



FLORIDA MUNICIPAL SERVICES

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

Meeting Date October 23, 2019
Advertised Public Hearing
Agenda Item 6a.

October 14, 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: Comprehensive Plan Amendment

EXECUTIVE SUMMARY

The Impervious Surface Ratio (ISR) for the Town is set in the Comprehensive Plan at 40%. Since the Town Board reaffirmed that ratio in November, 2018, there has been consideration of increasing the ISR. After extensive discussion by this Board, the Town Board and with the public, the consensus is to raise the ISR but to require prescriptive mitigation measures within the Plan to maintain consistency with all relevant Plan policies. **STAFF RECOMMENDS APPROVAL OF AN ISR OF 65% SUBJECT TO THE INCLUSION OF PRESCRIPTIVE MITIGATION REQUIREMENTS IN THE PLAN.**

BACKGROUND

Applicant	Town of Redington Beach
Affected Area	Entire Town

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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 1989 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 or 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 (Appendix A).

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 Town 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 because of staff's ambivalence on the issue, 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;”
- The storm surge from Hurricane Michael caused substantial street flooding, even without a rainfall event;

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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- 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.

One problem exacerbating this analysis is that the enforcement of the 0.40 ISR established in the 1989 Comprehensive Plan has been uneven. Over the years, Building Officials working directly for the Town, for Pinellas County and for Florida Municipal Services have overlooked the ISR limit and have permitted construction at higher ISRs. Further, some homeowners have, after the Certificate of Occupancy has been issued, added impervious surface to their properties by constructing walkways, decks, etc.

Earlier this year, the Town commissioned a study by Global Cartographics, LLC, of the existing ISRs throughout the Town. The result of this study is that the average ISR in the Town is 0.52. The distribution of ISRs is shown in Appendix B. ⁴

NOTICE

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

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http://www.theweathercollector.com/?gclid=CjwKCAjwyOreBRAYEiwAR2mSkhUdF0xS8AH2TRUf72fVFd_UjubXtkGDgGmV0TzVLrA3mqw82tSABBoC_18QAvD_BwE

⁴ Courtesy resident Steve Wotovich, based on the draft Global Cartographics report.

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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 land development regulations).

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

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. Accordingly, the Planning Board has the authority to recommend to the Town Board both the form and substance of any Comprehensive Plan Amendment dealing with the permitted Impervious Surface Ratios in the Town.

ANALYSIS

Both the Planning Board and the Town Board have conceptually endorsed an Impervious Surface Ratio of 0.65 (65%). The Planning Board's endorsement is contingent on the inclusion in the Town's regulations prescriptive mitigation measures that will ensure that a higher ISR does not lead to a lower level of service (LoS) in the Town's stormwater system. Further, as part of maintaining the current LoS it seems to be the consensus of the Planning Board that:

- The Comprehensive Plan policy prohibiting post-development runoff from exceeding pre-development runoff be maintained and enforced;
- The Comprehensive Plan policy requiring the Town's stormwater system to accommodate the 25-year, 24-hour peak storm event must remain effective;
- No runoff may enter a neighboring property;
- No runoff may enter Boca Ciega Bay;
- No runoff may enter a public right-of-way except through the designated stormwater system; and
- Full compliance with SWFWMD, FDEP and CoE standards is maintained.

In addition, it has been suggested that the Plan include a prohibition against variances from the maximum permitted ISR. While Staff is reluctant to foreclose the "safety valve" of a variance process, in the circumstances of the Town of Redington Beach, and given the very significant

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increase in the ISR being granted by the subject Comprehensive Plan Amendment, it is prudent to unequivocally cap the ISR at 65% by prohibiting variances from the permitted ratio.

Notwithstanding these conceptual endorsements, subject to the above *caveats*, it is important to understand the impact of this change so that the need for the prescriptive mitigation measures is also fully understood.

Site Impact

Definition

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

In Redington Beach, an impervious surface is defined as:

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

Redington Beach Code, Appendix A, § 15.

