



**TOWN OF REDINGTON BEACH, FLORIDA
PLANNING BOARD
REGULAR MEETING AGENDA
JANUARY 24, 2023**

The Planning Board of the Town of Redington Beach, Florida will meet on Tuesday, January 24, 2023 at 7:00 p.m. in Redington Beach Town Hall, at 105-164th Avenue, Redington Beach Florida.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. ROLL CALL

David Christ	Chairman
Ed Fernandez	Member
Steven Miller	Member
Pete Mattson	Member
Tim Thompson	Member
Hayward Chapman	Alternate Member
Leslie Wilkins	Alternate Member
Linda Fisher	Planner

4. AGENDA APPROVAL – January 24, 2023

5. PAST MEETING MINUTES APPROVAL – November 15, 2022

6. UNFINISHED BUSINESS

- a. Update on zoning code amendments

7. NEW BUSINESS

- a. Election of Chair, Vice-Chair and Secretary
b. Discussion of the Comprehensive Planning process and draft EAR letter

8. OTHER BUSINESS

9. 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).

Redington Beach Planning Board
Regular Meeting Agenda
January 24, 2023

MINUTES (DRAFT)

11/15/22

Planning Board Meeting

DRAFT



**TOWN OF REDINGTON BEACH, FLORIDA
PLANNING BOARD MINUTES**

Tuesday November 15, 2022
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 November 15, 2022, 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
Chair David Christ	X	
Vice Chair Peter Mattson	X	
Member Ed Fernandez	X	
Member Steven Miller	X	
Member Tim Thompson	X	
Alternate Leslie Wilkins	X	
Alternate Hayward Chapman		X
Linda Fisher, Town Planner	X	

Also in attendance were Commissioner Shawntay Skjoldager; Adriana Nieves, Town Clerk; and Dee Runyon, Deputy Town Clerk.

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Redington Beach Planning Board
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Approval of Agenda of November 15, 2022

The Agenda was approved by the Planning Board.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Peter Mattson	X		X		
Member Ed Fernandez			X		
Member Steven Miller			X		
Member Tim Thompson		X	X		
Alternate Leslie Wilkins					
Alternate Hayward Chapman					

Approval of Past Meeting Minutes of August 30, 2022

The Past Minutes was approved by the Planning Board.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Peter Mattson		X	X		
Member Ed Fernandez	X		X		
Member Steven Miller			X		
Member Tim Thompson			X		
Alternate Leslie Wilkins					
Alternate Hayward Chapman					

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Public Forum for Non-Agenda Items

No comments from the public.

Unfinished Business

A. None

New Business

- A. **Proposed Ordinance 2022-13 – Zoning Code Update:**
Has been properly advertised as an **Advertised Public Hearing**.

ORDINANCE NO. 2022 – 13: AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA, AMENDING APPENDIX A OF THE TOWN CODE TO RENAME AND REORGANIZE THE ZONING DISTRICTS, ADOPT AN OFFICIAL ZONING MAP, AMEND THE ZONING DISTRICT STANDARDS FOR CONSISTENCY WITH THE TOWN COMPREHENSIVE PLAN AND OTHER SECTIONS OF THE TOWN CODE, REPEAL PROVISIONS FOR CONSTRUCTION MATERIALS, ESTABLISH DEFINITIONS AND PROVISIONS FOR ADMINISTERING PRINCIPAL AND ACCESSORY USES, ESTABLISH DEFINITIONS FOR BOUNDARY LINES AND SETBACKS, AND AMEND DEFINITIONS FOR CONSISTENCY WITH THE COUNTYWIDE PLAN; AMENDING SECTIONS 6-258 AND 17-16 OF THE TOWN'S CODE TO REFLECT AMENDED ZONING DISTRICT NAMES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Town Planner Linda Fisher: Presented an overview of new Zoning ordinance 2022-13.

First some minor corrections to the ordinance. The first is on page 2 of ordinance 2022-13 Section 5. Modify Section 5 to read "Amendments to Section 17-16 of the Code, as set forth in Exhibit 5 of the Ordinance, are hereby adopted and included as part of the Code."

The second correction is to Exhibit 1 page 6. Under (d) Recreation/Open Space R/OS; modify C. To read as: "Accessory structures include detached garages, storage sheds, gazebos, docks, pool enclosures, or similar uses which are located on the same property as a principal structure and are directly related to its

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operation.” This is to allow on Public or Open Spaces a secondary structure without a principle structure provided the accessory structure is consistent with the use of the Public or Open Space.

We have three main groups of Recommendations. This is because the existing zoning code is difficult to use, the code is written in a way that is dense and not user friendly. So this proposed zoning code is to simplify and clarify the zoning code.

Zoning Code Recommendations are as follows:

Zoning District Recommendations

Recommendation 1. To adopt a Zoning Map. The Town does not have a map. Using the current legal descriptions is difficult to use and understand. The map is simpler to understand and use.

Recommendation 2. To rename the Zoning Districts. This will provide intuitive names to the districts instead of the current numbering system. The name will describe the actual use of the zoning district.

Recommendation 3. Consolidate redundant zoning districts. Merge existing districts of same use into the intuitive name. District 1A and 1B will be merged into multi-family. District 2 and 3 will be merged into single-family.

Recommendation 4. Add table to show how the Future Land Use categories map to the zoning districts.

Recommendation 5. Compare the Zoning Districts to the Zoning Map. Remove the inconsistencies such as transit uses.

Recommendation 6. Remove obsolete zoning provisions. Remove the exception to the realtor office at 155th AVE in the Single-Family district. That building has been removed so the exception no longer exists.

Recommendation 7. Add the zoning density to the code. This is the list from the Comprehensive Plan to put into the zoning code for easier reference.

Building Official Recommendations

Recommendation 8. Principle and Accessory structures. Define the principle structure and accessory structure. Add regulation to restrict the building and use of accessory structure without the principle structure.

Recommendation 9. Remove requirement that all new structures must be masonry only. New materials that are stronger and masonry and all construction must meet the hurricane codes.

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Recommendation 10. Clarify the setback and boundary lines for the lots. Made the section clearer and easier to use. No changes to the current setbacks and boundary lines.

Minor Housekeeping Recommendations

Recommendation 11. Correct language differences with county-wide plan. All local governments are to be using the same language as the county-wide plan so we are consistent. No changes to land regulation just change the terminology. Change gross land area to net land area.

Recommendation 12. Update zoning districts names in the current code. The current ordinances uses the numeric districts. Change the district number to the intuitive name where this occurs in the code.

The Planning Board needs to determine if the ordinance is consistent with the Comprehensive Plan. If you make the recommendation for consistency with the Comprehensive Plan, the recommendation will move the ordinance to the Board of Commissioners to adopt, then the ordinance will need a Town referendum passed to take effect because the principle and accessory structures provisions trigger that requirement.

Planning Board Discussion

Tim Thompson: The Comprehensive Plan Future Use section, uses different definitions for the various land use categories such as Residential Urban instead of Single-Family. The descriptions are the same, only the names are different. Is that a concern or problem for consistency?

Linda Fisher: No. Actually that is quite typical to have different names. Sometimes one Future Land Use category will have more than one zoning district.

Peter Mattson: For accessory structures, say you wanted to build a town pool in the park area. Does this ordinance not allow the said pool?

Linda Fisher: The correction to page 6 of Exhibit 1 addresses that subject. The accessory structure must meet the principle use of the district, in this case Park can have a stand-alone pool. The structure in a Park must be for recreational use.

Leslie Wilkins: What about if someone is rebuilding a house, the residents are not allowed to use the accessory structure. Is that requirement in the Comprehensive Plan?

Linda Fisher: That goal is something not specifically in the Comprehensive Plan. To find consistent with the Comprehensive Plan mean the zoning code and Plan do not need to say the exact same thing, they must not conflict for consistency. The zoning code can be more restrictive than the Comprehensive Plan. Your job as the Planning Board is to determine if this ordinance conflicts with the Comprehensive

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Plan.

Steve Miller: Does anyone know why the Town doesn't want a accessory structure without a principle structure. What is the issue of just a dock without a primary structure?

Linda Fisher: This issue was brought to me. However your decision can not include value judgements. Only consistency or conflict with the Comprehensive Plan.

Steve Miller: I say the ordinance conflicts with the Comprehensive Plan. In 3.1 Future Land Use Element Goal 1 states "Ensure the residential and family character of the Town of Redington Beach is maintained and protected while maximizing the potential for economic benefit resulting from enhanced property values, seasonal visitors, and the tourist trade and the enjoyment of natural and man-made resources by citizens and visitors alike,...". The ordinance conflicts with the enjoyment of natural resources by the residents. If someone wants just a dock to enjoy the waterway the ordinance denies the enjoyment of the waterways.

Linda Fisher: I don't believe there is direct language in the Comprehensive Plan to support no accessory structure without a primary structure. However that is because the zoning code is more specific than the Comprehensive Plan. The question is does the ordinance conflicts with the Comprehensive Plan. If you think the code conflicts with the Comprehensive Plan, then we have two courses of actions. You can vote on a recommendation of consistency with the accessory structure language deleted or vote to continue to a date certain. Then in a future date, the staff can obtain some more information as to the reasons that may point to consistency with the Comprehensive Plan.

Steve Miller: I think we say the accessory structure is not consistent and should be deleted from the ordinance. Then we can find the remaining ordinance consistent with the Comprehensive Plan.

Leslie Wilkins: It seems the statement "the enjoyment of natural and man-made resources" is the development of what we want to encourage. To prohibit people from using something they already own is inconsistent with the Comprehensive Plan for the enjoyment of natural and man-made resources.

David Christ: Linda, how should be proceed?

Linda Fisher: You can vote on a recommendation of consistency with the accessory structure language deleted or vote to continue to a date certain.

David Christ: Going back a few years, we had a vacant lot with no sea wall and the Town sued the owner to put in a sea wall because the land was washing away. This whole island is nothing but a sea wall.

David Christ: So who is in favor of moving the ordinance forward and who wants to move to a date certain.

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The consensus of the Planning Board is to strike the regulatory language of accessory structures and find the rest of the ordinance consistent with the Comprehensive Plan.

Public Comment

No comments from the public.

A motion by Steven Miller and seconded by Peter Mattson that the Redington Beach Planning Board find ORDINANCE 2022-13 except for the regulation of Accessory Structures and with the previous noted corrections to be consistent Town's Comprehensive Plan and recommend that the Town Board adopt the ordinance was approved.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Peter Mattson		X	X		
Member Ed Fernandez			X		
Member Steven Miller	X		X		
Member Tim Thompson			X		
Alternate Leslie Wilkins					
Alternate Hayward Chapman					

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Other Business

No other business.

Adjournment

Meeting was adjourned at 7:57 PM by Chair.

Next Planning Board meeting: To be called by the Chair.

Adriana Nieves, CMC
Town Clerk

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Redington Beach Planning Board
Regular Meeting Minutes
November 15, 2022

**Evaluation and Appraisal Review (EAR)
of the Comprehensive Plan**



7B. Evaluation and Appraisal Review of the Comprehensive Plan

Every seven years, each local government in Florida is required to evaluate and amend its comprehensive plan to ensure that it's up to date with state law, and make any other local amendments deemed necessary. Redington Beach is due to begin its evaluation and appraisal process by December 1, 2022, and complete it within one year. This memo provides a summary of the requirements that the Town needs to meet for that process.

A. The Comprehensive Plan

At a minimum, each local government is required to maintain a comprehensive plan which includes the following components (Section 163.3177, Florida Statutes [F.S.]):

1. Goals, Objectives and Policies:
 - Future Land Use Element
 - Transportation Element
 - Infrastructure Element
 - Recreation/Open Space Element
 - Housing Element
 - Coastal Management and Conservation Element
 - Intergovernmental Coordination Element
 - Capital Improvements Element
 - Private Property Rights Element (new)

There are other optional elements. For example, Pinellas County has opted to require a Public School Facilities Element for those local governments who have public schools within their boundaries. The Redington Beach comprehensive plan notes that the Town is exempt from that requirement.

2. Maps:
 - Future Land Use Map
 - Future Transportation Map
 - Coastal High Hazard Area Map
 - Floodplain Map

Multiple maps can be combined if the information can be shown clearly. The Town's current comprehensive plan has the Future Land Use Map, Future Transportation Map, and Coastal High Hazard Area Map combined into one map.

3. Data and Analysis

The plan must also be accompanied by a Data and Analysis document that supports the adopted parts of the plan. That includes population projections, land use analysis, additional maps, and other requirements. The Data and Analysis document does not need to be adopted, and is recommended to be included as an unadopted appendix.

B. Evaluation and Appraisal Review (EAR) Letter

On a seven-year schedule determined by the Florida Department of Economic Opportunity, the local government must send that agency a letter enumerating any amendments to the comprehensive plan that are needed to address changes to state law. The local government then has one year to adopt those EAR-based amendments, and any other amendments it deems appropriate.

The Town's EAR is due on December 1, 2022. The only significant change to state comprehensive plan law since the Town's last round of EAR-based amendments is a requirement to adopt a Private Property Rights Element (Section 163.3177(6)(i), F.S.). The Town will also need to complete ongoing requirements to update its Water Supply Work Plan and Capital Improvements Element. Those are the only items that the Town is required to list in the EAR.

Local governments always have the option to include additional items in the EAR to reflect local priorities, but this should be done with caution. For example, all comprehensive plans in Pinellas County are required to be consistent with the Countywide Plan, and this is also typically listed in the EAR, but only in very general terms. While the Town could also add its own detailed policy priorities, there is no need to do so, since you will have a full year to make those decisions.

It's important to bear in mind that the EAR letter is a commitment to adopt the listed amendments. Therefore, at this point in the process it's recommended to list only the minimum number of amendments that the Town is already required to make. A proposed EAR draft is attached to this memo. The Planning Board may recommend approval of the letter to the Town Commission.

C. EAR-Based Amendments

Once the Town's EAR is received and reviewed by the Department of Economic Opportunity, they will respond with a letter setting the date that the Town's EAR-based amendments are due, which will be one year from the date of their letter.

During that year, the Town will prepare an updated Data and Analysis document, updated maps, and proposed amendments to its Goals, Objectives and Policies. The Town Planner will provide these products for the Planning Board to review. At the end of the process, the Planning Board will vote on a recommended package of EAR-based amendments, which will be forwarded to the Town Commission for their consideration of approval and transmittal to the State.

Attachments:

1. Redington Beach Comprehensive Plan, Amended through May 5, 2021
2. Redington Beach Data and Analysis, December 16, 2008 (the most recent available)
3. Draft Evaluation and Appraisal Review Letter for Planning Board consideration

**Evaluation and Appraisal Review
Notification Letter (DRAFT)**

[Date]

Ray Eubanks, Plan Processing Administrator
Florida Department of Economic Opportunity
Bureau of Community Planning
Caldwell Building
107 East Madison Street Tallahassee, FL 32399

Re: Town of Redington Beach Evaluation and Appraisal Review Notification Letter

Dear Mr. Eubanks:

Pursuant to the requirements of Section 163.3191, Florida Statutes, the Town of Redington Beach has conducted an evaluation and appraisal review (EAR) of its comprehensive plan, and is transmitting this notification letter with its determination as set forth herein.

The *Town of Redington Beach Comprehensive Plan*, as amended through Ordinance No. 2021-05 on May 5, 2021, has been reviewed relative to changes in state requirements in Chapter 163, Part II, Florida Statutes (F.S.), since the last update. The Town has determined that the following amendments will be needed to reflect these changes:

1. Adopt a Private Property Rights Element in accordance with Section 163.3177(6)(i), F.S.
2. Update the Infrastructure Element with a water supply work plan meeting current requirements of Section 163.3177(6)(c)3, F.S.;
3. Update and revise the Capital Improvement Element as necessary to reflect the Town's current Capital Improvement Schedule; and
4. Delete obsolete data and analysis throughout the plan, and provide updated data as needed to serve as a basis for future land use map amendments pursuant to Section 163.3177(6)(a), F.S.;
5. Update definitions and other terminology throughout the plan to reflect current nomenclature.
6. Incorporate any further required amendments that may be enacted into law as a result of the 2023 Legislative Session.

Thank you for your consideration. Please let me know if anything further is needed to comply with the EAR Notification Letter process, and I will be happy to work with you to resolve any such matter as may be necessary.

Sincerely,

Mayor David Will

Comprehensive Plan

TOWN OF REDINGTON BEACH COMPREHENSIVE PLAN



Adopted

December 16, 2008

Amended Through

May 5, 2021

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GOALS, OBJECTIVES, POLICIES, AND MAPS

1.0 EXECUTIVE SUMMARY

The Town of Redington Beach conducted an evaluation and appraisal of its comprehensive plan in 2006 and 2007. A number of recommendations resulted from that evaluation process. These recommendations formed the basis for an amendment to the comprehensive plan. The amendment to the comprehensive plan presented herein is an update of the entire plan, addressing not only the recommendations from the evaluation process, but also reorganization of the comprehensive plan to eliminate duplications. Revisions are provided to ensure consistency with the Pinellas Planning Council Rules Concerning the Administration of the Countywide Future Land Use Plan, as Amended, hereinafter referred to as the Countywide Plan Rules. The adopted portion of this document is Section 3.0, Goals, Objectives, and Policies, together with Map 5, Future Land Use and Transportation and Map 3, Floodplains.

2.0 PUBLIC PARTICIPATION PROGRAM

The Town of Redington Beach is following the public participation requirements described in the 1989 comprehensive plan. The Town further ensures that all participation requirements of *Florida Statutes* are followed. This process began with the adoption of an Evaluation and Appraisal Report. During this process, citizens had opportunities to review and comment on the findings during the evaluation of the comprehensive plan.

This document contains a proposed amendment to the comprehensive plan to implement recommendations of the EAR. The process for considering, transmitting, and adopting the amendment includes citizen workshops and public hearings.

August 4, 2008 Transmittal hearing by LPA

August 5, 2008 Transmittal hearing by the Board of Town Commissioners

December 16, 2008 Adoption hearing by the Board of Town Commissioners

3.0 GOALS, OBJECTIVES, POLICIES, AND MAPS

3.1 INTRODUCTION

All goals, objectives, and policies of the 1989 comprehensive plan, as amended based on the 2007 Evaluation and Appraisal Report, are included in Section 3.0. The adopted maps are the Future Land Use and Transportation Map and the Floodplain Map. These maps are attached at the end of this document.

3.2 FUTURE LAND USE ELEMENT

FLU Goal 1: Ensure that the residential and family character of the Town of Redington Beach is maintained and protected while maximizing the potential for economic benefit resulting from enhanced property values, seasonal visitors, and the tourist trade and the enjoyment of natural and man-made resources by citizens and visitors alike, and minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

FLU Objective 1.1

The integrity and quality of life, as exhibited by the continued maintenance of the Town's family oriented, residential character, will be maintained in existing residential areas and neighborhoods.

FLU Policy 1.1.1

Protect existing residential areas from the encroachment of incompatible activities; likewise, other land use areas shall be protected from the encroachment of incompatible residential activities.

FLU 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.

FLU Policy 1.1.3

Residential land uses shall be encouraged in a manner which is compatible with the type and scale of surrounding land uses.

FLU 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.

FLU Policy 1.1.5

In order to ensure the continued maintenance of its primarily single-family residential character, the opportunities for the rehabilitation or revitalization of existing residential structures shall be encouraged through the land development regulations and code enforcement program.

FLU Objective 1.2

Commercial development compatible with environmental and economic resources shall occur in a planned fashion and shall be consistent with the Future Land Use and Transportation Map and the Town's zoning code and will be in keeping with the needs and character of the community.

FLU Policy 1.2.1

Future community commercial development activities shall be located in those areas designated for Residential/Office/Retail on the Future Land Use and Transportation Map.

FLU Policy 1.2.2

Commercial land uses shall be located in a manner which ensures the compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened or adopted levels-of-service standards lowered.

FLU Policy 1.2.3

Ensure that all community commercial development provides for adequate off-street parking and loading facilities and separation of vehicular and pedestrian traffic.

FLU Policy 1.2.4

Limit direct access to and from strip commercial development through limitations on the number and location of curb cuts as outlined in the land development regulations.

FLU Policy 1.2.5

Lots developed for commercial purposes shall not contain more than 70 percent impervious surfaces.

FLU Objective 1.3

Mixed use development within the Residential/Office/Retail land use category shall be designed based on the following policies.

FLU Policy 1.3.1

The application of the Residential/Office/Retail land use category for single use purposes only shall be discouraged.

FLU Policy 1.3.2

Ensure proper separation and buffering between existing residential and proposed nonresidential mixed used development land uses.

FLU Policy 1.3.3

Encourage the use of the Residential/Office/Retail land use category as a tool for redevelopment or revitalization.

FLU Policy 1.3.4

Future commercial development within the Residential/Office/Retail Land Use Category shall be of a community commercial nature.

FLU Objective 1.4

Land uses or structures which are either incompatible or inconsistent with this adopted Future Land Use Plan shall be deemed nonconforming as of the effective date of this comprehensive plan.

FLU Policy 1.4.1

Those commercial and residential activities existing as of the effective date of this comprehensive plan which were conforming prior to such adoption and have now been rendered nonconforming, shall be considered grandfathered, as defined in the land development regulations.

FLU Policy 1.4.2

Provisions for the buffering of incompatible or nonconforming land uses or structures shall continue to be implemented in the land development regulations.

FLU Objective 1.5

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

FLU Policy 1.5.1

The Town of Redington Beach shall ensure that all development and redevelopment taking place within its municipal boundaries meets the level-of-service standards adopted by this comprehensive plan.

FLU Policy 1.5.2

The development of residential and commercial land shall be timed and staged in conjunction with provision of supporting community facilities (e.g., streets, potable water, sanitary sewer, solid waste and stormwater management facilities, and recreation and open space).

FLU Policy 1.5.3

Public facilities and utilities shall be located so as to maximize the efficiency of services provided; to minimize their cost; and to minimize their impacts on the natural environment.

FLU Objective 1.6

The Town shall continue to ensure the availability of suitable land for utility facilities necessary to support proposed development.

FLU Policy 1.6.1

The Town will cooperate with public utilities providing service to the community by assuring, through site plan review, that adequate land is available for their facilities.

