meet the adopted level-of-service standards and there are no quantity deficiencies for parks, the location of the Town's two major parks at the north end of the Town creates a locational disparity which can be examined in the rewrite of the Recreation and Open Space Element of the Plan. This examination could lead to a change in priorities which could be reflected in a subsequent amendment to the Capital Improvements Element and its Schedule of Capital Improvements.

Town capital projects through 2008 focused on watershed management and improvements to the Town's stormwater system. Going forward, the updated Schedule of Capital Improvements anticipates a "pass through" capital expenditure for undergrounding utilities on Gulf Blvd., capital improvements to the Town's road network, and, beginning in FY 19/20,, drainage improvements.

Funding sources for the Town's capital improvements include the Town's stormwater enterprise fund, Town general reserves, "Penny for Pinellas," a one percent local option sales tax, earmarked for capital improvement projects including stormwater management, and an anticipated grant applications to the Southwest Florida Water Management District, the Tampa Bay Estuary Program and possibly the Federal Emergency Management Agency.

The schedule of capital improvements recently approved by the Planning Board and pending before the Town Board in Ordinance 2018-09 contains the projects and costs for implementation of stormwater management improvements and road improvements, along with the one year pass through of the undergrounding project. Each year, the Schedule of Capital Improvements must be updated as a precursor to Town's regular budget process, and a new Schedule of Capital Improvements will be adopted by ordinance.

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PROPOSED AMENDMENTS

A generic amendment is proposed to label each Goal, Objective or Policy with the identifier “CIE,” standing for Capital Improvements Element. In using the current Plan, especially in electronic form, one is required to backtrack to determine the Element to which a particular Goal, Objective or Policy belongs. Use of the CIE identifier in this Element (and corresponding identifiers in the other elements), will facilitate the use of the Plan.

The attached Amendment, which is in final form as required by the Statute,¹ shows the current Plan and the Staff recommendations for amendments as discussed with the Planning Board at its meetings of October 23, and October 30, 2018. In formulating our recommendation, Staff considered a proposed rewrite of the entire Comprehensive Plan, including the Capital Improvements Element, by Forward Pinellas, the Countywide planning agency.

For the most part, Staff and Forward Pinellas were generally in accord except for certain specific items with which Staff are likely more familiar than Forward Pinellas. A three column, side-by-side, comparison of the current Plan, the Forward Pinellas recommendations and staff recommendations was presented to and discussed by the Planning Board at its October 23, 2018 meeting.

With respect to the specific changes, we would advise as follows (in addition to a number of lexical or grammatical corrections):

Policy 1.1.1. Staff and the Planning Board recommend lowering the threshold for a capital improvement to \$50,000. Forward Pinellas did not address this issue. The Board discussed lowering the threshold further to \$25,000 but elected to leave it at \$50,000 for the purpose of the forthcoming public hearing.

Policies 1.1.2 and 1.1.4 10. The current policies refer to a “Capital Improvements Advisory Committee” which does not exist. Staff and the Planning Board recommend changing this reference to the Town’s *ad hoc* Finance Committee which does exist and which can fulfill the designated role. Forward Pinellas did not address this issue.

Policies 1.1.3 and 1.1.4. Staff and the Planning Board recommend reconfiguring these policies to reflect Ordinance 2018-09, the 2018 Annual Update to the Schedule of Capital Improvements.

¹ Per the Planning Board’s request, an **unofficial** “side-by-side” comparison labeled “working copy,” prepared for the Planning Board’s October 30, 2018 public hearing is also included for the Board’s convenience.

November 1, 2018

Forward Pinellas made a similar recommendation.

Original Policy 1.1.5. Staff and the Planning Board recommend that the term: “prior to the adoption of this comprehensive plan” be clarified that the threshold date is the 2018/2019 amendments to the Plan. Alternatives could be the 1988 original plan or the 2008 EAR-based Amendment. Whatever date is chosen, a clarification is important. Forward Pinellas did not address this issue.

Policy 1.2.1. Staff and the Planning Board recommend clarifying the wording of this Policy. Forward Pinellas did not address this issue.

Objective 1.3. Staff and the Planning Board recommend clarifying the wording of this Objective. Forward Pinellas did not address this issue.

