



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

The Planning Board of the Town of Redington Beach, Florida will meet on Tuesday, October 24, 2023 at 7:00 pm 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 – October 24, 2023**
- 5. PAST MEETING MINUTES APPROVAL – September 26, 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.

Draft Meeting minutes, September 26, 2023

DRAFT



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

**Tuesday September 26, 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 September 26, 2023, at 7:00 PM, in Redington Beach Town Hall at 105 164th Avenue, Redington Beach, Florida.

Member Ed Fernandez called the **Planning Board Meeting** to order and led the Pledge of Allegiance at 7:03 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	
Vacant		
Linda Fisher, Town Planner	X	

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

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Redington Beach Planning Board
Regular Meeting Minutes
September 26, 2023

DRAFT

Approval of Agenda of September 26, 2023

The Agenda was approved by the Planning Board.

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

Approval of Past Meeting Minutes of May 9, 2023

The Past Minutes was approved by the Planning Board.

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

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Redington Beach Planning Board
Regular Meeting Minutes
September 26, 2023

Public Forum for Non-Agenda Items

No comments from the public.

Unfinished Business

A. Requirement of Comprehensive Plan

Town Planner Linda Fisher: Reviewed the general requirements of the Comprehensive that was discussed during the last meeting on May 9, 2023.

Because of new State Law, Senate Bill 250, no changes can be made to the Comprehensive Plan that has more restrictive land use elements. General policies can change but the policy cannot be more restrictive.

The request from the Planning Board from the May 9, 2023 meeting to update FLU Goal 1 to remove “seasonal visitors and the tourist trade” phase is allowed per Senate Bill 250.

The request from the Planning Board from the May 9, 2023 meeting to update FLU Objective 2.3 to include “densities and intensities” is a more restrictive policy and Objective 2.3 cannot be updated per Senate Bill 250.

The elements of the Comprehensive Plan to be reviewed during this meeting are the Transportation Element, the Housing Element, and the Infrastructure Element.

1. The Transportation Element.

TR Policy 1.5.1 states that the Town will provide bus schedules and senior citizen transit passes. Because of current web sites resources, this policy will be modified to verbiage similar to “The Town shall encourage for the increased use of available public transportation and provide web link to PSTA on Town web site.”

2. The Housing Element.

A new policy was added per Florida Statutes to allow temporary emergency housing. HE Object 2.1 and HE Policy 2.1.1 were added to the Comprehensive Plan.

Member Steven Miller requested that mobile homes be included in the list of temporary emergency housing since these are self-contained housing units.

3. Infrastructure Element

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IE Policy 1.1.1 describes the typical resource usage for Potable Water, Sanitary Sewer, and Solid Waste.

Alternate Leslie Wilkins asked if reclaimed water usage should be included? Planner Linda Fisher responded that she will include a policy for the Town to encourage the use of reclaimed water.

IE Policy 1.3.1 states that residents are encouraged to recycle aluminum and newsprint. However, the Town already provides for recycling of other materials such as glass and plastic. Planner Linda Fisher will modify IE Policy 1.3.1 to include other materials.

IE Policy 2.1.4 states the Town's Watershed Management Plan. However, the Town uses the Pinellas County Watershed Management Plan. IE Policy 2.1.4 will be updated to reflect using the Pinellas County Watershed Management Plan.

IE Policy 2.1.3 states new development or redevelopment to prevent the direct discharge of runoff into Boca Ciega Bay or the Gulf of Mexico. Planner Linda Fisher will reword IE Policy 2.1.3 to be less restrictive.

IE Policy 2.2.2 requires fifty percent storage and treatment on site for stormwater drainage. Planner Linda Fisher will review if a less restrictive policy is acceptable by regulation.

Public Comment

No comments from the public.

New Business

No new business.

Other Business

No other business.

Adjournment

Meeting was adjourned at 7:56 PM by Chair.
Next Planning Board meeting: October 24, 2023

Dee Runyon, Deputy Town Clerk

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Redington Beach Planning Board
Regular Meeting Minutes
September 26, 2023

Agenda Item 6a.
Comprehensive Plan Update



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. In September, the Board reviewed the Transportation, Housing and Infrastructure Elements. This month, the Conservation and Coastal Management Element 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 transmit the draft 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 (reviewed September 26)
 - Housing Element (reviewed September 26)
 - Infrastructure Element (reviewed September 26)
 - Coastal Management and Conservation Element
 - Recreation/Open Space Element
 - Intergovernmental Coordination Element
 - Capital Improvements Element
 - 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 Conservation and Coastal Management Element

As set forth in Section 163.3178, Florida Statutes, the purpose of the Conservation and Coastal Management Element is to: 1) conserve natural resources, such as surface waters, beach and dune systems, wetlands, native vegetation, and other significant natural systems; and 2) reduce the risk of loss of human life and property from natural disasters, particularly hurricanes and other flooding events.

