



**TOWN OF REDINGTON BEACH
BOARD REGULAR MEETING AGENDA
WEDNESDAY, February 20, 2019
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, February 6, 2019**
 - B. Bill List for Day Ending February 15, 2019**
- 8. OLD BUSINESS**
 - A. Friendship Park Renovations**
 - B. Final Reading of 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 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 implementing Objective Adopting Pinellas County's Temporary Emergency Housing Ordinance; Providing for severability; and Establishing an Effective date.**



- C. **Final Reading: 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.**
- D. **Final Reading of Ordinance 2018-11: 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 the Element of the Current and Anticipated Conditions in the Town, Providing for Severability; and establishing an Effective Date.**

9. NEW BUSINESS

- A. **Lynn Burnett, LTA Engineers-LLC**
- B. **First Reading of Ordinance 2019-03: 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 Create a Matrix of Town and Corresponding Countywide Future Land Use Categories and to Establish Balancing Criteria to use in the Consideration of Future Land Use Map Amendments, Providing for Severability; and Establishing an Effective Date.**
- C. **Resolution 2019-03: A Resolution of the Board of Commissioners of the Town of Redington Beach, Florida Providing for the Town of Redington Beach to become a member of the American Flood Coalition.**
- D.

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, February 6, 2019
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, February 6, 2019, 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 Dorgan	X	
Commissioner Kornijtschuk	X	
Commissioner Steiermann	X	
Vice Mayor Will	X	
Mayor Simons	X	
Town Attorney Daigneault	X	
Town Clerk Clarke	X	

Agenda: Mayor Simons requested that Land Use Attorney and Resolution 2019-02 be removed from old business. A motion by Commissioner Kornijtschuk and seconded by Commissioner Steiermann to accept the amended agenda. Motion passed with all ayes.

Public Forum: **Linda McIlroy, 16214 2nd Street**, had concerns regarding the building department coming into her yard without permission.

Pete Farnum, 15810 1st Street, stated his concerns regarding Safe Built, the building department for the town. The town does not pay the salaries for the employees of Safe Built and they generate monies by building permits and there is no oversight by the Town, which he believes is wrong. He believes the building department is out of control with permit fees and fines. He would like to see the town have its own building department again. (For full complaint, see email attached to minutes.)

Jeff Fuller, 15515 Redington Drive, stated that he has had the best experience with Safe Built and the building official Darin Cushing.

Joyce Drew, 15802 3rd Street, stated that she has pulled her own permits, but has always hired licensed contractors to complete the job. Safe Built has been easy to work with on permitting and inspections.

David Schmeltz, 16106 6th Street, stated that he has had the best experience in working with Safe Built and commenting that the commission would be making a mistake if they let the company go.

Darin Cushing, Building Official, stated that to be a certified building official a person needs to have at least ten years of experience before the state will issue a license. Mr. Cushing stated he has been a licensed professional for 15 years. Mr. Cushing cited Mr. Farnum for working without a permit and that his contractor knew a permit needed to be pulled to change out the hot water heater. Mr. Cushing stated he is keeping the town safe by requiring permits and inspections.

Delia Farnum, 15810 1st Street, stated that they don't know of all the things that need to be permitted.

Commissioner Steiermann asked questions of Mr. Cushing. Mayor Simons gave background on how the building department went from in house, to the county, to Safe Built. He stated it was an economic decision to go with the county as the town was unable to afford the salaries for the building department. Vice Mayor Will noted that safe Built adopted the county fee schedule when they took over. Mayor Simons requested a five minute recess.

Public Safety

- Nothing to Report.

Building

- Nothing to Report

Public Works

- Park Board is scheduling a memorial ceremony for Bob Fay at Town Park at the end of February.

Finance

- Will be attending a continuing education class on Friday.

Mayor

- Nothing to Report

Town Clerk

- Nothing to Report

Town Attorney

- Nothing to Report.

Boards and Committees

- Nothing to Report.

CONSENT AGENDA

A. Board Regular Meeting Minutes, January 16, 2019

B. Bill list ending for Day ending February 1, 2019

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

OLD BUSINESS

- A. Friendship Park Renovations:** Vice Mayor Will reported that an estimate has been received for replacing and relocating the outfall pipe and that the cost of \$9,500.00 is within the scope of work. Mayor Simons requested that this be added to the next agenda.

NEW BUSINESS

OTHER BUSINESS

With no further business, a motion was made by Commissioner Steiermann and seconded by Commissioner Kornijtschuk to adjourn. Regular meeting was adjourned at 7:20 p.m.

Adopted: February , 2019

Missy Clarke, CMC, Town Clerk

Date: 02/15/2019
Time: 12:49 pm
Page: 1

Date: 02/15/2019
Time: 12:49 pm
Page: 1

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	2019-03-01	March 2019 Health Ins	0	02/15/2019	02/15/2019	699.89
							699.89
101-512-512.231	Life Insurance FLORIDA MUN INSURANCE	2019-03-01	March 2019 Health Ins	0	02/15/2019	02/15/2019	9.75
							9.75
101-512-512.232	Dental Insurance FLORIDA MUN INSURANCE	2019-03-01	March 2019 Health Ins	0	02/15/2019	02/15/2019	61.35
							61.35
101-512-512.260	General Liability FLORIDA MUN INSURANCE	2019-01-31	FY 2017-2018 Bal. due	0	01/31/2019	01/31/2019	211.00
							211.00
101-512-512.440	Utilities- Water/EI DUKE ENERGY	31525-72269	2019-02 February 2019	0	02/12/2019	02/12/2019	57.50
	PINELLAS COUNTY UTILITIES	00119133414-2019-02-07	12-01-18 to 02-01-19	0	02/01/2019	02/01/2019	241.15
							298.65
101-512-512.473	Newsletter TAMPA BAY NEWSPAPERS	12600 -2019-02-03	Newsletter Inserts 2019-Q1	0	02/03/2019	02/03/2019	40.00
							40.00
101-512-512.480	Promotion/Public SWANK MOTION PICTURES,	RG 1583597	Movies In the Park 2019-03-15	0	01/11/2019	01/11/2019	463.00
							463.00
101-512-512.490	Advertising TIMES PUBLISHING COMPAN	738165-2019-02-01	LPA Ad 2019-02-01	0	02/01/2019	02/01/2019	190.40
	TIMES PUBLISHING COMPAN	738165-2019-02-08	LPA Ad 2019-02-08	0	02/15/2019	02/15/2019	190.40
							380.80
101-512-512.515	Office Copier/Lease KONICA MINOLTA BUSINESS	256649891	1/1/2019-1/31/2019	0	02/15/2019	02/15/2019	129.13
							129.13
101-512-512.520	Office Copier/Use KONICA MINOLTA BUSINESS	256649891	1/1/2019-1/31/2019	0	02/15/2019	02/15/2019	139.62
							139.62
Total Dept. Town Clerk:							2,433.19
Dept: 513 Finance & Admin							
101-513-513.230	Group Insurance FLORIDA MUN INSURANCE	2019-03-01	March 2019 Health Ins	0	02/15/2019	02/15/2019	695.82
							695.82
101-513-513.231	Life Insurance FLORIDA MUN INSURANCE	2019-03-01	March 2019 Health Ins	0	02/15/2019	02/15/2019	9.75
							9.75
101-513-513.232	Dental Insurance FLORIDA MUN INSURANCE	2019-03-01	March 2019 Health Ins	0	02/15/2019	02/15/2019	30.61
							30.61
101-513-513.320	Audit Fee CLIFTON LARSON ALLEN LL	2011956	Audit FYE 9/30/2018	0	02/12/2019	02/12/2019	7,000.00
							7,000.00
Total Dept. Finance & Admin:							7,736.18

Date: 02/15/2019
Time: 12:49 pm
Page: 2

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Dept: 514 Legal Counsel							
101-514-514.121	Litigation						
	TRASK, DAIGNEAULT, LLP A	57580	January 2019 - Litigation	0	02/04/2019	02/04/2019	511.50
							511.50
101-514-514.124	Town Attorney						
	TRASK, DAIGNEAULT, LLP A	57578	January 2019 - General	0	02/04/2019	02/04/2019	1,353.00
							1,353.00
101-514-514.310	Legislative Couns						
	THERIAQUE & SPAIN	14774	December 2018	0	02/05/2019	02/05/2019	375.00
	TRASK, DAIGNEAULT, LLP A	57579	January 2019 - Code Revision	0	02/04/2019	02/04/2019	1,666.50
							2,041.50
Total Dept. Legal Counsel:							3,906.00
Dept: 524 Protective Services							
101-524-524.310	Code Enforcement						
	PINELLAS COUNTY SHERIFF	688267	January 2019 - Code Enf.	0	02/03/2019	02/03/2019	1,760.07
							1,760.07
101-524-524.421	Attorney Fees						
	TRASK, DAIGNEAULT, LLP A	57577	January 2019 - Code Enf.	0	02/04/2019	02/04/2019	214.50
							214.50
Total Dept. Protective Services:							1,974.57
Dept: 539 Department of Public Works							
101-539-539.230	Group Insurance						
	FLORIDA MUN INSURANCE CO	2019-03-01	March 2019 Health Ins	0	02/15/2019	02/15/2019	1,391.64
							1,391.64
101-539-539.231	Life Insurance - C						
	FLORIDA MUN INSURANCE CO	2019-03-01	March 2019 Health Ins	0	02/15/2019	02/15/2019	19.50
							19.50
101-539-539.232	Dental Insurance						
	FLORIDA MUN INSURANCE CO	2019-03-01	March 2019 Health Ins	0	02/15/2019	02/15/2019	130.91
							130.91
Total Dept. Department of Public Works:							1,542.05
Dept: 572 Parks and Recreation							
101-572-572.340	Landscaping Exp						
	WILLIAM WOLLMAN	2019-02-15	2019-01-24 to 2019-02-15	0	02/15/2019	02/15/2019	60.00
							60.00
101-572-572.430	Utilities						
	DUKE ENERGY	54246-18249	2019-02 February 2019	0	02/12/2019	02/12/2019	30.61
	PINELLAS COUNTY UTILITIES	201-01-31	12-01-18 to 02-01-19	0	02/01/2019	02/01/2019	685.14
							715.75
101-572-572.439	Holiday Lights						
	CLARK SALES DISPLAYS, INC	18-350	2018 Holiday Lights	0	12/05/2018	12/05/2018	12,515.00
							12,515.00
101-572-572.462	Maintenance - Gr						
	BEACH HARDWARE	312	Rope, blades, pliers, hardware	0	02/15/2019	02/15/2019	294.38
							294.38
101-572-572.522	Gasoline & Oil						
	CHASE CARD SERVICES	828233	Diesel fuel - SPEEDWAY	0	02/06/2019	02/06/2019	38.45
	SHELL	195859	Unleaded	0	02/12/2019	02/12/2019	38.39
							76.84

Date: 02/15/2019

Time: 12:49 pm

Page: 3

Town of Redington Beach

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
101-572-572.527	Tools & Equipment						
	BEACH HARDWARE	312	Rope, blades, pliers, hardware	0	02/15/2019	02/15/2019	16.98
	HOME DEPOT CREDIT SERV	005908/7044789	Swim buoy supp., sander	0	02/05/2019	02/05/2019	118.00
							134.98
101-572-572.599	Swim Buoys						
	HOME DEPOT CREDIT SERV	005908/7044789	Swim buoy supp., sander	0	02/05/2019	02/05/2019	165.37
							165.37
						Total Dept. Parks and Recreation:	13,962.32
						Total Fund General Fund:	31,554.31
						Grand Total:	31,554.31

2/14/2019	8512 Payroll	1,759.15
	8513 Payroll	1,309.67
	8514 Payroll	1,197.24
	8515 Payroll	1,251.86
2/14/2019	8516 Brighthouse	319.93
	8517 Duke Energy	2,592.74
	8518 Hip Cleaning	180.00

8,610.59

MAYOR SIMONS

VICE MAYOR WILL

COMMISSIONER KORNIJTSCHUK

COMMISSIONER DORGAN

ATTEST:

COMMISSIONER STEIERMANN

Missy Clarke, CMC, Town Clerk

Regular Meeting of February 20, 2019



FLORIDA MUNICIPAL SERVICES

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

ADVERTISED PUBLIC HEARING

Meeting Date: February 20, 2019

Agenda Item ____

February 14, 2019

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: Comprehensive Plan Amendment: Ordinances 2018-08, EAR-Based
Amendment 1

EXECUTIVE SUMMARY

Pursuant to State law, Ordinance 2018-08, EAR-based Comprehensive Plan Amendment 1, was submitted to the State and to other affected agencies for review leading to “Objections, Recommendations and Comments,” (ORCs). Prior to the final adoption of these ordinances the ORCs must be considered and decisions made as to how to respond. **STAFF AND THE PLANNING BOARD RECOMMEND AMENDING THE EFFECTIVE DATE OF ORDINANCE 2018-08 PER THE STATE’S RECOMMENDATION AND ADOPTING THE ORDINANCE AS AMENDED ON SECOND AND FINAL READING.**

BACKGROUND

Applicant	Town of Redington Beach
Affected Area	Entire Town

February 14, 2019

THE REQUEST

The requested Comprehensive Plan Amendment came from Town Staff, recommending redoing three Comprehensive Plan Amendments which the Town attempted to adopt in 2016:

- Increasing the permitted impervious surface ratio, (ISR) in the residential designations under the Comprehensive Plan;
- Replacing transportation concurrency with a multi-modal mobility plan; and
- Adopting the County's emergency housing provisions.

However, the 2016 Comprehensive Plan Amendments were invalid because the Town had not prepared its required Evaluation and Appraisal Report and was therefore not entitled to amend its Plan; because the notices and hearings for the amendments were insufficient; and because the amendments were never submitted to the State for objections, recommendations and comments. Accordingly, Staff recommended that the three amendments be readopted.

However, after initially expressing ambivalence about the ISR increase, by the time these amendments reached the Town Board, Staff recommended against increasing the ISR and the Town Board agreed. As a result, this amendment proceeded with only the mobility management and emergency housing components.

The State offered no Objections, Recommendations or Comments with respect to Ordinance 2018-08, which substituted the County's mobility management regimen for transportation concurrency and which adopted the County's emergency housing provisions. The only relevant comment from the ORC report for Ordinance 2018-08 is the recommended ordinance language for the Ordinance's effective date.

The Planning Board, sitting as the Local Planning Agency, endorsed the Town Board's decision not to increase the ISR and recommended approval of Ordinance 2018-08 as adopted on first reading with the amended effective date.

NOTICE

The Clerk's office will advise as to the notice given of this public hearing.

February 14, 2019

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.

Since the ORCs relate to amendments to the Comprehensive Plan, this Board's powers and duties extend to responding to the ORCs and amending the Plan to reflect the responses to the ORCs.

RECOMMENDATION

THAT THE TOWN BOARD ADOPT ORDINANCE 2018-08 ON SECOND AND FINAL READING WITH AN AMENDED EFFECTIVE DATE, AND SUBMIT THE ORDINANCE TO THE STATE FOR A FINAL DETERMINATION OF COMPLIANCE WITH STATE LAW.

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 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

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

1 **WHEREAS**, The Planning Board of the Town of Redington Beach, sitting as the Local
2 Planning Agency, found this proposed Amendment to be consistent with the balance of the
3 Comprehensive Plan and recommended its approval; and
4

5 **WHEREAS**, the Board of Commissioners of the Town of Redington Beach desires to
6 implement the recommendations of the Planning Board;
7
8

9 **NOW THEREFORE BE IT ORDAINED**, by the Commissioners of the Town of
10 Redington Beach, Florida, in its regular meeting duly assembled on this ____ day of _____
11 2019, that:
12

13 **Section 1.** The foregoing whereas clauses are incorporated herein by reference and made
14 a part hereof.
15

16 **Section 2.** [Deleted]
17

18 **Section 3.** Objective 1.1 of Goal 1 of the Transportation Element is amended and
19 Policies 1.1.2 through 1.1.7 inclusive, are inserted, to read as follows:
20

21 **TR Objective 1.1**

22 ~~A minimum level-of-service (LOS) standard shall be achieved for all roads within the town.~~
23

24 Maintain a multi-modal transportation system that increases mobility for bicyclists, pedestrians
25 and transit users as well as motorists, and that promotes development patterns that reduce vehicle
26 miles traveled and greenhouse gas emissions
27

28
29 **TR Policy 1.1.1**

30 ~~The operational level-of-service (LOS) D peak hour shall be the standard for Gulf~~
31 ~~Boulevard (SR699) within the town.~~
32

33 The Town shall implement a mobility management system through the application of
34 Transportation Element policies and the site plan review process pursuant to the
35 following Policies pertaining to the application of the Mobility Management System.
36

37 **TR Policy 1.1.1.1**

38 All development projects generating new trips shall be subject to payment of a
39 multi-modal impact fee.
40

1 **TR Policy 1.1.1.2**

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

6
7 **TR Policy 1.1.1.3**

8 Development projects that generate more than 300 new peak hour trips on deficient roads
9 shall be classified as tier 2, required to conduct a traffic study, and submit an
10 accompanying report and TMP based on the report findings.

11
12 **TR Policy 1.1.1.4**

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

14
15 **TR Policy 1.1.1.5**

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

19
20 **TR Policy 1.1.1.6**

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

24
25 **TR Policy 1.1.1.7**

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

29
30 **TR Policy 1.1.1.8**

31 The Town shall support the effort of Forward Pinellas to complete the biennial update of
32 the Multi-modal Impact Fee Ordinance through the Forward Pinellas planning process,
33 which includes review by the Forward Pinellas Technical Coordinating Committee and
34 the Forward Pinellas Policy Board.

35
36 **TR Policy 1.1.2**

37 The Town shall continue to work with the Pinellas Suncoast Transit Authority (PSTA) to
38 increase the efficiency of the fixed-route system by encouraging mass transit use through
39 the application of the Pinellas County Mobility Plan and the Town's Site Plan Review
40 Process.

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

TR Policy 1.3.4

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

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

TR Objective 1.6

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

TR Policy 1.6.1

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

TR Policy 1.6.2

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

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

HE Goal 2: The Town shall 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.

HE Objective 2.1

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

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

Section 8. The effective date of this Ordinance, if the plan amendment adopted hereby is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

PASSED AND ADOPTED by the Board of Commissioners of the Town of Redington Beach, Pinellas County, Florida, on this ____ day of _____, 2019.

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					

WEST COAST MARINE CONSTRUCTION CO.

INSTALL & REPAIR:

- SEAWALLS
- DOCKS
- CAVITS
- REPAIR SEAWALLS
- STEEL BULK HEADS/REPLACED
- SEAL SEAWALL
- TO PREVENT LARVAE/INSECTS

Project Name		Address		
Job Description		Remarks		
Contractor		Date		
Estimate		Total Cost		

Legal Description			Material
Lumber - P. T.			
Hardware - Hot Dip Galv.			
Piling - Concrete 4000			

Project Name		Address	
Job Description		Remarks	
Contractor		Date	
Estimate		Total Cost	

EXISTING: Docks

3rd Stringer Angle

2nd Stringer Double PT

7x16 Deck PT

Imagine Hawk

Asst. Town Clerk



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.

