



**TOWN OF REDINGTON BEACH, FLORIDA
PLANNING BOARD
REGULAR MEETING AGENDA
April 27, 2021**

The Planning Board of the Town of Redington Beach, Florida will meet on Tuesday, April 27, 2021 at 7:00 p.m. in Redington Beach Town Hall, at 105-164th Avenue, Redington Beach Florida.

Pledge of Civility

We will be respectful of one another even when we disagree.

We will direct all comments to the issues.

We will avoid personal attacks.

“Politeness costs so little.” – Abraham Lincoln

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

David Christ	Chairman
Ed Fernandez	Member
Louis Golda	Member
Pete Mattson	Member
Tim Thompson	Alternate Member
Steven Miller	Alternate Member

- 4. AGENDA APPROVAL – April 27, 2021**
- 5. PAST MEETING MINUTES APPROVAL – March 30, 2021**
- 6. ELECTION OF NEW VICE-CHAIR**
- 7. PUBLIC FORUM FOR NON-AGENDA ITEMS**
- 8. UNFINISHED BUSINESS**

a. Ordinance 2020-01, Comprehensive Plan Amendment: 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. – **Advertised Public Hearing**

- b. Wastop Valve Installation – Update by LTA Engineer, LLC**

9. NEW BUSINESS

- a. Discussion of Proposed Ordinance 2021-07 – Mechanical Location of Generators, Air Conditioning Units, and pool equipment**

10. OTHER BUSINESS

11. 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 ensure 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).

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TOWN OF REDINGTON BEACH, FLORIDA
PLANNING BOARD MINUTES

Tuesday March 30, 2021
7:00 PM

Having been duly advertised as required by law, The Regular Meeting of the Planning Board of the Town of Redington Beach, Florida, was held on Tuesday March 30, 2021, at 7:00 PM, in Redington Beach Town Hall at 105 164th Avenue, Redington Beach, Florida.

Chair David Christ called the **Planning Board Meeting** to order and led the Pledge of Allegiance at 7:00 PM.

Roll Call

	Present	Absent
Chairman David Christ	X	
Vice Chairman Ken Lotterhos	X	
Member Ed Fernandez	X	
Member Lou Golda	X	
Member Peter Mattson		X
Alternate Steven Miller	X	
Alternate Tim Thompson	X	
Town Planner Bruce McLaughlin	X	
Building Official Bruce Cooper		X

Also in attendance were Mayor David Will; Lynn Barnett PE, LTA Engineering; and Adriana Nieves, Deputy Town Clerk.

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Approval of Agenda of March 30, 2021

The Agenda was approved by the Planning Board with changes to retitle 9B to read Resolution 2020-13 and move 9C to beginning of New Business because of more discussion.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Ken Lotterhos	X		X		
Member Ed Fernandez			X		
Member Lou Golda		X	X		
Member Peter Mattson					X
Alternate Steven Miller					
Alternate Tim Thompson			X		

Approval of Past Meeting Minutes of Jan 19, 2021

Town Planner Bruce McLaughlin stated the Minutes should not show votes from the Alternates unless an Alternate was replacing a Board Member. The dock ordinance should clarify in the history that the pre 20019 required the dock to originate from the center third of the lot. The 2019 ordinance required the entire dock and facilities to be in the center one third of the lot. What was approved in the current ordinance is the dock is to be in the center third and the dock facilities be within the lot offset lines. The minutes did not clearly reflect the history.

Member Ken Lotterhos requested that revisions to ordinances by the Planning Board be reflected in the version brought to the Board of Commissioners.

The Past Minutes was approved by the Planning Board.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Ken Lotterhos	X		X		
Member Ed Fernandez		X	X		

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Member Lou Golda			X		
Member Peter Mattson					X
Alternate Steven Miller					
Alternate Tim Thompson			X		

Public Forum for Non-Agenda Items

No comments from the public.

Review of Town Attorney Memo Regarding Definition of Comprehensive Plan Consistency.

The memo speaks for its self.

Town Planner Bruce McLaughlin read from the case MACHADO vs MUSGROVE attachment the following on page 3:

The word “consistent” implies the idea or existence of some type or for of model, standard, guideline, point, mark or measure as a norm and a comparison of items or actions against that norm. Consistency is the fundamental relation between the norm and the compared item.

The role of the Comprehensive Plan is a governing or controlling document when in conflict with a land developing regulation. Development orders include building permits, site development permits, and land development regulations and those type of things. The PineCrest Lake ruling shows two things. (1) Shows enhance standing on the public to enforce the Comprehensive Plan when a develop order or development regulation is inconsistent with the Comprehensive Plan and (2) Establish the standard of review to be strict scrutiny or noble review meaning no deference to local government.

Member Ken Lotterhos stated an additional requirement that the specific order that an ordinance is consistent with and Comprehensive Plan and the grounds in which the ordinance is reviewable by the Planning Board should be clearly stated.

Alternate Steve Miller is concerned that the Town Planner used the Comprehensive Plan to state that the dock ordinance and the ISR ordinance are not consistent with our Comprehensive Plan and the Town is now liable for a lawsuit that may remove every dock in the Town. If an ordinance we want to pass is not consistent with the Comprehensive Plan then the Planning Board needs to consider revisions to the Comprehensive Plan.

Member Ken Lotterhos said we must be careful about finding consistency with Comprehensive Plan because we can set a predicate for a case trail. If a topic is discussed and found inconsistent then “Why is the ordnance inconsistent?” The Planning Board should table an ordinance if Town Planner finds it is inconsistent with Comprehensive Plan and consider revisions to Comprehensive Plan.

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Public Comment from Steve Redman, 16496 Redington Drive. The Comprehensive Plan wants zero development and we need amendments to Comprehensive Plan that is less restrictive. Member Ken Lotterhos that if Town Planner finds an ordinance not consistent, the Planning Board must explore WHY! We must make due diligence to determine if an ordinance is consistent or not consistent with the Comprehensive Plan.

Alternate Steve Miller requested that the Town Planner look for ways for an ordinance to be consistent with the Comprehensive Plan or not bring the ordinance to the Planning Board or look for ways to change the Comprehensive Plan.

Member Ken Lotterhos said we should table that inconsistent ordinance and consider how to change the Comprehensive Plan.

Public Comment from Steve Redman, 16496 Redington Drive. The Comprehensive Plan is not consistent with itself. The Comprehensive Plan wants zero development and also allows development to live on the lot. We need amendments to Comprehensive Plan that is less restrictive.

Member Ken Lotterhos that if Town Planner finds an ordinance not consistent, the Planning Board must explore why the ordinance is inconsistent. We must make due diligence to list the specific reasons that determine if an ordinance is consistent or not consistent with the Comprehensive Plan.

Member Ken Lotterhos said the Town Planner tries to take the neutral position with regard to consistency and let the Planning Board make the finding of consistent or not consistent.

Public Comment from Steve Redman, 16496 Redington Drive. Town Planner needs to write in such a way as to list impact instead of stating consistent or not consistent.

Member Ken Lotterhos: The Town Planner should give the Planning Board the framework to find an ordinance consistent or inconsistent. The Town Planner should not make the determination. Also that the Building Inspector should attend Planning Board Meetings so the Board will understand how an ordinance will be interpreted by the Building Department. The Planning Board should bring this request to the Board of Commissioners.

