

TOWN OF REDINGTON BEACH 2008 COMPREHENSIVE PLAN



**Prepared by
The Gail Easley Company
in conjunction with the
Pinellas Planning Council**

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December 16, 2008**

As Amended through Ordinance 2019-10
March 4, 2020

ACKNOWLEDGEMENTS PAGE

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**Town of Redington Beach
2008 Comprehensive Plan**

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Town of Redington Beach 2008 Comprehensive Plan

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

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.

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.

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.

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.

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.

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.

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.

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.

Policy 1.2.1

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

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.

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.

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.

Policy 1.2.5

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

Objective 1.3

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

Policy 1.3.1

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

Policy 1.3.2

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

Policy 1.3.3

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

Policy 1.3.4

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

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.

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.

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.

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.

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.

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).

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.

Objective 1.6

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

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.

Policy 1.6.2

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

Objective 1.7

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

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.

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

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.

Objective 1.8

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

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 uses listed in the Forward Pinellas Countywide Plan Rules, except where the secondary uses are omitted.

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

Policy 1.8.2

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

1. Map 5, The Future Land Use and Transportation Map
2. Map 3, Floodplain Map

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*.

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:

Futured 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 and Services
Recreation/Open Space (R/OS)	Recreation/Open Space
Preservation (P)	Preservation
Institutional (I)	Public/Semi-Public

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.

Objective 2.1

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

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.

Policy 2.1.2

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

Policy 2.1.3

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

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.

Policy 2.1.5

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

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.

Policy 2.1.7

Participate in the beach restoration program established by Pinellas County.

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.

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 depicted on the Future Land Use and Transportation Map.

Policy 2.2.2

The Coastal Storm Area is defined as the area that includes the following:

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

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.

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.

Objective 2.3

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

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.

Policy 2.3.2

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

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.

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.

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.

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

Objective 2.4

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

FLU Policy 2.4.1

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

- a. Access to Emergency Shelter Space and Evacuation Routes. The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.
- b. Utilization of Existing and Planned Infrastructure. The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.
- c. Utilization of Existing Disturbed Areas. The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.
- d. Maintenance of Scenic Qualities and Improvement of Public Access to Water. The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways, (such as Stevenson Creek), and Tampa Bay.
- e. Water Dependent Use. The requested amendment is for uses which are water dependent.
- f. Part of Community Redevelopment Plan. The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated development area.
- g. Overall Reduction of Density or Intensity. The requested amendment would result in an increase in 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 coast storm area.
- h. Cluster of Uses. The requested amendment within the coast storm are 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.

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.

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.

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.

Policy 3.1.3

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

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; and
10. Provide provisions for the control of erosion and runoff from construction sites.
11. Promote green building techniques and materials.

Goal 4: **To comply with Chapter 88-464, 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*.**

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*.

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

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 multi-modal transportation system that increase 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.

TR Policy 1.1.1.1

All development projects generating new trips shall be subject to payment of a multi-modal impact fee.

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 require to submit a transportation management plan (TMP) designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel.

TR Policy 1.1.1.3

Development projects that generate more that 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.

TR Policy 1.1.1.4

Multi-modal impact fee assessments may be applied as credit toward the cost of a TMP.

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.

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) ration 0.9 or greater without a mitigating improvement scheduled for construction within three years.

TR Policy 1.1.1.7

Multi-modal impact fee revenue shall be utilized to fund multi-modal improvement to local, county, or state facilities that are consistent with the comprehensive plan as well as the Forward Pinellas Long Range Transportation Plan.

TR Policy 1.1.1.8

The Town shall support the effort of Forward Pinellas to complete the biennial update of the Multi-modal 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 County 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.

Objective 1.2

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

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.

Objective 1.3

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

Policy 1.3.1

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

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.

Policy 1.3.3

Maintain bicycle storage areas at recreational sites.

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).

Objective 1.4

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

Policy 1.4.1

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

Policy 1.4.2

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

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.

Policy 1.4.4

Cooperate with the County and FDOT to control connections and access driveways to Gulf Boulevard (SR 699) through the site plan review process.

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.

Objective 1.5

Encourage the utilization of a multi-modal transportation system.

Policy 1.5.1

The Town shall encourage and provide incentives for the increased use of available public transportation through the distribution of bus schedules and senior citizen transit passes.

Policy 1.5.2

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

Policy 1.5.3

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

Objective 1.6

Transportation planning shall be coordinated with the town's Future Land Use and Transportation Map, the FDOT Long Range and 5-Year Transportation Plans, Forward Pinellas

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5-Year Transportation Improvement Program (TIP) and Long Range Transportation Plan (LRTP), and the plans of the neighboring jurisdictions.

