



**TOWN OF REDINGTON BEACH, FLORIDA
PLANNING BOARD
REGULAR MEETING AGENDA
MARCH 12, 2024**

The Planning Board of the Town of Redington Beach, Florida will meet on Tuesday, March 12, 2024 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
Leslie Wilkins	Member
Bob Kahn	Member
Kay Eaton	Alternate Member
Vacant	Alternate Member
Linda Fisher	Planner

- 4. AGENDA APPROVAL –March 12, 2024**
- 5. PAST MEETING MINUTES APPROVAL – January 23, 2024**
- 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).

DRAFT MINUTES OF JANUARY 23, 2024

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

Tuesday January 23, 2024
7:00 PM

Having been duly advertised as required by law, The Regular Meeting of the Planning Board of the Town of Redington Beach, Florida, was held on Tuesday January 23, 2024, 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 Steven Miller	X	
Member Ed Fernandez	X	
Member Tim Thompson	X	
Member Leslie Wilkins	X	
Alternate		
Alternate		
Linda Fisher, Town Planner	X	

Also in attendance was: Adriana Nieves, Town Clerk;

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Approval of Agenda of January 23, 2024

The Agenda was approved by the Planning Board.

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

Approval of Past Meeting Minutes of October 24, 2023

The Past Minutes was approved by the Planning Board.

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

Public Forum for Non-Agenda Items

No comments from the public.

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A. Election of Chair

Current Chair turned the meeting over to staff Adriana Nieves, Town Clerk.

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

	Motion	Second	Aye	Nay	Absent
Member David Christ			X		
Member Steven Miller			X		
Member Ed Fernandez		X	X		
Member Tim Thompson			X		
Member Leslie Wilkins	X		X		

Town Clerk Adriana Nieves turned over the meeting to the new Chair David Christ.

Public Comment

No comments from the public.

B. Election of Vice Chair

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

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

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Public Comment

No comments from the public.

C. Election of Secretary

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

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

Public Comment

No comments from the public.

Unfinished Business

A. Comprehensive Plan Update

Town Planner Linda Fisher:

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.

Tonight we will review

1. Goals, Objectives and Policies
 - Recreation/Open Space Element
 - Intergovernmental Coordination Element
 - Capital Improvements Element
 - Private Property Rights Element

2. Maps

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- 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, additional maps, and other requirements.

Recreation and Open Space Element Review

ROS Goal 1 in part states “shall meet the needs of the Town’s current and future residents and visitors.”

Member Leslie Wilkins asked if the words “and visitors” can be stricken from the Comprehensive Plan.

Town Planner Linda Fisher responded Yes and asked for consensus from the Planning Board. The Planning Board was in agreement to remove “and visitors” from the Comprehensive Plan.

ROS Policy 1.5.6 describes a Park Management and Advisory Board. This board name in the plan will be rename to Parks and Recreation Board to match the Town’s board name.

The proposed updates removed detail standards that are no longer required by state law.

Intergovernmental Coordination Element Review

Town Planner Linda Fisher stated this goal is the describe the inter-governmental relationships and the Town is already meeting these goals.

The proposed changes are terminology related to reflect new naming of governmental agencies.

No changes from the Planning Board to the proposed updates.

Capital Improvement Element Review

Town Planner Linda Fisher stated this goal is to describe how to pay for growth and maintenance for high cost construction projects.

Old state law required updated schedule to the Comprehensive plan on a yearly basis. New state law does not require Comprehensive Plan updates for capital improvements so the schedule was removed from the Plan.

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CIE Policy 1.1.2 uses the terminology “Capital Improvement Advisory Committee”. For the Town, this committee is the “Finance Committee.”

Private Property Rights Element Review

Town Planner Linda Fisher stated this element is per state law and per the ordinance the verbiage is already drafted in the state ordinance.

No changes from the Planning Board.

Maps Review

- Future Land Use Map
- Future Transportation Map
- Coastal High Hazard Area Map
- Floodplain Map
- Existing Land Use Map

Discussion from the Planning Board to clarify the difference between the Future Land Use Map and the Existing Land Use Map. The Future Land Use Map is per zoning code and can not be change unless a zoning change is made with permission from the existing land owner. The Existing Land Use Map is not regulatory and only describes the current land usage.

No changes from the Planning Board.

Data and Analysis Review

Linda Fisher describe the process starting with the 2020 census of how the projections for 2035 and 2045 planning horizons are determined.

The Planning Board expressed concern that the estimate of tourists is too low because the estimate of 2 people per short term rental is not what is being observed. Town Planner Linda Fisher will review the data to determine if the data will support a higher number of tourists per short term rental.

Next Meeting

A motion by Steven Miller and seconded by Ed Fernandez to present the final draft of the Comprehensive Plan at the next meeting and that meeting be an advertised public meeting with date to be determined.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Steven Miller	X		X		
Member Ed Fernandez		X	X		

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Member Tim Thompson			X		
Member Leslie Wilkins			X		

Public Comment

No comments from the public.

Other Business

No other business.

Adjournment

Meeting was adjourned at 7:48 PM by Chair.

Next Planning Board meeting: To be called by the Chair

Adriana Nieves, Town Clerk

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6A. Public Hearing to Consider Comprehensive Plan Update

The Planning Board has conducted a review of the Town's comprehensive plan pursuant to the evaluation and appraisal review process of Section 163.3191, Florida Statutes (F.S.):and has proposed amendments to the document. At the March meeting, the Planning Board will hold a public hearing on a recommendation for approval of the Draft 2024 Comprehensive Plan to the Town Commission.

A. General Requirements

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

1. Goals, Objectives and Policies:
 - Future Land Use Element
 - Transportation Element
 - Housing Element
 - Infrastructure Element
 - 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
 - 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 Draft Amendments

The Planning Board conducted a review of the entire plan, beginning with 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; and the remaining elements and the Maps, Data and Analysis in January 2024.

The Board evaluated whether the adopted goals, objectives and policies remain consistent with the Town's current vision and practice, and proposed changes to those policies. The Board also evaluated the maps, data and analysis that guide the plan, and proposed corrections and changes to those documents. Those proposed amendments have been incorporated into the Draft 2024 Comprehensive Plan.

Subsequent to the Planning Board's review, the Town Attorney and Building Official reviewed the draft plan and provided additional comments, which have also been incorporated.

A summary of the amendments recommended during the review process will be presented to the Planning Board at the public hearing.