November 1,, 2018

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.**

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 20th Day of February, 2019, 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 20th Day of February, 2019.

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					



FLORIDA MUNICIPAL SERVICES

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

ADVERTISED PUBLIC HEARING

Meeting Date: February 20, 2019

Agenda Item ____

February 14, 2019

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: Comprehensive Plan Amendments: Ordinance 2018-11, Substantive
Rewrite of Capital Improvements Element (CIE): Objections,
Recommendations and Comments

EXECUTIVE SUMMARY

Pursuant to State law, Ordinance 2018-11, substantively amending the Comprehensive Plan's CIE, was submitted to the State and to other affected agencies for review leading to "Objections, Recommendations and Comments," (ORCs). Prior to the final adoption of these ordinances the ORCs must be considered and decisions made as to how to respond. **STAFF AND THE PLANNING BOARD RECOMMEND AMENDING PROPOSED ORDINANCE 2018-11 TO INCORPORATE THE STATE'S COMMENTS ON WATER SUPPLY AND TO MAKE SIMILAR REVISIONS FOR OTHER INFRASTRUCTURE, AMENDING THE ORDINANCE'S EFFECTIVE DATE; AND THEN PROCESSING THE STATE'S OTHER COMMENTS AT LATER DATES.**

BACKGROUND

Applicant

Town of Redington Beach

February 14, 2019

Affected Area Entire Town

THE REQUEST

The request that led to the adoption of Ordinance 2018-11 arose from the belated preparation of the Annual Update to the Schedule of Capital Improvements in the Comprehensive Plan's Capital Improvements Element (CIE). In preparing the Annual Update, it became clear that, certain policies in the CIE should be amended immediately rather than awaiting the overall update of the Plan. These changes are reflected in the proposed Amendment.

The State, in the Objections, Recommendations and Comments in response to the amendment, recommends amending Policy 1.5.5 to read:

The Town shall ensure that adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall consult with its water suppliers to determine whether adequate water supplies will be available to serve the new development no later than the anticipated date of issuance of certificate of occupancy or its functional equivalent.

thereby modifying the requested amendment.

The State also offered three other comments related to:

- 1: Sea Level Rise
3. Water Supply Plan Update; and
4. New Long Term Planning Horizon

These comments will be discussed in the Analysis section of this report.

HISTORY

The Town adopted its current Comprehensive Plan in 2008. Aside from an unsuccessful effort to amend the Comprehensive Plan in 2016, the Plan is unchanged since 2008. Forward Pinellas,

February 14, 2019

the Countywide Planning Agency, drafted a rewrite of the Plan in early 2018 but that rewrite has not been addressed by this Board or by the Planning Board.

The statutorily required Evaluation and Appraisal Report of the Comprehensive Plan was prepared, recommended for approval by the Planning Board, and adopted by this Board on June 20, 2018. For the Comprehensive Plan Amendment to which the ORCs are addressed, the Local Planning Agency conducted its public hearing on Ordinance 2018-11 on October 30, 2018. The Amendments were adopted by this Board for the purpose of transmittal to the State at a public hearing on November 7, 2018.

On January 18, 2019, the State provided the ORCs (Attachment A) on Ordinances 2018-08 and 2018-11. The Planning Board considered the ORCs and recommended to the Town Board that Ordinance 2018-11 be amended as attached hereto. Forward Pinellas also commented on Ordinance 2018-11 (and 2018-09)) and these comments are found as Attachment B.

NOTICE

The Clerk's office will advise as to the notice given of this 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.

Since the ORCs relate to amendments to the Comprehensive Plan, this Board's powers and duties extend to responding to the ORCs and amending the Plan to reflect the responses to the ORCs.

INTERNAL COMPREHENSIVE PLAN CONSISTENCY

The change recommended in the ORCs and presently being considered, clarifies the proposed language of CIE Policy 1.5.5. Since the original request was internally consistent with the balance of the Comprehensive Plan, the clarification is also consistent.

February 14, 2019

ANALYSIS

It should be reiterated that Ordinance 2018-11 was limited to a substantive rewrite of the Capital Improvements Element of the Comprehensive Plan. No other Plan policies were intended to be addressed in this amendment but given the function of the CIE as a fiscal guide, the State's comments on concurrency are appropriate.

The Planning Board is about to embark on a complete rewrite of the Comprehensive Plan based on the draft rewrite proposed by Forward Pinellas. This rewrite will provide an opportunity to respond to ORC Comments 1 and 4. The analysis requested by Comment 3 will also be undertaken shortly.

Comment 1: Sea Level Rise

There is now a statutory requirement that the Coastal Element of the Comprehensive Plan include policies related to sea level rise. These policies should be coordinated with and based on work being done by the Tampa Bay Regional Planning Council. As the ORCs acknowledge, this requirement will be fulfilled in a later Comprehensive Plan Amendment. Staff is recommending that the Town retain a new drainage engineer who will also assist in addressing this issue.

Comment 2: Water Supply and Facility Concurrency and Coordination

The current Capital Improvements Element Policy 1.5.5 as it presently exists, is problematic for a number of reasons. First, it is clearly intended for a jurisdiction with significant amounts of vacant land available for new development. Second, it contemplates that the Town might host a Development of Regional Impact, a development so large that it is presumed to have an impact on more than one county. Finally, the Policy contemplates that the Town might employ a development agreement ordinance.

These three policy approaches are clearly inappropriate and unnecessary for the Town. Since a comprehensive plan should be tailored to its jurisdiction, CIE Policy 1.5.5. required amendment to resolve the above issues.

The amendment proposed by Staff and accepted by the Planning Board and Town Board was a very rudimentary statement of the situation in which the provision of public services would be deemed to be concurrent. The State commented that this rudimentary policy statement was inadequate as to the infrastructure component of potable water. In particular, the State noted that § 163.3180(2), F.S.:

February 14, 2019

... requires adequate water supplies and potable water facilities be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent, and to consult with applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the date of issuance of a certificate of occupancy or its functional equivalent, prior to approval of a building permit.

ORC pages 4 - 5.

The State actually recommended language (ORC p. 5), that would be compliant with the state statute. This language is incorporated into the Ordinance as proposed to be adopted: see page 7, ll. 25 - 31.

Since the rudimentary language of the original draft proposed extended to sanitary sewage, and solid waste collection, and drainage, Staff recommend that similar language be provided for sanitary sewage and solid waste, provided by others, and drainage treatment handled by the Town. See Ordinance, page 7, ll. 7 - 22. Although there is no statutory mandate to do so, Staff recommends treating these three infrastructure functions similarly to water supply mandate, and including as a “trigger event” the issuance of a certificate of occupancy.

These changes enhance the rudimentary language proposed in the Ordinance on first reading (ORC, p. 4), without having the surplusage of language dealing with vast areas of undeveloped land, developments of regional impact and development agreements. As proposed for second and final reading the water supply infrastructure policy, taken verbatim from the ORC, complies with the statutory mandate for such policies. Corresponding policies for sanitary sewer, solid waste and drainage are also proposed.

Comment 3: Water Supply Plan Update

For the first time, as part of the ORC process, Staff have been made aware of the need to update the Town’s Ten-Year Water Supply Facility Work Plan. Work on this issue will begin immediately and a draft Work Plan will be presented to the Planning Board for review in the near future. Subsequently, the Work Plan will be submitted to this Board for approval.

February 14, 2019

Comment 4: New Long Term Planning Horizon

The ORCs acknowledge the Town's compliance with the requirement for the establishment of a five year planning horizon by noting the State's receipt (for information purposes only), of Ordinance 2018-09, the belated annual update to the Five Year Schedule of Capital Improvements. The ORCs further note the need to plan for at least a 10 year planning horizon. This longer horizon will be addressed in the Comprehensive Plan Update that the Planning Board will commence shortly.

Effective Date

The ORCs also recommended the use of "effective date" language that reflects the balance of the State process of approving the Amendment. That language is incorporated into the attached draft Ordinance.

RECOMMENDATION

STAFF AND THE PLANNING BOARD RECOMMEND ADOPTING ORDINANCE 2018-11 ON SECOND AND FINAL READING WITH AN AMENDED EFFECTIVE DATE AND AMENDED LANGUAGE INCORPORATING THE STATE'S COMMENTS ON WATER SUPPLY AND MAKING SIMILAR REVISIONS FOR OTHER INFRASTRUCTURE, AND SUBMITTING THE ORDINANCE TO THE STATE FOR A FINAL DETERMINATION OF COMPLIANCE WITH STATE LAW. STAFF FURTHER RECOMMENDS THEN PROCESSING THE STATE'S OTHER COMMENTS AT LATER DATES.

ATTACHMENT A
OBJECTIONS, RECOMMENDATIONS AND COMMENTS

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

January 18, 2019

The Honorable James Simons
Mayor, Town of Redington Beach
Town Hall, 105 164th Avenue
Redington Beach, Florida 33708

Dear Mayor Simons:

The Department of Economic Opportunity ("Department") has completed its review of the proposed comprehensive plan amendment for the Town of Redington Beach (Amendment No. 18-01ER), which was received and determined complete on November 20, 2018. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. The Department does not identify any objections to the proposed amendment. However, the Department is providing four comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in Section 163.3184(1)(b), F.S. Copies of comments received by the Department from reviewing agencies, if any, are also enclosed.

The Town should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. **The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, must be held within 180 days of your receipt of the Department's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S.**

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

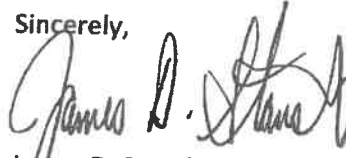
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①

The Honorable James Simons
January 18, 2019
Page 2 of 2

Department staff is available to assist the Town to address the comments. If you have any questions related to this review, please contact Valerie James, Planning Analyst, by telephone at (850) 717-8493 or by email at valerie.james@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/vj

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: R. Bruce McLaughlin, AICP, MCIP, Town Planner, Town of Redington Beach
Sean T. Sullivan, Executive Director, Tampa Bay Regional Planning Council

(2)

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY
OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT
FOR
REDINGTON BEACH
PROPOSED AMENDMENT 18-01ER

January 16, 2019
Division of Community Development
Bureau of Community Planning and Growth

3

**Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Town of Redington Beach 18-01ER**

The Department has identified four comments regarding the Town of Redington Beach's proposed comprehensive plan amendment. The comments are provided below, along with recommended actions the Town could take to resolve issues of concern. Comments are offered to assist the local government and will not form the basis for a compliance determination.

Department staff has discussed the basis of the report with Town staff and is available to assist the Town to address the comments.

Comment 1: Sea Level Rise

Section 163.3178(2)(f)1-6, F.S., was amended in the year 2015 to include additional statutory requirements for the Coastal Element related to sea-level rise. The proposed amendments do not address the new statutory requirements. However, the Department understands the Town's acknowledgement to address sea-level rise in their second round of the Evaluation and Appraisal Report based amendments. In the meantime, the Town should coordinate with the Tampa Bay Regional Planning Council's ONE BAY Resilient Communities provides opportunities for knowledge exchange and for coordinated development of hazard mitigation/risk reduction policies, strategies and best practices that are regionally relevant and consistent across jurisdictional boundaries. Therefore, before adopting the proposed amendment, the Town should coordinate with the Tampa Bay Regional Planning Council in order to revise the amendments to address Section 163.3178(2)(f)1-6, F.S. Policies that were adopted by other local governments within your area can be provided upon request. Department staff is also available to assist with your request.

Comment 2: Water Supply and Facility Concurrency and Coordination

The Town has proposed a revision to existing Capital Improvements Element Policy 1.5.5 regarding public facilities concurrency to state:

"The availability of public services and facilities to meet the needs of development or redevelopment shall be deemed concurrent if ~~the following conditions are met:~~ potable water, sanitary sewer, solid waste or drainage facilities are available and adequate."

The policy language of the Capital Improvements Element Policy 1.5.5 does not provide clear direction as to when public services, including potable water, must be available for use. Section 163.3180(2), F.S., requires adequate water supplies and potable water facilities be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent, and to consult with applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the date

of issuance of a certificate of occupancy or its functional equivalent, prior to approval of a building permit. The Town should revise the policy to state:

The Town shall ensure that adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall consult with its water suppliers to determine whether adequate water supplies will be available to serve the new development no later than the anticipated date of issuance of certificate of occupancy or its functional equivalent.

Comment 3: Water Supply Plan Update

Section 163.3177(6)(c)3, F.S., requires local governments to update the Ten-Year Water Supply Facility Work Plan within 18 months of the respective water management district's approval of its Regional Water Supply Plan (RWSP). The latest Southwest Florida Water Management District RWSP update was in November 2017, making Work Plans due May 2019. The Town has yet to address this statutory requirement. The Town should coordinate with the Southwest Florida Water Management District in order to prepare an update to their Ten-Year Water Supply Facility Work Plan.

Comment 4: New Long-Term Planning Horizon

Section 163.3177(5)(a), F.S., requires that each local government comprehensive plan include at least two planning periods, one covering at least the first 5-year period and one covering at least a 10-year period. The Town has adopted its revised 5-Year Schedule of Capital Improvements covering Fiscal Years 2018/2019 through 2022/2023. However, the proposed amendments do not address a 10-year planning period for the comprehensive plan. Therefore, the Town should consider establishing a 10-year planning timeframe for the comprehensive plan by including the established date on the Future Land Use Map. The update should then be supported with updated data and analysis for the new planning horizon, including population projections.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Department of Economic Opportunity identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, in **color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity to the ORC report from the Department of Economic Opportunity.



Florida
Department of Transportation

RICK SCOTT
GOVERNOR

11201 N. McKinley Drive
Tampa, Florida 33612

MIKE DEW
SECRETARY

November 21, 2018

Mr. Bruce McLaughlin, AICP
Town Planner
Town of Redington Beach
18001 Gulf Boulevard Redington
Shores, FL 33708

Re: Town of Redington Beach Comprehensive Plan Amendment 18-1ER Dear

Mr. McLaughlin:

We have reviewed the Town of Redington Beach proposed Comprehensive Plan (the Plan) Amendment 18-1ER according to Chapter 163, Florida Statutes, and our review guidelines. The Department is providing the following assessment on the first reading.

Background: Background: State Road 699/Gulf Boulevard extends through the barrier island Town of Redington Beach located between North Redington Beach and Madeira Beach. The Town (205 acres in size) is predominately residential, followed by preservation and recreation/open spaces uses. A significant increase in development and population is not anticipated. The 2010 population was 1,590 (Bureau of Economic and Business Research). SR 699 (Gulf Boulevard) runs through the Town.

Proposal: The City is amending the Future Land Use Element (FLUE), to increase the Impervious Surface Ratio (ISR) in residential areas, amends the Transportation Element to replace concurrency to establish a mobility management system in accordance with the Countywide Comprehensive Plan and amends the Housing Element to provide for Emergency housing for post-disaster emergency housing. The amendments will maintain consistency with revised Countywide Rules of the Pinellas Planning Council adopted on August 7, 2015.

Comments: As proposed, the amendatory language to the Future Land Use Element, Transportation Element and Housing Element would not impact facilities of state importance. The department has no comments now.

Thank you for the opportunity to review this amendment. Please ensure that we receive a copy of the adopted version. Should you have any questions please do not hesitate to contact me at 813-975-6429 or at Daniel.santos@dot.state.fl.us.

9

Mr. Bruce McLaughlin, AICP
November 21, 2018
Page 2

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Santos", with a stylized flourish at the end.

Daniel C. Santos, AICP
Transportation Planning Supervisor

cc: Ray Eubanks, Plan Processing Administrator, DEO
Waddah Farah, PDA Administrator, FDOT District 7
Lindsey Mineer, LGCP Coordinator, FDOT District 7



An Equal
Opportunity
Employer

Southwest Florida Water Management District

Bartow Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office
7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
WaterMatters.org

Jeffrey M. Adams
Chair, Pinellas
Ed Armstrong
Vice Chair, Pinellas
Bryan K. Boswick
Secretary, DeSoto, Hardee,
Highlands
Michelle Williamson
Treasurer, Hillsborough
H. Paul Benft, Jr.
Former Chair, Polk
Randall S. Maggard
Former Chair, Pasco
John Henslick
Manatee
James G. Murphy
Polk
Kelly S. Rice
Citrus, Lake, Levy, Sumter
Joel Schielcher
Charlotte, Sarasota
Rebecca Smith
Hillsborough, Pinellas
Mark Taylor
Hernando, Marion
Scott Wiggins
Hillsborough
Brian J. Armstrong, P.G.
Executive Director

December 17, 2018

Mr. Ray Eubanks
Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 E. Madison – MSC 160
Tallahassee, Florida 32399

Re: Town of Redington Beach 18-1ER

Dear Mr. Eubanks:

The Southwest Florida Water Management District (District) has reviewed the referenced amendment that proposes text changes to the City's Capital Improvements Element. The following comments are offered for consideration.

Regional Water Supply

1. Concerning CIE Policy 1.5.5, the proposed language states "the availability of public services and facilities to meet the needs of developments or redevelopments shall be deemed concurrent if potable water, sanitary sewer, solid waste or drainage facilities are available and adequate." There are two concerns with this revised language. First, the policy statement does not provide clear direction as to when public services, including potable water, must be available for use. Second, Florida Statutes 163.3180(2) require adequate water supplies and potable water facilities to be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent.

Language appearing in the statutes is as follows:

Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

Consequently, the District encourages the use of statutory language in policy language addressing concurrency for water supplies and potable water facilities.

2. The District has not yet received the City's required Ten-Year Water Supply Facility Work Plan (Work Plan). Section 163.3177(6)(c)3, F.S., requires local governments to update the Work Plan within 18 months of the respective water management district's approval of its Regional

10

Mr. Ray Eubanks
December 17, 2018
Page 2

Water Supply Plan (RWSP). The District last updated its RWSP in November 2017, making Work Plans due May 2017. District staff is available to provide technical assistance with this effort.

Wetlands and Other Surface Waters

3. No comments.

Floodplain and Flood Prone Areas

4. No comments.

The District appreciates this opportunity to participate in the review process. Please provide the District with a copy of the adopted amendment, including any supporting data and analysis. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 796-7211, extension 4407, or trisha.neasman@swfwmd.state.fl.us.

