TOWN OF REDINGTON BEACH, FLORIDA
PLANNING BOARD
REGULAR MEETING AGENDA
JANUARY 23, 2024

The Planning Board of the Town of Redington Beach, Florida will meet on Tuesday, January 23rd, 2024 at 7:00 pm in Redington Beach Town Hall, at 105-164th Avenue, Redington Beach Florida.

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

David Christ	Chairman
Ed Fernandez	Member
Steven Miller	Member
Leslie Wilkins	Member
Tim Thompson	Member
Vacant	Alternate Member
Vacant	Alternate Member
Linda Fisher	Planner

4. **AGENDA APPROVAL** –January 23, 2024
5. **PAST MEETING MINUTES APPROVAL** – October 24, 2023
6. **ELECTION OF CHAIRMAN (Chaired by Staff)**
7. **ELECTION OF VICE-CHAIRMAN AND SECRETARY**
8. **UNFINISHED BUSINESS**

   a. **Comprehensive Plan Update**

9. **NEW BUSINESS**

   None

10. **OTHER BUSINESS**
11. **ADJOURNMENT**

One or More Elected or Appointed Officials May Be in Attendance

Please Note: If a person decides to appeal any decision made by the Planning Board with respect to any matter considered at the above cited meeting, the person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. The Town maintains an audio recording of all public hearings. In the event that you wish to appeal a decision, the recording may or may not adequately ensure a verbatim record of the proceedings; therefore, you may wish to provide a court reporter at your own expense (F.S. 286.0105, Florida Statutes). In accordance with the Americans with Disability Act and Florida Statutes 286.26, persons with disabilities needing special accommodations to participate in the proceedings should contact the Town Clerk's Office with your request. Phone (727) 391-3875 or Fax (727) 397-6911 for assistance; if hearing impaired, contact the Florida Relay Service Numbers (800) 955-8771 (TDD).

TOWN OF REDINGTON BEACH, FLORIDA
PLANNING BOARD MINUTES

Tuesday October 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 October 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		
Linda Fisher, Town Planner	X	

Also in attendance were: Commissioner Shawntay Skjoldager and Adriana Nieves, Town Clerk.

Approval of Agenda of October 24 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		X		
Member Steven Miller			X		
Member Tim Thompson			X		
Alternate Leslie Wilkins		X	X		

Approval of Past Meeting Minutes of September 26 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		X		
Member Steven Miller			X		
Member Tim Thompson			X		
Alternate Leslie Wilkins		X	X		

Public Forum for Non-Agenda Items
No comments from the public.

Resignation of Peter Mattson
Chair David Christ announced that effective today, October 24, 2023, Vice Chair Peter Mattson has resigned from the Planning Board.

Election of Vice Chair
Ed Fernandez nominated Steven Miller as Vice Chair.

The nomination was seconded by Leslie Wilkins and passed by the Planning Board.

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

Unfinished Business

A. Comprehensive Plan Update

Town Planner Linda Fisher, reviewed the Conversation and Coastal Management Element requirements for the Comprehensive Plan.

Purpose of the Conversation and Coastal Management Element.
1) conserve natural resources, such as water quality, surface waters, beach and dune systems, wetlands, native vegetation, and other significant natural systems.

2) Reduce the risk of loss of human life and property from natural disasters, particularly hurricanes and other flooding events.

State law in 2015, The Peril of Flood Act, addresses events and strategies 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.

Town Planner Linda Fisher asked the Planning Board to evaluate the Conversation and Coastal Management Element updates and whether the adopted goals, objectives, and policies, including the Peril of Flood Act policies, are consistent with the Town's current vision and practice.

Leslie Wilkins requested that CCME Policy 1.1.5 that states "The Town shall promote the use of slow-release fertilizers…" be modified to imply that minimal fertilize be used. Town Planner Linda Fisher will modify 1.1.5 to imply less use of fertilizers.

Town Planner Linda Fisher: Per the Town Ordinance, the Town is a Bird Sanctuary. Does the Town want to be a Bird Sanctuary? After discussion, the Planning Board agreed the Town should remain a Bird Sanctuary. The Town will need to update the Zoning ordinance that refers to the bird sanctuary state law to reference the current bird sanctuary state law.

Town Clerk Adriana Nieves requested CCME Policy 1.8.1.2 change pedestrian to walking. Town Planner Linda Fisher agreed to make the change.

Leslie Wilkins questioned CCME Policy 1.10.7.1 states "Maintain and improve sand dune cross-over structures…". Town Planner Linda Fisher is to review modifying 1.10.7.1 to "Consider the use of sand dune cross-over structures…".

From the previous meeting, the Planning Board, expressed the Town's stormwater policies are more stringent than other beach communities. The Town Planner Linda Fisher reviewed other beach communities Comprehensive Plan and with discussion with the Building Official, agreed the current Comprehensive Plan is too restrictive. The updated Infrastructure Element policies reflect more general policy, consistent with the purpose of the Comprehensive Plan. The detailed technical standards are deferred to the land development regulations. The updated policies were reviewed by the Planning Board.

Public Comment

No comments from the public.

New Business

No new business.

Other Business

No other business.

Adjournment

Meeting was adjourned at 7:32 PM by Chair.

Next Planning Board meeting: November 28, 2023

Adriana Nieves, Deputy Town Clerk

Town of Redington Beach Planning Board
January 23, 2024

8A. Comprehensive Plan Update

The Planning Board has been conducting a review and draft update of the Town's comprehensive plan, beginning with a review of the Future Land Use Element in May 2023; continuing with the Transportation, Housing and Infrastructure Elements in September; and the Conservation and Coastal Management Element in October. This month, the remainder of the draft plan will be presented for the Board's review.

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 (reviewed October 24)
    - 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
    - Existing Land Use 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, and other requirements.

B. Review of Remaining Draft Elements

As set forth in Section 163.3177, F.S., the remaining required elements of the comprehensive plan include the Recreation/Open Space Element, Intergovernmental Coordination Element, Capital Improvements Element, and Private Property Rights Element. These elements do not have significant

regulatory impact, but need to be reviewed periodically to ensure that they are up to date. The Board will be asked to evaluate whether the adopted goals, objectives and policies remain consistent with the Town's current vision and practice.

C. Review of Maps, Data and Analysis

Section 163.3177, F.S., also requires that the comprehensive plan be based upon relevant data and analysis that may include, but is not limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. The plan must also contain maps depicting the distribution, extent, and location of allowable land uses (the Future Land Use Map) as well as those showing major transportation facilities, the Coastal High Hazard Area, and flood zones. The Board will be asked to review these items for accuracy.

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 Recreation/Open Space, Intergovernmental Coordination, Capital Improvements, and Private Property Rights Elements
2. Draft Data and Analysis
3. Draft Maps

~~3.7~~ RECREATION AND OPEN SPACE ELEMENT

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

ROS Objective 1.1
The Town shall, in cooperation with other governmental agencies, provide and maintain a system of parks and recreation facilities (including beaches and shores) and access to the same, meeting the needs of the population.

ROS Policy 1.1.1
The ~~standards shown in Table 1 and Table 2 below are the~~ adopted level-of-service standards for parks and recreational facilities for the Town are as follows:

- 1 acre of open space per 1,000 residents
- 1 beach access point per ½ mile of shoreline

~~**Table 1: Parks and Open Space**~~

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

~~**Table 2: Level-of-Service Facilities**~~

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

ROS Policy 1.1.2
Park and recreation lands will be ~~planned~~ maintained for multiple uses and located in areas most suitable to satisfy the needs of the permanent and seasonal populations.

ROS Policy 1.1.3
Land set aside by new development for recreational purposes shall be determined suitable for that purpose during the site planning process and should not be land which is remaining after development.

ROS Policy 1.1.4
The designation and acquisition of recreation and park sites shall be in accordance with long-range comprehensive plans for Town development and redevelopment.

ROS Policy 1.1.5
The Town shall ensure that recreation sites are held inviolate against diversion to other uses, except in instances of overriding public interest.

ROS Policy 1.1.6
The Town shall encourage a variety of recreational activities, including the utilization of unique natural features and scenic areas.

ROS Policy 1.1.7
The Town shall support promotional efforts to attract visitors and encourage the utilization of year-round recreational tourist sites and activities.

ROS Objective 1.2
The Town shall coordinate public and private recreation resources.