FLU Policy 1.6.2

Consistent with state law, new electric substations shall be permissible in all land use categories, except Preservation, in the Town.

FLU Objective 1.7

The Town shall assist property owners in the identification, preservation, and protection of historical and architecturally significant structures.

FLU Policy 1.7.1

By providing referral to the appropriate governmental agency(ies), the Town shall assist property owners in the identification of historically significant structures.

FLU Policy 1.7.2

The Town shall assist property owners of historically or architecturally significant structures in applying for and utilizing state and federal assistance programs.

FLU Policy 1.7.3

The Town shall assist the rehabilitation and adaptive reuse of historically and architecturally significant housing through technical assistance and economic assistance programs.

FLU Objective 1.8

Development within the Town of Redington Beach shall be in accordance with the land use categories adopted herein.

FLU Policy 1.8.1

The Town of Redington Beach hereby adopts these land use categories as those which shall govern development within the community pursuant to Florida law. These land use categories shall be consistent with the primary and secondary uses listed in the *Forward Pinellas Countywide Plan Rules*, except where the secondary uses are omitted.

1. Residential Urban (RU)

- a. Purpose – The Residential Urban land use category is intended for residential uses up to 7.5 dwelling units per acre not restricted by dwelling unit type that are, or may be developed, in an urban low density residential manner.
- b. Primary uses – Single-family residential.
- c. Density – Up to 7.5 dwelling units per acre.
- d. Maximum impervious surface ratio is 65 percent. Compliance with Infrastructure Element Policy 2.1.2. and the land development regulations that implement said policy is required.

2. Residential Medium (RM)

- a. Purpose – The Residential Medium land use category is intended for residential uses up to 15.0 dwelling units per acre not restricted by dwelling unit type.
- b. Primary Uses – Residential
- c. Residential Density – up to 15.0 dwelling units per acre.
- d. Maximum impervious surface ratio is 65 percent. Compliance with Infrastructure Element Policy 2.1.2. and the land development regulations that implement said policy is required.

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

- a. Purpose – The R/O/R land use category is intended for moderate intensity residential uses up to 15.0 dwelling units per acre, office, and community commercial uses including transient accommodations within permanent structures. All activities associated with these uses including storage and display, must be wholly contained within permanent structures. Such uses are suitable in areas with a full range of urban services and high degree of accessibility to residents of the service area
- b. Primary Uses – Residential; office; community commercial uses; transient accommodations within permanent structures. Retail activities shall be limited to those that serve the day-to-day commercial needs (e.g., restaurants, convenience goods and services, and personal and professional services).
- c. Secondary Uses – Institutional; Recreation/Open Space; Transportation/Utility; Ancillary non-residential uses, including storage and display, associated with a primary use and wholly contained within permanent structures.
- d. Density and Intensity Standards –
 - Residential and Transient Accommodations - Up to 15 dwelling units per acre
 - Maximum residential impervious surface ratio is 65 percent. Compliance with Infrastructure Element Policy 2.1.2. and the land development regulations that implement said policy is required.
 - Maximum non-residential impervious surface ratio is 85 percent. Compliance with Infrastructure Element Policy 2.1.2. and the land development regulations that implement said policy is required.
 - Non-residential Uses – Floor Area Ratio (FAR) not to exceed .40

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

4. Recreation/Open Space (R/OS)

- a. Purpose – The Recreation/Open Space land use category is intended for areas appropriate for use as open space or recreational purposes, whether public or private.
- b. Primary uses – Public or private open space; public or private park; public recreation facility; public beach or water access.
- c. The impervious surface ratio (ISR) shall not exceed .60.
- d. The floor area ratio (FAR) shall not exceed .25.

5. Preservation (P)

- a. Purpose – The Preservation land use category is intended to depict those areas of the Town that are now characterized, or appropriate to be characterized, as a natural resource feature worthy of preservation; and to recognize the significance of preserving such major environmental features and their ecological functions.
- b. Primary Uses – Open and undeveloped areas consistent with the natural resource features, such as: Tidal Wetlands including Saltwater Marsh, Undeveloped Barrier Islands and Spoil Islands; Natural Drainageways; Dune Systems; and such additional areas determined to have environmental significance.

This category is generally appropriate to those natural resource features it is designed to recognize, wherever they may appear, and at a size significant to the feature being depicted in relationship to its surroundings. In recognition of the natural conditions which they are intended to preserve, these features will frequently occur in a random and irregular pattern interposed among the other plan categories.

- c. No use shall exceed an impervious surface ratio (ISR) of .20.
- d. No use shall exceed a floor area ratio (FAR) of .10.

6. Institutional (I)

- a. Purpose – The Institutional land use category is intended for areas that are now used, or appropriate to be used, for public/semi-public institutional purposes; and to recognize such areas consistent with the need, character, and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features.

- b. Primary Uses – Institutional facilities such as public buildings, schools, churches, social service agency, municipal office building, public safety facility, and others which provide various community services in keeping with the needs of the community and its location on a barrier island.
- c. Secondary Uses – Recreation/Open Space; Transportation/Utility; Ancillary non-residential.
- d. No use shall exceed an impervious surface ratio (ISR) of .85.
- e. No use shall exceed a floor area ratio (FAR) of .65.

FLU Policy 1.8.2

The future land use map series adopted by the Town of Redington Beach includes the following maps:

- 1. Map 5, The Future Land Use and Transportation Map
- 2. Map 3, Floodplain Map

FLU Policy 1.8.3

The designation of all land use categories on the Future Land Use and Transportation Map shall be consistent with the locational characteristics adopted in the Pinellas Planning Council *Countywide Plan Rules*.

FLU Policy 1.8.4

The land area for density and intensity calculations for all land use categories shall exclude public road rights-of-way and submerged land.

FLU Policy 1.8.5

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

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

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

FLU Objective 2.1

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

FLU Policy 2.1.1

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

FLU Policy 2.1.2

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

FLU Policy 2.1.3

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

FLU Policy 2.1.4

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

FLU Policy 2.1.5

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

FLU Policy 2.1.6

Sand dunes and native vegetation shall be utilized to stabilize shorelines and protect upland areas from flooding hazards. Where seawall construction is unavoidable, said construction shall be compatible with seawall construction on adjacent property in terms of height and setback, whenever possible.

FLU Policy 2.1.7

Participate in the beach restoration program established by Pinellas County.

FLU Objective 2.2

The Town shall limit public expenditures that subsidize development permitted in the Coastal Storm Area except for restoration or enhancement of natural resources.

FLU Policy 2.2.1

The Town of Redington Beach shall recognize the Coastal High Hazard Area as that portion of the community below the elevation of the category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. However, the Coastal High Hazard Area defined by the Pinellas Planning Council *Countywide Plan Rules*, and defined in Policy 2.2.2 as the Coastal Storm Area, shall be the regulatory standard for the Town of Redington Beach and shall be depicted on the Future Land Use and Transportation Map.

FLU Policy 2.2.2

The Coastal Storm Area is defined as the area that includes the following:

1. The Coastal High Hazard Area,
2. Any area surrounded by the CHHA or by the CHHA and a body of water, and
3. All areas located within the Velocity Zone as designated by the Federal Emergency Management Agency.

FLU Policy 2.2.3

The Town shall not support or finance new local transportation corridors which lie within the Coastal Storm Area, although existing corridors may be maintained or improved as necessary to protect the health, safety and welfare of residents.

FLU Policy 2.2.4

The Town shall not support sewer and water line extensions or expansions within the Coastal Storm Area which will encourage future growth or higher densities in those vulnerable areas.

FLU Objective 2.3

Due to its location in the Coastal Storm Area, the Town shall not increase permanent densities above those established in this comprehensive plan, as delineated by Map 5, Future Land Use and Transportation.

FLU Policy 2.3.1

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

FLU Policy 2.3.2

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

FLU Policy 2.3.3

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

FLU Policy 2.3.4

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

FLU Policy 2.3.5

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

FLU Objective 2.4

The Town shall evaluate increases in intensity in the Coastal High Hazard Area above those delineated by Map 5: Future Land Use Year 2000, according to a set of criteria that balances the risks and benefits of such development.

FLU Policy 2.4.1

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

- a. Access to Emergency Shelter Space and Evacuation Routes. The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.
- b. Utilization of Existing and Planned Infrastructure. The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new. unplanned infrastructure with the potential to be damaged by coastal storms.
- c. Utilization of Existing Disturbed Areas. The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.
- d. Maintenance of Scenic Qualities and Improvement of Public Access to Water. The requested amendment will result in the maintenance of scenic qualities. and the improvement of public access. to the Gulf of Mexico. inland waterways (such as Stevenson Creek), and Tampa Bay.
- e. Water Dependent Use. The requested amendment is for uses which are water dependent.

- f. Part of Community Redevelopment Plan. The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated development area.
- g. Overall Reduction of Density or Intensity. The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding coastal storm area.
- h. Clustering of Uses. The requested amendment within the coastal storm area provides for the clustering of uses on a portion of the site outside the coastal storm area.
- i. Integral Part of Comprehensive Planning Process. The requested amendment has been initiated as an integral part of its comprehensive planning process, consistent with this comprehensive plan.

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

FLU Objective 3.1

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

FLU Policy 3.1.1

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

FLU Policy 3.1.2

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

FLU Policy 3.1.3

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

FLU Policy 3.1.4

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

1. Regulate the subdivision of land;
2. Protect marine wetlands remaining in and around the community and those lands designated as Preservation on the Future Land Use and Transportation Map;

3. Regulate signage;
4. Ensure that all development is consistent with Federal Flood Insurance regulations;
5. Ensure that all development is consistent with those coastal construction regulations as may be adopted or amended by the State of Florida, Pinellas County, or the Town of Redington Beach;
6. Ensure the compatibility of adjacent land uses and provide for adequate and appropriate buffering;
7. Provide for drainage and stormwater management, based on the minimum criteria established by the Southwest Florida Water Management District, the Town of Redington Beach or other appropriate governmental agencies;
8. Provide requirements for the provision of open space, and safe and convenient on-site traffic flow and parking requirements;
9. Encourage the use of native vegetation in the landscaping of multi-family and commercial developments;
10. Provide provisions for the control of erosion and runoff from construction sites; and
11. Promote green building techniques and materials.

FLU Goal 4: To comply with Chapter 88-464, Laws of Florida, as amended, by participating in the countywide planning process through representation on and coordination with the Pinellas Planning Council, to ensure consistency between the *Town of Redington Beach Comprehensive Plan* and the *Updated Countywide Plan for Pinellas County* and the *Countywide Plan Rules*.

FLU Objective 4.1

The Future Land Use Element of the Town of Redington Beach Comprehensive Plan shall be consistent with the *Countywide Future Land Use Plan Map* and *Countywide Plan Rules*.

FLU Policy 4.1.1

Per Chapter 88-464, Laws of Florida, as amended, the Town's land development regulations shall contain density and intensity standards and other standards consistent with the *Countywide Plan Rules* including criteria and standards for nomenclature, continuum of plan classifications and categories, use and locational characteristics, map delineation, other standards, and special rules.

3.3 TRANSPORTATION ELEMENT

TR Goal 1: A safe, convenient, and efficient motorized and non-motorized transportation system shall be available for all residents and visitors to the Town.

TR Objective 1.1

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

TR Policy 1.1.1

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

TR Policy 1.1.1.1

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

TR Policy 1.1.1.2

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

TR Policy 1.1.1.3

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

TR Policy 1.1.1.4

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

TR Policy 1.1.1.5

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

TR Policy 1.1.1.6

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

TR Policy 1.1.1.7

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

TR Policy 1.1.1.8

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

TR Policy 1.1.2

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

TR Objective 1.2

Roadway rights-of-way shall be identified, reserved, or acquired.

TR Policy 1.2.1

The setback requirements as recommended by the responsible jurisdiction for new or existing roadways shall be enforced through the land development regulations.

TR Objective 1.3

Maintain regulations for the provision of motorized and non-motorized vehicle parking, and bicycle and pedestrian ways.

TR Policy 1.3.1

The Town shall continue to enforce parking requirements, including on-site traffic flow, through the land development regulations.

TR Policy 1.3.2

The Town shall provide bicycle and pedestrian ways for connecting residential areas to recreation areas, school, shopping areas, and transit terminal areas as appropriate.

TR Policy 1.3.3

Maintain bicycle storage areas at recreational sites.

TR Policy 1.3.4

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

TR Objective 1.4

The Town's transportation system shall emphasize safety and aesthetics.

TR Policy 1.4.1

The Town shall encourage funding the maintenance and landscaping of the existing Town roadways through its operating budget.

TR Policy 1.4.2

The Town shall enforce signage requirements along roadways through the land development regulations.

TR Policy 1.4.3

The Town shall monitor accident reports prepared by the Pinellas County Sheriff's Office for all arterial roads to identify needed safety improvements.

TR Policy 1.4.4

Cooperate with the County and FDOT to control connections and access driveways to Gulf Boulevard (SR 699) through the site plan review process.

TR Policy 1.4.5

Conduct a cost-benefit analysis for underground utilities, streetscape, and pedestrian safety and traffic calming improvements on a Town-wide basis.

TR Objective 1.5

Encourage the utilization of a multimodal transportation system.

TR Policy 1.5.1

The Town shall encourage and provide incentives for the increased use of available public transportation through the distribution of bus schedules and senior citizen transit passes.

TR Policy 1.5.2

The Town shall identify and encourage the use of bicycle and pedestrian ways.

TR Policy 1.5.3

The Town shall review all proposed development and redevelopment for its accommodation of bicycle and pedestrian traffic needs.

TR Objective 1.6

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

TR Policy 1.6.1

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

TR Policy 1.6.2

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

3.4 HOUSING ELEMENT

HE Goal 1: The Town shall assist in the provision of decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the Town, free from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status or household composition.

HE Objective 1.1

The Town shall ensure that the private sector has the opportunity to provide a mixture of housing types, including housing to meet the needs of extremely low, very-low, low, and moderate income housing within the Town.

HE Policy 1.1.1

The Town shall provide information and technical assistance to the private sector to maintain a housing production capacity sufficient to meet the housing demand.

HE Policy 1.1.2

The Town shall review ordinance codes, regulations and the permitting process for the purpose of updating and amending in order to increase private sector participation in meeting the housing needs of the Town, while continuing to ensure the health, welfare and safety of the residents.

HE Policy 1.1.3

The Town will continue to uphold the cooperation agreement with Pinellas County for the administration of the Community Development Block Grant Program.

HE Policy 1.1.4

The Town shall continue to allow a variety of residential densities and housing types in order to enhance the opportunity for the private sector to provide for housing needs.

HE Objective 1.2

Sites for group homes (community residential homes) and foster care facilities, for persons who do not require special provisions for emergency evacuation, shall be allowed at suitable locations to ensure that the needs of the Town's residents requiring such housing are met pursuant to Chapter 419, Florida Statutes.

HE Policy 1.2.1

Maintain land development regulations to accommodate residential group homes as necessary to meet the needs of Town residents.

HE Objective 1.3

The Town shall increase the opportunity for all citizens of the Town to purchase or rent decent, safe and sanitary housing which they can afford, free from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status or household composition.

HE Policy 1.3.1

The Town shall continue to enforce the *Pinellas County Fair Housing Ordinance*.

HE Policy 1.3.2

The Town shall notify enforcement agencies whenever allegations of housing discrimination are encountered.

HE Objective 1.4

The Town shall eliminate any substandard housing that may exist.

HE Policy 1.4.1

The Town shall increase code enforcement activities, through regular inspections of the housing stock.

HE Policy 1.4.2

The Town shall encourage housing improvement projects.

HE Objective 1.5

The Town shall assure uniform and equitable treatment for persons and businesses displaced by state and local government programs will be consistent with Section 421.55, Florida Statutes.

HE Policy 1.5.1

Before approving the taking of private residential property, the Town Commission will review the current housing market to assure that standard housing, at affordable cost, and located within the Town is available to persons displaced through public action prior to their displacement.

HE Policy 1.5.2

The Town shall provide just compensation for private property taken by the Town.

HE Objective 1.6

The useful life of the existing housing stock will be conserved and extended, where the structures are in compliance with Federal Emergency Management Agency (FEMA) regulations, and neighborhood quality will be improved.

HE Policy 1.6.1

The Town shall ensure that as existing housing is replaced by redevelopment, this new construction is compliant with all applicable FEMA regulations for residential construction.

HE Policy 1.6.2

The Town shall encourage individual homeowners to increase private reinvestment beyond that required by the Town's housing and health codes.

HE Policy 1.6.3

The Town shall continue code enforcement activities to ensure proper exterior maintenance of existing structures.

HE Goal 2: The Town shall provide reasonable flexibility in land development regulations to afford temporary housing options to otherwise displaced residents during the aftermath of a disaster that rendered existing housing stock uninhabitable.

HE Objective 2.1

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

3.5 INFRASTRUCTURE ELEMENT

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

IE Objective 1.1

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

IE Policy 1.1.1

The level-of-service standards shall be:

<u>Facility</u>	<u>Year</u>	<u>Level-of-Service Standard</u>
Sanitary Sewer		To determine whether adequate wastewater treatment capacity is available for a development or redevelopment project in the Town, Redington Beach will utilize the adopted level-of-service standard for the South Cross Bayou Wastewater Reclamation Facility.

Solid Waste		7.1 pounds per capita per day
Potable Water	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

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

IE Policy 1.2.1

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

IE 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.

IE 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.

IE Policy 1.2.4

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

IE 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.

IE Objective 1.3

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

IE Policy 1.3.1

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

IE Policy 1.3.2

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

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.

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

IE Objective 2.3

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

IE Policy 2.3.1

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

IE Policy 2.3.2

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

3.6 CONSERVATION AND COASTAL MANAGEMENT ELEMENT

CCME Goal 1: To ensure the highest environmental quality possible, the Town of Redington Beach shall conserve, protect and appropriately manage its natural resources (aquatic, wetland, and terrestrial).

CCME Objective 1.1

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

CCME Policy 1.1.1

The Town shall implement an educational program for residential and commercial consumers to discourage waste and conserve water.

CCME Policy 1.1.2

Recognizing the limitations of the potable water supply available to serve this community, the Town shall enforce water conservation ordinances which may be adopted by Pinellas County or the Southwest Florida Water Management District.

CCME Policy 1.1.3

The Town shall enforce the required standards and regulations set forth in the Pinellas Aquatic Preserve Management Plan to protect and enhance the water quality of Boca Ciega Bay.

CCME Policy 1.1.4

The Town shall protect water storage and water quality enhancement functions of wetlands and floodplain areas through acquisition, enforcement of laws and the application of land and water management practices which provide for compatible uses.

CCME Policy 1.1.5

Promote the use of slow-release fertilizers within the Town limits.

CCME Policy 1.1.6

Incorporate best management practices such as bio-retention ponds and drought-and salt-tolerant landscaping consistent with Florida Friendly yards into the land development regulations.

CCME Objective 1.2

The Town shall continue to strictly enforce regulations for development within the 100-year floodplain.

CCME Policy 1.2.1

Recognizing that the community is located within the 100-year floodplain, the Town shall strictly enforce all appropriate flood regulations.

CCME Policy 1.2.2

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

CCME Policy 1.2.3

The Town shall continue to enforce its floodplain ordinance.

CCME Policy 1.2.4

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

CCME Objective 1.3

The Town shall conserve or improve wetlands, aquatic resources, and wildlife population and habitat to maintain their environmental and recreational value.

CCME Policy 1.3.1

Natural areas such as mangroves and marshes shall be designated as Preservation on the Future Land Use and Transportation Map (Map 5).

CCME Policy 1.3.2

All existing marine wetlands shall be identified as Preservation land as set forth on the Marine Resource Map (Map 4).

CCME Policy 1.3.3

Projects (e.g., marinas, causeways, and dredging) which could inhibit tidal circulation shall include measures to maintain or improve tidal circulation and flushing.

CCME Policy 1.3.4

The Town's existing wetlands shall be conserved and protected from physical and hydrological alterations.

CCME Policy 1.3.5

Marine wetlands, barrier island property containing numerous vegetative communities and/or shoreline locations with limited habitat diversity shall be considered priorities for environmental land acquisition.

CCME Policy 1.3.6

Dredge and fill activities shall be conducted only when necessary, as determined after review and comment by the appropriate governmental agencies and interested citizens, and in a manner least harmful to the surrounding environment.

CCME Objective 1.4

The Town shall conserve, appropriately use and protect native vegetation.

CCME Policy 1.4.1

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

CCME Policy 1.4.2

Native vegetation shall receive priority in the landscaping requirements of land development regulations.

CCME Policy 1.4.3

The Town, through the provision of public information, shall encourage shorelines lacking wetland vegetation to be planted with native vegetation in order to minimize potential flood damage, stabilize the shoreline, trap sediments and other non-point source pollutants, and provide additional habitat for fish and wildlife.

CCME Policy 1.4.4

As part of the land development review process, require the removal of exotic species such as punk tree (*Melaleuca* sp.), Australian pine (*Casuarina* sp.) and Brazilian pepper (*Schinus* sp.).

CCME Policy 1.4.5

The Town shall consider soil conditions and vegetation classifications during site plan review.

CCME Policy 1.4.6

Pilings, not fill, shall be used to elevate structures in native vegetation areas.

CCME Policy 1.4.7

Although limited natural resources remain in the Town of Redington Beach, every effort shall be taken to protect these resources as follows:

1. Recreational development shall be compatible with the surrounding environment and shall be subject to performance standards adopted in land development regulations;
2. The clearing of trees and wetland vegetation shall be prohibited, unless specifically permitted; and
3. All applications for development approval shall be subject to site plan review.

CCME Objective 1.5

Development activities shall ensure the protection of natural resources.

CCME Policy 1.5.1

Unique and irreplaceable natural resources shall be protected from the adverse effects of development, except in cases of overriding public interest.

CCME Policy 1.5.2

Species of flora and fauna listed in the Conservation and Coastal Management Element of this comprehensive plan as endangered, threatened or species of special concern, as defined by federal law or Florida Statutes, shall be protected through compliance with appropriate federal and state regulations.

CCME Objective 1.6

The Town shall protect species with special status from adverse impacts due to loss of natural habitats.