Sincerely,



Trisha Neasman, AICP
Planning Lead

TN

cc: R. Bruce McLaughlin, Florida Municipal Services
Lindsay Weaver, DEP
Joel Brown, SWFWMD

11

ATTACHMENT B
FORWARD PINELLAS COMMENTS

FORWARD PINELLAS

P: (727) 464.8250

F: (727) 464.8212

forwardpinellas.org

310 Court Street
Clearwater, FL 33756



December 5, 2018

Mr. Bruce McLaughlin, AICP, MCIP
Town of Redington Beach
18001 Gulf Blvd.
Redington Shores, FL 33708

**RE: Review of the Town of Redington Beach's Proposed Amendments to the Comprehensive Plan
(Ordinance No. 2018-08 and Ordinance No. 2018-11)**

Dear Mr. Bruce:

Thank you for forwarding the Town of Redington Beach's amendments to the comprehensive plan to Forward Pinellas for review. The amendments to the Transportation Element, Housing Element, and Capital Improvements Element are consistent with the Countywide Rules.

However, please note that there are additional amendments to the Future Land Use Element that all local governments need to meet in order to be consistent with the Countywide Plan as of August 7, 2018. These requirements include:

1. Adopting a table of Countywide Plan Map categories corresponding to your locally-adopted Future Land Use Map categories, consistent with Section 4.2.2.1 of the Countywide Rules; and
2. Adopting "balancing criteria" governing local future land use map amendments in the Coastal High Hazard Area that are consistent with the balancing criteria found in Section 4.2.7.1 A-H of the Countywide Rules.

We previously sent the Town draft amendments meeting these new requirements in February of 2018 as part of requested local assistance. The draft language is attached again for your reference. We will be happy to answer any questions or provide any further assistance that would be helpful.

If you have any questions, please feel free to call me at 464-8250.

Sincerely,

Alicia Parinello, AICP
Program Planner

Attachment: List of Recommended Amendments

cc: Mayor Joanne "Cookie" Kennedy, Forward Pinellas Representative

List of Recommended Amendments

Throughout the Plan

1. Updated names of agencies, law citations, and other terms as needed.

Future Land Use Element

2. Removed reference to concurrency for recreation/open space facilities (Future Land Use Policy 1.5.2 and elsewhere throughout document, highlighted in blue). This is allowed by state law, but optional.
3. Incorporated Ordinance 2016-04, amending the impervious surface ratio standards for RU and RM future land use categories (Future Land Use Policy 1.8.1).
4. Updated list of maps to renumber them and add the Coastal High Hazard Area (Future Land Use Policy 1.8.2 and elsewhere).
5. Added a table of Countywide Plan Map categories corresponding to Future Land Use Map categories, as required by Countywide Plan (Future Land Use Policy 1.8.5).
6. Removed reference to the PPC adopting the Coastal Storm Area, since we never did so, and changed most Coastal Storm Area references to the state-mandated Coastal High Hazard Area (Future Land Use Objectives 2.2 and 2.3 and their policies). But I left the definition of Coastal Storm Area in Policy 2.2.2, in case you still want to use it in your regulations.
7. Added a list of balancing criteria that need to be considered when increasing intensity in the CHHA, which is a new countywide requirement (Future Land Use Objective 2.4 and its policies). These criteria are already in the Countywide Plan, and have always been used in our review of the Future Land Use Map amendments, but now we're asking local governments to adopt them in their plans too.

Transportation Element

8. Incorporated Ordinance 2016-06, establishing a mobility management system (Transportation Objective 1.1 and policies).

Infrastructure Element

9. Updated level of service standards and other references based on Pinellas County information (Infrastructure Policies 1.1.1, 1.1.4, and 1.2.6).
10. Updated description of Town recycling efforts (Infrastructure Policy 1.3.1).

Policy 1.8.5

The land use categories enumerated in Policy 1.8.1 shall be consistent with the following corresponding categories of the Forward Pinellas Countywide Plan Map:

<u>Future Land Use Map Category</u>	<u>Countywide Plan Map Category</u>
<u>Residential Urban (RU)</u>	<u>Residential Low Medium</u>
<u>Residential Medium (RM)</u>	<u>Residential Medium</u>
<u>Residential/Office/Retail (R/O/R)</u>	<u>Retail & Services</u>
<u>Recreation/Open Space (R/OS)</u>	<u>Recreation/Open Space</u>
<u>Preservation (P)</u>	<u>Preservation</u>
<u>Institutional (I)</u>	<u>Public/Semi-Public</u>

Goal 2: Sound coastal management shall be encouraged to ensure that maximum long-term benefits are attained in the use of the coastal area by the residents of and visitors to the Town of Redington Beach.

Objective 2.1

The Town shall implement development regulations that protect and preserve the natural functions of the coastal area.

Policy 2.1.1

All development along the coastline shall be in accordance with the coastal construction setback line as established by the State of Florida, the Town of Redington Beach, or other appropriate governmental agencies.

Policy 2.1.2

Prohibit all development and other activities which disturb the coastal dune system.

Policy 2.1.3

The land development regulations shall continue to protect the coastal dune system through restoration and maintenance provisions.

Policy 2.1.4

Sensitive coastal resources shall be protected from immediate and future degradation and erosion resulting from improper development practices and recreational misuse.

Policy 2.1.5

Beach stabilization projects, preferably utilizing vegetation as the stabilizing medium, shall be incorporated into development plans, where appropriate.

Policy 2.3.1

The Town of Redington Beach, acknowledging its particular vulnerability to coastal hazards as a barrier island community, recognizes the entire Town as within the Coastal ~~Storm~~ High Hazard Area and the first geographic area to be evacuated in the event of a hurricane threat.

Policy 2.3.2

The Town shall maintain or reduce allowable density in the Coastal ~~Storm~~ High Hazard Area (the entire island community) consistent with the Future Land Use and Transportation Map of this comprehensive plan.

Policy 2.3.3

The Town shall implement a program of public land acquisition and management for recreation, conservation and preservation within the Coastal ~~Storm~~ High Hazard Area.

Policy 2.3.4

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

Policy 2.3.5

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

Objective 2.4

The Town shall evaluate increases in intensity in the Coastal High Hazard Area above those delineated by Map 1: Future Land Use and Transportation Map, according to a set of criteria that balances the risks and benefits of such development.

Policy 2.4.1

The Town shall deny an amendment to its Future Land Use and Transportation Map within the Coastal High Hazard Area which results in an increase of intensity unless it meets the requirements of Section 163.3178(8)(a)3, Florida Statutes, and upon a balancing of the following criteria, as applicable, consistent with Section 4.2.7 of the Countywide Rules:

- a. Access to Emergency Shelter Space and Evacuation Routes. The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.
- b. Utilization of Existing and Planned Infrastructure. The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.

- c. Utilization of Existing Disturbed Areas. The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.
- d. Maintenance of Scenic Qualities and Improvement of Public Access to Water. The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Stevenson Creek), and Tampa Bay.
- e. Water Dependent Use. The requested amendment is for uses which are water dependent.
- f. Part of Community Redevelopment Plan. The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated development area.
- g. Overall Reduction of Density or Intensity. The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding coastal storm area.
- h. Clustering of Uses. The requested amendment within the coastal storm area provides for the clustering of uses on a portion of the site outside the coastal storm area.
- i. Integral Part of Comprehensive Planning Process. The requested amendment has been initiated as an integral part of its comprehensive planning process, consistent with this comprehensive plan.

Goal 3: Land development regulations shall continue to implement the requirements of this comprehensive plan.

Objective 3.1

The Town shall ensure that development and redevelopment shall be in accordance with the Future Land Use Categories and the Future Land Use and Transportation Map as adopted by this plan.

Policy 3.1.1

The land development regulations shall contain guidelines for the administration of those land use categories adopted for the Town of Redington Beach.

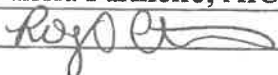
Policy 3.1.2

In order to minimize incompatibility when either residential and commercial or seasonal tourist land uses share a common boundary, the installation of buffering, as appropriate, shall be required where there is a change of use or increase in intensity.

Policy 3.1.3

All applications for development approval shall be subject to site plan review.

Countywide Rules Determination of Consistency

Type of amendment:	Comprehensive Plan
Submitted by:	Town of Redington Beach
Date received:	November 14, 2018
Subject of amendment(s):	Ordinance No. 2018-08 and 2018-11
Consistency status:	The amendments to the Transportation Element, Housing Element, and Capital Improvements Element are consistent with the Countywide Rules. However, please note that there are additional amendments to the Future Land Use Element that all local governments need to meet in order to be consistent with the Countywide Plan as of August 7, 2018. These requirements include: 1. Adopting a table of Countywide Plan Map categories corresponding to your locally-adopted Future Land Use Map categories, consistent with Section 4.2.2.1 of the Countywide Rules; and 2. Adopting "balancing criteria" governing local future land use map amendments in the Coastal High Hazard Area that are consistent with the balancing criteria found in Section 4.2.7.1 A-H of the Countywide Rules. We previously sent the Town draft amendments meeting these new requirements in February 2018 as part of requested local assistance. The draft language is attached again for your reference. We will be happy to answer any questions or provide any further assistance that would be helpful.
Reviewed by:	Alicia Parinello, AICP
Approved by:	

ORDINANCE

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Town of Redington Beach

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

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.

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;

1 **NOW THEREFORE BE IT ORDAINED**, by the Commissioners of the Town of
2 Redington Beach, Florida, in its regular meeting duly assembled on this ____ day of _____
3 201__, that:

4
5 **Section 1.** The foregoing whereas clauses are incorporated herein by reference and made
6 a part hereof.

7
8 **Section 2.** The Capital Improvements Element of the Town of Redington Beach
9 Comprehensive Plan, as established by Ordinance 2008-12 is amended to read as follows:

10
11
12 **3.9 CAPITAL IMPROVEMENTS ELEMENT**

13
14 **CIE Goal 1:** The Town shall undertake fiscal actions necessary to provide and maintain public
15 facilities for all residents, within its jurisdiction, at the adopted levels of service
16 standards.

17
18 **CIE Objective 1.1**

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

22
23 **CIE Policy 1.1.1**

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

26
27 **CIE Policy 1.1.2**

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

31
32 **CIE Policy 1.1.3**

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

38
39 **CIE Policy 1.1.4**

40 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.

1 **CIE Policy 1.2.1**

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

5
6 **CIE Policy 1.2.2**

7 The Town shall confine long-term borrowing to capital improvements too large to be
8 financed from current revenues.

9
10 **CIE Policy 1.2.3**

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

13
14 **CIE Policy 1.2.4**

15 Where possible, special assessment, revenue, or other self-supporting bonds will be used
16 instead of general obligation bonds.

17
18 **CIE Policy 1.2.5**

19 Total debt service for general obligation debt will not exceed 10 percent of net operating
20 revenues.

21
22 **CIE Objective 1.3**

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

28
29 **CIE Policy 1.3.1**

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

34
35 **CIE Policy 1.3.2**

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

1 **CIE Policy 1.3.3**

2 The Town shall, when appropriate, consider the adoption of additional impact fees to
3 enhance the Town's capital facilities in cooperation with other levels of government.
4

5 **CIE Policy 1.3.4**

6 The adopted levels-of-service standards for public facilities within the jurisdiction of the
7 Town of Redington Beach shall be those adopted in the other elements of this Plan.
8

9 **CIE Objective 1.4**

10 Public expenditures that subsidize development in the Coastal ~~Storm~~ High Hazard Areas shall be
11 limited to those improvements included in the Conservation and Coastal Management Element.
12

13 **CIE Policy 1.4.1**

14 The Town shall expend funds in Coastal ~~Storm~~ High Hazard Areas only for the
15 replacement and renewal of public facilities serving existing development.
16

17 **CIE Objective 1.5**

18 All development orders and permits for future development and redevelopment activities shall be
19 issued only if public facilities necessary to meet the level-of-service standards adopted pursuant to
20 this comprehensive plan are available concurrent with the impacts of the development.
21

22 **CIE Policy 1.5.1**

23 The Town shall assess new development or redevelopment an equitable pro rata share of
24 the costs to provide roadway improvements to serve the development or redevelopment
25 pursuant to the Pinellas County Mobility Plan as set forth in the Transportation Element of
26 this Plan.
27

28 **CIE Policy 1.5.2**

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

- 31 1. Isolated vacant lots in predominantly residential areas, where single-family homes
32 would be suitable, may be developed for single-family residential under the de
33 minimis exemption.
- 34 2. The transportation impact of the development alone does not exceed one percent of
35 the maximum service volume at the adopted level-of-service standard.
- 36 3. No impact will be considered de minimis except as for single-family lots of record
37 as stated above, if the sum of existing roadway volumes and the project volumes
38 from approved projects on a roadway would exceed 110 percent of the maximum
39 service volume of the adopted level-of-service standard.
- 40 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

The monitoring system shall be reviewed on an annual basis to either 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.

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;~~
 - ~~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 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~~
 - ~~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.~~

1. The availability of public services and facilities to meet the needs of development or redevelopment shall be deemed concurrent if sanitary sewer, solid waste and drainage facilities are available and adequate no later than the issuance of a certificate of occupancy or its functional equivalent.
- a. Prior to approval of a building permit or its functional equivalent, the Town shall consult with its sanitary sewer and solid waste collection providers to determine whether adequate sanitary sewer and solid waste disposal capacities will be available to serve the new development no later than the anticipated date of issuance of certificate of occupancy or its functional equivalent.
- b. Prior to approval of a building permit or its functional equivalent, the Town shall examine that part of the Town's drainage system that will be directly impacted by the new development to determine whether adequate stormwater drainage capacity will be available to serve the new development no later than the anticipated date of issuance of certificate of occupancy or its functional equivalent.
2. The Town shall ensure that adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall consult with its water suppliers to determine whether adequate water supplies will be available to serve the new development no later than the anticipated date of issuance of certificate of occupancy or its functional equivalent.

CIE 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. The effective date of this Ordinance, if the plan amendment adopted hereby is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

PASSED AND ADOPTED by the Board of Commissioners of the Town of Redington Beach, Pinellas County, Florida, on this ____ day of _____, 2019.

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					



January 31st, 2019

Town of Reddington Beach
Attn: Adriana Nieves
Deputy Town Clerk, Town of Redington Beach
105-164th Avenue
Redington Beach FL 33708

RE: Outline of Professional Engineering Services

Dear Adriana:

It was a pleasure to meet with you and the Town's Building Official, Planner, Mayor and Members of the Planning Board late last year. We appreciated everyone's time and efforts to help us understand the needs and critical issues facing the Town of Redington Beach. The strength of our team focuses on exactly these types of challenges. We have been working for small municipalities along the west coast of Florida for the past decade with great success in mitigating flood, improving water quality discharges to the bays and helping our cities and towns successfully obtain grants from the State, Southwest Florida Water Management District and the local estuary programs.

Based on our tour of the Town and an assessment of the issues at hand, we are honored to submit the following outline for professional engineering services. This outline takes into consideration the nature and history of the Town of Redington Beach and the current state of its infrastructure as well as the challenges of severe climate change, sea level rise, updated FEMA Flood Maps, CRS and NPDES Program requirements.

RECOMMENDED SERVICES:

- Sea Level Rise Planning and Analysis
 - Services include preparing Sea Level Rise Projections for the Town of Redington Beach based on existing topography, infrastructure, and sea level rise planning software utilizing the latest GIS data available from FEMA, NOAA, Army Corp of Engineers and the State of Florida – Estimated at 8 hours (Not to Exceed \$1,400)
- Capital Improvement Program (CIP) Development for Stormwater and Streets and Roads Infrastructure
 - Services included preparation of a preliminary long-range capital improvement plan with projections of fees and costs associated with the identified improvements - Estimated at 40 hours (Not to Exceed \$7,000)
- Preparation of Phasing Plan for CIP
 - Services include preparation of a Summary of the proposed improvements for each Phase identified along with a preliminary cost estimate for each phase – Estimated at 24 hours (Not to Exceed \$4,200)

- Identification of Potential Funding Sources and Grants
 - Services include preparation of a list of potential grant funding opportunities with the grant application deadlines estimated at 6 hours (Not to Exceed \$1,050) including but not limited to the following:
 - Tampa Bay Environmental Restoration Fund (TBERF is a Partnership between Restore America's Estuaries (RAE) and Tampa Bay Estuary Program (TBEP))

PLEASE NOTE – DEADLINE FOR TBERF FY2019 FUNDING APPLICATION IS MARCH 15TH, 2019

 - Southwest Florida Water Management District Cooperative Funding Initiative
 - FEMA Hazard Mitigation Grants
 - Working Waterfronts Grants
- Preparation of the CIP Budget Materials for FY2019-20
 - Services include preparation of CIP Maps and Budget Spreadsheets identifying the various revenue sources and amounts as well as the proposed expenditures broken out by Professional Services and Construction Costs (for capitalization, depreciation and auditing support purposes). These documents will serve as the foundation for the future SWFWMD Cooperative Funding Initiative (CFI) Grant Application. Estimated at 32 hours (Not to Exceed \$5,600)
- Preparation of the SWFWMD Cooperative Funding Initiative Grant Application
 - Services include preparation of the grant application and supporting documents, working with Town Staff to obtain the necessary signed documents required as part of the grant application process. Also included is a preparation of the measurable benefit and pollutant load reductions of the proposed project(s). Estimated at 28 hours (Not to exceed \$4,900)
- Attendance and Presentation at public meetings
 - Services include preparation for and attendance at public participation meetings, Town Commission, Planning and Zoning and any other public or neighborhood workshops as necessary. Provided on a time and materials basis as needed (Estimated Not to Exceed \$4,200)
- Assistance with Peril of Flood Ordinance and - Comprehensive Plan Amendment - Coastal Element
 - Services include coordination with Town Staff and preparation of draft language for the comprehensive plan amendment to update the Coastal Element to comply with Florida Statute 163.3178. Provided on a time and materials basis as needed (Estimated Not to Exceed \$3,650)



The Team at LTA Engineers is dedicated to protecting the public health, safety and welfare of Florida's Barrier island inhabitants and visitors with a vested interest in ensuring the islands are preserved for future generations to come. In summary, we are looking forward to the opportunity to build a long-lasting relationship with the Town of Redington Beach and to work together toward a positive resolution of the infrastructure needs of your community.

I can be reached on my cell at 941-526-3375 or via email at Lynn@LTAengineers.com to discuss these services in further detail at your convenience.

Thank you,

LTA ENGINEERS, LLC

A handwritten signature in blue ink, appearing to read 'Lynn Townsend Burnett', is written over the company name.

Lynn Townsend Burnett, P.E.

Principal



- **Company History**

LTA Engineers, LLC was formed in 2010 with a specific focus on municipal services. Since that time, LTA Engineers has provided services for the City of Palmetto, City of Bradenton Beach, City of Holmes Beach, Bradenton Beach Community Redevelopment District (CRA) and the City of Anna Maria. The company maintains an office in Manatee County which provides convenient access to the Town of Redington Beach, whether it be for representation and attendance at meetings, ongoing construction inspections, coordination with public works staff or meeting with concerned residents and property owners.

