

***Comprehensive Plan  
for the Town of  
North Redington Beach,  
Florida***

*Amended  
January 10, 2013*

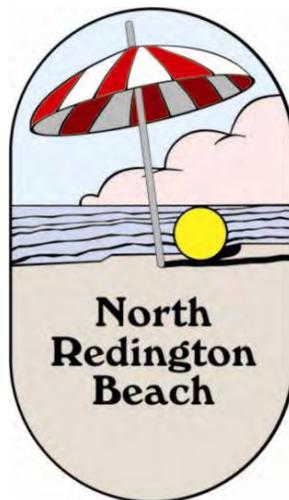


# The Town of North Redington Beach Comprehensive Plan

*Prepared by the Local Planning Agency of The  
Town of North Redington Beach, Florida*

*For the Board of Town Commissioners*

*With assistance from  
the Pinellas County Planning Department*



**Adopted: August 10, 1989**

**Amended: February 9, 2006**

**November 8, 2007**

**March 12, 2009**

**December 10, 2009**

**February 11, 2010**

**October 14, 2010**

**November 8, 2012**

**January 10, 2013**

# PREFACE

*In response to strengthened growth management provisions enacted by the Florida Legislature, the Town of North Redington Beach adopted its first Comprehensive Plan in 1989 for managing growth and development. Following State guidelines, the Town's Plan had an emphasis on integrated planning and consistency with other State and regional planning efforts, financial feasibility and the assurance that public services and facilities would be available concurrent with the impacts of development.*

*Fifteen years later, the Town recognized that the Plan needed updating for increased relevancy if it was to provide meaningful guidance to future planning. Accordingly, the Town solicited input from residents and businesses on what the future of North Redington Beach should look like. The result was a Vision for a new Plan that puts emphasis on things like redevelopment that is consistent with the character with the Town, retaining the mixture of uses that make the Town unique, proactive disaster planning, pedestrian safety, and beautifying the gateway to the Town, Gulf Boulevard.*

*The individual Elements and related components of the Plan provide the foundation for an integrated long-range planning program designed to address both existing and future needs. The following are the Elements and related components of the North Redington Beach Comprehensive Plan:*

*Vision for the Future; Future Land Use; Transportation; Housing; Infrastructure; Coastal Management and Conservation; Recreation and Open Space, Intergovernmental Coordination; Capital Improvements; Concurrency Management System; Monitoring and Evaluation Procedures; and Definitions.*

*Additional information on the Comprehensive Plan may be obtained by contacting the North Redington Beach Town Hall at:*

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# VISION for the Future

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*The Town of North Redington Beach shall, consistent with public interest and community desire, protect and promote its small town coastal character and shall be a safe, attractive, and desirable place in which to visit, live and work.*  
*(From Goal One of the Future Land Use Element)*

***The following concepts and commitments are integral to the Town’s Vision...***

## **● A SENSE OF COMMUNITY**

Maintain the identity of the Town; maintain the Town Hall and Commission

Establish a sense of community - bring businesses and residents together through, for example, the establishment of a business advisory board

Complete Radcliffe Park - make it a community gathering place

Programming at parks to promote a sense of community, bring people together at events (e.g., annual picnic, 4<sup>th</sup> of July parade, etc.)

## **● TOWN BEAUTIFICATION**

Beautify the “Window to the Town” – Gulf Boulevard – by implementing the types of things referred to in the master plan for Gulf Boulevard (e.g., streetscaping, underground utilities, decorative features, etc.)

Protect and maintain public areas, parks, medians and beach access

Enhance curb appeal of the residential streets (e.g., through code enforcement, etc.)

Curb appeal includes adding curbs on roads, additional sidewalks, re-paving within five years, and streetscaping – for the whole community, not just Gulf Boulevard

Hide the boxes that go with underground utilities – placement of the boxes and screening contribute to uniformity in the look of the community

Beautification of the beach

## **PLANNING FOR A QUALITY COMMUNITY**

Enforce construction standards – hold firm to the footprint re: lot coverage and height restrictions, especially as the Town is getting more and more “knockdowns” (e.g., concern over too big a house on too small a lot)

Review existing site development standards – look at new ways of doing things

Consider the development of architectural review and standards that support community character

Consider more pedestrian-scale development (e.g., storefronts with parking in the rear – eliminate parking in front)

Make Gulf Boulevard more pedestrian friendly

Improve pedestrian mobility from east side of Gulf Boulevard to the beach

Consider opportunities to buy-out small condominiums when they go up for sale, and turn into parkland – look at grants for funding

When necessary, engage professional assistance on zoning matters, architectural review, development standards, etc. (but be careful not micro-manage the community)

Accountability; when we develop and complete this Plan, we need to properly staff the Plan

Funding for implementation of the Plan

## **DEFINING COMMUNITY CHARACTER**

As the hotels continue to go down one by one, the Town needs to decide what balance it wants to achieve between tourism (hotels) and condominiums

Consider development of incentives directed at preserving hotels and motels (i.e., look at ways to make hotel development more financially equivalent to condominium development)

Consider the impact that hotel conversion to condominiums is having on the local businesses that rely on new customers coming to the beach; i.e., we need tourists

Conversion to condominiums is affecting the ambiance of the community

Tourism is the most important industry in the Town, and is an important contributor to the county and regional economy

Maintenance of our sand beaches is integral to the Town economy, and to the county and regional economy as a whole\*

Consider development of standards designed to protect the residential waterfront/intracoastal waterway views

## **INFRASTRUCTURE, MAINTENANCE AND TOWN OPERATIONS**

Map the Town infrastructure, including maps of all underground utility locations

Maintenance dredging for the finger canals to improve navigation

The Town needs a committed program to upgrade its parks, and needs and outdoor bathroom at Town parks

The Town needs better signage

Consistent and ongoing maintenance program for public land, rights-of-ways, medians, etc. throughout the Town

Need offshore breakwaters to increase the Town's most valuable asset – the beach\*

Consider working collectively with the other beach communities on better employee benefits packages.

Organize the Town's development regulations so as to ensure consistent application

***Note: The individual vision statements are the result of: an April 28, 2004, meeting between the Town of North Redington Beach Mayor and Commission, the Town's Planning and Zoning Board and Pinellas County Planning Department staff; with subsequent revisions based on a Town-wide survey of residents and businesses, two public meetings in May of 2004, and follow-up discussions with Town staff. These vision statements have formed the basis for the update to the Comprehensive Plan.***



*Future Land Use*

*Element*

# **Goal 1**

*The Town of North Redington Beach shall, consistent with public interest and community desire, protect and promote its small town coastal character and shall be a safe, attractive and desirable place in which to visit, live and work.*

## **OBJECTIVE 1.1**

The Future Land Use Map shall support densities and intensities of development that are compatible with, and further, the Town's small town coastal character, consider the needs of its businesses and residents, the surrounding natural environment, and the availability of public services and facilities.

### **POLICY 1.1.1**

The Town shall establish and enforce standards limiting the densities or intensity of use for each future land use category as follows:

RESIDENTIAL SUBURBAN: Maximum of 2.5 units per acre

RESIDENTIAL URBAN: Maximum of 7.5 units per acre

RESIDENTIAL MEDIUM: Maximum of 15.0 units per acre

RESIDENTIAL HIGH: Maximum of 15.0 residential units per acre, or up to 50 tourist units per acre subject to application of the Resort Facilities Overlay and an approved development agreement.

RESORT FACILITIES OVERLAY: Maximum density determined by underlying residential district;

RESIDENTIAL/OFFICE/RETAIL: Maximum of 15.0 units per acre

RECREATION/OPEN SPACE: no residential units

INSTITUTIONAL: no residential units

## **OBJECTIVE 1.2**

The Town shall ensure that the desired land use pattern, including anticipated redevelopment, can be supported by existing or planned infrastructure and public facilities, as well as environmental and topographic conditions.

### **POLICY 1.2.1**

The Town shall assure that facilities and services to meet the locally established level of service standards are available from the Town, or from the entity responsible for providing the services or facilities, concurrent with the impacts of development. In the event such services and facilities cannot be provided, no development permits shall be issued.

### **POLICY 1.2.2**

As a part of its concurrency management system, the Town shall require the developer to provide assurance, before site plan approval, that required facilities

and services are either available from the respective service provider, and/or will be provided through the actions of the developer.

**POLICY 1.2.3**

In regard to level of service conditions for potable water supply, wastewater treatment capacity and transportation conditions along Gulf Boulevard, the Town shall coordinate with Pinellas County and the Florida Department of Transportation.

**POLICY 1.2.4**

The Town shall continue to require all uses requesting development authorization to submit a site plan for review with particular emphasis on drainage retention and storm water management, open space protection and flood protection, traffic flow and needed vehicle parking, consistent with the Town's land development regulations.

**OBJECTIVE 1.3**

The Town shall apply its land development code in a manner that fosters the Town's character and architectural identity, that promotes a safe and pedestrian-friendly environment, that recognizes the conditions and environment imposed by a coastal location, and encourages a mix of complementary and compatible land uses.

**POLICY 1.3.1**

The Town shall annually review and update, as necessary, its Land Development Code to ensure that it serves to effectively implement the goals, objectives and policies of the North Redington Beach Comprehensive Plan.

**POLICY 1.3.2**

The Town shall, through the update to the Land Development Code, allow for a tiered development review process that consistently enforces essential site plan requirements, but also provides for the approval of certain development incentives for those projects that contribute substantially to the character of the Town, and help to achieve the overall purpose and intent of the Comprehensive Plan.

**POLICY 1.3.3**

In particular, the Town shall, through its Land Development Code, require that each new or redeveloped tourist accommodation submit, as part of their site plan, an evacuation plan and strategy for review and approval by Pinellas County Emergency Management and the Town.

**POLICY 1.3.4**

The Town shall utilize development agreements, consistent with the allowances of Chapter 163.3220 of the Florida Statutes, as the appropriate means of implementing the incentive-based, and disaster planning, provisions of the Land Development Code.

## **OBJECTIVE 1.4**

The Town shall continue to implement strategies adopted in the Comprehensive Plan and the Land Development Code that recognize the value of, and support, tourist accommodations as a viable part of the mix of land uses along Gulf Boulevard, and will participate in shaping countywide strategies to facilitate the same.

### **POLICY 1.4.1**

Consistent with the allowance under the Countywide Future Land Use Plan, the Town's Future Land Use Map shall allow up to 50 tourist units per acre associated with application of the Residential High (RH) category with the Resort Facilities Overlay (RFO), and subject to an approved development agreement.

### **POLICY 1.4.2**

Tourist accommodations which, through the application of the RH category and RFO overlay, develop at greater than the underlying residential density associated with the future land use designation, shall not convert to a permanent residential use, unless that residential use occurs at a residential density that is consistent with the underlying future land use category.

### **POLICY 1.4.3**

Consistent with Sec. 509.013(11)(12), F.S., Tourist Accommodations are defined as any public lodging establishment that is rented or leased to guests by an operator whose intention is that such guests' occupancy will be temporary.

### **POLICY 1.4.4**

Consistent with Sec. 509.013(11)(12), F.S., Tourist Units are those units within a tourist accommodation that are rented or leased to guests by an operator whose intention is that such guests' occupancy will be temporary.

## **OBJECTIVE 1.5**

The Town shall utilize the Goals, Objectives and Policies of the Comprehensive Plan and the Town's Land Development Code in the review of each application for new development or redevelopment.

### **POLICY 1.5.1**

The Town shall ensure that neighborhoods are insulated whenever possible, from incompatible or disruptive land uses, through the application of the landscape provisions of the Land Development Code which utilizes open space as a buffer between incompatible uses and by utilizing hearty, indigenous vegetation to enhance these buffers.

### **POLICY 1.5.2**

All applications for the amendment of zoning districts or land use categories shall be subject to a review for compatibility with adjacent land uses including density, building plans, traffic circulation, noise, glare, and for impacts on evacuation and clearance times.

## **OBJECTIVE 1.6**

To protect both its residents and visitors alike, the Town shall ensure that its land use, development and redevelopment planning is coordinated and consistent with regional and County disaster planning efforts, including evacuation plans and requirements.

### **POLICY 1.6.1**

The Town shall coordinate with Pinellas County Emergency Management, the Tampa Bay Regional Planning Council, and adjacent communities on education and outreach targeted towards the specific needs and requirements of residents, businesses, and visitors.

### **POLICY 1.6.2**

The Town shall require that all development approvals for new or redeveloped tourist accommodations include a disaster/evacuation plan approved by both the Town and by Pinellas County Emergency Management that addresses emergency communication and evacuation requirements for that tourist accommodation.

### **POLICY 1.6.3**

The Town shall require that all tourist accommodations implement the evacuation component of their approved disaster/evacuation plan, upon directive by the Pinellas County Board of County Commissioners.

### **POLICY 1.6.4**

The Town shall encourage Pinellas County to adopt appropriate countywide regulations that address the need to evacuate tourist accommodations from the barrier islands in a consistent and organized fashion.

### **POLICY 1.6.5**

The Town shall coordinate with adjacent coastal communities, including through participation on the Barrier Island Governmental Council (BIG-C), regarding the impacts of development and redevelopment on evacuation clearance times.

### **POLICY 1.6.6**

The Town shall make information available to developers/property owners/operators of tourist accommodations indicating the type of disaster planning/evacuation strategies and activities that Pinellas County Emergency Management considers to be effective and acceptable.

### **POLICY 1.6.7**

For tourist accommodations, the developer, property owner and facility operator shall, by April of 2005, be required to commit to implementing the approved disaster/evacuation strategies as a condition of their development approval and through, if the Town deems it appropriate, a development agreement for the property.

**POLICY 1.6.8**

The Town shall continue to encourage residents to find “host home” accommodations with friends and relatives who do not live in an evacuation zone as a means of reducing impacts on shelter facilities.

**OBJECTIVE 1.7**

The Town shall notify the municipalities of Redington Beach and Redington Shores of all future development or redevelopment activities adjacent to their respective boundaries with North Redington Beach prior to the issuance of any development authorization.

**POLICY 1.7.1**

The Town shall notify the adjacent communities of Redington Beach and Redington Shores of pending land use amendments and development alterations along common boundaries, and request those Towns to reciprocate that process.

**OBJECTIVE 1.8**

The creation of blighted areas shall be discouraged through strict enforcement of development regulations.

**POLICY 1.8.1**

The Town, in cooperation with the Pinellas County Building Department and the Pinellas County Department of Environmental Management, shall enforce compliance with building codes and minimum housing standards.

**POLICY 1.8.2**

The Town shall continue to encourage local beautification and cleanup programs.

**OBJECTIVE 1.9**

The Town shall encourage the elimination or reduction of uses inconsistent with the community’s character and future land uses, through regulations that prohibit the expansion of such uses and provide for their discontinuance upon destruction not associated with a natural disaster, or upon discontinuance of use.

**POLICY 1.9.1**

The Town shall address non-conforming uses in the Town on a case-by case basis, as the opportunity arises.