CCME Policy 1.6.1

The Town shall assist in the application of and compliance with all state and federal regulations pertaining to species of special status (e.g., endangered, rare, species of special concern and threatened) as required under the *Florida Endangered and Threatened Species Act of 1977* and the federal *Endangered Species Act of 1973*.

CCME Policy 1.6.2

Beach renourishment projects shall protect sea turtle nesting areas by limiting construction in such areas to winter and spring months, or by collecting eggs from the nests, incubating them, and releasing the hatchlings.

CCME Policy 1.6.3

Continue providing public information regarding the protection of those sea turtle nesting areas located within the community.

CCME Policy 1.6.4

Redington Beach shall continue to be designated as a bird sanctuary.

CCME Objective 1.7

The Town shall continue to enforce the hazardous waste management procedures and applicable ordinances of Pinellas County and the Florida Department of Environmental Protection (FDEP).

CCME Policy 1.7.1

The Town of Redington Beach, in conjunction with Pinellas County and the neighboring local governments, shall use regular bill mailings and public meetings to inform the Town's residents of effective methods to safely store and dispose of household and commercial hazardous material and of procedures to follow in emergencies.

CCME Policy 1.7.2

"Amnesty Days" and other methods will be used to encourage the collection and disposal of household and commercial hazardous material.

CCME Policy 1.7.3

The Town shall coordinate with the FDEP, Tampa Bay Regional Planning Council and Pinellas County in developing an emergency response plan to handle accidents involving hazardous waste.

CCME Policy 1.7.4

Regulate small generators of hazardous wastes to protect natural resources and public health.

CCME Policy 1.7.5

Recycling of hazardous waste products such as oils, solvents and paints shall be promoted by the Town through the provision of public information.

CCME Objective 1.8

The Town shall continue efforts to comply with all state and federal standards for air quality.

CCME Policy 1.8.1

The Town shall work to reduce the potential for automobile emissions pollution by the following measures:

1. Require vegetative buffer strips between roadways and residential development;
2. Promote alternative transportation modes such as carpooling, pedestrian and bicycle paths; and
3. Coordinate with the MPO to maintain operation of roadways at acceptable levels of service.

CCME Objective 1.9

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

CCME Policy 1.9.1

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

CCME Policy 1.9.2

In order to reduce non-point source pollutant loadings, the *Watershed Management Plan* shall follow the regulations set out in the Florida Administrative Code.

CCME Policy 1.9.3

In order to reduce non-point source pollutant loadings and improve the functioning of the Town's drainage system, dumping of debris of any kind (e.g., yard clippings and trimmings), into drainage ditches, canals and stormwater control structures shall be prohibited.

CCME Objective 1.10

The Town of Redington Beach shall protect and restore its beaches, dunes and natural system and establish construction standards which minimize the impacts of man-made structures on these systems.

CCME Policy 1.10.1

Construction seaward of the Coastal Construction Control line established pursuant to s. 161.053, shall be consistent with chapter 161 of the Florida Statutes.

CCME Policy 1.10.2

Ensure that coastal vegetative communities, coastal wildlife habitats, and dune systems are protected from the adverse effects of development.

CCME Policy 1.10.3

Where existing waterways are not seawalled, native marine vegetation shall be used for shoreline stabilization where technically feasible.

CCME Policy 1.10.4

The planting of native marine vegetation in front of the seawall to act as a natural buffer is encouraged.

CCME Policy 1.10.5

A dune preservation zone shall be established by development regulations to protect the primary dunes, which shall address prohibitions on excavations, destruction of native vegetation, and activities which affect the natural fluctuation of the dunes.

CCME Policy 1.10.6

The Town shall continue to provide adequate access to beaches and shorelines and adequate public transportation stops for beach and shoreline access.

CCME Policy 1.10.7

The Town of Redington Beach shall develop a plan for maintaining and improving existing beach access. The plan shall include the following:

1. Maintain and improve sand dune cross-over structures and parking facilities; and
2. Provide access consistent with the standards included in the Recreation and Open Space Element.

CCME Policy 1.10.8

The Town shall limit shoreline development that will adversely impact marine fisheries habitats.

CCME Goal 2: The Town shall provide a set of guidelines for development that protect the lives and property of its residents from the effects of natural hazards.

CCME Objective 2.1

The Town shall maintain or reduce hurricane clearance times.

CCME Policy 2.1.1

The Town shall coordinate with state, regional and county agencies to ensure that major evacuation routes are adequately maintained and, when necessary, improved to facilitate an efficient and safe evacuation.

CCME Policy 2.1.2

The Town, in cooperation with the Pinellas County Department of Emergency Management and the South Pinellas County Chapter of the American Red Cross and the other island communities, shall sponsor annual hurricane preparedness seminars to increase hurricane awareness.

CCME Policy 2.1.3

Town emergency response personnel and volunteers shall coordinate with county and state emergency response agencies in emergency planning, including communications, traffic control, and warning operations, to effect a safe and efficient evacuation of the Town.

CCME Objective 2.2

The Town shall reduce the risk of exposure of human life and public and private property to natural disasters through preparedness planning and implementation of hazard mitigation measures.

CCME Policy 2.2.1

The Town, in coordination with the Pinellas County Department of Emergency Management, shall maintain and upgrade its hurricane evacuation plan which shall address the four phases of comprehensive emergency management: preparedness, response, recovery and mitigation.

CCME Policy 2.2.2

Continue to oversee the development or revision of a hurricane plan; act as a liaison between state, regional, county and Town emergency response and planning agencies; and ensure coordination between emergency management and development management activities in the Town.

CCME Policy 2.2.3

The Town Commission shall review all elements of the Pinellas County Local Mitigation Strategy to assure that hazard mitigation considerations are effective and implemented within its area of responsibility.

CCME Goal 3: The Town shall expedite post-disaster recovery and reduce the future risk to human life and public and private property from natural hazards through recovery and redevelopment strategies.

CCME Objective 3.1

The Town shall designate a Recovery Task Force to hear preliminary damage assessments and direct post-disaster recovery and redevelopment activities.

CCME Policy 3.1.1

The Recovery Task Force shall consist of the Town Emergency Management Coordinator, the Building and Inspection Department and other members as appointed by the Board of Commissioners.

CCME Policy 3.1.2

The Recovery Task Force shall fulfill the following responsibilities, as well as others deemed necessary:

1. Hear preliminary damage reports;
2. Take necessary steps to seek financial assistance from the appropriate state and federal agencies;
3. Authorize immediate clean-up and repairs necessary to protect the public health, safety and welfare;
4. Identify areas within the community where minor, moderate and major damage has occurred;
5. Recommend to the Board of Commissioners temporary building moratoria for building activities not essential to protect health, safety and welfare;
6. Recommend to the Board of Commissioners appropriate hazard mitigation policies which should be implemented in response to the disaster; and

7. Prepare a report evaluating post-disaster redevelopment response and make recommendations for necessary changes to this comprehensive plan.

CCME Objective 3.2

Maintain a set of reconstruction permitting procedures.

CCME Policy 3.2.1

Following a major hurricane event, the Board of Commissioners will adopt a temporary post-disaster building moratorium to allow sufficient time for immediate damage assessment, the identification of redevelopment opportunities, and hazard mitigation policy implementation.

CCME Policy 3.2.2

The Town shall adopt a post-disaster procedure which will expedite permitting for minor repairs. The procedure shall include development plan review, engineering approval and building permitting and shall provide that all permitting is coordinated with the appropriate agencies and consistent with the objectives of this comprehensive plan.

CCME Objective 3.3

The Town shall address key reconstruction and redevelopment strategies which will be used to promote hazard mitigation.

CCME Policy 3.3.1

Where financially feasible, property which has received recurring major hurricane damage (total devastation) from storm surge should be publicly acquired or designated preservation on the Future Land Use Map to prevent redevelopment of the property to its pre-hurricane land use.

CCME Policy 3.3.2

The Town shall interrelate hazard and non-hazard mitigation goals during reconstruction decision-making including the following objectives:

1. Enhancement of local recreational and open space opportunities;
2. Enhancement of local beach access;
3. Enhancement and restoration of local natural ecosystems;
4. Reduction of traffic congestion, noise, and other transportation related problems; and
5. Enhancement of the long-term economic vitality of the local commercial base.

CCME Goal 4: Protect and enhance the Town's natural and built environment to avoid or withstand the effects of climate change, rising sea level, extreme high tides and storm surge to ensure net zero loss of buildable properties.

CCME Objective 4.1

Increase the Town's resiliency to the impacts of climate change and rising sea levels by developing and implementing adaption strategies and measures in order to protect human life, natural systems and resources and public infrastructure, services, and public and private property.

CCME Policy 4.1.1

Based on rising seas data as they evolve and associated vulnerabilities, to allow for flexible adjustments, preserve future strategic adaptation implementation options to maintain maximum resiliency in response to new risks and vulnerabilities; the Town will take advantage of new emerging data and technological opportunities. The Town's basis for measuring sea level rise shall be as per the Recommended Projection of Sea Level Rise in the Tampa Bay Region, as may be revised from time-to-time by the Tampa Bay Climate Science Advisory Panel.

CCME Policy 4.1.2

The Town will identify public investments and infrastructure at risk to sea level rise and other climate related impacts. The Town will assess the vulnerability to public facilities and services, including but not limited to County water and wastewater facilities, stormwater systems, roads, bridges, governmental buildings, transit infrastructure and other assets.

Evaluation Measure: Collaborating with regional partners, Town shall identify public investments, infrastructure, and assets at risk from rising sea levels by 2020. Thereafter, this assessment will be performed every five (5) years.

CCME Policy 4.1.3

As per Section 163.3164(1) and Section 163.3177(6)(g)(10), Florida Statutes, an Adaptation Action Area (AAA) is an optional designation within the coastal management element of a local government's comprehensive plan which identifies one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure and adaptation planning.

The entire Town is hereby designated as an AAA, as all areas meet considerations for AAA designation, which include the following:

- a. Areas which experience tidal flooding, storm surge, or both;
 - b. Areas which have a hydrological connection to coastal waters;
 - c. Locations which are within areas designated as evacuation zones for storm surge; and
- Other areas impacted by stormwater/flood control issues.

CCME Policy 4.1.4

The Town will develop and implement adaptation strategies for areas vulnerable to coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, saltwater intrusion and other impacts related to climate change or exacerbated by sea level rise, with the intent to increase the community's adaptability and resiliency capacities. The Town will include areas which experience tidal flooding, storm surge, or both as the priority for development and implementation of adaption strategies. Other areas will be included as the second priority for the development and implementation of adaptation strategies.

CCME Policy 4.1.5

Adaptation strategies may apply to the following:

- a. Public infrastructure planning, siting, construction, replacement, operation and maintenance;
- b. Emergency management;
- c. Stormwater management;
- d. Land Development Regulations;
- e. Building Codes;
- f. Comprehensive Planning; and
- g. Other functions.

CCME Policy 4.1.6

AAAs adaptation strategy options include:

- a. Protection: Strategies that involve "hard" and "soft" structurally defensive measures to mitigate impacts of rising seas in order to decrease vulnerability while allowing structures and infrastructure to remain unaltered. Two examples are shoreline armoring and beach re-nourishment. Protection strategies may be targeted for areas of a community that are location-dependent and cannot be significantly altered or relocated, such as areas of historical significance, or water-dependent uses.
- b. Accommodation: Strategies that do not act as a barrier, but rather alter the design through measures such as elevation or stormwater improvements, to allow the structure of infrastructure system to stay intact. Rather than preventing flooding or inundation, these strategies aim to reduce potential risks.
- c. Management Strategies: Strategies that involve the actual removal of existing development, their possible relocation to other areas, and/or prevention of further development in high-risk areas.
- d. Avoidance: Strategies that involve ensuring development does not take place in areas subject to coastal hazards associated with sea level rise or where the risk is low at present but will increase over time.
- e. Environmental sustainability strategies.
- f. Other options.

CCME Policy 4.1.7

The Town shall pursue funding sources for the implementation of AAA adaptation strategies including the following:

- a. Federal and State grants and technical expertise assistance (in-kind)
- b. Local Stormwater Utility Fees and CIP (Capital Improvement Plan) prioritization
- c. Prioritization/Private Partnerships
- d. Pinellas County Local Mitigation Strategy (Hazard Mitigation Grant Program)
- e. Other sources

CCME Policy 4.1.8

The Town shall integrate AAAs into existing and future Town processes and Town-wide plans and documents which may include:

- a. Strategic Plan;
- b. Sustainability Plan;
- c. Resiliency Plan;
- d. Transportation Master Plan in conjunction with Forward Pinellas;
- e. Stormwater Master Plan;
- f. All Hazards Transportation Recovery Plan;
- g. Land Development Regulations;
- h. Capital Improvement Plan;
- i. Local Mitigation Strategy;
- j. Agreements with Public or Private Utility and Infrastructure Providers;
- k. Agreements with Public Health Providers;
- l. Interlocal Agreements with Other Government Agencies; and
- m. Other processes, plans and documents.

CCME Policy 4.1.9

The Town shall align and be consistent with, to the extent possible, relevant and current national, state, and regional adaptation strategy documents such as the Recommended Projection of Sea Level Rise in the Tampa Bay Region. UF/GEO Plan Center's Sea Level Scenario Sketch Planning Tool, and The President's Climate Action Plan as well as other regional strategic plans, disaster mitigation plans, water management plans, transportation/transit plans, and climate change plans.

CCME Policy 4.1.10

The Town shall participate in, when appropriate, coordinated governmental, non-governmental and other appropriate agencies' proposed application requests for funding adaptation implementation projects.

CCME Policy 4.1.11

The Town shall collaborate and coordinate with appropriate local, regional, State, and national governmental agencies, to the extent possible, toward the implementation of

AAA adaptation strategies and to identify risks, vulnerabilities and opportunities associated with coastal hazards and the impacts from sea level rise.

CCME Objective 4.2

The Town will encourage the use of best practices development and redevelopment principles, strategies and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

CCME Policy 4.2.1

As procurement opportunities arise (such as through the use of grants or tax deed sales) the Town will consider acquiring for use as public open space, severe repetitive loss properties which have sustained repeated flood losses, thereby reducing potential losses due to flooding.

CCME Policy 4.2.2

Continue site plan review for new construction with the requirement that the minimum first floor elevation for habitable space in residential and commercial buildings be at least at the Town of Redington Beach Freeboard, which is above the minimum FEMA requirement, to allow for maximum protection during flood conditions and from sea level rise.

CCME Objective 4.3

The Town will identify site and development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in the State of Florida.

CCME Policy 4.3.1

Maximize unpaved landscape to allow for more stormwater infiltration.

CCME Policy 4.3.2

Encourage planting of vegetation that is highly water absorbent, can withstand the marine environment and the impacts of tropical storm winds, and incorporate provisions for the care and maintenance of trees and plants into the Town's Land Development Code.

CCME Policy 4.3.3

The Town shall support development measures which integrate innovative climate adaptation and mitigation designs such as low impact development (LID) practices to better manage storm water runoff.

CCME Policy 4.3.4

Incorporate stormwater storage and infiltration into all infrastructure replacement activities.

CCME Policy 4.3.5

The Town will adopt a Town Standard Details Manual for guidance on approved means and methods of construction and redevelopment on private properties and within public rights of way. Manual will be adopted by Resolution and reviewed on a bi-annual basis with updates as needed.

CCME Policy 4.3.6

The Town will implement a capital improvement program to install and maintain tide control valves on all Town owned and maintained outfall pipes.

CCME Policy 4.3.7

The Town shall encourage private developments to adopt and implement a capital improvement program to install and maintain tide control valves on all privately owned and maintained outfall pipes.

CCME Policy 4.3.8

The Town shall assess the natural shoreline areas vulnerable to sea level rise and adopt standard means and methods to protect and preserve the upland areas immediately adjacent to these areas in cooperation with FDEP, ACOE and SWFWMD.

CCME Policy 4.3.9

The Town shall continue to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for residents.

CCME Objective 4.4

The Town will be consistent with or more stringent than, the flood resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

CCME Policy 4.4.1

The Town will review its Land Development Code and other related codes, and amend as necessary, to ensure that the Town's development regulations applicable to the development and redevelopment in the Town will be consistent with, or more stringent than, the flood-resistant construction in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

3.7 RECREATION AND OPEN SPACE ELEMENT

ROS Goal 1: The Town shall ensure the provision, protection, and maintenance of a coordinated, efficient and accessible system of public and private recreational parks and facilities which shall meet the needs of the Town's current and future residents and visitors.

ROS Objective 1.1

The Town shall, in cooperation with other governmental agencies, provide and maintain a system of parks and recreation facilities (including beaches and shores) and access to the same, meeting the needs of the population.

ROS Policy 1.1.1

The standards shown in Table 1 and Table 2 below are the adopted level-of-service standards for parks and recreational facilities for the Town.

Table 1: Parks and Open Space

Type	Standard
Mini Park	1 per 2,500
Neighborhood Park	1 per 5,000
Open Space	1 acre per 1000 residents
Beach Access	1 access per ½ mile of shoreline

Table 2: Level-of-Service Facilities

Facility	Standard
Basketball	1 court per 5,000
Boat Ramps/docks	1 ramp/dock per 5,000
Bicycle Trails	1 mile per 5,000
Fishing	1 site per 5,000
Picnic Area	1 acre per 6,000
Handball/racquetball	1 court per 5,000

ROS Policy 1.1.2

Park and recreation lands will be planned for multiple uses and located in areas most suitable to satisfy the needs of the permanent and seasonal populations.

ROS Policy 1.1.3

Land set aside by new development for recreational purposes shall be determined suitable for that purpose during the site planning process and should not be land which is remaining after development.

ROS Policy 1.1.4

The designation and acquisition of recreation and park sites shall be in accordance with long-range comprehensive plans for Town development and redevelopment.

ROS Policy 1.1.5

The Town shall ensure that recreation sites are held inviolate against diversion to other uses, except in instances of overriding public interest.

ROS Policy 1.1.6

The Town shall encourage a variety of recreational activities, including the utilization of unique natural features and scenic areas.

ROS Policy 1.1.7

The Town shall support promotional efforts to attract visitors and encourage the utilization of year-round recreational tourist sites and activities.

ROS Objective 1.2

The Town shall coordinate public and private recreation resources.

ROS Policy 1.2.1

The Town shall continue to encourage public participation in park and recreation planning.

ROS Policy 1.2.2

The Town Commission will consider the concerns of local arts and cultural organizations when making planning and redevelopment decisions.

ROS Objective 1.3

Lands designated as Recreation and Open Space or Preservation on the Future Land Use and Transportation Map shall be protected from incompatible land uses.

ROS Policy 1.3.1

Maintain regulations for specific open space definitions and standards, landscape and signage, the protection of open space and natural vegetation, as well as the use of open space for buffering between land uses.

ROS Policy 1.3.2

Maintain incentives to encourage the provision of open space areas in new development and redevelopment.

ROS Policy 1.3.3

Open space in parks shall be maintained to protect and preserve native habitats and provide passive recreation opportunities.

ROS Policy 1.3.4

Open space shall be used to buffer incompatible recreational activities or land uses.

ROS Objective 1.4

The Town shall continue to be responsive to the needs of the permanent and seasonal population.

ROS Policy 1.4.1

Parking facilities for the handicapped and cyclists shall be provided at parks and other recreation facilities, as appropriate.

ROS Policy 1.4.2

The provision of adequate beach access shall be considered requisite to any and all shoreline development. Public access to identified recreation sites shall be designed and maintained to protect the integrity of natural features including, where present, beaches and shores.

ROS Objective 1.5

The Town shall provide park and recreation facilities in an economically efficient manner.

ROS Policy 1.5.1

The Town shall continue to actively pursue funding for park and recreation facilities, including county, state, and federal assistance funds.

ROS Policy 1.5.2

New residential developments or redevelopments shall provide for the future recreational needs generated by said development.

ROS Policy 1.5.3

The Town shall preserve, maintain, and enhance existing parks and recreation facilities through the use of adequate operating budgets, user fees, and proper management techniques.

ROS Policy 1.5.4

Methods such as tax incentives, impact fees, and density transfers, shall be considered for the acquisition and development of Town recreation sites.

ROS Policy 1.5.5

The Town shall encourage individual donations for the sole purpose of recreational development. Upon receipt of such donations, the Town shall pursue the establishment of a recreational trust fund.

ROS Policy 1.5.6

The Town shall maintain a Park Management and Advisory Board to advise the Town Commission on the acquisition, development, and maintenance of parkland within the Town.

ROS Objective 1.6

The Town of Redington Beach shall continue to provide public access to beach and shoreline areas.

ROS Policy 1.6.1

The Town shall develop innovative techniques aimed at preserving the access to and view of the beach and other recreational facilities by all residents of and visitors to this community.

ROS Policy 1.6.2

The Town shall work with Pinellas County and other appropriate governmental agencies to ensure and maintain public beach access.

ROS Policy 1.6.3

The Town shall maintain signs in appropriate locations identifying access points to the Gulf of Mexico.

3.8 INTERGOVERNMENTAL COORDINATION ELEMENT

ICE Goal 1: Improve the existing system of interlocal coordination to successfully implement local government comprehensive plans and to resolve conflicts resulting from the plans.

ICE Objective 1.1

The Town shall participate in the deliberations of the Pinellas Planning Council and the Countywide Planning Authority consistent with the provisions of the Pinellas County Charter and special laws enabling the countywide planning process.

ICE Policy 1.1.1

The Town shall participate in the countywide planning process as provided for in the Special Act (Ch. 88-464, Laws of Florida, as amended) and take part in opportunities to act upon matters considered by the PPC.

ICE Policy 1.1.2

The Town of Redington Beach shall coordinate and ensure consistency between its comprehensive plan and land development regulations with the *Countywide Future Land Use Map* and *Countywide Plan Rules*.

ICE Policy 1.1.3

The Town shall continue to communicate with the Pinellas Planning Council, Pinellas County School Board, Tampa Bay Regional Planning Council, Tampa Bay Water, Southwest Florida Water Management District and other state agencies such as the Department of Community Affairs, Department of Environmental Protection, Department of Transportation, Department of Children and Families, on projects that fall within their jurisdictions or are multi-jurisdictional in nature.

ICE Policy 1.1.4

The Town of Redington Beach shall comply with the specific procedural and substantive requirements of the *Countywide Plan Rules* concerning amendment of its comprehensive plan, Future Land Use and Transportation Map, and land development regulations.

