



FLORIDA MUNICIPAL SERVICES

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

Meeting Date: June 16, 2020
Advertised Public Hearing
Agenda Item 6a

June 13, 2020

MEMORANDUM

TO: Town of Redington Beach Planning Board

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

SUBJECT: Water Supply Facilities Work Plan (WSFWP) – Comprehensive Plan
Amendment

EXECUTIVE SUMMARY

State law mandates that each local government prepare a WSFWP within 18 months of the adoption by SWFWMD of a Regional Water Supply Plan. The WSFWP guides those agencies supplying potable water in planning for future water supply demand by documenting a local government's present population, land use and consumption, and by projecting those data into the future. The WSFWP is adopted as a Comprehensive Plan Amendment. **STAFF RECOMMENDS THAT THE ATTACHED WSFWP AND COMPREHENSIVE PLAN AMENDMENT BE FOUND INTERNALLY CONSISTENT WITH THE BALANCE OF THE COMPREHENSIVE PLAN AND BE RECOMMENDED TO THE TOWN BOARD FOR APPROVAL.**

BACKGROUND

Applicant	Town of Redington Beach
Affected Area	Entire Town

June 13, 2020

THE ISSUE

To come into compliance with State law by preparing the mandated Water Supply Facilities Work Plan and by adopting the WSFWP and an implementing Comprehensive Plan Amendment.

NOTICE

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

AUTHORITY

The WSFWP includes a Comprehensive Plan Amendment.

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 WSFWP.

HISTORY AND ANALYSIS

The history and analysis of the WSFWP are found in the Plan itself.

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.

June 13, 2020

Proposed Ordinance 2020-01 amends the Infrastructure Element of the Comprehensive Plan by deleting the potable water level of service applicable to the years 2008 - 2019, adopting the 2017/2020 Ten Year Water Supply Facilities Work Plan and by deleting Infrastructure Element Policy 1.2.5 which requires the preparation of the Water Supply Facilities Work Plan. Ordinance 2020-01 also attaches the designator "IE" to each Goal, Objective and Policy in the Element as part of the process of updating the Plan to make it easier to use.

As such, Ordinance 2020-01 is internally consistent with the balance of the Redington Beach Comprehensive Plan.

RECOMMENDATION

THAT THE PLANNING BOARD FIND PROPOSED ORDINANCE 2020-01 TO BE INTERNALLY CONSISTENT WITH THE BALANCE OF THE TOWN'S COMPREHENSIVE PLAN, AND RECOMMEND TO THE TOWN BOARD APPROVAL OF THE ORDINANCE.

TOWN OF REDINGTON BEACH, FLORIDA



2017/2020 10 YEAR WATER SUPPLY FACILITY WORK PLAN

Prepared for
The Town of Redington Beach

Prepared by
Florida Municipal Services, LLC.
A SAFEbuilt Company

D R A F T

18001 Gulf Boulevard
Redington Shores, FL 33708
(727) 202-6825
buildingdepartment@fmsbuildingdepartment.com
June 12, 2020
Revised

C:\MTC\Redington Beach\Water Supply\10 Year WSWP.wpd

1 **1. INTRODUCTION**

2
3 This document is the Town of Redington Beach 10 Year Water Supply Work Plan mandated by
4 Florida law. As set out below, the Work Plan is required to be completed within 18 months of
5 the adoption of the local Regional Water Supply Plan, which was done in November, 2015,
6 making the Work Plan due in May, 2017. This omission was brought to the Town's attention in
7 late 2018 and is now being addressed. ¹

8
9
10 **2. THE GOVERNING COMPREHENSIVE PLAN**

11
12 For the most part, the Town is still operating pursuant to its 2008 Comprehensive Plan, adopted
13 by Ordinance 08-12 on December 16, 2008. The Plan, as adopted by Ordinance 08-12, has been
14 amended as follows: ²

15 Ordinance 2018-01, providing for emergency post-disaster housing and mobility
16 management;

17 Ordinance 2018-11, adopting a new Capital Improvements Element;

18 Ordinance 2019- 03 establishing a consistency matrix with the Countywide
19 Comprehensive Plan and adopting balancing criteria for Future Land Use Map amendments; and

20 Ordinance 2019-10 increasing the permitted impervious surface ratio in the Town's
21 Residential Designations to 0.65.

22

¹ Further delayed by other controversial Town issues and then the "safer at home" pandemic response.

² In addition, three amendments were adopted in 2016 but the adoption procedures were deficient and the amendments never took effect.

