



**TOWN OF REDINGTON BEACH, FLORIDA
PLANNING BOARD
REGULAR MEETING AGENDA
October 1st, 2019**

The Planning Board of the Town of Redington Beach, Florida will meet on Tuesday, October 1, 2019 at 7:00 p.m. in Redington Beach Town Hall, at 105-164th Avenue, Redington Beach Florida.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE TO THE FLAG**
- 3. ROLL CALL**

Ed J Fernandez	Chairman
David Christ	Vice Chairman
Peter Mattson	Member
Louis Golda	Member
Ken Lotterhos	Member
Tim Thompson	Alternate Member
Steven Miller	Alternate Member

- 4. AGENDA APPROVAL** – October 1st, 2019
- 5. PAST MEETING MINUTES APPROVAL** – July 16th, 2019
- 6. OLD BUSINESS**
 - a. Location of Impervious Surface Ratio (ISR) requirements
 - b. Permitted ISR
- 7. ADJOURNMENT**

One or More Elected or Appointed Officials May Be In Attendance

Please Note: If a person decides to appeal any decision made by the Planning Board with respect to any matter considered at the above cited meeting, the person 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 to be based. The Town maintains an audio recording of all public hearings. In the event that you wish to appeal a decision, the recording may or may not adequately insure a verbatim record of the proceedings; therefore, you may wish to provide a court reporter at your own expense (F.S. 286.0105, Florida Statutes). In accordance with the Americans with Disability Act and Florida Statutes 286.26, persons with disabilities needing special accommodations to participate in the proceedings should contact the Town Clerk's Office with your request. Phone (727) 391-3875 or Fax (727) 397-6911 for assistance; if hearing impaired, contact the Florida Relay Service Numbers (800) 955-8771 (TDD).



TOWN OF REDINGTON BEACH, FLORIDA
PLANNING BOARD REGULAR MEETING
MINUTES

Tuesday, July 16, 2019
7:00 pm

Call to order 7:00pm

Pledge of Allegiance

Roll call: Members present – Chairman Fernandez; David Christ; Peter Mattson; Tim Thompson, alternate; and Steve Miller, alternate. Lou Golda and Ken Lotterhos were absent. Also in attendance was Town Planner, Bruce McLaughlin; and Building Official, Darin Cushing.

Approval of Agenda:

Motion to approve the agenda of July 16, 2019 was approved.

Approval of Minutes:

Motion to approve the minutes of the May 14, 2019 meeting was approved.

Introduction of Lynn Burnett, LTA Engineering and Steven Fernandez, GIS Analyst

Old Business

1. NONE

New Business

1. Mr. Steven Fernandez presented his report. Mr. Fernandez presented the data collected in which the Impervious Surface Ratios of every parcel in the Town of Redington Beach was recorded. This data was analyzed and summarized for the Board by Mr. Fernandez.

Ms. Burnett presented her report. The Board was shown various maps and graphs as well as options for improving drainage of stormwater throughout the Town using various methods.

The discussion was tabled until the next meeting of the Planning Board.

Meeting adjourned at 9:15 pm.

Next Planning Board meeting: Date to be determined by Chair.



FLORIDA MUNICIPAL SERVICES

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

Meeting Date 10/1/19
Agenda Item 6a.

September 27, 2019

MEMORANDUM

TO: Town of Redington Beach Planning Board

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

SUBJECT: Location of Impervious Surface Ratio Requirements

EXECUTIVE SUMMARY

As a part of the ISR discussion, members of the Town Board and at least one member of the public have inquired as to whether the maximum Impervious Surface Ratios (ISRs) should be established as Comprehensive Plan policies or whether they should be established solely in the land development regulations. Based on an analysis of state law, the Countywide planning process, existing conditions and practices elsewhere on the Gulf Beaches, staff recommends that the **MAXIMUM PERMITTED ISRs BE RETAINED IN THE TOWN'S COMPREHENSIVE PLAN.**

BACKGROUND

Applicant	Town of Redington Beach
Affected Area	Entire Town

September 27, 2019

THE ISSUE

Control of permitted impervious surface ratios is an essential part of the land use planning process. It is especially essential in communities such as Redington Beach which are already suffering from flooding issues from a variety of sources. The issue is whether the permitted ISRs should be established in the Town's Comprehensive Plan or in the Land Development Regulations. The permitted ISRs were established in the Town's 1989 Growth Management Act Comprehensive Plan and have remained unchanged in the Plan ever since.