A recently enacted state law, the Peril of Flood Act from 2015, requires local governments to adopt principles, strategies, and engineering solutions that reduce the risk of flooding from natural disasters and the long-term effects of sea level rise. Redington Beach met this requirement with an ambitious set of policies adopted in 2020.

During the review of this element, the Board will be asked to evaluate whether the adopted goals, objectives and policies, including the Peril of Flood Act policies, are consistent with the Town's current vision and practice.

C. Follow-up Discussion of Infrastructure Element

Last month, the Board discussed the stormwater standards of the Infrastructure Element and had questions that required the Town Planner to seek the input of the Building Official following the meeting. In response to the Board's concerns, the Building Official concurred with the assessment that the Town's stormwater policies are more stringent than other beach communities.

In addition, a review of other local beach community comprehensive plans shows that the Town's policies are unusually detailed and prescriptive. It would be appropriate to amend the language to reflect more general policy, consistent with the purpose of the comprehensive plan, while deferring detailed technical standards to the land development regulations. An updated draft of the stormwater policies incorporating that input will be presented for the Board's review.

Since stormwater management regulations are administered through the land development regulations, the Town's legal requirements will not be changed as a result of the proposed comprehensive plan amendments. However, since land development regulations must be consistent with the comprehensive plan, the proposed comprehensive amendments would give the Town more flexibility to reevaluate its stormwater regulations in the future if it should choose to do so.

D. 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.

E. Attachments

1. Draft Conservation and Coastal Management Element
2. Revised Draft Infrastructure Element

Conservation and Coastal Management Element

3.6 — CONSERVATION AND COASTAL MANAGEMENT ELEMENT

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

CCME Objective 1.1

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

CCME Policy 1.1.1

The Town shall ~~implement an~~ participate in County and regional educational programs for residential and commercial consumers to discourage waste and conserve water.

CCME Policy 1.1.2

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

CCME Policy 1.1.3

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

CCME Policy 1.1.4

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

CCME Policy 1.1.5

The Town shall promote the use of slow-release fertilizers within the Town limits.

CCME Policy 1.1.6

The Town shall encourage the use of native plantings in landscaping as recommended by the University of Florida, Institute of Food and Agricultural Sciences, and
incorporate ~~best management practices such as bio-retention ponds and drought- and salt-tolerant landscaping consistent with Florida Friendly yards~~ those guidelines into the land development regulations.

CCME Objective 1.2

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

CCME Policy 1.2.1

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

CCME Policy 1.2.2

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

CCME Policy 1.2.3

The Town shall continue to enforce its floodplain ordinance.

CCME Policy 1.2.4

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

CCME Objective 1.3

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

CCME Policy 1.3.1

Natural areas such as mangroves and marshes shall be designated as Preservation on ~~the~~ [Map 2: Future Land Use and Transportation Map](#) ~~(Map 5)~~.

CCME Policy 1.3.2

All existing marine wetlands shall be identified as Preservation land as set forth on [Map 1: Future Land Use Map](#). ~~the Marine Resource Map (Map 4)~~.

CCME Policy 1.3.3

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

CCME Policy 1.3.4

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

CCME Policy 1.3.5

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

CCME Policy 1.3.6

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

CCME Objective 1.4

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

CCME Policy 1.4.1

[The Town shall](#) require that all new development preserve, or relocate on site, a minimum of 25 percent of the native vegetation on site. This should not be interpreted to allow development in wetland areas.

CCME Policy 1.4.2

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

CCME Policy 1.4.3

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

CCME Policy 1.4.4

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

CCME Policy 1.4.5

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

CCME Policy 1.4.6

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

CCME Policy 1.4.7

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

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

CCME Objective 1.5

Development activities shall ensure the protection of natural resources.

CCME Policy 1.5.1

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

CCME Policy 1.5.2

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

CCME Objective 1.6

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

CCME Policy 1.6.1

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

CCME Policy 1.6.2

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

CCME Policy 1.6.3

[The Town shall](#) continue providing public information regarding the protection of those sea turtle nesting areas located within the community.