ROS Policy 1.2.1
The Town shall continue to encourage public participation in park and recreation planning.

ROS Policy 1.2.2
The Town Commission will consider the concerns of local arts and cultural organizations when making planning and redevelopment decisions.

ROS Objective 1.3
Lands designated as Recreation/ ~~and~~ Open Space or Preservation on the Future Land Use ~~and Transportation~~ Map shall be protected from incompatible land uses.

ROS Policy 1.3.1
Maintain regulations for specific open space definitions and standards, landscape and signage, the protection of open space and natural vegetation, as well as the use of open space for buffering between land uses.

ROS Policy 1.3.2
Maintain incentives to encourage the provision of open space areas in new development and redevelopment.

ROS Policy 1.3.3
Open space in parks shall be maintained to protect and preserve native habitats and provide passive recreation opportunities.

ROS Policy 1.3.4
Open space shall be used to buffer incompatible recreational activities or land uses.

ROS Objective 1.4
The Town shall continue to be responsive to the needs of the permanent and seasonal population.

ROS Policy 1.4.1
~~Parking facilities for the handicapped and cyclists~~ Accessible parking facilities and bicycle parking shall be provided at parks and other recreation facilities, as appropriate.

ROS Policy 1.4.2
The provision of adequate beach access shall be considered requisite to any and all shoreline development. Public access to identified recreation sites shall be designed and maintained to protect the integrity of natural features including, where present, beaches and shores.

ROS Objective 1.5
The Town shall provide park and recreation facilities in an economically efficient manner.

ROS Policy 1.5.1
The Town shall continue to actively pursue funding for park and recreation facilities, including county, state, and federal assistance funds.

ROS Policy 1.5.2
New residential developments or redevelopments shall provide for the future recreational needs generated by said development.

ROS Policy 1.5.3
The Town shall preserve, maintain, and enhance existing parks and recreation facilities through the use of adequate operating budgets, user fees, and proper management techniques.

ROS Policy 1.5.4
Methods such as tax incentives, impact fees, and density transfers, shall be considered for the acquisition and development of Town recreation sites.

ROS Policy 1.5.5
The Town shall encourage individual donations for the sole purpose of recreational development. Upon receipt of such donations, the Town shall pursue the establishment of a recreational trust fund.

ROS Policy 1.5.6
The Town shall maintain a Park Management and Advisory Board to advise the Town Commission on the acquisition, development, and maintenance of parkland within the Town.

ROS Objective 1.6
The Town of Redington Beach shall continue to provide public access to beach and shoreline areas.

ROS Policy 1.6.1
The Town shall ~~develop innovative techniques aimed at preserving the~~ preserve access to and view of the beach and other recreational facilities ~~by all~~ for residents ~~of~~ and visitors. ~~to this community.~~

ROS Policy 1.6.2
The Town shall work with Pinellas County and other appropriate governmental agencies to ensure and maintain public beach access.

ROS Policy 1.6.3
The Town shall maintain signs in appropriate locations identifying access points to the Gulf of Mexico.

~~3.8~~ INTERGOVERNMENTAL COORDINATION ELEMENT

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

ICE Objective 1.1
The Town shall participate in the deliberations of Forward Pinellas, in its role as the Pinellas Planning Council, and the Countywide Planning Authority, consistent with the provisions of the Pinellas County Charter and special laws enabling the countywide planning process.

ICE Policy 1.1.1
The Town shall participate in the countywide planning process as provided for in the Special Act (Ch. ~~88-464~~2012-245, Laws of Florida, as amended) and take part in opportunities to act upon matters considered by Forward Pinellas.~~the PPC.~~

ICE Policy 1.1.2
The Town of Redington Beach shall coordinate and ensure consistency between its comprehensive plan and land development regulations with the *Countywide* ~~*Future Land Use*~~ *Plan Map* and *Countywide* ~~*Plan*~~ *Rules.*

ICE Policy 1.1.3
The Town shall continue to communicate with Forward Pinellas, ~~the Pinellas Planning Council,~~ Pinellas County School Board, Tampa Bay Regional Planning Council, Tampa Bay Water, Southwest Florida Water Management District and other state agencies such as the Department of Commerce, ~~Community Affairs,~~ Department of Environmental Protection, Department of Transportation, Department of Children and Families, on projects that fall within their jurisdictions or are multi-jurisdictional in nature.

ICE Policy 1.1.4
The Town of Redington Beach shall comply with the specific procedural and substantive requirements of the *Countywide* ~~*Plan*~~ *Rules* concerning amendment of its comprehensive plan, Future Land Use ~~and Transportation~~ Map, and land development regulations.

ICE Objective 1.2
The Town shall continue to improve communication, cooperation, and coordination with area local governments, districts, and agencies.

ICE Policy 1.2.1
The Town of Redington Beach will continue to ensure that development and redevelopment are compatible with that taking place in the adjacent local jurisdictions.

ICE Policy 1.2.2
Ensure that development orders or permits shall be reviewed for consistency with the comprehensive plans of the adjacent local governments.

ICE Policy 1.2.3
The Town shall, through site plan review, ensure that development orders or permits are consistent with the objectives of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies.

ICE Policy 1.2.4
The Town will coordinate with the ~~SWFWMD~~ Southwest Florida Water Management District's *Regional Water Supply Plan* through its retail agreement with Pinellas County Utilities for all water supplies.

ICE Policy 1.2.5
The Town shall continue to coordinate with Pinellas County in developing and participating in a multi-jurisdictional program to address affordable and workforce housing.

ICE Objective 1.3
The Town shall ensure that its level-of-service standards are coordinated and consistent with those of its neighboring jurisdictions.

ICE Policy 1.3.1
The Town of Redington Beach shall, through Forward Pinellas in its role as the Pinellas County Metropolitan Planning Organization, ~~(MPO),~~ work with the Florida Department of ~~Community Affairs~~Commerce to attain and assure acceptable continued operational level-of-service standards for the Town's streets.

ICE Policy 1.3.2
The Town shall participate in the Barrier Islands Governmental Council (BIG-C), an organization of beach communities, to coordinate the level-of-service standards and preserve and protect the interests of the barrier island inhabitants. The BIG-C shall serve as liaison between the beach communities and the County.

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

ICE Objective 2.1
To identify and coordinate the plans of special districts in Pinellas County with the comprehensive plan.

ICE Policy 2.1.1
The Town will review the plans and independent special district facility reports of the Pinellas Suncoast Transit Authority (PSTA), the Southwest Florida Water Management District (SWFWMD), and Tampa Bay Water (TBW) and identify and resolve conflicts with the Town's comprehensive plan, including concurrency related items.

ICE Policy 2.1.2
The Town will coordinate with the PSTA, the SWFWMD, and TBW staff and governing boards in order to resolve issues in Policy 2.1.1, and will consider amending its comprehensive plan based upon this coordination.

ICE Objective 2.2
Identify and describe joint processes for collaborative planning on population projections, facilities subject to concurrency, facilities with countywide significance, and problematic land uses.

ICE Policy 2.2.1
The Town will coordinate with ~~the~~ Forward Pinellas ~~County Planning Department~~ in order to develop countywide population projections that include expected growth shown in the comprehensive plan for the community.

ICE Policy 2.2.2
The Town will review the draft population projections and consider using them in the update of the comprehensive plan.

ICE Policy 2.2.3
The Town will forward the population projections used in its comprehensive plan to the School Board so they can consider projected growth and development as it relates to the future need for schools in the School Board's 5, 10, and 20-year facility plans.

ICE Policy 2.2.4
The Town will utilize the countywide planning process as a means of notifying ~~the School Board, which has one member on the PPC, and~~ School District staff, which has one member on the Planners Advisory Committee, of proposed land use plan amendments.

ICE Policy 2.2.5
Town staff will coordinate annually, or more often as needed, with Pinellas County staff for the purpose of determining future needs for water and sewer service.

ICE Policy 2.2.6
The Town will coordinate, through Forward Pinellas in its role as the Metropolitan Planning Organization, ~~(MPO),~~ the transportation needs of the Town with the needs of the remainder of the county and the Florida Department of Transportation. ~~(FDOT).~~

ICE Policy 2.2.7
The Town will forward requests for access to state maintained roadways to the Florida Department of Transportation, ~~FDOT,~~ which is the permitting agency for Gulf Boulevard (SR 699) for access requests, for comment concerning their plans and policies.