C. Attachments

1. List of significant proposed amendments
2. Draft Ordinance 2024-02
3. Exhibit A: Draft 2024 Comprehensive Plan

List of significant proposed amendments

3.2 — FUTURE LAND USE ELEMENT

FLU Goal 1: Ensure that the residential and family character of the Town of Redington Beach is maintained and protected while maximizing the potential for economic benefit resulting from enhanced property values, ~~seasonal visitors, and the tourist trade~~ and the enjoyment of natural and man-made resources ~~by citizens and visitors alike~~, and minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation. [\[Recommended by Planning Board on 5/09/24.\]](#)

FLU Objective 1.1

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

FLU Policy 1.1.1

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

FLU Policy 1.1.2

Residential areas shall be located and designed to protect life and property from natural and manmade hazards such as flooding, excessive traffic, subsidence, noxious odors, and noise.

FLU Policy 1.1.3

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

FLU Policy 1.1.4

The Town shall continue to implement performance standards, such as buffering and open space requirements, within the land development regulations, as appropriate.

FLU Policy 1.1.5

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

FLU Objective 1.2

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

FLU Policy 1.6.2

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

FLU Objective 1.7

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

FLU Policy 1.7.1

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

FLU Policy 1.7.2

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

FLU Policy 1.7.3

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

FLU Objective 1.8

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

FLU Policy 1.8.1

The Town of Redington Beach hereby adopts these land use categories as those which shall govern development within the community pursuant to Florida law. These land use categories shall be consistent with the ~~primary and secondary permitted~~ uses listed in the Forward Pinellas Countywide ~~Plan Rules, except where the secondary uses are omitted.~~ Density, intensity, and permitted use standards may be further limited by the adopted zoning districts. [Recommended by Town Planner, discussed on 5/09/23.]

1. Residential Urban (RU)

- a. Purpose – The Residential Urban land use category is intended for residential uses up to 7.5 dwelling units per acre not restricted by dwelling unit type that are, or may be developed, in an urban low density residential manner.
- b. Primary uses – Single-family residential.
- c. Density – Up to 7.5 dwelling units per acre.

TR Objective 1.4

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

TR Policy 1.4.1

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

TR Policy 1.4.2

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

TR Policy 1.4.3

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

TR Policy 1.4.4

Cooperate with the County and [the Florida Department of Transportation](#) (FDOT) to control connections and access driveways to Gulf Boulevard (SR 699) through the site plan review process.

TR Policy 1.4.5

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

TR Objective 1.5

Encourage the utilization of a multimodal transportation system.

TR Policy 1.5.1

The Town supports the efforts of the Pinellas Suncoast Transit Authority to provide public transportation options to County residents, and will provide a website link to the Pinellas Suncoast Transit Authority on the Town website. ~~The Town shall encourage and provide incentives for the increased use of available public transportation through the distribution of bus schedules and senior citizen transit passes.~~ [Recommended by Planning Board on 9/26/23, with revised wording by Town Attorney]

TR Policy 1.5.2

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

TR Policy 1.5.3

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

HE Policy 1.6.1

The Town shall ensure that as existing housing is replaced by redevelopment, this new construction is compliant with all applicable [Federal Emergency Management Agency FEMA](#) regulations for residential construction.

HE Policy 1.6.2

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

HE Policy 1.6.3

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

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

HE Objective 2.1

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

HE Policy 2.1.1

~~Temporary emergency housing provisions include, but are not limited to, the allowance of temporary housing units in certain future land use categories where residential uses are not typically permitted, and the placement of temporary housing units on parcels of land containing uninhabitable permanent dwellings for a length of time as specified by the County Code and/or applicable state law. [By request of Pinellas County. Discussed on 9/26/23.]~~

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.

Potable Water: 115 gallons per capita per day

Sanitary Sewer: 115 gallons per capita per day

Solid Waste: 7.1 pounds per capita per day

[Recommended for consistency with Pinellas County Comprehensive Plan, discussed on 9/26/24.]

~~The level of service standards shall be:~~

<u>Facility</u>	<u>Year</u>	<u>Level of Service Standard</u>
Sanitary Sewer		To determine whether adequate wastewater treatment capacity is available for a development or redevelopment project in the Town, Redington Beach will utilize the adopted level of service standard for the South Cross Bayou Wastewater Reclamation Facility.
Solid Waste		7.1 pounds per capita per day
Potable Water	2020	115 gallons per capita per day

IE Policy 1.1.2

The development, expansion, replacement or modification of infrastructure facilities shall be compatible with the Town's adopted level-of-service standard.

IE Policy 1.1.3

The Town's adopted level-of-service standards for water, sewer, and solid waste shall be consistent with Pinellas County's adopted level-of-service standards.

IE Policy 1.1.4

~~The Town adopts the population and potable water demand projections prepared by the Southwest Florida Water Management District as part of its 2015 Regional Water Supply Plan and related Community Planning Page for the Town of Redington Beach.~~
The Town 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 work with Pinellas County to encourage the use of reclaimed water for irrigation. [\[Recommended by Planning Board 10/24/23\]](#)

IE Policy 1.2.5~~4~~

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

IE Policy 1.2.65

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~~ comply with all applicable state statutes related to municipal recycling and encourage residents to recycle ~~aluminum, and newsprint~~ waste products. [Recommended by Town Attorney]

~~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.~~ [Recommended by Town Attorney]

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 designated Floodplain Administrator 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. [Recommended by Town Attorney]

IE Policy 2.1.4

The Town will coordinate with Pinellas County to implement its *Watershed Management Plan*, in conjunction with the Southwest Florida Water Management District, to address existing drainage and flooding conditions. [Recommended by Planning Board on 9/26/23]

IE Policy 2.1.5

Drainage design, construction and inspection requirements shall be consistent with the *Pinellas County Stormwater Manual*. [Recommended by Town Attorney]

IE Policy 2.1.5

The Town shall 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:

1. Reducing pollutant concentrations and loadings to a level to ensure that discharges do not cause or contribute to violations of State water quality standards.
2. Preventing or reducing on-site and off-site flooding.
3. Maintaining or restoring the hydrologic integrity of wetlands and aquatic habitats.
4. Maintaining and promoting groundwater recharge.
5. Promoting the reuse of rainfall and stormwater.
6. Minimizing erosion and sedimentation.
7. Accounting for impacts to the project based on sea level rise projections.

IE Policy 2.1.7

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 2.1.8

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 2.1.9

The land development regulations shall continue to enforce provisions which, at a minimum, protect natural drainage features found within the Town as follows:

~~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. [\[Recommended by Planning Board on 10/24/23\]](#)

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 encourage best practices for fertilizer use as recommended by the Southwest Florida Water Management District. ~~Promote the use of slow-release fertilizers within the Town limits.~~ [\[Recommended by Planning Board on 10/24/23\]](#)

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 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-walking~~ and ~~bicycling~~ ~~paths~~; and [Recommended by Planning Board on 10/24/23](#)
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 1.10.6

The Town shall continue to provide adequate access to beaches and shorelines and adequate public transportation stops for beach and shoreline access. [Recommended by Town Attorney]

CCME Policy 1.10.6~~7~~

The Town of Redington Beach shall ~~develop a plan for maintaining and improving~~ maintain or improve existing beach access, including where feasible. ~~The plan shall include the following:~~

1. ~~Maintain and improve~~ Consider the use of sand dune cross-over structures and parking facilities where appropriate; and [Recommended by Planning Board 10/24/23]
2. ~~Provide~~ Maintain access consistent with the standards included in the Recreation ~~and~~ Open Space Element.