Two prefatory notes are in order. First, since the permitted ISRs are currently established in the Town's Comprehensive Plan, an amendment to the Plan is required even to simply omit the ISRs from the Plan and to establish them by cross-reference to the land development regulations. While the process of any future amendments will be quicker, the current amendment will still require the estimated six months to fully process.

Second, even if the ISRs are quantified only in the land development regulations, any future amendment to the ISRs will still require a review by the Local Planning Agency. ISRs are land development regulations which must be consistent with the Comprehensive Plan and the LPA will still be required to review any future amendments to ensure that they are consistent with the other Comprehensive Plan policies set forth in the Staff Report on ISRs presented to the Planning Board in July, 2019. (Copy attached.)

ANALYSIS

The Role of the Comprehensive Plan

Conventional land use planning wisdom in the United States and Canada likens a comprehensive plan to a constitution and the implementing land development regulations to the statutes which implement the constitution. Even Florida case law ¹ reflects this same wisdom. The question thus becomes are the ISRs sufficiently important to include in the Plan?

Other Pinellas County Beach Communities

There are eight other municipalities located entirely on the Pinellas County barrier island and the vast majority of the City of Madeira Beach is also located on the barrier island. Of these nine

¹ E.g., *Citrus County v. Halls River Development*, 8 So.3d 413 (Fla. 5th DCA 2009).

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municipalities, only North Redington Beach does not quantify at least some of the permitted ISRs in its comprehensive plan. (Belleair Shores quantifies its Recreation/Open Space Designation ISR in its Comprehensive Plan and cross-references the residential ISR to its land development regulations.)

Therefore, the strongly prevailing approach on the Pinellas County barrier islands is to quantify the permitted ISR in the various municipal comprehensive plans.

The Countywide Comprehensive Plan

The Town of Redington Beach is also governed by the Pinellas County Countywide Comprehensive Plan which limits the intensity (density, ISR, Floor Area Ratio) which is permitted in each Future Land Use Designation. The Town recently amended its Comprehensive Plan to adopt the required matrix of Town Future Land Use Designations and the corresponding Countywide Designations. This matrix facilitates implementation of maximum ISRs that are consistent with both the Town and Countywide Comprehensive Plans.

While that consistency could theoretically be achieved by reliance on cross-referenced land development regulations, it is Staff's opinion that it is preferable to maintain the maximum permitted ISRs in a document of equal dignity to the Countywide Comprehensive Plan – the Town's Comprehensive Plan.

State Law

Any imminent Comprehensive Plan Amendment changing the permitted ISR and any similar future amendments are subject to State review and to review by several state and local agencies. These reviews are intended to ensure compliance with governing State or regional requirements and to allow affected parties to comment on the proposed amendments. By law applicable to the proposed amendments:

- (f) All mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means to react to it in an appropriate way and to the extent

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necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue.

Section 163.3177 (1)(f), F.S.

To date, Staff is aware of only limited concern in opposition to the possibility of a higher ISR. However, Staff routinely become involved in disputes related to flooding issues wherein one property owner complains about stormwater runoff from an adjacent property. If opposition to the current proposal to increase the ISR becomes more pronounced or if the implementation of subsequent amendments is alleged to lead to flooding problems, then the Town will be in a much better position to defend a comprehensive plan amendment supported by the mandated data and analysis supporting a comprehensive plan amendment than it would be to defend a land development regulation amendment unsupported by data and analysis.

RECOMMENDATION

Staff recommends that the **MAXIMUM ISRs CONTINUE TO BE ESTABLISHED IN THE TOWN'S COMPREHENSIVE PLAN WHICH IS OF EQUAL DIGNITY WITH THE COUNTYWIDE COMPREHENSIVE PLAN AND IS CONSISTENT WITH THE PRACTICE OF MOST OTHER BARRIER ISLAND MUNICIPALITIES, AND WHERE ANY FUTURE AMENDMENT WOULD HAVE TO BE SUPPORTED BY DATA AND ANALYSIS.**



FLORIDA MUNICIPAL SERVICES

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

Meeting Date 10/1/19
Agenda Item 6b.