1 The current Comprehensive Plan for the Town of Redington Beach ³ establishes a potable water
2 level of service of 120 gallons per capita per day for the period 2008 - 2019, and 115 gallons per
3 capita per day from 2020 forward, ⁴ further requiring that the Town's levels of service be
4 consistent with those of Pinellas County. ⁵ The Element also includes the following relevant
5 Objective and Policies:

6 **Objective 1.2**

7 The Town and Pinellas County shall work together to coordinate
8 and appropriately manage the town's potable water demand.
9

10 **Policy 1.2.1**

11 Ensure that new construction and renovations include the
12 installation of water conservation devices pursuant to state
13 requirements.
14

15 **Policy 1.2.2**

16 The Town shall continue to implement the Pinellas County
17 Utilities water conservation program that restricts the unnecessary
18 consumption of potable water, particularly as it relates to irrigation,
19 lawn watering and car washing during periods of drought, supply
20 reduction and other emergencies.
21

22 **Policy 1.2.3**

23 The Town shall promote, through a public education program
24 developed in cooperation with SWFWMD and the Pinellas County
25 Utilities Department, the use and reuse of water of the lowest
26 acceptable quality for the purpose intended.
27

28 **Policy 1.2.4**

29 The Town shall continue to promote the use of native and
30 drought-tolerant landscaping as a means of conserving water.

³ Gail Easley Company and the Pinellas Planning Council, *Town of Redington Beach 2008 Comprehensive Plan*, Author, Crystal River, Florida, 2008.

⁴ *Id.*, at p. 15, Infrastructure Element, Policy 1.1.1.

⁵ *Ibid.*, Policy 1.1.3.

Policy 1.2.5

When the Southwest Florida Water Management District updates its regional water supply plan, the Town will incorporate the appropriate updates into this comprehensive plan within 18 months as incorporated into the Pinellas County Comprehensive Plan and the capital facility plans of Tampa Bay Water.⁶

The proposed amendments to these policies are set out in section 7, below, and are adopted in proposed Ordinance 2020-01.

3. STATUTORY AUTHORITY

This Water Supply Facility Work Plan is mandated by State law:

3. Within 18 months after the [Southwest Florida Water Management District (SWFWMD)] governing board approves an updated regional water supply plan, the element must incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan pursuant to s. 373.709(2)(a) or proposed by the local government under s. 373.709(8)(b). ... The element must identify such alternative water supply projects and traditional water supply projects and conservation and reuse necessary to meet the water needs identified in s. 373.709(2)(a) within the local government's jurisdiction and include a work plan, covering at least a 10-year planning period, for building public, private, and regional water supply facilities, including development of alternative water supplies, which are identified in the element as necessary to serve existing and new development. The work plan shall be updated, at a minimum, every 5 years within 18 months after the governing board of a water management district approves an updated regional

⁶ *Id.*, at pp. 15 - 16.

water supply plan. ...⁷

This statutory requirement is summarized:

... These updates must incorporate a work plan detailing alternative and traditional water supply projects, including conservation and reuse, within the local government's jurisdiction, covering at least a 10-year planning period.⁸

4. THE 2015 SWFWMD PLAN

The 2015 SWFWMD *2015 Regional Water Supply Plan* was adopted by SWFWMD's Governing Body by Order SWF 15-026 on November 17, 2015. The *Plan* comprises an Executive Summary, detailed regional plans for each of the four planning regions within SWFWMD's jurisdiction, and several appendices.

The Town of Redington Beach is in the Tampa Bay Region of SWFWMD's jurisdiction and thus is governed by the *2015 Regional Water Supply Plan: Tampa Bay Region* (RWSP).⁹

The RWSP projects water use demand by various categories of use or users. Germane to this effort is the "public supply," the water needed for residential uses.¹⁰ For the Tampa Bay Region, the 2015 base line public supply water demand was 308.89 million gallons per day (mgd). For

⁷ Section 163.3177(6)(c)3, F.S.

⁸ SWFWMD, *2015 Regional Water Supply Plan, Executive Summary*, Author, Brooksville, Fl., 2015, p. 2..

⁹ SWFWMD, *2015 Regional Water Supply Plan: Tampa Bay Region*, Author, Brooksville, Fl., 2015.

¹⁰ As set out in Section 5, below, the Town's land use is almost entirely residential in nature: therefore, the "industrial/commercial" category is of little relevance to this analysis.

1 the planning periods required in this Plan, that demand, for years with average rainfall, is
2 projected to increase to 327.90 mgd in 2020 and to 345.62 mgd by 2025.¹¹

3
4
5 Comparing the available supply with the projected demand for water, the *Plan* concludes that:
6 "... the available water supplies and conservation measures are sufficient to meet the 2035
7 projected demands."¹² As for the Tampa Bay Region, the *Plan* states:

8 The 2010–2035 increase in water demand in the Tampa Bay
9 Planning Region is projected to be 87.57 mgd. As of 2015, it is
10 estimated that at least 92 percent of that demand (80.60 mgd) has
11 either been met or will be met by existing permitted quantities
12 currently available or by brackish groundwater projects in progress.
13 Reclaimed water and conservation projects under development
14 could reduce demand by 20.34 mgd (see Table 3). Additional
15 demand reductions can be achieved through identified project
16 options, including a total of 65.70 mgd from reclaimed water
17 options, 45.69 mgd of non-agricultural water conservation, and
18 6.35 mgd of agricultural conservation (see Table 2). ... A
19 combination of alternative water supply project options are
20 available to develop new supplies, when necessary, including the
21 implementation of TBW's [Tampa Bay Water's] System
22 Configuration III project to create additional public supply while
23 maintaining the recovery goals of the NTBWUCA [Northern
24 Tampa Bay Water Use Caution Area].¹³

25
26 Through 2035, the Tampa Bay Region has available 267.24 mgd of "potential additional water
27 availability" from a variety of sources including surface water, reclaimed water, desalinization

¹¹ SWFWMD, *Executive Summary, op.cit.*, Table 1, p.12.