Policy 1.3.2. The reference to “other” state agencies is potentially confusing since no state agencies are identified in the first place. Staff and the Planning Board recommend deleting the word “other” so that the policy applies to any state agency that might be relevant.

Policy 1.3.3. Staff and the Planning Board recommend clarifying the wording of this Policy. Forward Pinellas did not address this issue.

Policy 1.3.4. Forward Pinellas, based on a different version of the Plan, recommended some changes to the cross-references in this Policy. Staff and the Planning Board recommend no changes to the Plan as presented in the Amendment.

Objective 1.4, Policy 1.4.1. The current Plan refers to the Coastal Storm area, an area which is an expanded Coastal High Hazard Area (CHHA), which does not apply to Redington Beach. Forward Pinellas, Staff and the Planning Board recommend correcting this reference to CHHA.

Policy 1.5.1. Forward Pinellas, Staff and the Planning Board recommend updating this Policy with a reference to the Pinellas County Mobility Plan.

Policy 1.5.2. Staff and the Planning Board recommend clarifying that the listed characteristics constitute a definition of “de minimis.” Forward Pinellas did not address this issue.

Policy 1.5.4. Staff and the Planning Board recommend tying the monitoring of the Town’s capital improvements to the annual update of the Schedule of Capital Improvements. Forward Pinellas did not address this issue.

November 1, 2018

Policy 1.5.5. Forward Pinellas recommended paring this Policy down to reflect eliminated statutory requirements. Staff and the Planning Board concur but recommends a further paring down of the Policy to reflect that the Town does not have, and is not expected to have, a Development Agreement process or to host a Development of Regional Impact.

Policy 1.5.6. The current policy, with which Forward Pinellas concurs, requires consultation between the Town and Pinellas County Utilities before building permits are issued for vacant parcels. The number of vacant parcels in the Town is so minuscule that Staff and the Planning Board recommend that this Policy be deleted.

Policy 1.5.7. Forward Pinellas, Staff and the Planning Board recommend broadening the scope of items covered by the Policy.

Policy 1.5.8. Forward Pinellas recommends deleting this Policy dealing with changes in capital improvements plans, Staff and the Planning Board recommend no change.

RECOMMENDATION

STAFF AND THE PLANNING BOARD RECOMMEND THAT THE TOWN BOARD OF COMMISSIONERS FIND THAT PROPOSED ORDINANCE 2018-11 IS INTERNALLY CONSISTENT WITH THE BALANCE OF THE COMPREHENSIVE PLAN AND ADOPT THE ORDINANCE FOR TRANSMITTAL TO THE STATE.

TOWN OF REDINGTON BEACH
COMPREHENSIVE PLAN
2018 EAR-BASED AMENDMENT 2
CAPITAL IMPROVEMENTS ELEMENT

1	CURRENT PLAN	STAFF PROPOSAL (As Modified at the Planning Board Meeting October 23, 2018)
2	3.9 CAPITAL IMPROVEMENTS ELEMENT	3.9 CAPITAL IMPROVEMENTS ELEMENT
3	Goal 1: The Town shall undertake fiscal actions necessary to provide and maintain public facilities for all residents, within its jurisdiction, at the adopted levels of service standards.	<u>CIE Goal 1</u> : The Town shall undertake fiscal actions necessary to provide and maintain public facilities for all residents, within its jurisdiction, at the adopted levels of service standards.
6	Objective 1.1 Capital improvements will be provided to correct existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the five-year schedule of improvements which are designed to correct existing deficiencies identified in this element.	<u>CIE Objective 1.1</u> Capital improvements will be provided to correct existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the five-year schedule of improvements which are designed to correct existing deficiencies identified in this Element.
12	Policy 1.1.1 The Town hereby adopts the sum of \$100,000 dollars as the threshold cost for capital improvements projects included in the CIE of this comprehensive plan.	<u>CIE Policy 1.1.1</u> The Town hereby adopts the sum of \$100,000 \$50,000 as the threshold cost for capital improvements projects included in the CIE of this comprehensive plan.

1 **Policy 1.1.2** The Town shall establish and maintain a Capital
2 Improvements Advisory Committee whose purpose is to
3 evaluate and rank in order of priority, projects proposed for
4 inclusion in the five-year schedule of improvements

5 **Policy 1.1.3** Redington Beach shall annually adopt a five-year
6 capital improvement program. The Five-Year Schedule of
7 Improvements from the Capital Improvements Element of the
8 Redington Beach Comprehensive Plan shall be included within
9 the Five-Year Capital Improvements Program. Redington
10 Beach shall continue to adopt a capital budget as part of its
11 annual budget process.