ICE Policy 2.2.8
The Town will coordinate with service providers that have no regulatory authority over the use of land in the Town to develop recommendations that address ways to improve coordination of the Town's concurrency management methodologies and systems, and levels of service.

ICE Policy 2.2.9
The Town will continue to coordinate with the Pinellas County Board of County Commissioners' staff for the provision of countywide facilities, including but not limited to, solid waste disposal, the St. Petersburg/Clearwater International Airport, and the Pinellas County Emergency Operations Center.

ICE Policy 2.2.10
The Town will continue to coordinate with ~~the MPO~~ Forward Pinellas and the Pinellas Suncoast Transit Authority staffs for the provision of bridges, major transportation facilities, and mass transit.

ICE Policy 2.2.11
The Town will coordinate proposed future land use plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population within the Coastal Storm Area, with the ~~TBRPC~~ Tampa Bay Regional Planning Council and the Pinellas County Emergency Management Department in order to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes.

ICE Policy 2.2.12
Coordinate with those communities and counties lying within the boundaries of the ~~Tampa Bay S.W.I.M. Plan 1988 in implementation of the~~ Surface Water Improvement Management Program for Tampa Bay regarding implementation of the plan.

ICE Policy 2.2.13
Secure and maintain infrastructure maps of all potable water lines, reclaimed water lines, and sanitary sewer lines within the Town's boundaries.

ICE Objective 2.3
The Town shall participate in the establishment and implementation of an intergovernmental coordination mechanism to protect coastal resources which shall address natural systems on a system-wide basis regardless of political boundaries.

ICE Policy 2.3.1
The Town shall be involved in proceedings to develop joint planning and management programs with the neighboring municipalities for hurricane evacuation, provision of public access, provision of infrastructure, controlling stormwater, protection of wetland vegetation and coordinating efforts to protect species with special status.

ICE Policy 2.3.2
Through ~~the Pinellas Planning Council~~ Forward Pinellas or other appropriate governmental mechanism, the Town shall coordinate with neighboring municipalities and the County to protect estuaries which are within the jurisdiction of more than one local government; including methods for coordinating with other local governments to ensure adequate sites for water-dependent uses, preventing estuarine pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.

ICE Policy 2.3.3
The Town shall coordinate with the neighboring municipalities to determine if coastal resources of the barrier islands are being managed in a consistent manner.

ICE Objective 2.4
Bring intergovernmental disputes to closure in a timely manner through the use of voluntary dispute resolution processes.

ICE Policy 2.4.1
The Town will pursue the resolution of conflicts that may arise from the coordination of these ICE goals, objectives, and policies using the appropriate voluntary dispute resolution processes ~~discussed in Section VIII.C (1989 Data and Analysis) or other dispute resolution process~~ as deemed appropriate or identified in other sections of this ICE.

ICE Policy 2.4.2
The Town will utilize the existing countywide planning process, as appropriate, to resolve future land use plan disputes, as well as other planning related intergovernmental disputes.

ICE Policy 2.4.3
In instances where the resolution of issues requiring intergovernmental concurrence has not been achieved, the Town shall initiate informal mediation by filing with the Tampa Bay Regional Planning Council a written request for mediation assistance, pursuant to Chapter 29H-11, Laws of Florida, and Chapter 186, Florida Statutes.

ICE Policy 2.4.4
The Town will utilize the ~~TBRPC~~ Tampa Bay Regional Planning Council as a mediator and conciliator as outlined in Rule 29H- 13, Florida Administrative Code, to reconcile differences on planning and growth management issues as outlined in the Rule.

~~3.9~~ CAPITAL IMPROVEMENTS ELEMENT

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

CIE Objective 1.1
Capital improvements will be provided to correct existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the five-year schedule of improvements which are designed to correct existing deficiencies identified in this element.

CIE Policy 1.1.1
The Town hereby adopts the sum of $100,000 as the threshold cost for capital improvements projects. ~~included in the CIE of this comprehensive plan.~~

CIE Policy 1.1.2
The Town shall establish and maintain a Capital Improvements Advisory Committee whose purpose is to evaluate and rank in order of priority, projects proposed for inclusion in the five-year schedule of improvements.

CIE Policy 1.1.3
The Town shall adopt an updated and revised five-year Schedule of Capital Improvements ~~Redington Beach shall annually adopt a five-year capital improvement program~~ as part of its annual budget process.

~~CIE Policy 1.1.4:~~

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

~~Table 1: Schedule of Capital Improvements~~

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

~~LEGEND~~
~~F = Funded~~
~~U= Unfunded~~
~~(1) = Penny for Pinellas~~
~~(2) = Town Reserves~~
~~(3) = Town Enterprise Fund*~~
~~(4) = Grant~~
~~(+) = Plus rollover funds from previous year~~
~~[ ] = Priority~~

CIE Policy 1.1.4~~5~~

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

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

10. Budget impact of project, both capital and operating, will be considered and Committee will consider financial feasibility of project; and
11. Project will be reviewed for consistency with plans of other agencies having responsibility for public facilities within the jurisdiction.

CIE Policy 1.15.6
The Town shall ensure the availability of public facilities at adopted levels-of-service standards needed to serve developments for which development permits were issued prior to the adoption of this comprehensive plan. Such facilities shall be provided in keeping with guidelines for the evaluation and ranking of capital improvements established in this element.

CIE Policy 1.1.76
Efforts shall be made to secure grants or private funds on a continuing basis whenever available to finance the provision of capital improvements.

CIE Objective 1.2
The Town shall manage its debt in a manner that retains the integrity of its fiscal resources.

CIE Policy 1.2.1
The Town shall not incur any form of indebtedness in order to provide needed capital improvements at adopted level-of-service standards that would result in a bond rating below AAA for insured bond issues.

CIE Policy 1.2.2
The Town shall confine long-term borrowing to capital improvements too large to be financed from current revenues.

CIE Policy 1.2.3
The Town Commission will only approve bond issues structured to be paid back within a period not to exceed the expected useful life of the capital project.

CIE Policy 1.2.4
Where possible, special assessment, revenue, or other self-supporting bonds will be used instead of general obligation bonds.

CIE Policy 1.2.5
Total debt service for general obligation debt will not exceed 10 percent of net operating revenues.

CIE Objective 1.3
The Town shall utilize its fiscal resources to eliminate any identified existing deficiencies and ensure the provision of needed capital improvements for future development and redevelopment, through the site plan approval process, at adopted level-of-service standards as specified in the elements of this comprehensive plan.

CIE Policy 1.3.1
The Town shall work with other governmental jurisdictions to establish a strategy to ensure that the entire cost of providing necessary capital facilities, at adopted level-of-service standards, for any future development or redevelopment within the jurisdiction shall not be borne by existing residents.

CIE Policy 1.3.2
The Town shall coordinate with the County, other state agencies, the Southwest Florida Water Management District, and other municipalities that provide public facilities within the Town's jurisdiction to ensure that projects are funded in a fiscally equitable manner apportioning the costs of growth among those who are responsible for it.

CIE Policy 1.3.3
The Town shall, when appropriate, consider the adoption of additional impact fees in cooperation with other levels of government.

CIE Policy 1.3.4
The adopted levels-of-service standards for public facilities within the jurisdiction of the Town of Redington Beach shall be those adopted in the other elements of this Plan, which are:

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

CIE Objective 1.4
Public expenditures that subsidize development in the Coastal Storm Area shall be limited to those improvements included in the Conservation and Coastal Management Element.

CIE Policy 1.4.1
The Town shall expend funds in Coastal Storm Area only for the replacement and renewal of public facilities serving existing development.

CIE Objective 1.5
All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet the level-of-service standards adopted pursuant to this comprehensive plan are available concurrent with the impacts of the development.

CIE Policy 1.5.1
The Town shall assess new development or redevelopment an equitable pro rata share of the costs to provide roadway improvements to serve the development or redevelopment.

CIE Policy 1.5.2
Developments or redevelopments shall be considered to have de minimis impact provided they comply with all of the following conditions:

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

CIE Policy 1.5.3
The Town of Redington Beach shall maintain regulations within a monitoring system designed to ensure:

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

CIE Policy 1.5.4
The monitoring system shall be reviewed on an annual basis together with the review of the Capital Improvements Element and shall be updated as needed.