Alternate Steve Miller: I think someone from this Board should make a presentation to the Board of Commissioners meeting concerning the Building Inspector.

Town Planner Bruce McLaughlin state a Planning Board member can only attend the Board of Commissioners meeting if they are the only Board member in attendance.

Member Ken Lotterhos disagreed and requested the Town Attorney provide an interpretation about Planning Board members attending other meetings.

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Alternate Tim Thompson ask if the statement “One or More Elected or Appointed Officials May Be In Attendance” be added to the agenda for the Board of Commissioners meetings will resolve this issue?

Member Ken Lotterhos stated Planning Board members should be allowed to speak as residents.

Town Planner Bruce McLaughlin said we would ask the Town Attorney if Planning Board Members can attend and speak at Board of Commissioners meetings.

Unfinished Business

A. Ordinance 2020-01 Comprehensive Plan Amendment

Has been properly advertised as an **Advertised Public Hearing**.

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 analysis; Providing for Severability; And Establishing An Effective Date.

Bruce McLaughlin, Town Planner: Read Agenda Item 8a and commented that this ordinance is to be continued to the next Planning Board meeting. The State has been advised that the amended document will be submitted to the state by June 9, 2021.

Public Comment

No public comments.

A motion by Ken Lotterhos and seconded by Ed Fernandez that ORDINANCE 2020-01 to be continued in these chambers to next Planning Board meeting on April 27, 2021 at 7:00PM was passed.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Ken Lotterhos	X		X		
Member Ed Fernandez		X	X		
Member Lou Golda			X		
Member Peter Mattson					X
Alternate Steven Miller					
Alternate Tim Thompson			X		

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New Business

- A. (Former Agenda Item 9C). Ordinance 2021-05,** An Ordinance of the Town of Redington Beach, Pinellas Count, Florida, Adopting the Annual Amendment to the Schedule of Capital Improvements in the Capital Improvements Element of the Town of Redington Beach Comprehensive Plan, Providing For Severability; And Establishing An Effective Date.

Has been properly advertised as an **Advertised Public Hearing**.

Bruce McLaughlin, Town Planner: Read addenda 9c and emphasized while a Schedule of Capital Improvements is statutorily required this Schedule was not performed between 2008 - 2018. The Town now has a Schedule of Capital Improvements. The Town went from placeholders to now containing actual numbers. The capital improvements for the Town are roads and stormwater drainage. The Capital Improvement Schedule is consistent with the Comprehensive Plan as stated in addenda 9c.

Lynn Barnett PE, LTA Engineering: Presented a high level plan of capital improvements for projection purposes to the roads and stormwater drainage. This is a guideline document and is a living, breathing document. This plan will enable the Town to obtain appropriations, grants, and properly fund the Town's infrastructure burdened by tourists. Significant amount of state dollars available for infrastructure improvements but need a Capital Improvement plan.

Member Ken Lotterhos stated he thought the valves for drains should be installed first and the road mill and resurface be afterwards. This order will give the residents of the Town the greatest protection from the tides.

Alternate Tim Thompson asked why the plan did not include an optional design such as elevating the roads for king tides?

Member Ken Lotterhos stated he thought the valves for drains should be installed first and the road mill and resurface be afterwards. This order will give the residents of the Town the greatest protection from the tides.

Lynn Barnett PE, LTA Engineering: You need to have your Capital Improvements Schedule in place first. This plan is only a very high level plan and estimates to start the budget process that will take place over the next few months. The Finance committed will need to budget for actual projects that will have a detail design for raising tides.

Member David Christ: The Finance Committee is aware and knows that this time the roads need to be done right. With Lynn's help the Finance Committee will be able to put the plan together. I know because I have attended the meetings.

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Member Ken Lotterhos asked if money could be moved from one project to another?

Lynn Barnett PE, LTA Engineering: The State of Florida will provide some funding to help pay for capital improvement projects. The Town will need to show proof to the State five year rolling audits to demonstrate the funding improvements were correctly spent on appropriate capital improvement projects. Spending the funds correctly enable greater finances in the future. Not spending the funds for the specified projects will result in reduce funding.

Public Comment

No comments from the public.

A motion by Tim Thompson and seconded by Ed Fernandez that the Redington Beach Planning Board find ORDINANCE 2021-05 to be consistent Town Comprehensive Plan and recommend that the Town Board adopt the ordinance was approved.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Ken Lotterhos					Abstain from voting
Member Ed Fernandez		X	X		
Member Lou Golda			X		
Member Peter Mattson					X
Alternate Steven Miller					
Alternate Tim Thompson	X		X		

A. (Former Agenda Item 9A), Elevation of seawalls Discussion: 5-56(c)(1)(g) current minimum elevation for seawall fronting Boca Ciega Bay is 4.12 feet NAVD.

Bruce McLaughlin, Town Planner: Read addenda 9a. This is not an advertised public hearing. If any change to the seawalls are proposed then this will come back to the Planning Board as an advertised public hearing. All elevations for this discussion will be the North America Vertical Datum (NAVD) established at Rimouski, Quebec, Canada. The seawall height of 4.12 NAVE has been code since 1980 and maybe as early as 1972. Bruce McLaughlin reviewed other seawall projects in the Town and 85% were completed at specified height. Bruce McLaughlin also reviewed other coastal towns seawall heights.

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Raising the seawall height is friendly to the Comprehensive Plan and the lowering of the seawall height is not favorable to the Comprehensive Plan.

Lynn Barnett PE, LTA Engineering: Presented that raising of seawalls will improve the Town's resiliency to flooding demonstrating to CRS the Town has higher standards. By lowering the seawall height the Town risks a lower CRS rating and higher flood insurance. Unofficially the goal of flood insurance is to defund the barrier island insurance discount. Hence the CRS manual is changing to be more difficult for coastal towns to obtain a good CRS rating.

Alternate Steve Miller stated raising the seawall to 5.0 NAVD may put someone in a bathtub situation where the land is lower than 5.0 and water will not be able to drain back to the bay.

Member Ed Fernandez stated his seawall is 3.55 NAVD if his neighbors went to 5.0 he would have a funnel.

Alternate Steve Miller said we need more information to see if 5.0 NAVD will help prevent flooding in the house. Unless everyone went to 5 we would have no protection.

Member Ed Fernandez asked what about runoff from the higher elevation to the lower elevated lots.

Public Comment from Steve Redman, 16496 Redington Drive. Approximately 60% of the one story houses are under 5 feet elevation. We need to have a seawall not negative to the house. Need to table this until the WaStop valves are installed. ETA storm waters were from the street and not the bay.

A motion by Ken Lotterhos and seconded by Lou Golda that Elevation of SeaWalls Discussion be tabled pending on how the drainage projects work out and for future study was approved.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Ken Lotterhos	X		X		
Member Ed Fernandez			X		
Member Lou Golda		X	X		
Member Peter Mattson					X
Alternate Steven Miller					

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Alternate Tim Thompson			X		
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C. (Former Agenda Item 9B). Resolution 2020-13, Increase of Stormwater Utility Fee which will Establish Stormwater Utility Fees pursuant to Section 403.0893, Florida Statutes and to Chapter 18.5 of the Town Code.

Has been properly advertised as an **Advertised Public Hearing**.