12 [Insert Table]

13

CIE Policy 1.1.2 The Town's *ad hoc* Finance Committee shall
~~establish and maintain~~ serve as a Capital Improvements
Advisory Committee whose purpose is to evaluate and rank in
order of priority, projects proposed for inclusion in the
five-year schedule of improvements.

CIE Policy 1.1.3 Redington Beach shall annually adopt a
five-year capital improvement program. The Five-Year
Schedule of Improvements from the Capital Improvements
Element of the Redington Beach Comprehensive Plan shall be
included within the Five-Year Capital Improvements Program.
Redington Beach shall continue to adopt a capital budget as
part of its annual budget process.

CIE Policy 1.1.4: The schedule of Capital Improvements for
Fiscal Years 2018/2019 through 2022/2023, adopted by
Ordinance 2018-09 is adopted as the Schedule of Capital
Improvements within the Comprehensive Plan.

Policy 1.1.4 Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

1. Project is needed to eliminate a proven or obvious hazard to public health and safety;
2. Project is needed to fulfill a legal commitment by the Town;
3. Project is needed to preserve, maintain, refurbish achieve full use of, or replace existing facilities;
4. Project will bring an existing facility into compliance with an adopted level-of-service standard;
5. Project will increase efficiency or use of existing facilities, prevents or reduces future improvement cost, or provides service to all residents equitably;
6. Project is needed to accommodate facility demands resulting from new development or re-development
7. Project furthers policies adopted in other elements of this plan
8. Project needed to serve development for which development order issued prior to adoption of this comprehensive plan
9. Project will increase the economic base or quality of life of the residents;
10. Budget impact of project, both capital and operating, will be considered and Committee will consider financial feasibility of project; and
11. Project will be reviewed for consistency with plans of other agencies having responsibility for public facilities within the jurisdiction.

CIE Policy 1.1.5 Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

1. Project is needed to eliminate a proven or obvious hazard to public health and safety;
2. Project is needed to fulfill a legal commitment by the Town;
3. Project is needed to preserve, maintain, refurbish achieve full use of, or replace existing facilities;
4. Project will bring an existing facility into compliance with an adopted level-of-service standard;
5. Project will increase efficiency or use of existing facilities, prevents or reduces future improvement cost, or provides service to all residents equitably;
6. Project is needed to accommodate facility demands resulting from new development or re-development
7. Project furthers policies adopted in other elements of this plan
8. Project needed to serve development for which development order issued prior to adoption of this comprehensive plan
9. Project will increase the economic base or quality of life of the residents;
10. Budget impact of project, both capital and operating, will be considered, and the Town's Planning Board and *ad hoc* Finance Committee will consider financial feasibility of project; and
11. Project will be reviewed for consistency with plans of other agencies having responsibility for public facilities within the jurisdiction Town.

1 **Policy 1.1.5 :** The Town shall ensure the availability of public
2 facilities at adopted levels-of-service standards needed to serve
3 developments for which development permits were issued prior
4 to the adoption of this comprehensive plan. Such facilities
5 shall be provided in keeping with guidelines for the evaluation
6 and ranking of capital improvements Policy established in this
7 element.

8 **Policy 1.1.6:** Efforts shall be made to secure grants or private
9 funds on a continuing basis whenever available to finance the
10 provision of capital improvements.

11 **Objective 1.2:** The Town shall manage its debt in a manner to
12 that retains the integrity of its fiscal resources.

13 **Policy 1.2.1:** The Town shall not incur any form of
14 indebtedness in order to provide needed capital improvements
15 at adopted level-of-service standards that would result in a
16 bond rating below AAA for insured bond issues.

17 **Policy 1.2.2:** The Town shall confine long-term borrowing to
18 capital improvements too large to be financed from current
19 revenues

CIE Policy 1.1.6: The Town shall ensure the availability of
public facilities at adopted levels-of-service standards needed
to serve developments for which development permits were
issued prior to the adoption of this comprehensive plan as
amended in 2018 and 2019. Such facilities shall be provided in
keeping with guidelines for the evaluation and ranking of
capital improvements established in this element.