CCME Policy 1.10.7~~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.

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.~~ [\[Recommended by Planning Board on 1/23/24\]](#)

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 [\[Recommended by Town Planner, discussed on 1/23/24.\]](#)

~~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.~~ [Recommended by Planning Board on 1/23/24.]

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 1.5.3

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 Parks and Recreation ~~Management and Advisory~~ Board to advise the Town Commission on the acquisition, development, and maintenance of parkland within the Town.

ROS Objective 1.6

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

ROS Policy 1.6.1

The Town shall develop innovative techniques aimed at preserving the access to and view of the beach and other recreational facilities by all residents of and visitors to this community. [Town Attorney recommends that we keep current language due to current litigation.]

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.

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	384	384	384	384	385	385
Total	2,017	2,018	2,018	2,019	2,020	2,021

Source: U.S. Census Bureau, 2020; Forward Pinellas, 2024

[\[Changes to methodology and assumptions recommended by Planning Board on 1/23/24.\]](#)

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

Draft Ordinance 2024-02

ORDINANCE NO. 2024 - 02

AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA, AMENDING THE TOWN OF REDINGTON BEACH COMPREHENSIVE PLAN, PURSUANT TO THE EVALUATION AND APPRAISAL PROCESS OF SECTION 163.3191, FLORIDA STATUTES, AND THE AMENDMENT PROCESS OF SECTION 163.3184, FLORIDA STATUTES, ADOPTING NEW GOALS, OBJECTIVES, AND POLICIES, AND MAPS AS PRESENTED HEREIN BELOW; PROVIDING FOR A COPY TO BE KEPT ON FILE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163, Part II, Florida Statutes, establishes the requirements of the Community Planning Act and governs local government comprehensive planning and land development regulation; and

WHEREAS, the Town of Redington Beach (the Town) adopted its Comprehensive Plan in October 1989, and has periodically revised and amended the Plan in order to ensure it remains current and responds to current needs and opportunities; and

WHEREAS, the Town has again evaluated its Comprehensive Plan and determined that amendments are necessary pursuant to Section 163.3191, Florida Statutes, and desires to adopt a revised comprehensive plan; and

WHEREAS, the Town has reviewed the proposed amendments to the Comprehensive Plan and said proposed amendments were reviewed by the Town's Local Planning Agency at a duly advertised public hearing that determined such amendments to be consistent with the Comprehensive Plan; and

WHEREAS, the Town Board of Commissioners has agreed with the recommendations of the Local Planning Agency that the proposed amendments comply with the requirements of Chapter 163, Florida Statutes, and that the proposed amendments are in the best interests of the citizens of Redington Beach.

NOW, THEREFORE BE IT ORDAINED by the Board of Commissioners of the Town of Redington Beach, Florida, that:

Section 1. This Ordinance shall be known as, cited as, and referred to as the “Town of Redington Beach 2024 Comprehensive Plan,” and shall be effective within the jurisdiction of Redington Beach, Florida.

Section 2. The current Town of Redington Beach Comprehensive Plan is repealed and the “Town of Redington Beach 2024 Comprehensive Plan” is adopted as set forth in the attachment, Exhibit A:

a. The Goals, Objectives, and Policies and Maps 1 through 4 comprise the adopted 2024 Comprehensive Plan.

b. The Data and Analysis and Map 5 are supporting documentation, and are not adopted as part of the plan.

Section 6. For the Plan herein amended, words underlined represent additions to original text, words ~~stricken~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 7. The portions of the Town's Comprehensive Plan lawfully adopted and not altered by this Ordinance remain in full force and effect.

Section 8. If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Board of Commissioners would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 9. The effective date of this Ordinance, if the plan amendment adopted hereby is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

ADOPTED ON FIRST READING on the ____ day of _____, by the Board of Commissioners of the Town of Redington Beach, Florida.

ADOPTED ON SECOND AND FINAL READING on the ____ day of _____, by the Board of Commissioners of the Town of Redington Beach, Florida.

David Will, Mayor

Attest:

Adriana Nieves, CMC, CFM
Town Clerk

Exhibit A: Draft 2024 Comprehensive Plan

TOWN OF REDINGTON BEACH 2024 COMPREHENSIVE PLAN



~~Adopted~~

~~December 16, 2008~~

~~Amended Through~~

~~May 5, 2021~~

Effective [DATE]

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GOALS, OBJECTIVES, AND POLICIES, ~~AND MAPS~~

1.0 — EXECUTIVE SUMMARY

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

2.0 — PUBLIC PARTICIPATION PROGRAM

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

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

~~August 4, 2008 Transmittal hearing by LPA~~

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

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

3.0 — GOALS, OBJECTIVES, POLICIES, AND MAPS

3.1 — INTRODUCTION

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

3.2 — FUTURE LAND USE ELEMENT

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

FLU Objective 1.1

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

FLU Policy 1.1.1

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

FLU Policy 1.1.2

Residential areas shall be located and designed to protect life and property from natural and manmade hazards such as flooding, excessive traffic, subsidence, noxious odors, and noise.

FLU Policy 1.1.3

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

FLU Policy 1.1.4

The Town shall continue to implement performance standards, such as buffering and open space requirements, within the land development regulations, as appropriate.

FLU Policy 1.1.5

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

FLU Objective 1.2

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

FLU Policy 1.2.1

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

FLU Policy 1.2.2

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

FLU Policy 1.2.3

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

FLU Policy 1.2.4

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

FLU Policy 1.2.5

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

FLU Objective 1.3

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

FLU Policy 1.3.1

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

FLU Policy 1.3.2

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

FLU Policy 1.3.3

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

FLU Policy 1.3.4

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

FLU Objective 1.4

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

FLU Policy 1.4.1

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

FLU Policy 1.4.2

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

FLU Objective 1.5

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

FLU Policy 1.5.1

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

FLU Policy 1.5.2

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

FLU Policy 1.5.3

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

FLU Objective 1.6

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

FLU Policy 1.6.1

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

FLU Policy 1.6.2

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

FLU Objective 1.7

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

FLU Policy 1.7.1

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

FLU Policy 1.7.2

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

FLU Policy 1.7.3

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

FLU Objective 1.8

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

FLU Policy 1.8.1

The Town of Redington Beach hereby adopts these land use categories as those which shall govern development within the community pursuant to Florida law. These land use categories shall be consistent with the ~~primary and secondary~~ permitted uses listed in the Forward Pinellas Countywide ~~Plan Rules, except where the secondary uses are omitted.~~ Density, intensity, and permitted use standards may be further limited by the adopted zoning districts.

