



**TOWN OF REDINGTON BEACH,
FLORIDA PLANNING BOARD
REGULAR MEETING
AGENDA May 9, 2023**

The Planning Board of the Town of Redington Beach, Florida will meet on Monday, May 9, 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**
- 4. AGENDA APPROVAL – May 9, 2023**
- 5. PAST MEETING MINUTES APPROVAL - January 24, 2023**
- 6. NEW BUSINESS**
 - 6A. Discussion of the Comprehensive Planning process**
- 7. OTHER BUSINESS**
- 8. 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
May 9, 2023

DRAFT



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

Tuesday January 24, 2023
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 January 24, 2023, 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: 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	X		
Member Steven Miller			X		
Member Tim Thompson			X		
Alternate Leslie Wilkins					
Alternate Hayward Chapman					

Approval of Past Meeting Minutes of November 15, 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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Redington Beach Planning Board
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Public Forum for Non-Agenda Items

No comments from the public.

Unfinished Business

A. Update on zoning code amendments

Linda Fisher, Town Planner stated the zoning amendment was presented to the Town Commissioner for an information basis. The issue of advertising is a concern. Per statute, everyone in the Town is to be notified via mail of the zoning amendment. The staff is reviewing the process and cost of sending postcards to everyone.

Leslie Wilkins: Does the ordinance need a referendum?

Linda Fisher: Yes, however, due to the mailing notice, we will be too late for the March elections. So, the referendum may be delayed until 2024.

Public Comment

No comments from the public.

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New Business

A. Election of Chair

A motion by Steven Miller and seconded by Ed Fernandez that David Christ be the Chairperson of the Planning Board was passed.

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

Election of Vice Chair

A motion by Steven Miller and seconded by Ed Fernandez that Peter Mattson be the Vice Chairperson of the Planning Board was passed.

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

DRAFT

Redington Beach Planning Board
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DRAFT

Election of Secretary

A motion by Steven Miller and seconded by David Christ that Tim Thompson be the Secretary of the Planning Board was passed.

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

Public Comment

No comments from the public.

B. Discussion of the Comprehensive Planning process and draft EAR letter

Linda Fisher Town Planner: The Comprehensive Plan is the policy basis of all the Town's ordinances. Per state ordinance, the Comprehensive Plan is updated every 7 years to make sure the policies are current and to update the Plan per state law. Also, this is an opportunity to make policy changes.

The Planning Board needs to adopt the Water Supply Work Plan, Schedule of Capital Improvement, and update the Comprehensive Plan for new terminology and references within the Plan.

The Planning Board needs to adopt the Future Land Use Map, Future Transportation Map, Coastal High Hazard Map, and the Flood Zone Map.

The Data and Analysis Report needs to be updated. The Data and Analysis is informational so does not need to be adopted but updated and included.

New state laws to be included into the Comprehensive Plan are the Peril of Flood Act from 2015 and the Private Property Rights Act from 2021. The Peril of Flood Act appears to be addressed in the Comprehensive Plan. The Private Property Rights Act needs to be included in the Comprehensive Plan.

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The Comprehensive Plan is reviewed by the Florida Department of Economic Opportunity (DEO), Forward Pinellas, and neighboring towns.

Linda Fisher has written the draft EAR review letter and this letter needs to be approved before sending it to the State.

The Planning Board had no discussion requiring changes to the draft EAR letter.

Public Comment

No comments from the public.

A motion by Tim Thompson and seconded by Ed Fernandez that the EAR letter be accepted and sent to the State was passed.

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

Other Business

No other business.

Adjournment

Meeting was adjourned at 7:26 PM by Chair.

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

Dee Runyon, Deputy Town Clerk

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Redington Beach Planning Board
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COMPREHENSIVE PLAN UPDATE FUTURE LAND USE ELEMENT



6A. Comprehensive Plan Update – Future Land Use Element

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 submitted its evaluation and appraisal review (EAR) letter to the Florida Department of Economic Opportunity in February, listing the amendments that need to be made to the plan to keep it up to date with state law. The Town has until February 15, 2024 to adopt the amendments.

A. General Requirements

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

3. Data and Analysis

The plan must also be accompanied by a Data and Analysis appendix that supports the adopted parts of the plan. That includes population projections, land use analysis, additional maps, and other requirements.

B. The Future Land Use Element

As set forth in Section 163.3177, Florida Statutes, the Future Land Use Element identifies the proposed future general distribution, location, and extent of the uses of land for residential uses, commercial

uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land, which are depicted on the Future Land Use Map.

For a stable community like Redington Beach, the goal of the Future Land Use Element is not to plan for significant future growth, but to protect and enhance the desired community character. That can include preservation of the existing character, or policies that enable desired future changes. However, the Future Land Use Element must adhere to the limitations of state law.

The Town's zoning districts must be compatible with the future land use categories, and the future land use categories must be compatible with the Countywide Plan. These three documents will be compared at the May meeting.