CIE Policy 1.1.7: Efforts shall be made to secure grants or
private funds on a continuing basis whenever available to
finance the provision of capital improvements.

CIE Objective 1.2: The Town shall manage its debt in a
manner that retains the integrity of its fiscal resources.

CIE Policy 1.2.1: The Town shall not incur any form of
indebtedness in order to provide needed capital improvements
at adopted level-of-service standards that would result in a
bond rating of the Town's bonds below AAA for insured bond
issues.

CIE Policy 1.2.2: The Town shall confine long-term
borrowing to capital improvements too large to be financed
from current revenues.

1 **Policy 1.2.3:** The Town Commission will only approve bond
2 issues structured to be paid back within a period not to exceed
3 the expected useful life of the capital project.

4 **Policy 1.2.4:** Where possible, special assessment, revenue, or
5 other self-supporting bonds will be used instead of general
6 obligation bonds.

7 **Policy 1.2.5:** Total debt service for general obligation debt will
8 not exceed 10 percent of net operating revenues.

9 **Objective 1.3:** The Town shall utilize its fiscal resources to
10 eliminate any identified existing deficiencies and ensure the
11 provision of needed capital improvements for future
12 development and redevelopment, through the site plan approval
13 process, at adopted levels-of-service standards as specified in
14 the elements of this comprehensive plan.

15 **Policy 1.3.1:** The Town shall work with other governmental
16 jurisdictions to establish a strategy to ensure that the entire cost
17 of providing necessary capital facilities, at adopted
18 levels-of-service standards, for any future development or
19 redevelopment within the jurisdiction shall not be borne by
20 existing residents.

CIE Policy 1.2.3: The Town Commission will only approve
bond issues structured to be paid back within a period not to
exceed the expected useful life of the capital project.

CIE Policy 1.2.4: Where possible, special assessment, revenue,
or other self-supporting bonds will be used instead of general
obligation bonds.

CIE Policy 1.2.5: Total debt service for general obligation debt
will not exceed ~~10~~ 25 percent of net operating revenues.

CIE Objective 1.3: The Town shall utilize its fiscal resources
to eliminate any identified existing deficiencies in the Town's
infrastructure and to ensure the provision of needed capital
improvements for future development and redevelopment-
This objective shall be achieved through the site plan approval
process, at and shall attain or exceed adopted levels-of-service
standards as specified in the elements of this comprehensive
plan.

CIE Policy 1.3.1: The Town shall work with other
governmental jurisdictions to establish a strategy to ensure that
the entire cost of providing necessary capital facilities, at
adopted level-of-service standards, for any future development
or redevelopment within the jurisdiction shall not be borne by
existing residents.

1 **Policy 1.3.2:** The Town shall coordinate with the County,
2 other state agencies, the Southwest Florida Water Management
3 District, and other municipalities that provide public facilities
4 within the Town's jurisdiction to ensure that projects are
5 funded in a fiscally equitable manner apportioning the costs of
6 growth among those who are responsible for it.

7 **Policy 1.3.3:** The Town shall, when appropriate, consider the
8 adoption of additional impact fees in cooperation with other
9 levels of government.

10 **Policy 1.3.4:** The adopted levels-of-service standards for
11 public facilities within the jurisdiction of the Town of
12 Redington Beach shall be those adopted in the other elements
13 of this Plan.

14 **Objective 1.4:** Public expenditures that subsidize development
15 in the Coastal Storm Areas shall be limited to those
16 improvements included in the Conservation and Coastal
17 Management Element.

18 **Policy 1.4.1:** The Town shall expend funds in Coastal Storm
19 Areas only for the replacement and renewal of public facilities
20 serving existing development.

CIE Policy 1.3.2: The Town shall coordinate with the County,
other state agencies, the Southwest Florida Water Management
District, and other municipalities that provide public facilities
within the Town's jurisdiction to ensure that projects are
funded in a fiscally equitable manner apportioning the costs of
growth among those who are responsible for it.

CIE Policy 1.3.3: The Town shall, when appropriate, consider
the adoption of additional impact fees to enhance the Town's
capital facilities, in cooperation with other levels of
government.