CCME Policy 1.6.4

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

CCME Objective 1.7

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

CCME Policy 1.7.1

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

CCME Policy 1.7.2

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

CCME Policy 1.7.3

The Town shall coordinate with the ~~FDEP~~ [Florida Department of Environmental Protection](#), Tampa Bay Regional Planning Council and Pinellas County in ~~developing~~ [maintaining](#) an emergency response plan to handle accidents involving hazardous waste.

CCME Policy 1.7.4

[The Town shall](#) regulate small generators of hazardous wastes to protect natural resources and public health.

CCME Policy 1.7.5

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

CCME Objective 1.8

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

CCME Policy 1.8.1

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

1. Require vegetative buffer strips between roadways and residential development;
2. ~~Promote~~ [Support](#) alternative transportation modes such as carpooling, pedestrian and bicycling ~~paths~~; and
3. Coordinate with [Forward Pinellas, in their role as](#) the [Metropolitan Planning Organization](#), to maintain operation of roadways at acceptable levels of service.

CCME Objective 1.9

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

CCME Policy 1.9.1

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

CCME Policy 1.9.2

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

CCME Policy 1.9.3

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

CCME Objective 1.10

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

CCME Policy 1.10.1

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

CCME Policy 1.10.2

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

CCME Policy 1.10.3

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

CCME Policy 1.10.4

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

CCME Policy 1.10.5

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

CCME Policy 1.10.6

The Town shall continue to provide adequate access to beaches and shorelines and [coordinate with the Pinellas Suncoast Transit Authority to ensure](#) adequate public transportation stops for beach and shoreline access.

CCME Policy 1.10.7

The Town of Redington Beach shall ~~develop a plan for maintaining and improving~~ [maintain or improve](#) existing beach access. The plan shall include the following:

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

CCME Policy 1.10.8

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

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

CCME Objective 2.1

The Town shall maintain or reduce hurricane clearance times.

CCME Policy 2.1.1

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

CCME Policy 2.1.2

The Town, in cooperation with the Pinellas County Department of Emergency Management and the ~~South Pinellas County Chapter of the~~ American Red Cross [of Tampa Bay](#) and the other island communities, shall ~~sponsor annual~~ [participate in](#) hurricane preparedness [events](#) ~~seminars~~ to increase hurricane awareness.

CCME Policy 2.1.3

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

CCME Objective 2.2

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

CCME Policy 2.2.1

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

CCME Policy 2.2.2

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

CCME Policy 2.2.3

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

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

CCME Objective 3.1

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

CCME Policy 3.1.1

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

CCME Policy 3.1.2

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

1. Hear preliminary damage reports;
2. Take necessary steps to seek financial assistance from the appropriate state and federal agencies;
3. Authorize immediate clean-up and repairs necessary to protect the public health, safety and welfare;
4. Identify areas within the community where minor, moderate and major damage has occurred;

5. Recommend ~~to that~~ the ~~Board of Town~~ Commissioners enact temporary building moratoria for building activities not essential to protect health, safety and welfare;
6. Recommend ~~to that~~ the ~~Board of Town~~ Commissioners enact appropriate hazard mitigation policies ~~which should be implemented~~ in response to the disaster; and
7. Prepare a report evaluating post-disaster redevelopment response and make recommendations for necessary changes to this comprehensive plan.

CCME Objective 3.2

The Town shall maintain a set of reconstruction permitting procedures.

CCME Policy 3.2.1

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

CCME Policy 3.2.2

The Town shall adopt a post-disaster procedure which will expedite permitting for minor repairs.

CCME Policy 3.2.3

The post-disaster permitting procedure shall include development plan review, engineering approval, and building permitting, and shall provide that all permitting is coordinated with the appropriate agencies and consistent with the objectives of this comprehensive plan.

CCME Objective 3.3

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

CCME Policy 3.3.1

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

CCME Policy 3.3.2

~~The Town shall interrelate hazard and non-hazard mitigation goals during reconstruction decision-making including the following objectives:~~ In addition to hazard mitigation, the Town shall consider the following objectives when making decisions during the reconstruction decision-making including the following objectives during the reconstruction process:

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

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

CCME Objective 4.1

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

CCME Policy 4.1.1

Based on rising seas data as they evolve and associated vulnerabilities, to allow for flexible adjustments, preserve future strategic adaptation implementation options to maintain maximum resiliency in response to new risks and vulnerabilities; the Town will take advantage of new emerging data and technological opportunities.

CCME Policy 4.1.2

The Town's basis for measuring sea level rise shall be as per the Recommended Projection of Sea Level Rise in the Tampa Bay Region, as may be revised from time-to-time by the Tampa Bay Climate Science Advisory Panel.