**OBJECTIVE 1.10**

The protection of natural resources shall be ensured through land development regulations and the continued application of the Aquatic Lands zoning district.

**POLICY 1.10.1**

The Town shall coordinate with other local governments, as well as State and regional agencies, in a multi-governmental approach to address water quality in Boca Ciega Bay.

**POLICY 1.10.2**

The Town shall continue to protect environmentally sensitive lands through zoning and land development regulations to maintain their environmental function and recreational values.

**POLICY 1.10.3**

In reviewing proposed zoning and land use applications, the Town shall continue to consider the impact of the proposed development on water quality and identify any conditions to maintain or improve water quality.

**OBJECTIVE 1.11**

The Town shall consider the impact of proposed development projects on any designated historical resources prior to approval of that development.

**POLICY 1.11.1**

Should the opportunity arise, the Town shall coordinate with Pinellas County on the preservation of any properties with historical value.

**OBJECTIVE 1.12**

The Town shall continue to ensure the availability of suitable land for utility facilities necessary to support proposed development and redevelopment as envisioned by this Comprehensive Plan.

**POLICY 1.12.1**

Existing public easements and rights-of-way needed for utilities shall be protected from encroachment through continued enforcement of the Town's zoning code.

**OBJECTIVE 1.13**

The Gulf Boulevard Corridor is the visual and functional entryway to the Town, requiring comprehensive revitalization, and intergovernmental and interagency coordination, in order to promote and sustain the character and economic future of the Town.

**POLICY 1.13.1**

The Gulf Boulevard Corridor consists of the Gulf Boulevard public right-of-way and those properties located on both sides of Gulf Boulevard as shown in Figure 1-5.

**POLICY 1.13.2**

The Town shall plan comprehensively for the Gulf Boulevard Corridor in a manner that addresses traffic control, public safety, pedestrian scale development and design features, building design and orientation, and continuity in the character of its public amenities and landscaping/streetscaping.

**POLICY 1.13.3**

The Town will work with its businesses and residents to develop a plan, including explicit guidelines and criteria, and potentially a theme, for new development and redevelopment within the Gulf Boulevard Corridor.

**POLICY 1.13.4**

The Town recognizes that the Gulf Boulevard businesses contribute significantly to the character of Gulf Boulevard, and are key to implementing the design and plans for the Corridor.

**POLICY 1.13.5**

The Town shall evaluate, and amend as necessary, the Town's land use regulations and land development code to encourage and support the retention of existing tourist accommodations and the construction of new tourist accommodations within the Gulf Boulevard Corridor.

**POLICY 1.13.6**

The Town will support appropriate amendments to the Countywide Rules that may be necessary to support implementation of Policy 1.13.5.

**POLICY 1.13.7**

The Town shall, through its site plan process and Land Development Code, support mixed use development within the corridor on the east side of Gulf Boulevard. The allowed mix of uses would include retail, service, office, tourist accommodations and residential uses that are planned and designed so that the uses within a project are internally compatible and are also compatible with development on surrounding properties and the Town's adopted Vision.

**POLICY 1.13.8**

The Town shall continue to enforce design criteria and standards for building orientation, the protection of scenic vistas, setback requirements, etc., for new construction and redevelopment within the Gulf Boulevard Corridor.

**POLICY 1.13.9**

In particular, within the Gulf Boulevard Corridor, criteria and standards shall support the Town's coastal attributes and character by protecting open space between buildings, and shall require that buildings be oriented and designed to contribute visually and functionally to a pedestrian-friendly environment.

**POLICY 1.13.10**

The Town's land development regulations shall encourage and promote ground floors of buildings along Gulf Boulevard to contain uses that promote and encourage a pedestrian-friendly environment.

**POLICY 1.13.11**

The Town will establish and maintain a dialogue with its residents regarding the relationship between density and design considerations and the character of development within the Gulf Boulevard Corridor and protection of open space.

**POLICY 1.13.12**

The Town shall continue to coordinate with the Florida Department of Transportation and the Metropolitan Planning Organization both as an individual local government and through coordination with other local governments to improve traffic and pedestrian safety along Gulf Boulevard.

**POLICY 1.13.13**

Increasing pedestrian safety within the Gulf Boulevard Corridor supports the overall quality of life within the Town, and the Town shall support the position that pedestrian safety should receive increased attention when developing plans and designs for Gulf Boulevard.

**POLICY 1.13.14**

The Town shall coordinate with the Florida Department of Transportation, the Metropolitan Planning Organization, and other local governments to determine if more appropriate standards to ensure pedestrian safety are needed on Gulf Boulevard where pedestrian activity between the beach, tourist accommodations, and supporting retail/services is frequent.

**POLICY 1.13.15**

The Town shall coordinate with adjacent barrier island communities, Pinellas County, the Metropolitan Planning Organization, and the Florida Department of Transportation in planning, designing, and installing streetscape improvements for Gulf Boulevard. The Town is committed to a phased program for completing streetscape improvements along Gulf Boulevard that will begin immediately.

**POLICY 1.13.16**

The Town shall coordinate with the Florida Department of Transportation, the Metropolitan Planning Organization, Pinellas County, and the Barrier Islands Government Council to identify any funding opportunities for Gulf Boulevard to support implementation of Policies 1.13.12 and 1.13.13.

**POLICY 1.13.17**

The Town will landscape, furnish and maintain its public areas along Gulf Boulevard consistent with the overall plan approved for the Corridor.

**GOAL 2**

*The Town shall coordinate with, and remain involved in, the Countywide planning process.*

## **OBJECTIVE 2.1**

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

### **POLICY 2.1.1**

Through its Future Land Use Element, the Town shall maintain consistency with the Countywide Future Land Use Plan by requiring the following:

1. Identification of any inconsistencies between the Future Land Use Element and plan maps of the Town of North Redington Beach and the Countywide Future Land Use Plan, its categories, rules, policies and procedures.
2. Processing for action by the Pinellas Planning Council and the Board of County Commissioners, acting in their capacity as the Countywide Planning Authority, all land use plan amendments required to reconcile outstanding inconsistencies between the respective land use plans, such processing to be initiated by the Town.

### **POLICY 2.1.2**

Per Chapter 88-464, Laws of Florida, as amended, the Town's Land Development Regulations shall contain density/intensity standards and "other standards" consistent with the Rules Concerning the Administration of the Countywide Future Land Use Plan.



*Transportation*

*Element*

# **Goal 3**

*North Redington Beach shall continue to support a safe and effective transportation system that facilitates the movement of people both within and through the Town.*

## **OBJECTIVE 3.1**

The Town shall promote a safe and efficient motorized traffic circulation system through coordination with, at a minimum, the Florida Department of Transportation (FDOT), the Pinellas County Metropolitan Planning Organization (MPO), the Pinellas Suncoast Transit Authority (PSTA), and adjacent communities.

### **POLICY 3.1.1**

The level of service for Gulf Boulevard shall not exceed average daily level of service “C” and peak hour level of service “D”.

### **POLICY 3.1.2**

The Town shall coordinate with the FDOT and the Pinellas County MPO to manage the transportation impacts of new development and redevelopment in efforts to meet the level of service standard in Policy 3.1.1, to improve system efficiency and to enhance safety.

### **POLICY 3.1.3**

The Town shall work closely with Pinellas County, the MPO and the FDOT District 7 Office to coordinate planning and implementation of transportation improvements along Gulf Boulevard.

### **POLICY 3.1.4**

The Town shall continue to coordinate with the PSTA to encourage ridership on local routes serving its residents and visitors as well as those of the neighboring barrier island communities.

### **POLICY 3.1.5**

The Town shall coordinate its land use decisions with the recognition of Gulf Boulevard as the only roadway for communities on Sand Key to access evacuation routes off the barrier island.

## **OBJECTIVE 3.2**

The Town shall promote a safe and effective pedestrian and bicycle circulation system.

### **POLICY 3.2.1**

The Town will continue to consider pedestrian safety a priority and will coordinate with residents, the FDOT, the MPO, and adjacent communities to evaluate and identify effective safety solutions and options for implementation.

**POLICY 3.2.2**

The Town will investigate the feasibility of installing traffic calming measures along Gulf Boulevard in an effort to enhance pedestrian safety.

**POLICY 3.2.3**

With community input, the Town will evaluate the effectiveness of its existing crosswalk placement and consider whether additional or relocated crosswalks would provide a safer pedestrian and bicycling environment for residents, and – based on the results of the assessment – will request that FDOT help to implement identified safety improvements along Gulf Boulevard.

**POLICY 3.2.4**

The Town will coordinate with the Pinellas County MPO and the Pinellas County Planning Department on education related to safe bicycling.

**POLICY 3.2.5**

With public input, the Town will evaluate whether there are any additional locations in the Town, coinciding with public use (or public beach access) locations, where the addition of bicycle racks would be beneficial.

**OBJECTIVE 3.3**

The Town shall relate the function of its transportation system with future land use decisions and site development considerations.

**POLICY 3.3.1**

The Town shall coordinate with the FDOT to control driveway access directly to Gulf Boulevard in an efficient and safe manner.

**POLICY 3.3.2**

On-site traffic circulation plans shall be required for all new development or redevelopment accessing Gulf Boulevard.

**POLICY 3.3.3**

New development and redevelopment shall not have direct parking space access to Gulf Boulevard.

**POLICY 3.3.4**

Adequate parking facilities shall be required in accordance with the demand for parking generated by new development or redevelopment.

**POLICY 3.3.5**

The Town shall ensure the protection of road rights-of-way from building encroachment.

**POLICY 3.3.6**

In an effort to promote their use, trolley stops in the town shall be highly visible and coordinated with adjacent land uses.

*Housing*   
*Element*

# **Goal 4**

*The Town encourages the provision of safe housing in a variety of types, locations and costs to meet the needs of current and future residents, regardless of race, religion, ethnicity, handicap, national origin or gender, and consistent with the Town's coastal location.*

## **OBJECTIVE 4.1**

The Town shall continue to support, through land use and zoning regulations, and through coordination with other governments and agencies, the provision of quality housing and neighborhoods for existing and future residents.

### **POLICY 4.1.1**

The Town shall continue to support, and participate with Pinellas County in the Community Development Block Grant program, and any other relevant programs or activities that support housing improvement or availability.

### **POLICY 4.1.2**

In coordination with developing and implementing its long range plans for the Gulf Boulevard Corridor, the Town shall explore mixed-use development as one means to increase housing options for the community, in a range of costs for a variety of income levels.

### **POLICY 4.1.3**

Continue to enforce land use and zoning requirements that protect existing residential development from the encroachment of incompatible or disruptive land uses.

### **POLICY 4.1.4**

The Town recognizes that multi-family rental housing is an integral component of the housing mix, and supports the need to preserve multi-family rental housing options.

### **POLICY 4.1.5**

The Town shall encourage the rebuilding of the Town's multi-family rental housing stock following a natural disaster, consistent with Policy 4.1.4 of the Housing Element.

### **POLICY 4.1.6**

The Town shall continue to use the County and its local development review process to require adherence to federal flood proofing requirements and building standards in order to help protect local residents and their homes from weather-related disaster.

**POLICY 4.1.7**

The Town shall protect the integrity of existing single-family residential districts east of Gulf Boulevard through continued enforcement of the Town's land use and zoning regulations, and restricting the location of incompatible uses.

**POLICY 4.1.8**

The Town shall allow the build-back of non-conforming multi-family rental units to pre-natural disaster densities as a means of encouraging the retention of rental housing options in North Redington Beach.

**POLICY 4.1.9**

Subsequent to Pinellas County adopting workforce housing provisions, the Town will evaluate such provisions for inclusion into the Town's land development regulations.

**OBJECTIVE 4.2**

The Town shall maintain, through land development regulations and through an ongoing program of code enforcement, the quality of local housing and neighborhoods, commensurate with the overall character, coastal location and aesthetics of the Town.

**POLICY 4.2.1**

The Town, in cooperation with the Pinellas County Building Department and the Pinellas County Department of Environmental Management, shall enforce compliance with building codes and minimum housing standards to protect the character and quality of its neighborhoods.

**POLICY 4.2.2**

The Town shall continue to contract with Pinellas County for permitting and building inspection services to ensure that all building and safety standards are met during development and redevelopment activities, particularly in regard to the Town's coastal location.

**POLICY 4.2.3**

Should the opportunity arise, the Town shall coordinate with the County on the preservation of any properties with historical value.

**OBJECTIVE 4.3**

The Town shall continue to support nondiscriminatory access to housing within the Town by adherence to Federal, State and County regulations that assure that housing is not denied based upon age, disability, family status, race, ethnicity, gender, national origin or religion.

**POLICY 4.3.1**

The Town shall continue to abide by all Federal, State and County fair housing laws.

**POLICY 4.3.2**

The Town will also notify appropriate enforcement officials (that is, Pinellas County Human Rights or St. Petersburg Community Affairs) of any known discriminatory housing practices.

**POLICY 4.3.3**

The Town shall continue to support and abide by all Federal, State and County regulations and requirements regarding non-discriminatory access to housing, including the Americans with Disabilities Act, in all aspects of development and redevelopment.

**OBJECTIVE 4.4**

The Town shall allow development of licensed foster care homes in residential areas of the Town.

**POLICY 4.4.1**

The Town shall continue to regulate the location of licensed foster care facilities through zoning regulations.

**POLICY 4.4.2**

Discourage the development of group homes in keeping with public safety concerns of the Town, and the hazards of the coastal area.

**OBJECTIVE 4.5**

Ensure that all households displaced by the Town through public development or redevelopment are able to relocate to safe affordable housing prior to the authorization of any such activity.

**POLICY 4.5.1**

The Town shall address the relocation housing needs of households who are to be displaced due to public facility construction or infrastructure improvement projects by the Town prior to initiating such projects.

**OBJECTIVE 4.6**

As the Town is a small coastal and tourist community with characteristically high property values, making it difficult for employees of the local tourist economy to find local housing, the Town shall evaluate ideas and innovative approaches to support the need for workers for local employers.

**POLICY 4.6.1**

The Town shall continue to support the Pinellas Suncoast Authority's (PSTA) Trolley system as an effective and affordable method of transportation for employees who work in the Town but reside elsewhere.

**POLICY 4.6.2**

The Town shall monitor, and participate in as appropriate, county-level discussions of transit service that affect the beach communities, particularly in regard to the ability of workers to get to and from beach community employment.

*Infrastructure  
Element*



# **Goal 5**

*North Redington Beach shall coordinate with Pinellas County to ensure an efficient, safe and reliable potable water delivery system for the Town by promoting effective water conservation measures in order to meet the Town's existing and projected water supply needs and to contribute to conservation of the regional water supply.*

## **OBJECTIVE 5.1**

The Town shall coordinate with Pinellas County and other regional agencies to ensure that its potable water demands and future needs are met.

### **POLICY 5.1.1**

Pinellas County Utilities (PCU) shall provide all potable water supply and water supply infrastructure to the Town.