1. Residential Urban (RU)

- a. Purpose – The Residential Urban land use category is intended for residential uses up to 7.5 dwelling units per acre not restricted by dwelling unit type that are, or may be developed, in an urban low density residential manner.
- b. Primary uses – Single-family residential.
- c. Density – Up to 7.5 dwelling units per acre.

- d. Maximum impervious surface ratio is .65-percent. Compliance with Infrastructure Element Policy 2.1.2. and the land development regulations that implement said policy is required.

2. Residential Medium (RM)

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

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

- a. Purpose – The R/O/R land use category is intended for moderate intensity residential uses up to 15.0 dwelling units per acre, office, and community commercial uses including transient accommodations within permanent structures. All activities associated with these uses including storage and display, must be wholly contained within permanent structures. Such uses are suitable in areas with a full range of urban services and high degree of accessibility to residents of the service area
- b. Primary Uses – Residential; office; community commercial uses; transient accommodations within permanent structures. Retail activities shall be limited to those that serve the day-to-day commercial needs (e.g., restaurants, convenience goods and services, and personal and professional services).
- c. Secondary Uses – Institutional; Recreation/Open Space; Transportation/Utility; Ancillary non-residential uses, including storage and display, associated with a primary use and wholly contained within permanent structures.
- d. Density and Intensity Standards –
 - Residential and Transient Accommodations - Up to 15 dwelling units per acre
 - Maximum residential impervious surface ratio is .65-percent. Compliance with Infrastructure Element Policy 2.1.2. and the land development regulations that implement said policy is required.

- Maximum non-residential impervious surface ratio is ~~.85 percent~~. Compliance with Infrastructure Element Policy 2.1.2. and the land development regulations that implement said policy is required.
- Non-residential Uses – Floor Area Ratio (FAR) not to exceed .40
- Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the land area of the property.

4. Recreation/Open Space (R/OS)

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

5. Preservation (P)

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

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

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

6. Institutional (I)

- a. Purpose – The Institutional land use category is intended for areas that are now used, or appropriate to be used, for public/semi-public institutional purposes; and to recognize such areas consistent with the need, character, and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features.
- b. Primary Uses – Institutional facilities such as public buildings, schools, churches, social service agency, municipal office building, public safety facility, and others which provide various community services in keeping with the needs of the community and its location on a barrier island.
- c. Secondary Uses – Recreation/Open Space; Transportation/Utility; Ancillary non-residential.
- d. No use shall exceed an impervious surface ratio (ISR) of .85.
- e. No use shall exceed a floor area ratio (FAR) of .65.

FLU Policy 1.8.2

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

- [Map 1: Future Land Use Map](#)
- [Map 2: Future Transportation Corridors Map](#)
- [Map 3: Coastal High Hazard Area Map](#)
- [Map 4: Floodplain Map](#)

~~1. Map 5, The Future Land Use and Transportation Map~~

~~2. Map 3, Floodplain Map~~

FLU Policy 1.8.3

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

FLU Policy 1.8.4

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

FLU Policy 1.8.5

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

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

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

FLU Objective 2.1

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

FLU Policy 2.1.1

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

FLU Policy 2.1.2

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

FLU Policy 2.1.3

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

FLU Policy 2.1.4

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

FLU Policy 2.1.5

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

FLU Policy 2.1.6

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

FLU Policy 2.1.7

Participate in the beach restoration program established by Pinellas County.

FLU Objective 2.2

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

FLU Policy 2.2.1

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

FLU Policy 2.2.2

The Coastal Storm Area shall be the regulatory standard for the Town of Redington Beach and is defined as the area that includes the following:

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

FLU Policy 2.2.3

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

FLU Policy 2.2.4

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

FLU Objective 2.3

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

FLU Policy 2.3.1

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

FLU Policy 2.3.2

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

FLU Policy 2.3.3

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

FLU Policy 2.3.4

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

FLU Policy 2.3.5

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

FLU Objective 2.4

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

FLU Policy 2.4.1

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

- a. Access to Emergency Shelter Space and Evacuation Routes. The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.
- b. Utilization of Existing and Planned Infrastructure. The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.
- c. Utilization of Existing Disturbed Areas. The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.
- d. Maintenance of Scenic Qualities and Improvement of Public Access to Water. The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Stevenson Creek), and Tampa Bay.
- e. Water Dependent Use. The requested amendment is for uses which are water dependent.
- f. Part of Community Redevelopment Plan. The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated development area.
- g. Overall Reduction of Density or Intensity. The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding coastal storm area.
- h. Clustering of Uses, The requested amendment within the coastal storm area provides for the clustering of uses on a portion of the site outside the coastal storm area.
- i. Integral Part of Comprehensive Planning Process. The requested amendment has been initiated as an integral part of its comprehensive planning process, consistent with this comprehensive plan.

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

FLU Objective 3.1

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

FLU Policy 3.1.1

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

FLU Policy 3.1.2

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

FLU Policy 3.1.3

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

FLU Policy 3.1.4

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

1. Regulate the subdivision of land;
2. Protect marine wetlands remaining in and around the community and those lands designated as Preservation on the Future Land Use and Transportation Map;
3. Regulate signage;
4. Ensure that all development is consistent with Federal Flood Insurance regulations;
5. Ensure that all development is consistent with those coastal construction regulations as may be adopted or amended by the State of Florida, Pinellas County, or the Town of Redington Beach;
6. Ensure the compatibility of adjacent land uses and provide for adequate and appropriate buffering;
7. Provide for drainage and stormwater management, based on the minimum criteria established by the Southwest Florida Water Management District, the Town of Redington Beach or other appropriate governmental agencies;
8. Provide requirements for the provision of open space, and safe and convenient on-site traffic flow and parking requirements;

9. Encourage the use of native vegetation in the landscaping of multi-family and commercial developments;
10. Provide provisions for the control of erosion and runoff from construction sites; and
11. Promote green building techniques and materials.