TR Policy 1.6.1

The Town shall coordinate with the FDOT and 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.

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.

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.

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.

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.

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.

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.

Policy 1.2.1

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

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.

Policy 1.3.1

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

Policy 1.3.2

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

Objective 1.4

The Town shall eliminate any substandard housing that may exist.

Policy 1.4.1

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

Policy 1.4.2

The Town shall encourage housing improvement projects.

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.

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.

Policy 1.5.2

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

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.

Policy 1.6.1

The Town shall ensure that as existing housing is replaced by redevelopment, this new construction is compliant with all applicable FEMA regulations for residential construction.

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.

Policy 1.6.3

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

Objective 2.1

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 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 existing housing stock uninhabitable.

HE Objective 2.1

The Town acknowledges the application to the Town of the Pinellas County Emergency Housing Ordinance, ordinance 14-46, as subsequently codified, in its entirety.

3.5 INFRASTRUCTURE ELEMENT

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

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.

Policy 1.1.1

The level-of-service standards shall be:

<u>Facility</u>	<u>Year</u>	<u>Level-of-Service Standard</u>
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Sanitary Sewer		
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		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.
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Solid Waste		7.1 pounds per capita per day
Potable Water	2008-2019	120 gallons per capita per day
	2020	115 gallons per capita per day

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.

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.

Objective 1.2

The Town and Pinellas County shall work together to coordinate and appropriately manage the town's potable water demand.

Policy 1.2.1

Ensure that new construction and renovations include the installation of water conservation devices pursuant to state requirements.

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.

Policy 1.2.3

The Town shall promote, through a public education program developed in cooperation with SWFWMD and the Pinellas County Utilities Department, the use and reuse of water of the lowest acceptable quality for the purpose intended.

Policy 1.2.4

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

Policy 1.2.5

When the Southwest Florida Water Management District updates its regional water supply plan, the Town will incorporate the appropriate updates into this comprehensive plan within 18 months as incorporated into the Pinellas County Comprehensive Plan and the capital facility plans of Tampa Bay Water.

Objective 1.3

The Town shall continue to promote the reduction of its per capita generation of solid waste.

Policy 1.3.1

The Town shall institute a resource recovery plan that encourages residents to recycle aluminum and newsprint waste products.

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.

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.

Objective 2.1

The Town shall seek to improve the stormwater drainage system located within its municipal boundaries.

Policy 2.1.1

Ensure that surface cover vegetation loss during construction is minimized or replaced to reduce erosion and flooding.

Policy 2.1.2

Ensure that the developer or owner of any new development or redevelopment site is responsible for the on-site management of stormwater runoff so that post-development runoff rates, volumes, and pollutant loads do not exceed predevelopment conditions. The land development regulations implementing this Policy shall:

1. Reaffirm the Building Official's authority to enforce this Policy;
2. Provide that the Building Official may confer with the engineers and with professionals in other relevant fields to provide comprehensive review and approval of drainage plans and specifications for any project that increases the impervious surface ratio on the subject property.
3. The drainage design, construction and inspection requirements shall be consistent with the Town's land development regulations and with the Pinellas County Stormwater Manual (February 1, 2017).
4. More generally, the goals of stormwater management are to minimize the adverse effects of urban development on communities, watersheds, water bodies, wetlands, floodplains and other natural systems. These goals should be applied to redevelopment situations so that existing stormwater conditions are appropriately improved with reconstruction. More specifically, these goals include:
 - a. Reducing pollutant concentrations and loadings to a level to ensure that discharges do not cause or contribute to violations of State water quality standards.
 - b. Preventing or reducing on-site and off-site flooding.
 - c. Maintaining or restoring the hydrologic integrity of wetlands and aquatic habitats.
 - d. Maintaining and promoting groundwater recharge.
 - e. Promoting the reuse of rainfall and stormwater.
 - f. Minimizing erosion and sedimentation
 - g. Accounting for impacts to the project based on sea level rise projections

5. The town shall adopt, implement, and maintain a Standard Details Manual to supplement the Pinellas County Stormwater Manual in order to provide guidance and criteria to the design and building community for best management practices unique to the Town's character.

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.

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.

Objective 2.2

All development within the Town of Redington Beach shall meet the adopted level-of-service standard for stormwater drainage.

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.

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.

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;
3. Use of erosion and runoff control devices during construction; and

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.

Objective 2.3

The Town shall take positive steps to implement its *Watershed Management Plan*.