### **POLICY 5.1.2**

The Town shall annually coordinate with PCU to ensure that the County's long-range water supply and facilities planning addresses potable water supply needs, and reclaimed water requirements, for the Town and that PCU includes the Town's needs in its program of ten-year water supply facilities planning.

### **POLICY 5.1.3**

The Town shall initiate site plan review requirements, for all new development and redevelopment, and require that the developer submit estimates of potable water demand for the proposed use and assurance that sufficient water supply exists to meet that demand.

### **POLICY 5.1.4**

The Town shall ensure that development permits are issued only if adequate potable water capacity is available to serve the development, based on Tampa Bay Water, Pinellas County Utilities and the level of service standards established within this Comprehensive Plan.

### **POLICY 5.1.5**

The Town shall utilize the annual Concurrency Test Statement approved by the Pinellas County Board of County Commissioners to determine whether adequate water is available to serve a proposed development.

## **OBJECTIVE 5.2**

The Town shall promote and participate in local water conservation efforts, education and programs.

**POLICY 5.2.1**

Potable water conservation strategies and techniques shall be utilized at all municipal facilities, including the installation of automatic shut-off valves and low-flow fixtures in public buildings.

**POLICY 5.2.2**

Water conserving plumbing fixtures shall be required in all new development and redevelopment.

**POLICY 5.2.3**

The Town shall continue the use of reclaimed water for irrigation of public property landscaping and encourage the same for private property owners.

**POLICY 5.2.4**

The Town shall encourage the use of native, salt and drought-tolerant landscaping as a means of conserving water.

**POLICY 5.2.5**

The Town shall support water use reduction programs developed by Pinellas County or the Southwest Florida Water Management District (SWFWMD).

**POLICY 5.2.6**

The Town shall coordinate with PCU to promote water conservation through education and by municipal example.

**OBJECTIVE 5.3**

The Town shall support region-wide efforts to ensure an adequate and safe future water supply, by coordination with PCU and the SWFWMD.

**POLICY 5.3.1**

The Town shall adopt and support average potable water usage rates that do not exceed 120 gallons per capita per day (gpcd), consistent with adopted concurrency management and planning level of service standards for the Pinellas County Water Demand Planning Area.

**POLICY 5.3.2**

The Town will continue to remain apprised of water supply activities and planning at the regional and State level that affects local availability and assurance of potable supply, including the Regional Water Supply Plan.

**Goal 6**

*North Redington Beach shall support a system of adequate and effective wastewater management to meet the existing and future*

*needs of its citizens and to ensure protection of the natural environment.*

**OBJECTIVE 6.1**

The Town shall continue to ensure that adequate provisions are in place for the collection and treatment of wastewater generated within its boundaries.

**POLICY 6.1.1**

The Town shall continue to operate its own wastewater collection system and continue its interlocal agreement with Pinellas County Utilities (PCU) for wastewater treatment.

**POLICY 6.1.2**

The Town shall continue to regularly inspect and evaluate its wastewater collection system to ensure proper working conditions that meet public needs.

**POLICY 6.1.3**

In the Town's capital funding priorities, projects shall be evaluated based on the following priorities:

1. Correction of identified deficiencies and/or;
2. Replacement of deteriorated equipment and/or pipe.
3. Expansion of existing facilities to meet future needs.

**OBJECTIVE 6.2**

The Town shall, consistent with its interlocal agreement with PCU, assist in maintaining the efficiency and effectiveness of the South Cross Bayou Water Reclamation Facility operations through the measures identified in associated policies.

**POLICY 6.2.1**

The Town shall maintain average wastewater flow rates that do not exceed the adopted level of service standard for, or the treatment capacity of, the South Cross Bayou Water Reclamation Facility.

**POLICY 6.2.2**

Water conservative plumbing fixtures shall be required in all new development and redevelopment to minimize the Town's contribution to flows to the South Cross Bayou Water Reclamation Facility, consistent with the interlocal agreement between the Town and PCU.

**POLICY 6.2.3**

Through its maintenance inspection program, the Town shall evaluate the impact of infiltration of stormwater and high tides on the Town's wastewater collection system and, if needed, investigate ways to reduce those impacts.

**POLICY 6.2.4**

The disposal into the wastewater collection system of grease and other similar wastes shall be prohibited.

**POLICY 6.2.5**

The Town shall encourage water resource conservation by supporting the reuse of treated wastewater consistent with the Pinellas County Reuse Master Plan through an ongoing partnership with the County on implementation and continued use of the reclaimed water system.

**OBJECTIVE 6.3**

Surface and groundwater contamination due to inappropriate use of municipal sewage collection systems shall be minimized as practicable.

**POLICY 6.3.1**

The disposal of commercial and industrial hazardous wastes into the sewage collection system shall be prohibited by ongoing enforcement of Sec. 70-36 of the Town Code.

**OBJECTIVE 6.4**

The Town shall ensure that development permits are issued only if adequate wastewater collection and treatment capacity is available to serve the development, based on coordination with PCU and the level of service standards established within this Comprehensive Plan.

**POLICY 6.4.1**

The Town shall initiate site plan review requirements, for all new development and redevelopment, and require that the developer submit estimates of wastewater generation for the proposed use and assurance that sufficient facility capacity exists to meet that demand.

**POLICY 6.4.2**

To determine whether adequate wastewater capacity is available for a development or redevelopment project in the Town, the Town will utilize the annual concurrency information provided by Pinellas County, including the level of service standards adopted by Pinellas County for the South Cross Bayou Water Reclamation Facility.

**Goal 7**

*North Redington Beach will ensure that solid waste collection is conducted in a manner that is both effective and environmentally sound, and will work to reduce, through public education and by example, the Town's solid waste contribution to Pinellas County Solid Waste Operations.*

## **OBJECTIVE 7.1**

The Town will coordinate with Pinellas County to make educational materials available to local residents and businesses regarding recycling and reuse of materials, waste reduction and hazardous waste disposal options.

### **POLICY 7.1.1**

The Town shall provide educational information to the public on the need to reduce the amounts of solid waste being generated and on the proper ways to dispose of, or recycle, potentially hazardous solid wastes, such as used motor oil, batteries, white goods, and yard waste.

## **OBJECTIVE 7.2**

The Town shall be environmentally responsive and support the need to prolong the life of Pinellas County's solid waste disposal facilities.

### **POLICY 7.2.1**

The Town shall adopt a level of service standard for solid waste of 1.3 tons per person per year.

### **POLICY 7.2.2**

The Town shall continue to encourage recycling and reuse through public education and by municipal example.

### **POLICY 7.2.3**

The Town shall continue to maintain its mandatory recycling program through a permitted solid waste hauler.

### **POLICY 7.2.4**

The Town shall encourage, through municipal example, the use of grass and other vegetation clippings as a natural plant mulch rather than disposal as solid waste.

### **POLICY 7.2.5**

The Town shall encourage, through municipal example, the purchase and use of recycled content products.

### **POLICY 7.2.6**

The Town shall encourage and support, through cooperation with Pinellas County, business and commercial recycling programs.

### **POLICY 7.2.7**

The Town shall actively promote and participate in County-sponsored household electronic and chemical collection events for disposal of toxic and hazardous materials.

### **POLICY 7.2.8**

The Town shall, either individually or through representation on the Barrier Islands Government Council (BIG-C), remain apprised of, participate in, or

support when appropriate, the collaborative purpose of the Pinellas County Solid Waste Technical Management Committee.

### **OBJECTIVE 7.3**

The Town shall monitor solid waste generation, including sources and types of waste, to ensure that collection is adequate, and to assess the effect of recycling and waste reduction programs.

#### **POLICY 7.3.1**

The collection and recycling of solid waste in the Town shall continue to be by private collection companies operating under a franchise agreement/contract for both residential and commercial collection.

#### **POLICY 7.3.2**

The Town shall require the submittal of quarterly tonnage reports by its solid waste collector in order to monitor the effectiveness of its recycling and waste reduction activities.

### **OBJECTIVE 7.4**

The Town shall minimize litter and other solid waste debris along its roadways and beach.

#### **POLICY 7.4.1**

The Town shall encourage, promote and participate in, where appropriate, litter cleanup programs such as Adopt-A-Highway, Coastal Cleanup and Keep Pinellas Beautiful.

#### **POLICY 7.4.2**

Debris removal and disposal procedures following a natural disaster shall be coordinated with Pinellas County Solid Waste Operations and be consistent with the Pinellas County Comprehensive Emergency Management Plan.

### **OBJECTIVE 7.5**

In reviewing requests for development permits, the Town shall determine whether adequate solid waste collection and disposal facilities are available.

#### **POLICY 7.5.1**

The Town shall initiate site plan review requirements, for all new development and redevelopment, and require that the developer submit estimates of solid waste generation for the proposed use and assurance that sufficient capacity exists to meet that demand.

## **Goal 8**

*The Town, in coordination with other government agencies as appropriate, shall maintain an effective stormwater management*

*system in order to protect human life, minimize property damage and improve water quality.*

### **OBJECTIVE 8.1**

The Town shall support a stormwater management system that seeks, as far as practicable, to minimize flooding hazards and environmental impacts.

#### **POLICY 8.1.1**

The Town shall maintain a stormwater management system that is capable of providing a level of service sufficient to contain a 25-year, 24-hour non-tropical rainfall event during normal tide levels.

#### **POLICY 8.1.2**

The use of best management practices and on-site stormwater retention equivalent to the first one inch of rainfall shall be required for new development or redevelopment in the Town.

#### **POLICY 8.1.3**

In the Town's capital funding program, stormwater management projects shall be evaluated based on the following priorities:

1. Correction of identified deficiencies; and/or
2. Replacement of deteriorated equipment and/or pipe.
3. Expansion of existing facilities to meet future needs.

#### **POLICY 8.1.4**

Where possible, stormwater overflow from retention sites shall be through vegetated areas.

#### **POLICY 8.1.5**

Pervious paving shall be used, where effective, for all non-required parking and temporary drive areas.

#### **POLICY 8.1.6**

Stormwater treatment shall be required on all new development or redevelopment sites, consistent with State and local regulations.

#### **POLICY 8.1.7**

The Town shall encourage the use of shoulder swales where practicable to provide stormwater retention in grassed shoulder areas.

#### **POLICY 8.1.8**

In an effort to maximize the life of its stormwater management system, the Town shall investigate the feasibility of maintenance dredging to remove sediment buildup at drainage outfall pipe locations in Boca Ciega Bay.

**POLICY 8.1.9**

The Town shall continue to maintain and implement a floodplain management plan that addresses drainage and existing flooding conditions.

**POLICY 8.1.10**

The Town shall continue to coordinate with Pinellas County and its other municipal co-permittees in the ongoing implementation of the National Pollutant Discharge Elimination System (NPDES) permit.

**POLICY 8.1.11**

The Town shall continue to implement the provisions and requirements of the NPDES permit.

**OBJECTIVE 8.2**

The Town's stormwater management system shall be monitored on a continual basis to identify and correct deficiencies.

**POLICY 8.2.1**

The Town shall perform periodic inventory and condition assessments of its stormwater management system.

**POLICY 8.2.2**

The Town shall implement its capital improvements program to replace and upgrade drainage piping that is determined to be undersized and/or deteriorated.

**POLICY 8.2.3**

The Town shall coordinate with the Florida Department of Transportation (FDOT) District 7 Office and neighboring municipalities on drainage issues regarding Gulf Boulevard, where necessary.

**POLICY 8.2.4**

The Town shall investigate, where appropriate, grants for stormwater improvements and encourage cooperative funding and joint projects with neighboring municipalities and other government agencies, when appropriate.

**OBJECTIVE 8.3**

The issuance of development authorization shall be contingent upon sufficient stormwater management capacity.

**POLICY 8.3.1**

The Town shall initiate site plan review requirements, for all new development and redevelopment, and require that the developer submit estimates of stormwater retention needs for the proposed use and assurance that sufficient facilities exist to meet that demand.

Coastal Management  
And Conservation  
Element



# **Goal 9**

*The Town supports coastal development that is consistent with the Future Land Use Element, and that considers the Town's character, and is consistent with public benefit, with sound public infrastructure planning and investment strategies, with environmental conditions and that considers the vulnerability of the Town's coastal location.*

## **OBJECTIVE 9.1**

The Town shall regulate development and redevelopment in a manner that minimizes exposure of human life to, and minimizes property damage from, the effects of coastal storms, through the development and application of hazard mitigation measures, including the regulation of construction and land use activities.

### **POLICY 9.1.1**

The Town of North Redington Beach recognizes the Coastal High Hazard Area as that portion of the community defined by the *Sea, Lake, and Overland Surges from Hurricanes (SLOSH)* model to be inundated from a Category 1 hurricane, as reflected in the most recent *Regional Evacuation Study, Storm Tide Atlas*. However, the area defined in Policy 9.1.2. as the Coastal Storm Area shall be the regulatory standard for the Town of North Redington Beach.

### **POLICY 9.1.2**

The Coastal Storm Area for the Town of North Redington Beach, depicted in Figure 5-4 of the *Coastal Management and Conservation Element*, encompasses all of the following:

1. The Coastal High Hazard Area;
2. All land connected to the mainland of Pinellas County by bridges or causeways;
3. All land located within the Velocity Zone, as designated by the Federal Emergency Management Agency.

### **POLICY 9.1.3**

The Town shall continue to participate in the Federal flood insurance program (FEMA), including maintaining flood proofing development standards, and regulating development in the Coastal Storm Area, through the Future Land Use Plan, and development agreements where appropriate for tourist accommodations.

### **POLICY 9.1.4**

Mangrove areas shall be preserved as protective buffers against storm winds and waves through application of the Aquatic Lands zoning district.

**POLICY 9.1.5**

Expansion of public infrastructure will be permitted in the Coastal Storm Area (the entire Town) only for the purposes of recreation or resource protection/restoration, to protect the health, welfare and safety of Town residents and visitors, or where there are no alternatives for meeting infrastructure deficiencies identified in this Comprehensive Plan.

**POLICY 9.1.6**

The development of marinas within the Town shall be discouraged by continued enforcement of zoning limitations.

**POLICY 9.1.7**

The Town shall continue to enforce all appropriate Federal, State and regional coastal and floodplain regulations and construction codes, coastal setback requirements and the State minimum building code.

**POLICY 9.1.8**

The Town shall review decisions regarding the location of the Coastal Construction Control Line to assure that existing and planned investment, facilities, and property rights are maintained and protected; preservation of beach and waterfront resources are enhanced; and public safety is assured consistent with this Comprehensive Plan.

**POLICY 9.1.9**

The reconstruction, should the property be destroyed by natural causes, of any legally nonconforming residential, hotel or motel structure located in the Gulf Boulevard Planning Corridor whose existing, permitted density exceeds that of this Comprehensive Plan, shall adhere to the Town's Comprehensive Plan, the Town's land development regulations and the coastal management regulations (local, State and Federal) in effect at the time the development order is issued for reconstruction, but shall be allowed to rebuild the type of use that was destroyed at the legally nonconforming density.

**POLICY 9.1.10**

Nothing contained herein shall be considered to grant to any legally recognized nonconforming residential, hotel, or motel structure privileges beyond those set forth in this Comprehensive Plan.