FLU Goal 4: To comply with Chapter ~~88-464~~ 2012-245, Laws of Florida, as amended, by participating in the countywide planning process through representation on and coordination with the Pinellas Planning Council, to ensure consistency between the *Town of Redington Beach Comprehensive Plan* and the *Updated Countywide Plan for Pinellas County*, ~~and the Countywide Plan Rules.~~

FLU Objective 4.1

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

FLU Policy 4.1.1

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

3.3 — TRANSPORTATION ELEMENT

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

TR Objective 1.1

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

TR Policy 1.1.1

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

1. ~~TR Policy 1.1.1.1.~~ All development projects generating new trips shall be subject to payment of a multi-modal impact fee.
2. ~~TR Policy 1.1.1.2.~~ Development projects that generate between 51 and 300 new peak hour trips on deficient roads shall be classified as tier 1 and required to submit a transportation management plan (TMP) designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel.
3. ~~TR Policy 1.1.1.3.~~ Development projects that generate more than 300 new peak hour trips on deficient roads shall be classified as tier 2, required to conduct a traffic study, and submit an accompanying report and TMP based on the report findings.
4. ~~TR Policy 1.1.1.4.~~ Multimodal impact fee assessments may be applied as credit toward the cost of a TMP.
5. ~~TR Policy 1.1.1.5.~~ A traffic study and/or TMP for a development project not impacting a deficient road corridor shall be required if necessary to address the impact of additional trips generated by the project on the surrounding traffic circulation system.
6. ~~TR Policy 1.1.1.6.~~ Deficient roads shall include those operating at peak hour level of service (LOS) E and F and/or volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years.

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

8. ~~TR Policy 1.1.1.8.~~ The Town shall support the effort of [Pinellas County and](#) Forward Pinellas to complete ~~the biennial update of~~ the Multimodal Impact Fee Ordinance through the Forward Pinellas planning process, which includes review by the Forward Pinellas Technical Coordinating Committee and the Forward Pinellas ~~Policy~~ Board.

TR Policy 1.1.2

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

TR Objective 1.2

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

TR Policy 1.2.1

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

TR Objective 1.3

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

TR Policy 1.3.1

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

TR Policy 1.3.2

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

TR Policy 1.3.3

Maintain bicycle storage areas at recreational sites.

TR Policy 1.3.4

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

TR Objective 1.4

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

TR Policy 1.4.1

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

TR Policy 1.4.2

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

TR Policy 1.4.3

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

TR Policy 1.4.4

Cooperate with the County and [the Florida Department of Transportation](#) (FDOT) to control connections and access driveways to Gulf Boulevard (SR 699) through the site plan review process.

TR Policy 1.4.5

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

TR Objective 1.5

Encourage the utilization of a multimodal transportation system.

TR Policy 1.5.1

[The Town supports the efforts of the Pinellas Suncoast Transit Authority to provide public transportation options to County residents, and will provide a website link to the Pinellas Suncoast Transit Authority on the Town website.](#) ~~The Town shall encourage and provide incentives for the increased use of available public transportation through the distribution of bus schedules and senior citizen transit passes.~~

TR Policy 1.5.2

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

TR Policy 1.5.3

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

TR Objective 1.6

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

TR Policy 1.6.1

The Town shall coordinate with the [Florida Department of Transportation](#) ~~FDOT~~ and the Forward Pinellas 5-Year Transportation and Long Range Plans and update or modify this element, as necessary.

TR Policy 1.6.2

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

3.4 HOUSING ELEMENT

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

HE Objective 1.1

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

HE Policy 1.1.1

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

HE Policy 1.1.2

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

HE Policy 1.1.3

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

HE Policy 1.1.4

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

HE Objective 1.2

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

HE Policy 1.2.1

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

HE Objective 1.3

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

HE Policy 1.3.1

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

HE Policy 1.3.2

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

HE Objective 1.4

The Town shall eliminate any substandard housing that may exist.

HE Policy 1.4.1

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

HE Policy 1.4.2

The Town shall encourage housing improvement projects.

HE Objective 1.5

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

HE Policy 1.5.1

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

HE Policy 1.5.2

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

HE Objective 1.6

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

HE Policy 1.6.1

The Town shall ensure that as existing housing is replaced by redevelopment, this new construction is compliant with all applicable [Federal Emergency Management Agency](#) ~~FEMA~~ regulations for residential construction.

HE Policy 1.6.2

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

HE Policy 1.6.3

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

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

HE Objective 2.1

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

[HE Policy 2.1.1](#)

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

3.5 — INFRASTRUCTURE ELEMENT

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

IE Objective 1.1

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

IE Policy 1.1.1

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

Potable Water: 115 gallons per capita per day

Sanitary Sewer: 115 gallons per capita per day

Solid Waste: 7.1 pounds per capita per day

~~The level of service standards shall be:~~

<u>Facility</u>	<u>Year</u>	<u>Level of Service Standard</u>
Sanitary Sewer		To determine whether adequate wastewater treatment capacity is available for a development or redevelopment project in the Town, Redington Beach will utilize the adopted level of service standard for the South Cross Bayou Wastewater Reclamation Facility.
Solid Waste		7.1 pounds per capita per day
Potable Water	2020	115 gallons per capita per day

IE Policy 1.1.2

The development, expansion, replacement or modification of infrastructure facilities shall be compatible with the Town's adopted level-of-service standard.

IE Policy 1.1.3

The Town's adopted level-of-service standards for water, sewer, and solid waste shall be consistent with Pinellas County's adopted level-of-service standards.

IE Policy 1.1.4

~~The Town adopts the population and potable water demand projections prepared by the Southwest Florida Water Management District as part of its 2015 Regional Water Supply Plan and related Community Planning Page for the Town of Redington Beach.~~
The Town 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 work with Pinellas County to encourage the use of reclaimed water for irrigation.

IE Policy 1.2.5

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

IE Policy 1.2.6

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 comply with all applicable state statutes related to municipal recycling and~~ encourage 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 designated Floodplain Administrator 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

The Town will coordinate with Pinellas County to implement its Watershed Management Plan, in conjunction with the Southwest Florida Water Management District, to address existing drainage and flooding conditions.

IE Policy 2.1.5

The Town shall 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:

1. Reducing pollutant concentrations and loadings to a level to ensure that discharges do not cause or contribute to violations of State water quality standards.
2. Preventing or reducing on-site and off-site flooding.
3. Maintaining or restoring the hydrologic integrity of wetlands and aquatic habitats.
4. Maintaining and promoting groundwater recharge.
5. Promoting the reuse of rainfall and stormwater.
6. Minimizing erosion and sedimentation.
7. Accounting for impacts to the project based on sea level rise projections.

IE Policy 2.1.7

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 2.1.8

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 2.1.9

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 2.1.10

Consistent with budget allocations, the Town shall continue to retrofit the existing stormwater management 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.~~

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 encourage best practices for fertilizer use as recommended by the Southwest Florida Water Management District. ~~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 1: 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 (~~*Melalucea*~~*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-walking~~ and bicycl~~ing~~[e-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 adequate public transportation stops for beach and shoreline access.~~

CCME Policy 1.10.67

The Town of Redington Beach shall ~~develop a plan for maintaining and improving~~ maintain or improve existing beach access, including where feasible. ~~The plan shall include the following:~~

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

CCME Policy 1.10.78

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 County 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, through the Pinellas County Sea Level Rise & Storm Surge Vulnerability Assessment.

~~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.