Preliminary draft amendments to the Future Land Use Element, which mainly include updates to obsolete agency names and documents, are included for the Planning Board's review. Language that may need to be evaluated for potential updates are also highlighted.

Attachments:

1. Evaluation and Appraisal Review Notification Letter from DEO
2. Draft Future Land Use Element
3. Adopted Future Land Use Map
4. Proposed Zoning Code Districts
5. Countywide Plan Map Categories

EVALUATION AND APPRAISAL LETTER

Ron DeSantis
GOVERNOR



Meredith Ivey
ACTING SECRETARY

February 15, 2023

RESPONSE VIA E-MAIL ONLY

Honorable David Will, Mayor
Town of Redington Beach
105-164th Avenue
Redington Beach, Florida 33708

Subject: Town of Redington Beach Evaluation and Appraisal Notification Letter

Dear Mayor Will:

This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter, which was due on December 1, 2022 and received by the Department on February 15, 2023.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to the Department by **February 15, 2024**, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes. The amendments are subject to the **State Coordinated Review Process** as outlined in Section 163.3184(4), Florida Statutes.

of the Department's staff is available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at 850.717.8512.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendments, please contact Donna Harris, Plan Processor, at 850.717.8491.

Sincerely,

A handwritten signature in blue ink that reads "Barbara Powell".

Barbara Powell, Deputy Bureau Chief
Bureau of Community Planning and Growth

BP/dh

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
(850) 245.7105 | www.FloridaJobs.org | [www.Twitter.com/FLDEO](https://twitter.com/FLDEO) | www.Facebook.com/FLDEO

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



TOWN OF REDINGTON BEACH
105-164th AVENUE
REDINGTON BEACH, FL 33708
PHONE: 727-391-3875
FAX: 727-397-6911
www.townofredingtonbeach.com

February 2, 2023

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

RECEIVED

FEB 15 2023

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

FUTURE LAND USE ELEMENT

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 permitted~~ uses listed in the Forward Pinellas Countywide ~~Plan Rules~~, but may be more restrictive than the 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 defined in Policy 2.2.2, 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 (VE) 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~~[2012-245](#), 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

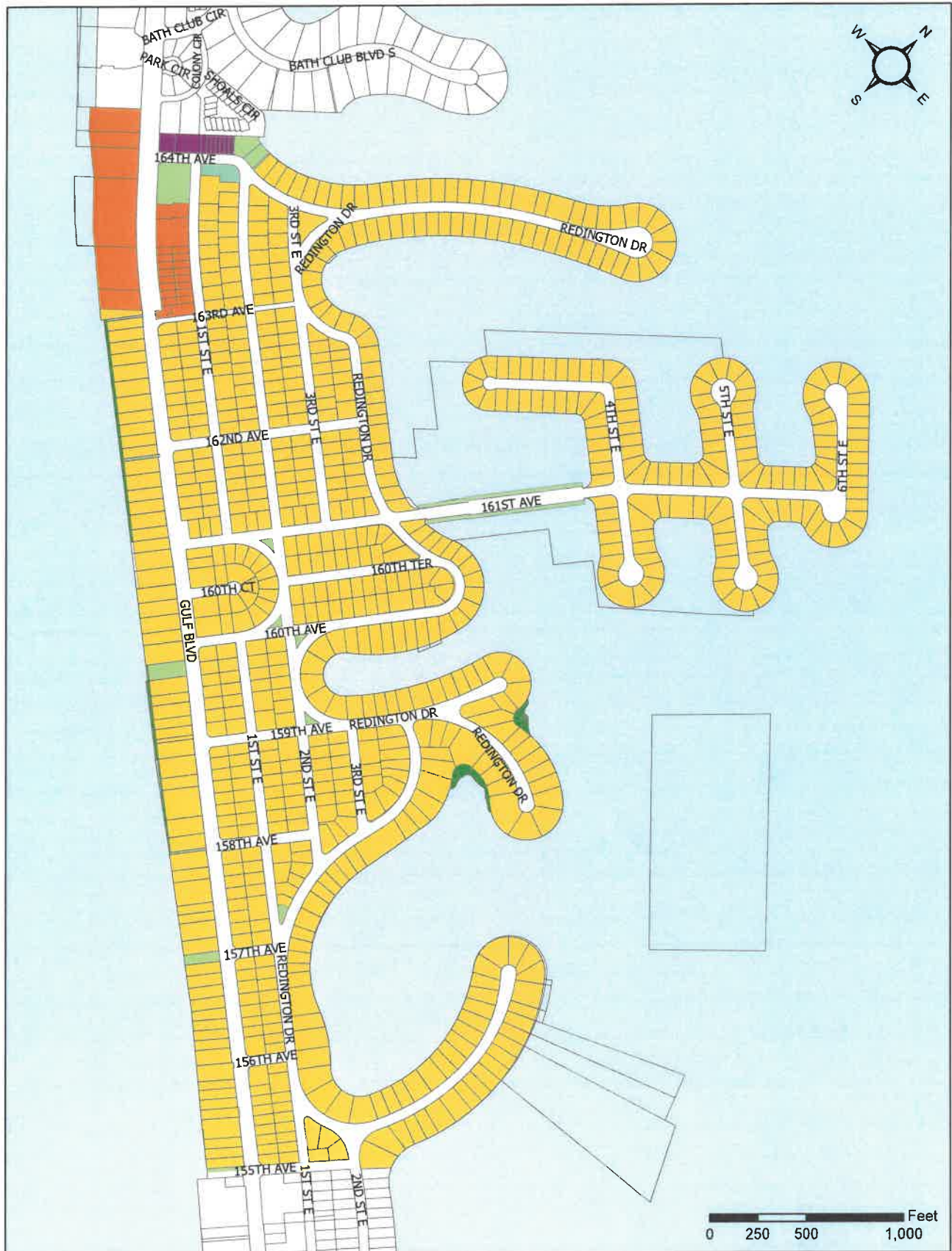
The Future Land Use Element of the *Town of Redington Beach Comprehensive Plan* shall be consistent with the *Countywide* ~~Future Land Use Plan Map~~ and *Countywide* ~~Plan Rules~~.