**OBJECTIVE 9.2**

The Town shall support development and redevelopment that is consistent with the character of the Town and shall not authorize changes in density or intensity that are inconsistent with this character, or are incompatible with a coastal location.

**POLICY 9.2.1**

The Town shall only permit public expenditures in the Coastal Storm Area that support development that is consistent with the provisions of the Town's Comprehensive Plan.

**POLICY 9.2.2**

Residential densities shall be regulated by the Future Land Use Map.

**POLICY 9.2.3**

To protect against coastal hazards, as redevelopment occurs and as the opportunity arises, the Town will take those steps necessary to eliminate or modify unsafe conditions or structures.

**POLICY 9.2.4**

The Town shall continue to make information available to residents and businesses regarding flood and storm surge hazards, the Town's coastal vulnerability, and corresponding evacuation requirements.

**POLICY 9.2.5**

All new and redeveloped tourist accommodations, including those undergoing substantial improvement, shall submit an evacuation/disaster plan to Pinellas County Emergency Management and the Town for review and approval prior to development authorization.

**OBJECTIVE 9.3**

The Town shall coordinate with, and support, Pinellas County's disaster planning efforts, and their strategies for managing emergency shelter impacts, maintaining evacuation clearance times, and educating the public regarding disaster and evacuation planning.

**POLICY 9.3.1**

The Town shall support construction of planned road improvements in the Metropolitan Planning Organization's Long Range Highway Plan that affect critical links in evacuation routes.

**POLICY 9.3.2**

Proposed or requested increases in Future Land Use Map residential densities in evacuation areas shall document the availability of adequate public shelter spaces for the additional residents before they are approved.

**POLICY 9.3.3**

A designated Town official shall coordinate with the County and State in the development of emergency management plans and the dissemination of pertinent emergency management information.

**POLICY 9.3.4**

The Town shall continue to participate in the Local Mitigation Strategy workgroup coordinated by the County and shall, therefore, ensure that the Town remains eligible to receive federal funds for pre- and post-disaster projects and planning.

**POLICY 9.3.5**

For residential development proposals other than for an individual single family home, the Town shall require the developer to submit information prior to site plan approval that evaluates the impact of their development proposal on evacuation timing and public shelter needs.

**POLICY 9.3.6**

The adopted level of service standard for out-of-county hurricane evacuation clearance time for a Category 5 storm event as measured on the Saffir-Simpson scale shall be 16 hours.

**POLICY 9.3.7**

The Town shall participate with Pinellas County and other municipalities in the assessment of shelter needs for its residents, and in the review of any development impact mitigation strategies proposed as a result of allowances under Ch, 163.3178, F.S., but with the understanding that the safety of existing or future residents and visitors shall not be compromised by development approvals.

**OBJECTIVE 9.4**

In the event of a declared natural disaster, the Town shall follow the procedures and guidelines in its Post-Disaster Redevelopment Plan, designed to reduce the exposure of human life and public and private property to natural hazards and to facilitate post-disaster recovery.

**POLICY 9.4.1**

Consistent with its Post Disaster Redevelopment Plan, the Town will make decisions on all redevelopment and reconstruction following a natural disaster.

**POLICY 9.4.2**

The Town may consider implementing a temporary moratorium for a specific length of time following a declaration of natural disaster. This moratorium would affect the permitting of new construction, reconstruction, repair or redevelopment.

**POLICY 9.4.3**

Following a natural disaster, the Town shall appoint damage assessment teams, each containing a broad range of expertise, who shall assess the effectiveness of current hazard mitigation measures and give a report on their findings to those making redevelopment decisions.

**POLICY 9.4.4**

The Town's post disaster damage assessment and recovery operations will be coordinated with those of the County in order to provide maximum protection to the public and to ensure efficient and coordinated recovery.

**POLICY 9.4.5**

Priority shall be given to those repairs that will restore essential public services and facilities to as many persons, as soon as possible, following a natural disaster.

**POLICY 9.4.6**

Repair and/or replacement of damaged or destroyed infrastructure shall not exceed the pre-disaster capacity unless the need for additional capacity had been documented in this Comprehensive Plan and the Capital Improvements Element herein.

**POLICY 9.4.7**

Private repair and reconstruction following a natural disaster shall only be allowed in those areas where essential public services and facilities have been restored.

**POLICY 9.4.8**

The Town shall support the use of public acquisition funds for purchasing properties that suffer repeated damage during natural disaster and flood events.

**OBJECTIVE 9.5**

The level of service standards adopted elsewhere in this Comprehensive Plan and the additional standards under this Objective shall be applied whenever land use amendments, zoning amendments, or construction permits are requested.

**POLICY 9.5.1**

Development in the Coastal Storm Area shall not be authorized if it exceeds the ability of the public facilities servicing these areas to maintain the levels of service established in this Comprehensive Plan unless public funding for the required infrastructure improvements has been phased to coincide with the development.

**OBJECTIVE 9.6**

Adequate public facilities shall be available to serve the town's existing development and redevelopment as anticipated by the Future Land Use Element of this Comprehensive Plan.

**POLICY 9.6.1**

The scheduling of public services and facilities within the Town shall be consistent with the Capital Improvements Element of this Comprehensive Plan and sufficient to meet planned development or redevelopment, but shall not be used to justify increases in the intensity of development.

**POLICY 9.6.2**

Any proposed development that would lower level of service conditions below adopted standards, as established by this Comprehensive Plan, and which will be built prior to the availability of scheduled facility improvements shall pay to

have the facility upgraded or shall provide their own facilities constructed to acceptable standards, prior to commencement of the development.

## **Goal 10**

*The Town shall support the protection, conservation, restoration and appropriate management of its natural upland and marine resources to promote the highest environmental quality.*

### **OBJECTIVE 10.1**

The Town shall continue to protect existing natural vegetation and wildlife habitats to maintain their environmental function and recreational values.

#### **POLICY 10.1.1**

Existing natural areas, including mangroves and tidal marshes, shall be protected from development encroachment through continued application of the Aquatic Land zoning district. Any intrusion shall require at least 1:1 mitigation for the disturbed areas.

#### **POLICY 10.1.2**

The Town shall encourage the installation and retention of native, drought-tolerant trees and other native landscape vegetation, and shall investigate opportunities to enhance such landscaping in public areas.

#### **POLICY 10.1.3**

The Town shall encourage the removal, and prohibit the planting of exotic, invasive plant species such as punk tree (*Melaleuca* sp.), Australian pine (*Casuarina* sp.) and Brazillian pepper (*Schinus* sp.) through land development regulations and site plan review.

#### **POLICY 10.1.4**

The Town shall oppose dredge and fill operations that destroy marine grasses and protected wildlife breeding areas.

#### **POLICY 10.1.5**

The Town shall comply will all State and Federal regulations pertaining to species of special status, which includes those designated as endangered, threatened, or of special concern by the Federal *Endangered Species Act* and the *Florida Endangered and Threatened Species Act*.

#### **POLICY 10.1.6**

Intrusion into wildlife breeding and nesting areas shall continue to be limited, insofar as practicable, through zoning restriction and land development regulations.

**POLICY 10.1.7**

The Town shall cooperate with appropriate agencies to protect sea turtle nesting areas and shall continue to provide information to the public regarding sea turtle protection.

**POLICY 10.1.8**

Roosting, breeding, or feeding areas shall be protected from any unnecessary disturbance or intrusion by application of the Aquatic Land zoning district

**OBJECTIVE 10.2**

The Town shall continue to enforce land development regulations and support local, regional and State efforts that maintain or enhance the quality and quantity of surface water and groundwater.

**POLICY 10.2.1**

Open space and landscaping requirements shall be utilized to reduce pollutant runoff loads.

**POLICY 10.2.2**

No new point source discharges shall be permitted into the water of Boca Ciega Bay, unless the discharge is permissible and consistent with the National Pollutant Discharge Elimination System Permit (NPDES).

**POLICY 10.2.3**

Stormwater management systems shall be required for all new development and substantial redevelopment.

**POLICY 10.2.4**

Low impact stormwater management strategies and designs shall be encouraged.

**POLICY 10.2.5**

Stormwater management projects associated with redevelopment shall be designed, including the use of on-site retention, to prevent, insofar as practicable, the direct discharge of runoff into Boca Ciega Bay or the Gulf of Mexico.

**POLICY 10.2.6**

Waste recycling and proper disposal of all chemical pollutants shall be required.

**POLICY 10.2.7**

The Town shall discourage further restriction of natural flow flushing of the water of Boca Ciega Bay caused by development activities.

**POLICY 10.2.8**

The Town shall support water conservation educational programs for residents and businesses.

**POLICY 10.2.9**

The Town shall continue to cooperate with Pinellas County and Southwest Florida Water Management District water restriction orders.

**POLICY 10.2.10**

The Town shall cooperate with other agencies and communities within the Tampa Bay region to implement the National Pollutant Discharge Elimination System (NPDES) Permit, and to support applicable Tampa Bay Estuary Program goals, and applicable components of the Comprehensive Watershed Management Plan developed by the Southwest Florida Water Management District.

**OBJECTIVE 10.3**

The Town shall support the Pinellas County hazardous waste program to ensure waste is handled, collected, transported, stored, disposed of and recycled in a manner that protects human health, safety and the environment.

**POLICY 10.3.1**

The improper use and generation of hazardous waste shall be discouraged and its disposal within the Town boundaries shall be prohibited.

**POLICY 10.3.2**

The Town shall continue to encourage residents to deposit household chemical waste at the Pinellas County hazardous waste center or other approved, appropriate locations.

**POLICY 10.3.3**

The Town shall continue to promote the recycling of hazardous waste products such as oils, solvents and paints.

**POLICY 10.3.4**

The Town shall continue to support the Pinellas County Pollution Prevention Program, which regulates small generators of hazardous wastes in order to protect natural resources and public health.

**POLICY 10.3.5**

The Town shall support and comply with Federal, State, and local policies and guidelines regarding accidents involving hazardous waste.

**POLICY 10.3.6**

The Town, in conjunction with Pinellas County, shall make information available regarding the safe handling of hazardous wastes and proper steps to take in the case of an emergency, and shall direct users of hazardous material to Pinellas County staff for technical assistance.

## **OBJECTIVE 10.4**

The Town shall comply, as applicable, with all Federal and State standards for air quality.

### **POLICY 10.4.1**

Regulations shall be developed to control air pollution (blowing dust) on temporary construction sites and associated with application of chemicals and pesticides.

### **POLICY 10.4.2**

In a conscientious effort to help reduce air pollution, the Town shall promote alternative transportation modes such as buses and trolleys, walking, and bicycling.

### **POLICY 10.4.3**

The unauthorized incineration of waste materials or trash within the Town shall be prohibited.

## **OBJECTIVE 10.5**

The Town shall support the conservation, maintenance, protection and restoration of its coastal beach and dune systems in an effort to retain their contributions to storm protection, recreation, natural resources, and economic development.

### **POLICY 10.5.1**

The Town will encourage Pinellas County to continue to investigate innovative strategies for retaining, protecting and enhancing the condition of its sandy beaches and dunes.

### **POLICY 10.5.2**

The Town will cooperate with the Pinellas County Division of Coastal Management in monitoring erosion of the Town's renourished beaches and will continue to support, and participate in, Pinellas County's program of restoring and renourishing its sandy beaches and dunes.

### **POLICY 10.5.3**

The Town shall coordinate with other beach communities and continue membership in the Florida Shore and Beach Association in order to take advantage of the professional collaboration and to protect the common interest in the beach.

### **POLICY 10.5.4**

The Town shall support the planting of beach and dune vegetation and the creation of small-scale dunes (or increases in elevation), where feasible, and particularly in association with beach nourishment activities, both for their intrinsic natural resource value and for the additional storm protection provided.

**POLICY 10.5.5**

In its sandy beach and dune planning, the Town shall encourage input from, and support the purpose of, the Town of North Redington Beach's Beach Advisory Board.

**POLICY 10.5.6**

New development, excavations and the destruction of native vegetation shall be prohibited in the frontal dune and beach areas of North Redington Beach.

**POLICY 10.5.7**

Vehicle and foot traffic over the frontal dune systems (both natural and artificial) shall be restricted through the use of signage and by directing beachgoers to the Town's beach access and dune walkover locations.

**POLICY 10.5.8**

The Town shall continue to cooperate with all interested agencies and adjacent local governments to fund construction of dune walkovers as part of the Pinellas County Beach Nourishment Program.

**OBJECTIVE 10.6**

The Town shall maintain, and investigate opportunities to increase, the amount of public access to shoreline areas.

**POLICY 10.6.1**

Town owned lands providing physical or visual access to shoreline areas shall not be declared surplus and removed from public ownership.

**POLICY 10.6.2**

The Town shall seek opportunities to increase public access to shoreline areas.

**POLICY 10.6.3**

The Town shall investigate opportunities for additional public parking for coastal access.

**POLICY 10.6.4**

The Town shall continue to coordinate with the Florida Department of Transportation for use of the Gulf Boulevard right-of-way to provide parking for shoreline access.

**OBJECTIVE 10.7**

The Town shall seek and encourage intergovernmental coordination in managing multi-jurisdictional coastal resources and controlling environmental pollution.

**POLICY 10.7.1**

The Town shall cooperate with all County, State and Federal regulations governing hurricane evacuation, public beach access, provision of infrastructure in Coastal High Hazard Areas, regulation of stormwater drainage

into local waters, protection of wetland vegetation, and protection of species with special status.

**POLICY 10.7.2**

The Town shall coordinate with neighboring municipalities, Pinellas County and State and regional agencies in efforts to protect regional estuaries, provide adequate sites for water dependent uses, prevent estuarine pollution, control surface water runoff, protect living marine resources, reduce exposure to natural hazards, and increase public shoreline access.

**POLICY 10.7.3**

The Town shall support enforcement of countywide regulations that restrict or abate pollution.

**POLICY 10.7.4**

The Town shall continue cooperation with other local governments and regulatory agencies to improve water quality in Boca Ciega Bay.

*Recreation and  
Open Space  
Element*



# **Goal 11**

*The Town shall ensure the provision and protection of an accessible, well-maintained and environmentally-conscious recreation and open space system that is consistent with the character of the Town and meets the needs of current and future residents, visitors and tourists.*

## **OBJECTIVE 11.1**

The Town shall continue to provide and maintain park and recreation facilities and open space areas that meet the needs of current and future residents, visitors and tourists, including the physically challenged.

### **POLICY 11.1.1**

The Town shall continue to maintain a level of service standard of one acre of recreation and open space land, including the sandy beach, per 200 Town residents.

### **POLICY 11.1.2**

At a minimum, one public beach access shall be provided per 0.25 mile of coastline.

### **POLICY 11.1.3**

Recreation and open space lands shall provide for both passive and active uses, by residents and visitors alike.

### **POLICY 11.1.4**

The Town shall encourage a variety of recreational activities and community events.