¹² *Id.*, at p. 13.

¹³ *Id.*, at p. 14.

and water conservation.¹⁴

5. POPULATION AND LAND USE

As of July 1, 2018, the estimated population of the Town of Redington Beach was 1,481.¹⁵ With the completion of the Weekley townhome project between Gulf Boulevard and 1st Street, north of 163rd Avenue, the potential for the construction of additional dwelling units is extremely limited.

Two properties are known to have been occupied by a single residence on two parcels of record, and a group of three parcels of record is occupied by two dwellings. Each of these three areas could be restored to its original platted configuration permitting three new dwelling units in the Town.

In contrast, Town staff is aware of a contemplated merger of three lots into two. However, the likelihood of such a merger is speculative and in the interest of providing a conservative estimate, this putative lot merger is not considered in this Plan.

Based on the foregoing information, the best present estimate is that the Town's single family housing stock will increase by three units, a small change in the context of the Town and an imperceptible change in the context of Pinellas County, the Tampa Bay Region or SWFWMD's jurisdiction. This increase of three lots will result in a population increase of five persons to a

¹⁴ *Id.*, at Table 2, p. 15.

¹⁵ https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml?src=bkmk, accessed January 21, 2020. See also, University of Florida, College of Liberal Arts and Sciences, Bureau of Economic and Business Research, *Florida Estimates of Population, 2019*, Author, Gainesville, FL, 2019, p. 15.

built-out permanent population of 1,486 persons. The current average household size is 1.48 persons per household.

The estimated seasonal population for the Town is 553 persons through 2029, dropping to 552 persons in 2030 and 2035.¹⁶ Therefore, the current Town Population Estimates and Projections are:

	ESTIMATE		PROJECTIONS		
	<u>2010</u> ¹⁷	<u>2019</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Permanent	1,427	1,481	1,486	1,486	1,486
Seasonal	448	553	553	552	552
Total	1,875	2,034	2,039	2,038	2,038

As of 2017, the Town's land use comprised the following:

Single family homes:	751 Units	139.6 Acres ¹⁸
Multi-family units:	250 Units	7.4 Acres ¹⁹
Office Properties:	2	0.26 Acres ²⁰

¹⁶ Forward Pinellas, Draft Appendix to the 2017 Revisions to the *Town of Redington Beach Comprehensive Plan*, Author, Clearwater, Florida, 2017.

¹⁷ Permanent (2010): https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml?src=bkmk, accessed January 28, 2020; Seasonal (2007): Forward Pinellas 2017, *op.cit.*

¹⁸ Gail Easley, *op.cit.*, Data and Analysis Document, p. 2.

¹⁹ *Ibid.*

²⁰ Pinellas County Property Appraiser's Office.

Town Hall:	1	0.35 Acres ²¹
Large Parks	4	2.06 Acres ²²
Parkettes/Causeway/Beach Easements	19	2.21 Acres ²³

6. WATER SUPPLY

The Town of Redington Beach Comprehensive Plan's Infrastructure Element's Potable Water Objective and Policies, (Plan Part 3.5, Objective 1.2 and Policies 1.2.1 through 1.2.5, inclusive), are supplemented with the Water Supply Facilities Work Plan found herein and adopted in Ordinance form as set out in Attachment A.

Potable water to the Town is supplied by Tampa Bay Water, the regional water supply authority. Tampa Bay Water supplies the Town with potable water via Pinellas County Utilities, one of six member governments comprising Tampa Bay Water. Potable water is supplied to Pinellas County Utilities and then to the Town of Redington Beach pursuant to various interlocal agreements and to a master water supply contract. Tampa Bay Water is "a non-profit, special district of the State of Florida created to plan, develop and deliver a high-quality drinking water supply. (Attachment B.) ²⁴

Since the Town of Redington Beach obtains its potable water from Pinellas County Utilities, the

²¹ *Ibid.*

²² *Ibid.*

²³ Florida Municipal Services, *Town of Redington Beach Green Space Map*, Author, Redington Shores, FL., 2018.

²⁴ <https://www.tampabaywater.org/about-tampa-bay-water>.

1 demand for the Town is included in the demand data and projections for the County. The Table
2 on the following page (also incorporated into Ordinance 2020-01), is based on the methodology
3 established in the RWSP using the population projections in section 5, above. The projected
4 demand is calculated both on the basis of the design standard of 115 gallons per person per day
5 and on the actual estimated usage throughout the Pinellas County Utilities service area of 42.094
6 million gallons per day.²⁵

7
8 The demand for the Town of Redington Beach is estimated at 0.174 mgd from public water
9 systems and 0.001 mgd for 20 persons listed by SWFWMD as being served by domestic self
10 supplies.²⁶

11
12 Since Redington Beach obtains its domestic water from Pinellas County Utilities, the projected
13 demand for the Town is included in the County's demand calculations. Those demands are
14 based on SWFWMD's *Regional Water Supply Plan*, and there are no anticipated issues with demand
15 or supply deficits.