CIE Policy 1.5.5
The availability of public services and facilities to meet the needs of developments or redevelopments shall be deemed concurrent if the following conditions are met:

1. Potable water, sanitary sewer, solid waste, or drainage facilities:
    a. Shall receive development orders subject to the public facilities being in place at the time of issuance of the certificate of occupancy; or
    b. The provision of the facilities is guaranteed in an enforceable development agreement pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place at the time of certificate of occupancy issuance.

2. Park and recreation facilities shall be in place or under construction within one year of development order issuance; and if needed, acreage for parks shall be dedicated or acquired prior to issuance of a certificate of occupancy; or
   a. Dedications of land and facilities or payment of the developer's fair share shall be committed by the time a notice to commence development is issued; or
   b. The development order is issued conditioned on the necessary facilities and services scheduled to be in place or under construction not more than one year after certificate of occupancy issuance as provided in the Schedule of Capital Improvements; or
   c. The necessary facilities are subject to a binding agreement which requires them to be in place or under construction not more than one year after certificate of occupancy issuance; or
   d. When the development order is issued, the facilities and services are guaranteed in an enforceable development agreement stipulating that they will be in place not more than one year after the certificate of occupancy is issued.
3. Road facilities shall be in place or under construction at the time of issuance of the building permit; or
   a. The necessary facilities and services shall be in place or under construction not more than three years after the building permit issuance as provided in the Schedule of Capital Improvements; or
   b. The necessary facilities are listed in the first three years of the Florida Department of Transportation five-year work program; or
   c. The land owner has made a binding commitment to the Town to pay the fair share of the cost of providing transportation facilities necessary to serve the proposed development.

CIE Policy 1.5.6
The Town will contact Pinellas County Utilities prior to issuance of a building permit for development of vacant parcels to determine if adequate potable water supplies exist to serve the projected development.

CIE Policy 1.5.7
The Schedule of Capital Improvements shall contain the estimated commencement and completion dates of road projects.

CIE Policy 1.5.8
The elimination, deferral, or delay of construction of any road facility or service needed to maintain adopted level-of-service standards and which is listed in the Schedule of Capital Improvements shall require amendment of the comprehensive plan.

~~3.10~~ PUBLIC SCHOOLS FACILITIES ELEMENT

Redington Beach is exempt from the PSFE.

PRIVATE PROPERTY RIGHTS ELEMENT

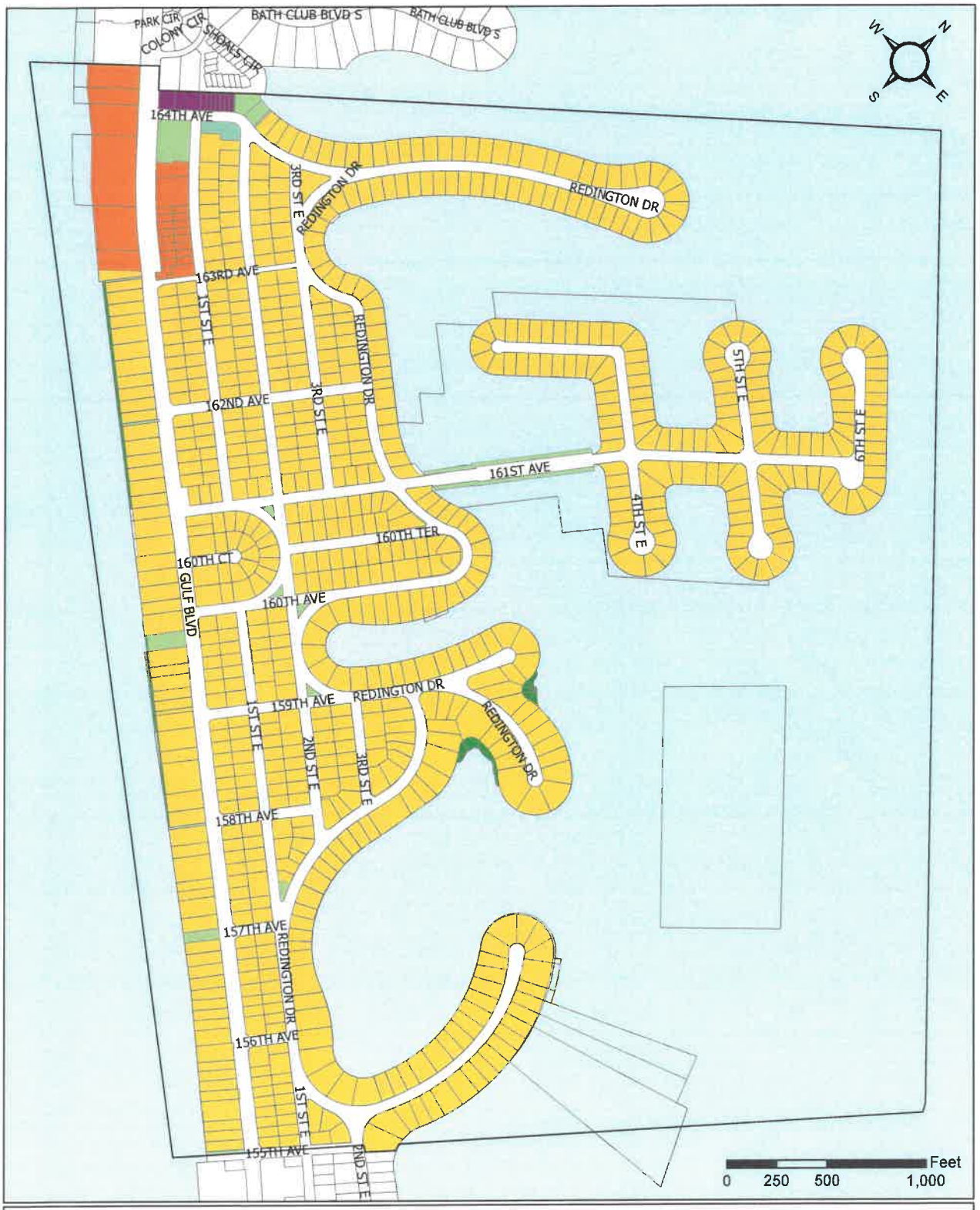
PPR Goal 1: In accordance with the legislative intent expressed in Sections 163.3161(10) and 187.101(3), Florida Statutes, the City adopts a Private Property Rights Element to respect judicially acknowledged and constitutionally protected private property rights and ensure that private property rights are considered in local decision-making.

PPR Objective 1.1:
The City shall respect property rights when making planning and redevelopment decisions.

PPR Policy 1.1.1:
The following rights shall be considered in local decision-making:

1. The right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of their property through sale or gift.

Map 1
2045 Future Land Use Map
for the Town of Redington Beach, Florida



Future Land Use Categories

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

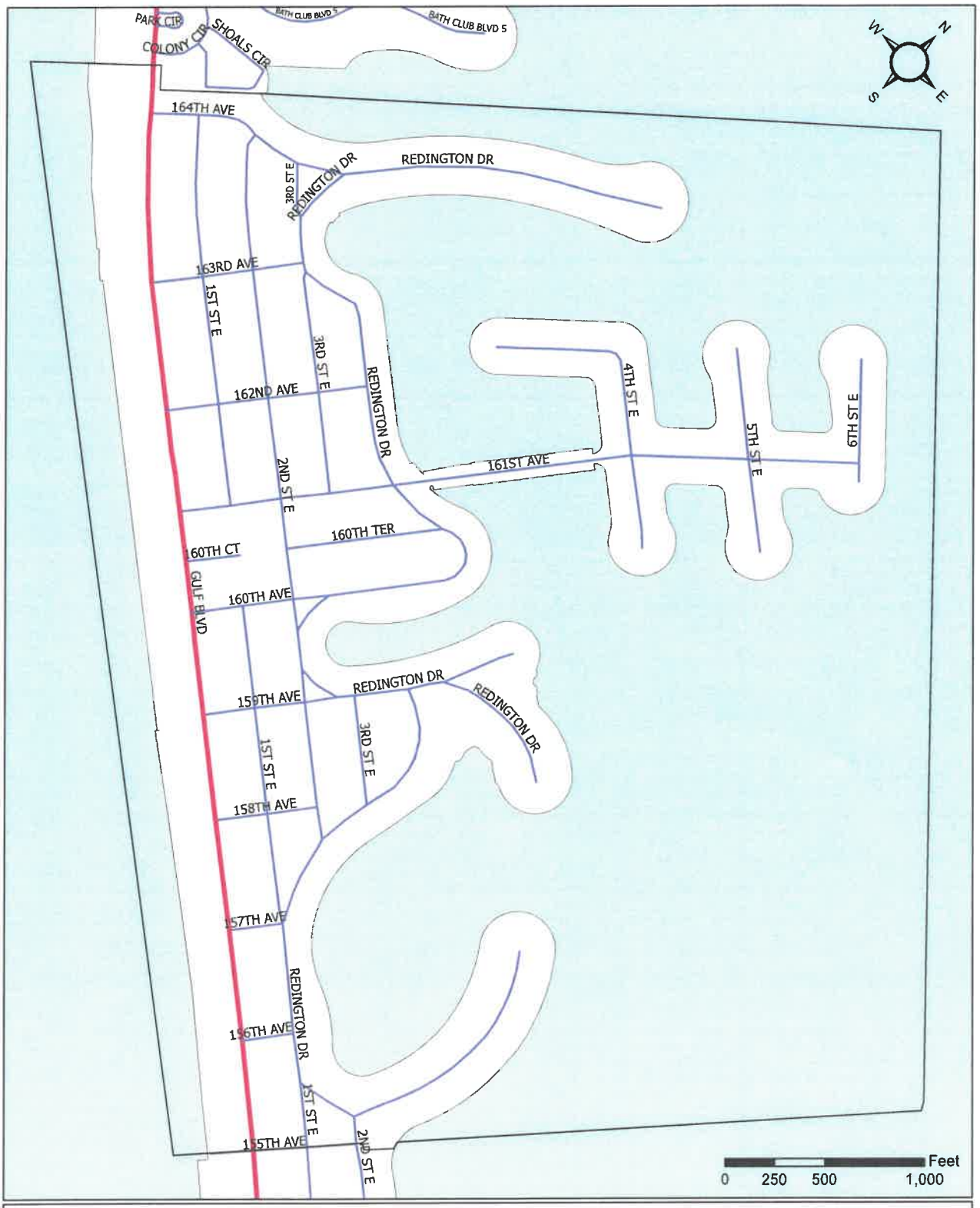
Prepared by:

FORWARD PINELLAS
Integrating Land Use & Transportation

Date: October 4, 2023

Source: Pinellas County Property Appraiser's Office, 2023; Forward Pinellas, 2023

Map 2
Transportation Corridors Map
for the Town of Redington Beach, Florida



Transportation Corridors

Minor Arterial — Local Street

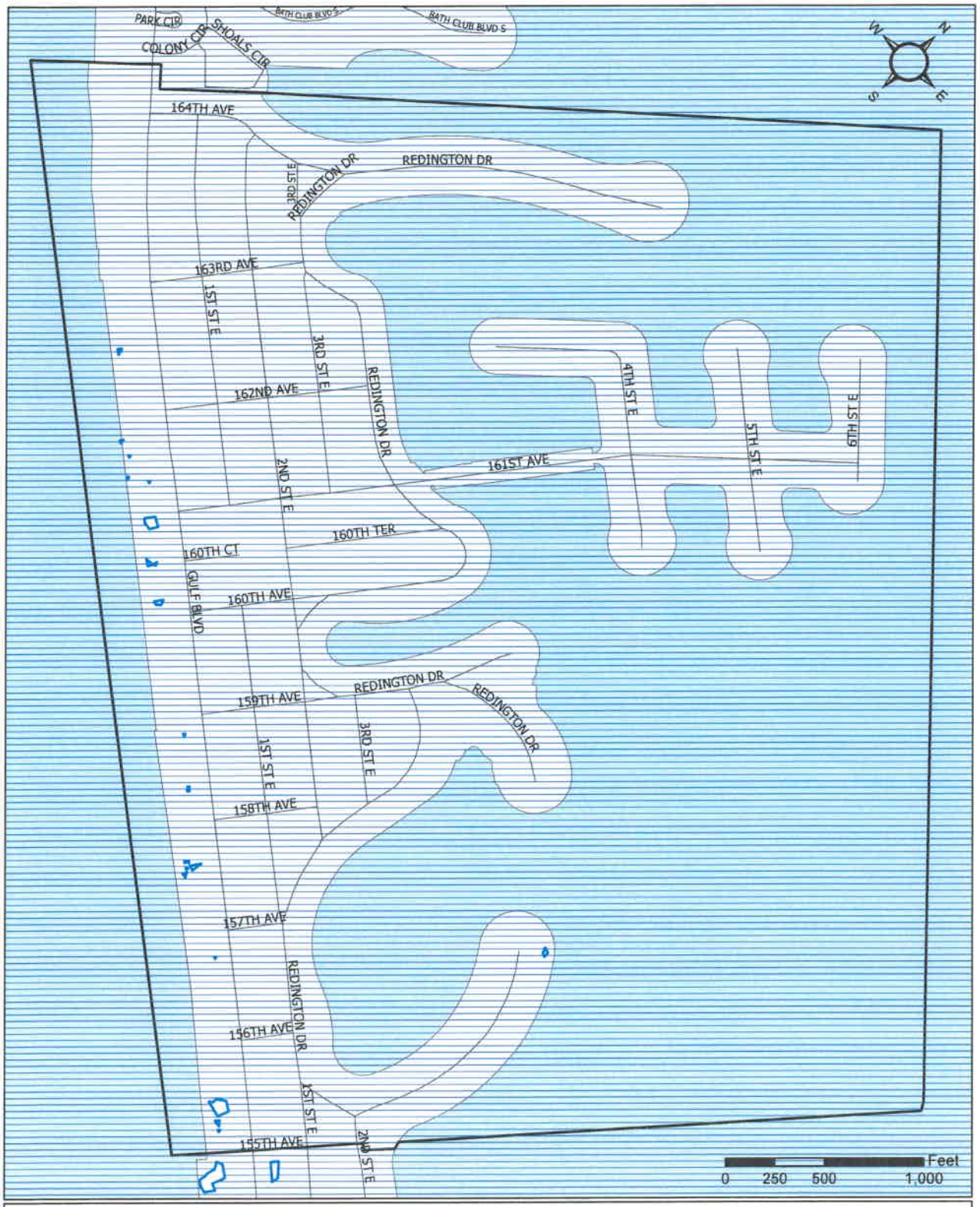
Prepared by:

FORWARD PINELLAS
Integrating Land Use & Transportation

Date: October 4, 2023

Source: Forward Pinellas, 2023

Map 3
Coastal High Hazard Area Map
for the Town of Redington Beach, Florida



Legend

Coastal High Hazard Area

Prepared by:

FORWARD PINELLAS
Integrating Land Use & Transportation

Date: October 4, 2023

Source: National Oceanic and Atmospheric Administration, 2021; Pinellas County Property Appraiser's Office, 2023; Forward Pinellas, 2023

Map 4
Floodplain Map
for the Town of Redington Beach, Florida

Legend

Flood Zone AE Flood Zone VE

Prepared by:

FORWARD PINELLAS
Integrating Land Use & Transportation

Date: October 4, 2023

Source: Federal Emergency Management Agency, 2021; Forward Pinellas, 2023

Map 5
Existing Land Use Map
for the Town of Redington Beach, Florida

Land Use

- Institutional
- Multifamily
- Office
- Preservation
- Recreation/Open Space
- Single-Family
- Vacant

Prepared by:

FORWARD PINELLAS
Integrating Land Use & Transportation

Date: January 17, 2024

Source: Pinellas County Property Appraiser's Office, 2023; Forward Pinellas, 2023

APPENDIX - DATA AND ANALYSIS

A. INTRODUCTION

The Town of Redington Beach transmitted an *Evaluation and Appraisal Notification Letter* to the Florida Department of Economic Opportunity (now known as Florida Department of Commerce) on February 2, 2023. The issues and recommendations in that letter are the basis for the changes to this document from the previous adopted version, effective May 5, 2021. Unless specifically modified or supplemented in this document, existing data and analysis submitted with previously adopted comprehensive plans will continue to apply. Updated data and analysis are described for each element in this document. Tables are numbered sequentially throughout this supplemental data and analysis report.

The comprehensive plan covers two planning horizons, an 11-year period ending in 2035, and a 21-year period for longer-term planning ending in 2045. Coordination of the various elements is a major objective of the Town's comprehensive planning process. While the findings below are organized by element for convenience, implementation of the goals, objectives and policies of all elements will be guided by the data and analysis as a whole.