### **POLICY 11.1.5**

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

### **POLICY 11.1.6**

The Town shall encourage and support the County's beach nourishment program in order to protect and maintain the beach as a viable recreation and open space resource, and as an integral contributor to the Town's economy.

### **POLICY 11.1.7**

The Town shall encourage public participation, including coordination with local businesses and community organizations, in park and recreation planning.

**POLICY 11.1.8**

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

**POLICY 11.1.9**

Future designation and acquisition of recreation and open space sites shall be in accordance with the Future Land Use Element and other applicable provisions of this Comprehensive Plan.

**OBJECTIVE 11.2**

The Town shall, insofar as practicable and in an environmentally conscious manner, ensure adequate public access to all public recreation facilities and open space resources.

**POLICY 11.2.1**

Access to park and recreation facilities and services shall be provided for all age groups and the physically challenged.

**POLICY 11.2.2**

Public access to identified recreation sites shall be ensured, and shall be designed to protect the integrity of natural features, including beaches and shores, and their dependent natural resources.

**POLICY 11.2.3**

The Town shall maintain, and enhance where possible, all existing beach access points.

**POLICY 11.2.4**

The Town shall maintain signs at appropriate locations identifying beach access points, and shall investigate ways to make these locations attractive and visible.

**POLICY 11.2.5**

Parking, including space for bicyclists and the physically challenged, shall be provided at Town recreation facilities and for beach access points, where practicable.

**POLICY 11.2.6**

The provision of adequate public beach access shall be considered paramount to any and all shoreline development.

**POLICY 11.2.7**

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

**POLICY 11.2.8**

The Town shall encourage the Florida Department of Transportation to help facilitate safe conditions for pedestrians crossing Gulf Boulevard.

**OBJECTIVE 11.3**

The Town shall continue to require the provision of open space in all new development and redevelopment projects, and its utilization, where appropriate, as a buffer between conflicting adjacent land uses.

**POLICY 11.3.1**

The Town shall continue to enforce land development regulations that include specific open space definitions, provisions for the protection of open space and native vegetation, as well as the use of open space for buffering between adjacent land uses.

**POLICY 11.3.2**

Land Development Regulations shall ensure, to the greatest extent practicable, the preservation of open space areas, public beach access and views of the Gulf of Mexico.

**OBJECTIVE 11.4**

The Town shall continue to operate and manage parks and recreation facilities in a fiscally and environmentally responsible manner and investigate opportunities to expand the Town's recreation and open space resources.

**POLICY 11.4.1**

The Town shall preserve, maintain, and enhance quality parks and recreation facilities through the use of adequate operating budgets and proper management techniques.

**POLICY 11.4.2**

The Town shall continue to pursue grants, partnerships and other outside funding sources for park and recreation facilities.

**POLICY 11.4.3**

The Town shall support Pinellas County's program of park acquisition and development.

**POLICY 11.4.4**

In conjunction with Pinellas County, the Town shall investigate opportunities to acquire land, either vacant or developed, for recreation and open space purposes, with an emphasis placed on those lands that provide additional coastal access, scenic vistas, and parking facilities.

**POLICY 11.4.5**

The Town shall promote environmental awareness through educational programs (i.e. brochures and fliers) and interpretive displays at applicable points of interest (i.e. sea turtle and bird nesting signs at beach access points), especially parks and public open spaces that contain, or are adjacent to, natural resources.

# Intergovernmental Coordination Element



# **Goal 12**

*The Town of North Redington Beach shall coordinate and collaborate with other agencies and governments in order to ensure the provision of efficient and effective government operations that meet the needs of its residents and visitors.*

## **OBJECTIVE 12.1**

The Town shall continue to coordinate with other governments, agencies and districts that provide service to the Town, but do not regulate the use of land in the Town, including those that provide facilities and services subject to concurrency

### **POLICY 12.1.1**

The Town shall continue to use its site plan review process to coordinate development authorization with respective service providers to assure that adopted level of service standards are met before such authorization is approved.

### **POLICY 12.1.2**

The Town shall continue to coordinate by agreement with Pinellas County Utilities to ensure that the Town's potable water needs are addressed by the County's long-range potable water supply facilities planning.

### **POLICY 12.1.3**

The Town shall cooperate in the development and update of Pinellas County's Water Supply Facilities Plan to ensure that the Town's short and long range water supply needs remain met.

### **POLICY 12.1.4**

The Town shall continue to coordinate by agreement with Pinellas County Utilities to ensure the provision of adequate wastewater treatment.

### **POLICY 12.1.5**

The Town shall continue to support representation of the beach communities on the Solid Waste Technical Management Committee to ensure that the solid waste disposal needs of the Town remain addressed.

### **POLICY 12.1.6**

The Town shall continue to coordinate with the Florida Department of Transportation and the Pinellas County Metropolitan Planning Organization regarding the ongoing operation of, access to, and future plans for, Gulf Boulevard, including public safety issues.

**POLICY 12.1.7**

The Town shall continue to coordinate with the Pinellas Suncoast Transit Authority, particularly in regard to the provision of trolley service and routes necessary to support local business employment.

**POLICY 12.1.8**

The Town shall ensure that emergency rescue and fire services are provided to the Town through service agreements.

**POLICY 12.1.9**

The Town shall continue to coordinate and collaborate with adjacent governments, Pinellas County, the Southwest Florida Water Management District and the Tampa Bay Estuary Program on issues of natural resource protection and restoration, including Boca Ciega Bay, beach renourishment, stormwater and water quality issues, water conservation and marine resource protection.

**POLICY 12.1.10**

The Town shall continue to work in coordination with Pinellas County on disaster planning and emergency management issues associated with the Town's coastal location, on local mitigation strategies and on post disaster coordination.

**POLICY 12.1.11**

The Town shall coordinate with Pinellas County during the development review process, consistent with the provisions adopted in the Future Land Use Element and Coastal Management Element of the Town's Comprehensive Plan to ensure that public safety issues associated with residents and tourists are addressed.

**POLICY 12.1.12**

The Town shall continue to support Pinellas County initiatives to acquire additional beach access locations along the barrier islands.

**OBJECTIVE 12.2**

The Town shall continue to enter into interlocal agreements and other equivalent formal and informal arrangements as necessary, to ensure the efficient provision of necessary services and facilities to residents and businesses.

**POLICY 12.2.1**

The Town shall use interlocal agreements and other appropriate formal agreements and understandings, when necessary to formalize cooperative understandings and processes with other governments, agencies and districts.

**POLICY 12.2.2**

The Town shall also continue to coordinate and collaborate informally with other governments and agencies, through ongoing dialogue and participation in

meetings, by sharing information and plans, by ensuring representation on committees, and through professional associations.

**POLICY 12.2.3**

The Town shall recognize existing agreements that meet the needs of its residents and businesses, and shall continue to enter into, or modify as necessary, interlocal agreements that ensure the efficient and effective provision of required public infrastructure and services

**OBJECTIVE 12.3**

The Town shall coordinate its planning activities with the plans of other local governments within its area of concern, including the comprehensive plans of adjacent municipalities and Pinellas County.

**POLICY 12.3.1**

The Town shall share development information with adjacent and affected jurisdictions, including information related to updating or changing the Comprehensive Plan, and will request similar information in return.

**POLICY 12.3.2**

The Town shall continue to participate on the Barrier Islands Government Council as one means of addressing common planning issues, developing mutually beneficial solutions, and as a means of having a stronger impact and united voice on critical matters at the County and State level.

**OBJECTIVE 12.4**

The Town's Comprehensive Plan shall be internally consistent.

**POLICY 12.4.1**

The Town shall, through ongoing monitoring, ensure that the Elements of its Comprehensive Plan remain consistent and mutually supportive.

**OBJECTIVE 12.5**

The Town shall continue to promote cooperative and mutually beneficial relationships with other governments, agencies and districts and will attempt to address issues before conflicts arise, and will collaborate where opportunities are of mutual benefit.

**POLICY 12.5.1**

The Town shall utilize the formal dispute resolution processes provided in Sec. 186.509, F.S., where appropriate and required. [Ord. 2009-688]

**POLICY 12.5.2**

The Town shall continue to cooperate, communicate and collaborate with neighboring barrier island governments on issues and opportunities of common concern through participation on the Barrier Islands Government Council.

**POLICY 12.5.3**

The Town shall actively participate on councils and maintain membership in organizations that address issues of local, county and/or state concern but that can affect and influence the livelihood and welfare of the Town.

**OBJECTIVE 12.6**

The Town shall coordinate with the Pinellas Planning Council (PPC) in its role as a review and advisory agency on countywide land use planning.

**POLICY 12.6.1**

The Town shall submit all proposed future land use map amendments and associated land development regulation changes to the PPC for review and comment.

**POLICY 12.6.2:**

The Town shall ensure their representation in the countywide planning process by, at a minimum, participation and comment on PPC committees and reports.

**OBJECTIVE 12.7**

The Town shall participate in joint processes for collaborative planning on population projections, facilities subject to concurrency, facilities with countywide significance, and the location of problematic land uses.

**POLICY 12.7.1**

The Town will continue to coordinate with the Pinellas County Planning Department in the development of countywide population projections that consider the Town's Comprehensive Plan, and will ensure that required population information is made available to the School Board.

**POLICY 12.7.2**

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 Board staff, which has one member on the Planners Advisory Committee, of proposed land use plan amendments.

*Capital Improvements  
Element*



# **Goal 13**

*The Town shall undertake sound fiscal actions to provide and maintain necessary public facilities for Town residents and businesses, to protect public investment, and to meet adopted level of service standards.*

## **OBJECTIVE 13.1**

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.

### **POLICY 13.1.1**

The Town shall annually review and update its Capital Improvements Element, its five-year Capital Improvement Plan (CIP), and adopt a Capital Budget.

### **POLICY 13.1.2**

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

- The project eliminates a public safety hazard.
- The project will increase the efficiency of existing facilities, prevent or reduce future improvement costs, and address future needs
- The budget impact and financial feasibility of the project will be considered;
- Plans of other governments and agencies having responsibility for public facilities within the jurisdiction will be considered.

## **OBJECTIVE 13.2**

Public expenditures that subsidize development in the Coastal Storm Area shall be allowed consistent with development restrictions and regulations imposed by the Future Land Use Element and the Coastal Management and Conservation Element of this Comprehensive Plan.

### **POLICY 13.2.1**

The entire Town is within the Coastal Storm Area, requiring that all public expenditures be consistent with the provisions of the Future Land Use Element and the Coastal Management and Conservation Element.

## **OBJECTIVE 13.3**

The Town shall manage its fiscal resources to ensure the provision of needed capital improvements and to support existing land uses and planned development and redevelopment in a manner that is financially feasible and maintains adopted level of service standards and is coordinated with other elements of this Comprehensive Plan.

**POLICY 13.3.1**

In developing any capital improvements budget, the Town shall ensure that its Comprehensive Plan is financially feasible by providing sufficient funding to maintain the level of service standards adopted and identified in the other elements of this Comprehensive Plan.

**POLICY 13.3.2**

In concurrency management and in capital planning, the Town shall utilize Pinellas County's level of service standards for the provision of potable water, wastewater treatment and disposal, and solid waste disposal, as adopted in the Town's Infrastructure Element.

**POLICY 13.3.3**

In concurrency management and in capital planning, the Town shall utilize the level of services standards for Gulf Boulevard, as adopted in the Town's Transportation Element.

**POLICY 13.3.4**

In concurrency management and in capital planning, the Town shall utilize the adopted level of service standards for stormwater and recreation/open space as adopted in the Town's Infrastructure Element and Recreation and Open Space Element.

**POLICY 13.3.5**

The Capital Improvements Element shall incorporate any capital requirements included in the Infrastructure (i.e., Potable Water, Sanitary Sewer, and Stormwater), Recreation and Open Space, Transportation and Conservation/Coastal Management Elements.

**POLICY 13.3.6**

Development orders shall not be approved by the Town unless required public facilities and services are available concurrent with project impacts, consistent with adopted level of service standards and concurrency management requirements, and unless the development or redevelopment activity is consistent with the Town's Comprehensive Plan and corresponding land development regulations.

**POLICY 13.3.7**

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

**POLICY 13.3.8**

The useful life of a capital project will be one determinant in considering whether to bond.

**POLICY 13.3.9**

The Town shall take advantage of grant opportunities to assist in financing the provision of capital improvements.

**OBJECTIVE 13.4**

The Town shall require that future development bear a proportionate cost of any required service or facility improvements needed to maintain adopted level of service standards.

**POLICY 13.4.1**

The Town shall collect impacts fees associated with redevelopment in order to ensure that development activities contribute funds toward public transportation facilities and meeting recreation needs.

**POLICY 13.4.2**

The Town shall continue to cooperate with Pinellas County in the distribution and collection of transportation impact fees.

**POLICY 13.4.3**

The Town shall prioritize use of sewer connection fees for those capital improvements related to upgrade of the sewer collection system.

**POLICY 13.4.4**

The Town may utilize development agreements, where mutually beneficial, to provide public facilities to accommodate new development or redevelopment.

# FUTURE LAND USE ELEMENT

## I. INTRODUCTION

The Town of North Redington Beach is a barrier island community located along the Gulf Coast of central peninsular Florida. Incorporated in 1953, it is one of 24 separate municipalities in Pinellas County. The Town covers approximately 160 acres, consisting of the original narrow barrier island and four artificially created ‘fingers’ of land that extend eastward into Boca Ciega Bay. It enjoys over 4,000 linear feet of beachfront. Surrounding North Redington Beach is the Town of Redington Shores to the north, the Town of Redington Beach to the south, Boca Ciega Bay to the east, and the Gulf of Mexico to the west. Road access to the Town is exclusively via Gulf Boulevard (SR-699), the main thoroughfare along the barrier islands. Several bridges connect Gulf Boulevard to the mainland, although none are located in North Redington Beach. Approximately 1,769 permanent residents call North Redington Beach home in 2005.

## II. EXISTING CONDITIONS

North Redington Beach is primarily a residential community that is comprised of a mixture of residential housing types and densities. Tourism-related commercial uses are also prevalent along the Gulf Boulevard corridor. There is very little vacant land remaining in North Redington Beach. Its small size, 160 acres (or about 125 acres excluding streets and rights-of-way), and desirable location have contributed to its near built-out condition. Statistics show that only slightly over one percent (1%) of land within the Town is currently vacant, not counting recreation land and other open space that has been set aside for public use. Because of adjacent municipalities and surrounding water bodies, the Town cannot expand through annexation. As a result, any further development and future “growth” of North Redington Beach will be almost entirely through redevelopment. There are no agricultural or industrial lands in the Town. Please refer to **Figure 1-1** for the *Existing Land Use Map* and **Table 1-1** for the existing land use acreage distribution.

**TABLE 1-1:**  
**North Redington Beach Existing Land Use Acreage Distribution**

EXISTING LAND USE CATEGORY	ACREAGE	PERCENTAGE
Single Family	66.7	53.5%
Multi-Family	34.5	27.7%
Commercial	16.2	13.0%
Recreation/Open Space	3.0	2.4%
Duplex-Triplex	2.0	1.6%
Vacant	1.7	1.3%
Public/Semi-Public	0.6	0.5%
<b>TOTAL</b>	<b>124.7</b>	<b>100.0%</b>

Source: Pinellas County Planning Department, 2005.