- **Capabilities**

The types of services provided to the local municipalities have included all aspects of project management, annual reporting for NPDES and CRS Programs, preparation of master plans and capital improvement programs with associated budgets for all types of transportation projects including roads and waterways as well as storm water improvement projects. LTA Engineers' team members have faced many of today's infrastructure challenges head on with an extremely successful track record that has caught the attention of representatives at local and state levels, specifically in regards to effective sea level rise planning and the barrier island's fresh water lens replenishment.

LTA has been extremely successful in identifying the available grant funding opportunities and securing those funds (in excess of \$5M over the last 8 years) on behalf of the municipalities. With vast experience in grant writing, the types of funding sources made available to the island municipalities over the past several years have included Section 319 Grants, WCIND Grants, SWFWMD Cooperative Funding Grants, Estuary Program Grants, and League of Cities Safety Grants, to name a few. With the innovative approaches to dealing with today's challenges, LTA Engineers is confident that those funding sources will only continue to increase over the next several years.

- **Experience**

LTA Engineers, LLC has been providing Professional Engineering Services/City Engineer services to the City of Bradenton Beach since 2005 and to the City of Holmes Beach since 2010.

- **References**

City of Bradenton Beach:

Tom Woodard, Public Works Director	778-1005 x 212
------------------------------------	----------------

City of Holmes Beach:

Mayor Judy Titsworth	708-5800 x 227
Police Chief Bill Tokajer	708-5800 x 238



FY 2018-19 HOURLY RATE SCHEDULE

Project Staff Descriptions:

Senior Principal	\$175/hour
Engineer 5	\$125/hour
Engineer/Designer 4	\$115/hour
Engineer/Designer 3	\$90/hour
Engineer/Designer 2	\$80/hour
Engineer/Designer 1	\$75/hour
Senior Design Tech. 7	\$120/hour
Senior Design Tech. 6	\$107/hour
Design Technician 5	\$98/hour
Design Technician 4	\$83/hour
Design Technician 3	\$70/hour
Design Technician 2	\$63/hour
Design Technician 1	\$50/hour
Senior Construction Coordinator 6	\$125/hour
Senior Construction Coordinator 5	\$115/hour
Construction Coordinator 4	\$110/hour
Construction Coordinator 3	\$77/hour
Construction Coordinator 2	\$62/hour
Construction Coordinator 1	\$50/hour
Permit Specialist 4	\$70/hour
Permit Specialist 3	\$60/hour
Permit Specialist 2	\$52/hour
Permit Specialist 1	\$47/hour
Senior Project Administrator	\$115/hour
Project Administrator	\$95/hour
Graphic Artist	\$81/hour
Clerical Specialist	\$47/hour

Optional Services and materials used directly on the PROJECT:

Blacklines (24x36 plots)	\$1.50 each
Photocopies (8.5 x 11)	\$0.10 each
Original Drawings (color plots)	\$20.00 each
Vehicle Mileage	\$0.545/mile
Computer-Aided Design	\$20/hour

Reimbursable Expense Items:

Costs of all outside expenditures incurred by CONSULTANT on behalf of the PROJECT will be billed at 1.15 times CONSULTANT's actual cost. These include such items as permit and recording fees, long distance telephone charges, express mail services, travel and outside consultants.

**Questions for Local Governments to Consider when Developing Comprehensive Plan
Policy Language to Satisfy the Requirements of the 2015 Florida Peril of Flood Act
([Laws of Florida Ch. 2015-69](#))**

Flooding/Storm Surge/Sea Level Rise Vulnerability Assessments

1. What types of hazard vulnerability assessments have been performed for your jurisdiction?
2. Does the county in which your jurisdiction is located create a multijurisdictional Local Mitigation Strategy (LMS)? Does your local government participate in the development process of the county's multijurisdictional LMS?
3. Is there flood vulnerability assessment information specific to your local government jurisdiction included in the latest version of the county's multijurisdictional Local Mitigation Strategy?
4. Is there storm surge vulnerability assessment information specific to your local government jurisdiction included in the latest version of the county's multijurisdictional Local Mitigation Strategy?
5. Has a sea level rise vulnerability assessment been performed for your local jurisdiction?
6. What is the target date for your local government's comprehensive plan?
7. Has a unified projection of sea level rise been developed for the region in which your local government is located?
8. Have map layers been developed in a geographic information system by your local government, or by another entity such as a regional, state or federal government agency, a university, or a non-governmental organization that delineate the potential future sea level rise inundation areas in your jurisdiction for the target date of your local government's comprehensive plan?

Sources of Potential Peril of Flood Act-Related Policy Language and Related Data/Analysis for the Coastal Management Element of the Local Government Comprehensive Plan

1. Does your county's multijurisdictional Local Mitigation Strategy (LMS), or your jurisdiction's LMS if developed separately from the county, include goals, objectives, policies, strategies, or action items that are related to any or all of the six 2015 Peril of Flood Act-related requirements for local government comprehensive plans as listed in [s. 163.3178\(2\)\(f\)1. through 6., Florida Statutes](#)?
2. Is there language in your jurisdiction's land development code, zoning code, building code, or floodplain management ordinance that may be used verbatim or modified to develop policies that fulfill any or all the six Peril of Flood Act requirements?
3. Has a post-disaster redevelopment plan (PDRP) been developed for your local government, or for the county in which your jurisdiction is located? If so, does the PDRP include policies, strategies, or action items that may fulfill any or all the six Peril of Flood Act requirements?
4. Are there plans or studies for the local government, such as the Comprehensive Emergency Management Plan (CEMP), floodplain/watershed management plans, stormwater master plans, regional evacuation studies, or other documents that include policy language or data/analysis that may inform development of a Peril of Flood Act-related comprehensive plan amendment(s)?

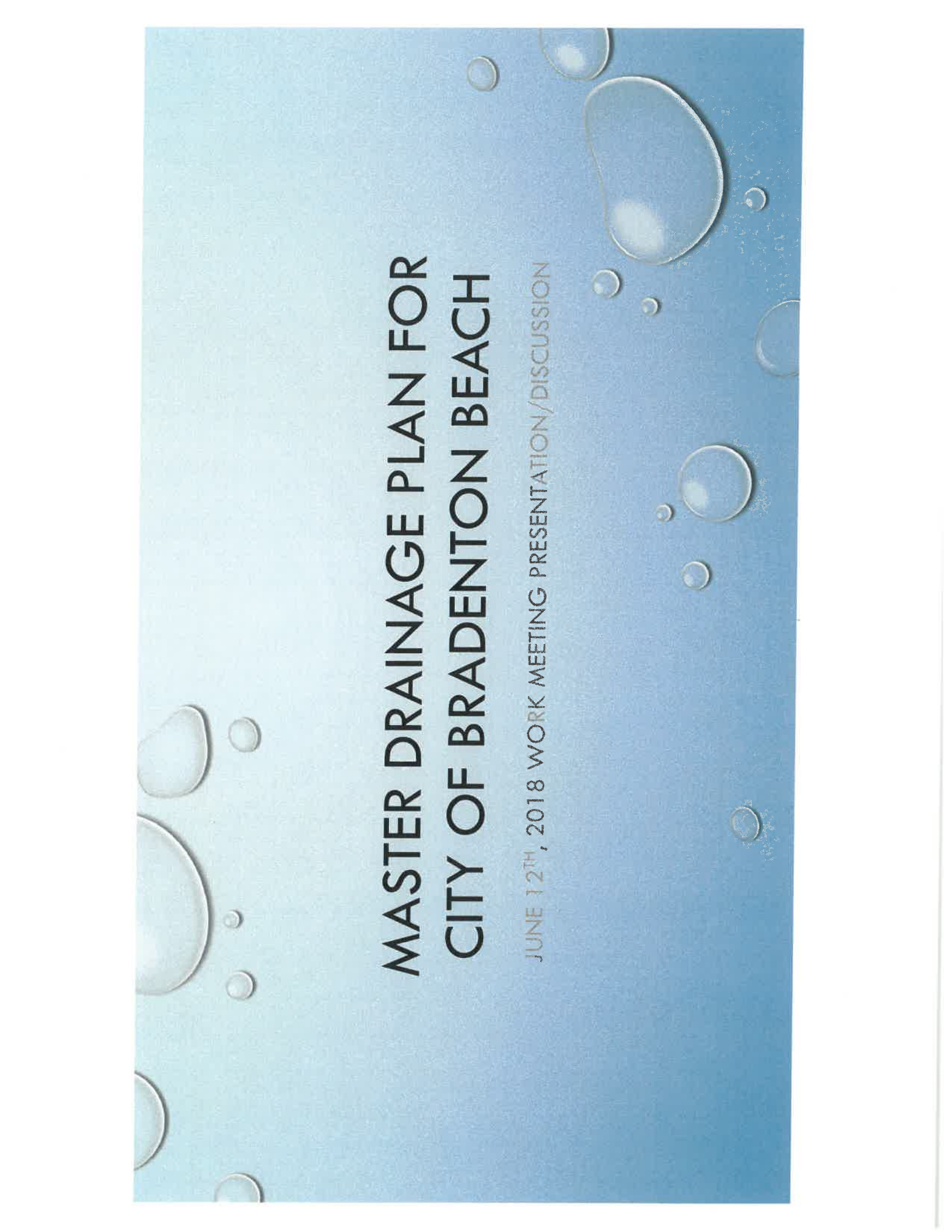
5. Are there nearby local government jurisdictions that have already adopted a Peril of Flood-related comprehensive plan amendment(s)? Is there Peril of Flood Act-related policy language in the other local governments' adopted amendments that may be applicable to your jurisdiction?

Coordination/Public Input

1. Which departments/staff from your local government should be consulted or included in discussions regarding development of 2015 Peril of Flood Act-related goals, objectives, and policies for the coastal management element?
2. Which stakeholder groups should be targeted for input/outreach regarding the development/proposal/adoption of Peril of Flood Act-related comprehensive planning goals, objectives, and policies?
3. Are there potential extrajurisdictional impacts of your local government's proposed Peril of Flood Act-related comprehensive plan amendments? If so, what other jurisdictions may be affected, what level of coordination is needed and who are the key staff contacts within the potentially-affected local government(s)?

Miscellaneous

1. Does your local government participate in the National Flood Insurance Program (NFIP)? In the NFIP Community Rating System (CRS)? If so, what is your community's CRS rating?
2. Do coastal construction control lines established pursuant to [s. 161.053, Florida Statutes](#) apply to your local government jurisdiction? If not, the requirement listed under [s. 163.3178\(2\)\(f\)5., Florida Statutes](#) does not apply to your local government's comprehensive plan.

The background of the slide is a solid blue color with several realistic water droplets of various sizes scattered across it. The droplets have highlights and shadows, giving them a three-dimensional appearance.

MASTER DRAINAGE PLAN FOR CITY OF BRADENTON BEACH

JUNE 12TH, 2018 WORK MEETING PRESENTATION/DISCUSSION

STORMWATER AND DRAINAGE CHALLENGES

- SEVERE WEATHER PATTERNS HAVE SUBSTANTIALLY INCREASED IN
 - FREQUENCY (HOW OFTEN THE SEVERE STORM EVENTS ARE OCCURRING)
 - DURATION (HOW LONG THE STORM EVENTS ARE LASTING)
 - INTENSITY (HOW MUCH RAIN THE STORM EVENTS ARE GENERATING)



STORMWATER AND DRAINAGE CHALLENGES

- SEA LEVEL RISE
 - NOAA INTERMEDIATE HIGH SCENARIOS SHOW A TIPPING POINT OVER THE NEXT 20-40 YEARS
 - THE MODELS REPRESENT AN ADDITIONAL 2 FOOT+ RISE IN THE NEXT 100 YEARS



2060 HIGH TIDE
SCENARIO



2040 HIGH TIDE
SCENARIO

DRAINAGE AND STORM WATER SOLUTIONS A BRIEF HISTORY...

- IN 2012, WE STARTED A TEST PROJECT WITH VERTICAL INFILTRATION INSTALLED WITHIN THE RIGHT OF WAY ON THE NORTH END OF THE ISLAND
- IN 2014, THE CITY STAFF BEGAN REVISING AND UPDATING THE LAND DEVELOPMENT CODE.
- SEVERAL PUBLIC HEARINGS WERE HELD AND MANY DISCUSSIONS WERE HAD REGARDING THE DRAINAGE PERFORMANCE STANDARDS THAT WERE TO BE ADOPTED

LDC ADOPTED IN 2016 WITH
NEW PUBLIC WORKS
STANDARD DETAILS

605.7.6 City of Bradenton Beach Public Works Standard Details. City Standard Details: The administration is authorized to create such technical documents as necessary to implement this section.

City of Bradenton Beach
Land Development Code

Table of Contents

Chapter 1 – Introduction, General Conditions, and Definitions
Chapter 2 – Administration, Nonconformities, Variances, and Development Agreements
Chapter 3 – Zoning Regulations
Chapter 4 – Development Review Procedures
Chapter 5 – Resource Protection
Chapter 6 – Technical Standards
Chapter 7 – Concurrence Management System
Chapter 8 – Building Regulations and a Technical Codes
Chapter 9 – Flood and Hurricane Damage Prevention
Chapter 10 – Telecommunication Towers, Antennas and Facilities Regulations





DRAINAGE AND STORM WATER SOLUTIONS A BRIEF HISTORY...

- IN THE FALL OF 2016, THE
FIRST INFILTRATION SYSTEMS
WERE APPROVED AND
INSTALLED AT BAY DRIVE
NORTH, 9TH, 10TH AND 12TH
STREETS NORTH



SAMPLE NOTICE THAT WAS SENT OUT TO PROPERTY OWNERS FOR RECENTLY COMPLETED STORMWATER IMPROVEMENTS

Notice Date: November 16, 2017

Alley 1 - Notice to Residents and Tenants

As part of the City's ongoing Capital Improvement Program for Stormwater; the City's Contractor, Woodruff & Son's, will be installing stormwater filtration/percolation systems beginning November 20, 2017 along and within the City's 10 foot wide (10') platted alley. This construction will continue through January, 2018. The improvements will be installed within the following platted alleys (Alley 1):

- The alley bounded by Gulf Dr., Avenue C, 26th Street and 25th Street.
- The alley bounded by Gulf Dr. and Avenue C, 25th Street and 24th Street.
- The alley bounded by Gulf Dr. and Avenue C, 24th Street and 23rd Street.

Public participation neighborhood workshops were held on September 20, 2017, with a City Commission meeting following on September 21, 2017. Plans and project details are available at City Hall and on the City's website.

In order to accomplish the scope of work, the contractor will be removing dirt and organics from the alleys and replacing it with stone infiltration beds. If you have items or structures (including but not limited to trees, pavers, landscaping, pavement, asphalt, fencing, sheds, and other hardscape) within the platted alley adjacent to your property, these items must be removed within 20 days of the date of this notice, and no later than December 6th, 2017. Upon commencement of work in your area any items left in the alley will be removed by the contractor and placed in the adjacent property. Should you need additional time to remove your personal property, please contact Gail Garneau, City of Bradenton Beach Code Enforcement Officer, at 941.778.1005 ext. 225

The construction areas will be excavated and filled within the same work day to ensure that no hazards are left open overnight or over the weekends.

The many benefits of these improvements include but are not limited to the following:

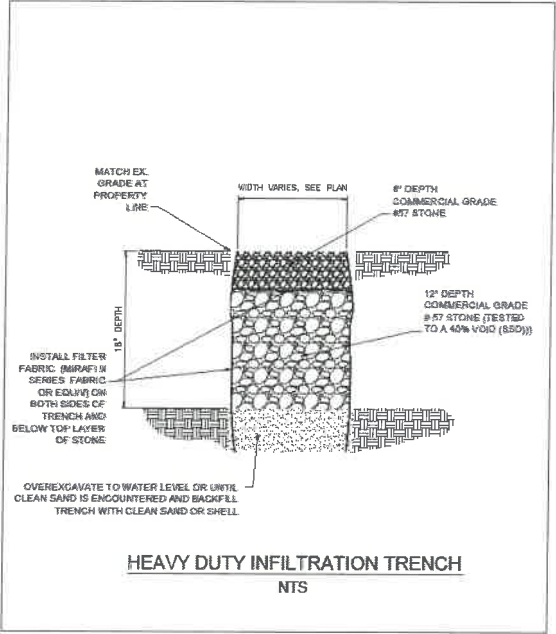
- Flood Reduction;
- Elimination of sediment and pollutants discharging to the Bay (an outstanding Florida Water Body);
- Replenishment of fresh water lens (groundwater supply);
- Reduction in long term maintenance of the City's stormwater management system;
- Long term reduction in Storm Water Utility Fees and Assessments.

Please take note: the City Engineer will be available to meet with residents. Opportunity will be provided to discuss any concerns that residents may have. If you wish to discuss the project details, please contact Lynn Burnett at 941-526-3375.

Typical Application along alley

Alley 1 between
26th | 25th







FREQUENTLY ASKED QUESTIONS NORTH END ALLEYS STORMWATER IMPROVEMENTS

1. Why is the City doing these stormwater improvements?

When we get a big rain, we have a lot of standing water and flooding in different areas of the City. And sometime, when the tide is high, the drainage flow to alleviate flooding can be very slow or even reversed, and this causes even more flooding. The City's stormwater improvements are designed to help with the City's overall flooding issues by reducing the time it takes for standing flood waters to drain.

2. How does a stormwater infiltration trench work?

The stormwater trench acts like a French drain. The trench absorbs the surface water, and the rock and filter fabric allow the water to slowly drain to the island's freshwater lens.

3. What is a freshwater lens?

A freshwater lens occurs when rainwater seeps through the surface and gathers over the seawater. Freshwater is less dense than sea water, so it floats on top of the sea water. The weight of the rainwater that percolates into the ground depresses the salt water beneath it forming a profile that has the appearance of a lens. It is a source of fresh water for the island. We want to get rid of our storm water by allowing it to percolate to our fresh water lens.

4. Will my property be disturbed during the improvements?

The City is installing stormwater trenches along and within the City's 10 foot wide (10') platted alleys. If you have items or structures within the platted alleys that isn't removed upon construction commencement, the items will be removed and placed within the limits of the private property.

5. How long will the construction take?

The entire project is scheduled to begin in November, 2017 and end in January, 2018. However each day of construction, areas will be excavated and filled the same day to ensure that no hazards are left open overnight or through weekends.

6. Where does this money come from to pay for these improvements?

The stormwater improvements are funded by the City's stormwater utility fee and a grant from the Southwest Florida Water Management District.

7. Where can I get more information?

You can call the City Engineer, Lynn Burnett, at 941-718-7625 or the Public Works Director, Tom Woodard, 941-778-1005, ext. 212 with any questions. Also, the complete project book containing plans and contracts are available for review at City Hall.