September 27, 2019

MEMORANDUM

TO: Town of Redington Beach Planning Board

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

SUBJECT: Impervious Surface Ratio Requirements

Attached is the draft language for the contemplated Comprehensive Plan Amendment increasing the permitted ISR. Pending reconfirmation of this Board's consensus on the issue and the Town Board's preliminary conclusion, Staff relies on the report to this Board for July, 2019, copy provided herewith. This matter is expected to be set for a public hearing on October 23, 2019, and a full staff report, including recommendations for land development regulation amendments, will be provided on October 14, 2019.

DC/RBMcL/m
C:\MTC\Redington Beach\Planing Board\2019-10-01\RB PB 2019-10-01 ISR.wpd

September 23, 2019

RE: Staff Report and Findings – 16008 5th Street East, Redington Beach

Dear Bruce,

Per your request, I have reviewed the packet of information provided by the applicant with respect to the Landscape and Drainage Plan & Data.

Drainage Plans and Calculations provided have been reviewed and we have found the following deficiencies which will need to be addressed in order to be found in compliance with Chapter 6, Article III, Division 1, Sec. 6-59(a)(3) – (7).

1. Please provide proposed grade elevations on the Civil Site Plan.
2. Per Sec. 6-59(a)(3), please provide notes to the plans stating that gutters and downspouts will be installed with leaders emptying into a swale or site French drain or infiltration trench.
3. Please revise and resubmit the calculations demonstrating the pre-development runoff volume for the site's natural unimproved state. *(Per subsection (7) - the characteristics of stormwater runoff shall approximate the rate, volume, quality and timing of that which occurred under the site's natural unimproved or existing state.)*
4. Please provide recovery calculations demonstrating the drainage system's ability to recover within 72 hours following the design storm event.
5. We recommend that the applicant consider utilizing a pervious paver over a new infiltration system to meet the Town's stormwater requirements.

If the applicant has any questions or needs additional assistance on how to meet the Town's code requirements, please have them contact us and we will be happy to assist.

Sincerely,

LTA Engineers, LLC



Lynn Townsend Burnett, P.E.
Principal



FLORIDA MUNICIPAL SERVICES

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

Meeting Date July 16, 2019
Agenda Item 6a.

July 12, 2019

MEMORANDUM

TO: Town of Redington Beach Planning Board

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

SUBJECT: Impervious Surface Ratio Issue: Preliminary Discussion

EXECUTIVE SUMMARY

The Impervious Surface Ratio (ISR) for the Town is set in the Comprehensive Plan at 0.40. Since the Town Board reaffirmed that ratio in November, 2018, there has been consideration of increasing the ISR. One of this Board's duties is to ensure that any Plan Amendment changing the ISR is consistent with all other existing Plan policies. This report presents for discussion purposes, without analysis or a recommendation, the Plan policies with which any amendment to the ISR must be consistent or which policies would have to be amended to maintain consistency with an amended ISR.

BACKGROUND

Applicant	Town of Redington Beach
Affected Area	Entire Town

July 12, 2019

THE ISSUE

To establish the appropriate Impervious Surface Ratio for the Town's residential areas to permit reasonable use of the residential properties while minimizing the negative impacts of stormwater generation.

HISTORY

Since the adoption of a new Comprehensive Plan pursuant to the 1985 Growth Management Act, the permitted ISR in the Town's residential areas was 0.40. In 2016, the then Building Official recommended increasing the permitted ISR to 0.65 to be more in line with the permitted ISRs in other Beach communities.

The Town attempted to implement the Building Official's recommendation through the adoption of Ordinances 2016-04 purporting to amend the ISR in the Comprehensive Plan's residential designations and 2016-08 amending Code Section 6.103. Ordinance 2016-04 never lawfully took effect because the Town was not then permitted to amend its Comprehensive Plan having failed to prepare an Evaluation and Appraisal Report, because the notice and hearing for Ordinance 2016-04 were inadequate and because Ordinance 2016-04 was never submitted to the State for approval.¹ In summary, permitted ISRs are:

1989- August, 2016	0.40
August 2016 - July, 2017 ²	0.65
July, 2017 to present	0.40

In the summer of 2018, the Planning Board, acting without a staff recommendation, recommended to the Town Board that the Comprehensive Plan Amendment attempted by Ordinance 2016-04 be readopted. By the time this proposal reached the Town Board in November, 2018:

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

¹ Whether or not there were enactment issues with Ordinance 2016-08 has not been examined since the governing Comprehensive Plan policy was never lawfully amended.