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

Runoff Coefficients

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

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Typical runoff coefficients are:

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

Calculation

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

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

Site Utilization

As pointed out by Commissioner Will at the Town Board meeting of June 19, 2019, (see Appendix C), a change in the permitted ISR will not change the building envelope or the bulk of the houses built on each lot. The Town does not have a maximum permitted floor area ratio, so a higher ISR will permit bulkier houses. However, each house⁵ will still have to meet the 20 foot front setback, the 7.5 feet side setbacks and the rear yard of 15 feet for inland lots and 25 feet for Intracoastal fronting lots. There is also an immutable maximum height of 30 feet above the base flood elevation. Appendix D is photographs of a Redington Beach house built at a lawful ISR of 0.40 and Appendix E is photographs of a house in another jurisdiction built at an ISR of 0.645.

Other Considerations

Land Values

Staff examined the land values for single family dwellings in the nine municipalities whose single family properties are entirely on the barrier islands. While there were too many confounding variables to draw a definitive conclusion, there appears to be a correlation between higher ISRs and higher land values.

⁵ Except for the west side of Gulf Boulevard which is subject to its own varying regulations.

**TOWN OF REDINGTON BEACH
IMPERVIOUS SURFACE RATIO EXAMPLES**

**ISR Examples
08/08/18**

Lot Size 6000
House Size 1800

24 Hour Rainfall 10.5
1 Hour Rainfall 0.4375

Runoff Coefficient
Roof 0.85
Driveway/Other Imp 0.8
Lawn 0.1

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

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

TOTAL RUNOFF (cfs)	17.28	24.94
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Increase (cfs)	7.66
Increase (g/s)	57.30
Percent Increase	44.30%

This correlation bears out the representation of a leading advocate for the higher ISRs. It also establishes that complying with the proposed prescriptive mitigation measures is cost feasible.

Other Municipalities

While the permitted impervious surface ratios in other jurisdictions are not proof that similar ISRs in Redington Beach (or even in the comparable jurisdiction) are warranted, it is useful to know how Redington Beach compares with the other barrier island municipalities. See Appendix A.

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 and with the Countywide Comprehensive Plan.

The Countywide Comprehensive Plan does not establish a maximum ISR for residential uses in the future land use designations applicable to the Town's residential areas. Therefore, there will be no direct conflict between a higher ISR in the Town's Comprehensive Plan and the Countywide Plan. For non-residential uses in these future land use designations, the permitted Countywide ISR is 0.75, so the subject proposal is consistent with this standard.

Although the final opinion will come from Forward Pinellas, there do not appear to be any Countywide Rules or Countywide Strategies with which the proposed amendment would be inconsistent.

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.

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.

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]

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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.

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.

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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.

As far as is relevant, these policies align with the standards of the *Community Rating System*,⁶ and the fulfillment of these policies will enhance the Town's CRS rating and potentially have a positive effect on flood insurance rates in the Town. For example, strict adherence to the post-development runoff not exceeding the pre-development runoff, can earn the Town 755 CRS points towards an attainable 4,500 CRS points (17%).

⁶ E.g., Federal Emergency Management Agency, *National Flood Insurance Program Community Rating System: A Local Official's Guide to Saving Lives, Preventing Property Damage, and Reducing the Cost of Flood Insurance*, FEMA Publication B573, Author, Washington, DC, 2018

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The proposed amendments to Infrastructure Element Policy 2.1.2,⁷ and the adoption by Ordinance of the referenced land development regulations: the *Pinellas County Stormwater Manual*, and a local Standard Details Manual, along with the mitigation requirements of the proposed Comprehensive Plan Amendment, will ensure that the impacts of the higher ISR are appropriately mitigated.

As pointed out previously, based on the analysis above, Staff does not believe that an increased ISR, **without the prescriptive mitigation requirements**, would be consistent with the balance of the Comprehensive Plan, particularly the highlighted policies above. However, with the imposition of the prescriptive mitigation requirements, as drafted by the Town's special stormwater engineer, Staff is of the opinion that the Plan will be internally consistent.

RECOMMENDATION

THAT THE PLANNING BOARD FIND PROPOSED ORDINANCE 2019-10 TO BE INTERNALLY CONSISTENT WITH THE BALANCE OF THE TOWN'S COMPREHENSIVE PLAN, PROVIDED THAT THE PRESCRIPTIVE MITIGATION TECHNIQUES ARE INCLUDED IN THE AMENDMENT, AND RECOMMEND TO THE TOWN BOARD APPROVAL OF THE ORDINANCE.