ICE Objective 1.2

The Town shall continue to improve communication, cooperation, and coordination with area local governments, districts, and agencies.

ICE Policy 1.2.1

The Town of Redington Beach will continue to ensure that development and redevelopment are compatible with that taking place in the adjacent local jurisdictions.

ICE Policy 1.2.2

Ensure that development orders or permits shall be reviewed for consistency with the comprehensive plans of the adjacent local governments.

ICE Policy 1.2.3

The Town shall, through site plan review, ensure that development orders or permits are consistent with the objectives of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies.

ICE Policy 1.2.4

The Town will coordinate with the SWFWMD *Regional Water Supply Plan* through its retail agreement with Pinellas County Utilities for all water supplies.

ICE Policy 1.2.5

The Town shall continue to coordinate with Pinellas County in developing and participating in a multi-jurisdictional program to address affordable and workforce housing.

ICE Objective 1.3

The Town shall ensure that its level-of-service standards are coordinated and consistent with those of its neighboring jurisdictions.

ICE Policy 1.3.1

The Town of Redington Beach shall through the Pinellas County Metropolitan Planning Organization (MPO), work with the Florida Department of Community Affairs to attain and assure acceptable continued operational level-of-service standards for the Town's streets.

ICE Policy 1.3.2

The Town shall participate in the Barrier Islands Governmental Council (BIG-C), an organization of beach communities, to coordinate the level-of-service standards and preserve and protect the interests of the barrier island inhabitants. The BIG-C shall serve as liaison between the beach communities and the County.

ICE Goal 2: Establish a regular means of communication among officials of two or more political or other jurisdictions for the purpose of addressing and resolving issues of mutual interest that arise from the Town's comprehensive plans and the plans of others.

ICE Objective 2.1

To identify and coordinate the plans of special districts in Pinellas County with the comprehensive plan.

ICE Policy 2.1.1

The Town will review the plans and independent special district facility reports of the Pinellas Suncoast Transit Authority (PSTA), the Southwest Florida Water Management District (SWFWMD), and Tampa Bay Water (TBW) and identify and resolve conflicts with the Town's comprehensive plan, including concurrency related items.

ICE Policy 2.1.2

The Town will coordinate with the PSTA, the SWFWMD, and TBW staff and governing boards in order to resolve issues in Policy 2.1.1, and will consider amending its comprehensive plan based upon this coordination.

ICE Objective 2.2

Identify and describe joint processes for collaborative planning on population projections, facilities subject to concurrency, facilities with countywide significance, and problematic land uses.

ICE Policy 2.2.1

The Town will coordinate with the Pinellas County Planning Department in order to develop countywide population projections that include expected growth shown in the comprehensive plan for the community.

ICE Policy 2.2.2

The Town will review the draft population projections and consider using them in the update of the comprehensive plan.

ICE Policy 2.2.3

The Town will forward the population projections used in its comprehensive plan to the School Board so they can consider projected growth and development as it relates to the future need for schools in the School Board's 5, 10, and 20-year facility plans.

ICE Policy 2.2.4

The Town will utilize the countywide planning process as a means of notifying the School Board, which has one member on the PPC, and School District staff, which has one member on the Planners Advisory Committee, of proposed land use plan amendments.

ICE Policy 2.2.5

Town staff will coordinate annually, or more often as needed, with Pinellas County staff for the purpose of determining future needs for water and sewer service.

ICE Policy 2.2.6

The Town will coordinate, through the Metropolitan Planning Organization (MPO), the transportation needs of the Town with the needs of the remainder of the county and the Florida Department of Transportation (FDOT).

ICE Policy 2.2.7

The Town will forward requests for access to state maintained roadways to FDOT, which is the permitting agency for Gulf Boulevard (SR 699) for access requests, for comment concerning their plans and policies.

ICE Policy 2.2.8

The Town will coordinate with service providers that have no regulatory authority over the use of land in the Town to develop recommendations that address ways to improve coordination of the Town's concurrency management methodologies and systems, and levels of service.

ICE Policy 2.2.9

The Town will continue to coordinate with the Pinellas County Board of County Commissioners' staff for the provision of countywide facilities, including but not limited to, solid waste disposal, the St. Petersburg/Clearwater International Airport, and the Pinellas County Emergency Operations Center.

ICE Policy 2.2.10

The Town will continue to coordinate with the MPO and the Pinellas Suncoast Transit Authority staffs for the provision of bridges, major transportation facilities, and mass transit.

ICE Policy 2.2.11

The Town will coordinate proposed future land use plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population within the Coastal Storm Area, with the TBRPC and the Pinellas County Emergency Management Department in order to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes.

ICE Policy 2.2.12

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

ICE Policy 2.2.13

Secure and maintain infrastructure maps of all potable water lines, reclaimed water lines, and sanitary sewer lines within the Town's boundaries.

ICE Objective 2.3

The Town shall participate in the establishment and implementation of an intergovernmental coordination mechanism to protect coastal resources which shall address natural systems on a system-wide basis regardless of political boundaries.

ICE Policy 2.3.1

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

ICE Policy 2.3.2

Through the Pinellas Planning Council or other appropriate governmental mechanism, the Town shall coordinate with neighboring municipalities and the County to protect estuaries which are within the jurisdiction of more than one local government; including methods for coordinating with other local governments to ensure adequate sites for water-dependent uses, preventing estuarine pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.

ICE Policy 2.3.3

The Town shall coordinate with the neighboring municipalities to determine if coastal resources of the barrier islands are being managed in a consistent manner.

ICE Objective 2.4

Bring intergovernmental disputes to closure in a timely manner through the use of voluntary dispute resolution processes.

ICE Policy 2.4.1

The Town will pursue the resolution of conflicts that may arise from the coordination of these ICE goals, objectives, and policies using the appropriate voluntary dispute resolution processes discussed in Section VIII.C (1989 Data and Analysis) or other dispute resolution process as deemed appropriate or identified in other sections of this ICE.

ICE Policy 2.4.2

The Town will utilize the existing countywide planning process, as appropriate, to resolve future land use plan disputes, as well as other planning related intergovernmental disputes.

ICE Policy 2.4.3

In instances where the resolution of issues requiring intergovernmental concurrence has not been achieved, the Town shall initiate informal mediation by filing with the Tampa Bay Regional Planning Council a written request for mediation assistance, pursuant to Chapter 29H-11, Laws of Florida, and Chapter 186, Florida Statutes.

ICE Policy 2.4.4

The Town will utilize the TBRPC as a mediator and conciliator as outlined in Rule 29H-13, Florida Administrative Code, to reconcile differences on planning and growth management issues as outlined in the Rule.

3.9 CAPITAL IMPROVEMENTS ELEMENT

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

CIE Objective 1.1

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

CIE Policy 1.1.1

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

CIE Policy 1.1.2

The Town shall establish and maintain a Capital Improvements Advisory Committee whose purpose is to evaluate and rank in order of priority, projects proposed for inclusion in the five-year schedule of improvements.

CIE Policy 1.1.3

Redington Beach shall annually adopt a five-year capital improvement program as part of its annual budget process.

CIE Policy 1.1.4:

The following schedule of capital improvements is hereby adopted. When it is determined that insufficient funding is available to fund a project in any year, the Town will amend its Schedule of Capital Improvements to reassign the project to another fiscal year.

Table 1: Schedule of Capital Improvements

Project Type & Name	Fiscal Year Costs / Funding Source				
	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Road Replacement F (2) [1]	622,500	229,500	238,680	248,227	258,156
Drainage Upgrades F (1), (3), (4) [1]	134,700	213,125	180,180(+)	180,180(+)	180,180(+)
<u>Income Fund Summary</u>					
General Reserves	228,077	230,358	232,662	234,988	237,338
Road Reserves	863,045	639,880	646,279	652,742	659,269
Stormwater Capital Fund	100,500	180,180	180,180	180,180	180,180
Stormwater Grants	20,250	57,937.50	73,500	73,500	73,500

LEGEND

F = Funded

U= Unfunded

(1) = Penny for Pinellas

(2) = Town Reserves

(3) = Town Enterprise Fund*

(4) = Grant

(+) = Plus rollover funds from previous year

[] = Priority

CIE Policy 1.1.5

Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

1. Project is needed to eliminate a proven or obvious hazard to public health and safety;
2. Project is needed to fulfill a legal commitment by the Town;
3. Project is needed to preserve, maintain, refurbish achieve full use of, or replace existing facilities;
4. Project will bring an existing facility into compliance with an adopted level-of-service standard;
5. Project will increase efficiency or use of existing facilities, prevents or reduces future improvement cost, or provides service to all residents equitably;
6. Project is needed to accommodate facility demands resulting from new development or re-development
7. Project furthers policies adopted in other elements of this plan
8. Project needed to serve development for which development order issued prior to adoption of this comprehensive plan
9. Project will increase the economic base or quality of life of the residents;
10. Budget impact of project, both capital and operating, will be considered and Committee will consider financial feasibility of project; and
11. Project will be reviewed for consistency with plans of other agencies having responsibility for public facilities within the jurisdiction.

CIE Policy 1.1.6

The Town shall ensure the availability of public facilities at adopted levels-of-service standards needed to serve developments for which development permits were issued prior to the adoption of this comprehensive plan. Such facilities shall be provided in keeping with guidelines for the evaluation and ranking of capital improvements established in this element.

CIE Policy 1.1.7

Efforts shall be made to secure grants or private funds on a continuing basis whenever available to finance the provision of capital improvements.

CIE Objective 1.2

The Town shall manage its debt in a manner that retains the integrity of its fiscal resources.

CIE Policy 1.2.1

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

CIE Policy 1.2.2

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

CIE Policy 1.2.3

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

CIE Policy 1.2.4

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

CIE Policy 1.2.5

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

CIE Objective 1.3

The Town shall utilize its fiscal resources to eliminate any identified existing deficiencies and ensure the provision of needed capital improvements for future development and redevelopment, through the site plan approval process, at adopted level-of-service standards as specified in the elements of this comprehensive plan.

CIE Policy 1.3.1

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

CIE Policy 1.3.2

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

CIE Policy 1.3.3

The Town shall, when appropriate, consider the adoption of additional impact fees in cooperation with other levels of government.

CIE Policy 1.3.4

The adopted levels-of-service standards for public facilities within the jurisdiction of the Town of Redington Beach shall be those adopted in the other elements of this Plan, which are:

- Infrastructure Element, Policy 1.1.1;
- Recreation and Open Space Element, Policy, 1.1.1; and Transportation Element, Policy 1.1.1.

CIE Objective 1.4

Public expenditures that subsidize development in the Coastal Storm Area shall be limited to those improvements included in the Conservation and Coastal Management Element.

CIE Policy 1.4.1

The Town shall expend funds in Coastal Storm Area only for the replacement and renewal of public facilities serving existing development.

CIE Objective 1.5

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

CIE Policy 1.5.1

The Town shall assess new development or redevelopment an equitable pro rata share of the costs to provide roadway improvements to serve the development or redevelopment.

CIE Policy 1.5.2

Developments or redevelopments shall be considered to have de minimis impact provided they comply with all of the following conditions:

1. Isolated vacant lots in predominantly residential areas, where single-family homes would be suitable, may be developed for single-family residential under the de minimis exemption.
2. The transportation impact of the development alone does not exceed one percent of the maximum service volume at the adopted level-of-service standard.
3. No impact will be considered de minimis, except as for single-family lots of record as stated above, if the sum of existing roadway volumes and the project volumes from approved projects on a roadway would exceed 110 percent of the maximum service volume of the adopted level-of-service standard.
4. No impact will be de minimis if it would exceed the adopted level-of-service standard of any affected designated hurricane evacuation route.

CIE Policy 1.5.3

The Town of Redington Beach shall maintain regulations within a monitoring system designed to ensure:

1. Continued application of level-of-service standards; and
2. Provision of required public facility capacity.

CIE Policy 1.5.4

The monitoring system shall be reviewed on an annual basis together with the review of the Capital Improvements Element and shall be updated as needed.

CIE Policy 1.5.5

The availability of public services and facilities to meet the needs of developments or redevelopments shall be deemed concurrent if the following conditions are met:

1. potable water, sanitary sewer, solid waste, or drainage facilities:
 - a. Shall receive development orders subject to the public facilities being in place at the time of issuance of the certificate of occupancy; or
 - b. The provision of the facilities is guaranteed in an enforceable development agreement pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place at the time of certificate of occupancy issuance.
2. Park and recreation facilities shall be in place or under construction within one year of development order issuance; and, acreage for parks shall be dedicated or acquired prior to issuance of a certificate of occupancy; or
 - a. Dedications of land and facilities or payment of the developer's fair share shall be committed by the time a notice to commence development is issued; or
 - b. The development order is issued conditioned on the necessary facilities and services scheduled to be in place or under construction not more than one year after certificate of occupancy issuance as provided in the Schedule of Capital Improvements; or
 - c. The necessary facilities are subject to a binding agreement which requires them to be in place or under construction not more than one year after certificate of occupancy issuance; or
 - d. When the development order is issued, the facilities and services are guaranteed in an enforceable development agreement stipulating that they will be in place not more than one year after the certificate of occupancy is issued.
3. Road facilities shall be in place or under construction at the time of issuance of the building permit; or

- a. The necessary facilities and services shall be in place or under construction not more than three years after the building permit issuance as provided in the Schedule of Capital Improvements; or
- b. The necessary facilities are listed in the first three years of the Florida Department of Transportation five-year work program; or
- c. The land owner has made a binding commitment to the Town to pay the fair share of the cost of providing transportation facilities necessary to serve the proposed development.

CIE Policy 1.5.6

The Town will contact Pinellas County Utilities prior to issuance of a building permit for development of vacant parcels to determine if adequate potable water supplies exist to serve the projected development.

CIE Policy 1.5.7

The Schedule of Capital Improvements shall contain the estimated commencement and completion dates of road projects.

CIE Policy 1.5.8

The elimination, deferral, or delay of construction of any road facility or service needed to maintain adopted level-of-service standards and which is listed in the Schedule of Capital Improvements shall require amendment of the comprehensive plan.

3.10 PUBLIC SCHOOLS FACILITIES ELEMENT

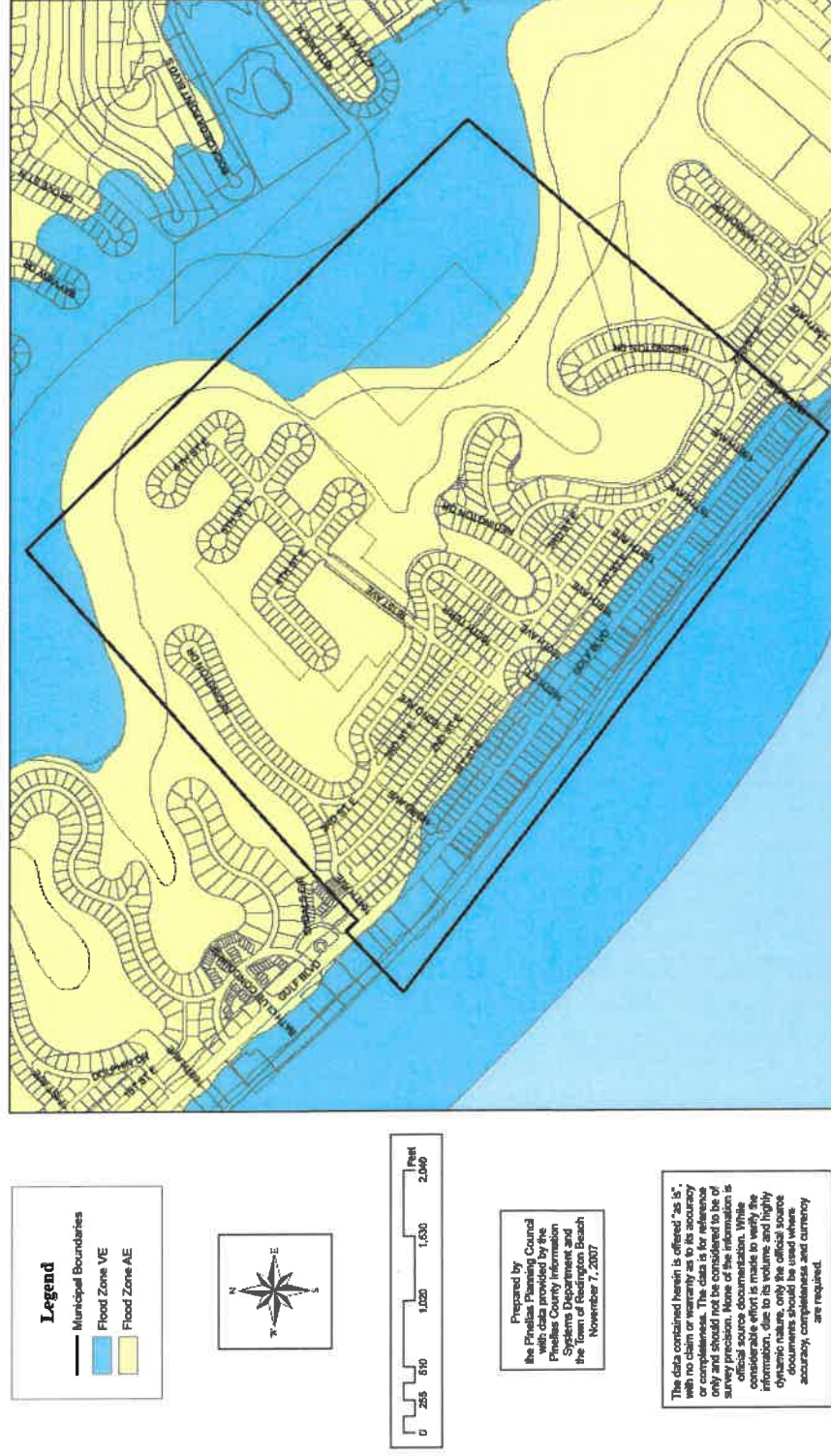
Redington Beach is exempt from the PSFE.

3.11 MAPS

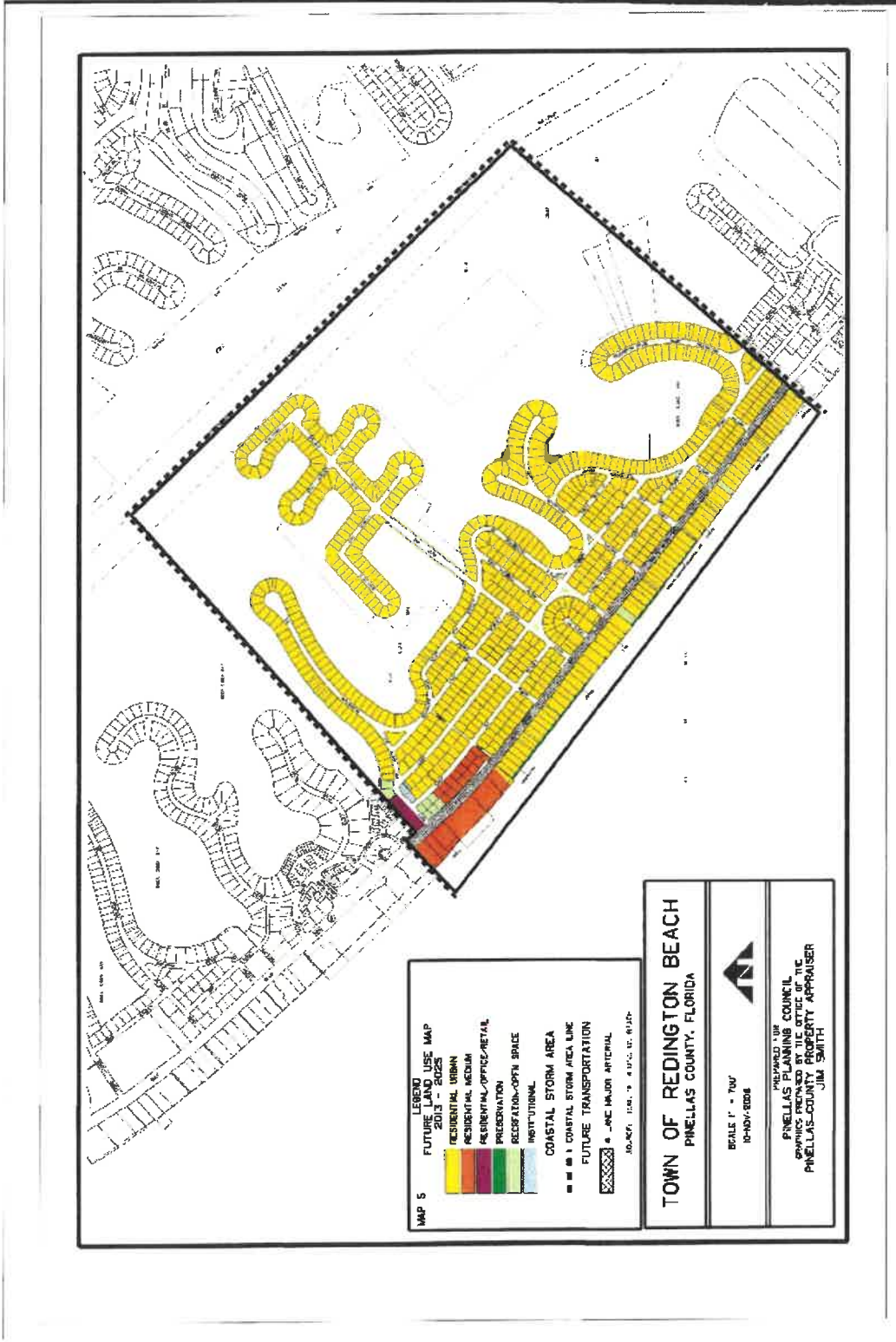
Map 3, Floodplain Map

Map 5, Future Land Use and Transportation Map

Town of Redington Beach
Map 3: Floodplain Map Through 2025



Town of Redington Beach
Map 5: Future Land Use and Transportation Map



**Comprehensive Plan
Data and Analysis Document**

TOWN OF REDINGTON BEACH 2008 COMPREHENSIVE PLAN

Data and Analysis Document



**Prepared by
The Gail Easley Company
in conjunction with the
Pinellas Planning Council**

December 16, 2008

ACKNOWLEDGEMENTS PAGE

Mayor
James “Nick” Simons

Board of Commissioners
Mark Deighton, Vice Mayor
David Drillick, Commissioner
Michele Fox, Commissioner
Fred Steiermann, Commissioner

Town Planning Board
And Local Planning Agency

Ed Fernandez, Chairman
Hieu T. Bui
James Goldschmidt
Thomas Morris
Dianne Oeste
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Michael Del Vecchio

December 2008

**Town of Redington Beach 2008 Comprehensive Plan
Data and Analysis**

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**Town of Redington Beach 2008 Comprehensive Plan
Data and Analysis**

4.0 DATA AND ANALYSIS

4.1 OVERVIEW AND RELATIONSHIP TO EXISTING DATA AND ANALYSIS

The Town of Redington Beach adopted its comprehensive plan in 1989. The Town was not required to prepare an Evaluation and Appraisal Report (EAR) during the 1990s. Therefore, the Evaluation and Appraisal Report adopted on March 6, 2007 was the first comprehensive plan evaluation since the original adoption. The EAR was found sufficient on June 1, 2007. This EAR-based amendment updates the data and analysis of the comprehensive plan based upon the recommendations of the EAR. Unless specifically provided and updated herein, the Town will rely on the definitions provided in Chapter 9J-5, Florida Administrative Code, and the data and analysis from the 1989 comprehensive plan.