Policy 2.3.1

The Town shall assess existing conditions and recommend modifications or cures to relieve existing drainage problems.

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).

Objective 1.1

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

Policy 1.1.1

The Town shall implement an educational program for residential and commercial consumers to discourage waste and conserve water.

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.

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.

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.

Policy 1.1.5

Promote the use of slow-release fertilizers within the town limits.

Policy 1.1.6

Incorporate best management practices such as bio-retention ponds and drought-and salt-tolerant landscaping consistent with Florida Friendly yards into the land development regulations.

Objective 1.2

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

Policy 1.2.1

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

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.

Policy 1.2.3

The Town shall continue to enforce its floodplain ordinance.

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).

Objective 1.3

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

Policy 1.3.1

Natural areas such as mangroves and marshes shall be designated as Preservation on the Future Land Use and Transportation Map (Map 5).

Policy 1.3.2

All existing marine wetlands shall be identified as Preservation land as set forth on the Marine Resource Map (Map 4).

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.

Policy 1.3.4

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

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.

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.

Objective 1.4

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

Policy 1.4.1

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.

Policy 1.4.2

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

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.

Policy 1.4.4

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

Policy 1.4.5

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

Policy 1.4.6

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

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.

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.

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.

Objective 1.6

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

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*.

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.

Policy 1.6.3

Continue providing public information regarding the protection of those sea turtle nesting areas located within the community.

Policy 1.6.4

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

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).

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.

Policy 1.7.2

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

Policy 1.7.3

The Town shall coordinate with the FDEP, Tampa Bay Regional Planning Council and Pinellas County in developing an emergency response plan to handle accidents involving hazardous waste.

Policy 1.7.4

Regulate small generators of hazardous wastes to protect natural resources and public health.

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.

Objective 1.8

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

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 alternative transportation modes such as car pooling, pedestrian and bicycle paths; and
3. Coordinate with the MPO to maintain operation of roadways at acceptable levels of service.

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.

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.

Policy 1.9.2

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

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.

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.

Policy 1.10.1

Construction seaward of the Coastal Construction Control line shall be subject to the permitting procedures pursuant to the Laws of Florida.

Policy 1.10.2

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

Policy 1.10.3

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

Policy 1.10.4

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

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.

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.

Policy 1.10.7

The Town of Redington Beach shall develop a plan for maintaining and improving existing beach access. The plan shall include the following:

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

Policy 1.10.8

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

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.

Objective 2.1

The Town shall maintain or reduce hurricane clearance times.

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.

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 and the other island communities, shall sponsor annual hurricane preparedness seminars to increase hurricane awareness.

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.

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.

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.

Policy 2.2.2

Continue to oversee the development or revision of a hurricane 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.

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.

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.

Objective 3.1

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

Policy 3.1.1

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

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 the Board of Commissioners temporary building moratoria for building activities not essential to protect health, safety and welfare;
6. Recommend to the Board of Commissioners 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.

Objective 3.2

Maintain a set of reconstruction permitting procedures.

Policy 3.2.1

Following a major hurricane event, the Board of Commissioners 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.

Policy 3.2.2

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

Objective 3.3

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

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.

Policy 3.3.2

The Town shall interrelate hazard and non-hazard mitigation goals during reconstruction decision-making including the following objectives:

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.

3.7 RECREATION AND OPEN SPACE ELEMENT

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.

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.

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.

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

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

Policy 1.1.2

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

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.

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.

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.

Policy 1.1.6

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

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.

Objective 1.2

The Town shall coordinate public and private recreation resources.

Policy 1.2.1

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

Policy 1.2.2

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

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.

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.

Policy 1.3.2

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

Policy 1.3.3

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

Policy 1.3.4

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

Objective 1.4

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

Policy 1.4.1

Parking facilities for the handicapped and cyclists shall be provided at parks and other recreation facilities, as appropriate.

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.

Objective 1.5

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

Policy 1.5.1

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

Policy 1.5.2

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

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.

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.

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.

Policy 1.5.6

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

Objective 1.6

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

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.

Policy 1.6.2

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

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

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

Objective 1.1

The Town shall participate in the deliberations of 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.

Policy 1.1.1

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

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 Map* and *Countywide Plan Rules*.

Policy 1.1.3

The Town shall continue to communicate with 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 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.

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.

Objective 1.2

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

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.

Policy 1.2.2

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

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.

Policy 1.2.4

The Town will coordinate with the SWFWMD *Regional Water Supply Plan* through its retail agreement with Pinellas County Utilities for all water supplies.

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.