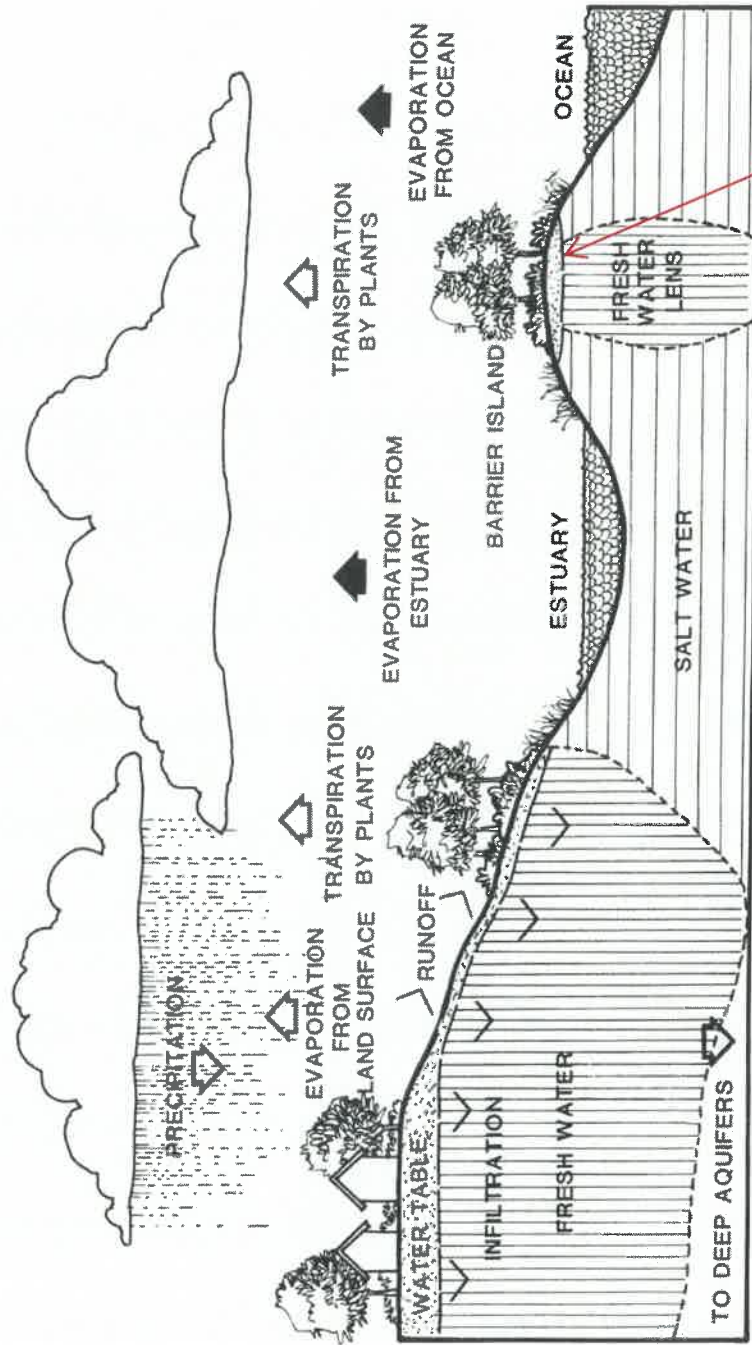
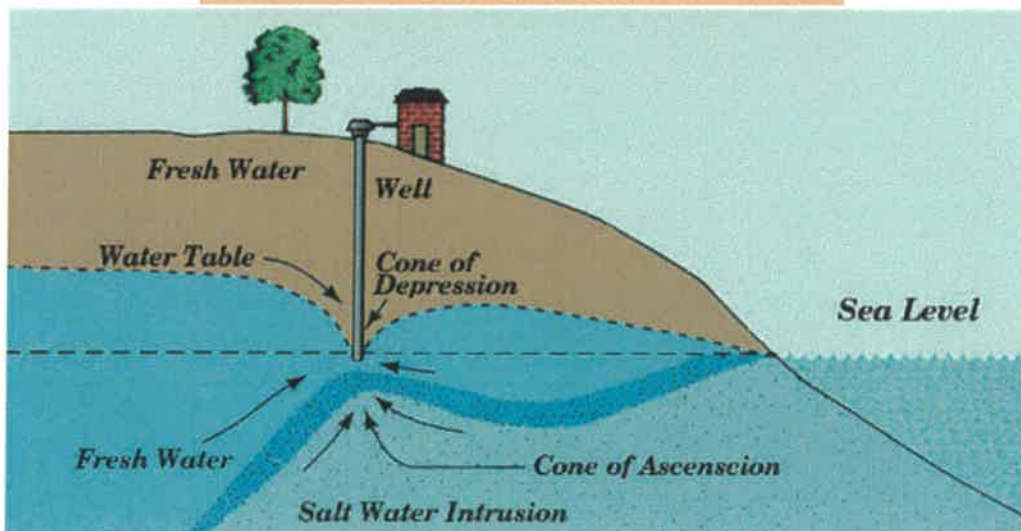
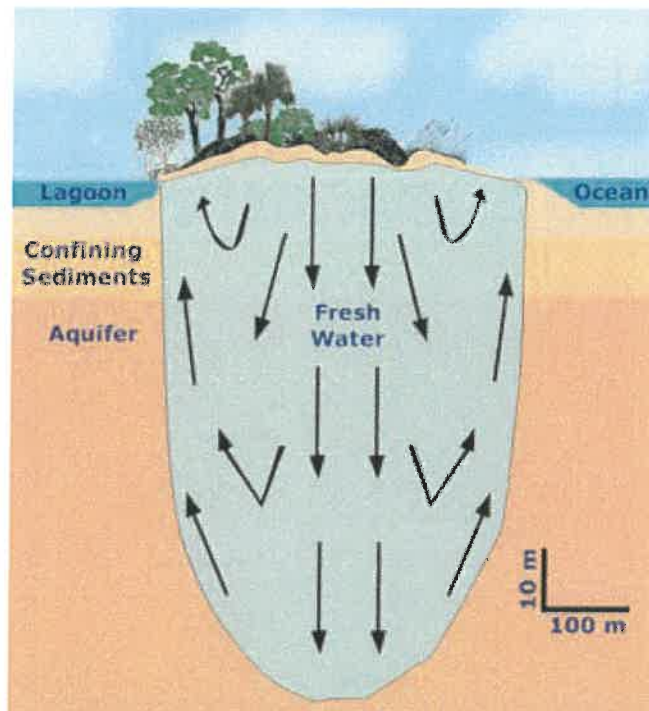


Figure 1: HYDROLOGIC CYCLE

VERTICAL FILTRATION SYSTEMS ALLOW STORMWATER TO REPLENISH DEPLETED FRESH WATER LENS, PROVIDING RAPID RECOVERY FOLLOWING HEAVY RAINFALL EVENTS.



City of Bradenton Beach FY 17-18
North End Alleys Stormwater Improvements
Project : W630

ALLEY 1 CONSTRUCTION PHOTOS



Before Construction



After Construction



Before Construction



After Construction

ALLEY 2 CONSTRUCTION PHOTOS



Before Construction



After Construction



Before Construction



After Construction

ALLEY 3 CONSTRUCTION PHOTOS

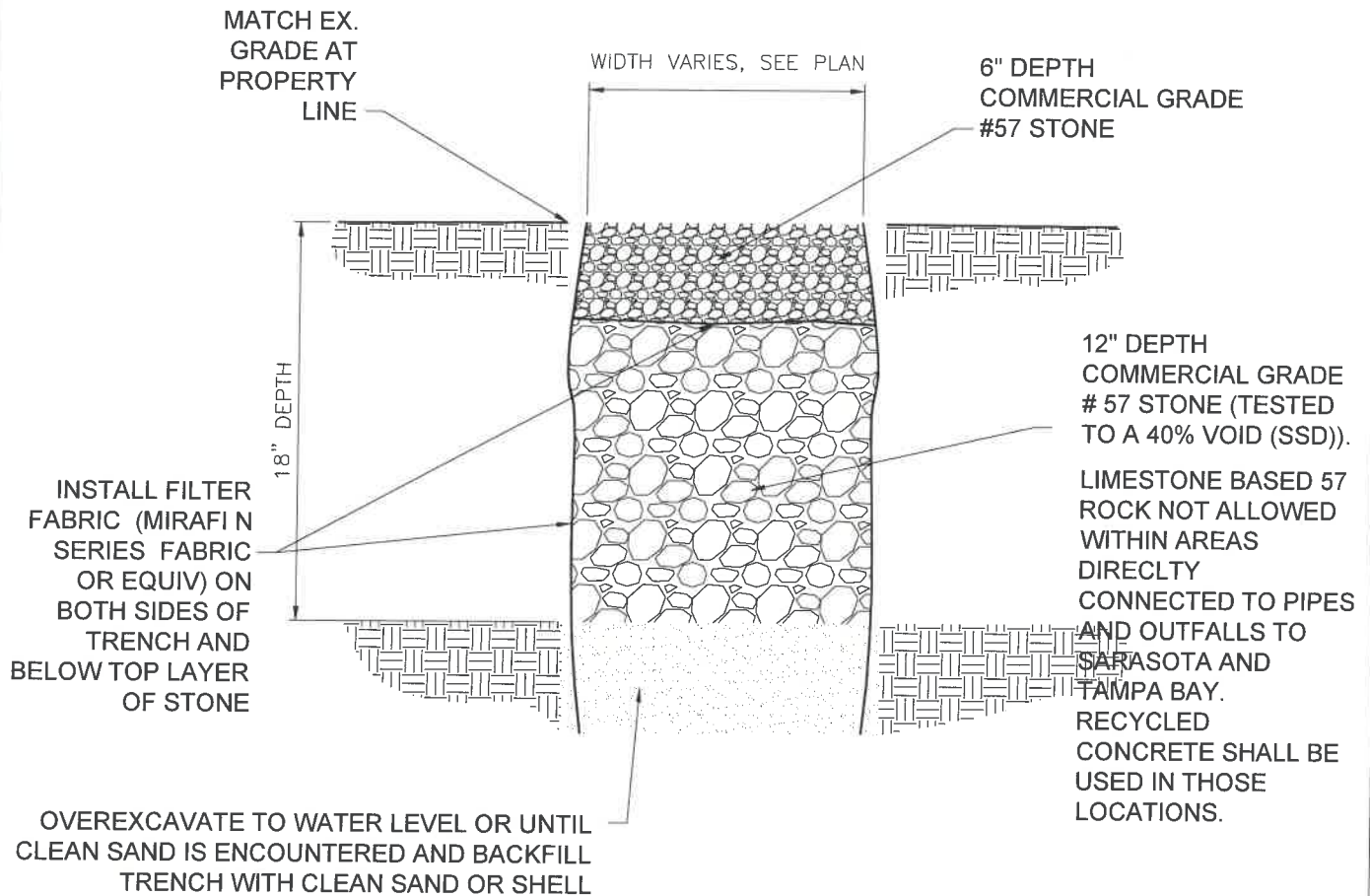


Before Construction



After Construction

NUMEROUS CALLS AND COMMENTS CAME IN FOLLOWING THE COMPLETION OF THE ALLEYS STORMWATER IMPROVEMENT PROJECT. AFTER THE LAST SEVERAL STORM EVENTS - RESIDENTS REPORTED NO FLOODING!!!



HEAVY DUTY INFILTRATION TRENCH

NTS

DRAWN BY:	DATE:	CITY OF BRADENTON BEACH PUBLIC WORKS STANDARD DETAIL 1.04	
LTB	7-2016		
REVISION NO.	SCALE:		
1	NTS		

City of Anna Maria Phase F-G
Stormwater Improvement Plans
Project : W218

BEFORE—AFTER CONSTRUCTION PHOTOS



**Palm at North Shore Looking West
Before Construction (1/9/2018)**



After Construction



**Corner of Elm and North Shore
Before Construction (1/9/2018)**



After Construction

COAM PHASE F-G BEFORE-AFTER CONSTRUCTION PHOTOS



**Palm Ave
Before Construction 1/9/2018)**



After Construction



**Kumquat at South
Before Construction**



COAM PHASE F-G BEFORE-AFTER CONSTRUCTION PHOTOS



**Loquat at South
Before Construction**





FLORIDA MUNICIPAL SERVICES

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

ADVERTISED PUBLIC HEARING

Meeting Date February 20, 2019

Agenda Item ____

February 14, 2019

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: Future Land Use Element (FLUE) Amendment Requested by Forward Pinellas:
Proposed Ordinance 2019-03

EXECUTIVE SUMMARY

Pursuant to the Rules implementing the Countywide planning process, the FLUE of the Town's Comprehensive Plan must include a matrix identifying future land use categories in the Town's Plan and the comparable categories from the Countywide Plan; and must include "balancing criteria" for FLUM Amendments in the Coastal High Hazard Area. Since these requirements come from the Countywide Rules, the Plan should be amended promptly to comply. **STAFF AND THE PLANNING BOARD RECOMMEND THAT THE ATTACHED AMENDMENT BE FOUND INTERNALLY CONSISTENT WITH THE BALANCE OF THE TOWN COMPREHENSIVE PLAN AND BE ADOPTED ON FIRST READING FOR TRANSMITTAL TO THE STATE.**

BACKGROUND

Applicant	Town of Redington Beach to achieve consistency with the Countywide Comprehensive Plan and Countywide Rules
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February 14, 2019

Affected Area Entire Town

THE REQUEST

Forward Pinellas (FP) has requested the Town amend the Future Land Use Element of the Town's Comprehensive Plan to achieve compliance with the Countywide Plan Rules to:

- 1) Include a matrix of future land use categories from the Town's Comprehensive Plan and the corresponding future land use categories from the Countywide Comprehensive Plan; and
- 2) Adopt "balancing criteria" governing local future land use map amendments in the Coastal High Hazard Area that are consistent with the balancing criteria found in the Countywide Rules.

These amendments are required by Rules 4.2.2.1 and 4.2.7.1 A-H of the Countywide Rules.¹ Although a rewrite of the entire Comprehensive Plan, (except for the Capital Improvements Element which has already been completed), is underway, these two amendments requested by FP should proceed immediately so that the Town is in compliance with the Countywide Planning Rules.

HISTORY

For general background on Forward Pinellas and its role in governing planning and zoning in the Town of Redington Beach see the Staff Report to the Town's Planning Board on item 6 from the Planning Board's January 23, 2019 meeting. The history of the present request is as follows.

Apparently some time in mid- to late- 2017, the Town requested FP to update the Town's Comprehensive Plan. Forward Pinellas provided the Town with a proposed rewrite of the Plan in the winter of 2018. At no time was this rewrite presented as anything more than a periodic reevaluation of the Plan. In particular, Staff were not advised that some components of the FP rewrite were mandatory to bring the Town's Comprehensive Plan into compliance with the Countywide Rules.

Subsequently, the Comprehensive Plan Amendments adopted by Ordinances 2018- 08 and 2018-

¹ Countywide Planning documents can be found at: <http://forwardpinellas.org/document-portal/>. The specifically applicable rules are quoted below.

February 14, 2019

11 were circulated to FP as required by State law. FP did not object to the previously pending Comprehensive Plan Amendments but did note the need for the amendments now pending before this Board in Ordinance 2019-03. (See Attachment A.) Ordinance 2019-03 is proposed in response to the FP requirement that the two items addressed by Ordinance 2019-03 be adopted to bring the Town's Comprehensive Plan into full compliance with the Countywide Comprehensive Plan Rules.

On February 13, 2019, the Planning Board made a finding that Ordinance 2019-02 was internally consistent with the Town's Comprehensive Plan and recommended that the Ordinance be adopted by this Board.

NOTICE

The Clerk's office will advise as to the notice given of this 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.

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

February 14, 2019

The first amendment contemplated in Ordinance 2019-03 is essentially a “housekeeping” amendment to bring the Town’s Comprehensive Plan into compliance with the Countywide Comprehensive Plan and its Rules. Such compliance will assist in preserving the Town’s character as required by FLUE Goal 1.

The second amendment contemplated in Ordinance 2019-03, to the extent that it might become applicable to the Town of Redington Beach as discussed below, will serve and protect the Town’s character, and will minimize threats to the Town’s fabric.

Each amendment is internally consistent with the balance of the Town’s Comprehensive Plan.

COUNTYWIDE COMPREHENSIVE PLANNING

Based on the fact that there are 25 local governments interspersed within Pinellas County, Countywide Planning was created by Chapter 73-594, Laws of Florida, subsequently amended by Chapters 74-584, 74-586, and 76-473. Pursuant to this legislation, the Countywide Comprehensive Plan governed when in conflict with a local government comprehensive plan and amendments to a future land use map had to be accompanied by an amendment to the Countywide Future Land Use Map. The final determination of the content of the Countywide Comprehensive Plan and Future Land Use Map rested with the appointed Pinellas County Planning Council (PPC).

In 1987, a landowner in the City of Safety Harbor and the City sued the PPC alleging that the fact that the ultimate decision rested with appointed rather than elected officials made the Countywide planning process unconstitutional. The Circuit Court agreed and an appeal of that decision was dismissed: *Pinellas County Planning Council v. City of Safety Harbor and Wilbur Brantly*, 528 So.2d 1194 (Table), (Fla. 2d DCA 1988).

In response to the Circuit Court decision, the legislature adopted Chapter 88-464, Laws of Florida and subsequently amended the legislation in Chapter 90-396, Laws of Florida. The 1988/1990 legislation established the basic framework that applies today in Chapter 2012-245, Laws of Florida.

The Current Framework

The County Charter

In addition to the legislation discussed below, the Countywide Planning framework is established

February 14, 2019

in the Pinellas County Charter.

Sec. 2.04. - Special powers of the county.

The county shall have all special and necessary power to furnish within the various municipalities the services and regulatory authority listed below. When directly concerned with the furnishing of the services and regulatory authority described in this section, county ordinances shall prevail over municipal ordinances, when in conflict. Governmental powers not listed or described in this Charter or granted to the county by general statute or special act shall remain with the municipalities.

...

- (s) Countywide planning authority as provided by special law. In the event of a conflict between a county ordinance adopted pursuant to the county's countywide planning authority as provided by special law and a municipal ordinance, **the county ordinance shall prevail over the municipal ordinance; however, a municipal ordinance shall prevail over a county ordinance in the event a municipal ordinance provides for a less intense land use or a lesser density land use** within the corporate boundaries of the municipality than that provided by county ordinance. ² [Emphasis Added]

The Special Act of Local Application

After close to four decades of legislating based on the original law creating the PPC, C. 73-594, Laws of Florida, the County and the legislature agreed to a major rewrite of the enabling legislation, now found in Chapter 2012-245, Laws of Florida (Attachment B). Chapter 2012-245 merged the PPC with the County's Metropolitan Planning Organization created pursuant to § 339.175, Florida Statutes, and the newly merged group, in the Spring of 2016, named itself "Forward Pinellas."