DC/RBMcL/m
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⁷ Prepared by Lynn Burnett.

APPENDIX A
OTHER BEACH IMPERVIOUS SURFACE RATIOS

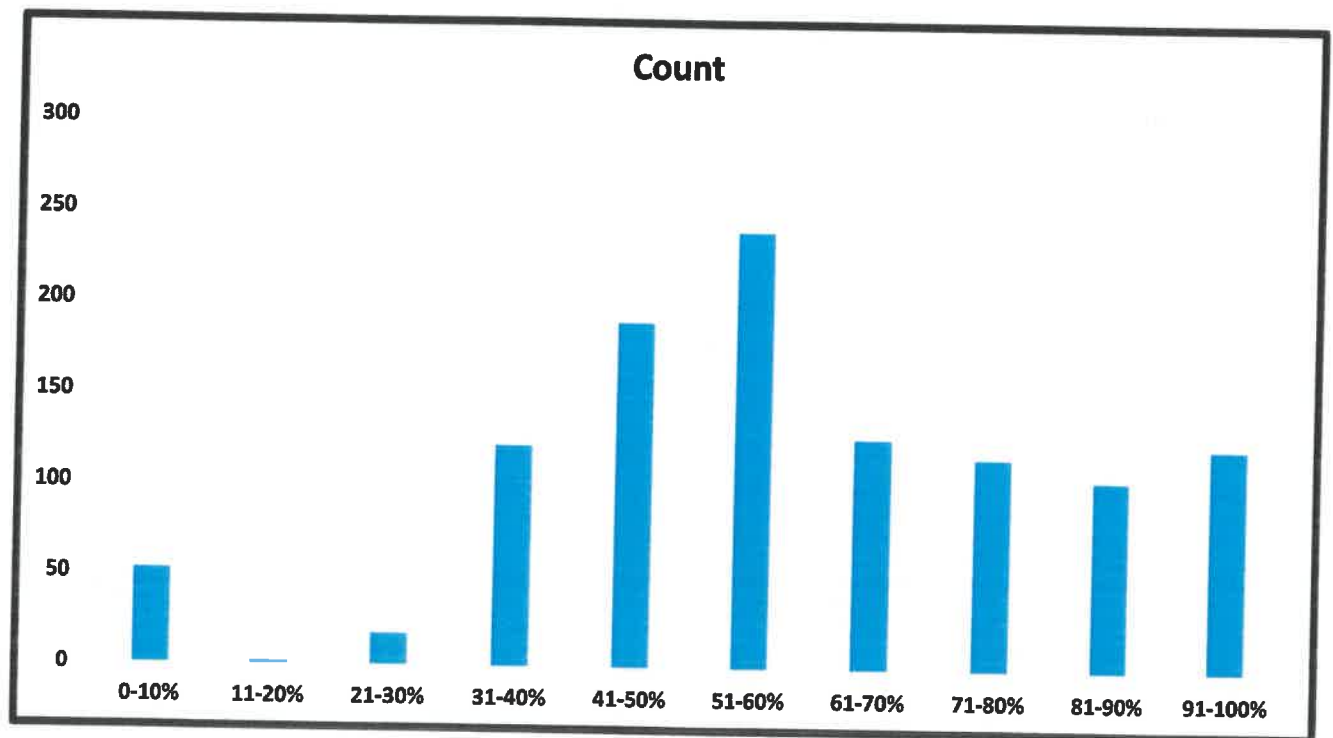
**PINELLAS COUNTY BEACH MUNICIPALITIES
PERMITTED IMPERVIOUS SURFACE RATIOS
RESIDENTIAL ZONES**

**BeachISR
08/01/18**

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

APPENDIX B
DISTRIBUTION OF IMPERVIOUS SURFACE RATIOS

CURRENT ISR DISTRIBUTION



APPENDIX C
BUILDING ENVELOPE EXAMPLES

Intracoastal Lot 60' wide x 100' deep = 6000 sq ft

REAR SETBACK 60'w X 25'd = 1,500 sq ft

**Side
Set-
back
7.5'w
x 55'd=
.4125sq ft**

Building Envelope

45'w X 55' d = 2,475 sq ft

IMPERVIOUS SURFACE

RATIO OF .4125

**Side
Set-
back
7.5'w
x 55'd=
.4125sq ft**

100'