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 Parks and Recreation ~~Management and Advisory~~ Board to advise the Town Commission on the acquisition, development, and maintenance of parkland within the Town.

ROS Objective 1.6

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

ROS Policy 1.6.1

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

ROS Policy 1.6.2

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

ROS Policy 1.6.3

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

3.8 — INTERGOVERNMENTAL COORDINATION ELEMENT

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

ICE Objective 1.1

The Town shall participate in the deliberations of [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~~ Finance 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 as part of its annual budget process.

~~CIE Policy 1.1.3~~

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

~~CIE Policy 1.1.4~~

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

Table 1: Schedule of Capital Improvements

Project Type & Name	Fiscal Year Costs / Funding Source				
	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Road Replacement F (2) [1]	622,500	229,500	238,680	248,227	258,156
Drainage Upgrades F (1), (3), (4) [1]	134,700	213,125	180,180(+)	180,180(+)	180,180(+)
<u>Income Fund Summary</u>					

General Reserves	228,077	230,358	232,662	234,988	237,338
Road Reserves	863,045	639,880	646,279	652,742	659,269
Stormwater Capital Fund	100,500	180,180	180,180	180,180	180,180
Stormwater Grants	20,250	57,937.50	73,500	73,500	73,500

LEGEND

F = Funded

U = Unfunded

(1) = Penny for Pinellas

(2) = Town Reserves

(3) = Town Enterprise Fund*

(4) = Grant

(+)= Plus rollover funds from previous year

{ } = Priority

CIE Policy 1.1.45

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

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

CIE Policy 1.1.56

The Town shall ensure the availability of public facilities at adopted level-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 1.1.67

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 Town 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 Town 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:

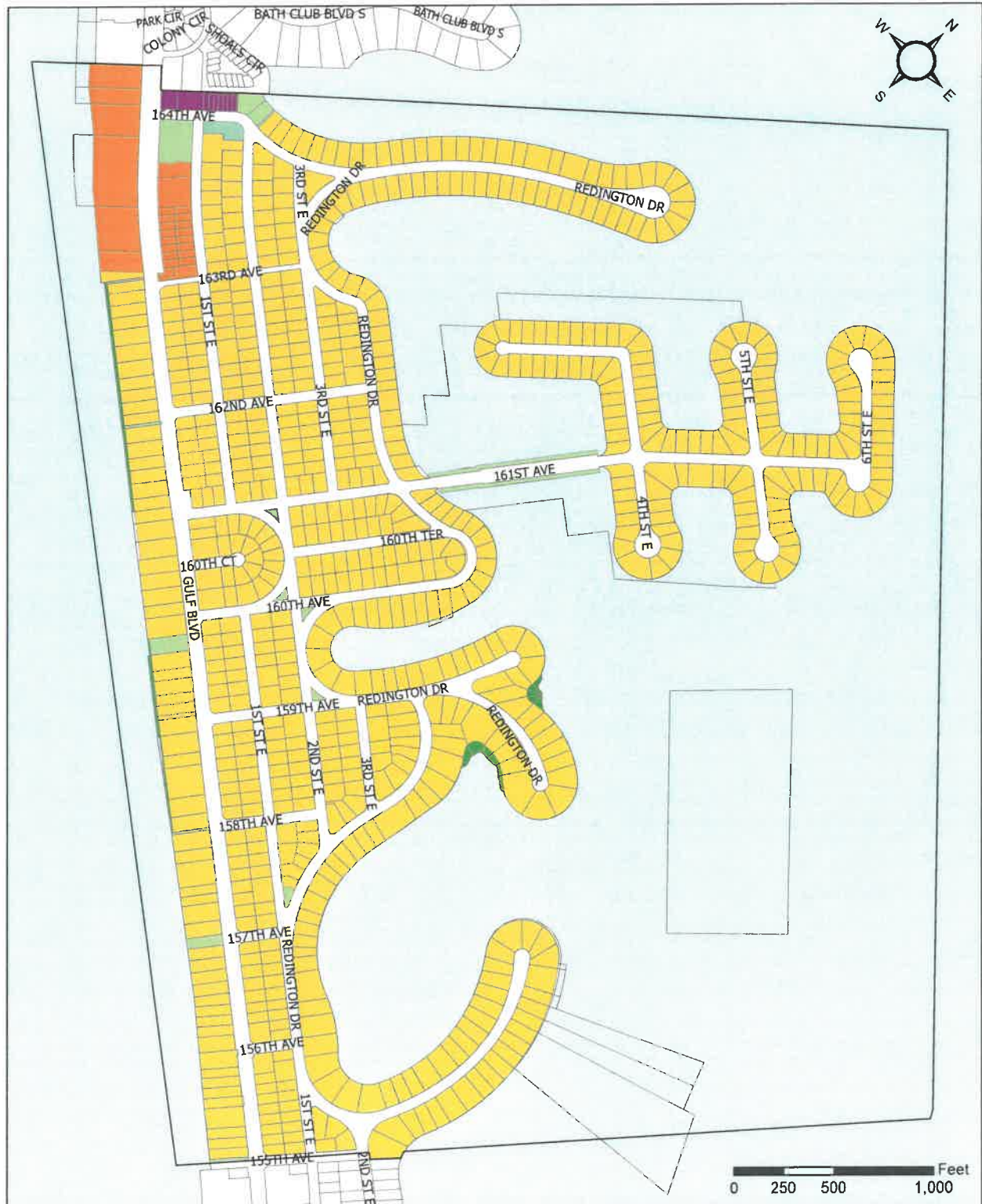
1. The right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state 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