FLU Policy 4.1.1

Per Chapter ~~88-464~~[2012-245](#), 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.

TOWN OF REDINGTON BEACH FUTURE LAND USE MAP

Town of Redington Beach Future Land Use Map



Future Land Use Categories

- | | |
|--|--|
| Residential Urban | Preservation |
| Residential Medium | Recreation/Open Space |
| Residential/Office/Retail | Institutional |



PROPOSED ZONING DISTRICTS

APPENDIX A - ZONING

Sec. 1. - ~~{Purpose of regulations.}~~

For the purpose of promoting the health, safety, and general welfare; to secure safety from fire, panic or other dangers; to provide adequate light and air; to prevent the overcrowding of land, and avoidance of undue concentration of population in the Town of Redington Beach, the corporate limits and areas of the Town of Redington Beach are hereby divided into zoning districts, and with regulations and restrictions for each of such districts as hereinafter set forth.

All land use and land development shall be in accordance with the town's comprehensive plan and these regulations. Where these regulations differ from the town's comprehensive plan the more restrictive of the two (2) shall be appliedds.

(Ord. No. 92-08, § 2, 9-15-92)

Sec. 2. - ~~{Zoning districts.}~~

(a) Establishment of zoning districts. For the purpose of this ordinance, the Town of Redington Beach ~~be and the same~~ is hereby divided into ~~three (3)~~ six zoning districts known and designated as follows:

<u>Zoning District</u>	<u>Symbol</u>
<u>Multifamily</u>	<u>MF</u>
<u>Mixed Use 1</u>	<u>MU-1</u>
<u>Mixed Use 2</u>	<u>MU-2</u>
<u>Recreation/Open Space</u>	<u>R/OS</u>
<u>Public/Semi-Public</u>	<u>P/SP</u>
<u>Single-Family</u>	<u>SF</u>

(b) Establishment of zoning map. The locations and boundaries of the enumerated zoning districts are established as shown on the adopted Zoning Map of the Town of Redington Beach. The zoning map is hereby made a part of this Appendix A, Section 2. The zoning map shall be identified by the signature of the mayor, attested by the town clerk and bear the seal of the town. The official zoning map shall be maintained on display in the Town Hall.

Except where referenced on the zoning map to a street boundary line or other designated line by dimensions shown on such map, the zoning district boundary lines are intended to follow lot lines or the center line of street or alleys or rights-of-way as they existed at the time of the adoption of the map or any amendments of the same.

(c) Correlation of zoning districts and future land use plan categories. The table below shows the correlation between the town's zoning districts and future land use plan categories, as established

in the town's comprehensive plan. Maximum densities, intensities, and permitted uses of land parcels within each zoning district are governed by the underlying future land use category, unless further restricted by these land development regulations.

<u>Future Land Use Category</u>	<u>MF</u>	<u>MU-1</u>	<u>MU-2</u>	<u>R/OS</u>	<u>P/SP</u>	<u>SF</u>
<u>Residential Urban</u>						<u>X</u>
<u>Residential Medium</u>	<u>X</u>			<u>X</u>		<u>X</u>
<u>Residential/Office/Retail</u>		<u>X</u>	<u>X</u>			
<u>Institutional</u>					<u>X</u>	
<u>Recreation/Open Space</u>				<u>X</u>		<u>X</u>
<u>Preservation</u>						<u>X</u>

~~, each embracing the territory as follows, to-wit:~~

~~*District No. 1*~~

~~Lots 1 to 11, both inclusive, of Block 24, Lots 1 to 9, both inclusive, and Lots 12 to 21, both inclusive, of Block 18, all in Third Addition to Redington Beach Homes; and Lots 1 and 2 and Lots 5 to 11, both inclusive, C. E. Redington Replat; and also unplatted lot or tract of land lying between Lot 21 of Block 18 of Redington Beach Homes aforesaid and Gulf Boulevard.~~

~~*District No. 2*~~

~~That portion of the territory within the corporate limits not included in District No. 1, and lying north of the center line of 157th Avenue, and along such center line as extended to the town limits in the waters of Boca Ciega Bay and the Gulf of Mexico.~~

~~*District No. 3*~~

~~That portion of the territory within the corporate limits lying south of the center line of 157th Avenue, and along such center line as extended to the town limits in the waters of Boca Ciega Bay and the Gulf of Mexico.~~

Sec. 3. - Permitted buildings and uses. District regulations.