CIE Policy 1.3.4: The adopted levels-of-service standards for
public facilities within the jurisdiction of the Town of
Redington Beach shall be those adopted in the other elements
of this Plan.

CIE Objective 1.4: Public expenditures that subsidize
development in the Coastal Storm High Hazard Areas shall be
limited to those improvements included in the Conservation
and Coastal Management Element.

CIE Policy 1.4.1: The Town shall expend funds in Coastal
Storm High Hazard Area only for the replacement and renewal
of public facilities serving existing development.

1 **Objective 1.5:** All development orders and permits for future
2 development and redevelopment activities shall be issued only
3 if public facilities necessary to meet the level-of-service
4 standards adopted pursuant to this comprehensive plan are
5 available concurrent with the impacts of the development.

6 **Policy 1.5.1:** The Town shall assess new development or
7 redevelopment an equitable pro rata share of the costs to
8 provide roadway improvements to serve the development or
9 redevelopment.

CIE Objective 1.5: All development orders and permits for
future development and redevelopment activities 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.

CIE Policy 1.5.1: The Town shall assess new development or
redevelopment an equitable pro rata share of the costs to
provide roadway improvements to serve the development or
redevelopment, pursuant to the Pinellas County Mobility Plan
as set forth in the Transportation Element.

1 **Policy 1.5.2** Developments or redevelopment shall be
2 considered to have de minimis impact provided they comply
3 with all of the following conditions:
4 1. Isolated vacant lots in predominantly residential areas,
5 where single-family homes would be suitable, may be
6 developed for single-family residential under the de minimis
7 exemption.
8 2. The transportation impact of the development alone does
9 not exceed one percent of the maximum service volume at the
10 adopted level-of-service standard.
11 3. No impact will be considered de minimis except as for
12 single-family lots of record as stated above, if the sum of
13 existing roadway volumes and the project volumes from
14 approved projects on a roadway would exceed 110 percent of
15 the maximum service volume of the adopted level-of-service
16 standard.
17 4. No impact will be de minimis if it would exceed the
18 adopted level-of-service standard of any affected designated
19 hurricane evacuation route.

20 **Policy 1.5.3** The Town of Redington Beach shall maintain
21 regulations within a monitoring system designed to ensure:
22 1. Continued application of level-of-service standards; and
23 2. Provision of required public facility capacity.

CIE Policy 1.5.2: Developments or redevelopment shall be
considered to have de minimis impact provided they comply
with all of the following conditions, which define a “de
minimis” impact:

1. Isolated vacant lots in predominantly residential areas,
where single-family homes would be suitable, may be
developed for single-family residential under the de minimis
exemption.
2. The transportation impact of the development alone does
not exceed one percent of the maximum service volume at the
adopted level-of-service standard.
3. No impact will be considered de minimis except as for
single-family lots of record as stated above, if the sum of
existing roadway volumes and the project volumes from
approved projects on a roadway would exceed 110 percent of
the maximum service volume of the adopted level-of-service
standard.
4. No impact will be de minimis if it would exceed the adopted
level-of-service standard of any affected designated hurricane
evacuation route.

CIE Policy 1.5.3 The Town of Redington Beach shall maintain
regulations within a monitoring system designed to ensure:

1. Continued application of level-of-service standards; and
2. Provision of required public facility capacity.

1 **Policy 1.5.4** The monitoring system shall be reviewed on an
2 annual basis together with the review of the Capital
3 Improvements Element and shall be updated as needed.

CIE Policy 1.5.4 The monitoring system shall be reviewed on
an annual basis together with the review of the Capital
Improvements Element and shall be updated as needed. Said
review shall be undertaken concurrently with the preparation of
the annual update to the Schedule of Capital Improvements and
shall be implemented as required by law.