² Municipal Code Corporation, *Pinellas County Code*, Author, Tallahassee, Florida, accessed January 17, 2019: https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTICH_ARTIIPODUCO_S2.04SPPOCO

February 14, 2019

The Forward Pinellas Board comprises 13 elected officials representing either specific jurisdictions or specific geographic areas of the County. However, the final decision-making authority is vested with the Board of County Commissioners, (BCC), sitting as the Countywide Planning Authority..

Pursuant to Ch. 2012-245, Forward Pinellas, subject to final approval by the Board of County Commissioners, sitting as the Countywide Planning Authority, is:

(7) To develop for countywide planning authority approval a countywide plan that shall be broadly defined, policy-based, and focused on countywide issues and that shall include:

(a) The countywide plan map.

(b) The countywide rules, which shall establish parameters that will be used to determine whether local governments' future land use plans and land development regulations are consistent with the countywide plan map and rules. Each land use category shall, at a minimum, be defined in terms of the types of uses included and specific standards for the density or intensity of use.

(c) The countywide plan strategies, which shall provide policy guidance for the countywide plan map and rules and which shall include:

1. A countywide future land use component that supports a countywide managed growth perspective.
2. A countywide transportation component that supports mass transit and other transportation facilities and that recognizes the responsibilities of the MPO as defined by law and joint agreement.

...

Under Ch. 2012-245, the Countywide Comprehensive Plan governs all planning activities in the County. Under Chapter 163, Florida Statutes, the Community Planning Act, all land development regulations must be consistent with the controlling comprehensive plan: therefore, the Countywide Comprehensive Plan essentially governs all land development activity in the Town.

February 14, 2019

The Implementing County Ordinance

Chapter 2012-245 is implemented by Article II of Chapter 134 of the County Code. The operative provisions of this Article are:

(2) Upon adoption by the board of county commissioners, the countywide future land use plan and the elements enumerated in subsection (8) of section 134-51 of this article will have the full force and effect of law countywide. All local governments' comprehensive plans and land development regulations shall be consistent with the countywide comprehensive plan. The board of county commissioners shall have the authority to enforce the countywide comprehensive plan.

(3) Local governments' future land use plans shall be considered to be consistent with the countywide future land use plan if the local governments' land use designations are less intense or at a lower density. If a local government's future land use plan provides for a less intense land use or a lesser density, the local plan shall regulate development for the subject property as to the less intense or lower density use of the property. However, a local future land use plan or subject property is not exempt from such other standards, rules, or procedures of the countywide comprehensive plan as are applicable.³

In summary, the Countywide Comprehensive Plan governs all planning, and therefore all land development regulations, in the Town if it permits less dense or less intense land use than the Town controls. However, if the Town's controls limit intensity or density more than the Countywide Comprehensive Plan, then the Town controls apply.

For example, the Town Board recently (re-)established the permitted impervious surface ratio in the Town's residential areas at 0.40. The Countywide Comprehensive Plan permits an ISR of 0.75. Because the Town permits only a lower intensity of impervious surface, the Town's limits control.

³ Municipal Code Corporation, *op.cit.*,

https://library.municode.com/fl/pinellas_county/codes/code_of_ordinances?nodeId=PTIILADECO_CH134GEADPR_ARTIIPLCO

February 14, 2019

Interaction with the Countywide Planning Process

The Town's Comprehensive Plan should be considered to be generally consistent with the Countywide Comprehensive Plan. As the Town's Plan is reevaluated and amendments are proposed, particularly as the FP draft rewrite is considered, there may be other interactions with the Goals, Objectives and Policies of the Countywide Comprehensive Plan but such interactions are not anticipated with the possible exceptions of bringing the Town's Residential-Office-Retail Future Land Use Designation more into line with the Countywide Retail and Services Designation, and possibly redesignated the existing multi-family developments on the north side of 164th Avenue from Residential-Office-Retail to the appropriate residential designation. The other possible exception would be if the Town were to acquire some recreation/open space land in the south part of the Town.

Thus there is the possibility, albeit still small, of interaction with the Countywide Comprehensive Plan in the unlikely event of an amendment to the Town's Future Land Use Map. Attachment C comprises three notices of public hearings (plus a notice of another FP activity to illustrate the scope of FP's mandate). These public hearings deal with applications to amend the Countywide Future Land Use Map for Pinellas County, the City of Clearwater, the City of St. Petersburg and the City of Belleair Bluffs.

The Town's land use pattern is well set and highly unlikely to change. Otherwise, amendments to the Town's Future Land Use Map, and thus to the Countywide Comprehensive Plan's Future Land Use Map, are unlikely to occur except possibly for one of the reasons discussed above.

The Rules at Issue

As noted above, this Comprehensive Plan Amendment is required by Rules 4.2.2.1 and 4.2.7.1 of the Countywide Rules. Rule 4.2.2.1 lists the Future Land Use categories employed in the Countywide Comprehensive Plan and then provides:

Each jurisdiction within Pinellas County must include a table or matrix in the future land use element of its comprehensive plan that shows each local future land use category corresponding to one of these Countywide Plan Map categories.

Countywide Rule 4.2.2.1.

Ordinance 2019-03 complies with this mandate by including in the Town's Future Land Use Element the required matrix of Town and Countywide Future Land Use Categories.

February 14, 2019

Rule 4.2.7.1 of the Countywide Rules prohibits amendments to the Countywide Comprehensive Plan that do not meet the “balancing criteria” proposed by Forward Pinellas and extends this policy to the 25 local government comprehensive plans. Ordinance 2019-03 is taken completely from the Forward Pinellas rewrite of the Town’s Comprehensive Plan, and adopts, essentially verbatim, Countywide Rule 4.2.7.

ANALYSIS

As noted above, the first part of this Amendment is essentially a “housekeeping” effort to ensure that the Town’s Comprehensive Plan is consistent with the Countywide Comprehensive Plan. Further, the matrix will assist developers, other governmental entities, and staff in ensuring that development or planning efforts are consistent with the Town’s Comprehensive Plan, and, as required by law, with the Countywide Comprehensive Plan.

As to the balancing criteria, as noted in the Staff Report for Planning Board Agenda Item 6 from January 23, 2019, it is unlikely that the Town will want to amend its Future Land Use Map. Accordingly, the “balancing criteria” are likely to be inapplicable to the Town. Further, if a FLUM Amendment were proposed, it would likely be a “down planning,” either reducing the permitted intensity of the multi-family projects in the northeast quadrant of 164th and Gulf or designating new park land in the south part of Town. Accordingly, while it is necessary to include the “balancing criteria” in the Plan to come into compliance with the Countywide Rules, those criteria are unlikely to be applied in the Town.

RECOMMENDATION

STAFF AND THE PLANNING BOARD RECOMMEND THAT THE ATTACHED COMPREHENSIVE PLAN AMENDMENT BE FOUND TO BE INTERNALLY CONSISTENT WITH THE BALANCE OF THE TOWN COMPREHENSIVE PLAN AND BE ADOPTED ON FIRST READING FOR TRANSMITTAL TO THE STATE.

ATTACHMENT A
FORWARD PINELLAS COMMENTS

FORWARD PINELLAS

P: (727) 464.8250

F: (727) 464.8212

forwardpinellas.org

310 Court Street

Clearwater, FL 33756



December 5, 2018

Mr. Bruce McLaughlin, AICP, MCIP
Town of Redington Beach
18001 Gulf Blvd.
Redington Shores, FL 33708

RE: Review of the Town of Redington Beach's Proposed Amendments to the Comprehensive Plan (Ordinance No. 2018-08 and Ordinance No. 2018-11)

Dear Mr. Bruce:

Thank you for forwarding the Town of Redington Beach's amendments to the comprehensive plan to Forward Pinellas for review. The amendments to the Transportation Element, Housing Element, and Capital Improvements Element are consistent with the Countywide Rules.

However, please note that there are additional amendments to the Future Land Use Element that all local governments need to meet in order to be consistent with the Countywide Plan as of August 7, 2018. These requirements include:

1. Adopting a table of Countywide Plan Map categories corresponding to your locally-adopted Future Land Use Map categories, consistent with Section 4.2.2.1 of the Countywide Rules; and
2. Adopting "balancing criteria" governing local future land use map amendments in the Coastal High Hazard Area that are consistent with the balancing criteria found in Section 4.2.7.1 A-H of the Countywide Rules.

We previously sent the Town draft amendments meeting these new requirements in February of 2018 as part of requested local assistance. The draft language is attached again for your reference. We will be happy to answer any questions or provide any further assistance that would be helpful.

If you have any questions, please feel free to call me at 464-8250.

Sincerely,

A handwritten signature in dark ink, appearing to read "Alicia Parinello". The script is cursive and fluid.

Alicia Parinello, AICP
Program Planner

Attachment: List of Recommended Amendments

cc: Mayor Joanne "Cookie" Kennedy, Forward Pinellas Representative

List of Recommended Amendments

Throughout the Plan

1. Updated names of agencies, law citations, and other terms as needed.

Future Land Use Element

2. Removed reference to concurrency for recreation/open space facilities (Future Land Use Policy 1.5.2 and elsewhere throughout document, highlighted in blue). This is allowed by state law, but optional.
3. Incorporated Ordinance 2016-04, amending the impervious surface ratio standards for RU and RM future land use categories (Future Land Use Policy 1.8.1).
4. Updated list of maps to renumber them and add the Coastal High Hazard Area (Future Land Use Policy 1.8.2 and elsewhere).
5. Added a table of Countywide Plan Map categories corresponding to Future Land Use Map categories, as required by Countywide Plan (Future Land Use Policy 1.8.5).
6. Removed reference to the PPC adopting the Coastal Storm Area, since we never did so, and changed most Coastal Storm Area references to the state-mandated Coastal High Hazard Area (Future Land Use Objectives 2.2 and 2.3 and their policies). But I left the definition of Coastal Storm Area in Policy 2.2.2, in case you still want to use it in your regulations.
7. Added a list of balancing criteria that need to be considered when increasing intensity in the CHHA, which is a new countywide requirement (Future Land Use Objective 2.4 and its policies). These criteria are already in the Countywide Plan, and have always been used in our review of the Future Land Use Map amendments, but now we're asking local governments to adopt them in their plans too.

Transportation Element

8. Incorporated Ordinance 2016-06, establishing a mobility management system (Transportation Objective 1.1 and policies).

Infrastructure Element

9. Updated level of service standards and other references based on Pinellas County information (Infrastructure Policies 1.1.1, 1.1.4, and 1.2.6).
10. Updated description of Town recycling efforts (Infrastructure Policy 1.3.1).

Policy 1.8.5

The land use categories enumerated in Policy 1.8.1 shall be consistent with the following corresponding categories of the Forward Pinellas Countywide Plan Map:

<u>Future Land Use Map Category</u>	<u>Countywide Plan Map Category</u>
<u>Residential Urban (RU)</u>	<u>Residential Low Medium</u>
<u>Residential Medium (RM)</u>	<u>Residential Medium</u>
<u>Residential/Office/Retail (R/O/R)</u>	<u>Retail & Services</u>
<u>Recreation/Open Space (R/OS)</u>	<u>Recreation/Open Space</u>
<u>Preservation (P)</u>	<u>Preservation</u>
<u>Institutional (I)</u>	<u>Public/Semi-Public</u>

Goal 2: Sound coastal management shall be encouraged to ensure that maximum long-term benefits are attained in the use of the coastal area by the residents of and visitors to the Town of Redington Beach.

Objective 2.1

The Town shall implement development regulations that protect and preserve the natural functions of the coastal area.

Policy 2.1.1

All development along the coastline shall be in accordance with the coastal construction setback line as established by the State of Florida, the Town of Redington Beach, or other appropriate governmental agencies.

Policy 2.1.2

Prohibit all development and other activities which disturb the coastal dune system.

Policy 2.1.3

The land development regulations shall continue to protect the coastal dune system through restoration and maintenance provisions.

Policy 2.1.4

Sensitive coastal resources shall be protected from immediate and future degradation and erosion resulting from improper development practices and recreational misuse.

Policy 2.1.5

Beach stabilization projects, preferably utilizing vegetation as the stabilizing medium, shall be incorporated into development plans, where appropriate.

Policy 2.3.1

The Town of Redington Beach, acknowledging its particular vulnerability to coastal hazards as a barrier island community, recognizes the entire Town as within the Coastal ~~Storm~~ High Hazard Area and the first geographic area to be evacuated in the event of a hurricane threat.

Policy 2.3.2

The Town shall maintain or reduce allowable density in the Coastal ~~Storm~~ High Hazard Area (the entire island community) consistent with the Future Land Use and Transportation Map of this comprehensive plan.

Policy 2.3.3

The Town shall implement a program of public land acquisition and management for recreation, conservation and preservation within the Coastal ~~Storm~~ High Hazard Area.

Policy 2.3.4

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

Policy 2.3.5

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

Objective 2.4

The Town shall evaluate increases in intensity in the Coastal High Hazard Area above those delineated by Map 1: Future Land Use and Transportation Map, according to a set of criteria that balances the risks and benefits of such development.

Policy 2.4.1

The Town shall deny an amendment to its Future Land Use and Transportation Map within the Coastal High Hazard Area which results in an increase of intensity unless it meets the requirements of Section 163.3178(8)(a)3, Florida Statutes, and upon a balancing of the following criteria, as applicable, consistent with Section 4.2.7 of the Countywide Rules:

- a. Access to Emergency Shelter Space and Evacuation Routes. The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.
- b. Utilization of Existing and Planned Infrastructure. The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.

- c. Utilization of Existing Disturbed Areas. The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.
- d. Maintenance of Scenic Qualities and Improvement of Public Access to Water. The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Stevenson Creek), and Tampa Bay.
- e. Water Dependent Use. The requested amendment is for uses which are water dependent.
- f. Part of Community Redevelopment Plan. The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated development area.
- g. Overall Reduction of Density or Intensity. The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding coastal storm area.
- h. Clustering of Uses. The requested amendment within the coastal storm area provides for the clustering of uses on a portion of the site outside the coastal storm area.
- i. Integral Part of Comprehensive Planning Process. The requested amendment has been initiated as an integral part of its comprehensive planning process, consistent with this comprehensive plan.

Goal 3: Land development regulations shall continue to implement the requirements of this comprehensive plan.

Objective 3.1

The Town shall ensure that development and redevelopment shall be in accordance with the Future Land Use Categories and the Future Land Use and Transportation Map as adopted by this plan.

Policy 3.1.1

The land development regulations shall contain guidelines for the administration of those land use categories adopted for the Town of Redington Beach.

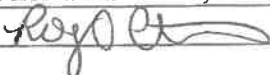
Policy 3.1.2

In order to minimize incompatibility when either residential and commercial or seasonal tourist land uses share a common boundary, the installation of buffering, as appropriate, shall be required where there is a change of use or increase in intensity.

Policy 3.1.3

All applications for development approval shall be subject to site plan review.

Countywide Rules Determination of Consistency

Type of amendment:	Comprehensive Plan
Submitted by:	Town of Redington Beach
Date received:	November 14, 2018
Subject of amendment(s):	Ordinance No. 2018-08 and 2018-11
Consistency status:	The amendments to the Transportation Element, Housing Element, and Capital Improvements Element are consistent with the Countywide Rules. However, please note that there are additional amendments to the Future Land Use Element that all local governments need to meet in order to be consistent with the Countywide Plan as of August 7, 2018. These requirements include: 1. Adopting a table of Countywide Plan Map categories corresponding to your locally-adopted Future Land Use Map categories, consistent with Section 4.2.2.1 of the Countywide Rules; and 2. Adopting "balancing criteria" governing local future land use map amendments in the Coastal High Hazard Area that are consistent with the balancing criteria found in Section 4.2.7.1 A-H of the Countywide Rules. We previously sent the Town draft amendments meeting these new requirements in February 2018 as part of requested local assistance. The draft language is attached again for your reference. We will be happy to answer any questions or provide any further assistance that would be helpful.
Reviewed by:	Alicia Parinello, AICP
Approved by:	

ATTACHMENT b
CHAPTER 2012-245, LAWS OF FLORIDA

CHAPTER 2012-245

Committee Substitute for House Bill No. 869

An act relating to the Pinellas Planning Council, Pinellas County; codifying, amending, reenacting, and repealing special acts relating to the district; reorganizing the council; setting forth the purpose of the council; providing legislative intent that the countywide plan be broadly defined and policy-based; providing that the primary focus of the council will be land use and transportation planning; providing definitions; providing that the membership of the council shall be the same as that of the Pinellas County Metropolitan Planning Organization; providing for the election of officers, meetings of the council, requirements of a quorum, and member expenses; providing for the powers and duties of the council, including revising the required components of the countywide plan, consistent with the stated legislative intent; providing for countywide staff and committees; providing for a budget and annual independent audit; recognizing the countywide planning authority of the Pinellas County Board of County Commissioners as provided by the Pinellas County Charter; providing for the repeal of the existing countywide plan, adoption of a new countywide plan, future amendment of the plan, and standards and procedures for such actions; providing a timetable for consistency review after adoption of a new countywide plan; providing for public hearing and notice requirements; requiring the authority to adopt specific notice standards in the countywide rules; providing for compliance with part II of chapter 163, Florida Statutes; repealing chapters 73-594, 74-584, 74-586, 76-473, 88-464, and 90-396, Laws of Florida; providing an effective date.

WHEREAS, Pinellas County is approaching a built-out condition, and planned redevelopment of the built environment is critical to maintaining and improving the countywide economy and quality of life, and

WHEREAS, given the land constraints within the county, it is recognized that countywide traffic issues cannot be solved by road building alone but must be addressed through a multimodal transportation system, and

WHEREAS, with the Legislature's creation of the Tampa Bay Area Regional Transportation Authority ("TBARTA") in 2007, the provision of enhanced public transit within the county has become a high transportation planning priority, and

WHEREAS, land use patterns are a critical factor in determining whether multimodal transportation, particularly transit, is functional and effective, and

WHEREAS, transportation and land use planning do not exist independently but have a relationship in which each influences the other, and

WHEREAS, both the Updated Countywide Plan for Pinellas County and Pinellas by Design: An Economic Development and Redevelopment Plan for

the Pinellas Community contain planning strategies that call for increased coordination of the land use and transportation planning activities of the Pinellas Planning Council ("PPC") and the Metropolitan Planning Organization ("MPO"), and

WHEREAS, a Joint Land Use and Transportation Committee ("committee"), consisting of three representatives from the PPC, three representatives from the Board of County Commissioners (BCC), and three representatives from the MPO, was convened in April 2010 to study the potential of integrating transportation and future land use planning at the countywide level, and

WHEREAS, the committee has recommended that the MPO and PPC functions be more closely aligned on transportation and land use issues to create a more streamlined and integrated process, which should identify and eliminate any redundancies, disconnects, or inefficiencies in the current system, and

WHEREAS, the committee recommended that this integrated process include a new Countywide Future Land Use Plan, which establishes a broad, forward-looking land use planning framework, incorporates and guides multimodal transportation planning, and allows sufficient flexibility to accommodate the redevelopment needs of local communities, and

WHEREAS, the committee determined that the most effective way to accomplish these goals would be to unify the membership of the boards of the MPO and the PPC into a single board that would be empowered to carry out the functions of both the MPO and the PPC, and

WHEREAS, it is the recommendation of the committee that the new unified board should continue to consist of elected officials and ensure adequate representation for all local governments within Pinellas County, recognizing that the Pinellas Suncoast Transportation Authority ("PSTA") will also have a seat on the new board, and

WHEREAS, it was the consensus of the committee that the new unified board be supported by an independent executive director who serves in that capacity exclusively, with staff chosen by that independent director, but with priority given to current employees of the PPC and MPO, and

WHEREAS, the establishment of the new unified board will require reapportionment of the MPO membership, which must be done in conformance with section 339.175, Florida Statutes, and

WHEREAS, the establishment of the new unified board will require an amendment to and reenactment of the PPC's charter, NOW, THEREFORE,

Be It Enacted by the Legislature of the State of Florida:

Section 1. (1) The reenactment of existing law in this act shall not be construed as a grant of additional authority to or supersede the authority of any entity pursuant to law. Exceptions to law contained in any special act that are reenacted pursuant to this act shall continue to apply.