16
17 The current level of service standard for potable water is 115 gallons per capita per day. Based
18 on the current estimate of 1,481 permanent occupants and 553 seasonal occupants, the water
19 demand for the Town is 170,315 g/d year round, increasing to 233,910 g/d in season. Pinellas
20 County Utilities currently yields 224.8 mgd so that the peak demand by the Town is 0.1% of the
21 total County yield.

²⁵ Southwest Florida Water Management District, *Community Planning Pages*, Author, Brooksville, Florida, undated, retrieved from <https://www.swfwmd.state.fl.us/sites/default/files/medias/documents/TampaBayPlanningRegion.pdf>, retrieved June 12, 2020. (Attachment C.)

²⁶ *Id.*, at Town of Redington Beach page. Confirmation is still being sought, but it is believed that these data reflect old private well permits where SWFWMD has not been advised that the wells are no longer in use. As far as the Town is aware, all domestic water used in the Town comes from Pinellas County Utilities.

1 Water conservation is required by various Pinellas County regulations to which Redington Beach
2 adheres. Pinellas County also provides reclaimed water throughout the Town.

3
4 Because Redington Beach is a retail customer of Pinellas County Utilities, and because Pinellas
5 County is supplied by Tampa Bay Water, issues of financing and alternative water supplies need
6 not be addressed by the Town. Analyses of and for Tampa Bay Water show that the agency is
7 performing well and is capable of meeting the region's potable water supply demands going
8 forward.

9
10
11 **7. PROPOSED ORDINANCE**

12
13 Proposed Ordinance 2020-01 amends the Infrastructure Element of the Comprehensive Plan by
14 deleting the potable water level of service applicable to the years 2008 - 2019, adopting the
15 2017/2020 Ten Year Water Supply Facilities Work Plan and by deleting Infrastructure Element
16 Policy 1.2.5 which requires the preparation of the Water Supply Facilities Work Plan. Ordinance
17 2020-01 also attaches the designator "IE" to each Goal, Objective and Policy in the Element as
18 part of the process of updating the Plan to make it easier to use.

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**ATTACHMENT A
PROPOSED ORDINANCE**

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ORDINANCE 2020-01

AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, PINELLAS COUNTY, FLORIDA, AMENDING THE TOWN'S 2008 COMPREHENSIVE PLAN'S INFRASTRUCTURE ELEMENT TO INCORPORATE POLICIES RELATED TO AND ADOPTING THE TOWN'S TEN YEAR WATER SUPPLY FACILITIES WORK PLAN, IN ACCORDANCE WITH THE MANDATES SET FORTH IN CHAPTER 163, FLORIDA STATUTES, SPECIFICALLY SECTION 163.3177(6)(c)3, AND BASED ON UPDATED DATA AND ANALYSES; 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 include the statutorily mandated Water Supply Facilities Work Plan; 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;

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. The Infrastructure Element of the Town of Redington Beach Comprehensive Plan (Section 3.5) is amended to read as follows:

3.5 INFRASTRUCTURE ELEMENT

IE Goal 1: The Town shall ensure that needed sanitary sewer, solid waste and potable water services be provided by a safe and efficient system which maintains adequate facilities and provides for orderly growth and expansion.

IE Objective 1.1

Ensure that development permits are issued only when adequate facility capacity for sanitary sewer, potable water, and solid waste are available to serve the development.

IE Policy 1.1.1

The level-of-service standards shall be:

<u>Facility</u>	<u>Year</u>	<u>Level-of-Service Standard</u>
Sanitary Sewer		To determine whether adequate wastewater treatment capacity is available for a development or redevelopment project in the town, Redington Beach will utilize the adopted level-of-service standard for the South Cross Bayou Wastewater Reclamation Facility.
Solid Waste		7.1 pounds per capita per day
Potable Water	2008 - 2019	120 gallons per capita per day
	2020	115 gallons per capita per day

IE Policy 1.1.2

The development, expansion, replacement or modification of infrastructure facilities shall be compatible with the town's adopted level-of-service standard.

IE Policy 1.1.3

The Town's adopted level-of-service standards for water, sewer, and solid waste shall be consistent with Pinellas County's adopted level-of-service standards.

IE Policy 1.1.4

The Town adopts the Water Supply Facilities Work Plan prepared by the Southwest Florida Water Management District, as shown in the table on the following page:

IE Objective 1.2

The Town and Pinellas County shall work together to coordinate and appropriately manage the town's potable water demand.

IE Policy 1.2.1

1 Ensure that new construction and renovations include the installation of water
2 conservation devices pursuant to state requirements.

3
4 **IE Policy 1.2.2**

5 The Town shall continue to implement the Pinellas County Utilities water conservation
6 program that restricts the unnecessary consumption of potable water, particularly as it
7 relates to irrigation, lawn watering and car washing during periods of drought, supply
8 reduction and other emergencies.

9
10 **IE Policy 1.2.3**

11 The Town shall promote, through a public education program developed in cooperation
12 with SWFWMD and the Pinellas County Utilities Department, the use and reuse of water
13 of the lowest acceptable quality for the purpose intended.