In addition to meeting the requirements of Chapter 163, Florida Statutes (F.S.), the Town coordinates future land use planning with Forward Pinellas, the planning council for Pinellas County. The Future Land Use Element is consistent with the Forward Pinellas *Countywide Rules* pursuant to Chapter 2012-245, Laws of Florida.

The data and analysis for the Future Land Use Element contains updated population projections through the new 2035 and 2045 planning horizons, and an analysis of existing and future land uses to ensure that they are sufficient to meet the needs of future populations. Data and analysis on the Coastal High Hazard Area and hazard mitigation planning are provided in more detail in the Coastal Management and Conservation Element.

The U.S. Census Bureau population count for Redington Beach in 2020 was 1,376 permanent residents. This represents a decrease of 51 people from the 2010 census count of 1,427. As discussed in the Housing section, this change is reflected in the conversion of permanent housing to housing held for seasonal, recreational or occasional use, which includes vacation rentals. Population projections were developed in conjunction with the *2045 Long Range Transportation Plan for Pinellas County* adopted by Forward Pinellas, and are expected to remain stable through the 2035 and 2045 planning horizons.

Estimates and projections for the seasonal and tourist population were also developed. Seasonal residents are those who reside in the Town for only a portion of the year, and claim their permanent residences elsewhere, such as "snowbirds" who mainly live in the Town during the fall and winter

months, and those who own vacation homes. Tourists who visit Redington Beach include those who rent residential property on a temporary basis, or stay with friends or relatives in their homes. There are no traditional hotel/motel accommodations within Town limits. The Town estimated the seasonal and tourist population based on the Census distribution of housing units held for seasonal, recreational or occasional use; vacation rental counts and occupancy rates from AirDNA.com; and tourism estimates from Visit St. Pete/Clearwater.

Permanent, seasonal, and tourist population projections for the 2035 and 2045 planning horizons are shown in Table 1.

Table 1: Population Projections

Population	2020	2025	2030	2035	2040	2045
Permanent	1,376	1,377	1,377	1,378	1,378	1,379
Seasonal	257	257	257	257	257	257
Tourists	209	209	209	209	209	209
Total	1,842	1,843	1,843	1,844	1,845	1,846

Source: U.S. Census Bureau, 2020; Forward Pinellas, 2023

B. FUTURE LAND USE

The acreage distribution of existing land uses is shown in Table 2, and their geographic locations are shown in *Map 5: Existing Land Use.* The predominantly residential land use pattern has been relatively stable since the majority of the Town was developed in the 1980s. Some changes continue to occur through redevelopment, such as older structures being torn down and replaced with new redevelopment, but the established community character is not expected to change during the 2035 and 2045 planning horizons.

Existing land use types are based on classification by the Property Appraiser's Office (PAO) as part of routine property assessment activities. The PAO currently identifies about 156 land parcel acres within Redington Beach. This total excludes parcel acreage from submerged lands extending into the Intracoastal Waterway and Gulf of Mexico. Portions of the beach also fall outside of PAO parcel delineation.

The predominant land use character of the Town is single-family residential, with a smaller amount of multifamily. There are no commercial uses within the Town, and only two office parcels, both of which contain real estate offices. The Town Hall is the sole institutional use. Recreational uses include parks and beach access points, while preservation uses include natural areas and wetlands along the shoreline of the Gulf of Mexico and along the Narrows portion of the Intracoastal Waterway.

Table 2: Existing Land Use

Existing Land Use Category	Acres	Percent of Total Land Area
Institutional	0.3	0.2%
Multifamily	8.7	5.6%
Office	0.3	0.2%
Preservation	1.3	0.8%
Recreation/Open Space	2.1	1.3%
Single-Family	140.8	90.5%
Vacant	2.2	1.4%
Total	155.6	100.0%

Source: Pinellas County Property Appraiser's Office, 2023

Since population growth is anticipated to be minimal during the 2035 and 2045 planning horizons, the amount of additional development that will be needed to support future residents will also be minimal. The current Future Land Use distribution, shown in Table 3 is adequate to meet the needs of this anticipated growth. *Map 1: Future Land Use* shows the locations of these adopted categories.

Table 3: Future Land Use Designations

Future Land Use Category	Acres	Percent of Total Land Area
Institutional	0.3	0.2%
Preservation	1.0	0.7%
Recreation/Open Space	2.9	1.9%
Residential Medium	7.5	4.8%
Residential Urban	143.0	91.9%
Residential/Office/Retail	0.8	0.5%
Total	155.6	100.0%

Source: Forward Pinellas, 2023

There are currently 10 vacant parcels totaling 2.2 acres, all of which are single-family lots. Such parcels typically occur where older homes have been demolished to make way for newer replacement houses, and are vacant for only a short time. Therefore, the vacant land acreage should be viewed as a point in time of construction activity rather than a contributor to population growth.

C. TRANSPORTATION

A primary objective of the Town's transportation planning efforts is to ensure that the safety and mobility needs of pedestrians, bicyclists and transit users as well as motorists are accommodated. This applies to the design and construction of capital improvements, and the application of the Land Development Code through the site plan review process and decisions affecting the amendment of the Future Land Use Map.

Gulf Boulevard, a signalized minor arterial, travels north to south through the length of the barrier islands system in Pinellas County, and is the most significant roadway in Redington Beach. The approximately 1.1 mile-portion of the roadway within Town limits has two through lanes in each direction and a center turn lane, and is under the ownership, operation, and maintenance responsibility of the Florida Department of Transportation. The locations of Gulf Blvd. and local streets are shown on *Map 2: Transportation Corridors* Map.

Roadway level of service (LOS) is monitored for significant roadways in Pinellas County by Forward Pinellas, in its role as the metropolitan planning organization for Pinellas County. Gulf Boulevard in Redington Beach is operating at LOS "D", where vehicles travel at a slight decrease from posted speed limits due to traffic volume, and freedom to maneuver within the traffic stream may be limited. LOS "D" is a common goal for urban streets during peak hours.

D. HOUSING

As shown in Table 4, the majority of residential development (about 73%) is single-family in character. The remaining 27% are multifamily structures including condominiums and townhomes. There are no mobile homes, boats, or RVs used as residences within the Town.

Table 4: Housing Units by Type

Type	Number	Percent
Single-Family	751	72.9%
Multifamily	279	27.1%
Total	1,030	100.0%

Source: American Community Survey, 2023

The majority of homes in Redington Beach were constructed between 1970 and 1999, as shown in Table 5. Residential construction since 2010 has slowed, but continues to occur, likely due to the high desirability of beachfront property. With little buildable vacant land remaining, new construction occurs primarily through demolition and replacement of aging structures. The Town does not have any housing designated as historically significant.

Table 5: Total Housing Units by Year Constructed

Year Structure Built	Number	Percent
2020 or later	9	0.9%
2010 to 2019	57	5.5%
2000 to 2009	108	10.5%
1990 to 1999	34	3.3%
1980 to 1989	64	6.2%
1970 to 1979	110	10.7%
1960 to 1969	46	4.5%
1950 to 1959	474	46.0%
1940 to 1949	101	9.8%
1939 or earlier	27	2.6%
Total	1,030	100.0%

Source: American Community Survey, 2023

Housing condition is assessed by Pinellas County Property Appraiser's Office staff as part of routine property assessment activities. As shown in Table 6, the majority of parcels (76%) are in average condition, consistent with the age of the housing stock, and typical for communities in Pinellas County.

Table 6: Housing Units Distribution by Condition

Condition	Number	Percent
Fair	4	0.4%
Average	781	75.8%
Above Average	119	11.6%
Excellent	111	10.8%
Superior	15	1.5%
Total	1,030	100.0%

Source: Pinellas County Property Appraiser's Office, 2023

As shown in Table 7, approximately 60% of housing units in Redington Beach are occupied on a year-round basis, with the majority of those being owner-occupied. About 26% of units are held for

seasonal, recreational, or occasional use. Another 14% of dwelling units are vacant, which includes those that are for sale or rent but are currently unoccupied, as well as those vacant for other reasons.

The high percentage of seasonal/recreational units can be attributed to the beachfront community's traditional attractiveness to seasonal residents and the recent rise in popularity of vacation rental services such as AirBNB and VRBO. The number of units in the Town that are held for seasonal/recreational use has increased by 51 since the 2010 census.