District No. 1 is hereby zoned for the construction of buildings and use thereof as follows:

(1a) — Lots 1 to 11, Block 24, Third Addition to Redington Beach Homes are hereby zoned for the construction of buildings and the use thereof for the conduct of apartment, hotel or club business, excepting as such construction or use may hereinafter be limited or restricted; in the construction of such apartment, hotel or club building, provision may be made for, and there may be operated and conducted, with necessary kitchen or kitchens, such dining room or other eating, cocktail lounge or bar, and/or other customary club facilities, adequate for the accommodation of the occupants of the apartment building or buildings, if more than one building is included under a single operation, the guests of the hotel and/or the members of the club, as the case may be. The permissive zoning contained in the above portions of this subsection is subject to the ordinances

~~of the Town of Redington Beach now or which may hereafter be in force and effect relative to any or all such facilities.~~

~~(1b) Lots 1 to 6, both inclusive, and 15 to 21, both inclusive, of Block 18, Third Addition to Redington Beach Homes and unplatted lot or tract of land lying between Lot 21 of Block 18, of Redington Beach Homes and Gulf Boulevard, are hereby zoned for the construction of multiple family dwellings or apartments; and provided, that:~~

(a) Multifamily (MF)

(1) Purpose and Intent. The MF zoning district is hereby zoned for development with single-family and multifamily housing.

(2) Permitted uses.

A. Principal structures include single-family dwellings, apartments and other multiple-family dwellings. In addition, a real estate brokerage and properly allied lines of business may be conducted in building located on the tract at the northeast corner of 163rd Avenue and Gulf Boulevard, as such building is now constructed, this latter exception being made for the reason that such property was and is lacking in conformance with the zoning provisions hereof at the time of the introduction and passage of this ordinance.

B. 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 operation.

(3) Maximum development potential. The MF zoning district may be located in the Residential Medium future land use category. The uses and development potential of a parcel of land within the MF district shall be determined by the underlying future land use category as well as the standards found within these land development regulations, whichever is more restrictive.

A. The maximum residential density is fifteen (15) dwelling units per net acre.

B. The maximum impervious surface ratio is 0.65.

(4) Other standards. In the event any apartment house or building extends beyond the rear line of any particular lot, ~~that is to say, may be~~ and is constructed upon two (2) lots backing up to each other, such building shall be architecturally provided with a double front, one of which fronts shall face upon each of the streets which the two (2) lots respectively face upon, in such manner as to eliminate any back yard area facing upon a street, ~~excepting, however, that a real estate brokerage and properly allied lines of business may be conducted in building located on [the] tract at the northeast corner of 163rd Avenue and Gulf Boulevard, as such building is now constructed, this latter exception being made for the reason that such property was and is lacking in conformance with the zoning provisions hereof at the time of the introduction and passage of this ordinance.~~

~~(1c) Lots 9, 10 and 11 of C. E. Redington Replat, be and the same are hereby zoned for the construction of buildings and use of same for multiple-family dwellings or apartments and/or for~~

~~purposes of transacting retail business, professional or business offices, or other businesses other than manufacturing, industrial, or medical marijuana facilities; excepting, however, the handling or sale of beer, wine or other intoxicating beverages wholesale or retail, for consumption on or off the premises, such sale of beer, wine or intoxicating beverages being hereby strictly prohibited.~~

(b) Mixed Use 1 (MU-1)

(1) Purpose and Intent. The MU-1 zoning district is hereby zoned for development with single-family and multifamily housing, and business uses.

(2) Permitted uses.

A. Principal structures include single-family dwellings, apartments and other multiple-family dwellings, retail commercial, and professional or business offices, or other businesses excluding manufacturing, industrial, medical marijuana facilities, or the handling or sale of beer, wine or other intoxicating beverages.

B. 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 operation.

(3) Maximum development potential. The MU-1 zoning district may be located in the Residential/Office/Retail future land use category. The uses and development potential of a parcel of land within the MU-1 district shall be determined by the underlying future land use category as well as the standards found within these land development regulations, whichever is more restrictive.