Note: Total acreage does not include streets and rights-of-way

# NORTH REDINGTON BEACH, FLORIDA EXISTING LAND USE

JANUARY 2006

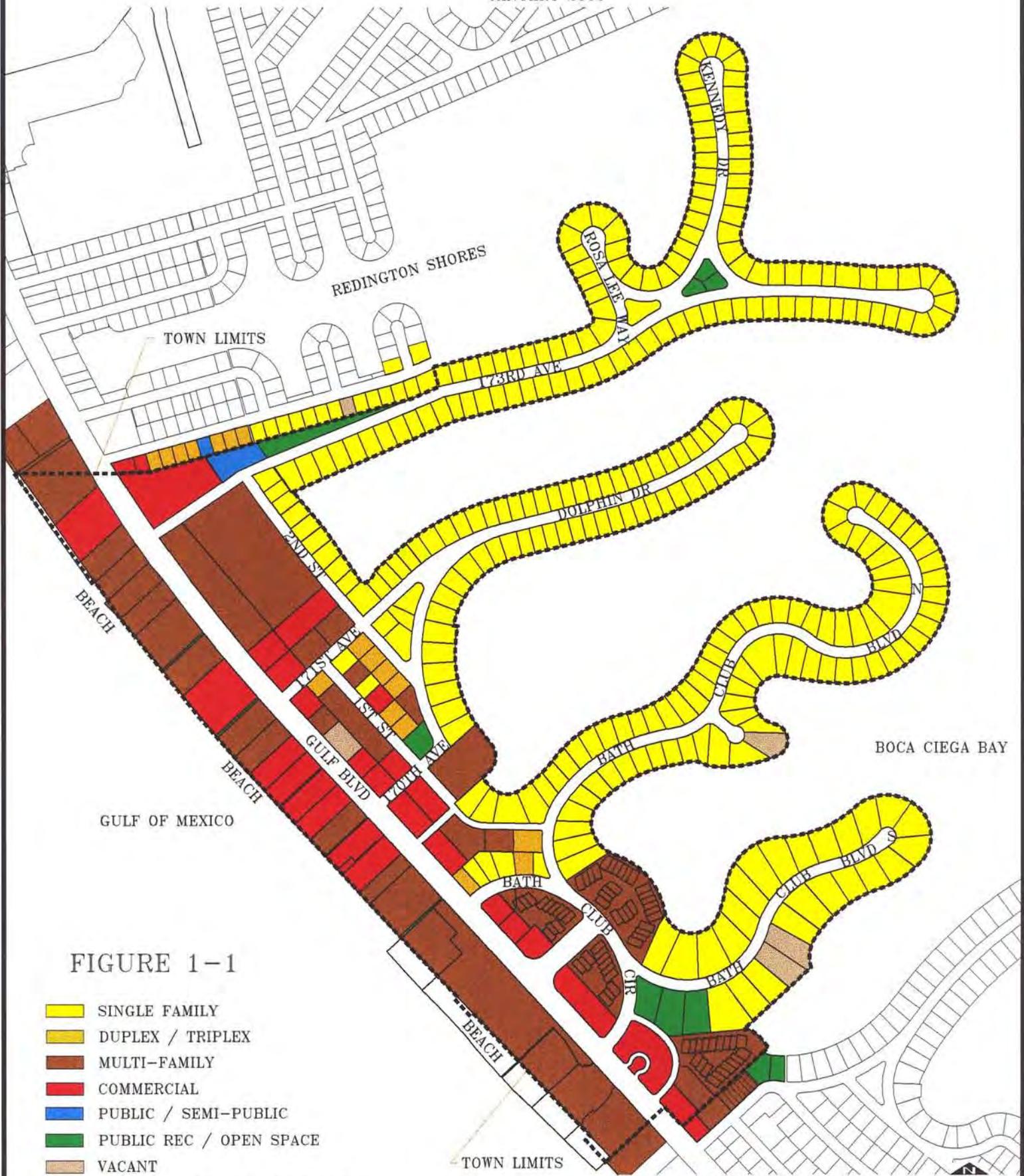


FIGURE 1-1

- SINGLE FAMILY
- DUPLEX / TRIPLEX
- MULTI-FAMILY
- COMMERCIAL
- PUBLIC / SEMI-PUBLIC
- PUBLIC REC / OPEN SPACE
- VACANT

SOURCE: PINELLAS COUNTY PLANNING DEPARTMENT



## Residential

The total existing residential land use in North Redington Beach is 103.2 acres, representing 82.8 percent (%) of the Town's parceled land area. There are three subcategories of residential use: single family, duplex-triplex and multifamily. **Table 1-2** describes the existing residential acreage distribution and the percentage of the total for each subcategory. **Table 1-3** describes the existing residential unit distribution and the percentage of the total for each subcategory.

The largest percentage of residential use in North Redington Beach in terms of land area is single family detached, where usage is limited to one dwelling unit separate from other units on all sides. Single family detached units account for 64.6% of the residential acreage and 22.9% of the residential dwelling units in the Town. They are all found east of Gulf Boulevard, primarily along the waterfront on the fingers of land extending into Boca Ciega Bay.

Multifamily represents the highest total proportion of dwelling units in North Redington Beach. The category essentially includes all residential structures with four or more dwelling units, most commonly condominiums, apartments and town homes. Multifamily units account for 33.5% of the residential acreage and 75.4% of the residential dwelling units in the Town. They are primarily located along Gulf Boulevard.

Duplexes and triplexes consist of two and three attached dwelling units respectively, that share the same structure. Duplex-triplex units, in combination, account for two percent (2%) of the residential acreage and 1.7% of the residential dwelling units in the Town. They are all located in the mixed development area between Gulf Boulevard and the finger peninsulas.

**TABLE 1-2:**  
**North Redington Beach Residential Acreage Distribution**

RESIDENTIAL CATEGORY	ACREAGE	PERCENTAGE
Single Family	66.7	64.6%
Multi-Family	34.5	33.5%
Duplex-Triplex	2.0	1.9%
<b>TOTAL</b>	<b>103.2</b>	<b>100.0%</b>

Source: Pinellas County Planning Department, 2005.

**TABLE 1-3:**  
**North Redington Beach Residential Unit Distribution**

RESIDENTIAL CATEGORY	# OF UNITS	PERCENTAGE
Multi-Family	987	75.4%
Single Family	299	22.9%
Duplex-Triplex	22	1.7%
<b>TOTAL</b>	<b>1,308</b>	<b>100.0</b>

Source: Pinellas County Planning Department, 2005.

## Commercial

Commercial land uses occupy 16.2 acres, representing 13% of North Redington Beach's land area. They are almost exclusively located adjacent to Gulf Boulevard and can be categorized as either standard commercial, office, or tourism-related uses. Standard commercial includes retail businesses, restaurants and certain services. These establishments serve both local residents and visitors alike. The majority of them front the east side of Gulf Boulevard and occupy either stand-alone structures or strip center units. Office uses commonly consist of professional firms. The primary office use in the Town is real estate brokerages.

Tourism-related uses are an important component of North Redington Beach's commercial mix. Not only are they vital to the local economy, but they also help set the foundation for the Town's identity and overall ambiance. They include tourist accommodation facilities such as hotels, motels and timeshares as well as ancillary uses such as gift shops and souvenir stands. They differ from standard commercial uses in that they cater primarily to tourists and visitors. While most of the tourist facilities are located on the west side of Gulf Boulevard with direct access to the beach and the Gulf of Mexico, there are some motels and motor inns on the east side of the roadway as well as a surf shop and related tourism-based retailers.



*Retail commercial and tourist accommodation uses are prevalent along Gulf Boulevard.*

## Recreation

North Redington Beach has public recreation uses scattered throughout the Town. They most notably include Harold Radcliffe Park near the south end of the Town and six beach access points. There are also several green space areas and a smaller neighborhood park. In all, there are three acres of public recreation and open space, representing 2.4% of the Town's land area. It should be noted that this does not include the sandy beach area along the Gulf front, which fluctuates in size over time due to natural erosion processes and sand re-nourishment projects.



*Harold Radcliffe Park*

### Public/Semi-Public

Public/Semi-public land uses in North Redington Beach are limited to one parcel of land, comprising 0.6 of an acre, representing less than one percent (<1%) of the Town land area. The facilities involved are the Town Hall and the Town's maintenance building. There are no health care facilities, churches or other semi-public/institutional uses within the town.

### Vacant Land

Any platted lot or registered parcel with no structure located thereon is designated as 'vacant land'. In North Redington Beach, there are only four platted lots considered vacant. Altogether, they cover 1.7 acres, representing 1.3% of the total Town land area. Three of the vacant lots are located in the single-family residential area along the finger peninsulas and the fourth is adjacent to the east side of Gulf Boulevard near the center of town. The latter (shown in the photo below) is bounded by a trolley stop, multifamily and commercial office uses.

There are no identified constraints to developing the vacant lots other than adhering to future land use, zoning, and minimum flood elevation requirements. The underlying soils are 'Made Land' (associated with historical dredge and fill operations), with the exception of the lot along Gulf Boulevard, which is St. Lucie fine sand, a type commonly associated with barrier islands. Topographic conditions are identical to the rest of the Town, where there is little undulation and an average elevation of five feet above mean sea level. The very small proportion of vacant land clearly points to the near built-out condition of North Redington Beach.



*A rare vacant lot*

### Education and Libraries

There are no schools located in North Redington Beach. Public education for the Town's school-age children is provided through the Pinellas County School System. The School System employs a Choice Plan, allowing students to attend various schools in the area. The nearest elementary schools are Madeira Beach Elementary (3 miles), Bauder Elementary (4 miles), and Seminole Elementary (6 miles). The closest middle schools are Madeira Beach Middle (3 miles) and Seminole Middle (4 miles). The nearest high school is Seminole High (4 miles).

According to Pinellas County School Board records, there were 59 students from North Redington Beach enrolled in the public school system at the start of the 2005-2006 school year. Five years earlier, in the year 2000, the Town supplied 36 students to the public school system. The increase of only 23 students over the most recent five-year period, coupled with the facts that North Redington Beach has no public school facilities and has not annexed land during that timeframe, make the Town exempt from the recently legislated State of Florida requirement of preparing a *Public Schools Facilities Element*.

There are also no libraries in North Redington Beach. The Gulf Beaches Public Library is located a short drive to the south in the City of Madeira Beach. This library is supported by and serves five separate barrier island municipalities, including North Redington Beach.

### Natural Resources

Natural resources in North Redington Beach are mostly limited to the sandy beach along the Gulf of Mexico and the estuarine waters of Boca Ciega Bay. A few sporadic stands of mangrove also exist on the Town's eastern shore. Beaches, shores and bodies of water are identified in **Figure 1-1**. No areas of Critical State Concern, rivers, lakes, wetlands, or harbors exist within the Town's jurisdiction. Potable water wells, existing or planned, are not present either. There are also no mineral resources, nor dredge spoil responsibilities.

North Redington Beach has endorsed the National Flood Insurance Program, administered by the Federal Emergency Management Agency (FEMA), and has adopted flood regulations supporting this program. All new construction, as well as redevelopment, must meet the requirements of this program. With so little land available for new development, little could be gained by further restricting these properties beyond present development limits based on flood potential analysis (see **Figure 5-3** for flood hazard zones). No interagency hazard mitigation reports apply.

For more detailed information concerning natural resources, including soils, floodplains and the various items briefly discussed above, see the *Coastal Management and Conservation Element*.

### Historical Resources

No designated historical areas exist in North Redington Beach and, as such, none of the presently vacant parcels would be considered historically significant. Very few structures pre-date World War II and most that do have been significantly altered. The Town will consider historical significance in decisions regarding alteration or redevelopment of structures predating World War II. For informational purposes, **Figure 1-2** depicts the age of structures within the town.



*These two structures, among the oldest in town, were built in the late 1930s.*

# NORTH REDINGTON BEACH, FLORIDA YEAR BUILT MAP

JANUARY 2006

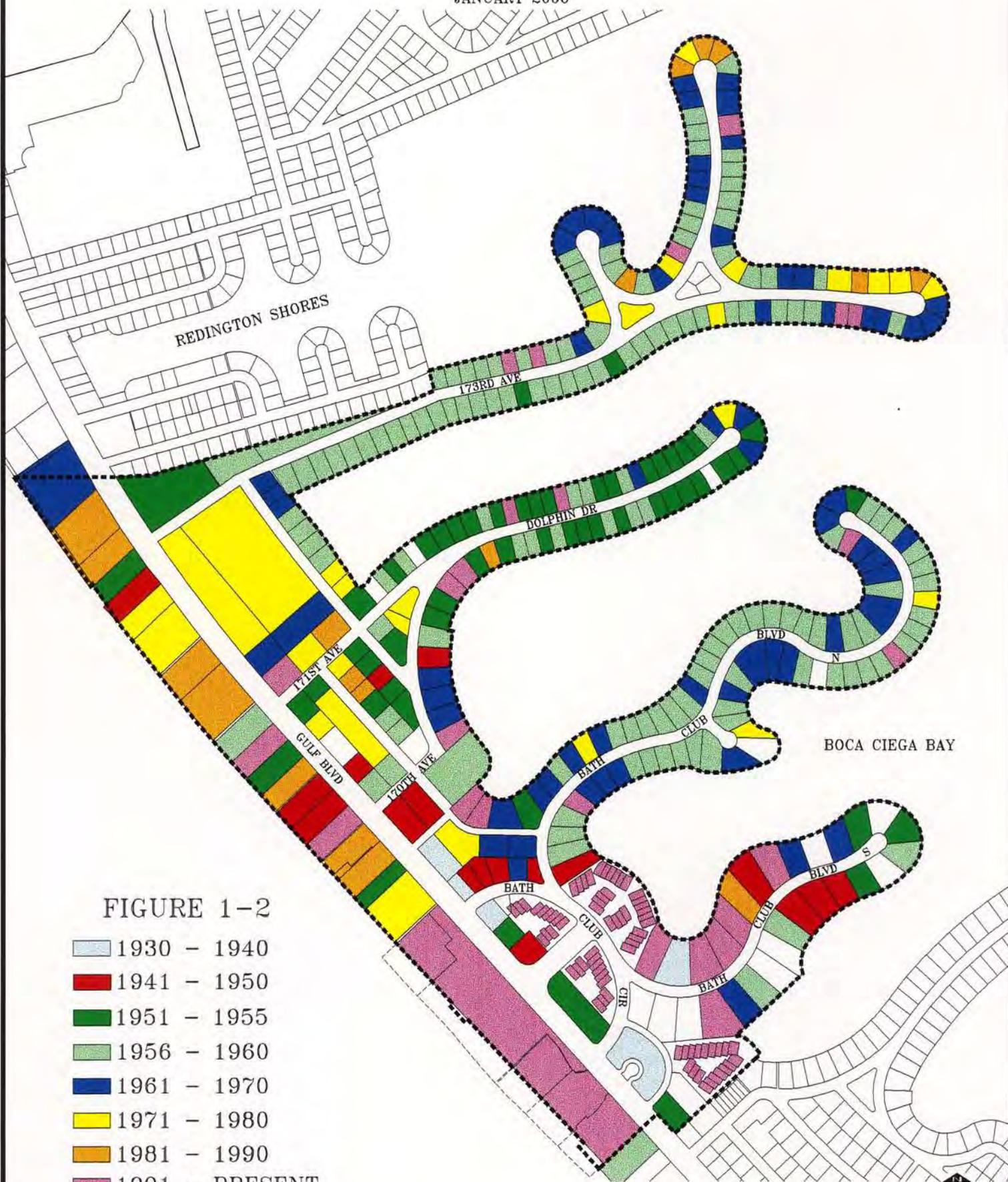


FIGURE 1-2

- 1930 - 1940
- 1941 - 1950
- 1951 - 1955
- 1956 - 1960
- 1961 - 1970
- 1971 - 1980
- 1981 - 1990
- 1991 - PRESENT
- VACANT OF STRUCTURES

SOURCE: PINELLAS COUNTY PLANNING DEPARTMENT

P nredbeach year built 25 aug 05.pio



### Adjacent Land Uses

Adjacent existing land uses in Redington Beach and Redington Shores, the two municipalities contiguous to North Redington Beach, are identified on **Figure 1-1**.