Table 7: Housing Units by Tenure

Unit Type	Number	Percent
Owner-occupied	559	54.3%
Renter-occupied	56	5.4%
Held for seasonal/recreational use	268	26.0%
Vacant	147	14.3%
Total	1,030	100.0%

Source: American Community Survey, 2023

As shown in Table 8, about 34% of households in the Town are cost-burdened, consistent with Pinellas County as a whole. There are no subsidized housing units or group homes in the Town.

Table 8: Estimates and Projections of Cost-Burdened Households

Households Spending At Least 30% of Gross Income on Housing Costs	Number	Percent
Owner-Occupied	203	33.0%
Renter-Occupied	11	1.8%
Not Cost-Burdened	401	65.2%
Total	615	100.0%

Source: American Community Survey, 2023

The Town recognizes the importance of providing locations for affordable and workforce housing. However, there are several factors that affect the supply of both affordable housing and workforce housing in Redington Beach. These include the inability to add additional land to its jurisdiction or to increase density within the Town limits, high housing values, and high land values. Redington Beach participates in the Community Development Block Grant Program through the Pinellas County Housing

and Community Development Department. It also participates with the Housing Finance Authority of Pinellas County, a regional agency that helps families and individuals in Pinellas, Pasco, and Polk counties purchase their first homes, and offers a variety of programs to assist public safety workers, teachers, and health care workers with housing down payment and mortgage assistance. The Town's participation is accomplished through a cooperative agreement with these agencies.

E. INFRASTRUCTURE

Stormwater Drainage

The Town is responsible for its own storm sewer system and implementation and enforcement of NPDES regulations. The storm sewer system includes publicly-owned ditches, curbs, catch basins, and underground pipes that are designed or used for collecting and conveying stormwater discharges to surface waters. The Town relies on the data and analysis contained in the *Pinellas County Comprehensive Plan* Surface Water Management Element and Chapter 62-25, Florida Administrative Code, to guide its stormwater level-of-service for quantity and quality based on a 25-year, 24-hour storm event.

In addition, the Town maintains a Standard Details Manual in its land development code. Standard details are a uniform set of specifications for design professionals, contractors, and developers to use for any project connecting to public water and sewer. The manual contains standards for curbs, gutters, drainage structures, pipes, as well as lot drainage specifications, and standards for erosion and sediment control.

Potable Water

Redington Beach receives all potable water supplies, treatment, and distribution from Pinellas County Utilities. Tampa Bay Water is the regional water supply authority that supplies all of the wholesale potable water for Pinellas County.

Through an interlocal agreement and master water supply contract, Tampa Bay Water is obligated to meet the current and future water needs of its member governments, and is the owner and operator of water supply facilities including wellfields, surface water withdrawals, a seawater desalination facility, treatment facilities, storage facilities, pumping stations, and transmission mains.

The Town coordinates its level-of-service standard for potable water with the level-of-service standard adopted by Pinellas County for its retail customers. This standard is 115 gallons per capita per day. However, as shown in Table 9, the actual water use is projected to be lower at 79 gallons per capita per day. Based on the maximum permanent and seasonal population of 1,846 projected for the 2045 planning horizon multiplied by that projected water use, the Town's demand equates to 0.145 million gallons per day (MGD), or about 0.06% of the current Pinellas County Utilities yield of 224.6 MGD.

Table 9: Potable Water Supply and Demand Analysis

UTILITY NAME	*2020*	*2025*	*2030*	*2035*	*2040*	*2045*	*WUP (MGD)*	*PER CAPITA WATER USE*
PINELLAS COUNTY UTILITIES (20142)	**(SUPPLIED THROUGH TAMPA BAY WATER)**							
Municipal Population Served	1,826	1,827	1,826	1,828	1,829	1,831		
Demand (MGD)	0.143	0.144	0.144	0.144	0.144	0.144	*0.000*	*79*
Total Utility Service Area Population	504,863	514,010	526,816	539,181	543,701	556,568		
Demand (MGD)	39.670	40.388	41.395	42.366	42.721	43.732		
DOMESTIC SELF SUPPLY								
Population Served	16	16	17	16	16	15		*54*
Demand (MGD)	0.001	0.001	0.001	0.001	0.001	0.001		
MUNICIPAL POPULATION	1,842	1,843	1,843	1,844	1,845	1,846		*78**
TOTAL DEMAND (MUNICIPAL)	0.144	0.144	0.144	0.144	0.145	0.145		
TOTAL DEMAND (UTILITIES)	39.670	40.388	41.395	42.366	42.721	43.732		

EXISTING SOURCES	*CURRENT YIELD (MGD)*
Total Permitted Quantities	0.000
Water Supply Authority Quantities	224.620
Total Current Yield	*0.000*

FUTURE SOURCE OPTIONS	*2040 POTENTIAL YIELD (MGD)*	*RESPONSIBLE ENTITY*
Conservation	0.016	All

Key: WUP = Water Use Permit MGD = Millions of Gallons Per Day

Source: Southwest Florida Water Management District, *Community Planning Pages,* October 2022; Forward Pinellas, 2023

The Regional Water Supply Plan contains hundreds of water supply options. Because the wholesale potable water supply is provided by Tampa Bay Water, the required water supply projects are selected and implemented by that agency.

The capital costs for water supply development projects are the responsibility of Tampa Bay Water. Such costs are recaptured through the sale of water to the water service provider, and through them, by the retail customers. Funding mechanisms are identified in its Special District Public Facilities Report. In addition, the Pinellas County Water Supply Work Plan includes costs for distribution, transmission, treatment, and associated facilities.

The Town actively participates in water conservation efforts led by Pinellas County. County regulations are enforced for water conservation measures including low flow plumbing fixtures and water shortage emergency regulations. The Town also receives reclaimed water from Pinellas County Utilities. Pinellas County is the responsible jurisdiction for treatment and allocating the reclaimed water resource. There are no prime or high natural groundwater aquifer recharge areas affecting reclaimed water in Pinellas County.

Sanitary Sewer

Redington Beach contracts with Pinellas County Utilities for sanitary sewer service. The County operates and maintains sewer lines within the Town, and collects and transmits domestic wastewater to the South Cross Bayou Advanced Water Reclamation Facility, which has a capacity of 33 million gallons per day (MGD). The Town relies on the data and analysis contained in the *Pinellas County Comprehensive Plan* Potable Water Supply, Wastewater, and Reuse Element to project sanitary sewer demand. Consistent with that element, its adopted sanitary sewer level of service is 115 gallons per capita per day throughout the 2045 planning horizon.

However, consistent with the potable water use projected by the Southwest Florida Water Management District, the actual amount of wastewater use is projected to be lower at 79 gallons per capita per day. As shown in Table 10, based on the maximum permanent and seasonal population of 1,846 projected for the 2045 planning horizon multiplied by the projected wastewater discharge, the Town's demand equates to 0.145 MGD. This would require approximately 0.44% of the capacity of the South Cross Bayou Advanced Water Reclamation Facility.

Table 10: Projected Sanitary Sewer Demand

	2020	2025	2030	2035	2040	2045
MGD	0.144	0.144	0.144	0.144	0.145	0.145

Source: U.S. Census Bureau, 2020; Southwest Florida Water Management District, *Community Planning Pages,* October 2022; Pinellas County, 2023; Forward Pinellas, 2023

Solid Waste

The Town of Redington Beach has solid waste collected by a private company; currently, that company is Waste Connections, Inc. The total amount of solid waste collected annually from the Town is between 3,500 and 4,000 tons, including trash collection and recycling.

Through an interlocal agreement with Pinellas County, collected non-recyclable solid waste is taken to the Pinellas County Resource Recovery Facility, which can burn nearly one million tons per year in its Waste-to-Energy Plant while producing up to 75 megawatts per hour of electricity. The Town's adopted level-of-service, 7.1 pounds per capita per day, is equivalent to the adopted level-of-service for Pinellas County of 1.30 tons per person per year.

At the adopted level-of-service standard, the projected 2045 permanent and seasonal/tourist population of Redington Beach would require disposal of about 2,400 tons per year, as shown in Table 11. This would require approximately 0.24% of the available capacity of the Waste-to-Energy facility.