FRONT SETBACK 60'w X 20'd = 1,200 sq ft

R.O.W. 60'w X 15'd

60'

Intracoastal double lot 120' wide x 100' deep = 12,000 sq ft

REAR SETBACK 120'w X 25'd = 3000 sq ft

Building Envelope
105'w X 55' d = 5,775 sq ft
IMPERVIOUS SURFACE
RATIO OF .48

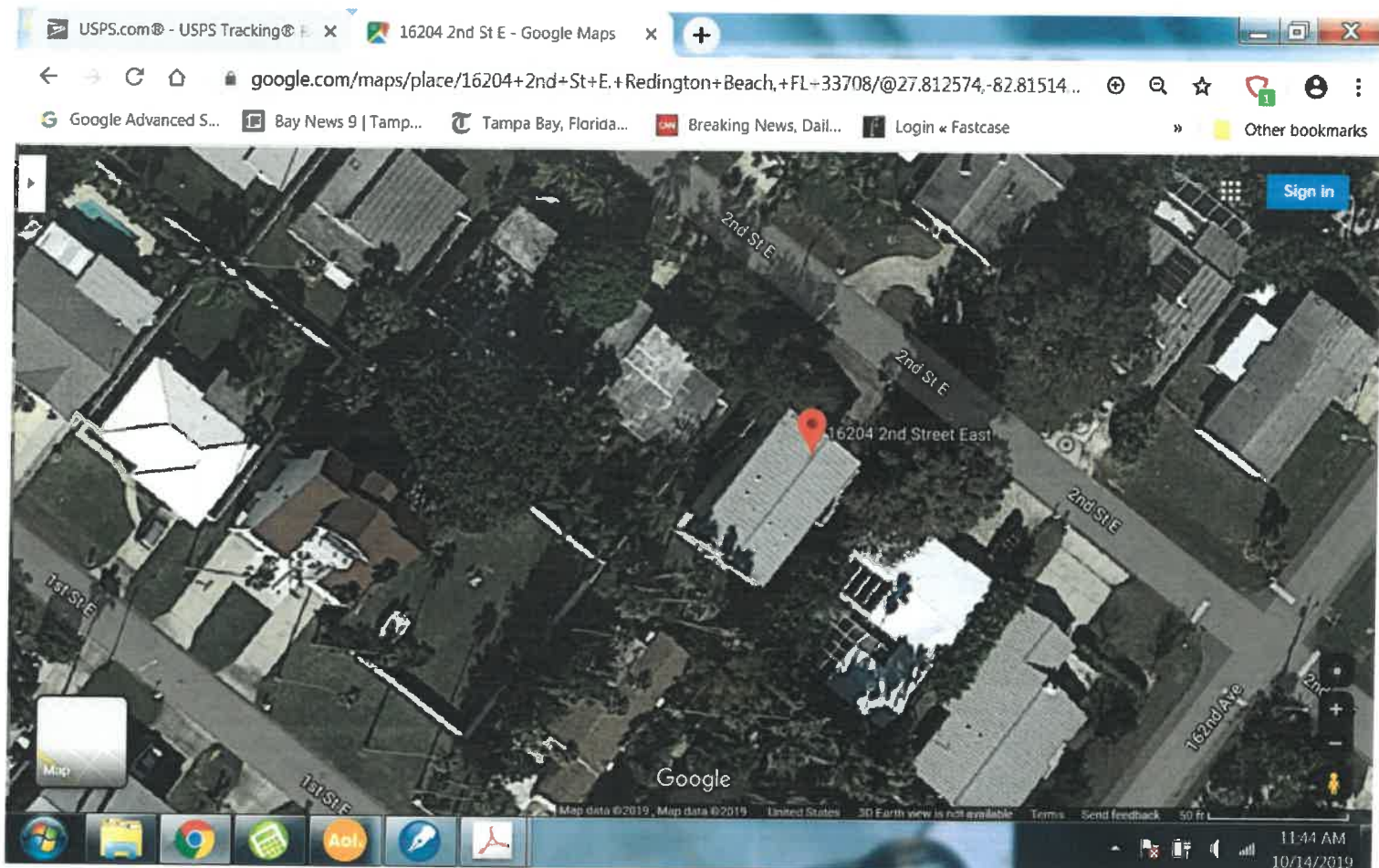
Side
Set-
back
7.5'w
x 55'd=
412.5sq ft

100'