A. The maximum residential density is fifteen (15) dwelling units per net acre.

B. The maximum impervious surface ratio for residential uses is 0.65.

C. The maximum impervious surface ratio for nonresidential uses is 0.85.

D. The maximum floor area ratio for nonresidential uses is 0.40 percent.

E. Mixed residential and nonresidential uses 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.

~~(1d) Lots 7 and 8 of C. E. Redington Replat are hereby zoned for the construction of buildings and use thereof for public or municipal purposes, multiple dwellings, public storage garage or garages, together with sale of such articles or items of merchandise and the performance of such services as are normally incident to the operation and conduct of a storage garage for the uses, services and incidental repair of motor vehicles.~~

(c) Mixed Use 2 (MU-2)

(1) Purpose and Intent. The MU-2 zoning district is hereby zoned for development with public or municipal uses, single-family and multifamily housing.

(2) Permitted uses.

- A. Principal structures include single-family dwellings, apartments and other multiple-family dwellings, and uses related to public or municipal purposes, including public storage garages. Public storage garages include the sale of merchandise and/or services for the use, service and incidental repair of motor vehicles.
- B. 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 operation.

(3) Maximum development potential. The MU-2 zoning district may be located in the Residential/Office/Retail future land use category. The uses and development potential of a parcel of land within the MU-2 district shall be determined by the underlying future land use category as well as the standards found within these land development regulations, whichever is more restrictive.

- A. The maximum residential density is fifteen (15) dwelling units per net acre.
- B. The maximum impervious surface ratio for residential uses is 0.65.
- C. The maximum impervious surface ratio for nonresidential uses is 0.85.
- D. The maximum floor area ratio for nonresidential uses is 0.40.
- E. Mixed residential and nonresidential uses 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.

~~(1e) Provided, however, that nothing hereinabove contained shall be taken, construed or interpreted as prohibiting the construction of single family dwellings in said District No. 1.~~

~~(1f) Lots 7, 8, 9, 12, 13, and 14, Block 18, Third Addition to Redington Beach Homes and Lots 1, 2, 5 and 6, C. E. Redington Replat are hereby zoned for recreation/open space.~~

(d) Recreation/Open Space (R/OS)

(1) Purpose and Intent. The R/OS zoning district is hereby zoned for use as open space or recreational uses, whether public or private.

(2) Permitted uses.

- A. Principal uses include public or private open space, public or private parks, public recreation facilities, or public beach or water access.
- B. Special exception uses include wireless communications towers subject to the provisions of Chapter 6, Article IX, Division 2 of the Town of Redington Beach Code of Ordinances.

C. Accessory structures include detached garages, storage sheds, gazebos, docks, pool enclosures, or similar uses which are located on the same property as a principal use and are directly related to its operation.

(3) Maximum development potential. The R/OS zoning district may be located in more than one future land use category. The uses and development potential of a parcel of land within the R/OS district shall be determined by the underlying future land use category as well as the standards found within these land development regulations, whichever is more restrictive. Intensity standards for the future land use categories that apply to the R/OS zoning district is as follows:

<u>Future Land Use Category</u>	<u>Impervious Surface Ratio</u>	<u>Floor Area Ratio</u>
<u>Recreation/Open Space</u>	<u>0.60</u>	<u>0.25</u>
<u>Residential Medium</u>	<u>0.65</u>	<u>No applicable standard</u>

~~(1g) — Lots 3 and 4, C.E. Redington Replat are hereby zoned as public/semi-public.~~

~~(A) — Public/semi-public, ancillary nonresidential uses: Shall not exceed a maximum area of three (3) acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.~~

~~(B) — No commercial or nonresidential use shall exceed a floor area ratio (FAR) of forty (40) percent nor an impervious surface ratio (ISR) of seventy (70) percent.~~

~~(C) — The permitted uses, densities, and intensity standards in this district shall be limited by the parcel's designation on the future land use map.~~

~~(D) — Transient accommodation uses are limited to fifteen (15) units per acre. Should the use be residential urban it is limited to seven and one half (7.5) units per acre.~~

~~(1h) — All uses must be a permitted use within the future land use designation as shown on the town's future land use plan map.~~

(e) Public/Semi-Public (P/SP)

(1) Purpose and Intent. The P/SP zoning district is hereby zoned for public or semi-public institutional uses.

(2) Permitted uses.

A. Principal structures include public or semi-public institutional facilities such as public buildings, schools, churches, social service agencies, municipal office buildings, public safety facilities, other community service facilities, ancillary nonresidential uses, and single-family dwellings.

B. Special exception uses include wireless communications towers subject to the provisions of Chapter 6, Article IX, Division 2 of the Town of Redington Beach Code of Ordinances.

C. 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 operation.

(3) Maximum development potential. The P/SP zoning district may be located in the Institutional future land use category. The uses and development potential of a parcel of land within the P/SP district shall be determined by the underlying future land use category as well as the standards found within these land development regulations, whichever is more restrictive. The applicable density/intensity standards are as follows:

A. Public/semi-public or ancillary nonresidential uses: Shall not exceed a maximum area of three (3) acres. Such use or contiguous like uses in excess of this threshold shall require an appropriate future land use plan amendment and corresponding zoning map amendment.