14
15 **IE Policy 1.2.4**

16 The Town shall continue to promote the use of native and drought-tolerant landscaping as
17 a means of conserving water.

18
19 **Policy 1.2.5**

20 ~~When the Southwest Florida Water Management District updates its regional water~~
21 ~~supply plan, the Town will incorporate the appropriate updates into this comprehensive~~
22 ~~plan within 18 months as incorporated into the Pinellas County Comprehensive Plan and~~
23 ~~the capital facility plans of Tampa Bay Water.~~

24
25 **IE Objective 1.3**

26 The Town shall continue to promote the reduction of its per capita generation of solid waste.

27
28 **IE Policy 1.3.1**

29 The Town shall institute a resource recovery plan that encourages residents to recycle
30 aluminum and newsprint waste products.

31
32 **IE Policy 1.3.2**

33 The Town shall consider a corresponding reduction in the residential and customer billing
34 rate for the customers participating in the recycling program.

35
36 **IE Goal 2: To endeavor to provide an efficient drainage system which protects human**
37 **life, minimizes property damage, and improves stormwater quality and**
38 **on-site retention.**

39
40 **IE Objective 2.1**

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

boundaries.

IE Policy 2.1.1

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

IE 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, and with the 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 off-site 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. Accounting 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.

IE Policy 2.1.3

Future drainage outfalls associated with either new development or redevelopment, shall

1 be designed to prevent the direct discharge of runoff into Boca Ciega Bay or the Gulf of
2 Mexico.

3
4 **IE Policy 2.1.4**

5 Implement the town's Watershed Management Plan in conjunction with the Southwest
6 Florida Water Management District to address existing drainage and flooding conditions.
7

8 **IE Objective 2.2**

9 All development within the Town of Redington Beach shall meet the adopted level-of-service
10 standard for stormwater drainage.
11

12 **IE Policy 2.2.1**

13 All development activity shall adhere to the level-of-service standard for drainage
14 requirements of the 25 year, 24 hour rainfall storm design standard.
15

16 **IE Policy 2.2.2**

17 New development, redevelopment, and rehabilitation shall meet and maintain the
18 standards established by the Florida Department of Environmental Regulation for the
19 Outstanding Florida Waters and Aquatic Preserve designations of Boca Ciega Bay that
20 require an additional fifty percent storage and treatment on site.
21

22 **IE Policy 2.2.3**

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

- 24 1. Expansion and regular maintenance of retention swales adjacent to town roadways;
25 2. Use of front, rear and side lot line swales for new construction or redevelopment;
26 3. Use of erosion and runoff control devices during construction; and
27

28 **IE Policy 2.2.4**

29 The land development regulations shall continue to enforce provisions which, at a
30 minimum, protect natural drainage features found within the Town as follows:
31 1. All applications for development approval within those areas identified as coastal high
32 hazard area shall undergo site plan review;
33 2. The flood-carrying and flood storage capacity of the 100-year floodplain shall be
34 maintained;
35 3. Development along Boca Ciega Bay shall maintain adequate setbacks to maintain any
36 existing areas of natural coastal/marine habitat;
37 4. The prevention of erosion, retardation of runoff and protection of natural functions and
38 values of the floodplain shall be considered while promoting public usage; and
39 5. The Town shall require development or redevelopment proposals to be consistent with
40 the performance standards regulating development within the designated floodplain.
41

IE Objective 2.3

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

IE Policy 2.3.1

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

IE 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.

Section 2. The portions of the Town's Comprehensive Plan lawfully adopted and not expressly altered by this Ordinance remain in full force and effect.

Section 3. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Board of Commissioners would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

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 _____, 2020.

ATTEST:

Missy Clarke, CMC Town Clerk

Nick Simons, Mayor

	Motion	Seconded	Aye	Nay	Absent
Vice-Mayor Kornijtschuk					
Commissioner Dorgan					
Commissioner Steiermann					

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Commissioner Will					
Mayor Simons					

**ATTACHMENT B
TAMPA BAY WATER**



About Tampa Bay Water



Tampa Bay Water supplies wholesale drinking water to Hillsborough County, Pasco County, Pinellas County, New Port Richey, St. Petersburg and Tampa. We supply water to more than 2.5 million people through the governments we serve.

We are a non-profit, special district of the State of Florida created to plan, develop and deliver a high-quality drinking water supply, and we work to protect our water supply sources.

We are a true regional utility, funded through the sale of water to our member governments. Our members share the cost of developing new supplies, share in environmental stewardship, share voting rights equitably among the three counties and pay the same wholesale water rates.

Tampa Bay Water was created by interlocal agreement among our member governments. Our policies are established by a nine-member board of directors, with two elected commissioners from each member county and one elected representative from each member city.

It's our mission to reliably provide clean, safe water to the Tampa Bay region now and for future generations.

OUR VISION IS TO:

- Be a model for regional water supply in the nation;
- Be a leader in innovation and best practices; and
- Be a respected member of the Tampa Bay community.