FRONT SETBACK 120'w X 20'd = 2,400 sq ft

Side
Set-
back
7.5'w
x 55'd=
412.5sq ft

APPENDIX D
0.40 ISRS

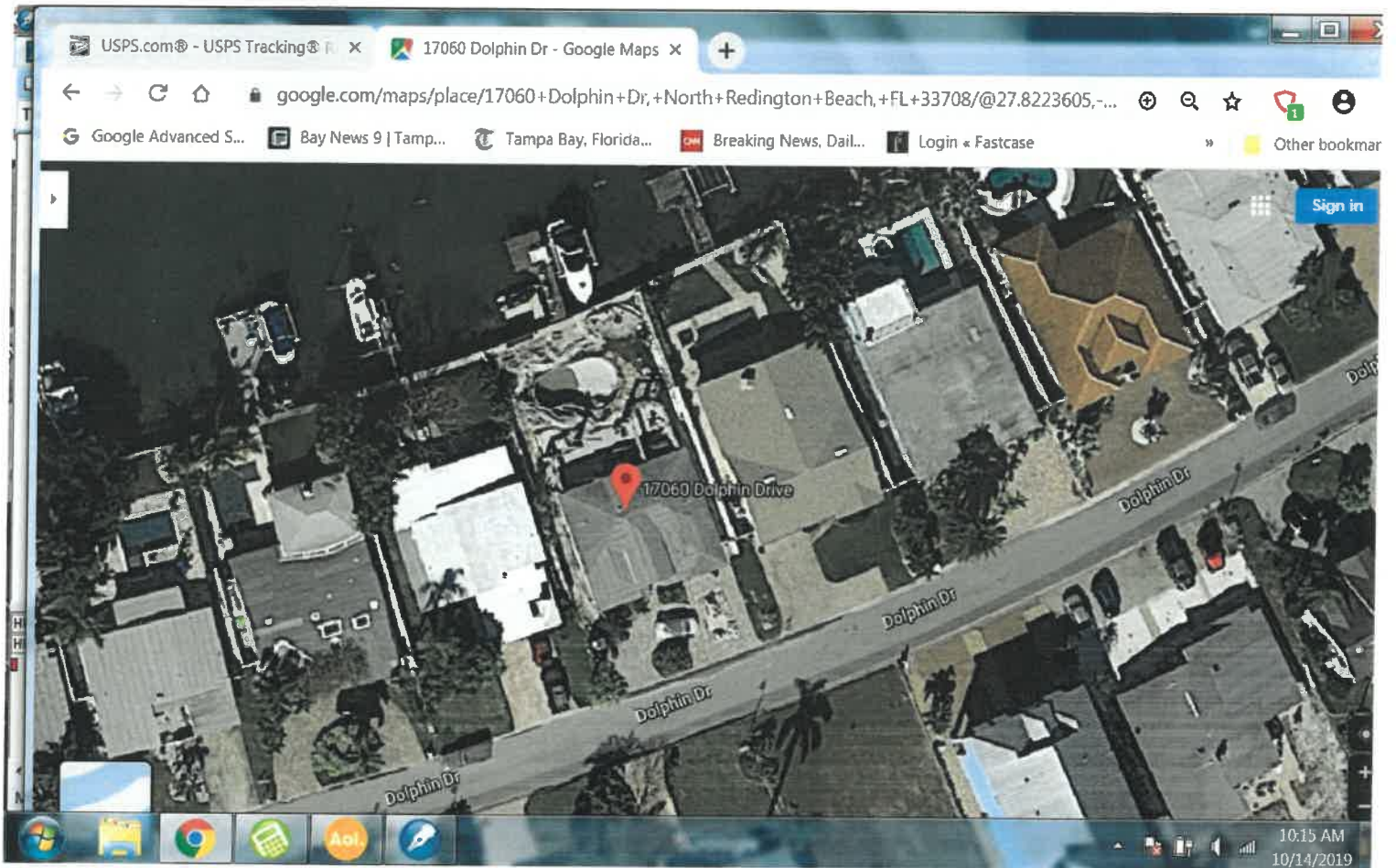








APPENDIX E
0.65 ISR



DRAFT ORDINANCE 2019-10

ORDINANCE 2019-10

AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, PINELLAS COUNTY, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN'S FUTURE LAND USE ELEMENT POLICY 1.8.1 TO INCREASE THE PERMITTED IMPERVIOUS SURFACE RATIO IN THE RESIDENTIAL URBAN (RU) AND RESIDENTIAL MEDIUM (RM) FUTURE LAND USE DESIGNATIONS FROM 40 PERCENT TO 65 PERCENT AND CLARIFYING THE PERMITTED IMPERVIOUS SURFACE RATIO IN THE RESIDENTIAL/OFFICE/RETAIL FUTURE LAND USE DESIGNATION, AND AMENDING THE COMPREHENSIVE PLAN'S INFRASTRUCTURE ELEMENT POLICY 2.1.2 TO PRESCRIBE MITIGATING MEASURES TO BE EMPLOYED TO ENSURE THAT POST-DEVELOPMENT RUNOFF RATES DO NOT EXCEED PRE-DEVELOPMENT RUNOFF RATES, 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 Building Official and Town Planner of the Town of Redington Beach recommend that the Comprehensive Plan be amended to update the impervious surface ratio requirement to be congruent with those of surrounding towns and clarify application of same; and

WHEREAS, The Building Official and Town Planner of the Town of Redington Beach recommend that the Comprehensive Plan be amended to include requirements for mitigation of runoff rates relative to development; and

WHEREAS, The Planning Board of the Town of Redington Beach, acting in its capacity as Local Planning Agency, recommends the proposed changes; and

WHEREAS, the Board of Commissioners of the Town of Redington Beach desires to implement the recommendations of the Planning Board to amend the Comprehensive Plan; and

NOW THEREFORE BE IT ORDAINED, by the Commissioners of the Town of Redington Beach, Florida, in its regular meeting duly assembled on this day of _____ 2020, that:

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

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~~ Florida law. 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~~ 65 percent.
Strict compliance with Infrastructure Element Policy 2.1.2. and the land development regulations that implement said policy is required. No variances from the maximum impervious surface ratio may be granted.

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~~ 65 percent.