A Resolution of the Town Commission of the Town of Redington Beach, Pinellas County, Florida, setting the Stormwater Utility Management Fee pursuant to Town Code Chapter 18.5, Article II, making related finding; providing for Severability and establishing an Effective Date.

Bruce McLaughlin, Town Planner: Read addenda 9b. Bruce McLaughlin stated this Resolution is consistent with the Comprehensive Plan as stated in addenda 9b. The current Stormwater Utility Fee was established in 2006 at \$7.50 per month. Now by rewrite of Chapter 18.5, the Stormwater Utility Fee can be changed by Resolution.

Lynn Barnett PE, LTA Engineering: This report is high level. The Town has 38 outfall pipes for stormwater drainage. All of these pipes need WaStop valves and many pipes need to be cleaned or slip-lined or replaced as normal maintenance. The Town also needs to improve swale drainage system. The estimated total cost is \$1.8 million and at current revenue this project will take 26 years. The goal is to complete the stormwater drainage projects in 15 years. By increasing funding to \$15 per month the estimated completion is 13 years. The increased funding is also a stronger base to obtain matching grants.

Member Ken Lotterhos stated we should only fund for one year and review the success of the initial project. We need to do this in small steps.

Member Ed Fernandez said it is only within the realm of the Planning Board to show the Resolution is consistent with the Comprehensive Plan.

Alternate Tim Thompson stated the IE Goal Number 2 which reads as follows: "To endeavor to provide an efficient drainage system which protects human life, minimizes property damage, and improves stormwater quality and on-site retention." makes this Resolution consistent with the Comprehensive Plan.

Member Ken Lotterhos agreed IE Goal Number 2 makes the Resolution consistent and not tied to perpetuity.

Public Comment

No comments from the public.

Member Ed Fernandez made a motion to approve.

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Member Ken Lotterhos modified the motion to adopt but not in perpetuity but funding is tied to the success of projects.

A motion by Ken Lotterhos and seconded by Lou Golda that the Redington Beach Planning Board find Resolution 2020-13 to be consistent Town Comprehensive Plan and recommend that the Town Board adopt the ordinance not in perpetuity but funding is tied to the success of projects was approved.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Ken Lotterhos	X		X		
Member Ed Fernandez			X		
Member Lou Golda		X	X		
Member Peter Mattson					X
Alternate Steven Miller					
Alternate Tim Thompson			X		

Other Business

None

Adjournment

Meeting was adjourned at 8:39PM by Chair.

Next Planning Board meeting: April 27, 2021 at 7:00PM in these chambers.

Adriana Nieves, CMC
Deputy Town Clerk

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The first part of the paper discusses the importance of the research and the objectives of the study. It then proceeds to a literature review, highlighting the key findings of previous studies in this field. The methodology section describes the research design, data collection methods, and the statistical analysis used. The results section presents the findings of the study, and the discussion section interprets these findings in the context of the research objectives. Finally, the conclusion summarizes the main points of the paper and suggests areas for future research.

The research was conducted in a systematic and rigorous manner, following the principles of good research practice. The data was collected from a representative sample of the population, and the analysis was conducted using appropriate statistical techniques. The results of the study are presented in a clear and concise manner, and the discussion provides a thorough interpretation of the findings. The conclusion highlights the significance of the research and the need for further investigation in this area.

The findings of this study have important implications for the field of research. They provide valuable insights into the relationship between the variables studied and suggest new directions for future research. The study also contributes to the understanding of the underlying mechanisms that govern the process being investigated. Overall, the research is a significant contribution to the field and provides a solid foundation for further exploration.

The study was limited by several factors, including the sample size and the potential for bias. However, the researchers took steps to minimize these limitations and ensure the validity of the results. The study's findings are based on a large and diverse sample, and the statistical analysis was robust. The researchers also conducted sensitivity analyses to assess the impact of potential biases on the results. Despite these limitations, the study provides a comprehensive and reliable overview of the research topic.

The research was funded by a grant from the National Science Foundation, which provided the necessary resources for the study. The researchers are grateful to the funding agency for its support and to the participants who made the study possible. The study was also supported by the expertise and assistance of the research team, whose dedication and hard work were essential to the success of the project.

The study's findings are presented in a series of tables and figures, which provide a visual representation of the data. These visual aids are designed to be easy to understand and to highlight the key findings of the study. The tables and figures are included in the appendix of the paper, and they provide a detailed look at the data used in the analysis. The visual representation of the data helps to clarify the results and makes it easier for the reader to interpret the findings.

The study's findings are also discussed in the context of the broader field of research. The researchers compare their results to those of previous studies and highlight the similarities and differences. This comparison helps to place the study's findings in a broader context and to identify the study's contributions to the field. The researchers also discuss the implications of the findings for future research and for the field as a whole.

The study's findings are a testament to the power of research and the importance of understanding the world around us. The researchers hope that their work will inspire others to conduct similar studies and to explore the many questions that remain unanswered in this field. The study's findings are a valuable contribution to the field and provide a solid foundation for further exploration.

The study was conducted in a transparent and open manner, and the researchers made all the data and materials used in the study available to the public. This transparency is essential for the reproducibility of research and for the advancement of the field. The researchers also made the results of the study available in a format that is accessible to a wide range of audiences, including those who are not experts in the field. This approach helps to ensure that the study's findings are widely understood and that they can be used to inform policy and practice.

The study's findings are a testament to the power of research and the importance of understanding the world around us. The researchers hope that their work will inspire others to conduct similar studies and to explore the many questions that remain unanswered in this field. The study's findings are a valuable contribution to the field and provide a solid foundation for further exploration.



FLORIDA MUNICIPAL SERVICES

105 164th Avenue
Redington Beach, FL 33708
(727) 202-6825

Meeting Date: April 27, 2021
Continued Advertised Public Hearing
Agenda Item 8a

April 23, 2021

MEMORANDUM

TO: Town of Redington Beach Planning Board

FROM: R. Bruce McLaughlin, AICP, MCIP, Town Planner

SUBJECT: Water Supply Facilities Work Plan (WSFWP) – Comprehensive Plan
Amendment (CPA) – Objections, Recommendations and Comments (ORC)
Report Response

EXECUTIVE SUMMARY

The State mandated WSFWP has been submitted to the State and reviewed in an ORC Report. The ORC report suggests changes to the CPA, two of which are incorporated into the current draft of Ordinance 2020-01: the third requested change being omitted as set out herein. **STAFF RECOMMENDS THAT THE REVISED 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 AND THAT THE PLANNING BOARD ENDORSE THE STAFF RECOMMENDATION AS TO THE THIRD ORC ITEM.**

BACKGROUND

Applicant	Town of Redington Beach
Affected Area	Entire Town

April 23, 2021

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. The WSFWP and Comprehensive Plan Amendment were adopted by the Town Commission for the purpose of transmittal to the State and were so transmitted.

The State review of Ordinance 2020-01 and the attached WSFWP resulted in the attached Objections, Recommendations and Comments (ORC) Report. The ORC Report contained no objections but included three comments.

ORC Comments 1 and 2 are incorporated into the revised version of Ordinance 2020-01. For the reasons set out below, Staff recommends no change be made to Ordinance 2020-01 in response to Comment 3 and requests this Board to recommend that the Town Board endorse the Staff report with respect to Comment 3.