### Availability of Facilities and Services

North Redington Beach is a potable water retail customer of Pinellas County Utilities (PCU), meaning that Town residents are dependent on Pinellas County to meet their potable water needs. Reclaimed water is also provided by PCU. The Town is a wholesale wastewater customer of PCU, meaning that the County provides wastewater treatment services. The Town owns and maintains wastewater collection and transmission facilities within its borders, however, with the exception of the force main. The Town's main thoroughfare, Gulf Boulevard, is owned and maintained by the Florida Department of Transportation (FDOT). All other roadways are considered local and maintained by the Town. For stormwater management, FDOT maintains the drainage facilities tied to Gulf Boulevard while the Town manages the other sections of the system. Solid waste is collected by a private hauler and disposed of at County facilities. For more detailed information regarding facilities and services, please see the *Infrastructure Element* of this Comprehensive Plan. For more information on Gulf Boulevard and local streets, please see the *Transportation Element*.

Because North Redington Beach is a small community that is very near build-out with no annexation opportunities, the necessary facilities and services needed for existing land uses, as well as future land uses as determined by this Comprehensive Plan, are already in place and promote sufficient capacity. These facilities and services will continue to be regularly monitored, maintained and upgraded as needed.

### Community Character

The community character and ambiance of North Redington Beach is largely derived from its small size and coastal barrier island location. Gulf Boulevard is the main thoroughfare and the only road access to the Town. It is fronted by a mixture of residential, standard commercial and tourism-related uses. Beyond the Gulf Boulevard corridor to the east is a mixed-use residential area and the single family dominated finger peninsulas. Through its Land Development Code (LDC), the Town has historically restricted building heights to 60 feet and required ample open space on all types of development. The lack of high-rise buildings and structural bulk has helped facilitate the small town feel and unique identity of the Town. North Redington Beach intends to continue to apply its LDC, and amend it as necessary, to protect Town character and foster an architectural identity. Because of its desirable location and high property values, the Town has no areas that are blighted and in need of renewal. Sprawl is not an issue given the Town's small size and location.

### Recent Changes to the Development Mix

During North Redington Beach's earlier years of incorporation, a number of small motels were built along the beachfront and a tourism economy evolved. Although some of these properties remain today, others have been redeveloped in recent years, often as residential uses. Please see **Figure 1-3** for the current residential and tourist use distribution. Since the adoption of the Town's Comprehensive Plan in 1989, multiple

# RESIDENTIAL AND TOURIST USES IN NORTH REDINGTON BEACH, FLORIDA

JANUARY 2006

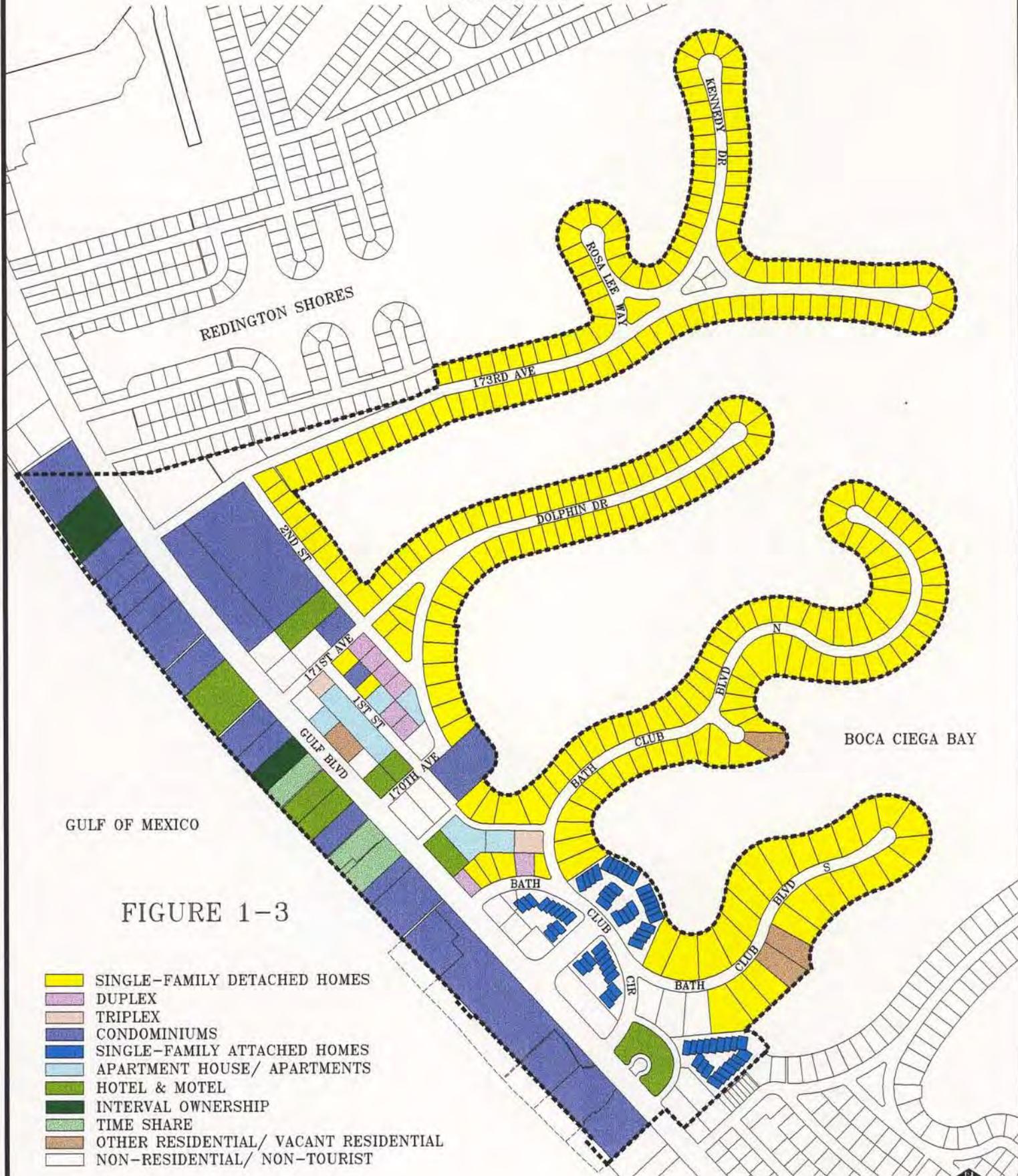


FIGURE 1-3

- SINGLE-FAMILY DETACHED HOMES
- DUPLEX
- TRIPLEX
- CONDOMINIUMS
- SINGLE-FAMILY ATTACHED HOMES
- APARTMENT HOUSE/ APARTMENTS
- HOTEL & MOTEL
- INTERVAL OWNERSHIP
- TIME SHARE
- OTHER RESIDENTIAL/ VACANT RESIDENTIAL
- NON-RESIDENTIAL/ NON-TOURIST

SOURCE: PINELLAS COUNTY PLANNING DEPARTMENT

REDINGTON BEACH



tourist facilities have been demolished and their properties converted to residential use. Between 1989 and 2004, the overall number of tourist facility units throughout the Town decreased from 803 to 378 units respectively, a 53 percent decline. The Town became concerned that the continuing loss of tourist accommodations as a result of condominium conversion would further alter the ambiance and character of North Redington Beach. They feared the tourism-based economy would also diminish as the number of visitors to the Town decreased. The primary factors for the conversion trend were a combination of structure age and real estate economics, the latter being especially prominent on the beachfront.

#### Strategy for Preserving Community Character

Faced with an impending shift to the traditional development mix of North Redington Beach, the Town decided to solicit public input on how residents felt about the changes to their community and what they would like to see in the future. The result was that residents liked the mixture of residential and tourist uses, the small town feel and the relaxed atmosphere of North Redington Beach, and they wanted to keep it that way. In response, Town officials initiated changes in the Comprehensive Plan to recognize the value of this mix of uses to the Town's character and economy, and specifically proposed changes to its development standards to encourage tourist accommodation retention. In addition, as a result of public input and involvement, the Town developed, and refined, a Vision for its future, intended to formalize the purpose of the Comprehensive Plan.

### **III. POPULATION**

Because there is so little vacant, developable land remaining, North Redington Beach is nearing its build-out population. According to the Pinellas County Planning Department 2004 databases, there are approximately 1,308 residential units currently in the Town.

#### Permanent Residents

According to the 1960 census, the first that the Town participated in since its incorporation in 1953, 346 residents lived in North Redington Beach. Current 2004 permanent population estimates from the Pinellas County Planning Department indicate that 1,769 people now reside there. The Pinellas County Planning Department's Year 2005-2030 projections show practically no net gain of residential units. Hence, due to the lack of developable land and the high density of existing development, the growth curve for North Redington Beach is essentially flat. Projections show that the population of the Town is not expected to go beyond 1,770 people through the Year 2030. North Redington Beach is not an anomaly, however. Flat growth rates are also the case for most other barrier island communities in Pinellas County. Should additional tourist units convert to permanent residential units, however, this flat growth rate will change.

#### Seasonal Residents

Given the relatively stationary number of seasonal units, a similar no-growth scenario is projected for the seasonal population, defined as those residing in North Redington Beach for six or fewer months out of the year. According to Pinellas County population

figures, there is, and will continue to be through the Year 2030, an annual population made up of approximately 688 seasonal residents.

Tourists and Visitors

Current Pinellas County numbers reflect an annual population of 646 tourists/visitors to North Redington Beach. Tourist numbers are factored to depict tourist populations with an equivalent impact of a permanent population upon public facilities and services. It is important to recognize, however, that subsequent to the recent increase in the maximum allowed density standard for tourist accommodations, there is the potential for corresponding increases in the number of tourist units, and therefore the tourist population. While no significant increase in permanent population is expected for North Redington Beach, particularly due to the reduction of the number of permanent residential units allowed along the west side of Gulf Boulevard from 25 to 15 per acre, a proportional change to the number of residents and tourists is more likely.

**IV. THE FUTURE OF NORTH REDINGTON BEACH**

North Redington Beach has adopted and is using land use categories that support the Town’s Vision for the future. They are also consistent with the Countywide Future Land Use Plan. Please see **Table 1-4** for Future Land Use (FLU) acreage distributions and **Table 1-5** for FLU category descriptions. **Figure 1-4** depicts the *Future Land Use Map* (FLUM) for North Redington Beach.

**TABLE 1-4:**  
**North Redington Beach Future Land Use Acreage Distribution**

<b>FUTURE LAND USE CATEGORY</b>	<b>ACREAGE</b>	<b>PERCENTAGE</b>
Residential Suburban (RS)	12.1	9.7%
Residential Urban (RU)	54.9	44.0%
Residential Medium (RM)	19.6	15.8%
Residential High (RH) <sup>1</sup>	25.4	20.4%
Residential/Office/Retail (R/O/R)	9.2	7.3%
Recreation/Open Space (R/OS)	2.9	2.3%
Institutional (I)	0.6	0.5%
<b>TOTAL</b>	<b>124.7</b>	<b>100.0%</b>

Source: Pinellas County Planning Department, 2006

<sup>1</sup>A Resort Facilities Overlay (RFO) currently covers the entire RH District

**TABLE 1-5:  
North Redington Beach Future Land Use Category Descriptions**

<b>FUTURE LAND USE CATEGORY</b>	<b>MAXIMUM DENSITY</b>	<b>APPROPRIATE USES</b>	<b>PROPER LOCATIONS</b>
<b>Residential Suburban (RS)</b>	2.5 units per acre	Single family residential	The finger peninsulas
<b>Residential Urban (RU)</b>	7.5 units per acre	Single family residential.	The finger peninsulas
<b>Residential Medium (RM)</b>	15 units per acre	Residential, not restricted by dwelling unit type.	Between Gulf Boulevard and the finger peninsulas.
<b>Residential High (RH)</b>	15 residential units per acre, or up to 50 tourist units per acre, subject to application of the Resort Facilities Overlay and an approved development agreement	Residential, not restricted by dwelling unit type. Tourist accommodations, if an RFO and approved development agreement are applied.	Areas in close proximity to Gulf Boulevard.
<b>Resort Facilities Overlay (RFO)</b>	Determined by underlying residential district.	Tourist accommodations within permanent structures; tourist facilities as accessory uses to the tourist accommodation; residential, not restricted by dwelling unit type.	Areas in close proximity to Gulf Boulevard.
<b>Residential/Office/Retail (ROR)</b>	15 units per acre*	Residential; office; retail commercial; and tourist accommodations within permanent structures.	Areas along Gulf Boulevard where more than 50% of the total road frontage has existing commercial development.
<b>Recreation/Open Space (R/OS)</b>	No residential units	Passive recreational uses that are predominantly undeveloped permeable, vegetated land; active recreational uses that include developed physical facilities.	Areas throughout the Town that lend toward functional open space or recreational facilities.
<b>Institutional (I)</b>	No residential units	Municipal office, public buildings, and other similar uses.	Areas in close proximity to Gulf Boulevard compatible with the character of surrounding areas.

\*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 total lot area.