(2) The reenactment of existing law in this act shall not be construed to modify, amend, or alter any covenants, contracts, or other obligations of the district with respect to bonded indebtedness. Nothing pertaining to the reenactment of existing law in this act shall be construed to affect the ability of the district to levy and collect taxes, assessments, fees, or charges for the purpose of redeeming or servicing bonded indebtedness of the district.

Section 2. Chapters 73-594, 74-584, 74-586, 76-473, 88-464, and 90-396, Laws of Florida, are amended, codified, reenacted, and repealed as provided in this act.

Section 3. The charter for the Pinellas Planning Council, Pinellas County, a dependent special district, is re-created and reenacted to read:

Section 1. County planning council created.—There is created a county-wide planning and coordinating council to be known as the “Pinellas Planning Council,” hereinafter referred to as the “council.” The council shall have common membership and function as a single, unified board with the Pinellas County Metropolitan Planning Organization (“MPO”).

Section 2. Purpose of council; legislative intent.—

(1) The Legislature recognizes the social and economic interdependence of the people residing within Pinellas County and the common interest they share in its future development. The Legislature recognizes the value of considering land use and transportation planning issues concurrently and of coordinating and implementing land use and transportation planning functions in an integrated manner. The Legislature also recognizes that individual plans and decisions heretofore made by local governments within the county have affected the welfare of the entire county as well as neighboring jurisdictions, and, therefore, the Legislature intends that the purpose of this act is to provide for:

(a) The formulation and execution by the council of the strategies necessary for the orderly growth, development, and environmental protection of Pinellas County as a whole, with the focus on those issues deemed to have an impact countywide.

(b) The coordination by the council of planning and development in Pinellas County with regional planning objectives in the Tampa Bay area as developed by such entities as the MPO, the Tampa Bay Regional Planning Council, the Tampa Bay Area Regional Transportation Authority (“TBARTA”), the Pinellas Suncoast Transit Authority (“PSTA”), the Department of Transportation (“DOT”), and the Department of Economic Opportunity (“DEO”).

(2) The Legislature further recognizes that the future of Pinellas County, its permanent residents, and the millions of tourists who annually visit the county is dependent upon the way the natural resources of land, air, and water are protected and impacted by the built environment and through the use and reuse of land to accommodate the urban development and redevelopment pattern, the transportation system that serves it, and other development activities that are guided by the countywide planning function.

(3) The Legislature intends for the development of a broadly defined, policy-based countywide plan that will focus on countywide issues related to future land use, transportation, and intergovernmental coordination.

(4) The Legislature further intends that this act provide for the coordination by the council of the transportation planning functions undertaken by the MPO with the council's land use planning functions, as expressed in this act, in a manner that more fully integrates these two functions in a complementary manner, as well as a means for the integration of the membership of the boards of the council and MPO, such that a single, unified board shall perform the functions of both the council and the MPO.

Section 3. Definitions.—As used in this act, the term:

(1) "Countywide plan" means materials in such descriptive form, written or graphic, as may be appropriate to the prescription of strategies for the orderly and balanced future development of Pinellas County. The countywide plan is comprised of the countywide plan strategies, the countywide plan map, and the countywide rules in section 6(7).

(2) "Countywide plan map" means the future land use map that designates general categories of land use by type and location to guide the future development pattern and use of land throughout the county.

(3) "Countywide plan strategies" means an overarching set of policies that identify and set forth a plan of action to address those components set forth in section 6(7) and that are collectively used to administer and guide interpretation of the countywide plan map and countywide rules.

(4) "Countywide planning authority" means the board of county commissioners, acting in its capacity as the countywide planning authority, through the exercise of its power under section 2.04(s) of the Pinellas County Charter.

(5) "Countywide rules" and the "rules" mean those rules, standards, and procedures that will implement the countywide plan as provided in section 6(7).

(6) "Existing countywide plan" means that countywide plan, inclusive of the countywide plan strategies, countywide plan map, and countywide rules as adopted by Pinellas County Ordinance 89-4, as amended.

(7) "Land development regulation" means an ordinance enacted by a local government for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, or building construction regulation or any other regulation controlling the development of land.

(8) "Local government" means Pinellas County or any municipality within the county.

Section 4. Membership of council.—The council shall be composed of the voting membership of the Pinellas County Metropolitan Planning Organization. The terms of office and appointments to fill vacancies shall be consistent with Florida law governing the MPO.

Section 5. Officers; meetings; records; quorum; expenses.—

(1) The council shall elect one of its members as chairperson, one of its members as vice chairperson, one of its members as treasurer, and one of its members as secretary, each of whom shall serve for the year or until a successor is elected. No person elected chairperson shall serve more than 2 consecutive years in that capacity. Election of officers shall be conducted in concert with the MPO, as provided by Florida law governing the MPO.

(2) The council may meet at least once each month, at such place and at such other times in special session as the council, by a majority vote, shall determine, and at any other time at the call of the chairperson. The council shall adopt, by an affirmative vote of a majority of the voting members of the council, operating procedures for the transaction of business and keep a record of its transactions, resolutions, findings, determinations, recommendations, and orders, which record shall be a public record. Subsequent amendment of the operating procedures shall be by an affirmative vote of a majority of the members present and constituting a quorum.

(3) At all meetings of the council, a quorum shall consist of a simple majority of the full voting membership. No official business of the council may be transacted unless a quorum is present. No vacancy in the council shall impair the right of a quorum of the council to exercise all the rights and perform all the duties of the council. Except as otherwise provided in this act, all actions of the council shall be by a majority vote of those members present.

(4) Members of the council shall be entitled to receive from the council their traveling and other necessary expenses incurred in connection with the business of the council, as provided by law, but they shall draw no salaries or other compensation.

Section 6. Powers and duties.—In the performance of its duties and in the execution of its functions under this act, the council has and shall exercise the following powers and duties:

(1) To maintain a permanent office at the place or places within Pinellas County as it may designate. Additional suboffices may be maintained at such place or places within Pinellas County as it may designate.

(2) To employ and to compensate such personnel, consultants, and technical and professional assistance as it may deem necessary.

(3) To make and enter into contracts and agreements.

(4) To hold public hearings and sponsor public forums.

(5) To sue and to be sued in its own name.

(6) To contract with, accept and expend funds and grants from, and accept and use services from:

(a) The Federal Government or any agency thereof.

(b) The state government or any agency thereof.

(c) The county government or any agency thereof, including the district school board.

(d) The several municipalities in Pinellas County or any agencies thereof.

(e) The Tampa Bay Regional Planning Council and other governmental agencies.

(f) Civic groups and nonprofit agencies.

(7) To develop for countywide planning authority approval a countywide plan that shall be broadly defined, policy-based, and focused on countywide issues and that shall include:

(a) The countywide plan map.

(b) The countywide rules, which shall establish parameters that will be used to determine whether local governments' future land use plans and land development regulations are consistent with the countywide plan map and rules. Each land use category shall, at a minimum, be defined in terms of the types of uses included and specific standards for the density or intensity of use.

(c) The countywide plan strategies, which shall provide policy guidance for the countywide plan map and rules and which shall include:

1. A countywide future land use component that supports a countywide managed growth perspective.

2. A countywide transportation component that supports mass transit and other transportation facilities and that recognizes the responsibilities of the MPO as defined by law and joint agreement.

3. A countywide intergovernmental coordination component that supports enhanced integration of local government land use and transportation planning.

4. Any other component determined by the council and the countywide planning authority to be necessary to establish effective countywide planning in furtherance of the intent of this act.

(8) To coordinate countywide growth management issues and procedures consistent with this act.

(9) To review the countywide plan with the local governments in order to ensure coordination with local goals and policies, identify specific countywide growth management problem areas, and work collaboratively with local governments towards solutions to those identified problems.

(10) When processing amendments to the countywide plan map, to consider the countywide plan strategies and the countywide rules.

(11) To conduct a strategic planning session with the countywide planning authority on an annual basis or at such other intervals as the council and countywide planning authority shall agree upon.

Section 7. Countywide staff and committees.—

(1) Pursuant to section 6(2), the council shall appoint an independent executive director, who shall serve at the pleasure of the council. The employment qualifications and standards for the position of executive director shall be established by the council. The executive director may employ such other staff as may be needed and shall have the sole authority to manage the activities of the staff. Nothing in this act shall prevent the executive director and the staff from being classified or exempt employees of the Pinellas County Unified Personnel System.

(2) Directors of individual local government land use and planning departments, or their designees, are the members of the planners advisory committee. The planners advisory committee may, at the direction of the council, perform a professional planning review of the council staff recommendations that are to be acted upon by the council. The planners advisory committee may also include a representative from the planning departments maintained by the Pinellas County School Board, the PSTA, the DOT, and other agencies as the council may determine appropriate. In addition to the planners advisory committee, the council may appoint such other committees as it deems necessary, which may be comprised of either elected or nonelected officials. The committees provided for in this section may perform such other duties as assigned by the council but may not be involved in the administration or executive functions of the council.

(3) The staff, as recognized in this act, shall prepare all plans or other documents that the council may direct under this act and shall assist any committee and the executive director in day-to-day activities. The staff shall be governed by such operating procedures as may be set forth by the council.

Section 8. Budget, fiscal year, appropriations, contributions; annual audits and reports.—

(1) The executive director of the council shall annually prepare the budget of the council. The budget shall be kept within the limit of funds annually available to the council, and each item in the budget shall be fully explained. The council shall approve and adopt the annual millage rate and budget, and all deliberations on the millage rate and budget by the council shall be done at meetings open to the public. The fiscal year of the council shall be the same as the fiscal year of the Board of County Commissioners of Pinellas County. Notwithstanding the above, the Board of County Commissioners of Pinellas County shall have the right to review the millage rate and budget, raising or reducing either as it deems necessary. In its review of the millage rate and budget, the board of county commissioners shall ensure that the council is funded, at a minimum, at a level that supports the council's powers and duties set forth in section 6.

(2) The Tax Collector of Pinellas County shall remit directly to the council, from the total taxes collected from the millage certified by the Board of County Commissioners of Pinellas County for county purposes, an amount equal to the annual budget but not to exceed one-sixth of a mill on each dollar of the assessed valuation of taxable property made annually by the Property Appraiser of Pinellas County. The funds collected pursuant to this subsection shall only be expended for council purposes.

(3) The council shall cause an annual independent audit to be performed, to be paid for by the council. The council shall also prepare an annual report on its activities as a whole.

Section 9. Countywide planning authority of the board of county commissioners.—The Board of County Commissioners of Pinellas County is vested with countywide planning authority by section 2.04(s) of the Pinellas County Charter. Such authority is limited to the authority provided for in the county charter and as provided in this act.

Section 10. Countywide plan repeal, readoption, and amendment.—

(1) COUNTYWIDE PLAN AND RULES.—

(a) The existing countywide plan is to be repealed and replaced by the adoption of a new, broadly defined, and policy-based countywide plan that conforms to the intent of this act. It is specifically intended that a new countywide plan provide for fewer land use categories than the existing countywide plan. The new countywide plan shall be prepared in collaboration with the member local governments pursuant to a process and timetable established by the council and countywide planning authority. Council staff shall use best efforts to develop a new countywide plan as expeditiously as possible. Before the adoption of a new countywide plan, the existing countywide plan shall remain in full force and effect.

(b) An amendment to the countywide plan map may be initiated by the council only in order to implement the new countywide plan that conforms to the intent of this act. Pursuant to this one-time grant of authority which is

intended to repeal and replace the existing countywide plan map, the council may initiate an amendment to the countywide plan map to place any new plan map categories designated under a new countywide plan on particular parcels of property, as applicable. Such amendment to the countywide plan map initiated by the council shall be sent to the local government with jurisdiction over the subject parcel for comment and review a minimum of 60 days before council action. The manner in which comment, review, and adoption by the local government, if applicable, shall take place shall be set forth in the countywide rules.

(c) The recommendation to repeal and replace the existing countywide plan shall be by an affirmative vote of a majority of the voting members of the council. Any recommendation to subsequently amend the countywide plan shall be by an affirmative vote of a majority of the voting members present and constituting a quorum.

(d) The countywide planning authority action to repeal and replace the existing countywide plan as recommended by the council shall be by a majority vote of the entire countywide planning authority. A majority vote of the members present and constituting a quorum of the countywide planning authority is required to make any subsequent amendment to the countywide plan as recommended for adoption by the council.

(e) Upon adoption by the countywide planning authority, the countywide plan shall have the full force and effect of law countywide. All local governments' future land use plans and land development regulations shall be consistent with the countywide plan map and rules. The countywide planning authority shall have the authority to enforce the countywide plan map and rules.

(2) CONSISTENCY REVIEW.—

(a) As of the effective date of this act, it is acknowledged that the council has recently reviewed each local government's future land use plan and land development regulations for consistency with the existing countywide plan map and rules and has determined each such future land use plan and land development regulation to be consistent with the existing countywide plan map and rules or has outlined the actions necessary to establish such consistency. After a new countywide plan map and rules that conform to the intent of this act are adopted, it is specifically intended that the local governments' individual plans be made consistent with the new countywide plan map and rules, if necessary, either:

1. Simultaneously with the next scheduled amendment, after January 1, 2016, of the local future land use plan and land development regulations pursuant to the evaluation and appraisal review, as required for local plans under part II of chapter 163, Florida Statutes; or

2. Within 3 years after the adoption of the revised countywide plan map and rules.

(b) Local governments' land use categories and corresponding regulations shall be considered to be consistent with the countywide plan map and rules if the local governments' land use categories provide for:

1. Maximum densities and intensities that are equal to or less than the maximum densities and intensities provided by the corresponding countywide plan map categories as set forth in the rules.

2. Some or all of the same permitted uses as enumerated in the corresponding countywide plan map categories.

3. Such other standards, rules, or procedures contained in the countywide rules as are applicable.

(c) If a local government's future land use plan and land development regulations have been determined to be consistent with the countywide plan map and rules, the local future land use plan and land development regulations shall regulate development for the subject property.

(d) It is the intent of this act that land uses, lots, and structures existing on the effective date of this act that may be rendered nonconforming by the adoption of a new countywide plan shall be permitted to continue until such nonconformities are removed or ceased. Such nonconformities shall be administered by the local government with jurisdiction.

(3) COUNTYWIDE PLAN MAP AMENDMENTS.—

(a) Amendments to the adopted countywide plan map relating to a land use designation for a particular parcel of property may be initiated by the local government that has jurisdiction over the subject property. Amendments to any standard, policy, or objective of the countywide plan strategies or the rules may be initiated by the council or any local government.

(b) The council shall have 60 days after the day an application is filed with the council to act on that amendment and forward the recommendation to the countywide planning authority. Action by the council may include recommendation for approval, denial, continuation, or an alternative compromise amendment, any of which shall constitute action by the council within the stipulated 60-day period. Provision for the council to make a recommendation for an alternative compromise amendment shall be as approved and set forth in the rules.

(c) All amendments shall be transmitted to the countywide planning authority with a recommendation by the council. A vote of a majority plus one of the entire countywide planning authority is required to take any action on the proposed amendment that is contrary to the council's recommendation. A recommendation shall be received by the countywide planning authority before it takes action on an amendment.

(d) After action by the countywide planning authority, any substantially affected person, the council, or the local government that initiated the plan

amendment may seek a hearing pursuant to chapter 120, Florida Statutes. Any substantially affected person may participate in the hearing. At the conclusion of the hearing, the hearing officer's recommended order shall be forwarded to and considered by the countywide planning authority in a final hearing. The basis for the countywide planning authority's final decision approving or denying the proposed amendment is limited to the findings of fact of the hearing officer. This paragraph shall only apply to amendments to the countywide plan map.

(e) The council may contract with the Division of Administrative Hearings to provide the hearing officers required by this act. The council shall be responsible for compensating the division for costs incurred by the division in the hearing process. Except as provided in paragraph (d), the council and the countywide planning authority are not subject to chapter 120, Florida Statutes.

(f) An administrative hearing under paragraph (d) is limited to a review of the facts pertaining to the subject property, the countywide plan map, and the rules applicable thereto. An administrative hearing is not the appropriate forum for a constitutional challenge.

(g) Decisions by the countywide planning authority, acting in its capacity under this act, are legislative in nature. Decisions made by the countywide planning authority may be challenged in a court of competent jurisdiction.

Section 11. Public hearing and notice requirements.—

(1) PUBLIC HEARING BEFORE THE COUNCIL.—The council shall hold at least one public hearing to consider recommending the adoption of or an amendment to the countywide plan. More than one public hearing may be held at the discretion of the council. The location of public hearings shall be determined by the council.

(2) PUBLIC HEARING BEFORE THE COUNTYWIDE PLANNING AUTHORITY.—An ordinance adopted by the countywide planning authority that adopts or amends the provisions of the countywide plan shall be enacted or amended pursuant to the following procedure:

(a) For an amendment to the adopted countywide plan map relating to property involving less than 5 percent of the area of the county, the countywide planning authority shall hold a public hearing on the proposed ordinance.

(b) For an adoption of or amendment to the countywide plan strategies or the countywide rules, for an amendment to the adopted countywide plan map relating to the change in a land use designation for property involving 5 percent or more of the area of the county, or for an adoption of the countywide plan map initiated by the council pursuant to section 10(1)(b), the countywide planning authority shall hold two advertised public hearings on the proposed ordinance. At least one of the hearings shall be held after 5 p.m. on a

weekday, and the second hearing shall be held at least 2 weeks after the first hearing.

(3) FORM OF NOTICE.—Notice shall be provided for in accordance with applicable Florida law and as provided for in the rules.

Section 12. Severability.—It is declared to be the intent of the Legislature that if any section, subsection, sentence, clause, or provision of this act is held invalid by any court of competent jurisdiction, the remainder of the act shall not be affected.