B. The maximum impervious surface ratio for nonresidential uses is 0.70.

C. The maximum floor area ratio for nonresidential uses is 0.40.

~~[District No. 2 is hereby zoned for the construction of buildings and use thereof as follows:]~~

~~(2a)~~ **District No. 2** Single-Family

(1) Purpose and Intent. The SF zoning district is hereby zoned for the construction of single-family dwelling houses and the use of such dwelling houses for single-family residential purposes.

(2) Permitted uses.

A. Principal structures include single-family dwellings subject to general zoning regulations and restrictions set forth in Section 5 of this Appendix A, and use of such dwelling houses for single-family residential purposes.

B. 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 operation.

(3) Maximum development potential. The SF zoning district may be located in more than one future land use category. The uses and development potential of a parcel of land within the SF district shall be determined by the underlying future land use category as well as the standards found within these land development regulations, whichever is more restrictive. Density and intensity standards for the future land use categories that apply to the SF zoning district are as follows:

<u>Future Land Use Category</u>	<u>Residential Density (dwelling units per net acre)</u>	<u>Impervious Surface Ratio</u>	<u>Floor Area Ratio</u>
<u>Residential Urban</u>	<u>7.5</u>	<u>0.65</u>	<u>No applicable standard</u>
<u>Residential Medium</u>	<u>15</u>	<u>0.65</u>	<u>No applicable standard</u>
<u>Recreation/Open Space</u>	<u>No applicable standard</u>	<u>0.60</u>	<u>0.25</u>
<u>Preservation</u>	<u>No applicable standard</u>	<u>0.20</u>	<u>0.10</u>

(2b4) ~~District 2-~~Other standards. Any use which is not specifically identified as a permitted use, accessory use, or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short-term rentals, subletting, and transient uses of a housing unit in this District. As used in this section, the term "short-term rental" shall mean any rental of a dwelling unit, or portion thereof, of less than a six-month period. For purposes of this section, "transient uses" shall mean uses generally known as hotel, motel, or rooming houses. For the purposes of this section "subletting" shall mean the use of real property for overnight housing purposes, whether or not said overnight housing purposes involves ~~renumeration~~ remuneration.

(2c) All uses must be a permitted use within the future land use designation as shown on the town's future land use plan map.

(2d) Short-term rentals in the SF district ~~District 2 and District 3 (excluding exceptions noted in code section 3(a))~~ are hereby prohibited and shall be subject to the following:

(A.) Short-term rentals of single-family dwellings of less than 181 days constitutes a transient use and shall be prohibited in the SF district. ~~District 2 and District 3 (excluding exceptions noted in code section 3(a))~~.

(B.) Property owners who rent their properties in the SF district ~~(located in District 2 and District 3)~~ for less than 181 days shall be subject to penalties as set out in section 1-14 of Appendix A, the Town of Redington Beach Code of Ordinances, and the Town of Redington Beach shall have authority to impose such penalty.

(C.) If such properties are receiving the Homestead Exemption, the town is instructed to notify the Pinellas County Property Appraiser's office and appropriate state agencies to report the violation.

(D.) The town shall notify the Pinellas County Tax Collector to ensure the Owner is remitting the appropriate county and or state four percent Tourist Development Tax during the pendency of the prohibited use.

~~[District No. 3 is hereby zoned for the construction of buildings and use thereof as follows:]~~

~~(3a) District 3 is hereby zoned for the construction of single-family dwelling houses subject to general zoning regulations and restrictions set forth in Section 5, and use of such dwelling houses for single-family residential purposes, saving and excepting only Lot 9, Block 6 of First Addition to Lone Palm Beach Subdivision which is hereby zoned for use as a real-estate brokerage office and office for rental and operation of rental cottages or units, in building or buildings as now constructed only, for the reasons that said lot was at the time of the original passage of Ordinance No. 11, and at all times since, been actually used for a use nonconforming with single-family residence only.~~

~~(3b) District 3. *Other standards.*~~

~~(3c) All uses must be a permitted use within the future land use designation as shown on the town's future land use plan map.~~

(Res. of 10-4-66; Ord. No. 85-18, § 1, 10-15-85; Ord. No. 90-7, § 1, 7-3-90; Ord. No. 91-20, §§ I, II, 12-17-91; Ord. No. 92-08, §§ 3, 4, 9-15-92; Ord. No. 08-01, §§ 1, 2, 2-5-08; Ord. No. 2016-07, § 2, 8-3-16; Ord. No. 2018-07, § 2, 8-13-18)

COUNTYWIDE PLAN MAP CATEGORIES

2.3.3.3 Category/Symbol – Residential Low Medium (RLM).

Purpose – This category is intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
 - Uses Subject to One Acre Maximum – Office; Personal Service/Office Support; Retail Commercial.
 - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.
 - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations ranging from rural areas distant from urban activity centers, to suburban areas near or in proximity to urban activity centers; in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and highway network.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Residential Low Medium in SNCCs are governed by Section 6.5.4.1.4, which restricts the category and its permitted uses to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 67 trips per day per acre.