Pinellas County Utilities also pointed out an error in the original WSFWP (at page 9, lines 16 - 17) with respect to the volume of water supplied by PCU and the Town's proportionate use of that volume. That error is corrected in the revised WSFWP.

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.

Although the WSFWP continues to provide the “granular” level of analysis possible in the Town’s circumstances, in accordance with ORC Comment 2, the Comprehensive Plan Amendment adopts the SWFWMD population and potable water supply demand projections since these projections are part of the adopted Regional Water Supply Plan and have already been endorsed by the approving agencies.

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.

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 attaching 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.

RESPONSE TO THE OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

As a Comprehensive Plan Amendment, Ordinance 2020-01 was submitted to the State for a finding of whether or not the Amendment is in compliance with State law. The result of this review is the “Objections, Recommendations and Comments (ORC) Report (attached). The ORC Report on Ordinance 2020-01 offered no objections or recommendations but did offer three comments which are addressed as follows.

Comment 1: IE Policy 1.2.5

This policy requires the Town to amend its Comprehensive Plan in response to the adoption of the Regional Water Supply Plan. Since Ordinance 2020-01 accomplishes this task with respect to the 2015 RWSP, Ordinance 2020-01, as originally proposed, deleted this requirement.

However, as the State points out, the requirement to update the WSFWP based on the quinquennial adoption of the RWSP in 2020, 2025, etc., is a recurring obligation and that IE Policy 1.2.5 is thus a continuing obligation for the Town. Staff concurs and recommends that proposed Ordinance 2020-01 be revised to omit the deletion of Policy IE 1.2.5.

Comment 2: Reference to the Regional Water Supply Plan

As noted above, the circumstances of the Town appeared to permit a very granular projection of population and thus of potable water demand. Experience over the past nine months has proven the accuracy of the granular projections to be less than anticipated.

At the same time, the Community Planning Pages in the RWSP are part of that Plan and have received the requisite approvals. Accordingly, it makes sense, in the totality of these circumstances, to simply adopt the Redington Beach Community Planning Page and revised Ordinance 2020-01 does that.

Comment 3: New Long Term Planning Horizon.

This comment reads:

Section 163.3177(5)(a), F.S., requires that each local government comprehensive plan include at least two planning periods, one covering at least the first 5-year period and one covering at least a 10-year period. The Town has proposed to adopt its Water Supply Facility Work Plan covering Fiscal Years 2015 through 2035. The Future Land Use and Transportation Map planning horizon is 2025. The Town should consider establishing a minimum 10-year planning period for the comprehensive plan by updating the Future Land Use and Transportation Map and perhaps including the date in the title of the comprehensive plan (e.g. 20_ Comprehensive Plan). The update should then be supported by updated data and analysis for the new planning horizon, including population projections.

April 23, 2021

The Town should respectfully suggest that, at least in the context of the Infrastructure Element, the two planning horizons are established in Section 5 of the WSFWP. As noted, (at page 6 - 8), there is little scope for additional growth in the Town.

Further, the zoning ordinance which implements the Future Land Use Map can only be amended by referendum with 67% approval. Further still, the zoning ordinance prohibits the subdivision of platted lots.

Therefore, the Town's population, for any planning horizon in the future, is unlikely to fluctuate by more than 10- 15 persons. This fluctuation is insignificant and the work done to date should suffice to comply with the statutory mandate.

To the extent that it is felt that policies should be refined with respect to different planning horizons, a major rewrite of the Comprehensive Plan is underway and that rewrite will provide an opportunity to enhance the policy framework for different planning horizons. In contrast, fulfilling Comment 3 at this time would arguably present notice issues with respect to the notices given f Ordinance 2020-01.

RECOMMENDATION

THAT THE PLANNING BOARD FIND PROPOSED ORDINANCE 2020-01, AS REVISED, TO BE INTERNALLY CONSISTENT WITH THE BALANCE OF THE TOWN'S COMPREHENSIVE PLAN, AND RECOMMEND TO THE TOWN BOARD APPROVAL OF THE ORDINANCE AND OF THE ATTACHED WATER SUPPLY FACILITIES WORK PLAN. STAFF FURTHER RECOMMENDS THAT THE PLANNING RECOMMEND THAT THE TOWN BOARD ENDORSE THE STAFF RESPONSE TO ORC COMMENT 3.

ATTACHMENT
OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

Ron DeSantis
GOVERNOR

AUG 17 2020



Ken Lawson
EXECUTIVE DIRECTOR

August 14, 2020

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

Dear Mayor Simons:

The Department of Economic Opportunity ("Department") has completed its review of the proposed comprehensive plan amendment for the Town of Redington Beach (Amendment No. 20-01ER), which was received and determined complete on July 16, 2020. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

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

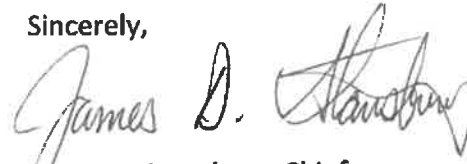
The Town should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. **The second public hearing, which shall be a hearing on whether to adopt one or more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

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

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

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

Sincerely,



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

JDS/vj

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

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

**Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Town of Redington Beach 20-01ER**

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

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

I. Objections: None.

II. Comments:

Comment 1: Water Supply Plan Updates

Section 163.3177(6)(c)3, F.S., requires a local government to "update the water supply work plan every five years within 18 months after the governing board of a water management district approves an updated regional water supply plan." The Town has proposed to delete Infrastructure Element (IE) Policy 1.2.5 which requires the Town to incorporate the appropriate updates into its comprehensive plan within 18 months as incorporated into the Pinellas County comprehensive plan and the capital facility plans of Tampa Bay Water. The Town should consider retaining the policy as a reminder of the schedule for updating the Water Supply Plan and revising it as requested by the Southwest Florida Water Management District to state:

The Town shall update its Work Plan, at a minimum, every five years within 18 months after the District updates its Regional Water Supply Plan.

Comment 2: Reference to 2015 Regional Water Supply Plan

The Town has proposed Infrastructure Element Policy 1.1.4 which reads: "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." The Town may want to consider revising the policy as requested by the Southwest Florida Water Management District to provide: "The Town adopts the population and potable water demand projections prepared by the SWFWMD as part of its 2015 Regional Water Supply Plan and related Community Planning Pages."

Comment 3: New Long-Term Planning Horizon

Section 163.3177(5)(a), F.S., requires that each local government comprehensive plan include at least two planning periods, one covering at least the first 5-year period and one covering at least a 10-year period. The Town has proposed to adopt its Water Supply Facility Work Plan

covering Fiscal Years 2015 through 2035. The Future Land Use and Transportation Map planning horizon is 2025. The Town should consider establishing a minimum 10-year planning period for the comprehensive plan by updating the Future Land Use and Transportation Map and perhaps including the date in the title of the comprehensive plan (e.g. 20__ Comprehensive Plan). The update should then be supported by updated data and analysis for the new planning horizon, including population projections.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

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

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

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

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

_____ Ordinance number and adoption date;

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

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

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

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

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

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

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

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

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

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

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

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

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

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



An Equal
Opportunity
Employer

Southwest Florida Water Management District

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

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

Sarasota Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

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

Mark Taylor
Chair, Hernando, Marion
Michelle Williamson
Vice Chair, Hillsborough
Joel Schleichner
Secretary, Charlotte, Sarasota
Kelly S. Rice
Treasurer, Citrus, Lake, Levy,
Sumter
Jack Stephan
Manatee
Roger Gorman
Hillsborough
James G. Murphy
Polk
Rebecca Smith
Hillsborough, Pinellas
Seth Weightman
Pasco

Brian J. Armstrong, P.E.
Executive Director

August 5, 2020

Mr. R. Bruce McLaughlin, AICP, MCIP
Florida Municipal Services
18001 Gulf Boulevard
Redington Shores, FL 33708

Subject: **Redington Beach 20-1ER**

Dear Mr. McLaughlin:

The Southwest Florida Water Management District (District) has reviewed the Town's 10-Year Water Supply Facilities Work Plan (Work Plan) update and related amendments. We offer the following technical assistance comments for consideration.