OUR RESPONSIBILITIES INCLUDE:

- Planning, developing, producing and delivering a high-quality drinking water supply.
- Continuously meeting the wholesale drinking water needs of Hillsborough County, Pasco County, Pinellas County, New Port Richey, St. Petersburg and Tampa.
- Advocating for the protection of the public's water resources.



History of Tampa Bay Water

Tampa Bay Water was created in 1998 after a two-year process that resulted in contracts and legislation that changed the name, structure and operations of the West Coast Regional Water Supply Authority. The creation of Tampa Bay Water ended the region's 'water wars' and created a new alliance between the six governments in west-central Florida: Hillsborough County, Pasco County, Pinellas County, New Port Richey, St. Petersburg and Tampa.



Tampa Bay Water 20th Anniversary

[View Video with Audio Descriptions](#)

Under Tampa Bay Water, the local governments work together to develop and supply drinking water to the region in an environmentally sound manner. The costs of new supply development

and environmental stewardship are shared regionally.

In the 1990s, eleven regional groundwater facilities served nearly 90 percent of the members' demand for groundwater. In 1998, the face value of the permits for these facilities totaled 192 million gallons per day (mgd).

The governments that formed Tampa Bay Water have worked regionally and cooperatively to solve the region's water supply problems. In the past decade, Tampa Bay Water designed, permitted and constructed a billion dollar water supply system that is diverse and environmentally sound.

After investigating a number of options, Tampa Bay Water's Board of Directors approved construction of the Master Water Plan Configuration I in November, 1998. The plan included a number of diverse, alternative water supply sources and key pipelines and interconnections.

The first alternative water supply to serve the region was surface water withdrawn from the Tampa Bypass Canal and treated at the Tampa Bay Regional Surface Water Treatment Plant. Configuration I created an expanded, interconnected regional water supply while also keeping pace with the region's growing water demands. The projects of Configuration I were expected to meet the region's water needs through 2012.

In late 2010, Tampa Bay Water expanded its Regional Surface Water Treatment Plant. The expansion increased the plant's rated treatment capacity from 72 mgd to 120 mgd, or 90-99 mgd on an annual average basis, meeting 50 percent of the region's drinking water needs.

An important part of the Tampa Bay Region's drinking water supply is the Seawater Desalination facility. This drought-proof, alternative water supply was added to the system in late 2007 provides up to 25 mgd of drinking water to the region.

Seawater coming into the plant goes through a rigorous pretreatment process, then freshwater is separated from the seawater using reverse osmosis. The end product is high-quality drinking water that supplies up to 10 percent of the region's needs.

Today, the region is served by a combination of groundwater, river water and desalinated seawater, which has reduced wellfield pumping by more than 50 percent since 1998.

For information regarding contracts and agreements related to the agency's governance structure, please contact Tampa Bay Water's Records Department at records@tampabaywater.org or (727) 796 2355 or (813) 996 7009.





ATTACHMENT C
SWFWMD COMMUNITY PAGES

Community Planning Pages

The intent of these pages is to assist counties and municipalities as they amend their comprehensive plans to update the 10-Year Water Supply Facilities Work Plans (Work Plans) required by subsection 163.3177(6)(c), F.S. The pages provide data in a concise format that may be used by a local government to complete an updated Work Plan. Communities are not obligated by statute or rule to use these data; however, these pages reflect an effort to bridge two distinct but complimentary programs, the first being the Department of Economic Opportunity requirement for local governments to complete Work Plans and the second being the Department of Environmental Protection requirement for water management districts to complete Regional Water Supply Plans. The data included in these pages are collected and compiled by the District for use in a variety of District programs, including the review of community water supply planning documents. The explanation below describes the nature, source and intended use of the data provided in the community planning pages.

DEFINITION OF TERMS

Demand Analysis

Municipal Population Served	That portion of the utility service area population that is within the municipal boundary.
Municipal Demand (MGD)	The above population multiplied by the utility's Average Unadjusted Gross Per Capita Water Use. <i>(Municipal Population Served x Utility Gross Per Capita Water Use)</i>
Total Utility Service Area Population	The total population within the utility service area
Total Utility Service Area Demand (MGD)	The above population multiplied by the utility's Average Unadjusted Gross Per Capita Water Use. <i>(Utility Population Served x Utility Gross Per Capita Water Use)</i>
County Population Served	That portion of the utility service area population that is within the unincorporated county boundary.
County Demand (MGD)	The above population multiplied by the utilities Average Unadjusted Gross Per Capita Water Use. <i>(Unincorporated County Population Served x Utility Gross Per Capita Water Use)</i>
Domestic Self Supply Population	The community population not served by a utility.
Domestic Self Supply Demand (MGD)	The above population multiplied by the estimated Unadjusted Gross Per Capita Water Use. <i>(DSS Population x Gross Per Capita Water Use)</i>
Municipal Population	Total population within the municipal boundary.
Municipal Per Capita Water Use	The population weighted mean per capita of utilities serving within the municipality. Could be used as a jurisdictional potable water LOS.
County Population	Total population within the unincorporated county boundary.
County Per Capita Water Use	The population weighted mean per capita of utilities serving within the unincorporated county. Could be used as a jurisdictional potable water LOS.
Total Demand (Municipal)	Total water use demands of the municipal population.
Total Demand (County)	Total water use demands of the unincorporated county population.
Total Demand (Utilities)	Total water use demands of all total utility service area populations.