4.2 FUTURE LAND USE ELEMENT

4.2.1 Introduction

Data and analysis for the Future Land Use Element (FLUE) includes an updated population projection for the new planning timeframes of 2013 and 2025, an existing land use inventory, and a projection of future land use needs to meet the needs of the citizens of Redington Beach during the planning timeframes. Data and analysis on coastal high hazard areas and hazard mitigation planning are provided in more detail in the Coastal Management and Conservation Element.

4.2.2 Population

The permanent population in Redington Beach declined by 169 people between the 1980 and 2000 censuses. Historically, the town's population shows an uneven pattern of population increase and decrease. While the Pinellas County population projections show the town's population declining through the year 2010, the Bureau of Business and Economic Research estimates that the April 1, 2007 population was 1,597, an increase of 58 since the 2000 census. An increase of 75 people through the year 2025 is anticipated based on the remaining single-family and multifamily vacant lots, using 2.13 persons per housing unit.

The Town has chosen the years 2013 and 2025 as its new planning timeframes. Population projections have been updated and are found in Table 1. These population projections replace the information in the existing Future Land Use Element data and analysis. See Appendix D for the population projection methodology.

Table 1: Town of Redington Beach Population Projections

Year	2000	2007	2013	2020	2025
Population	1,539	1,597	1,622	1,651	1,672

Source: Bureau of Economic and Business Research and The Gail Easley Company, 2007.

4.2.3 Existing Land Use

The Existing Land Use Map, Map 1, shows the existing land uses in Redington Beach as of November 2007. The existing land use acreages have been updated and are summarized in Table 2 to replace the information in the Future Land Use Element data and analysis. Single-family residential uses comprise the majority of the land use, at almost 90 percent of the total land area. Submerged lands, water, and rights-of-way are not included as part of the land area. Approximately five percent of the land is used for duplex, triplex, or multifamily uses, leaving less than six percent of the land in public use, for open space or preservation, and for commercial uses. Approximately two percent of the town's land area is vacant.

All land that is currently vacant or undeveloped was the subject of a suitability analysis when the plan was originally adopted in 1989. Therefore, there is no need to repeat the analysis. Land which was developed at the time of plan adoption and became vacant was already determined suitable in order to accommodate development. Land which was vacant at the time of plan adoption and which remains undeveloped is still subject to the suitability analysis previously conducted.

Table 2: Existing Land Uses, 2007

Land Use Description	Acres	Percent¹
Single-family Residential	139.6	89.3
Duplex/Triplex	0.9	0.6
Multifamily Residential	6.5	4.1
Commercial	1.0	0.6
Public/Semi-public	0.3	0.2
Recreation/Open Space	4.0	2.6
Vacant	3.1	2.0
Conservation/Preservation	1.0	0.6
Subtotal	156.4	100.0
Submerged Lands	46.8	
Right-of-Way	49.1	
Other Water Within Municipal Limits	230.1	
Total	482.4	

Source: Pinellas Planning Council, November 2007

¹ Percentage of land area excluding submerged land, water, and right-of-way.

4.2.4. Future Land Use

A. Future Land Use and Transportation Map

The Future Land Use and Transportation Map includes two residential categories, a mixed use category, and three categories for public/semi-public uses. Table 3 is a summary of the acreage per category as calculated from the Future Land Use and Transportation Map. These acreages exclude submerged land, water, and rights-of-way consistent with the *Countywide Plan Rules*. The goals, objectives, and policies for the land use categories are amended to include expanded definitions, residential densities, and intensity standards for the non-residential categories. Additional changes are made to include location characteristics for establishing land use categories that are consistent with the *Countywide Plan Rules*. There are no changes proposed in the distribution and location of uses on the Future Land Use and Transportation Map.

B. Future Land Use Projections

Redington Beach is substantially built-out with no possibility for annexation. The town is a residential, low-rise community with the stated intent of remaining a primarily residential community. Roads, stormwater, and water and sewer infrastructure, and other utilities were in place at the time the 1989 Plan was prepared and adopted. While upgrades have occurred, the basic configuration of the town is already established. Based on the built-out character of the town and the inability to annex additional land, no forecast of land for new development is needed.

Table 3: Future Land Uses

Land Use Description	Acres	Percent ¹
Residential Urban (0 – 7 units per acre)	143.0	91.8
Residential Medium (0 – 15 units per acre)	7.6	4.9
Residential/Office/Retail	0.8	0.5
Preservation	1.1	0.7
Institutional	0.3	0.2
Recreation/Open Space	3.0	1.9
Subtotal	155.8	100.0
Right-of-Way	49.1	
Water Within Municipal Limits	277.0	
Total	481.9	

Source: Pinellas Planning Council, November 27, 2007 based on data from the Pinellas County Property Appraiser's Office.

¹ Percentage of land area excluding submerged land, water, and right-of-way.

Note: The difference in the GIS systems resulted in an insignificant difference in the acreage calculations in the Existing Land Use and the Future Land Use Data.

4.2.5 Coastal High Hazard Area

An updated map, Map 7, Coastal High Hazard Area, shows the coastal high hazard areas (CHHA) based on the SLOSH model. This map is provided in the Coastal Management and Conservation Element as part of the data and analysis. The Town of Redington Beach will continue to use the Pinellas Planning Council *Countywide Plan Rules* that define the CHHA for regulatory purposes. The boundary line established for such regulatory purposes has been renamed the Coastal Storm Area. This Coastal Storm Area consists of the area within the CHHA, the area within the velocity zone, areas that are surrounded by the CHHA, and islands that are connected to the mainland by bridges or causeways. The CHHA boundary (titled the Coastal Storm Area on the Future Land Use Map) as adopted by the PPC is legally binding on the Town. This line is depicted on the Future Land Use and Transportation Map and is the boundary line used in determining whether increases in density or intensity are appropriate. Therefore, the goals, objectives, and policies will refer to the Coastal Storm Area rather than the CHHA.

4.2.6 Electric Distribution Substations

There are no electric substations within the town and the town has no vacant parcels large enough to accommodate one. However, consistent with state law, the Town will adopt a policy that ensures that new substations are permissible in all land use categories. State law provides that electric substations may be excluded from preservation, conservation, and historic preservation categories. The Town does not have either an historic preservation or a conservation land use category; therefore, new electric substations will be permissible in all future land use categories except for preservation. A new policy will be proposed to recognize the requirements of state law.

4.2.7 Consistency with PPC *Countywide Plan Rules*

The Pinellas Planning Council prepared a *Review of Local Government Future Land Use Plans and Land Development Regulations for Consistency with the Countywide Rules*, also known as the *Countywide Plan Rules*, effective January 2007. The following changes are made to ensure consistency between the Town's comprehensive plan and the *Countywide Plan Rules*.

1. The Future Land Use Element, Policy 1.8.4, is amended to specify that public road rights-of-way and submerged land are excluded from density calculations. This change is carried through in the acreage calculations for both the Existing and Future Land Use and Transportation maps.
2. The Future Land Use Element, Policy 1.8.3, regarding the land use category for mixed use development is amended to state how the overall density and intensity of use is measured. This means that the number of residential units per acre and the floor area ratio for nonresidential uses are allocated to specific portions of the gross land area of the property being developed.
3. The Future Land Use Element, Policy 4.1.1, is amended to state that, per Chapter 88-464, Laws of Florida, the town's land development regulations shall contain density and intensity standards and other standards consistent with the *Countywide Plan Rules*, including criteria and standards for nomenclature, continuum of plan classifications and categories, use and locational characteristics, map delineation, other standards, and special rules. In addition, Future Land Use Element Policy 1.8.1 is amended to include objectives and policies that clearly define the land use categories consistent with primary and secondary use characteristics in the *Countywide Plan Rules* and to identify appropriate density and intensity standards for each land use category. The other objectives and policies are reorganized to accommodate this change.

4.2.8 Hazard Mitigation and Evacuation Plans

The Town is a signatory to the *Pinellas County Local Hazard Mitigation Strategy Plan* which was adopted in 2004. The plan indicates that Redington Beach is likely to experience threat, effect, or reoccurrence of coastal erosion, coastal flooding, flooding due to rainfall, tropical storms, and minor and major hurricanes. Further discussion of hazard mitigation and evacuation plans is contained in the data and analysis for the Conservation and Coastal Management Element.

4.3 TRANSPORTATION ELEMENT

Except for traffic volumes, the information contained in the 1989 transportation data and analysis continues to be applicable. Some minor modifications to objectives and policies will address current agency references and ensure consistency with the requirements for a Transportation Element as compared to the adopted Traffic Circulation Element.

4.3.1 Existing Transportation System

As stated in the 1989 data and analysis, the only major highway facility in the town is Gulf Boulevard (SR 699) which runs north and south the length of the barrier islands. Residents of Redington Beach must go either north or south of the town to reach routes to the mainland. All other facilities are classified as local streets. Gulf Boulevard is designated as a regional facility and as the hurricane evacuation route. The adopted level-of-service standard for this roadway is "D" and was operating at a level of service "A" in 2006.

Table 4: 2006 Roadway Inventory

Facility	Maintenance Responsibility	Functional Classification	Road Type	AADT	Peak Hour volume	Peak Hour Capacity	V: Cap Ratio
Gulf Boulevard (SR 699)	State	Signalized Arterial	4-lane divided	18,053	943	1,523	62

Source: 2006 Level of Service Report, Pinellas County Metropolitan Planning Organization.

4.3.2. Future Land Use and Transportation Map

With only one designated arterial roadway, the future transportation system has been identified on the Future Land Use and Transportation Map. No scheduled improvements have been identified in the Metropolitan Planning Agency Transportation Improvement Program for Fiscal Years 2007/08 – 2011/12.

4.4 HOUSING ELEMENT

4.4.1 Inventory and Analysis

A. Housing Units by Type

Based on the 2000 Census, it is estimated that the total number of housing units in Redington Beach reached 1,002 as of April, 2000. Approximately 80 percent of the town's current housing stock is single-family homes, with the remainder (20 percent) being in multifamily use. The distribution of housing units by type is shown in Table 5 below. Although the 2000 census shows that there are five mobile homes within Redington Beach, there are no mobile homes within the town limits.¹

Table 5: Housing Units by Type, 2000

Unit Types	Redington Beach*		Pinellas County*	
	<i>Number of units</i>	<i>Percent of total</i>	<i>Number of units</i>	<i>Percent of total</i>
Single-family	799	80	237,138	50
Multifamily	198	20	194,171	40
Mobile Home	5	0	50,264	10
Total Housing Units	1,002	100	481,573	100

Source: U.S. Census Bureau, 2000

* Estimates for housing units by type, tenure, and value are calculated separately, and may not equal estimates for total housing units.

B. Housing Units by Tenure

The 2000 U.S. Census reported that 645 units, or 65 percent, of the town's occupied housing stock is owner-occupied, and approximately 8 percent is renter-occupied. These figures indicate that 263 units, or 27 percent of all housing units, are unoccupied or counted as seasonal units. The households by tenure are shown in Table 6.

¹ Town of Redington Beach, 2007. Visual survey, November 2007.
December 16, 2008

Table 6: Households by Tenure, 2000*

Tenure	Redington Beach**		Pinellas County**	
	<i>Number of units</i>	<i>Percent of total</i>	<i>Number of units</i>	<i>Percent of total</i>
Owner-Occupied	645	65	293,866	61
Renter-Occupied	79	8	121,102	25
Vacant	263	27	66,605	14
Total Households	987	100	481,573	100

Source: U.S. Census Bureau, 2000

* Includes only permanent, non-seasonal housing units.

** Estimates for housing units by type, tenure, and value are calculated separately, and may not equal estimates for total housing units.

C. Housing Units by Year Constructed

A substantial number of homes over 30 years old comprise the housing stock of the town. Approximately 66 percent of the existing units were built between 1940 and 1969. By 2000, there were at least 25 homes located within the town which were built more than 50 years ago. The second largest period of housing construction activity occurred between 1970 and 1999 when 31 percent of all housing units were added to the housing stock. Minimal construction activity has taken place in the past seven years due to the fact that the town is almost completely built out. See Table 11 for a summary of residential construction occurring since 2000. Redington Beach is a relatively low-density community with emphasis placed on single-family homes rather than multifamily units.

Table 7: Housing Units by Year Constructed, 2007

Year Constructed	Redington Beach		Pinellas County	
	<i>Number of units</i>	<i>Percent of total</i>	<i>Number of units</i>	<i>Percent of total</i>
2000-2007 ¹	14	1	22,407	4
1970-1999 ²	315	31	284,422	57
1940 to 1969 ²	662	65	177,398	35
1939 or earlier ²	25	3	19,753	4
Total Housing Units	1,016	100	503,980	100

Source: ¹ Pinellas County Building Department, 2007. Units counted for certificates of occupancy issued through March 31, 2007.

² U.S. Census Bureau, 2000

D. Cost and Value of Housing

In 2000, the median monthly gross rent for renter-occupied non-condominium housing units in Redington Beach was \$1,044 as reported in the U.S. Census. The median value of owner-

occupied housing units for the town was \$173,100 in 2000, as reported in the 2000 U.S. Census. Both renter and owner-occupied units are more costly than those of the county as a whole.

Table 8: Cost and Value of Housing, 2000

Ownership	Redington Beach	Pinellas County
	2000	2000
Median Gross Rent	\$1,044	\$616
Median Value of Owner-Occupied Units	\$173,100	\$96,500

Source: U.S. Census Bureau, 2000

E. Households by Housing Costs

The level of family income serves as a determining factor in the choice of decent affordable housing. As defined in Section 420.004(3), Florida Statutes, a family is considered to be cost burdened if the cost-to-income ratio exceeds 30 percent. According to the 2000 U.S. Census, there were 29 renter-occupied households paying 30 percent or more of their income for rent. This number represents approximately three percent of all households in Redington Beach. The Census also reported that 214 owner-occupied households, or 22 percent, paid 30 percent or more of their income for mortgage costs. Table 9 demonstrates the cost-to-income ratio for all units. Given the town's location on the barrier island and the limited amount of vacant land, the greater land and housing costs are not unexpected.

Table 9: Households by Housing Costs, 2000

Households	Redington Beach	Pinellas County
	2000	2000
Renter-occupied households paying 30% or more of their income for rent	29	48,339
Owner-occupied households paying 30% or more of their income for mortgage costs	214	50,169

Source: U.S. Census Bureau, 2000

F. Substandard Housing Conditions

The measures of interior housing conditions that may be considered substandard are identified in the 2000 U.S. Census. These measures include complete plumbing for exclusive use, complete kitchen facilities, central heating, and overcrowding. As defined by the census, a dwelling unit containing more than 1.01 persons per room is overcrowded. It is possible that more than one of these conditions may appear in the same housing unit; in addition, housing in this area of Florida is not considered substandard if central heating is lacking. The findings of interior substandard housing conditions are summarized in Table 10.

A windshield survey of Redington Beach on November 27, 2007 shows that the housing stock is generally of standard construction and in good repair. This visual survey supplements data from the U.S. Census Bureau.

Table 10: Substandard Housing Conditions, 2000

Substandard Units	Redington Beach		Pinellas County	
	<i>Number of units</i>	<i>Percent of total</i>	<i>Number of units</i>	<i>Percent of total</i>
Units Lacking Complete Plumbing*	0	0	1,232	7
Units Lacking a Complete Kitchen*	4	14	2,111	12
Units Lacking Heat**	4	14	2,946	17
Overcrowded Units†**	20	71	11,276	64
Total	28	100	17,565	100

Source: U.S. Census Bureau, 2000

* Calculated for all housing units.

** Calculated for occupied housing units.

† As defined by the U.S. Census Bureau, a dwelling containing more than 1.01 persons per room is overcrowded.

G. Subsidized Rental Housing, 2006

There are no subsidized rental housing units in the Town of Redington Beach.²

H. Residential Group Homes, 2006

There are no licensed group homes in Redington Beach.³

I. Mobile Home Parks, 2001

Redington Beach has no mobile homes, mobile home parks or mobile home subdivisions.⁴

J. Historically Significant Housing, 2006

Redington Beach has no historically significant housing listed in the National Register of Historic Places or the Florida Master Site File, and no local designations.

K. Housing Construction Activity

Housing construction activity is recorded by the Pinellas County Building Department which provides building permitting and inspections for the town. The building permit data provided to the town shows that the majority of permits issued are remodeling and additions. Table 7 is a summary of the demolitions and new construction for both single-family and multifamily units. The units counted as new construction are those for which a certificate of occupancy was issued prior to April 1, 2007. The majority of new construction was completed in 2002 and 2003. The

² Assisted Housing Inventory.

³ Florida Department of Children and Family Services, 2006.

⁴ Federation of Manufactured Home Owners of Florida, October 2001.

total net new construction, 14 units, was added to the housing total in Table 7, Housing Units by Year Constructed, 2007. According to the data, there were no conversions from duplex or multifamily to single family or the reverse.

Table 11: Housing Construction Activity – Redington Beach, 2000-2007

Units	New Units ¹	Conversions	Demolitions ²	Net New Construction
Single-family	20	0	12	8
Multifamily	6	0	0	6
Total Units	26	0	12	14

Source: Pinellas County Building Department, October 2007.

¹ New units are those for which certificates of occupancy were issued between April 1, 2000 and March 31, 2007. ² Single-family residential units only.

L. Seasonal and Tourist Housing Units

According to the 2000 U.S. Census, Redington Beach had 223 housing units used for seasonal, recreational, or occasional use, but no motel or hotel units. Currently, there are 36 units that are categorized as motel/condo units that are occupied as seasonal, recreational, or occasional use units.⁵

Table 12: Seasonal and Tourist Housing Units, 2000

Units	Redington Beach	Pinellas County
	<i>Number of units</i>	
Housing Units Held for Seasonal, Recreational, or Occasional Use	223	34,111
Hotel and Motel Units	0	0
Total Seasonal and Tourist Units	223	34,111

Source: U.S. Census Bureau, 2000

4.4.2 Analysis of Housing Data

A. Projection of Households by Size and Income Range

Households had an average of 2.13 persons as reported by the 2000 census. No distribution by number of persons per household was available. The median household income in 2000 was \$54,830. The projection of household by income range is presented in Table 13.

⁵ Appendix C, Multifamily housing inventory, October 2007.
December 16, 2008

Table 13: Estimated and Projected Number of Households by Income Range*

Income Ranges	2005		2013		2025	
	<i>Number of Households</i>	<i>Percent of Total</i>	<i>Number of Households</i>	<i>Percent of Total</i>	<i>Number of Households</i>	<i>Percent of Total</i>
Less than 80 percent of the median	227	32.0	244	33.7	271	37.0
Moderate	152	21.4	153	21.1	156	21.3
Above Moderate	330	46.6	327	45.2	306	41.7
Total Households	709	100	724	100	733	100

Source: U.S. Census 2000;

Town of Redington Beach, 2007.

* Calculations are for permanent, non-seasonal households only.

B. Projected Housing Units by Type

Due to the built-out character of the community and limited amount of vacant or undeveloped land remaining, the number of additional residential units that will be constructed is minimal. At the time the existing land use map was prepared in November 2007, 16 platted single-family residential lots remained in the town;⁶ nine multifamily lots were vacant. New development is anticipated on the vacant lots; otherwise, development will occur as existing structures are replaced with new construction.

The existing ratio of housing unit types is expected to remain virtually unchanged over the planning period, based on 16 vacant single family lots and approximately 19 potential multifamily units. The inventory of multifamily housing in Appendix B shows that Redington Beach had 243 multifamily housing units as of November 2007. Based on the acreage of multifamily land uses in the existing land use table, these 243 units are constructed on 6.5 acres. The existing built density for all multifamily units is approximately 37 units per acre. Because the adopted residential density is a maximum of 15 units per acre, if multifamily units are voluntarily removed, fewer units can be constructed in their place.

⁶ Visual survey, November 27, 2007.
December 16, 2008

Table 14: Estimated and Projected Housing Units by Type*

Housing Type	2007 # of Units	2013 # of Units	2020 # of Units	2025 # of Units
Single-family	759	764	770	775
Multifamily	243 ¹	249	256	262
Mobile Homes	0	0	0	0
Total Units	1,002	1,013	1,026	1,037

Source: Town of Redington Beach and The Gail Easley Company, 2007.

* Calculations are for permanent, non-seasonal households only

¹ Based on inventory of multifamily units in Appendix B.

C. Projected Housing Units by Tenure

The occupancy of the projected housing units is anticipated to remain in the current proportions of owner-occupied, renter-occupied, and vacant or seasonal units.

Table 15: Projected Housing Units by Tenure

Housing Tenure	2007 # of Units	2013 # of Units	2020 # of Units	2025 # of Units
Owner-Occupied Units	655	663	670	678
Renter-Occupied Units	80	81	82	83
Vacant Units	267	269	274	276
Total Units	1,002	1,013	1,026	1,037

Source: Pinellas Planning Council, based on Pinellas County Planning Department projections, 2007.