1 **Policy 1.5.5** The availability of public services and facilities to
2 meet the needs of developments or redevelopments shall be
3 deemed concurrent if the following conditions are met:
4 1 Potable water, sanitary sewer, solid waste or drainage
5 facilities:
6 a. shall receive development orders subject to the public
7 facilities being in place at the time of issuance of the certificate
8 of occupancy; or
9 b. The provision of the facilities is guaranteed in an
10 enforceable development agreement pursuant to Section
11 163.3220 Florida Statutes, or an agreement or development
12 order issued pursuant to Chapter 380, Florida Statutes to be in
13 place at the time of certificate of occupancy issuance.
14 2. Park and recreation facilities shall be in place or under
15 construction within one year of development order issuance;
16 and, acreage for parks shall be dedicated or acquired prior to
17 issuance of a certificate of occupancy; or
18 a. Dedications of land and facilities or payment of the
19 developer's fair share shall be committed by the time a notice
20 to commence development is issued; or
21 b. The development order is issued conditioned on the
22 necessary facilities and services scheduled to be in place or
23 under construction not more than one year after certificate of
24 occupancy issuance provided in the Schedule of Capital
25 Improvements; or
26 c. The necessary facilities are subject to a binding agreement
27 which requires them to be in place or under construction not
28 more than one year after certificate of occupancy issuance; or
29 d. When the development order is issued, the facilities and

CIE Policy 1.5.5 The availability of public services and
facilities to meet the needs of developments or redevelopments
shall be deemed concurrent if the following conditions are met:
1- potable water, sanitary sewer, solid waste, or drainage
facilities are available and adequate:
a. ~~Shall receive development orders subject to the public~~
~~facilities being in place at the time of issuance of the certificate~~
~~of occupancy; or~~
b. ~~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.~~
2. ~~Park and recreation facilities shall be in place or under~~
~~construction within one year of development order issuance;~~
~~and, acreage for parks shall be dedicated or acquired prior to~~
~~issuance of a certificate of occupancy; or~~
a. ~~Dedications of land and facilities or payment of the~~
~~developer's fair share shall be committed by the time a notice to~~
~~commence development is issued; or~~
b. ~~The development order is issued conditioned on the~~
~~necessary facilities and services scheduled to be in place or~~
~~under construction not more than one year after certificate of~~
~~occupancy issuance as provided in the Schedule of Capital~~
~~Improvements; or~~
c. ~~The necessary facilities are subject to a binding~~
~~agreement which requires them to be in place or under~~
~~construction not more than one year after certificate of~~
~~occupancy issuance; or~~

1 services are guaranteed in an enforceable development
2 agreement stipulating that they will be in place not more than
3 one year after the certificate of occupancy is issued.
4 3. Road facilities shall be in place or under construction at the
5 time of issuance of the building permit: or
6 a. The necessary facilities and services shall be in place or
7 under construction not more than three years after the building
8 permit issuance as provided in the Schedule of Capital
9 Improvements; or
10 b. The necessary facilities are listed in the first three years of
11 the Florida Department of Transportation five-year work
12 program; or
13 c. The land owner has made a binding commitment to the
14 Town to pay the fair share of the cost of providing
15 transportation facilities necessary to serve the proposed
16 development.

1 **Policy 1.5.6** The Town will contact Pinellas County Utilities
2 prior to issuance of a building permit for development of
3 vacant parcels to determine if adequate potable water supplies
4 exist to serve the projected development.

5 **Policy 1.5.7** The Schedule of Capital Improvements shall
6 contain the estimated commencement and completion dates of
7 road projects

d. When the development order is issued, the facilities and
services are guaranteed in an enforceable development
agreement stipulating that they will be in place not more than
one year after the certificate of occupancy is issued.
3. Road facilities shall be in place or under construction at
the time of issuance of the building permit; or
a. The necessary facilities and services shall be in place or
under construction not more than three years after the building
permit issuance as provided in the Schedule of Capital
Improvements; or
b. The necessary facilities are listed in the first three years
of the Florida Department of Transportation five-year work
program; or
c. The land owner has made a binding commitment to the
Town to pay the fair share of the cost of providing
transportation facilities necessary to serve the proposed
development.

Policy 1.5.6 The Town will contact Pinellas County Utilities
prior to issuance of a building permit for development of
vacant parcels to determine if adequate potable water supplies
exist to serve the projected development.

CIE Policy 1.5.7 The Schedule of Capital Improvements shall
contain the estimated commencement and completion dates of
road all public facility projects

1 **Policy 1.5.8** The elimination, deferral, or delay of construction
2 of any road facility or service needed to maintain adopted
3 level-of-service standards and which is listed in the Schedule of
4 Capital Improvements shall require amendment of the
5 comprehensive plan.

CIE Policy 1.5.8 The elimination, deferral, or delay of
construction of any road 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.