Section 13. Part II of chapter 163, Florida Statutes.—Nothing in this act shall be construed to allow the county or any municipality in the county to adopt a local government comprehensive plan required by part II of chapter 163, Florida Statutes, or any amendment to such plan, that does not comply with part II of chapter 163, Florida Statutes, or any applicable rule or regulation adopted by the Department of Economic Opportunity to implement part II of chapter 163, Florida Statutes. In addition, nothing in this act shall be construed to allow any development order, as defined in section 163.3164, Florida Statutes, to be issued by the county or any municipality in the county that is not consistent with the plans adopted pursuant to part II of chapter 163, Florida Statutes, and any applicable rule or regulation adopted by the Department of Economic Opportunity to implement part II of chapter 163, Florida Statutes.

Section 4. Chapters 73-594, 74-584, 74-586, 76-473, 88-464, and 90-396, Laws of Florida, are repealed.

Section 5. This act shall take effect upon becoming a law or upon the final approval of the Pinellas County Metropolitan Planning Organization's reapportionment plan increasing its membership from 11 to 13 members ("the MPO reapportionment plan"), whichever occurs later. The terms of the existing members of the Pinellas Planning Council shall continue until the MPO reapportionment plan becomes effective and the new members are appointed to the council.

Approved by the Governor April 27, 2012.

Filed in Office Secretary of State April 27, 2012.

ATTACHMENT C
SAMPLE FORWARD PINELLAS NOTICES

LEGAL NOTICE

NOTICE OF AMENDMENT OF COUNTYWIDE PLAN MAP

Forward Pinellas, in its role as the Pinellas Planning Council, and the Board of County Commissioners acting pursuant to its Countywide Planning Authority (CPA), will conduct public hearings on proposed map amendments to the Countywide Plan Map, pursuant to the Countywide Plan, as amended, and as set forth in the listing below.

The Forward Pinellas public hearing will be held on Wednesday, November 14, 2018, at 1:00 P.M. or as soon thereafter as the agenda permits.

The CPA public hearing will be held on Tuesday, December 11, 2018, at 9:00 P.M.

Both public hearings will be held in the Board of County Commissioners Assembly Room, 5th Floor, Pinellas County Courthouse, 315 Court St., Clearwater, FL. Forward Pinellas will make a recommendation to the CPA on the proposed amendments, or to other plan categories as determined appropriate in accordance with Chapter 2012-245, Laws of Florida, as amended, and the Countywide Plan.

Listing of proposed Countywide Plan Map amendments to be heard by Forward Pinellas and the CPA:

Case CW 18-22 - Submitted by Pinellas County - 0.87 acres m.o.l. (continued from the 10/19/18 meeting).

From: Office
To: Retail & Services
Location: 1003 Virginia Avenue

The current Office category is used to depict areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development. The proposed Retail & Services category is used to depict areas developed with a mix of businesses that provide for the shopping and personal services needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.

Case CW 18-25 - Submitted by the City of Clearwater - 0.3 acres m.o.l.

From: Retail & Services
To: Residential Medium
Location: 1434 and 1446 North Martin Luther King Jr. Avenue

The current Retail & Services category is used to depict areas developed with a mix of businesses that provide for the shopping and personal services needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses. The proposed Residential Medium category is used to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner at a maximum density of 15 dwelling units per acre.

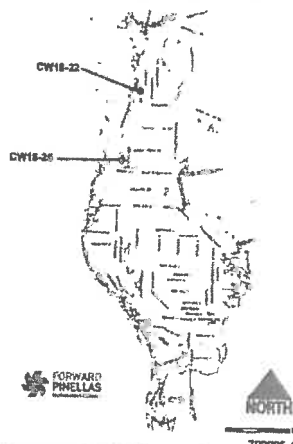
The details of the proposed amendments are available at the Forward Pinellas office, 310 Court St., 2nd Floor, Clearwater, FL, 33756-5137. In addition, you may call Forward Pinellas at (727) 464-8250 or email your questions to ncsherman@forwardpinellas.org. Interested parties are invited to attend the hearings to present facts or express views on the cases outlined in this advertisement.

The public is hereby advised that the effect of any proposed amendment may significantly impact the type and intensity of use of the subject property and may be of interest to neighboring property owners. Forward Pinellas will make an advisory recommendation to the CPA for approval, approval with modification or conditions, denial, denial with alternative recommendations, or continuance of the items. The recommendation by Forward Pinellas and the action of the CPA may amend the Countywide Plan Map from the existing plan category to the proposed plan category as referenced above for the amendment, or to another plan category as may be determined appropriate based on the public hearings and consistent with the Countywide Plan and procedures related thereto.

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of your receipt of this notice, please contact the office of human rights, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727) 464-4082 (voice/TDD).

10/27/18



702005-1

LEGAL NOTICE

NOTICE OF AMENDMENT OF COUNTYWIDE PLAN MAP

Forward Pinellas, in its role as the Pinellas Planning Council, and the Board of County Commissioners acting pursuant to its Countywide Planning Authority (CPA), will conduct public hearings on proposed map amendments to the Countywide Plan Map, pursuant to the Countywide Plan, as amended, and as set forth in the listing below.

The Forward Pinellas public hearing will be held on Wednesday, January 9, 2019, at 1:00 P.M. or as soon thereafter as the agenda permits.

The CPA public hearing will be held on Tuesday, February 5, 2019, at 9:00 A.M.

Both public hearings will be held in the Board of County Commissioners Assembly Room, 5th Floor, Pinellas County Courthouse, 315 Court St., Clearwater, FL. Forward Pinellas will make a recommendation to the CPA on the proposed amendments, or to other plan categories as determined appropriate in accordance with Chapter 2012-245, Laws of Florida, as amended, and the Countywide Plan.

Listing of proposed Countywide Plan Map amendments to be heard by Forward Pinellas and the CPA:

Case CW 18-01 - Submitted by the Pinellas County - 2.9 acres m.o.l.

From: Residential Low Medium
To: Public/Semi-Public
Location: 2897 Belcher Rd., Dunedin (approximately 450 feet south of Republic Drive)

The current Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a maximum density of 10 dwelling units per acre. The proposed Public/Semi-Public category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features.

The details of the proposed amendments are available at the Forward Pinellas office, 310 Court St., 2nd Floor, Clearwater, FL, 33756-5137. In addition, you may call Forward Pinellas at (727) 464-8250 or email your questions to ncsherman@forwardpinellas.org. Interested parties are invited to attend the hearings to present facts or express views on the cases outlined in this advertisement.

The public is hereby advised that the effect of any proposed amendment may significantly impact the type and intensity of use of the subject property and may be of interest to neighboring property owners. Forward Pinellas will make an advisory recommendation to the CPA for approval, approval with modification or conditions, denial, denial with alternative recommendations, or continuance of the items. The recommendation by Forward Pinellas and the action of the CPA may amend the Countywide Plan Map from the existing plan category to the proposed plan category as referenced above for the amendment, or to another plan category as may be determined appropriate based on the public hearings and consistent with the Countywide Plan and procedures related thereto.

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two (2) working days of your receipt of this notice, please contact the Office of Human Rights, 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, (727) 464-4082 (voice/TDD).



12/22/18

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NOTICE OF AMENDMENT OF COUNTYWIDE PLAN MAP

The Board of County Commissioners, acting pursuant to its Countywide Planning Authority (CPA), will conduct a public hearing on proposed map amendments to the Countywide Plan Map, pursuant to the Countywide Plan, as amended, and as set forth in the listing below.

The CPA public hearings will be held on **Tuesday, December 11, 2018, at 9:00 P.M.**

The public hearing will be held in the Board of County Commissioners Assembly Room, 5th Floor, Pinellas County Courthouse, 310 Court St., Clearwater, FL. The CPA will consider the recommendations of Forward Pinellas on the proposed amendments, or to other plan categories as determined appropriate in accordance with Chapter 2012-245, Laws of Florida, as amended, and the Countywide Plan.

Listing of proposed Countywide Plan Map amendments to be heard by the CPA:

Case CW 18-19 - Submitted by the City of St. Petersburg - 1.8 acres m.d.

From: Residential Medium
To: Multimodal Corridor
Location: 5808 4th Street North

The current Residential Medium category is used to depict areas that are primarily well-suited for medium-density residential use at a medium density of 15 dwelling units per acre. The proposed Multimodal Corridor category is used to depict those corridors of critical importance to the movement of people and goods throughout the county and that are served by multiple modes of transport, including automobile, bus, bicycle, rail, and/or pedestrian. This category is intended to include those transportation corridors connecting Activity Centers, characterized by mixed-use development, and in particular, supported by and designed to facilitate transit.

Case CW 18-21 - Submitted by the City of Clearwater - 0.3 acres m.d.

From: Public/Semi-Public and Preservation
To: Residential Low Medium
Location: 3474 Aspen Trail, 3400 and 3402 Lake Shore Lane

The current Public/Semi-Public category is intended to depict institutional and transportation/ utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features. The current Preservation category is intended to depict natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area. The proposed Residential Low Medium category is used to depict areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a medium density of 10 dwelling units per acre.

Case CW 18-22 - Submitted by Pinellas County - 0.67 acres m.d.

From: Office
To: Retail & Services
Location: 1003 Virginia Avenue

The current Office category is used to depict areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development. The proposed Retail & Services category is used to depict areas developed with a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.

Case CW 18-23 - Submitted by the City of St. Petersburg - 0.1 acres m.d.

From: Activity Center
To: Activity Center
Location: Area generally bounded by 5th Avenue South to the north, 10th Street South to the west, Boater Creek and Rower Park Drive South to the south, and following the Coastal High Hazard boundary line to the east

The current and proposed Activity Center category is used to depict those areas of the county that have been identified and planned for in a special and detailed manner, serve as identifiable centers of business, public, and residential activity that are the focal point of a community, and are served by enhanced transit commitments with the type, scale, and intensity of use.

The City of St. Petersburg proposes to adopt amendments to the Comprehensive Plan and Land Development Regulations for a portion of the properties located in the Innovation District Activity Center. The purpose of this action is to amend the local land use categories, uses, intensities and other development standards and regulations for the subject area to better integrate supportive uses and create a more cohesive district that reflects the theme of innovation.

Case CW 18-24 - Submitted by the City of Belcher Hills - 0.30 acres m.d.

From: Residential Low Medium
To: Retail & Services
Location: 2728 Mayberry Avenue

The current Residential Low Medium category is used to depict those areas that are primarily well-suited for suburban, low density or moderately dense residential uses at a medium density of 10 dwelling units per acre. The proposed Retail & Services category is used to depict areas developed with a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.

Case CW 18-26 - Submitted by the City of Clearwater - 0.3 acres m.d.

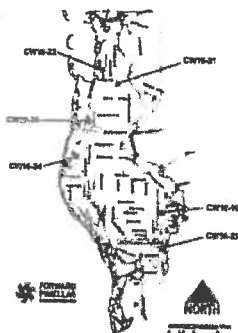
From: Retail & Services
To: Residential Medium
Location: 1434 and 1448 North Martin Luther King Jr. Avenue

The current Retail & Services category is used to depict areas developed with a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses. The proposed Residential Medium category is used to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner at a medium density of 15 dwelling units per acre.

The details of the proposed amendments are available at the Forward Pinellas office, 310 Court St., 2nd Floor, Clearwater, FL, 33758-6137. In addition, you may call Forward Pinellas at (727) 464-8250 or email your questions to info@forwardpinellas.org. Interested parties are invited to attend the hearings to present facts or express views on the cases outlined in this advertisement.

The public is hereby advised that the effect of any proposed amendment may significantly impact the type and intensity of use of the subject property and may be of interest to neighboring property owners. The CPA may take action for approval, approval with modification or conditions, denial, denial with alternative recommendations, or continuance of the item. The action of the CPA may amend the Countywide Plan Map from the existing plan category to the proposed plan category as referenced above for the amendment, or to another plan category as may be determined appropriate based on the public hearing and consistent with the Countywide Plan and procedures related thereto.

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the



FORWARD PINELLAS, THE METROPOLITAN PLANNING ORGANIZATION (MPO) FOR PINELLAS COUNTY MEETING OF THE LOCAL COORDINATING BOARD (LCB) FOR THE PINELLAS COUNTY TRANSPORTATION DISADVANTAGED PROGRAM

Notice is hereby given that the Local Coordinating Board (LCB) will conduct a general meeting on November 27, 2018, to address the regular business of the LCB and the Transportation Disadvantaged Program in Pinellas County.

The Local Coordinating Board (LCB) was established by the Pinellas County Metropolitan Planning Organization and charged with oversight and advisory responsibilities for the Transportation Disadvantaged Program. This program provides transportation services to persons who do not have the means or ability to transport themselves and generally includes persons who are elderly, disabled, or economically disadvantaged.

"If you are a person with a disability who needs any accommodation, or if you need language assistance in order to participate in this proceeding, you are entitled to the provision of certain assistance at no cost. Please call the Office of Human Rights, (727) 464-4082 (TDD). Transportation to and from this function is not provided."

"Si usted necesita la ayuda de un traductor del idioma español, por favor comuníquese con la Oficina de Derechos Humanos situada en la siguiente dirección, 400 South Fort Harrison Avenue, Piso 5, en la Ciudad de Clearwater, Florida 33758; Teléfono: (727) 464-4082 (TDD)."

The meeting will be held in the Pinellas County Planning Department Conference Room, 310 Court Street, Clearwater. The meeting will begin at 9:15 a.m., Tuesday, November 27, 2018. This location is two blocks southwest of PSTA's Park Street Terminal.

Further information may be obtained by contacting Forward Pinellas, 310 Court Street, Clearwater, Florida 33756, at (727) 464-5895.

In accordance with Title VI of the Civil Rights Act of 1964 and other nondiscrimination laws, public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status.

FORWARD PINELLAS, the Pinellas County Metropolitan Planning Organization
Web Address: forwardpinellas.org

ORDINANCE

TOWN OF REDINGTON BEACH
PROPOSED ORDINANCE 2019-03
COMPREHENSIVE PLAN AMENDMENTS
TO ACHIEVE STATUTORILY MANDATED CONSISTENCY WITH THE
FORWARD PINELLAS COUNTYWIDE COMPREHENSIVE PLAN

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 CREATE A MATRIX OF TOWN AND CORRESPONDING COUNTYWIDE FUTURE LAND USE CATEGORIES AND TO ESTABLISH BALANCING CRITERIA TO USE IN THE CONSIDERATION OF FUTURE LAND USE MAP AMENDMENTS, PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

Section *: The Future Land Use Element of the Town of Redington Beach Comprehensive Plan, as adopted by Ordinance 2008-12 on December 16, 2008, and as subsequently lawfully amended, is further amended by insertion in proper numerical order of Future Land Use Policy 1.8.5 to read as follows:

FLU Policy 1.8.5

The land use categories enumerated in Policy 1.8.1 shall be consistent with the following corresponding categories of the Forward Pinellas Countywide Plan Map:

<u>Future Land Use Map Category</u>	<u>Countywide Plan Map Category</u>
<u>Residential Urban (RU)</u>	<u>Residential Low Medium</u>
<u>Residential Medium (RM)</u>	<u>Residential Medium</u>
<u>Residential/Office/Retail (R/O/R)</u>	<u>Retail & Services</u>
<u>Recreation/Open Space (R/OS)</u>	<u>Recreation/Open Space</u>
<u>Preservation (P)</u>	<u>Preservation</u>
<u>Institutional (I)</u>	<u>Public/Semi-Public</u>

Section *: The Future Land Use Element of the Town of Redington Beach Comprehensive Plan, as adopted by Ordinance 2008-12 on December 16, 2008, and as

subsequently lawfully amended, is further amended by insertion in proper numerical order of Future Land Use Objective 2.4 and its implementing policies to read as follows:

FLU Objective 2.4

The Town shall evaluate increases in intensity in the Coastal High Hazard Area above those delineated by Map 1: Future Land Use and Transportation Map, according to a set of criteria that balances the risks and benefits of such development.

FLU Policy 2.4.1

The Town shall deny an amendment to its Future Land Use and Transportation Map within the Coastal High Hazard Area which results in an increase of intensity unless it meets the requirements of Section 163.3178(8)(a)3, Florida Statutes, and upon a balancing of the following criteria, as applicable, consistent with Section 4.2.7 of the Countywide Rules:

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

- i. Integral Part of Comprehensive Planning Process. The requested amendment has been initiated as an integral part of its comprehensive planning process, consistent with this comprehensive plan.

PASSED AND ADOPTED by the Board of Commissioners of the Town of Redington Beach, Pinellas County Florida on this ____ Day of _____, 2019.

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					

RESOLUTION 2019-03

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF REDINGTON BEACH, FLORIDA, PROVIDING FOR THE TOWN OF REDINGTON BEACH TO BECOME A MEMBER OF THE AMERICAN FLOOD COALITION.

WHEREAS, flooding during king tides is already a costly nuisance and a problem that if unaddressed will grow worse as sea levels continue to rise, and

WHEREAS, sea level rise has risen 8 inches since 1950 and its speed has increased threefold in recent years, with scientific projections forecasting another 8 inches of sea level rise in the next 20 years, and

WHEREAS, sea level rise of just 4 inches in the last 10 years has increased flooding statewide by 400%, and

WHEREAS, sea level rise poses a unique threat to all Florida given the limestone bedrock beneath much of the state which allows rising sea water to infiltrate sewage systems and threaten groundwater supplies via salt water intrusion, and,

WHEREAS, proactively investing to prevent flooding is a wiser use of resources than spending on flooding recover, as exemplified by FEMA research showing that \$1.00 of spent on disaster prevention saves \$4.00 in recovery costs, and

WHEREAS, national coordination and support are necessary for coastal towns to fully address the challenge of sea level rise and flooding, and the American Flood Coalition provides a platform advocating for national solutions to sea level rise and flooding that invest in and protect our coastal communities, and

WHEREAS, the American Flood Coalition is a forum for best practices and support in developing local and state level responses to sea level rise and flooding that will enhance the town's sea level rise effort, and

WHEREAS, sea level rise and flooding are important issues that our residents deserve to understand and the American Flood Coalition provides opportunities and tools to communicate with residents on sea level rise challenges and solutions, and

WHEREAS, joining the American Flood Coalition will aid the town's efforts to protect against flooding without requiring any financial support or dues from the town commissioner, and

WHEREAS, the town commission finds that joining the American Flood Coalition will promote the welfare of town residents and ensure the prosperity of the town economy by accelerating solutions to sea level rise and flooding, and

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

The Town of Redington Beach recognizes the need to advance national solutions to sea level rise and flooding and will work as a member of the American Flood Coalition to safeguard the welfare of the town's residents.

DULY ADOPTED AND PROCLAIMED by the Board of Commissioners of the Town of Redington Beach, Pinellas County, Florida, on this 20th Day of February 2019.

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					