D. Affordable and Workforce Housing

The Town recognizes the importance of providing locations for affordable housing and workforce housing. However, Redington Beach is located on a barrier island, and the Town does not have the ability to increase residential densities. In addition, the lack of vacant land within the jurisdiction limits its ability to include more residential units except for the vacant lots or conversions from office or community retail to residential uses. Within Pinellas County, the Housing Finance Authority of Pinellas County is a regional agency that helps families and individuals in Pinellas, Pasco, and Polk Counties purchase their first home. The Housing Finance Authority also has a variety of programs to assist public safety workers, teachers, and health care workers with housing down payment and mortgage assistance.

4.5 INFRASTRUCTURE ELEMENT

4.5.1 Stormwater Drainage

A. Stormwater

The Town adopted a *Watershed Management Plan* that contains proposed stormwater projects separated into six phases. This plan was developed through partnership with the Southwest Florida Water Management District (SWFWMD) and includes a cooperative funding agreement for fifty percent of the costs. Redington Beach has thirty-seven outfalls into Boca Ciega Bay, many of which are undersized. The intent of the *Watershed Management Plan* is to assess the existing conditions and to recommend modifications or solutions to relieve extreme conditions. Assessment of the existing storm sewer systems will determine pipe replacement or additional piping needed to meet the level of service criteria.

Map 9 is an illustration of the stormwater phasing plan that began in November 2004. Phases I and II are complete. All phases of this project include under-drains in various locations, upgrading of existing drains, and the addition of new drains, drop inlet structures, and outfall pipes. Several manatee prevention devices are included in some of the large outfall pipes to prevent entrapment. The SWFWMD is a partner in the stormwater projects and provides fifty percent of the costs through matching grants. The SWFWMD grant award for completion of Phase III is project #L715. The design component of the award, as revised, is # 06C00000001-A. The construction component is #07C00000002. Money expended in the construction of the agreed upon project known as Phase III is reimbursed to the Town. The Town submits its expenditures to SWFWMD and receives a reimbursement of 50 percent of the total cost. Phase III of the stormwater management program began in February 2008. The project was 80 percent complete by the end of the 2007/08 fiscal year, with a carry-over of project funding. Phase III is scheduled for completion at the end of November 2008.

During budget hearings in August and September 2008, the Town Commission deferred the remaining three phases of the stormwater management program until the Town's finances permit continued improvements.

B. Level-of-Service Standard

When the comprehensive plan was adopted in 1989, there was no master drainage plan for Redington Beach. The comprehensive plan established the level-of-service standard for drainage as a 10-year frequency, 60-minute storm event. The Town implements a storm design requirement that is consistent with its municipal code requirements and achieves a post-development retention similar to the pre-development conditions. The water quality policies are updated to recognize the County's level-of-service standard and to include the additional 50 percent treatment required before stormwater can be discharged into the Boca Ciega Bay, an Outstanding Florida Waterway. Additional changes to the policies regarding stormwater management are provided to ensure current dates and compliance with the *Watershed Management Plan*.

4.5.2 Potable Water

A. Water Supply Facilities Work Plan

The potable water portion of the 1989 comprehensive plan, Section D, is supplemented with this *Water Supply Facilities Work Plan*. Each resident of Redington Beach receives all potable water supplies, treatment, and distribution from Pinellas County Utilities. Through an interlocal agreement and master water supply contract, Tampa Bay Water, the regional water supply authority, provides all the potable water needed by its six member governments, including Pinellas County Utilities as an operational entity within Pinellas County. Through the agreement and contract, "Tampa Bay Water is obligated to meet the current and future water needs of its member governments. In order to meet these needs, Tampa Bay Water owns and operates water supply facilities including wellfields, surface water withdrawals, a seawater desalination facility, treatment facilities, storage facilities such as the off-stream reservoir, pumping stations, and transmission mains." (*Regional Water Supply Plan*, pg. 8)

No proportional capacities are calculated for individual retail water customers by Tampa Bay Water or the Southwest Florida Water Management District (SWFWMD). The potable water demand for residents of Redington Beach is included in the aggregate demand data and projections for Pinellas County Utilities, the potable water service provider. The County's water demand projections are included in Appendix G. This water demand data is the best available data. The population projections used by the SWFWMD are essentially the same as the county projections that include seasonal and tourist data.

The Town limits are the entire service area. The Town is served by Pinellas County Utilities; there are no other providers.

B. Potable Water Facility Capacity, Projected Demand, Surplus, or Deficits

Redington Beach relies on the data and analysis contained in the *Pinellas County Comprehensive Plan* Water Supply Element, adopted on March 18, 2008 for the appropriate data and analysis for the water supply work plan. The County adopted a Ten-Year Water Supply Facilities Work Plan that is included with this data as Appendix E.

In addition, see the attached June 13, 2007 letter in Appendix G that is provided for support documentation. This letter states that the Town of Redington Beach is included within the Pinellas County Water Demand Planning Area and includes the updated *Ten-Year Water Supply Facilities Work Plan*. Also included in Appendix G is a table showing the projected water demands for the Pinellas County water demand planning area. This table includes the projected water demand for Redington Beach for 2010 and 2020.

C. Conservation and Reuse

1. Inventory of Reuse Water Service Providers: Reclaimed water is available to Redington Beach residents as retail customers of Pinellas County Utilities.
2. Conservation and Reuse Practices and Regulations: Water conservation measures are consistent with those implemented by Pinellas County. This includes enforcement of water use restrictions during declared water shortage emergencies, water saving plumbing devices, and use of reclaimed water for irrigation. The Town has also adopted water conservation policies within its comprehensive plan: Infrastructure Policies 1.2.1, 1.2.2, 1.2.3, & 1.2.4 and CCME Policy 1.1.2.

D. Alternative Water Supply Projects

The *Regional Water Supply Plan* contains alternative water supply options. Because the wholesale potable water supply is provided by Tampa Bay Water, the required water supply projects are selected and implemented by that agency. The selected projects, approved by the Tampa Bay Water Board, are then incorporated into the *Master Water Plan*. The Tampa Bay Water Board selected the Downstream Enhancements Phases A/B for System Configuration II of the Master Water Plan for implementation. These enhancements meet the region's water needs through 2017 (*Special District Public Facilities Report*, 4). No individual water supply project is selected by Redington Beach.

E. Financing

The capital costs for water supply development projects are the responsibility of Tampa Bay Water. Such costs are recaptured through the sale of water to Pinellas County Utilities, and through them, by Redington Beach. Funding mechanisms are identified in the *Special District Public Facilities Report* (5). The *Pinellas County Water Supply Work Plan* includes costs for distribution, transmission, treatment, and associated facilities. See Table E-1 in Appendix E for the Pinellas County adopted 10-Year Water Supply Facilities Work Plan. These costs are shared by Redington Beach retail customers.

F. General Performance of Existing Facilities and Adequacy of Adopted Level-of-Service

1. General Performance: The *Special District Public Facilities Report* includes a summary of the existing Tampa Bay Water facilities on Table I, Existing Water Supply Facilities (7), and Table II, Existing Pipelines (10). Pinellas County facilities are described in the Water Supply Element of the *Pinellas County Comprehensive Plan*.
2. Pinellas County adopted a *Ten-Year Water Supply Facilities Work Plan*. That work plan is included in Appendix E and in Appendix G.
3. Level-of-Service Standards: The Town of Redington Beach will coordinate its level-of-service for potable water with the level-of-service standard adopted by Pinellas County for its retail customers. These standards are shown in the table below:

Table 16: Pinellas County Projected Potable Water Level-of-Service Standards

Year	2005	2015	2020	2025
Gallons per capita per day (gpcd) ¹	120	120	115	115

Source: ¹ Pinellas County Planning Department, Exhibit B., Capital Improvements Element. October 16, 2007 edition, adopted March 18, 2008.

4.5.3 Solid Waste

The responsibility for legally disposing of the solid waste remains with Pinellas County through the 1975 *Solid Waste Disposal and Resource Recovery Act*. The town's solid waste generation is primarily from residential uses and some commercial uses. For the year 2005, 1,235 tons of solid waste were collected (3.38 tons per day). Based on the Bureau of Economic and Business Research estimated population of 1,545, the total solid waste collection equaled approximately 4.4 pounds per person per day. This estimated waste volume is well below the county's level-of-service standard of 7.1 pounds per capita per day. The Town has an exclusive franchise

agreement with Waste Management, Inc. for solid waste and yard trash removal. As a strategy to reduce the solid waste stream, curbside recycling is encouraged with a once weekly pick up of paper and aluminum materials.

4.5.4. Sanitary Sewer

The Town is a retail customer of Pinellas County for the provision of sanitary sewer services. At the time the plan was adopted in 1989, the Town owned and maintained the sanitary sewer lines within its municipal boundaries while the county received and treated the wastewater. Currently, Pinellas County owns and operates the entire sanitary sewer system. There are no septic tanks in use in the town, nor will they be permitted in the future. A reclaimed water transmission line was installed as part of the reconstruction project along Gulf Boulevard in 2006, thus providing an additional means of conserving potable water supplies within the town and the region. Because Pinellas County Utilities is responsible for the town's wastewater treatment, the Town will adopt a level-of-service standard that is consistent with the County's adopted level-of-service standard for the South Cross Bayou Wastewater Reclamation Facility, where the effluent is treated.⁷

4.6 CONSERVATION AND COASTAL MANAGEMENT ELEMENT

There are no major issues in the Evaluation and Appraisal Report pertaining to conservation and coastal management. However, an update to the data and analysis is required to address the new statutory definition of the coastal high hazard area. An updated map is provided to depict the area defined by the Sea, Lake, and Overland Surge from Hurricanes (SLOSH) model. However, as discussed in Section 4.2.5 of future land use data and analysis, the more restrictive boundary required by the Pinellas Planning Council *Countywide Plan Rules* will continue to be enforced in Redington Beach. This boundary line will be depicted on the Future Land Use and Transportation Map. All objectives and policies pertaining to hazard mitigation and hurricane evacuation are being consolidated into this element.

4.6.1 Hazard Mitigation

The Pinellas County Local Mitigation Strategy provides an analysis of vulnerability to various types of hazards. As a municipality located on a barrier island, Redington Beach has a high vulnerability to coastal erosion and flooding, to minor hurricanes and tropical storms, and to major hurricanes. In addition, the town has a moderate vulnerability for flooding from rainfall, severe winter storms, tornadoes, and hazardous materials spills. The probability for hurricanes in Pinellas County as a whole is high and greater surges are expected than indicated by the Saffir/Simpson Hurricane Scale. The Town participates in the National Flood Insurance Program.

The local mitigation strategy establishes goals for public education, protection of property and infrastructure, and coordination of mitigation efforts. Additional objectives and policies are contained in the Conservation and Coastal Management Element and the Intergovernmental Coordination Element for consistency with the goals and objectives of the mitigation strategy. Some objectives and policies in the Future Land Use Element now address mitigation and will be relocated to this element.

⁷ Pinellas County Planning Department, Capital Improvements Element, Exhibit B, adopted March 18, 2008.
December 16, 2008

4.6.2 Hurricane Evacuation Planning

The *Tampa Bay Regional Hurricane Evacuation Study* addresses the counties of the region but does not organize data by municipality. For purposes of coordinating evacuation activity, however, the Town will continue to coordinate with Pinellas County Emergency Management regarding voluntary and mandatory evacuations. The town does not have any special needs populations that require additional services during an evacuation. There are no group homes, mobile homes, nursing homes, or hospitals within the town limits.

Objectives and policies pertaining to hurricane evacuation are updated to ensure consistency with the 2006 hurricane study and coordination with countywide emergency management requirements. All objectives and policies pertaining to hazard mitigation and hurricane evacuation are consolidated in the Conservation and Coastal Management Element.

4.6.3 Floodplain Map

Another item updated for the Town is the floodplain map, identified as Map 3 to correspond to the map numbers in the original data and analysis. This map depicts the 100-year floodplain in Redington Beach. The Floodplain Map is also adopted as a required part of the Future Land Use Map series.

4.6.4 Commercial Working Waterfronts and Recreational Waterfronts

The Town of Redington Beach does not have any working waterfronts. There are six public beach access areas for the Gulf of Mexico and two public parks on Boca Ciega Bay. There are no public boat ramps within the town limits. These public access areas are shown as Recreation /Open Space on the Existing Land Use Map and the Future Land Use and Transportation Map.

4.7 RECREATION AND OPEN SPACE ELEMENT

The Gulf of Mexico and Boca Ciega Bay are considered as recreational and open space facilities. While the town has parks and public access to both the Gulf of Mexico and Boca Ciega Bay, there are no public boat ramps within the town limits. Recreation and Open Space Element policies 1.6.1 through 1.6.3 address both access and signage. Policies 1.10.6 and 1.10.7 in the Conservation and Coastal Management Element address the need to maintain, and improve beach access. Therefore, no changes are needed to the goals, objectives, and policies.

4.7.1 Inventory of Recreation and Open Space

Since the inventory of recreation and open space was compiled in 1988, the Town has not added any land area. However, improvements to Friendship Park have been completed as well as additions to the playground equipment at Town Park. The Town's current level-of-service standards include types of parks, acreage for open space, beach access, and various facilities. There are no deficiencies in the Town's adopted level-of-service standards.

Table 17 in this document replaces the inventory of existing parks and open space within the data and analysis of the adopted Plan.

4.7.2 Level-of-Service Standard

Tables 18 and 19 replace Tables 1 and 2 in the 1989 data and analysis for both park acreage and facilities. Some of the adopted standards do not reflect the town's needs or its limited size and location. Therefore, acreage standards for district and community parks are removed. Some of

the facility standards are removed based on the same limitations; these include golf courses, swimming pools, and baseball or softball fields. Tables 1 and 2 in Policy 1.1.1 contain the revised level-of-service standards for the Town.

Table 20 is a projection of recreation and open space needs based on the revised level-of-service standards. No additional acreage and no new facilities are required within the planning time frames.

Table 17: Recreational Facilities Inventory

	Name	Area	Facility Improvements
<i>Mini Parks</i>			
1	Beach Park, 160 th Ave. (access to Gulf of Mexico)	6,777 sq. ft.	1 shower; 3 benches
2	157 th Ave., Beach access to the Gulf of Mexico	5,500 sq. ft.	1 bench
3	Causeway Park, 161 st Ave.	22,500 sq. ft.	4 benches
4	E. Second St., Triangle 1, 161 st Ave. & E. Second St.	9,072 sq. ft.	Open space
5	E. Second St., Triangle 2, 160 th Ave. & E. Second St.	9,072 sq. ft.	Open space
6	E. Second St., Triangle 3, 160 th Ave. & E. Second St.	9,072 sq. ft.	Open space
7	E. Second St., Triangle 4, 159 th Ave. & E. Second St.	9,072 sq. ft.	Open space
8	Redington Dr., Triangle 2 Redington Dr. & 1 st St.	9,072 sq. ft.	Open space
9	Friendship Park, 164 th Ave	10,498 ¹ sq. ft.	Open space
<i>Neighborhood Parks</i>			
10	Town Park, 164 th Ave.	47,916 sq. ft.	Picnic table; bench(es); Playground equipment
<i>Gulf Beach Access</i>			
11	158 th Avenue, Gulf of Mexico	1,100 sq. ft.	
12	162 nd Avenue, Gulf of Mexico	1,100 sq. ft.	
13	163 rd Avenue, Gulf of Mexico	1,100 sq. ft.	

Source: *Town of Redington Beach Comprehensive Plan*, Recreation and Open Space Element, Table 3, 1989.

¹ Pinellas County, Office of the Property Appraiser , 2007.

Table 18: Adopted Level-of-Service Standards

Type	Standard
Mini Park	1 per 2,500
Neighborhood Park	1 per 5,000
Open Space	1 acre per 1000 residents
Beach Access	1 access per ½ mile of shoreline

Source: *Town of Redington Beach Comprehensive Plan*, Recreation and Open Space Element, Table 1, 1989.

Table 19: Level-of-Service Facilities

Facility	Standard
Basketball	1 court per 5,000
Boat Ramps/docks	1 ramp/dock per 5,000
Bicycle Trails	1 mile per 5,000
Fishing	1 site per 5,000
Picnic Area	1 acre per 6,000
Handball/racquetball	1 court per 5,000

Source: *Town of Redington Beach Comprehensive Plan*, Recreation and Open Space Element, Table 2, 1989; Standards in effect by 1996.

Table 20: Recreation and Open Space Level-of-Service Projections

Year	2007	2013	2020	2025
Population	1,597	1,622	1,651	1,672
LOS Standards*				
Mini Park	1	1	1	1
Neighborhood Park	1	1	1	1
Open Space	1.6 acres	1.6 acres	1.7 acres	1.7 acres
Beach Access	2	2	2	2
Facilities	None required during the planning time frames			

Source: *Town of Redington Beach Comprehensive Plan*, Recreation and Open Space Element, 1989.

4.8 INTERGOVERNMENTAL COORDINATION ELEMENT

The Interlocal Service Delivery Report summarized the working agreement or contracts between Redington Beach and other local governments for the delivery of service. For example, the Town of Redington Beach is a retail customer of Pinellas County Utilities for potable water, sanitary sewer, and reclaimed water service. The Town has a contract with the Pinellas County Sheriff's office for law enforcement and with Seminole and Madeira Beach fire departments for fire service.

In general, the Intergovernmental Coordination Element effectively provides for coordination with governmental agencies, utilities, and adjacent local governments. The Town did identify the need to coordinate with Pinellas County in the development of a multi-jurisdictional effort to address affordable and workforce housing. Because Redington Beach is located on a barrier island and is restricted from increasing residential densities, this coordination will be the primary means for achieving its responsibility for affordable housing. See Intergovernmental Coordination Element Policy 1.2.5 in the goals, objectives, and policies section of the Plan.

In addition, amendments are included to more correctly describe the role of the Pinellas Planning Council and the town's coordination with it.

4.9 CAPITAL IMPROVEMENTS ELEMENT

4.9.1 Capital Improvements Data and Analysis

Analysis of infrastructure capacities as compared to the current and forecast population shows that new facilities are needed only for stormwater management projects in the next five years. No other deficiencies in facilities are identified in the other plan elements. The Town of Redington Beach does not have a potable water system, sanitary sewer system, or solid waste facility. As these facilities are owned, controlled, and operated by other entities and no land is available within the town to provide a location for such a system or facility, there is no need for local practices regarding guidance of the timing and location of facilities. Ongoing coordination mechanisms with the service providers are addressed in the Intergovernmental Coordination Element.

The only arterial roadway in Redington Beach is Gulf Boulevard (SR 699), which is constructed, improved, and maintained by Pinellas County in conjunction with the State of Florida. The remaining roadways in the jurisdiction are local, residential streets. Refer to the Intergovernmental Coordination Element regarding coordination mechanisms.

Recreational parks and facilities are in place to meet the adopted level-of-service standards. There are no deficiencies for parks.

A. Capital Projects

As identified in the Infrastructure Element, ongoing watershed management projects are scheduled in a total of six phases. These projects are designed to remedy under-sized inlets and outfall pipes, to replace or construct underdrains and to provide devises on some outfall pipes to prevent entrapment of manatees. The construction for the first two phases, I and II, was complete at the end of February 2008. All monies for construction of Phase III are included in the 2007/08 fiscal year capital budget and the construction of phase III was awarded in February 2008. The

majority of the construction will be completed in 07/08 fiscal year. The Schedule of Capital Improvements includes the total design and construction costs estimated for each of the remaining three phases of the watershed management plan.

Table 21: Capital Improvement Needs

Element	Facility Needed
Infrastructure	<i>Watershed Management Plan</i> Phase IV through Phase VI: Completion of each phase includes the addition or replacement of under-drains, upgrading and replacement of existing drains, installation of drop inlet structures, and outfall pipes for stormwater management.

Source: Town of Redington Beach, 2008.

B. Revenue Sources

The following revenue sources are available to fund the drainage facility improvements. The "Penny for Pinellas" is a one percent local option sales tax, earmarked for capital improvement projects addressing transportation facilities, flood control, park improvements, preservation of endangered lands, and public safety. Originally approved by countywide vote in 1989, the Penny has been extended twice and is now approved through 2020. The revenues that are raised by the Penny are shared by Pinellas County and its municipalities, including Redington Beach. The estimate of funds available to the Town is provided in Table 22. Approximately one-half of the cost of the drainage improvements is budgeted from matching grants with the Southwest Florida Water Management District. The balance of the necessary capital funding will be provided from the town's stormwater fee and reserves from the State Board of Administration account (SBA). The revenue sources are provided for those years in which the stormwater projects are scheduled.

**Table 22: Estimated Revenues for Major Funding Sources
(costs in thousands)**

Revenue Source	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13
Southwest Florida Water Management District (50/50 matching Grant)	137.5	0	0	0	0
Stormwater Fund	137.5	<u>0</u>	<u>0</u>	<u>0</u>	0
Total revenues	275	0	0	0	0

Source: Town of Redington Beach, 2008.

C. Schedule of Capital Improvements

The schedule of capital improvements contains the projects and costs for implementation of the watershed management plan derived from the Infrastructure Element of this comprehensive plan for the first five year planning horizon. Each year, the schedule of capital improvements will be updated during the town's regular budget process, and a new schedule will be adopted by ordinance.

Table 23: Schedule of Capital Improvements for Fiscal Years 2008/09 through 2012/13
(costs in thousands)

Capital Project	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13
Stormwater Phase III	275	0	0	0	0
Totals	275	0	0	0	0

Source: Town of Redington Beach, 2008.

D. Public Education and Public Health Facilities

There are no public education facilities or public health systems within Redington Beach. Therefore, there is no associated service area or location information.

4.9.2 Concurrency Management

The adopted comprehensive plan includes goals, objectives, and policies that require Redington Beach to maintain the adopted level-of-service standards. Capital needs are only those identified in other elements of this comprehensive plan and do not include all capital needs the Town may have.

The town concurrency management system is updated to reflect any changes to level-of-service standards in the comprehensive plan and to ensure that the procedures for determining concurrency are fully consistent with current statutory requirements.

4.10 PUBLIC SCHOOL FACILITIES ELEMENT

Redington Beach is exempt from the requirement to provide a Public School Facilities Element. A copy of the letter of exemption is provided in Section 7.0, Appendix A.