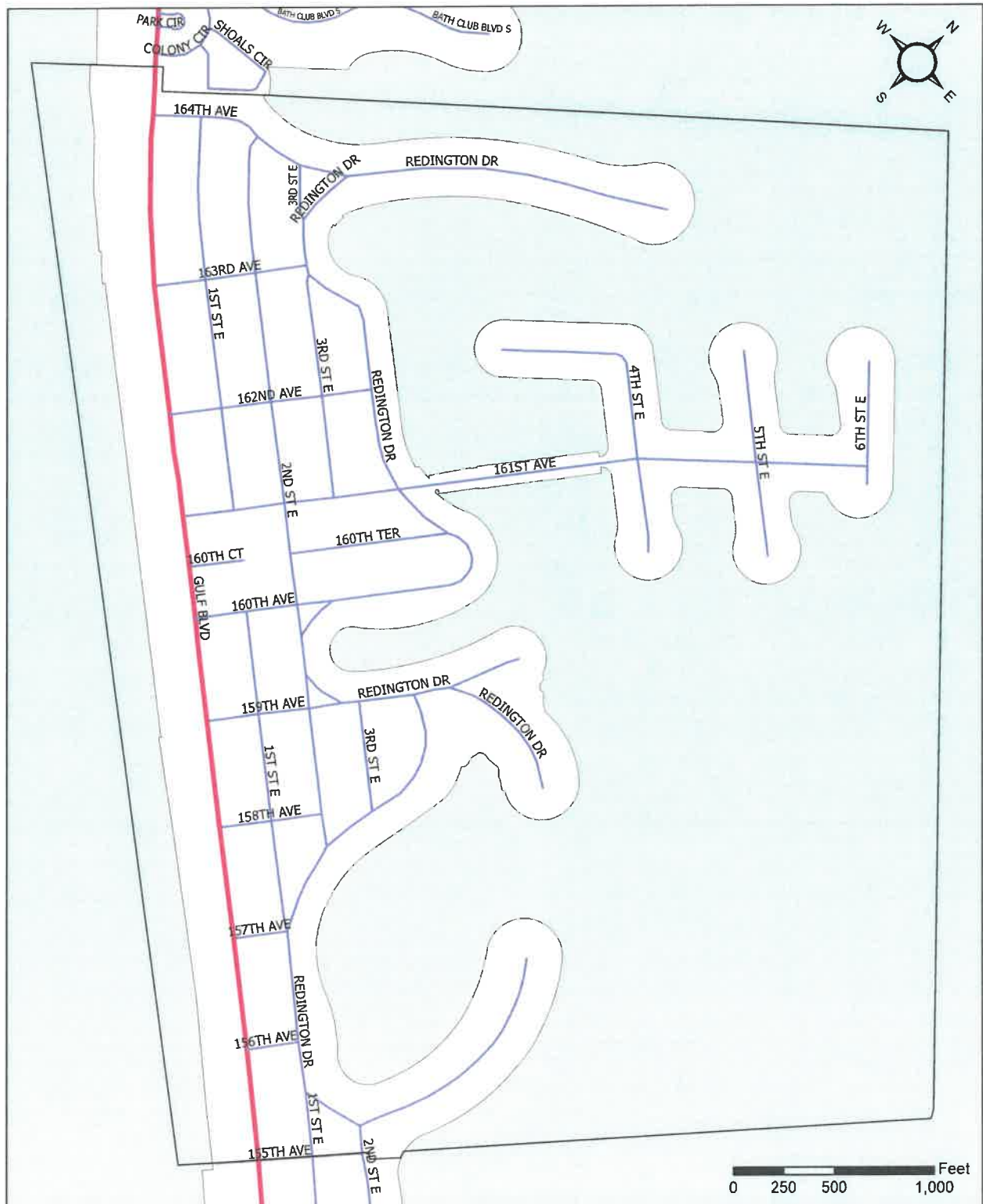
- | | | |
|--------------------|---------------------------|-----------------------|
| Residential Urban | Residential/Office/Retail | Recreation/Open Space |
| Residential Medium | Preservation | Institutional |