² Ordinance voidable if not void *ab initio*. Issues with enacting ordinance identified in July, 2017, and enforcement reverted to 0.40.

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

Based on the foregoing, Staff's ambivalence on the topic of the appropriate impervious surface ratio was resolved and Staff then firmly recommended against increasing the impervious surface ratio above the lawfully established 0.40 ratio. The Town Board concurred and rescinded the effort to increase the permitted ISR to 0.65 with the result that the lawful ISR in the Town's residential areas remains 0.40.

NOTICE

This is a duly noticed public meeting but not an advertised public hearing. The only notice required is the notice of the Planning Board meeting which has been duly given,

AUTHORITY

If the ISR is changed, that change will take the form of a Comprehensive Plan Amendment (and perhaps an amendment to the Town's Building Code).

The Planning Board, as the Town's Local Planning Agency, is charged with:

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Be[ing] the agency responsible for the preparation of the comprehensive plan or plan amendment and shall make recommendations to the governing body regarding the adoption or amendment of such plan.

Section 163.3174 (4)(a), F.S.

Town Code § 15.34 reiterates these powers and duties.

COMPREHENSIVE PLAN CONSISTENCY

As noted above, one of this Board's duties is to ensure that any Comprehensive Plan Amendment is consistent with the balance of the Plan. Beyond changing the called-out ISRs in Future Land Use Element Policy 1.8.1, the following policies must be considered as part of the discussion and determination of the appropriate ISR for the Town. (All **bold** emphasis added.)

Future Land Use Element

Policy 1.1.2

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

Policy 3.1.4

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

...

4. Ensure that all development is consistent with Federal Flood Insurance regulations;

...

7. Provide for drainage and stormwater management, based on the minimum criteria established by the Southwest Florida Water Management District, the Town of Redington Beach or other appropriate governmental agencies;

...

10. Provide provisions for the control of erosion and runoff from construction sites.

11. Promote green building techniques and materials.

July 12, 2019

Infrastructure Element

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

Objective 2.1

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

Policy 2.1.1

Ensure that **surface cover vegetation loss during construction is minimized or replaced** to reduce erosion and flooding.

Policy 2.1.2

Ensure that the developer or owner of any new development or redevelopment site is responsible for the on-site management of stormwater runoff **so that post-development runoff rates, volumes, and pollutant loads do not exceed predevelopment conditions**.

Policy 2.1.3

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

Policy 2.1.4

Implement the town's Watershed Management Plan in conjunction with the Southwest Florida Water Management District to address existing drainage and flooding conditions.

Objective 2.2

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

Policy 2.2.1

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

Policy 2.2.2

New development, redevelopment, and rehabilitation shall meet and maintain the standards established by the Florida Department of Environmental Regulation for the Outstanding Florida Waters and Aquatic Preserve designations of Boca Ciega Bay that require an additional fifty percent storage and treatment on site.

Policy 2.2.3

The following management techniques shall be used to reduce stormwater runoff:

1. Expansion and regular maintenance of retention swales adjacent to town roadways;
2. Use of front, rear and side lot line swales for new construction or redevelopment;
3. Use of erosion and runoff control devices during construction; and *[sic]*

Policy 2.2.4

The land development regulations shall continue to enforce provisions which, at a minimum, protect natural drainage features found within the Town as follows:

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

Objective 2.3

The Town shall take positive steps to implement its Watershed Management Plan.

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Policy 2.3.1

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

Policy 2.3.2

Consistent with budget allocations, the Town shall continue to retrofit the existing drainage system in conjunction with the Southwest Florida Water Management District.

Conservation and Coastal Management Element

Objective 1.1

The Town shall protect the quality and quantity of surface and groundwater.

Policy 1.1.3

The Town shall enforce the required standards and regulations set forth in the Pinellas Aquatic Preserve Management Plan to protect and enhance the water quality of Boca Ciega Bay. [Document may not exist]

Policy 1.2.2

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

Policy 1.2.4

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

Objective 1.9

The Town of Redington Beach shall coordinate with the State of Florida and other local jurisdictions in an effort to maintain the Outstanding Florida Waters designation on Boca Ciega Bay.

July 12, 2019

Policy 1.9.1

No new point sources shall be permitted to discharge from the Town of Redington Beach into Boca Ciega Bay or the Gulf of Mexico, or into ditches or canals that flow into the bay and gulf.