Regional Water Supply

1. Infrastructure Element (IE) Policy 1.1.4 should be revised to indicate that the Town adopts the population and potable water demand projections prepared by the SWFWMD as part of its 2015 Regional Water Supply Plan and related Community Planning Pages, as the SWFWMD does not prepare a Work Plan.
2. To be consistent with statutory requirements, IE Policy 1.2.5 should be retained and revised to state that the Town shall update its Work Plan, at a minimum, every five years within 18 months after the District updates its Regional Water Supply Plan.

Floodplains and Floodprone Areas

3. No comments

Wetlands and Other Surface Waters

4. No comments

We appreciate this opportunity to participate in the review process. Please provide the District with a copy of the adopted amendment, including any supporting data and analysis. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 796-7211, extension 4790, or james.golden@watermatters.org

Sincerely,

James J. Golden, AICP
Senior Planner

JG

cc: Ray Eubanks, DEO
Lindsay Weaver, FDEP
Joel Brown, SWFWMD



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 N. McKinley Drive
Tampa, Florida 33612

KEVIN J. THIBAUT P.E.
SECRETARY

July 17, 2020

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

Re: Redington Beach Comprehensive Plan Amendment 20-01ER

Dear Mr. McLaughlin:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed adopted amendment 20-01ER.

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

Proposal: The Town amended the their 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.

Comment: FDOT determined proposed amendment 20-01ER has no impact on important state transportation resources or facilities within its jurisdiction.

In the event utility work is proposed within FDOT right-of-way (e.g. Gulf Boulevard), this will require a Utility permit. Please remind the Town to consult with the department for a pre-application meeting to address utility work in the right-of-way. The contact person at District 7 Operations and Permitting section in Pinellas is Mr. Christopher Gregory, CPM and he can be reached at (727) 575-8300 or Chris.Gregory@dot.state.fl.us.

Mr. Bruce McLaughlin, AICP, MICP
July 17, 2020
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Santos', written over a horizontal line.

Daniel C. Santos, AICP
Transportation Planning Supervisor

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

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

As Adopted by the Board of Commissioners, July 1, 2020
And Revised Per Agency Reviews

105 164th Avenue North
Redington Beach, FL 33708
(727) 202-6825

buildingdepartment@fmsbuildingdepartment.com

June 12, 2020

Revised June 25, 2020, April 22, 2021

C:\Red Bch\MTC Redington Beach\Water Supply\10 Year WSWPc.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 2018-08, 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;

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

22 Ordinance 2020-02 adopting state-mandated Peril of Flood policies.

23

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.

The current Comprehensive Plan for the Town of Redington Beach³ establishes a potable water level of service of 120 gallons per capita per day for the period 2008 - 2019, and 115 gallons per capita per day from 2020 forward,⁴ further requiring that the Town's levels of service be consistent with those of Pinellas County.⁵ The Element also includes the following relevant Objective and Policies:

Objective 1.2

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

Policy 1.2.1

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

Policy 1.2.2

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

Policy 1.2.3

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

Policy 1.2.4

The Town shall continue to promote the use of native and 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 projected
7 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.

Several properties are known to have been occupied by a single residence on two parcels of record, and one 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 an estimated eight to ten new dwelling units in the Town.

Based on the foregoing information, the best present estimate is that the Town's single family housing stock will increase by eight to ten 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 eight to ten lots will result in a population increase of approximately 15 persons to a built-out permanent population of 1,496 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

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.

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	1,496	1,496	1,496
Seasonal	448	553	553	552	552
Total	1,875	2,034	2,049	2,048	2,048

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
Town Hall:	1	0.35 Acres ²¹
Large Parks	4	2.06 Acres ²²

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 (2017): 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.

²¹ *Ibid.*

²² *Ibid.*

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 Ordinance 2020-01.

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 A.)” ²⁴

Since the Town of Redington Beach obtains its potable water from Pinellas County Utilities, the demand for the Town is included in the demand data and projections for the County. The Table on the following page (also incorporated into Ordinance 2020-01), is based on the methodology established in the RWSP using the population projections in section 5, above. The projected demand is calculated both on the basis of the design standard of 115 gallons per person per day

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 and on the actual estimated usage throughout the Pinellas County Utilities service area of 42.094
2 million gallons per day.²⁵

3
4 The demand for the Town of Redington Beach is estimated at 0.174 mgd from public water
5 systems and 0.001 mgd for 20 persons listed by SWFWMD as being served by domestic self
6 supplies.²⁶

7
8 Since Redington Beach obtains its domestic water from Pinellas County Utilities, the projected
9 demand for the Town is included in the County's demand calculations. Those demands are
10 based on SWFWMD's *Regional Water Supply Plan*, and there no anticipated issues with demand
11 or supply deficits.

12
13 The current level of service standard for potable water is 115 gallons per capita per day. Based
14 on the current estimate of 1,496 permanent occupants and 553 seasonal occupants, the water
15 demand for the Town is 172,040 g/d year round, increasing to 235,635 g/d in season. Pinellas
16 County Utilities currently yields 48.6 mgd so that the peak demand by the Town is 0.48% of the
17 total County yield.

18
19 Water conservation is required by various Pinellas County regulations to which Redington Beach
20 adheres. Pinellas County also provides reclaimed water throughout the Town.

21

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 B.)

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

6
7
8 **7. PROPOSED ORDINANCE**

9
10 Proposed Ordinance 2020-01 amends the Infrastructure Element of the Comprehensive Plan by
11 deleting the potable water level of service applicable to the years 2008 - 2019, and by adopting
12 the 2017/2020 Ten Year Water Supply Facilities Work Plan. As originally proposed, Ordinance
13 2020-01 also deleted Infrastructure Element Policy 1.2.5 which requires the preparation of the
14 Water Supply Facilities Work Plan. In response to a review comment, and in recognition that the
15 requirement for the Work Plan will recur every five years, this Policy is left unchanged.
16 Ordinance 2020-01 also attaches the designator "IE" to each Goal, Objective and Policy in the
17 Element as part of the process of updating the Plan to make it easier to use.

18
19
20 RBMcL/m
21 C:\Red Bch\MTC Redington Beach\Water Supply\10 Year WSWPc.wpd
22

ATTACHMENT A
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 B
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

<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>
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	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		
DOMESTIC SELF SUPPLY							
Population Served	20	20	20	20	20		59
Demand (MGD)	0.001	0.001	0.001	0.001	0.001		
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	224.816
<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

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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, finds this Ordinance internally consistent with the balance of the Comprehensive Plan and 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:

<i>Facility</i>	<i>Year</i>	<i>Level-of-Service Standard</i>
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 population and potable water demand projections prepared by the Southwest Florida Water Management District as part of its 2015 Regional Water Supply Plan and related Community Planning Page for the Town of Redington Beach.