Date: October 4, 2023



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



Transportation Corridors

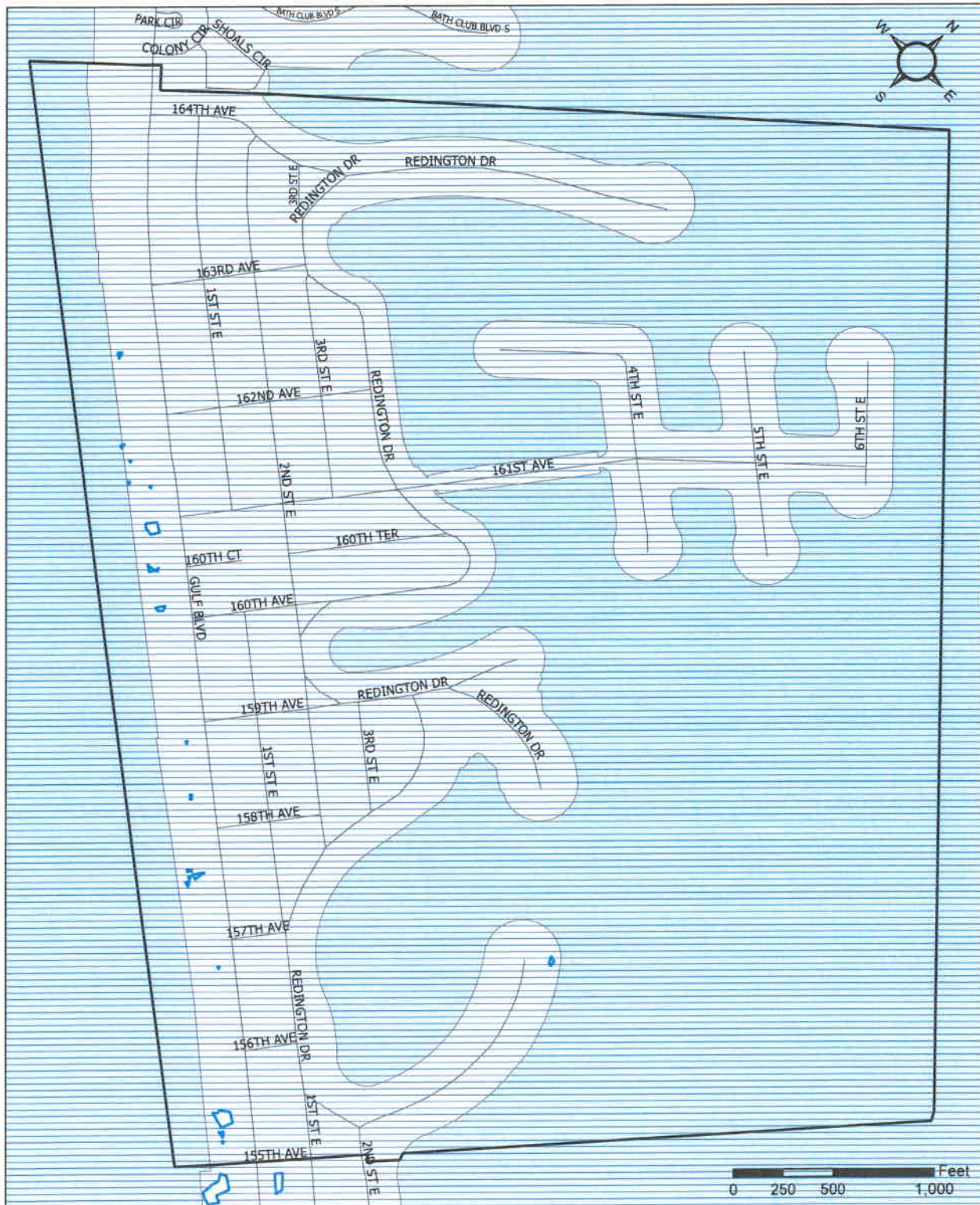
— Minor Arterial — Local Street



Date: October 4, 2023



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



Legend

 Coastal High Hazard Area

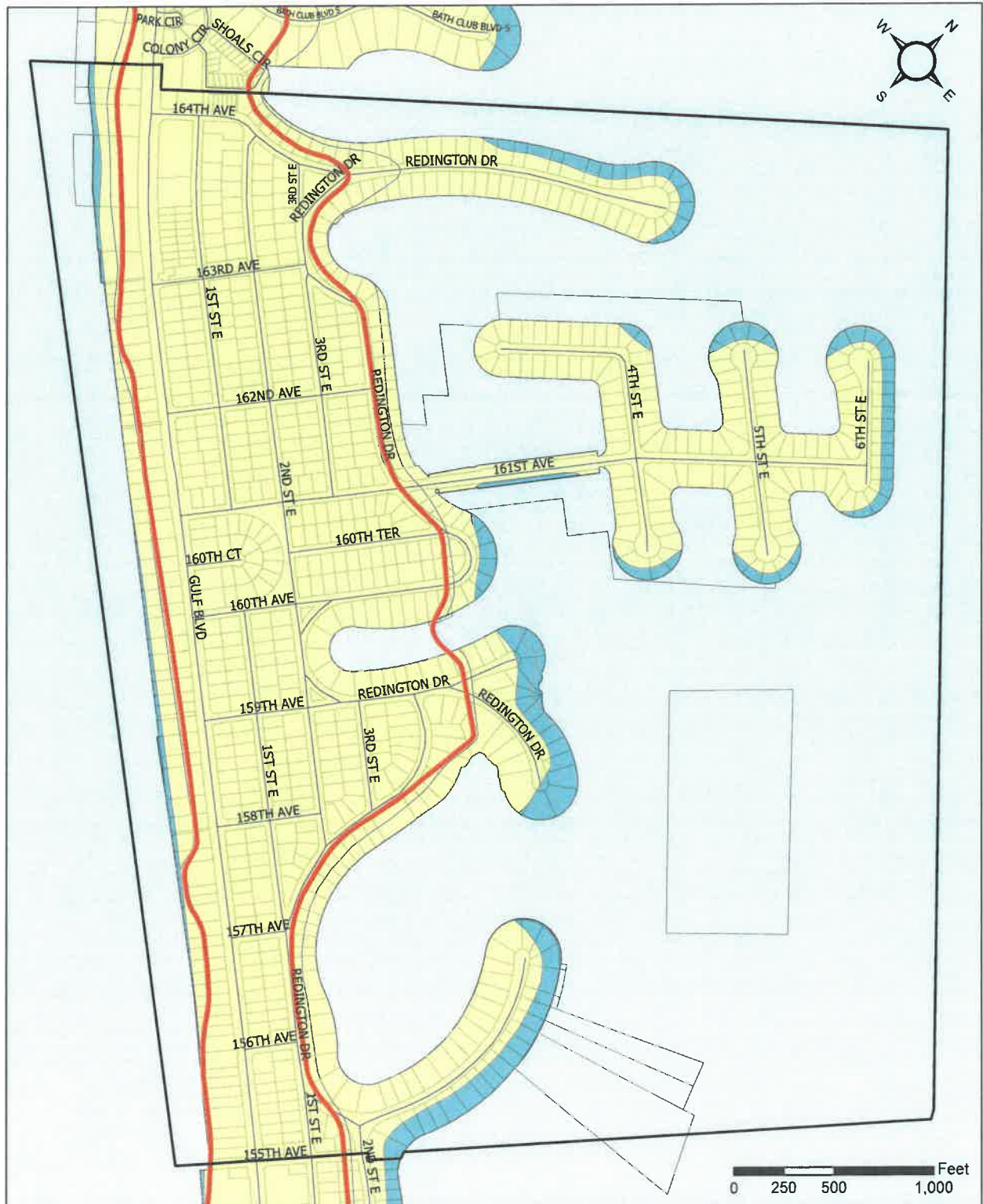
Prepared by:



Date: October 4, 2023



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



Legend

- Flood Zone AE
- Flood Zone VE
- Limit of Moderate Wave Action (LIMWA)

Prepared by:



Date: February 9, 2024



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



Land Use

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

Prepared by:



Date: January 17, 2024

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	384	384	384	384	385	385
Total	2,017	2,018	2,018	2,019	2,020	2,021

Source: U.S. Census Bureau, 2020; Forward Pinellas, 2024

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, 2024

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 2,021 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
(SUPPLIED THROUGH TAMPA BAY WATER)								
PINELLAS COUNTY UTILITIES (20142)								
Municipal Population Served	2,001	2,002	2,001	2,003	2,004	2,006		
Demand (MGD)	0.157	0.157	0.157	0.157	0.157	0.158		
Total Utility Service Area Population	504,863	514,010	526,816	539,181	543,701	556,568	0.000	79
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								
	2,017	2,018	2,018	2,019	2,020	2,021		78*
TOTAL DEMAND (MUNICIPAL)								
	0.158	0.158	0.158	0.158	0.158	0.158		
TOTAL DEMAND (UTILITIES)								
	39.670	40.388	41.395	42.366	42.721	43.732		
EXISTING SOURCES								
Total Permitted Quantities	CURRENT YIELD (MGD)							
	0.000							
Water Supply Authority Quantities	224.620							
Total Current Yield	0.000							
FUTURE SOURCE OPTIONS								
Conservation	POTENTIAL YIELD (MGD)							
	0.018							
	RESPONSIBLE ENTITY							
	All							
Key:	WUP = Water Use Permit	MGD = Millions of Gallons Per Day						

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

Source: Southwest Florida Water Management District, *Community Planning Pages*, October 2022; Forward Pinellas, 2024

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 2,021 projected for the 2045 planning horizon multiplied by the projected wastewater discharge, the Town's demand equates to 0.158 MGD. This would require approximately 0.48% 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	0.158	0.158	0.158	0.158	0.158	0.158

Source: U.S. Census Bureau, 2020; Southwest Florida Water Management District, *Community Planning Pages*, October 2022; Pinellas County, 2023; Forward Pinellas, 2024

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 2,600 tons per year, as shown in Table 11. This would require approximately 0.26% of the available capacity of the Waste-to-Energy facility.

Table 11: Projected Solid Waste Demand

	2020	2025	2030	2035	2040	2045
Tons	2,622	2,623	2,624	2,625	2,626	2,627

Source: U.S. Census Bureau, 2020; Pinellas County, 2023; Forward Pinellas, 2024

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.

As part of the Peril of Flood Act amendments, the Town adopted an Adaptation Action Area (AAA) designation per Section 163.3164(1) and Section 163.3177(6)(g)(10), Florida Statutes. An 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 designated as an AAA, as all areas meet the following statutory criteria:

- Areas that experience tidal flooding, storm surge, or both;
- Areas that 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.

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.