Supply Analysis

Total Utility WUP Quantities	The total water use permit quantities for the utilities serving the community.
Total Domestic Self Supply	Current estimated Domestic Self Supply withdrawals within the community boundary.
Water Supply Authority WUP Quantities	The total permitted capacity of the serving water supply authority.

Population data is derived from a District geographic information system (GIS) based model which projects population fluctuation at the census block level, distributes the projections to parcels within each block, then normalizes the projections to BEBR medium county level data. Demands are calculated using a five year average of Per Capita Water Use statistics as published in the 2015 – 2035 Regional Water Supply Plan. The Water Use Permit (WUP) information comes from the District's Water Management Information System (WMIS) database which is available at WaterMatters.org. Information regarding future source options is derived from the 2015 – 2035 Regional Water Supply Plan. "Multiple" entries indicated those source options that could be developed by more than one government or agency. For additional information about these Community Planning Pages, please contact Trisha Neasman or Jim Golden at 1-800-423-1476.

Notes and Disclaimers

- The Demand Analysis projections are intended solely for use by local governments in developing 10-Year Water Supply Facility Work Plans and related updates required under subsection 163.3177(6)(c), Florida Statutes. They are for planning purposes only and should not be construed to be a commitment by the District for issuance of a Water Use Permit.
- The conservation yields provided under the Future Source Options heading are based entirely on the region's overall percent reduction in demand. It is important to note that, in the regional model, water use data used on each parcel is randomly assigned and is based on average load profiles of use for all of the utilities in the region. Consequently, individual utilities could have significantly more or less conservation potential based on actual water use and real local customer base.
- Under the Future Source Options heading, if a regional water supply authority is listed as the responsible entity, or there are multiple responsible entities, the potential yield is typically for the benefit of more than one local government. Consequently, individual local governments should not assume they are entitled to the entire potential yield.
- Up to 11 mgd is available to local governments for land use transitions from agricultural to urban within the boundaries of the Southern Water Use Caution Area (SWUCA) until 2025. Local governments will need to determine the available quantity within their jurisdictions

TAMPA BAY PLANNING REGION

PINELLAS COUNTY (UNINCORPORATED)

DEMAND ANALYSIS

UTILITY NAME	2015	2020	2025	2030	2035	WUP (MGD)	PER CAPITA WATER USE (2008-2012)
CITY OF CLEARWATER-WATER DIV (2981)	(SUPPLIED PARTIALLY THROUGH PINELLAS COUNTY UTILITIES)						
County Population Served	17,719	17,746	17,768	17,788	17,805		
Demand (MGD)	1.580	1.582	1.584	1.586	1.588	14.300	89
Total Utility Service Area Population	133,180	133,301	133,386	133,453	133,496		
Demand (MGD)	11.876	11.886	11.894	11.900	11.904		
CITY OF DUNEDIN (2980)	(SUPPLIED PARTIALLY THROUGH PINELLAS COUNTY UTILITIES)						
County Population Served	193	202	208	213	216		
Demand (MGD)	0.017	0.018	0.018	0.019	0.019	6.617	88
Total Utility Service Area Population	42,077	42,105	42,124	42,137	42,145		
Demand (MGD)	3.703	3.705	3.707	3.708	3.709		
CITY OF GULFPORT (10795)	(SUPPLIED THROUGH CITY OF ST. PETERSBURG)						
County Population Served	750	750	750	750	750		
Demand (MGD)	0.053	0.053	0.053	0.053	0.053	0.000	70
Total Utility Service Area Population	14,468	14,471	14,473	14,474	14,474		
Demand (MGD)	1.017	1.017	1.017	1.018	1.017		
CITY OF OLDSMAR (11218)	(SUPPLIED PARTIALLY THROUGH PINELLAS COUNTY UTILITIES)						
County Population Served	711	711	711	711	711		
Demand (MGD)	0.063	0.063	0.063	0.063	0.063	2.700	88
Total Utility Service Area Population	15,564	15,658	15,744	15,819	15,871		
Demand (MGD)	1.369	1.377	1.385	1.391	1.396		
CITY OF PINELLAS PARK (12351)	(SUPPLIED THROUGH PINELLAS COUNTY UTILITIES)						
County Population Served	5,390	5,438	5,482	5,524	5,558		
Demand (MGD)	0.325	0.328	0.330	0.333	0.335	0.000	60
Total Utility Service Area Population	77,018	77,194	77,354	77,506	77,630		
Demand (MGD)	4.643	4.654	4.663	4.672	4.680		
CITY OF SAFETY HARBOR (11245)	(SUPPLIED THROUGH PINELLAS COUNTY UTILITIES)						
County Population Served	522	522	522	522	522		
Demand (MGD)	0.051	0.051	0.051	0.051	0.051	0.000	97
Total Utility Service Area Population	17,373	17,374	17,373	17,373	17,372		
Demand (MGD)	1.682	1.682	1.682	1.682	1.682		
CITY OF ST. PETERSBURG (20143)	(SUPPLIED THROUGH TAMPA BAY WATER)						
County Population Served	30,476	30,555	30,623	30,680	30,723		
Demand (MGD)	2.757	2.765	2.771	2.776	2.780	0.000	90
Total Utility Service Area Population	274,023	274,245	274,433	274,600	274,732		
Demand (MGD)	24.793	24.813	24.830	24.845	24.857		
CITY OF TARPON SPRINGS (742)	(SUPPLIED PARTIALLY THROUGH PINELLAS COUNTY UTILITIES)						
County Population Served	3,136	3,176	3,213	3,249	3,281		
Demand (MGD)	0.281	0.284	0.287	0.291	0.294	4.200	89
Total Utility Service Area Population	30,004	30,175	30,331	30,485	30,623		
Demand (MGD)	2.684	2.699	2.713	2.727	2.739		
PINELLAS COUNTY UTILITIES (20142)	(SUPPLIED THROUGH TAMPA BAY WATER)						
County Population Served	264,993	265,519	265,962	266,368	266,699		
Demand (MGD)	22.891	22.936	22.975	23.010	23.038	0.000	86
Total Utility Service Area Population	486,642	487,294	487,836	488,329	488,723		
Demand (MGD)	42.038	42.094	42.141	42.183	42.217		
UTILITIES, INC. (10350)							
County Population Served	846	846	846	846	846		
Demand (MGD)	0.035	0.035	0.035	0.035	0.035	0.084	42
Total Utility Service Area Population	846	846	846	846	846		
Demand (MGD)	0.035	0.035	0.035	0.035	0.035		
SOUTHERN COMFORT MHP (9423)							
County Population Served	550	550	550	550	550		
Demand (MGD)	0.077	0.077	0.077	0.077	0.077	0.077	140
Total Utility Service Area Population	550	550	550	550	550		
Demand (MGD)	0.077	0.077	0.077	0.077	0.077		
DOMESTIC SELF SUPPLY							
Population Served	4,307	4,328	4,346	4,362	4,376		59
Demand (MGD)	0.254	0.255	0.256	0.257	0.258		
COUNTY POPULATION	329,591	330,342	330,981	331,564	332,038		86 *

