



**TOWN OF REDINGTON BEACH, FLORIDA
PLANNING BOARD
REGULAR MEETING AGENDA
SEPTEMBER 26, 2023**

The Planning Board of the Town of Redington Beach, Florida will meet on Tuesday, September 26, 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
Vacant	Alternate Member
Leslie Wilkins	Alternate Member
Linda Fisher	Planner

4. AGENDA APPROVAL – September 26, 2023

5. PAST MEETING MINUTES APPROVAL – May 9, 2023

6. UNFINISHED BUSINESS

a. Comprehensive Plan Update

7. NEW BUSINESS

None

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).

AGENDA ITEM 5:
MINUTES OF MAY 9, 2023

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

Tuesday May 9, 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 May 9, 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: Dee Runyon, Deputy Town Clerk.

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Redington Beach Planning Board
Regular Meeting Minutes
May 9, 2023

DRAFT

Approval of Agenda of May 9, 2023

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 January 24, 2023

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
Regular Meeting Minutes
May 9, 2023

Public Forum for Non-Agenda Items

No comments from the public.

New Business

A. Discussion of the Comprehensive Planning Process

Linda Fisher, Town Planner: Presented an overview of the purpose of the Comprehensive Plan, the Future Land Use Map and the County Wide Plan.

The County Wide Plan sets land use for Pinellas County. The County Wide Plan sets general Land Use elements. The Future Land Use (FLU) map for Redington Beach is under the County Wide Plan. The Zoning Districts are below the FLU and must not exceed the FLU.

All of these plans are to be reviewed by Forward Pinellas and with Linda Fisher, Redington Beach plans are reviewed by the county.

Definitions of Terms:

Density - Defines the maximum number of dwelling units per acre (UPA).

Intensity - Defines the Floor Area Ratio and the Impervious Surface Ratio.

Reviewing the County Wide Plan with Redington Beach Comprehensive Plan we find:

	<u>County</u>	<u>Redington Beach</u>
Residential Low Medium	10 UPA	7.5 UPA
Residential Medium	15 UPA	15 UPA
Retail & Services	24 UPA	15 UPA
Recreation	No UPA	No UPA
Public / Institutional	12.5 UPA	0 UPA

The Town of Redington Beach is in a Coastal High Hazard Area (CHHA) except for a few spots. The County Wide Plan states that no increase in Density or Intensity for new construction. The Comprehensive Plan for Redington Beach is in compliance with the County Wide Plan.

Next was a discussion of possible changes to be made to the Comprehensive Plan. FLU Goal 1 was reviewed. The current goal reads:

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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.

Discussion of the Planning Board to remove the “seasonal visitors and the tourist trade from FLU Goal 1. The consensus of the Planning Board was to remove “seasonal visitors and the tourist trade from FLU Goal 1.

Steve Miller asked if FLU Objective 2.3 could be modified to include “densities and intensities” then section 2.4 could be dropped.

Change noted in ***bold***

FLU Objective 2.3

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

The Planning Board was in agreement with the change.

Other Business

No other business.

Adjournment

Meeting was adjourned at 7:37 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
Regular Meeting Minutes
May 9, 2023

AGENDA ITEM 6a:
Comprehensive Plan Update
Staff memo



6A. Comprehensive Plan Update

In May, the Planning Board began reviewing the draft update of the Town's comprehensive plan, beginning with the Future Land Use Element. This month, the Transportation, Housing and Infrastructure Elements will be presented for the Board's review.

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 (reviewed May 9)
 - Transportation Element
 - Housing Element
 - Infrastructure Element
 - Coastal Management and Conservation Element
 - Recreation/Open Space Element
 - Intergovernmental Coordination Element
 - Capital Improvements Element
 - Public School Facilities Element (if applicable)
 - Private Property Rights Element
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. Review of Draft Update

For a stable community like Redington Beach, the goal of the comprehensive plan 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, each element of the plan must adhere to the limitations of state law. The requirements for the elements to be reviewed this month are as follows:

1. The Transportation Element

Section 163.3177(6)(b), F.S., requires each local comprehensive plan to include a transportation element providing for a safe, convenient multimodal transportation system meeting the needs of current and future residents and visitors. The element shall address mobility and circulation of vehicular, bicycle/pedestrians, and public transportation; and the interaction between land use and transportation.