IE Objective 1.2

TAMPA BAY PLANNING REGION

TOWN OF REDINGTON BEACH

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>
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	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		
DOMESTIC SELF SUPPLY							
Population Served	20	20	20	20	20		59
Demand (MGD)	0.001	0.001	0.001	0.001	0.001		
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

	<i>CURRENT YIELD (MGD)</i>
Total Permitted Quantities	0.000
Water Supply Authority Quantities	224.818
<i>Total Current Yield</i>	<i>0.000</i>

FUTURE SOURCE OPTIONS

	<i>2035 POTENTIAL YIELD (MGD)</i>	<i>RESPONSIBLE ENTITY</i>
Conservation		
Indoor	0.004	All
Outdoor	0.004	All

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

3
4 **IE Policy 1.2.1**

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

7
8 **IE Policy 1.2.2**

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

13
14 **IE Policy 1.2.3**

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

18
19 **IE Policy 1.2.4**

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

22
23 ***Policy 1.2.5***

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

28
29 **IE Objective 1.3**

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

31
32 **IE Policy 1.3.1**

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

35
36 **IE Policy 1.3.2**

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

39
40 **IE 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.

IE Objective 2.1

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

IE 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.

IE Objective 2.2

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

IE 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.

IE 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.

IE 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; and
3. Use of erosion and runoff control devices during construction, ~~and~~

IE 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;

- 1 3. Development along Boca Ciega Bay shall maintain adequate setbacks to maintain any
2 existing areas of natural coastal/marine habitat;
3 4. The prevention of erosion, retardation of runoff and protection of natural functions and
4 values of the floodplain shall be considered while promoting public usage; and
5 5. The Town shall require development or redevelopment proposals to be consistent with
6 the performance standards regulating development within the designated floodplain.
7

8 **IE Objective 2.3**

9 The Town shall take positive steps to implement its Watershed Management Plan.
10

11 **IE Policy 2.3.1**

12 The Town shall assess existing conditions and recommend modifications or cures to
13 relieve existing drainage problems.
14

15 **IE Policy 2.3.2**

16 Consistent with budget allocations, the Town shall continue to retrofit the existing
17 drainage system in conjunction with the Southwest Florida Water Management District.
18

19 **Section 2.** The portions of the Town's Comprehensive Plan lawfully adopted and not
20 expressly altered by this Ordinance remain in full force and effect.
21

22 **Section 3.** If any section, subsection, sentence, clause, provision or word of this
23 Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the
24 remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of
25 the Ordinance shall withstand any severed provision, as the Board of Commissioners would have
26 adopted the Ordinance and its regulatory scheme even absent the invalid part.
27

28 **Section 4.** The effective date of this Ordinance, if the plan amendment adopted hereby is
29 not timely challenged, shall be the date the state land planning agency posts a notice of intent
30 determining that this amendment is in compliance. If the amendment is timely challenged, or if
31 the state land planning agency issues a notice of intent determining that this amendment is not in
32 compliance, this amendment shall become effective on the date the state land planning agency or
33 the Administration Commission enters a final order determining this adopted amendment to be in
34 compliance. No development orders, development permits, or development dependent on this
35 amendment may be issued or commence before it has become effective.
36

37 **PASSED AND ADOPTED** by the Board of Commissioners of the Town of Redington Beach,
38 Pinellas County, Florida, on this ____ day of _____, 2020.
39

40 **ATTEST:**

Missy Clarke, CMC Town Clerk

David Will, Mayor

	Motion	Seconded	Aye	Nay	Absent
Comm'r Cariello					
Comm'r Kornijtschuk					
Commissioner Skjoldager					
Vice-Mayor Dorgan					
Mayor Will					

The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The next section describes the methodology used in the study, including the data sources and the statistical techniques employed. The results of the study are then presented, followed by a discussion of the findings and their implications. The paper concludes with a summary of the main points and suggestions for future research.

The research was conducted using a quantitative approach, with data collected from a large sample of participants. The results show a significant positive correlation between the variables studied. These findings have important implications for the field and suggest that further research is needed to explore the underlying mechanisms.

In conclusion, this study contributes to the understanding of the topic and provides valuable insights into the relationship between the variables. The findings support the hypothesis and have practical applications in the field. Future research should focus on replicating the study and investigating the long-term effects of the intervention.

Memorandum

To: Redington Beach Planning Board

From: LTA Engineers, LLC

Subject: Wastop Valve Installation

Meeting Date: April 27, 2021

Executive Summary

As part of the upcoming capital improvement project for stormwater retrofits on Redington Drive, the Town will be installing several Wastop Valves in the outfalls that currently experience high tide flooding within the limits of the project. Additional valves are being considered in other locations throughout the Town. The Town has the option of installing some or all of the valves in the coming months and years. To aid in those decisions, the attached map (Exhibit A) is from the National Oceanic and Atmospheric Administration (NOAA) is provided to reflect coastal flooding during high tide events. The bright green hatched areas have been added to reflect the protection provided by each outfall valve installed at the seawall along the hatched area.

Below you will find several diagrams that show how Wastop Valves work and how they can be installed in outfalls.

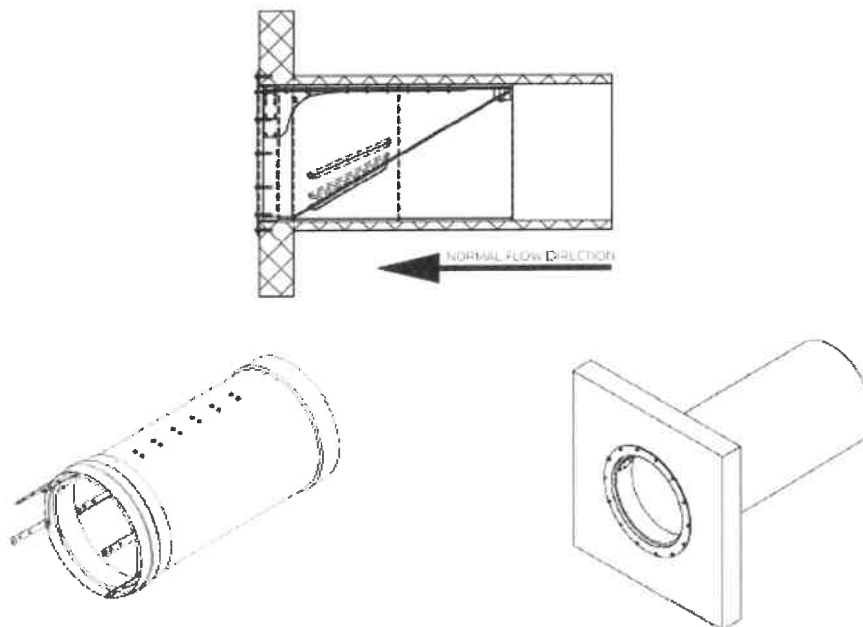


Exhibit A: Wastop Valve Installation Impact Areas

4/21/2021



The first part of the paper discusses the importance of the research and the objectives of the study. It then presents a literature review of the existing research on the topic. The second part of the paper describes the methodology used in the study, including the data collection and analysis techniques. The third part of the paper presents the results of the study, and the fourth part discusses the conclusions and implications of the findings.