TAMPA BAY PLANNING REGION

PINELLAS COUNTY (UNINCORPORATED)

DEMAND ANALYSIS

<i>UTILITY NAME</i>	<i>2015</i>	<i>2020</i>	<i>2025</i>	<i>2030</i>	<i>2035</i>	<i>WUP (MGD)</i>	<i>PER CAPITA WATER USE (2008-2012)</i>
TOTAL DEMAND (COUNTY)	28.383	28.446	28.500	28.550	28.590		
TOTAL DEMAND (UTILITIES)	93.916	94.040	94.144	94.239	94.314		

** Weighted mean per capita of utilities serving within community jurisdiction*

SOURCE ANALYSIS

EXISTING SOURCES

CURRENT YIELD (MGD)

Total Permitted Quantities	27.978
Water Supply Authority Quantities	224.818
<i>Total Current Yield</i>	<i>252.796</i>

FUTURE SOURCE OPTIONS

2035 POTENTIAL YIELD (MGD)

RESPONSIBLE ENTITY

Conservation		
Indoor	0.632	All
Outdoor	0.595	All
Reclaimed	10.000	Pinellas County
Surface Water/Stormwater	46.000	Pinellas County
Desalination	44.000	Tampa Bay Water

TAMPA BAY PLANNING REGION

TOWN OF REDINGTON BEACH

DEMAND ANALYSIS

UTILITY NAME	2015	2020	2025	2030	2035	WUP (MGD)	PER CAPITA WATER USE (2008-2012)
PINELLAS COUNTY UTILITIES (20142)	(SUPPLIED THROUGH TAMPA BAY WATER)						
Municipal Population Served	1,996	1,996	1,996	1,996	1,996		
Demand (MGD)	0.172	0.172	0.172	0.172	0.172		
Total Utility Service Area Population	486,642	487,294	487,836	488,329	488,723	0.000	86
Demand (MGD)	42.038	42.094	42.141	42.183	42.217		
DOMESTIC SELF SUPPLY							
Population Served	20	20	20	20	20		
Demand (MGD)	0.001	0.001	0.001	0.001	0.001		59
MUNICIPAL POPULATION	2,016	2,016	2,016	2,015	2,015		86 *
TOTAL DEMAND (MUNICIPAL)	0.174	0.174	0.174	0.174	0.174		
TOTAL DEMAND (UTILITIES)	42.038	42.094	42.141	42.183	42.217		

* Weighted mean per capita of utilities serving within community jurisdiction

SUPPLY ANALYSIS

EXISTING SOURCES

	CURRENT YIELD (MGD)
Total Permitted Quantities	0.000
Water Supply Authority Quantities	224 818
<i>Total Current Yield</i>	<i>0.000</i>

FUTURE SOURCE OPTIONS

	2035 POTENTIAL YIELD (MGD)	RESPONSIBLE ENTITY
Conservation		
Indoor	0.004	All
Outdoor	0.004	All