5.0 BIBLIOGRAPHY

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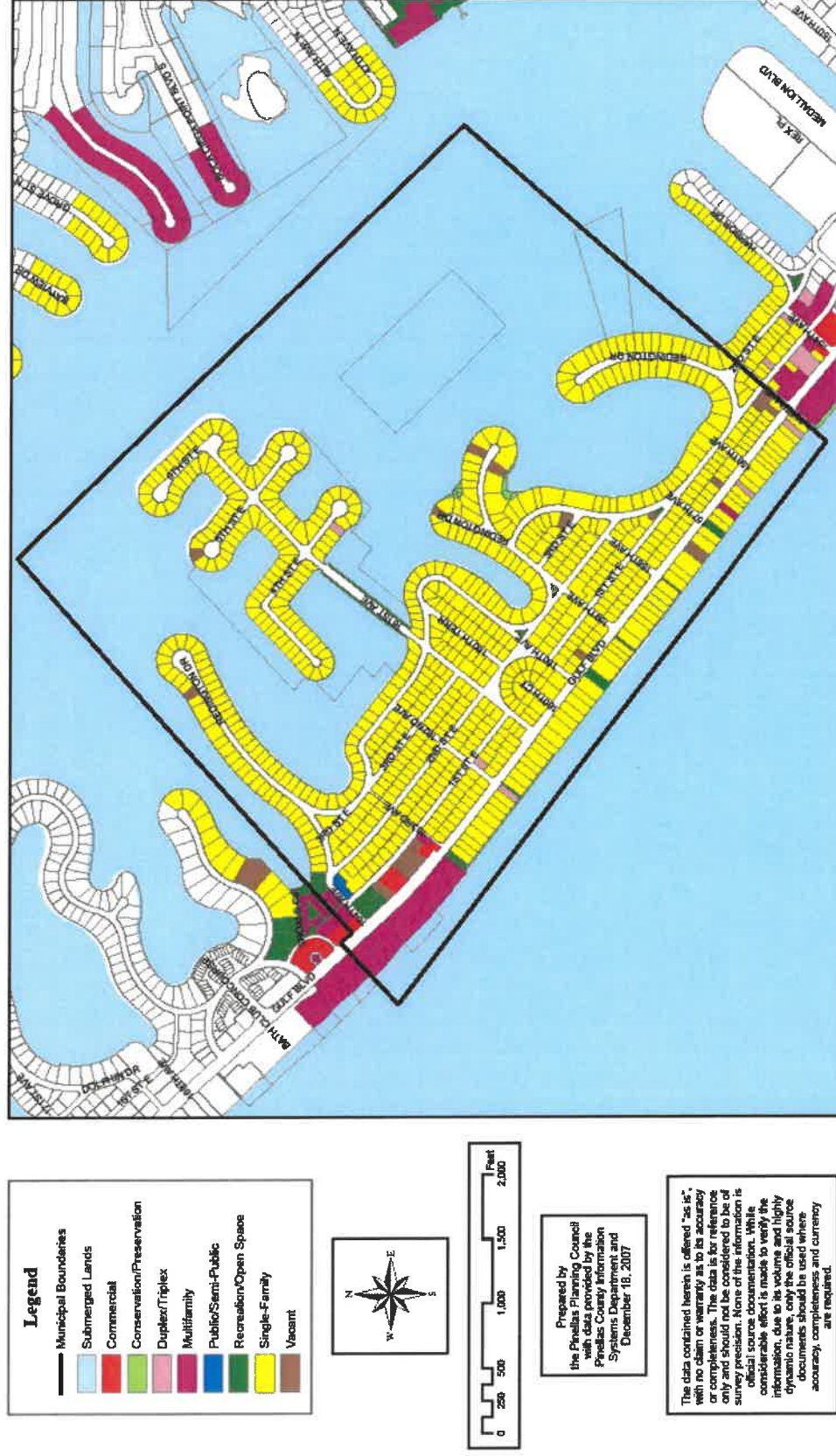
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6.0 Maps

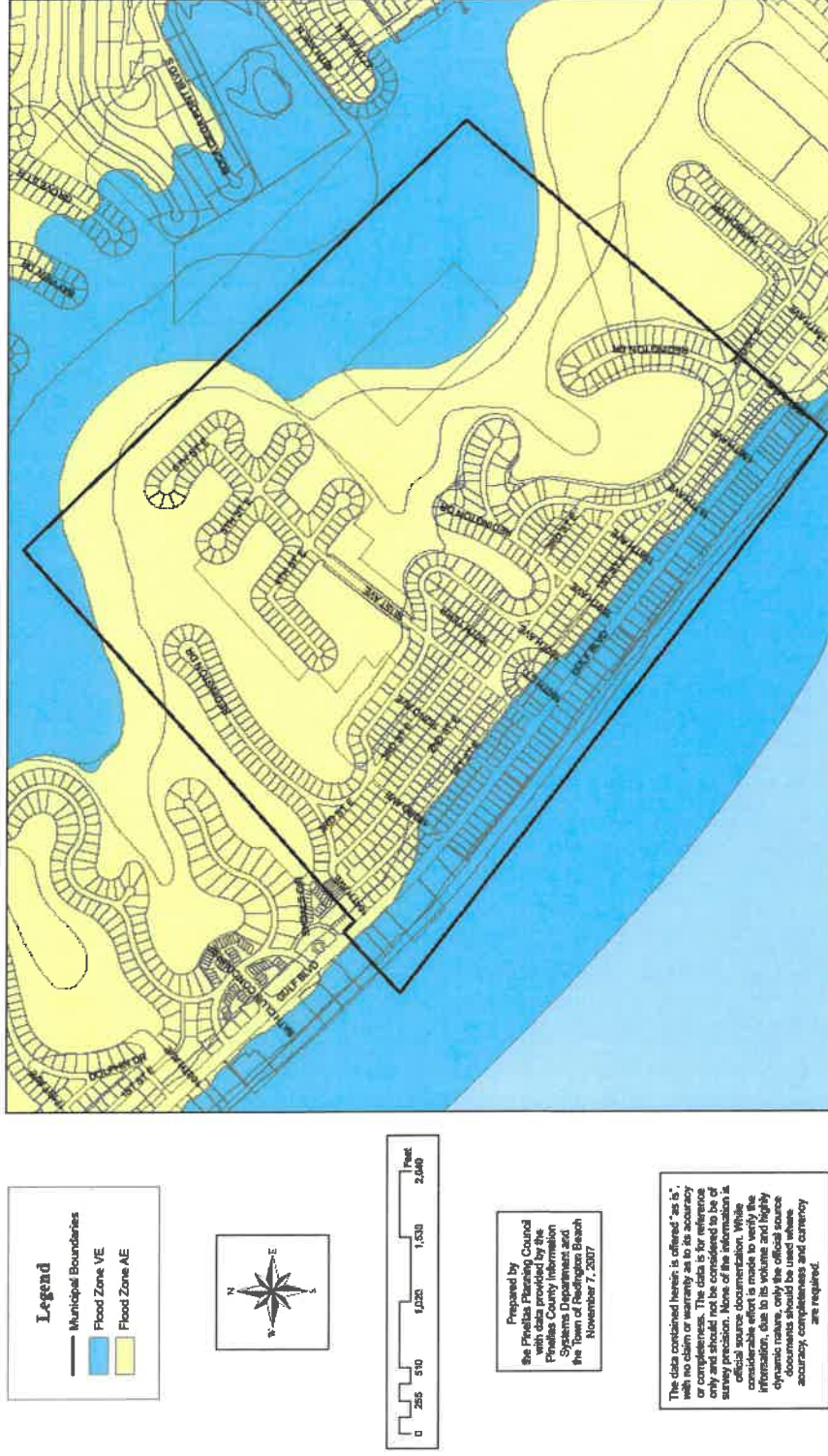
The maps in this data and analysis are numbered in sequence with the maps in the 1989 data and analysis document. The maps in the original document are still relevant, except for the maps produced and included in this EAR-Based Amendment.

Map 3, Floodplain and Map 5, Future Land Use and Transportation, are adopted through FLUE Policy 1.8.2.

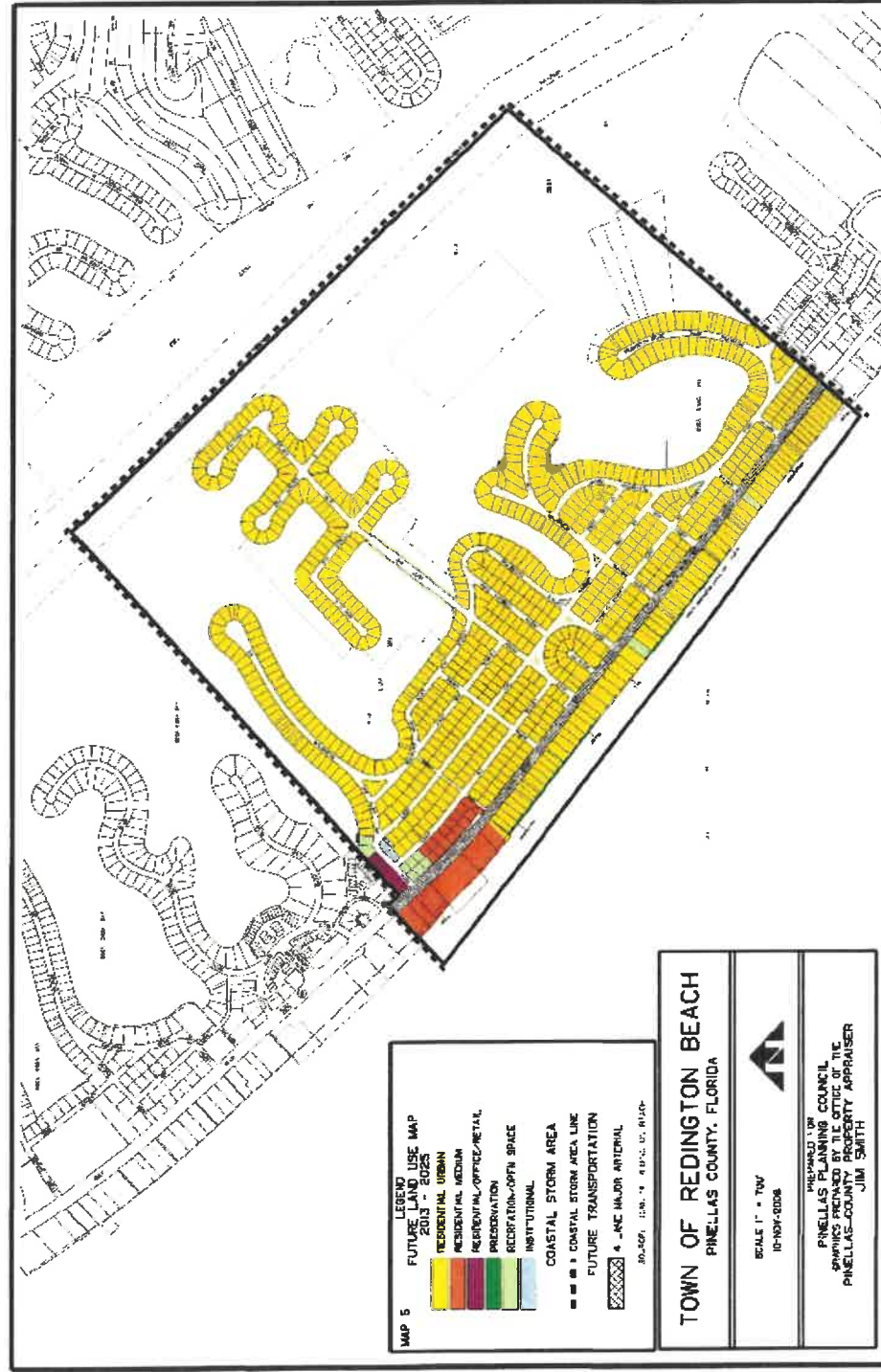
**Town of Redington Beach
Map 1: Existing Land Use Map**



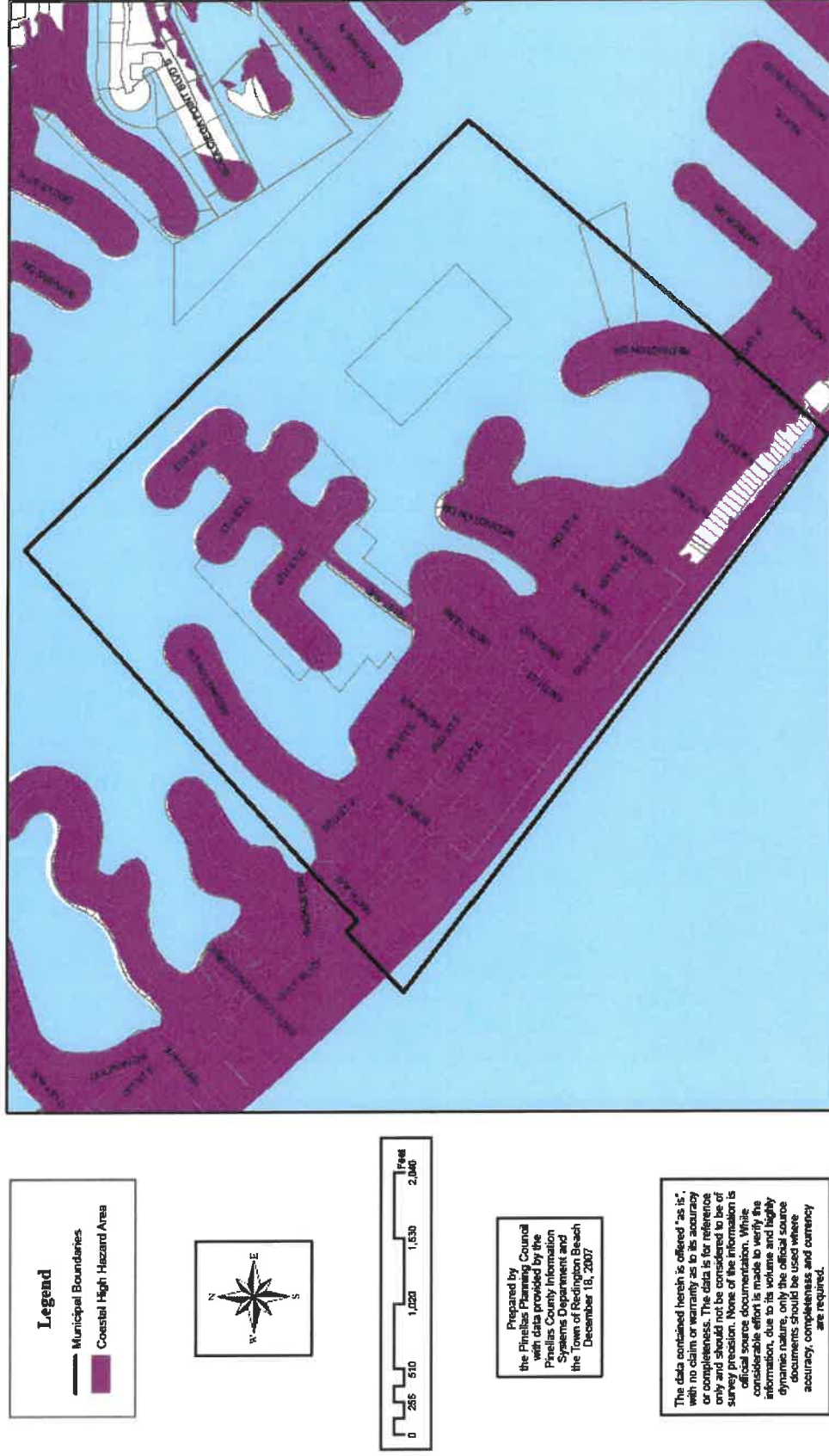
Town of Redington Beach
Map 3: Floodplain Map Through 2025



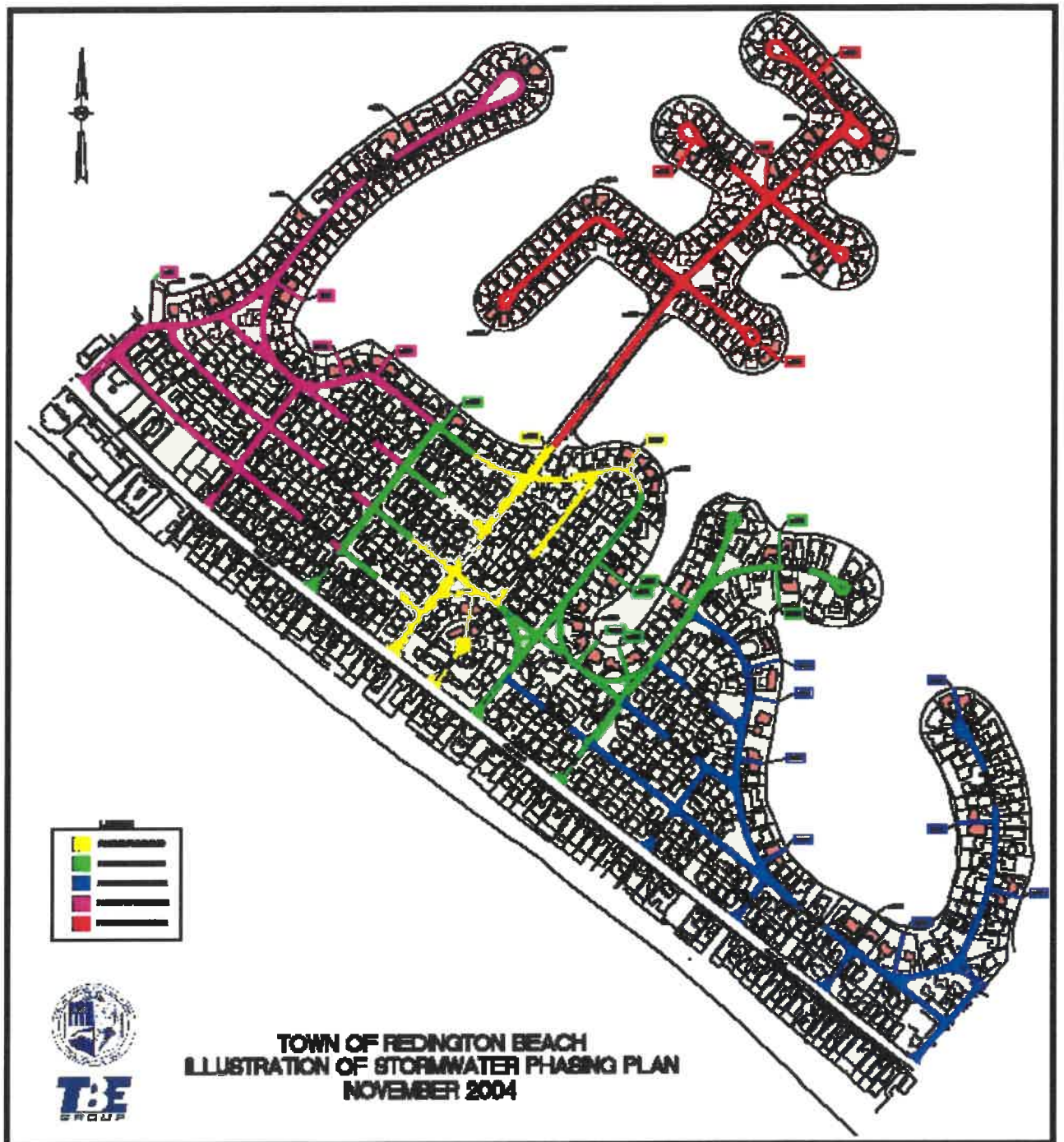
Town of Redington Beach
Map 5: Future Land Use and Transportation Map



**Town of Redington Beach
Map 7: Coastal High Hazard Area Map**



Town of Redington Beach
Map 9: Illustration of Stormwater Phasing Plan



7.0 APPENDICES

APPENDIX A:	Letter of Exemption for Schools Element
APPENDIX B:	Multifamily Housing
APPENDIX C:	Hotel Units
APPENDIX D:	Population Projections
APPENDIX E:	Water Supply Facilities Work Plan Support Documents
APPENDIX F:	Worksheet on Maps for the EAR-Based Amendment
APPENDIX G:	Projected Water Demand: Pinellas County Water Demand Planning Area 2010-2020



Received

MAY 26 2006

Pinellas Planning
Council

WALTER
POWNALL
SERVICE CENTER

11111 S. Belcher Road
Largo, Florida 33773
(727)541-3526

Gordon Beardslee
General Planning Administrator
Pinellas County Planning Department
6000 Cleveland Street, Suite 750
Clearwater, FL 33755

Dear Mr. Beardslee:

School Board of
Pinellas
County, Florida

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Vice Chairperson
Mary L. Tyus
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Janet R. Clark
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Russell

Superintendent
Dr. Clayton M.
Wilcox

This will confirm that School District staff has reviewed the methodology and information used to determine exemption status for the Pinellas County jurisdictions listed below, and that the School District concurs that these jurisdictions are exempt from the need for a public school facilities' element.

Jurisdictional Exemptions

Belleair
Belleair Beach
Belleair Bluffs
Belleair Shores
Kenneth City
Indian Rocks Beach
Indian Shores
South Pasadena
North Redington Beach
Redington Beach
Redington Shores
Treasure Island

As discussed, we are in the process of confirming eligibility for Kenneth City and Redington Shores due to their residential annexations and subsequent development orders. In addition we are in the process of confirming enrollment numbers for South Pasadena's eligibility.

Feel free to contact me if you need any additional information.

Sincerely,

Stephen Fairchild
Real Property/Facilities Specialist

Cc: Frank Frail, Educational Specifications Specialist
Jim Miller, Director, Real Property
Jim Robinson, School Board Attorney
Tony Dzielski, Director, Transportation
Marshall Touchton, Demographic Specialist
Jim Underhill, Planning Specialist
Jim Madden, Director, Unitary Status

Appendix B: Multifamily Housing

Condo/Apartment	Address	Units
Vizcaya	16300 Gulf Boulevard	8
The Breakers	16308 Gulf Boulevard	39
La Contessa	16326 Gulf Boulevard	56
Redington Place	16330 Gulf Boulevard	18
Mariners Light	16332 Gulf Boulevard	12
Redington Reef	16333 Gulf Boulevard	82
Costa Vista Condo	163 rd Avenue	9
Mar Amante	164 th Avenue	6
Park Vue	164 th Ave.	13
Total Multifamily Units		243

Source: The Town of Redington Beach & The Gail Easley Company, 2007.