CCME Policy 4.1.3~~2~~

The Town will coordinate with the Pinellas County Sea Level Rise & Storm Surge Vulnerability Assessment to identify and address vulnerabilities to public investments and infrastructure at risk to sea level rise and other climate related impacts. ~~The Town will assess the vulnerability to public facilities and services,~~ including but not limited to County water and wastewater facilities, stormwater systems, roads, bridges, governmental buildings, transit infrastructure and other assets.

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

CCME Policy 4.1.4³

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

~~The entire Town is hereby designated as an AAA, as all areas meet considerations for AAA designation, which include the following:
Areas which experience tidal flooding, storm surge, or both;
Areas which have a hydrological connection to coastal waters;
Locations which are within areas designated as evacuation zones for storm surge; and
Other areas impacted by stormwater/flood control issues. [Moved to Data & Analysis]~~

CCME Policy 4.1.5⁴

The Town will coordinate with Pinellas County to maintain ~~develop and implement~~ adaptation strategies for areas vulnerable to coastal flooding. tidal events, storm surge, flash floods, stormwater runoff, saltwater intrusion and other impacts related to climate change or exacerbated by sea level rise, with the intent to increase the community's adaptability and resiliency capacities.

CCME Policy 4.1.6

The Town will include areas which experience tidal flooding, storm surge, or both as the priority for development and implementation of adaption strategies. Other areas will be included as the second priority for the development and implementation of adaptation strategies.

CCME Policy 4.1.7⁵

Adaptation strategies may apply to the following:

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

CCME Policy 4.1.86

AAAs adaptation strategy options include:

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

CCME Policy 4.1.97

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

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

CCME Policy 4.1.108

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

- a. Strategic Plan;

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

CCME Policy 4.1.119

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

CCME Policy 4.1.1210

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

CCME Policy 4.1.1311

The Town shall collaborate and coordinate with appropriate local, regional, state, and national governmental agencies, to the extent possible, toward the implementation of Adaptation Action Areas ~~AAA-adaptation~~ strategies and to identify risks, vulnerabilities and opportunities associated with coastal hazards and the impacts from sea level rise.

CCME Objective 4.2

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

CCME Policy 4.2.1

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

CCME Policy 4.2.2

The Town will continue ~~site plan review for new construction with the requirement to require~~ that the minimum first floor elevation for habitable space in residential and commercial buildings ~~be at least at the Town of Redington Beach Freeboard, which is~~ will include freeboard above the minimum Federal Emergency Management Agency elevation requirement, to allow for maximum protection during flood conditions and from sea level rise.

CCME Objective 4.3

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

CCME Policy 4.3.1

The Town will maximize unpaved landscape to allow for more stormwater infiltration.

CCME Policy 4.3.2

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

CCME Policy 4.3.3

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

CCME Policy 4.3.4

The Town shall incorporate stormwater storage and infiltration into ~~all~~ infrastructure replacement activities, as feasible.

CCME Policy 4.3.5

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

CCME Policy 4.3.6

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

CCME Policy 4.3.7

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

CCME Policy 4.3.8

The Town shall assess the natural shoreline areas vulnerable to sea level rise and adopt standard means and methods to protect and preserve the upland areas immediately adjacent to these areas in cooperation with [Florida Department of Environmental Protection](#), [Army Corps of Engineers](#), and [the Southwest Water Florida Water Management District](#).

CCME Policy 4.3.9

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

CCME Objective 4.4

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

CCME Policy 4.4.1

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

Infrastructure Element

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
<u>Potable Water:</u>		<u>115 gallons per capita per day</u>
<u>Sanitary Sewer:</u>		<u>115 gallons per capita per day</u>
<u>Solid Waste:</u>		<u>7.1 pounds per capita per day</u>

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

The Town shall ensure that surface cover vegetation loss during construction is minimized or replaced to reduce erosion and flooding.

IE Policy 2.1.2

The Town shall 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.

IE Policy 2.1.3

The Building Official shall have the authority to enforce stormwater policies, and 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.

IE Policy 2.1.4

Drainage design, construction and inspection requirements shall be consistent with the with the *Pinellas County Stormwater Manual*.

IE Policy 2.1.5

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 2.1.6

Stormwater management policies shall be implemented to minimize the adverse effects of urban development, including:

- 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.

IE Policy 2.1.8

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 2.1.9

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.

IE Policy 2.1.10

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 Policy 2.1.11

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

[Note: The following objectives and policies were reorganized and moved under Objective 2.1, without detailed technical standards that are more appropriately administered through the land development regulations.]

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.

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).

3. 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.
4. 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.~~