Objective 1.3

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

Policy 1.2.1 [sic 1.3.1]

The Town of Redington Beach shall, through the Pinellas County Metropolitan Planning Organization (MPO), work with the Florida Department of Community Affairs to attain and assure acceptable continued operational level-of-service standards for the town's streets.

Policy 1.2.2 [sic 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.

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.

Objective 2.1

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

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.

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.

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.

Policy 2.2.1

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

Policy 2.2.2

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

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.

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.

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.

Policy 2.2.6

The Town will coordinate, through 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).

Policy 2.2.7

The Town will forward requests for access to state maintained roadways to FDOT, which is the permitting agency for Gulf Boulevard (SR 699) for access requests, for comment concerning their plans and policies.

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.

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.

Policy 2.2.10

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

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 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.

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.

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.

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.

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.

Policy 2.3.2

Through the Pinellas Planning Council 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.

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.

Objective 2.4

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

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.

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.

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.

Policy 2.4.4

The Town will utilize the TBRPC 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 \$50,000 dollars as the threshold cost for capital improvements projects included in the CIE of this comprehensive plan.

CIE Policy 1.1.2

The Town's ad hoc Finance Committee shall serve as a Capital Improvements Advisory Committee whose purpose is to evaluate and rank in order of priority, projects proposed for inclusion in the five-year schedule of improvements.

CIE Policy 1.1.3

Redington Beach shall annually adopt a five-year capital improvement program. The Five-Year Schedule of Improvements from the Capital Improvements Element of the Redington Beach Comprehensive Plan shall be included within the Five-Year Capital Improvements Program. Redington Beach shall continue to adopt a capital budget as part of its annual budget process.

CIE Policy 1.1.4:

The schedule of Capital Improvements for Fiscal Years 2018/2019 through 2022/2023 adopted by Ordinance 2018-09 is adopted as the Schedule of Capital Improvements within the Comprehensive Plan.

Table 1: Schedule of Capital Improvements
(All numbers are in thousands)

Type of Project & Name	Fiscal Year Costs / Funding Source				
	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24
Road Repairs F (2) [1]	229,500	229,500			
Drainage Upgrades F (1), (3), (4), [1]	134,700	100,000 (+)	100,000 (+)	100,000 (+)	100,000 (+)
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	100,000	100,000	100,000	100,000	100,000
Stormwater Grant	75,000				

CIE Policy 1.1.5

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

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

8. Project needed to serve development for which development order issued prior to adoption of this comprehensive plan
9. Project will increase the economic base or quality of life of the residents;
10. Budget impact of project, both capital and operating, will be considered and the Town's Planning Board and ad hoc Finance 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 Town.

CIE Policy 1.1.6

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 as amended in 2018 and 2019. Such facilities shall be provided in keeping with guidelines for the evaluation and ranking of capital improvements established in this element.

CIE Policy 1.1.7

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 rating of the Town's bonds 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 in the Town's infrastructure and to ensure the provision of needed capital improvements for future development and redevelopment. This Objective shall be achieved through the site plan

approval process and shall attain or exceed adopted levels-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 to enhance the Town's capital facilities 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 High Hazard 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 pursuant to the Pinellas County Mobility Plan as set forth in the Transportation Element of this Plan.

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: which define a “de minimis” impact:

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. Said review shall be undertaken concurrently with the preparation of the annual update to the Schedule of Capital Improvements and shall be implemented as required by law.

CIE Policy 1.5.5

1. The availability of public services and facilities to meet the needs of development or redevelopment shall be deemed concurrent if sanitary sewer, solid waste, and drainage facilities are available and adequate no later than the issuance of a certificate of occupancy or its functional equivalent.
 - a. Prior to approval of a building permit or its functional equivalent, the Town shall consult with its sanitary sewer and solid waste collection providers to determine whether adequate sanitary sewer and solid waste disposal capacities will be available to serve the new development no later than the anticipated date of issuance of certificate of occupancy or its functional equivalent.
 - b. Prior to approval of a building permit or its functional equivalent, the Town shall examine the part of the Town’s drainage system that will be directly impacted by the new development to determine whether adequate stormwater drainage capacity will be available to serve the new development no later than the anticipated date of issuance of certificate of occupancy or its functional equivalent.
2. The Town shall ensure that adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall consult with its water suppliers to determine whether adequate water supplies will be available

to serve the new development no later than the anticipated date of issuance of certificate of occupancy or its functional equivalent.

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 public facility 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.

3.11 MAPS**Map 3, Floodplain Map****Map 5, Future Land Use and Transportation Map**