Policy 1.9.2

In order to reduce non-point source pollutant loadings, the *Watershed Management Plan* shall follow the regulations set out in the Florida Administrative Code. [Document may not exist]

Policy 1.4.1

Require that all new development preserve, or relocate on site, a minimum of 25 percent of the native vegetation on site. This should not be interpreted to allow development in wetland areas.

Intergovernmental Coordination Element

Policy 2.2.12

Coordinate with those communities and counties lying within the boundaries of the Tampa Bay S.W.I.M. Plan 1988 in implementation of the Surface Water Improvement Management Program for Tampa Bay.

Policy 2.3.1

The Town shall be involved in proceedings to develop joint planning and management programs with the neighboring municipalities for hurricane evacuation, provision of public access, provision of infrastructure, **controlling stormwater**, protection of wetland vegetation and coordinating efforts to protect species with special status.

Policy 2.3.2

Through the Pinellas Planning Council or other appropriate governmental mechanism, the Town shall coordinate with neighboring municipalities and the County to protect estuaries which are within the jurisdiction of more than one local government; including methods for coordinating with other local governments to ensure adequate sites for water-dependent uses,

preventing estuarine pollution, **controlling surface water runoff**, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.

Capital Improvements Element (as amended)

CIE Policy 1.5.5

- 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.

Future Land Use Element

Policy 1.8.1

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

1. Residential Urban (RU)

- a. Purpose – The Residential Urban land use category is intended for residential uses up to 7.5 dwelling units per acre not restricted by dwelling unit type that are, or may be developed, in an urban low density residential manner.
- b. Primary uses – Single-family residential.
- c. Density – Up to 7.5 dwelling units per acre.
- d. Maximum impervious surface ratio is ~~40~~ 60 percent.
Strict compliance with Infrastructure Element Policy 2.1.2. and the land development regulations that implement said policy is required.

2. Residential Medium (RM)

- a. Purpose – The Residential Medium land use category is intended for residential uses up to 15.0 dwelling units per acre not restricted by dwelling unit type.
- b. Primary Uses – Residential
- c. Residential Density - up to 15.0 dwelling units per acre.
- d. Maximum impervious surface ratio is ~~40~~ 60 percent.
Strict compliance with Infrastructure Element Policy 2.1.2. and the land development regulations that implement said policy is required.

3. Residential/Office/Retail (R/O/R)

- a. Purpose – The R/O/R land use category is intended for moderate intensity residential uses up to 15.0 dwelling units per acre, office, and community commercial uses including transient accommodations within permanent structures. All activities associated with these uses including storage and display, must be wholly contained within permanent structures. Such uses are suitable in areas with a full range of urban services and high degree of accessibility to residents of the service area
- b. Primary Uses – Residential; office; community commercial uses; transient accommodations within permanent structures. Retail activities shall be limited to those that serve the day-to-day commercial needs (e.g., restaurants, convenience goods and services, and personal

and professional services).

c. Secondary Uses – Institutional; Recreation/Open Space; Transportation/Utility; Ancillary non-residential uses, including storage and display, associated with a primary use and wholly contained within permanent structures.

d. Density and Intensity Standards

Residential and Transient Accommodations - Up to 15 dwelling units per acre

Maximum residential impervious surface ratio is 60 percent. Strict compliance with Infrastructure Element Policy 2.1.2. and the land development regulations that implement said policy is required.

Maximum non-residential impervious surface ratio is 85 percent. Strict compliance with Infrastructure Element Policy 2.1.2. and the land development regulations that implement said policy is required.

~~Non-residential Uses - Impervious Surface Ratio (ISR) not to exceed .85~~

Non-residential Uses - Floor Area Ratio (FAR) not to exceed .40

Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the land area of the property.

Infrastructure Element

Policy 2.1.2

Ensure that the developer or owner of any new development or redevelopment site is responsible for the on-site management of stormwater runoff so that post-development runoff rates, volumes, and pollutant loads do not exceed predevelopment conditions. The land development regulations implementing this Policy shall:

reaffirm the Building Official's authority to enforce this Policy;

provide that the Building Official may confer with engineers and with professionals in other relevant fields to obtain the best review of drainage plans and specifications for any project that increases the impervious surface ratio on the subject property and

provide for the use of engineering techniques such as infiltration trenches, retention ponds, detention ponds, swales, etc., to achieve the intent of this Policy.