Appendix C: Hotel Units

Royal Orleans ¹	16333 Gulf Boulevard	36
----------------------------	----------------------	----

Source: Town of Redington Beach, 2007.

¹ These units are motel/condos; used as seasonal or tourist units

Appendix D: Population Projections

Using the vacant land identified on the existing land use map, the parcel size was calculated based on records available from the Pinellas County Property Appraiser's Office. The vacant land area in the Residential Medium future land use category was multiplied by the number of units allowed in the category. This number (19 as shown in the Vacant Residential Properties) was added to the number of single-family residential lots. The total number of new units, 35, was then multiplied by the 2000 persons per housing unit (2.13) to derive the maximum additional population.

The maximum additional population (75) was distributed evenly over the planning timeframes beginning with the 2007 estimated population of 1,597 and ending with the maximum projected population in 2025 of 1,672 persons.

Table D-1: Vacant Residential Properties

Land Use	Vacant Land	Density	Maximum Units
Residential Medium	1.24 acres	0-15 units per acre	19
Residential Urban	16 lots	0-7 units per acre	16
Total			35

Source: The Gail Easley Company, 2007

Table D-2: Persons Per Household and Anticipated Maximum Population

Additional Units	Persons per household	Maximum Additional Population
35	2.13	75

Source: The Gail Easley Company, 2007

Appendix E: Water Supply Facilities Work Plan Support Documents

Table E-1: Pinellas County Utilities Ten-Year Water Supply Facilities Work Plan

[illegible]

Source: Pinellas County Planning Department. Exhibit G, October 16, 2007 edition. http://www.pinellascounty.org/Plan/pdf_files/WSFWP.pdf. May 16, 2008.

Table E-2: Pinellas County Population Estimates and Water Demand Projections

Table E-3AA Pinellas County Population Estimates and Water Demand Projections.

	(1) ESTIMATED 2000 POP	(2) PERCENT OF 2000 POP	(3) ESTIMATED 2000 WTPDRAVAL (MGD)	(4) PROJECTED POPULATION					(5) PROJECTED WATERS DEMAND, MGD				
				2005	2010	2015	2020	2025	2005	2010	2015	2020	2025
(6) Domestic Self Supply	5,994	0.58	0.470	6,284	6,384	6,432	6,480	6,513	0.438	0.445	0.450	0.454	0.458
(7) Small Utility	3,297	0.32	0.298	3,352	3,405	3,442	3,487	3,485	0.312	0.317	0.320	0.322	0.324
(8) City of Tarpon Springs	20,848	2.07	3.467	21,084	22,242	22,481	22,847	22,763	3.513	3.610	3.709	3.737	3.758
(9) City of Pinellas Park	77,175	7.64	5.248	80,957	81,838	82,819	83,430	83,856	5.483	5.572	5.672	5.673	5.702
(10) Pinellas County	371,859	36.82	50.358	386,743	394,915	395,161	402,108	404,170	33,258	34,103	34,888	35,080	35,371
(11) City of Dunedin	37,360	3.70	3.736	39,048	39,686	40,092	40,888	40,305	3.865	3,959	4,048	4,060	4,080
(12) City of Clearwater	146,910	14.54	14.250	153,338	153,977	157,954	158,671	159,382	12,425	12,510	12,592	12,605	12,618
(13) City of St. Petersburg	286,876	28.39	31.083	311,282	312,538	315,522	320,302	324,796	32,488	33,002	33,366	33,603	33,775
(14) City of Bradenton	13,523	1.34	1.370	14,175	14,400	14,555	14,883	14,738	1,041	1,058	1,080	1,077	1,092
(15) City of Safety Harbor	16,200	1.60	2.285	18,040	17,209	17,384	17,523	17,613	1,432	1,454	1,470	1,481	1,486
(16) City of Gulfport	12,678	1.26	1.186	13,250	13,460	13,605	13,706	13,778	2,389	2,427	2,453	2,471	2,483
(17) Additional Irrigation Demand	11,786		3.538	12,118	12,513	12,848	12,741	12,807	1,219	1,238	1,252	1,261	1,267
(18) Total County	1,840,181	100.00	118.804	1,905,765	1,972,525	1,984,057	1,992,036	1,987,849	124,465	128,136	127,459	128,435	128,882
(19) 1:10 Drought Year Demand				1,055,680	1,081,020	1,063,025	1,094,770		131,015	133,704	133,142	135,159	136,538
(20) 2001 Regional Water Supply Plan Projections									123,983	128,070	130,451	131,352	

Notes:

- (1) City of Pinellas Park, 2000 population, multiplied by percent of the 2000 population.
 (2) From SMP/MD, 2000 Water Use Estimates, Table A-1.
 (3) Estimated from 2001 GP/CD.
 (4) Projected County Population, BEBR adjusted, multiplied by percent of the 2000 population.
 (5) For utilities with at least 0.5 mmp average annual withdrawal (a.s.), the utilities (individually listed in the table), year 2001 estimated per capita water use value, as provided in Table A-1 of the District's report "Estimated Water Use 2001 (April 2001) versus used to project demand. Year 2001 per capita use used, as more accurately project average demand, as 2000 was a dry year (less than average annual precipitation) compared to year 2001 (annual precipitation was near average). See footnotes 6 and 8 for descriptions of the per capita used for the Domestic Self-Supply and Small Utility categories, respectively.
 (6) Computed as projected population multiplied by Adjusted 2000 per capita water use.
 (7) 1:10 Drought Year Demand is calculated as 1.0 x projected future water use.
 (8) Small Utility population is the sum of individual populations of utilities with annual withdrawals of less than 0.5 mmp listed on Table A-1 Estimated Water Use 2000, District, April 2002.
 (9) City of Pinellas Park, 2000 population, multiplied by percent of the 2000 population.
 (10) City of Pinellas Park, 2000 population, multiplied by percent of the 2000 population.
 (11) City of Pinellas Park, 2000 population, multiplied by percent of the 2000 population.
 (12) City of Pinellas Park, 2000 population, multiplied by percent of the 2000 population.
 (13) City of Pinellas Park, 2000 population, multiplied by percent of the 2000 population.
 (14) City of Pinellas Park, 2000 population, multiplied by percent of the 2000 population.
 (15) City of Pinellas Park, 2000 population, multiplied by percent of the 2000 population.
 (16) City of Pinellas Park, 2000 population, multiplied by percent of the 2000 population.
 (17) City of Pinellas Park, 2000 population, multiplied by percent of the 2000 population.
 (18) Total County
 (19) 1:10 Drought Year Demand
 (20) 2001 Regional Water Supply Plan Projections

Appendix F: Worksheet on Maps for the EAR-Based Amendment

<u>Data maps</u>			
9J-5 Citation	Requirement	Title of Adopted Map (include exhibit or figure number)	Proposed Amendment
9J-5.006(1)(a)	Existing land use	Map 1, Existing Land Use Map	New: Map 1, Existing Land Use Map
9J-5.006(1)(b)	Natural resources – wells, wellhead protection areas, shores, estuarine systems, water bodies, floodplains, wetlands, minerals, and soils	Map 2, Natural Resources Map (Soils, minerals, beaches and shores) Map 3, 100-Year Floodplain	No change New: Map 3, Floodplain Map
9J-5.006(1)(f)1	Land uses adjacent to boundary and within enclaves	Map 1, Existing Land Use Map	New
9J-5.006(1)(f)2	Area within area of critical state concern	Does not apply – none in Pinellas County	N/A
9J-5.006(1)(f)3	Dredge spoil disposal sites	Does not apply – none in Pinellas County (possibly St. Petersburg)	N/A
9J-5.011(1)(e)2	Service area for potable water and sanitary sewer	Figure 2, Service Area, South Cross Bay Wastewater Treatment Plant Figure 5, Pinellas County Water System Service Area	
9J-5.011(1)(g)	Major natural drainage features, aquifer recharge areas, prime recharge areas	No prime (high) aquifer recharge areas in Pinellas County	N/A
9J-5.012(2)(a)	Water-dependent and water-related land uses	Map 8, Recreation and Open space	New: Map 5, Future Land Use and Transportation Map

Town of Redington Beach **Data and Analysis**

9J-5.012(2)(b)	Wetlands, areas subject to coastal flooding, wildlife habitats, living marine resources, vegetative cover	Map 4, Marine Resources	No change
9J-5.012(2)(c)	Areas designated for historic preservation	None	N/A
9J-5.012(2)(g)	Public access facilities (on map required in 9J-5.012(2)(a))	Map 8, Recreation and Open Space	New: Map 5, Future Land Use and Transportation Map
	CHHA as defined currently	Map 7, CHHA (replaces old Map #9)	New: Map 7, Coastal High Hazard Map
9J-5.019(2)(a)	Existing transportation system	Map 6, Existing Roadway System	See list below from Source Documents
9J-5.019(2)(b)	Peak hour and peak direction LOS and capacity of significant parking facilities	Parking facilities map is not applicable	N/A

Adopted maps

9J-5 Citation	Requirement	Title (include exhibit or figure number)	Current or new
9J-5.006(4)(a)	Future land use	Map 5, Future Land Use and Transportation Map	Map 5, Future Land Use and Transportation Map
9J-5.006(4)(b)	Natural resources – wells, wellhead protection areas, shores, water bodies, wetlands, minerals, soils, and CHHA	Map 2, beaches and shores, minerals, soils	No change
9J-5.019(5)(a) and (b)	Future transportation system	Map 5, Future Land Use and Transportation Map (replaces Map 7, Future Roadway System)	New See also the maps provided as part of the source documents

Existing Transportation Maps located on computer disk of source documents for municipalities in Pinellas County:

Map 8	Constrained Facilities 2006
Map 10	Pinellas County Truck Route Plan
Map 11	2006 V/C Ratios
Map 12	2006 V/C Ratios for Deficient Roads
Map 13	2006 Level of Service (PM Peak)
Map 14	2006 Level of Service with 2008/09 Scheduled Improvements
Map 15	2005 Average Annual Daily Traffic Counts
Map 19	Evacuation Routes and Evacuation Levels
Map 20	Bus System Map (PSTA)
Map	Pinellas County Transportation Disadvantage Program Service Area
Map	Major Trip Attractors and Generators

Future Transportation Plan Maps:

Map 1	2025 Major Road Network
Map 2	Major Road Network: 2025 Lanes Cost Feasible Plan Projects
Map 3	Major Road Network: 2025 Lanes Policy Plan
Map 4	PSTA 2025 Fixed-Route System
Map 5	Pinellas Mobility Initiative
Map 6	Pinellas Trailways Plan
Map 7	Bicycle Laning Facility Provision
Map 9	Intelligent Transportation System (ITS) Corridors
Map 16	State 5-Year Work Program
Map 17	Pinellas County 6 Year Work Program, FY 2006-2011
Map 18	Municipal Road Improvement Program, FY 2005-2010
Map	Tier 1 Activity Centers and Intermodal Hubs

Appendix G

Projected Water Demand Pinellas County Water Demand Planning Area 2010-2020					
Municipality	Retail/ Wholesale	Total Population** for Year 2010	Projected Water Commitment (mgd)	Total Population** for Year 2020	Projected Water Commitment (mgd)
Belleair Beach	Retail	2,075	0.25	2,107	0.24
Belleair Bluffs	Retail	3,070	0.44	3,700	0.43
Belleair Shore	Retail	95	0.01	99	0.01
Clearwater	Wholesale*	162,215	19.47	165,898	19.08
Indian Rocks Beach	Retail	7,972	0.96	8,109	0.93
Indian Shores	Retail	4,714	0.57	4,749	0.55
Kenneth City	Retail	5,367	0.64	5,404	0.62
Largo	Retail	98,160	11.78	99,280	11.42
Madeira Beach	Retail	8,033	0.96	8,069	0.93
North Redington Beach	Retail	3,150	0.38	3,153	0.36
Oldsmar	Retail	16,357	1.96	17,512	2.01
Pinellas Park	Wholesale*	60,514	7.26	63,218	7.27
Redington Beach	Retail	1,979	0.24	2,028	0.23
Redington Shores	Retail	4,226	0.51	4,256	0.49
Safety Harbor	Wholesale*	18,886	2.27	20,040	2.30
Seminole	Retail	20,643	2.48	21,507	2.47
St. Pete Beach	Retail	21,552	2.59	21,607	2.48
Tarpon Springs	Wholesale*	34,766	4.17	37,611	4.33
Treasure Island	Retail	13,470	1.62	13,506	1.55
Unincorporated Area	Retail	250,644	30.08	257,513	29.61
TOTAL		738,494	88.62	759,372	87.33
NOTE: mgd = millions of gallons per day Based on adopted Policy 1.1.3 of the Potable Water Supply, Wastewater and Reuse Element, a planning number of 120 gallons per capita per day (gpcpd) is used for years 2010 and 115 gpcpd is used for the year 2020. * Wholesale municipalities are responsible for their own distribution system **Total Population includes Permanent, Seasonal, and Tourist Population Seasonal Population is defined as persons who reside in Pinellas County for less than six months and declare their permanent home elsewhere. Tourist Population is the impact that tourists have on public services and facilities that is comparable to the impact of permanent residents. Wholesale Service Area includes the cities of Clearwater, Pinellas Park, Safety Harbor and Tarpon Springs Retail Service Area includes the Cities of Largo, Kenneth City, Oldsmar, Seminole, the Beach Communities, and those portions of unincorporated Pinellas County served by Pinellas County Utilities. Water Demand Planning Area does not include Belleair, Dunedin, Gulfport, South Pasadena, St. Petersburg and those portions of unincorporated Pinellas County served by a municipality or Holiday Utilities. Water Demand Planning Area = Retail Service Area + Wholesale Service Area Population Source: Pinellas County Planning Department, Population Projections, 2004, rev. 2007					

**BOARD OF COUNTY
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June 13, 2007

Janina Patrus, Town Clerk
Town of Redington Beach
105 - 164th Avenue
Redington Beach, FL 33708

Subject: 10 Year Water Supply Facilities Work Plan

Dear Ms. Patrus:

The Town of Redington Beach is included within the Pinellas County Water Demand Planning Area (PCWDPA) as a retail customer of Pinellas County Utilities. By this letter, Pinellas County is providing the Town with continued assurance that Pinellas County Utilities continues to plan for, and provides, the facilities necessary to transmit and distribute potable water within the Pinellas County Water Demand Planning Area. For the Town's purpose, this means that Pinellas County Utilities actively plans for, and can provide the facilities, to meet its retail water obligations to the Town.

Pinellas County Utilities is a member government of, and receives its potable water supply from, Tampa Bay Water, Inc., the regional water supply utility. Tampa Bay Water is under agreement with its member governments to supply potable water to meet all member government water demands. Attached to this letter is correspondence from Tampa Bay Water evidencing this commitment as well as evidencing coordination of their Master Water Plan with the Regional Water Supply Plan prepared by the Southwest Florida Water Management District. As you know, Section 163.3177, F.S., requires assurance that water suppliers coordinate their water supply planning with Regional Water Supply Plans, where appropriate. Pinellas County's primary means of relating to the Regional Water Supply Plan is through our reclaimed water and conservation programs, which are reflected in the updated 10 Year Water Supply Facilities Work Plan.

Also attached to this letter is the recently updated 10 Year Water Supply Facilities Work Plan prepared by Pinellas County Utilities which reflects the long term funding commitment to the facilities required to support the potable water needs of Pinellas County Utilities' retail and wholesale customers.

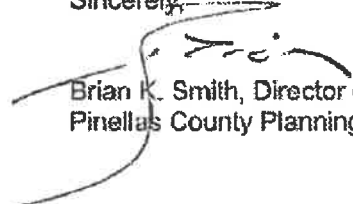
In addition to its capital planning program, Pinellas County conducts its conservation program throughout its entire Water Demand Planning Area. This program includes such things as eligibility for incentive programs (e.g., Alternative Water Sources Rebate Program, Water

PLEASE ADDRESS REPLY TO:
600 Cleveland Street
Suite 750
Clearwater, Florida 33755
Phone: (727) 464-8200
Fax: (727) 464-8201
Website: www.pinellascounty.org

Saving Kits, Indoor Plumbing Retrofit kits, etc.) as well as education programs and materials in the schools, at special events, at hotels and motels, as well as general conservation materials for distribution at municipal buildings and events. The commitment and resultant success of Pinellas County Utilities' conservation programs is reflected in the fact that Pinellas County Utilities' customers continue to have one of the lowest per capita water consumption rates in the State. Included in this mailing is an "Overview of Pinellas County Utilities Water Supply Programs, Challenges and Long-Range Facility Planning," which is an excerpt of some of the information that will be included in the data and analysis portion of Pinellas County's the updated Potable Water Element.

Please contact Liz Freeman or Robert Feigel of my staff, at 464-8200, if you need additional information, or have any questions. We will also be posting information related to water supply planning, as well as draft updates to the Water and Sewer Elements of the Pinellas County Comprehensive Plan on our website shortly at www.pinellascounty.org/Plan.

Sincerely,



Brian K. Smith, Director of Planning
Pinellas County Planning Department

cc: Pete Yauch, Assistant County Administrator
Pick Talley, Director of Utilities
Roy Mazur, SWFWMD
Paula Dye, Tampa Bay Water

Attachments:

Correspondence from Tampa Bay Water
10 Year Water Supply Facilities Work Plan
Overview of Pinellas County Utilities Water Supply Programs, Challenges and Long-Range Facility Planning

Pinellas County Utilities Ten-Year Water Supply Facilities Work Plan

CAPITAL PROGRAMS	TYPE	PROJECT TITLE	FUNDING SOURCE	LOCATION	PCU TOTAL WATER DEMAND (MGD)											
					FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	Work Plan Total
Facility Replacement	Water Distribution Main	Water Distribution Main	Water Enterprise Fund	Throughout Service Area	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	50,000
	Water Supply Station	Water Supply Station	Water Enterprise Fund	Throughout Service Area	400	250	50	50	1,650	1,000	50	50	50	50	50	3,350
	Water Treatment Plant	Water Treatment Plant	Water Enterprise Fund	Throughout Service Area	2,316	151	5	5	5	5	5	5	5	5	5	2,512
	Water Transmission Main	Water Transmission Main	Water Enterprise Fund	Throughout Service Area	3,900	1,432	6,000	6,000	0	0	0	0	0	0	0	17,332
Facility Replacement	Water Distribution Main	Water Distribution Main	Water Enterprise Fund	Throughout Service Area	465	1,060	15	15	360	15	15	15	15	15	15	2,025
	Water Supply Station	Water Supply Station	Water Enterprise Fund	Throughout Service Area	283	110	80	80	80	80	550	550	550	550	550	3,463
	Water Treatment Plant	Water Treatment Plant	Water Enterprise Fund	Throughout Service Area	50	3,345	3,205	3,205	3,205	3,205	3,205	3,205	3,205	3,205	3,205	32,500
	Water Transmission Main	Water Transmission Main	Water Enterprise Fund	Throughout Service Area	0	24,600	37,200	19,700	0	0	0	0	0	0	0	81,500
New Facility	Water Blending Facility	Water Blending Facility	Water Enterprise Fund	Throughout Service Area	16,000	34,200	10,500	0	0	0	0	0	0	0	0	60,700
	Reuse System Expansion	Reuse System Expansion	Water Enterprise Fund	Throughout Service Area	200	2,700	1,400	0	0	0	0	0	0	0	0	4,300
	Water Treatment Plant	Water Treatment Plant	Water Enterprise Fund	Throughout Service Area	28,614	72,288	66,266	32,286	7,461	7,316	6,095	6,095	6,095	6,095	6,095	244,952
	Water Supply Station	Water Supply Station	Water Enterprise Fund	Throughout Service Area	1,537	832	747	653	424	270	270	270	270	270	270	5,833
Conservation Projects	Water / Wastewater	Water / Wastewater	Water / Wastewater	Water / Wastewater	620	550	583	585	604	623	642	662	682	682	682	6,280
	Water / Wastewater	Water / Wastewater	Water / Wastewater	Water / Wastewater	2,177	1,362	1,315	1,238	1,028	855	912	932	952	952	952	12,113
	Water / Wastewater	Water / Wastewater	Water / Wastewater	Water / Wastewater	620	550	583	585	604	623	642	662	682	682	682	6,280
	Water / Wastewater	Water / Wastewater	Water / Wastewater	Water / Wastewater	2,177	1,362	1,315	1,238	1,028	855	912	932	952	952	952	12,113

PCU = Pinellas County Utilities, the PCU water service area includes approximately 110,877 water accounts as of May 2017. PCU provides water service to the cities of Clearwater, Safety Harbor, Pinellas Park, Tarpon Springs and Dunedin. Dunedin is only hooked up as a wastewater customer for emergency purposes with the exception of a subdivision serviced by PCU. PCU provides water service to the cities of Redington Beach, Belleair Shores, Indian Rocks Beach, Indian Shores, Kenneth City, Largo, Madeira Beach, North Redington Beach, Oldsmar, Redington Beach, St. Pete Beach, Seminole and Treasure Island. Oldsmar is a small customer as of October 1, 2006.

Several of these communities are considering water supply alternatives which will reduce the demand on PCU.

2 CIAG = Contributions in Aid of Construction - for example, the implementation of the reclaimed water system benefits the water system as a whole by reducing the demand on PCU.

Therefore, funds are transferred from the water system enterprise to the sewer enterprise to pay for part of the reclaimed system construction.

3 The operation of Pinellas County's reclaimed water distribution system and incentives to citizens to utilize alternative water source for irrigation are key conservation and possible water demand reduction strategies.

4 Also, Reuse System Expansion includes Aquifer Storage and Recovery in both North and South County.

5 Water conservation programs are focused on a) Ultra-low volume toilet rebids (\$1.36 million estimated), b) Alternate water source for irrigation (\$9.37 million estimated), and c) Industrial, commercial and institutional performance contracting incentive (\$12 million estimated).

6 Due to reducing per capita consumption of water, the focus will shift to maintaining public knowledge and sensitivity to water resource issues.

NOTE: All figures are projections based on latest available data. The Pinellas County Board of County Commissioners approves budgets and priorities annually.

and construction to 2045.