The research was conducted using a quantitative approach, and the data was collected from a sample of participants. The results of the study indicate that there is a significant relationship between the variables being studied. The findings suggest that the research has important implications for the field of study.

In conclusion, the study has shown that the research objectives have been achieved, and the findings provide valuable insights into the topic. The results of the study are consistent with the existing literature, and the findings have important implications for the field of study.

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April 23, 2021

Meeting Date: April 27, 2021
Agenda Item 9 a

MEMORANDUM

TO: Redington Beach Planning Board

FROM: R. Bruce McLaughlin, AICP, MCIP, Town Planner

SUBJECT: Proposed Ordinance 2021-07, Mechanical Code Amendment

EXECUTIVE SUMMARY

Recent experience with permit applications for emergency generators and for swimming pool equipment has revealed conflicts between different Town codes and disparate treatment of similar mechanical equipment. The Administration directed the preparation of an amending ordinance to cure these discrepancies. **STAFF RECOMMENDS THAT THE BOARD TENTATIVELY FIND ORDINANCE 2021-07 CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN AND MAKE A TENTATIVE RECOMMENDATION OF APPROVAL AND SET THE ORDINANCE FOR AN ADVERTISED PUBLIC HEARING.**

BACKGROUND

Applicant	Town of Redington Beach
Affected Area	Entire Town

Ordinance 2021-07 amending aspects of the Town's land development regulations as to the permitted locations for emergency generators and for swimming pool equipment, and amending parts of the town's Mechanical Code, is a land development regulation:

(26) "Land development regulations" means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, **building construction**, or sign regulations or any other regulations controlling the development of land, except that this definition does not apply in s. 163.3213. [Emphasis Added]

Section 162.3164(26), F.S.

April 23, 2021

In turn, “development” is defined:

(1) The term “development” means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. [Emphasis Added]

Section 380.04(1), F.S.

Accordingly, Ordinance 2021-07 requires review by the Planning Board/Local Planning Agency to ensure its consistency with the Town’s Comprehensive Plan and for a recommendation.

The April 27, 2021, meeting is a preliminary review of Ordinance 2021-07 since time did not permit advertising this meeting as a public hearing.

THE REQUEST

That the Planning Board review proposed Ordinance 2021-07, tentatively find the Ordinance consistent with the Town’s Comprehensive Plan, tentatively recommend it to the Town Board for approval and set the Ordinance for an advertise public hearing.

AUTHORITY

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

The proposed amendment to the Town’s Mechanical Code is an amendment to a land development regulation as defined by § 163.3164(26), F.S. Accordingly, § 163.3174(2)(c) and Town Code § 15-34 require this Board to review the subject ordinance and make a determination of its consistency with the Town’s Comprehensive Plan. The Board should also make a recommendation as to the adoption of Ordinance 2021-07.

ANALYSIS

Comprehensive Plan Consistency

Ordinance 2021-07 is consistent with the following Future Land Use Element policies:

Policy 1.1.2

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

Policy 1.1.4

The Town shall continue to implement performance standards, such as buffering and open space requirements, within the land development regulations, as appropriate.

Policy 3.1.4

6. Ensure the compatibility of adjacent land uses and provide for adequate and appropriate buffering;

Therefore, the buffering and noise control provisions of Ordinance 2021-07 make the Ordinance consistent with the Town's Comprehensive Plan.

RECOMMENDATION

STAFF RECOMMENDS THAT THE BOARD TENTATIVELY FIND ORDINANCE 2021-07 CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN AND MAKE A TENTATIVE RECOMMENDATION OF APPROVAL AND SET THE ORDINANCE FOR AN ADVERTISED PUBLIC HEARING.

ORDINANCE 2021-07

AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, PINELLAS COUNTY, FLORIDA, AMENDING CHAPTER 6 (BUILDINGS AND BUILDING REGULATIONS), SECTIONS 6-65, 6-208 AND 6-209, OF THE TOWN CODE TO RECONCILE SAID SECTIONS AND TO REMOVE CONFLICTING PROVISIONS, TO REFLECT THE TOWN'S ACTUAL EXPERIENCE WITH THE CONSTRUCTION OF THE REGULATED MECHANICAL FIXTURES, TO MAKE RELATED CHANGES; AND TO REMOVE OUTDATED, OR UNENFORCEABLE PROVISIONS; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Board of Commissioners of the Town of Redington Beach desires to more effectively and uniformly regulate the installation and operation of different types of mechanical equipment; and

WHEREAS, the Board of Commissioners of the Town of Redington Beach finds that such regulation is in the best interests of the public health, safety and welfare; and

WHEREAS, the Board of Commissioners of the Town of Redington Beach has determined that the amendment of those provisions of Chapter 6 of the Town Code which govern mechanical equipment is necessary to effectively regulate same; and

WHEREAS, the Town Planner has recommended that this Ordinance be adopted; and

WHEREAS, the Town's Planning Board, which serves as its Local Planning Agency, has found this Ordinance to be consistent with the Town's Comprehensive Plan and has recommended approval of the amendment to further consistency with the Town's Comprehensive Plan;

NOW, THEREFORE BE IT ORDAINED by the Board of Commissioners of the Town of Redington Beach, Florida, that:

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

Section 2. Section 6-65 of the Town Code is amended to read as follows:

Sec. 6-65. - Permanent installations in building setback areas prohibited.

(a) Utility sheds: permitting, construction, placement and usage.

(1) **Permitting:** A permit ~~must be issued by the Pinellas County Building Department, on behalf of the town,~~ issued by the Town's Building Official in compliance with established procedures for issuance of building permits, is required prior to construction and/or placement of any utility shed on any property within the town.

(2) **Construction:** All utility sheds permitted by this section shall comply with structural building regulations in effect at the time of permitting including, without limitation, regulations pertaining to adequate corner tie-downs, and proper wind and water resistance. The wiring or plumbing of utility sheds for electrical, water, sewer, or gas is prohibited.

A maximum of two utility sheds may be erected on any property. The combined square footage of the two sheds shall not exceed 120 square feet (measured along the exterior interior of the walls). The maximum square footage of any single utility shed shall be 80 square feet. The maximum height of any utility shed shall be eight feet. The maximum length of any one side of any utility shed shall be 15 feet. Utility sheds constructed in side yards shall be concealed from view from the street.

(3) **Placement:** No utility shed of any type may be placed within the front yard of any property within the town. Utility sheds may be located in either side yards or rear yards; such utility sheds must meet a setback requirement of a minimum of two and one-half feet from the property line. Utility sheds in rear yards of waterfront properties must meet the same setback requirements for those set forth in this Code for primary structures.

(4) **Usage:** Utility sheds may only be used for the storage of personal property, and not for the operation of motorized equipment, or for habitation.

(b) All permanent installations of any kind, located above grade, in building setback areas (front, side and rear) ~~is are prohibited except for air conditioning condensing units, power generation systems, and pool equipment and similar mechanical equipment,~~ and fuel tanks required for same. The placement and operation of permitted mechanical equipment is governed by sections 6-208 and 6-209 of this Code.

Section 3. Sections 6-208 and 6-209 of the Town Code are amended to read as follows:

Sec. 6-208. - Power generator systems.