Strict compliance with Infrastructure Element Policy 2.1.2. and the land development regulations that implement said policy is required. No variances from the maximum impervious surface ratio may be granted.

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. No variances from the maximum impervious surface ratio may be granted.

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. No variances from the maximum impervious surface ratio may be granted.

~~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.

Section 2. Policy 2.1.2 of Objective 2.1 of Goal 2 of the Infrastructure Element is amended to read as follows:

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:

1. reaffirm the Building Official's authority to enforce this Policy;
2. provide that the Building Official may confer with engineers and with professionals in other relevant fields to provide comprehensive review and approval of drainage plans and specifications for any project that increases the impervious surface ratio on the subject property.
3. The drainage design, construction and inspection requirements shall be consistent with the Town's land development regulations, Pinellas County Stormwater Manual (February 1, 2017).
4. More generally, the goals of stormwater management are to minimize the adverse effects of urban development on communities, watersheds, water bodies, wetlands, floodplains and other natural systems. These goals should be applied to redevelopment situations so that existing stormwater conditions are appropriately improved with reconstruction. More specifically, these goals include:
 - a. Reducing pollutant concentrations and loadings to a level to ensure that discharges do not cause or contribute to violations of State water quality standards.
 - b. Preventing or reducing on-site and offsite flooding.
 - c. Maintaining or restoring the hydrologic integrity of wetlands and aquatic habitats.
 - d. Maintaining and promoting groundwater recharge.
 - e. Promoting the reuse of rainfall and stormwater.
 - f. Minimizing erosion and sedimentation.
 - g.. Account for impacts to the project based on sea level rise projections.
5. The Town shall adopt, implement and maintain a Standard Details Manual to supplement the Pinellas County Stormwater Manual in order to provide guidance and criteria to the design and building community for best management practices unique to the Town's character.