2. The Housing Element

Section 163.3177(6)(f), F.S., requires each local comprehensive plan to include a housing element that provides for safe, adequate housing for current and anticipated future residents and visitors. The local government doesn't need to provide housing units itself, but must maintain land development regulations that allow such housing to be built as needed. The element must encourage the elimination of substandard dwelling conditions, the structural and aesthetic improvement of existing housing, the preservation of historic housing if applicable, and the creation and preservation of affordable housing to the extent feasible.

3. The Infrastructure Element

Section 163.3177(6)(c), F.S., requires each local comprehensive plan to include an element addressing sanitary sewer, solid waste, drainage, and potable water infrastructure. The element must provide for such facilities to be built, expanded and maintained to serve the needs of current and anticipated future residents and visitors, either by the local government itself or through agreements with other providers.

C. General Policy Discussion

If the Board has any topics of interest or concern it would like to see addressed in upcoming elements, this is an opportunity to discuss them.

D. Attachments

1. Draft Transportation, Housing and Infrastructure Elements

AGENDA ITEM 6a:
Comprehensive Plan Update

**DRAFT Transportation, Housing,
and Infrastructure Element**

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 multimodal 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.

1. ~~TR Policy 1.1.1.1.~~ All development projects generating new trips shall be subject to payment of a multi-modal impact fee.
2. ~~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.
3. ~~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.
4. ~~TR Policy 1.1.1.4.~~ Multimodal impact fee assessments may be applied as credit toward the cost of a TMP.
5. ~~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.
6. ~~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.

7. ~~TR Policy 1.1.1.7.~~ Multimodal impact fee revenue shall be utilized to fund multimodal improvements to local, county or facilities that are consistent with the comprehensive plan as well as the Forward Pinellas Long Range Transportation Plan.

8. ~~TR Policy 1.1.1.8.~~ The Town shall support the effort of Forward Pinellas to complete the biennial update of the Multimodal 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 [the Florida Department of Transportation](#) (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 [Florida Department of Transportation](#), ~~FDOT~~ Long Range and 5-Year Transportation Plans, the Forward Pinellas 5-Year Transportation Improvement Program (~~TIP~~) and Long Range Transportation Plan (~~L RTP~~), and the plans of the neighboring jurisdictions.

TR Policy 1.6.1

The Town shall coordinate with the [Florida Department of Transportation](#) ~~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 [Federal Emergency Management Agency](#) ~~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 renders ~~ed~~ existing housing stock uninhabitable.

HE Objective 2.1

[Temporary emergency housing shall be permitted in accordance with the provisions of Pinellas County Code Chapter 34, Article II, Division 2 and Section 166.0335, Florida Statutes.](#) ~~The Town acknowledges the application to the Town of the Pinellas County Emergency Housing Ordinance, Ordinance 14-46, as subsequently codified, in its entirety.~~

[HE Policy 2.1.1](#)

[Temporary emergency housing provisions include, but are not limited to, the allowance of temporary housing units in certain future land use categories where residential uses are not typically permitted, and the placement of temporary housing units on parcels of land containing uninhabitable permanent dwellings for a length of time as specified by the County Code and/or applicable state law.](#)

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 following level of service standards are hereby adopted for the purpose of calculating future facility capacity and demand generated by development and redevelopment activity. ~~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

Potable Water: 115 gallons per capita per day

Sanitary Sewer: 115 gallons per capita per day

Solid Waste: 7.1 pounds 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.~~
The City adopts by reference the Pinellas County Utilities' Water Supply Facilities Work Plan, effective January 1, 2023.

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 [the Southwest Florida Water Management District](#) ~~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~~ [November 1, 2021](#)).
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.