Density/Intensity Standards – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 10 units per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 UPA.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.
- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.

2.3.3.4 Category/Symbol – Residential Medium (RM).

Purpose – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the applicable acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
 - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility.
 - Uses Subject to Five Acre Maximum – Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations within or in proximity to urban activity centers; in areas where use and development characteristics are medium-density residential in nature; and in areas serving as a transition between less urban and more urban residential and mixed-use areas. These areas are generally served by and accessed from minor and collector roadways, which connect to arterial roadways and/or highways. The higher densities are typically in proximity to, and may have direct access from, the arterial and highway network.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Residential Medium in SNCCs are governed by Section 6.5.4.1.4, which restricts the category and its permitted uses to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 96 trips per day per acre.

Density/Intensity Standards – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 15 units per acre (UPA).

- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 UPA.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.
- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.

2.3.3.6 Category/Symbol – Office (O).

Purpose – This plan category is intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed-use development.

Use Characteristics - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Personal Service/Office Support; Residential Equivalent; Research/Development-Light; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
 - Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility; Manufacturing-Light.
 - Uses Subject to Five Acre Maximum – Residential; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2).
- Locational Characteristics – This category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive nonresidential use to low density residential or public/semi-public use; and in areas where the size and scale of office and residential use is appropriate to free standing office, medium density residential or a combination thereof. These areas are typically in proximity to and served by the arterial, collector, and highway network, as well as Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Office in SNCCs are governed by Section 6.5.4.1.4, which restricts the category to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 89 trips per day per acre. When located in a Target Employment Center, the standard shall be 101 trips per day per acre.

Density/Intensity Standards – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 15 units per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 UPA.

- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.
- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.
- When located in a Target Employment Center – Shall not exceed an FAR of 1.0 for Manufacturing, Office, and Research/Development uses.

2.3.3.8 Category/Symbol – Retail & Services (R&S).

Purpose – This plan category is intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.

Use Characteristics - Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse/Distribution-Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.
- Permitted Uses Subject to Acreage Thresholds – Any contiguous use or combination of uses subject to the same acreage threshold specified below, alone or when added together, exceeding the acreage maximum shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply:
 - Uses Subject to Three Acre Maximum – Manufacturing-Medium.
 - Uses Subject to Five Acre Maximum – Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential.
- Locational Characteristics – This category is generally appropriate to locations in and adjacent to activity centers where surrounding land uses support and are compatible with intensive commercial use; in areas in proximity to and with access to major transportation facilities, including transit; and on Multimodal Corridors and Future Transit Corridors depicted on the Land Use Strategy Map, where its proximity to transit service supports the type and density/intensity of the proposed use characteristics.
- Scenic/Noncommercial Corridor (SNCC) – Amendments to Retail & Services in SNCCs are governed by Section 6.5.4.1.4, which restricts the category and its permitted uses to certain SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 433 trips per day per acre; which impacts may take into account the proximity and availability of transit service.

Density/Intensity Standards – Shall include the following:

- Residential and Vacation Rental Use – Shall not exceed 24 units per acre (UPA).
- Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 24 UPA.

- Recreational Vehicle Use – Shall not exceed 24 UPA.
- Temporary Lodging Use – Shall not exceed: 1) 40 UPA; or 2) in the alternative, upon adoption of provisions for compliance with Section 5.2.1.3, the density and intensity standards set forth in Table 6 therein; or 3) in the alternative, the nonresidential intensity standards may be used.
- Nonresidential Use – Shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90.
- Mixed-Use – Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used.
- When located in a Target Employment Center – Shall not exceed an FAR of 1.1 for Manufacturing, Office, and Research/Development uses.

2.3.3.12 Category/Symbol – Recreation/Open Space (R/OS).

Purpose – This plan category is intended to recognize recreation/open space uses that serve the community or region.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Recreation/Open Space; Community Garden; Agricultural-Light; Electric substations in compliance with Section 163.3208, F.S.
- Permitted Uses Subject to Acreage Thresholds – Transportation/Utility uses (excluding electric substations) are subject to a five-acre maximum. Any contiguous use or combination of uses subject to this acreage threshold, alone or when added together, exceeding the acreage maximum, shall require a Countywide Plan Map amendment to another land use category that permits the use(s) where the acreage maximum does not apply.
- Locational Characteristics – This category is generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the county; and in recognition of the natural and man-made conditions which contribute to the active and passive open space character and recreation use of such locations.
- Scenic/Noncommercial Corridor (SNCC) – Per the provisions of Section 6.5.4.1.4, this category is permitted in all SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 3 trips per day per acre.

Density/Intensity Standards – Shall include the following:

- No use shall exceed a floor area ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60.
- Transfer of development rights shall be allowed consistent with Section 5.2.1.1.

Other Standards – Shall include the following:

- An appropriate buffer, as determined by the local jurisdiction, shall be provided between any electric substation and any other adjoining use.