Table 11: Projected Solid Waste Demand

	2020	2025	2030	2035	2040	2045
Tons	2,394	2,395	2,396	2,397	2,398	2,399

Source: U.S. Census Bureau, 2020; Pinellas County, 2023; Forward Pinellas, 2023

F. COASTAL MANAGEMENT AND CONSERVATION

Map 3: Coastal High Hazard Area Map depicts the Coastal High Hazard Area (CHHA), which is defined in Section 163.3178(2)(h), F.S., as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The CHHA depicts the areas of the county that are most vulnerable to flooding and wind damage from hurricanes and tropical storms, and includes virtually the entire barrier island system, including all of Redington Beach.

Regulatory flood zones are established by the Federal Emergency Management Agency (FEMA). New Flood Insurance Rate Maps (FIRM) were issued for Pinellas County in 2021. *Map 4: Floodplain Map* depicts the FEMA flood zones for Redington Beach. All new construction and redevelopment in flood zones will be in accordance with FEMA regulations.

Since the 2008 update of the comprehensive plan, the Town has also recognized the Coastal Storm Area, which encompasses the CHHA, any area surrounded by the CHHA or by the CHHA and a body of water, and all areas located within the Velocity Zone as designated by FEMA. The Coastal Storm Area definition was developed by the Pinellas Planning Council and recommended as a regulatory alternative to the CHHA, which at that time covered only a portion of the barrier island system.

Consistent with Section 163.3178(8), F.S., and the *Countywide Rules*, Redington Beach prohibits increases in adopted densities in the CHHA and Coastal Storm Area, as well as the siting of vulnerable uses such as hospitals, assisted living facilities, and mobile homes. In addition, any proposed increases in adopted intensities are subject to a strict set of balancing criteria.

To fulfill the requirements of Section 163.3178(2)(f), F.S. (known as the Peril of Flood Act), in 2020, the Town adopted additional policy guidance for redevelopment strategies, engineering solutions, site development techniques and other best practices into the goals, objectives and policies of the Coastal Management and Conservation Element. It will continue to monitor projected flood risk and sea level rise impacts, and adjust long-range planning to account for observed conditions and any changes or refinements to the projection over time.

The Town is also a signatory to the *Pinellas County Local Mitigation Strategy,* which was updated in 2020, and indicates that Redington Beach is likely to experience threat, effect, or reoccurrence of coastal erosion, coastal flooding, flooding due to rainfall, tropical storms, and minor and major hurricanes. The Town coordinates with the Pinellas County Emergency Management Department regarding voluntary and mandatory evacuations for hurricanes and tropical storms, consistent with the *Local Mitigation Strategy*, the Tampa Bay Regional Planning Council's *Tampa Bay Regional Hurricane Evacuation Study*, and countywide evacuation procedures.

G. RECREATION AND OPEN SPACE

There are 2.1 acres of formally designated public recreation and open space in the Town limits, including four local parks, five landscaped "triangle" parks on islands between neighborhood streets, and six beach access points. In addition, the Gulf of Mexico and Boca Ciega Bay also serve as significant recreational and open space facilities. The Town exceeds its adopted level-of-service standards for recreational amenities, which include one acre of designated recreation/open space per 1,000 residents, and one beach access point per ½ mile of beachfront.

The Town's parks include:

- Town Park (corner of Gulf Boulevard and 164th Avenue)
- Friendship Park (164th Avenue, across from Town Hall)
- Moon Park (beach side of Gulf Boulevard at 157th Avenue)
- Causeway Park (along 161st Avenue causeway)

Triangle parks are located at:

- 158th Avenue and Redington Drive
- 159th Avenue and Redington Drive
- 160th Avenue and 2nd Street
- 161st Avenue and 2nd Street
- Redington Drive & 3rd Street

Beach access points are located along Gulf Blvd. at:

- 155th Avenue
- Moon Park (157th Avenue)
- 158th Avenue
- 160th Avenue (Beach Parking Lot)
- 162nd Avenue
- 163rd Avenue

H. INTERGOVERNMENTAL COORDINATION

As described in the elements above, Redington Beach receives potable water, sanitary sewer, and reclaimed water through interlocal agreements with Pinellas County; participates in affordable housing efforts through the Pinellas County Community Development Department/Housing Finance Authority; and participates in emergency evacuation and hazard mitigation efforts with the Pinellas County Emergency Management Department.

Law enforcement in the Town is provided through a contract with the Pinellas County Sheriff's Department. Fire rescue service is provided through contracts with the fire departments of the Cities of Seminole and Madeira Beach. Emergency medical services are provided by Sunstar Paramedics through a countywide special district funded by an ad valorem tax. In 2021, the Town joined with these entities to create Redington Beach Public Safety Day, a local event to promote an understanding of police and fire personnel responsibilities, activities, and equipment used in the performance of their duties.

The Town coordinates regularly with adjacent and other barrier islands municipalities individually as needed, and through the Barrier Islands Governmental Council (BIG-C). BIG-C is a governmental council that coordinates planning for tourism, beach renourishment, public safety, emergency management, environmental preservation and other public services for the eleven barrier island communities in Pinellas County, and provides a single voice for those communities to interface with county, regional, and state entities. Each barrier island community, including Redington Beach, has a BIG-C representative appointed from its governing body.

The Town coordinates with Forward Pinellas, which serves as the Pinellas Planning Council and Pinellas County Metropolitan Planning Organization, providing countywide land use and transportation planning functions respectively. Local future land use maps must be consistent with the *Countywide Plan Map*, while comprehensive plan policies and land development regulations must be consistent with the *Countywide Rules*. The planning and funding of county/state roads within local jurisdictions is coordinated with the *Long Range Transportation Plan* and *Transportation Improvement Program.* The ten barrier island communities (excluding Clearwater) share a seat on the Forward Pinellas Board, appointed from among the governing bodies of those communities; that role that is currently filled by the Mayor of Redington Beach.

The Town coordinates with a number of regional entities, which serve as reviewing agencies for comprehensive plan amendments, provide technical assistance to local governments, and serve other coordination and/or regulatory functions:

- The Tampa Bay Regional Planning Council (TBRPC) plays a coordinating role in environmental, emergency management, and land use planning throughout Pinellas, Hillsborough, Manatee, Pasco, Hernando and Citrus Counties. Distribution of updated Coastal High Hazard Area data is administered through TBRPC.

- Tampa Bay Water is the regional water supply authority, comprised of member local governments Hillsborough County, Pasco County, Pinellas County, New Port Richey, St. Petersburg and Tampa. These governments, in turn, provide potable water to the smaller local governments of Tampa Bay, including Redington Beach (via Pinellas County).

- The Southwest Florida Water Management District plays a role in regional water supply planning, environmental resource permitting, and Flood Insurance Rate Map updates.

The Town coordinates with a number of state agencies, which also provide technical assistance to local governments and serve other coordination and/or regulatory functions:

- The Florida Department of Commerce (also known as FloridaCommerce) has approval authority over comprehensive plan amendments. It also administers the Florida Building Code, and provides other technical assistance to local governments.

- The Florida Department of Transportation (FDOT) coordinates with regional metropolitan planning organizations to provide transportation planning and funding of major roadways. FDOT District 7 oversees the Tampa Bay region, including the local governments of Pinellas County, and is a reviewing agency for comprehensive plan amendments.

- The Florida Department of Environmental Protection oversees coastal management, and air/water quality, including permitting for certain development activities. It is also a reviewing agency for comprehensive plan amendments.

I. CAPITAL IMPROVEMENTS

The Town's concurrency management system is updated with each Plan adoption to reflect any changes to level-of-service standards in the comprehensive plan and to ensure that the procedures for determining consistency are fully consistent with current statutory requirements. Since the Town's population is stable, capital improvements are not required to support future growth or efficient land

development, but are used to fund maintenance and improvements to roadways, seawalls, marine facilities, and recreational/cultural facilities.

J. PRIVATE PROPERTY RIGHTS

In 2021, the Florida Statutes were amended to create Section 163.3177(6), establishing a Private Property Rights Element that all local governments are required to adopt into their comprehensive plans, ensuring that private property rights are considered as part of land regulation. In accordance with the new law, the Town is adopting a new Private Property Rights Element as part of the 2024 update.

K. PUBLIC SCHOOL FACILITIES

The Pinellas County School District has determined that the Town of Redington Beach is exempt from adopting school concurrency or a Public Schools Facilities Element. A letter of exemption was filed with the Florida Department of Community Affairs together with the Town's comprehensive plan adoption effective September 22, 2008.