The following provisions shall regulate the installation and use of power generation systems:

- (a) **Applicability:** This ~~ordinance~~ section applies to all power generation systems for residential use. This section does not apply to governmental or commercial uses. ~~(Reference Florida Building Code, current version adopted, for applicability.)~~
- (b) **Definitions:** For purposes of this section, the following terms shall have the meaning given in this subsection:
- (1) **Generator.** A device used to convert mechanical energy into electrical energy. The mechanical energy is typically produced by an internal combustion engine which requires an external fuel source.
 - (2) **Permanent generator.** ~~Also termed permanently installed generator.~~ A generator fixed in place to a foundation or other immovable platform.
 - (3) **Portable generator.** A movable generator.
 - (4) **Trailer mounted generator.** A generator fixed to a vehicle towable trailer. Typically this is a generator, which if not trailer mounted, would be a permanently installed generator.
 - (5) **Fuel.** A substance consumed by a process and converted into mechanical or thermal energy.
- (c) **Limitations:**
- (1) Generators shall not ~~exceed~~ create noise at a noise level in excess of 70 dB, measured at a distance of 23 feet or seven meters, from the exterior surface of the generator. The noise or sound level shown on the manufacturer's data sheet or specifications for the model in question may be accepted as the unit's noise level. ~~If no measurement distance is stated, it may be assumed that the manufacturer measured the noise level at a distance of 23 feet or seven meters.~~
 - (2) Only gasoline, propane or natural gas fuel may be used for internal combustion engine powered electrical generators.
 - (3) Generators requiring diesel fuel, or any other fuel, which, if spilled, would be considered so hazardous that an evacuation of the area would be required, or that chemical protective breathing masks and suits would have to be worn by a cleanup crew, are prohibited.

- (4) Wind powered generators for permanent installation on land are prohibited.
- (5) Fuel powered generators shall be used only during periods of power outages or for periodic testing and necessary maintenance operation.
- (6) Fuel powered generators shall not be used to re-sell power.
- (7) Fuel powered generators may be operated for routine testing and maintenance once per week, not to exceed 30 minutes, Monday through Friday only (excluding holidays as defined in section 6-69 of this Code), between the hours of 10:00 a.m. and 5:00 p.m.

(d) Location and installation of permanently installed generators:

- (1) Generators require the installation of electrical power regulation equipment if connected to the main circuit of the building. Such equipment must be installed by a licensed electrician familiar with power generators in accordance with the electrical code currently ~~adopted by~~ in force in the town.
- (2) Generators may be installed at ground level on an appropriate foundation, such as concrete, unless otherwise prohibited.
- (3) The generator shall be located in the side or rear yards ~~within appropriate setbacks of the subject property~~. No generator shall be located or operated within 3.5 (three and one half) feet of a side lot line or within 5 (five) feet of a rear lot line.
- (4) Generators shall be placed so as to minimize the visual impact on adjacent properties with the use of appropriate sight screening.
- (5) The generator's exhaust shall be, as much as practically feasible, vented upwards or directed away from neighboring properties.
- (6) Generators and fuel tanks may not be located in any easement.

(e) Portable generators; additional requirements:

- (1) Trailer mounted generators are prohibited except during a power outage exceeding four days.
- (2) Fuel not in containers attached to the generator must be stored at a safe distance from the generator and from any permanent structure as determined by the fire

official or code enforcement officer. When such containers are employed, fFire
extinguisher(s) suitable for the size of the generator and type of fuel shall be
available, nearby the generator and in working order.

- (3) Generators in operation must be located away from any door, window, or other opening to the house, garages included, so that the exhaust does not flow into the house.
- (4) Generators and fuel when not in use must be stored in an enclosed location either in a garage or outside the living space of the house.

Sec. 6-209. - Air conditioning systems, and condenser units and pool equipment.

The following provisions shall regulate the height and screening of air conditioning systems, and condenser units and swimming pool equipment, defined as swimming pool filters, heaters, motors and pumps.

- (a) **Applicability:** This section applies to all permanent installations, such as outdoor air conditioning systems and condenser units and swimming pool filters, heaters, motors and pumps, for residential or commercial use.
- (b) **Definitions:** For purposes of this section, the following terms shall have the meaning given in this subsection:
 - (1) **Air conditioning system:** An outdoor mechanical device or unit used to dehumidify, extract, heat and ventilate a residential structure. This shall not include window and through-wall air conditioning units, or portable air conditioning units.
 - (2) **Condenser units:** An outdoor device or unit using cooling water or surrounding air as the coolant of a residential structure.
 - (3) **Swimming pool filter:** A device that removes dissolved or suspended particles from water by recirculating the water through a porous substance (a filter medium or element). The three types of filters used in pools and spas are sand, cartridge and D.E. (diatomaceous earth).
 - (4) **Swimming pool heater:** A fossil-fueled, electric or solar device used to heat the water of a pool, hot tub or spa.

(5) Swimming pool motor: A fossil-fueled, electric or solar device machine that provides power to a swimming pool.

(6) Swimming pool pump: A mechanical device, usually powered by an electric motor, which causes hydraulic flow and pressure for the purpose of filtration, heating and circulation of pool and hot tub water.

(c) Limitations:

(1) All new and replacement air conditioners, ~~and~~ condenser units and pool equipment installations shall not exceed a noise level of 60 dB, when measured from the nearest property line ~~or the nearest bedroom window~~ of an adjacent property structure. The noise or sound level shown on the manufacturer's data sheet or specifications for the model in question may be accepted as the unit's noise level. ~~If no measurement distance is stated, it may be assumed that the manufacturer measured the noise level at a distance of 23 feet or seven meters.~~

(d) Location and installation of permanently installed air conditioner systems, or condenser units, or swimming pool equipment:

(1) All new or replacement air conditioning systems, ~~or~~ condenser units, or swimming pool equipment require the installation of electrical power regulation equipment if connected to the main circuit of the building. Such equipment must be installed by a licensed electrician in accordance with the electrical code currently ~~adopted~~ by in force in the town.

(2) Air conditioning systems or condenser units may be installed at ground level or above grade. Swimming pool equipment shall be installed at ground level. Should any part of the mechanical unit be installed above six feet from grade, said mechanical unit must be concealed using a decorative structure, or materials including, but not limited to louvers, lattice and the like, visually compatible with the building so as to minimize the visual impact on adjacent properties. Screening walls or decorative structures around the equipment may exceed the allowable height limitations provided the height is the minimum required to screen from view the full height of the equipment ~~and the projection into the required yard is the minimum encroachment necessary per manufacturers' specifications.~~

(3) All new or replacement air conditioner systems, ~~or~~ condenser units or swimming pool equipment shall ~~be located within appropriate setbacks.~~ Said mechanical units ~~may not be installed within four feet from the property line~~ 3.5 (three and one half) feet of a side lot line or within 5 (five) feet of a rear lot line.

Section 4. 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 5. This Ordinance shall become effective immediately upon final passage and adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Town of Redington Beach, Pinellas County, Florida, on this ____ Day of _____ 2021.

ATTEST:

Missy Clarke, CMC Town Clerk

David Will, Mayor

	Motion	Seconded	Aye	Nay	Absent
Commissioner Cariello					
Comm'r Kornijtschuk					
Commissioner Skjoldager					
Vice-Mayor Dorgan					
Mayor Will					