2.3.3.13 Category/Symbol – Preservation (P).

Purpose – This plan category is intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.

Use Characteristics – Those uses appropriate to and consistent with this category include:

- Permitted Uses Not Subject to Acreage Thresholds – Preservation; Environmental Education/Research; Wellfield Protection, and Groundwater Monitoring and Recharge; Resource-Based Recreation; Replacement/Repair of Water Infrastructure; Site Alterations as Permitted by a Management Plan Approved by a Local Government
- Uses subject to requirements per the local government management plan: Wellfield Development; Water Supply Infrastructure and Facilities
- Locational Characteristics – 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 categories. This category is also generally appropriate to those properties that are the assets of a regional, county or municipal utility, held and operated for the provision, operation and delivery of a public water supply system consistent with the natural resource features of the property, pursuant to a management plan approved by the local government.
- Scenic/Noncommercial Corridor (SNCC) – Per the provisions of Section 6.5.4.1.4, this category is permitted in all SNCC classifications.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 0.3 trips per day per acre.

Density/Intensity Standards – Shall include the following:

- Nonresidential Use:
 - Shall not exceed a floor area ratio (FAR) of .10, nor an impervious surface ratio (ISR) of .20.
 - No public water supply use shall exceed an FAR of .25 nor an ISR of .50.
- Where an entire parcel of property is located seaward of the Coastal Construction Control Line and no transfer of development rights has occurred, the property shall be permitted a minimum beneficial use subject to the various provisions of these Countywide Rules and the Countywide Plan Map, but private property shall not be taken without due process of law and

the payment of just compensation. In particular, any such property shall be permitted, as a minimum, one (1) dwelling unit irrespective of parcel size, and a maximum of one (1) dwelling unit per acre.

Other Standards – Shall include the following:

- An appropriate buffer, as determined by the local jurisdiction, shall be provided for wetland Preservation areas.
- Where the mapped delineation of these areas is inconclusive due to the scale of the Countywide Plan Map, or the nature of the environmental feature, a field determination and mapping of the actual boundary at an appropriate scale may be required as part of any amendment or project approval determination. Where determined necessary, such field survey will be conducted by the local government with jurisdiction, or by a qualified Consultant, consistent with the above described purpose and use characteristics and the provisions of Division 7.3, and in particular Section 7.3.8.
- Appropriate height, setback and buffer requirements, as determined by the local jurisdiction in conjunction with the regional, county or municipal facility operator and set forth in the local government management plan shall be provided between any facility located within this category and the adjoining plan category.

Table 5
Summary Category Matrix

CATEGORY/SYMBOL	UPA MAX.	FAR MAX.	ISR MAX.	TRAFFIC GENERATION RATE (ADT/ACRE)
Residential Rural (RR)	0.5	.30	.60	5
Residential Very Low (RVL)	1.0	.30	.60	8
Residential Low Medium (RLM)	10	.50	.75	67
Residential Medium (RM)	15.0	.50	.75	96
Residential High (RH)	30.0	.60	.85	162
Office (O)	15.0	.50 1.0 (specified uses in TEC)	.75	89 101 (in TEC)
Resort (R)	30.0	1.2	.95	279
Retail & Services (R&S)	24.0	.55 1.1 (specified uses in TEC)	.90	433
Employment (E)	N/A	.65 1.3 (specified uses in TEC)	.85	206 236 (in TEC)
Industrial (I)	N/A	.75 1.5 (specified uses in TEC)	.95	216 246 (in TEC)
Public/Semi-Public (P/SP)	12.5	.65 (institutional) .70 (trans./utility) 1.0 (hospital)	.85 (institutional) .90 (trans./utility)	192 (institutional) 114 (educational) 173 (medical) 104 (religious/civic) 835 (municipal/public) 67 (other institutional) 15 (transportation) 16 (municipal/public utility) 79 (other transportation/utility)
Recreation/Open Space (R/OS)	N/A	.25	.60	3
Preservation (P)	N/A	.10 (preservation) .25 (water supply)	.20 (preservation) .50 (water supply)	0.3
Target Employment Center (TEC)	See Otherwise Applicable Category and Multiplier Factor			
Activity Center (AC)				
Urban Center	200	8.0	N/A	724
Major Center	150	5.0	N/A	542
Community Center	90	3.0	N/A	325
Neighborhood Center	60	2.0	N/A	216
Multimodal Corridor (MMC)				
Premium Transit Corridor	60	4.0	N/A	600
Primary Corridor	55	3.5	N/A	533
Secondary Corridor	50	3.0	N/A	467
Supporting Corridor	45	2.5	N/A	400
Planned Redevelopment District (PRD)	45	2.0	N/A	364
Scenic/Noncommercial Corridor (SNCC)	See Otherwise Applicable Category			

Key to abbreviations:

UPA: dwelling units per acre
FAR: floor area ratio

ISR: impervious surface ratio
ADT: average daily trips

TEC: Target Employment Center