Ordinance 2007-649, November 8, 2007

# NORTH REDINGTON BEACH

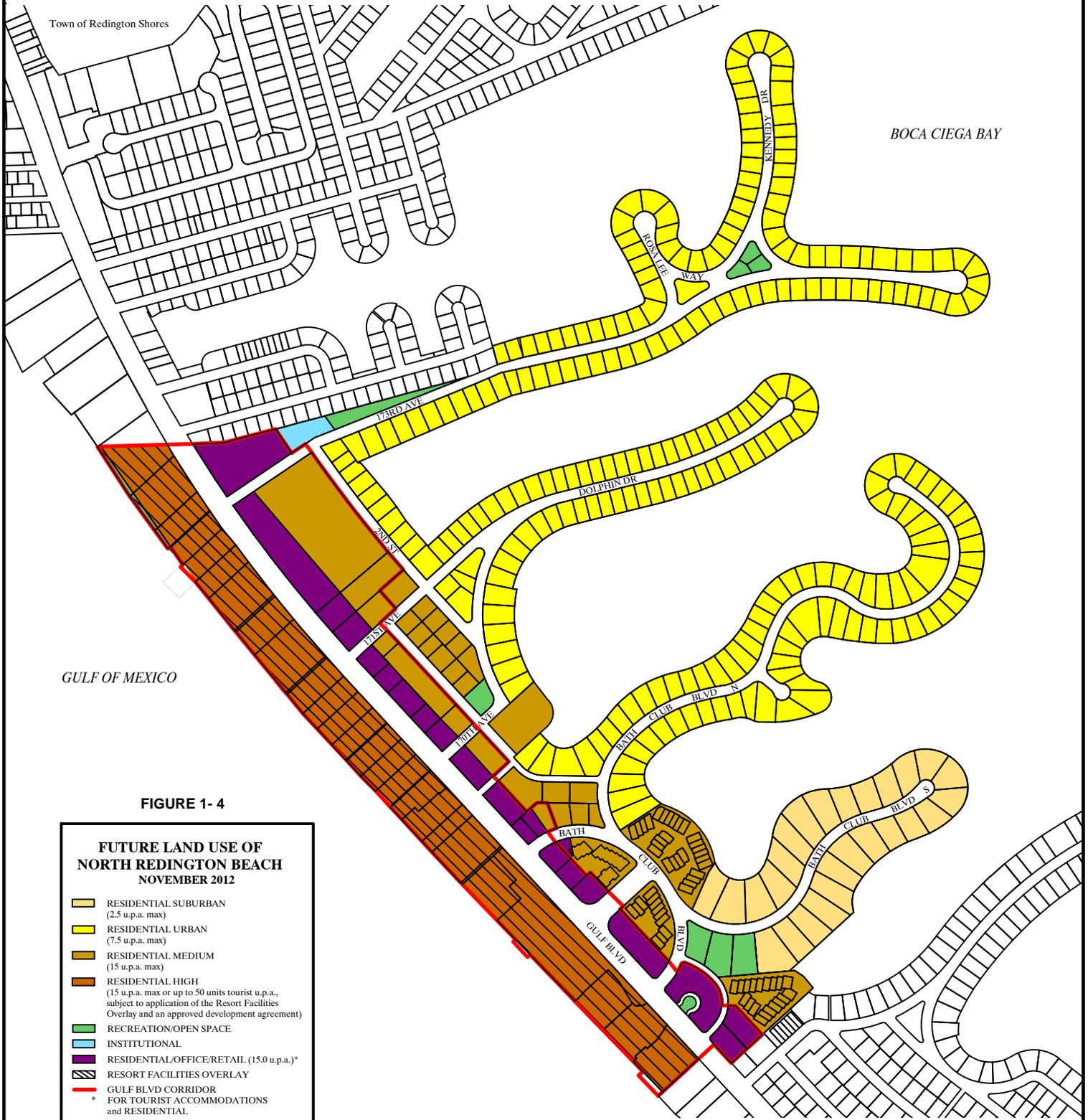


FIGURE 1- 4

**FUTURE LAND USE OF NORTH REDINGTON BEACH NOVEMBER 2012**

- RESIDENTIAL SUBURBAN (2.5 u.p.a. max)
- RESIDENTIAL URBAN (7.5 u.p.a. max)
- RESIDENTIAL MEDIUM (15 u.p.a. max)
- RESIDENTIAL HIGH (15 u.p.a. max or up to 50 units tourist u.p.a., subject to application of the Resort Facilities Overlay and an approved development agreement)
- RECREATION/OPEN SPACE
- INSTITUTIONAL
- RESIDENTIAL/OFFICE/RETAIL (15.0 u.p.a.)\*
- RESORT FACILITIES OVERLAY
- GULF BLVD CORRIDOR FOR TOURIST ACCOMMODATIONS and RESIDENTIAL

Ord. 2012 - 722  
November 8, 2012

Town of Redington Beach



### Retaining Tourist Accommodations

Since North Redington Beach is more than 98% developed, future changes to the landscape of the Town will mostly be through the redevelopment of existing uses. In response to the continuing loss of tourist accommodations posing a challenge to the maintenance of community character, the Town altered the maximum allowed densities within the Residential High (RH) District. Prior to this change, both residential and tourist accommodation uses in the RH District were subject to maximum densities of 25 units per acre. On average, condominium units are significantly more economically valuable than tourist units in the current economy. Therefore, if both uses are bound by the same maximum density standards, it can be logically reasoned that a condominium use will in most cases be the preferred redevelopment choice, as the return on the developer's investment is almost immediate.

Consequently, in order for tourist accommodations to be economically viable in comparison to condominiums, they must have the ability to develop at higher densities. To facilitate this, North Redington Beach raised the maximum allowable density for tourist accommodations in the RH District to 50 units per acre, subject to the application of a Resort Facilities Overlay (RFO) and an approved development agreement. At the same time, to further increase the differential between the two uses and to help offset any increased burden on infrastructure and hurricane evacuation and shelter requirements, the Town lowered the maximum allowed density for residential uses in the RH District to 15 units per acre. These changes are consistent with the limits imposed by the Countywide Future Land Use Plan. No other amendments had been made to the North Redington Beach FLU categories since 1993.

### Effects of the Density Changes

When altering tourist density in a barrier island community such as North Redington Beach, the fact that the entire Town is located in the Coastal Storm Area (CSA) must be considered. Increased density has the potential to impact evacuation times and create higher demand for shelter space in the event of a natural disaster. To help offset this concern, the Town requires, through its LDC, that all new or redeveloped tourist accommodations submit an evacuation plan and strategy for review and approval by the Pinellas County Department of Emergency Management and the Town. This requirement is enforced through the development agreement process. The Town also coordinates with Pinellas County and adjacent communities regarding the impacts of development on evacuation times, natural disaster education and public outreach. Moreover, the reduction in residential density helps alleviate any increased impacts resulting from the higher number of tourist units. It should also be noted that the hurricane season (June through November) is not the peak tourist season in North Redington Beach. Tourist occupancy has historically been lower than maximum capacity during those months.

At the time of this writing, there is no definitive evidence as to the behavior of vacationers in the event of a hurricane threat. The "2000 Tampa Bay Region Hurricane Evacuation Study" by the Tampa Bay Regional Planning Council does convey hypothetical response data on visitor behavior. The Study explains that vacationers are usually quick to evacuate when advised and will most likely leave the region, seeking better weather conditions elsewhere. Evidence also shows that most visitors who have

not yet arrived cancel their vacation plans in response to a storm threat. A more in-depth behavioral analysis is scheduled for 2005. Regardless of the results, the Town is encouraging Pinellas County to adopt regulations that address the need to evacuate tourists from the barrier islands in a consistent, organized fashion. Please see the *Coastal Management and Conservation Element* of this Comprehensive Plan for more disaster preparedness information.

#### Legally Nonconforming Densities

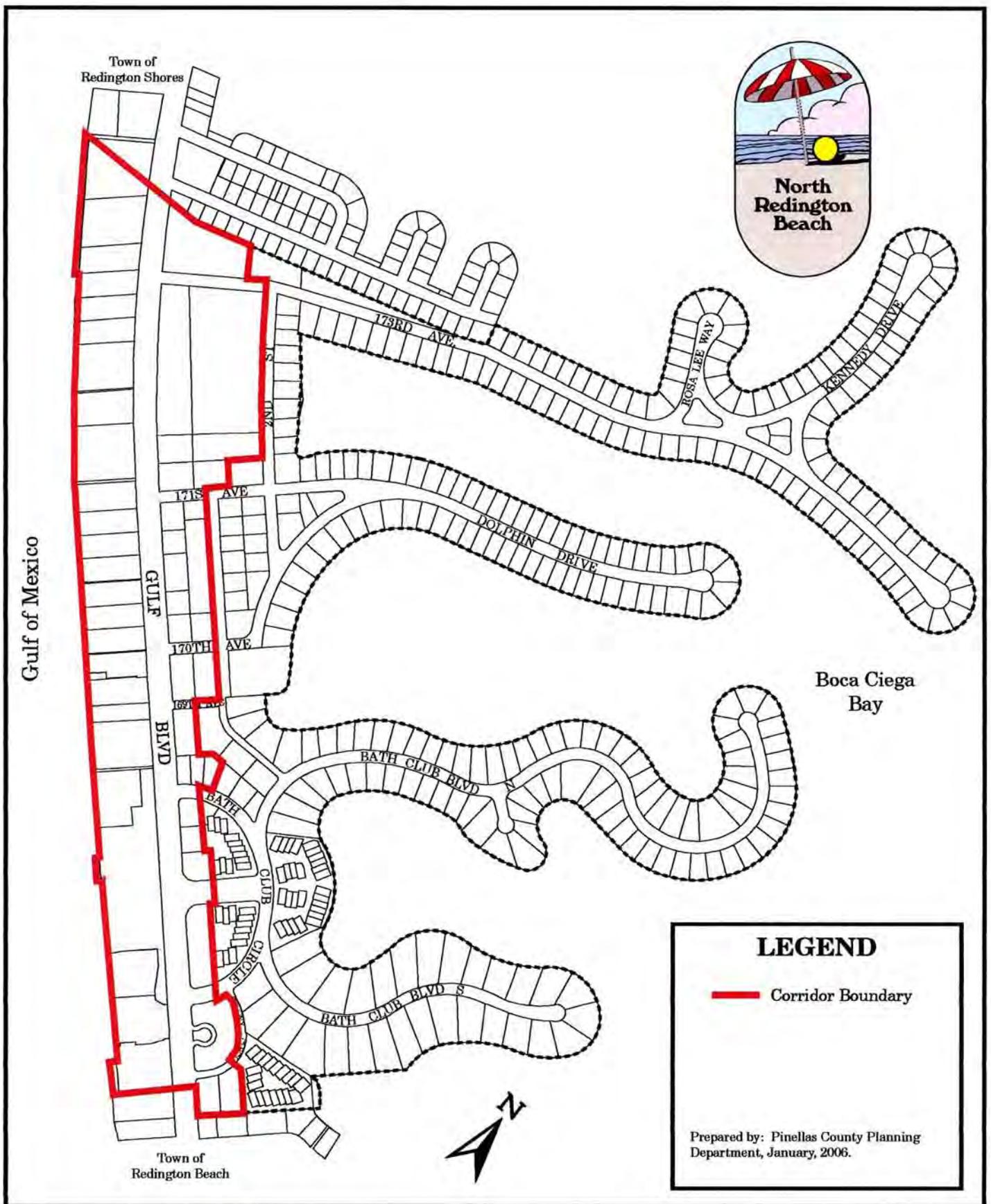
It is important to note that structures in the RH District built as tourist accommodations may not convert to a residential use at a density higher than that allowed for residential uses (i.e. greater than 15 units per acre). A structure, residential or tourist, with a legally nonconforming density may, however, be reconstructed at the same legally nonconforming density in the event it is destroyed by a natural disaster. The recent reduction of the maximum residential density allowed in the RH District has created legally nonconforming densities. Such properties are legally nonconforming because they conformed to the rules and regulations of the Town of North Redington Beach at the time the respective development order was issued.

It should also be noted that even prior to the recent reduction to 15 units per acre, most residential properties in the RH District had legally nonconforming densities because of a previous reduction in maximum allowed density in the early 1990s. Currently, the average density of multi-family uses in North Redington Beach is 28.6 units per acre, higher than the previously allowed 25 units per acre. While a legally nonconforming structure can be reconstructed at its original density in the event of a natural disaster, it must adhere to the development regulations (local, State and Federal) in effect at the time the new development order is issued as well as all applicable provisions of this Comprehensive Plan.

#### The Gulf Boulevard Corridor

Gulf Boulevard is the visual and functional entryway into North Redington Beach, and is the main artery that defines its character, sustains its businesses and connects its people. The Town recognizes the roadway's importance as both a thoroughfare and as the 'main street' of the Town, and is taking steps to ensure and enhance its future viability. Toward that end, the Gulf Boulevard Corridor was defined and delineated, as shown in **Figure 1-5**. In essence, the Corridor consists of the Gulf Boulevard public right-of-way, all parcels on its west side and contiguous parcels on its east side. Also included on the east side are a few parcels that are either connected in some way to developments along Gulf Boulevard (e.g., parking lots) or have the potential for future development into a use dependent on the roadway.

The predominant uses in the Gulf Boulevard Corridor are multifamily residential, tourist accommodations, commercial retail, services and offices. This mixture of uses substantially contributes to the character of North Redington Beach, of which Town leaders and residents have expressed a wish to maintain. The retention of the mixture of uses, the enhancement of aesthetic appeal, and pedestrian safety are all focal points for planning the future of the Corridor.



**Figure 1-5 North Redington Beach Gulf Boulevard Planning Corridor**

The Town strongly believes public participation is important toward planning the community's future. In fact, during the process of developing a Vision for the Town, the contribution of the Gulf Boulevard Corridor to the character of the Town was evident in the comments, ideas and suggestions received from Town residents. Input from businesses and residents will be critical in crafting a specific plan for the Corridor. Key components for planning the future of the Corridor are anticipated to be traffic control, public safety, pedestrian scale development and design features, building design and orientation, and landscaping/streetscaping. The melding of all these components is an ambitious, comprehensive approach that will require intergovernmental and interagency coordination.

To emphasize the need for coordination, it is important to note that Gulf Boulevard is a State-maintained road under the management of the Florida Department of Transportation (FDOT). The Town will have to work closely with the FDOT and the Metropolitan Planning Organization (MPO) regarding the future Corridor plan, as it has limited control over many functional and operational aspects of the roadway.

Traffic and pedestrian safety along Gulf Boulevard is of primary importance to the Town, as a safe environment supports the overall quality of life and enhances visitor appeal. Pedestrian safety is particularly important at locations where pedestrian activity between the beach, tourist accommodations and supporting retail and service businesses are frequent. An increased number of visible crosswalks and lower speed limits are among the ways to address pedestrian safety. As of early 2006, the Town has successfully coordinated with FDOT toward installing three additional crosswalks across Gulf Boulevard and in lowering the speed limit from 40 miles per hour to 35 miles per hour on a trial basis. If successful, the speed limit reduction will become permanent.

As discussed previously in this element, the retention of existing, and/or the construction of new, tourist accommodations are important toward maintaining the Town's character and economic vitality as a tourist destination. All of the existing tourist accommodations are within the designated Gulf Boulevard Corridor, as would be any newly constructed facilities. The Town will evaluate, and amend as necessary, its land use regulations and land development code in an effort to encourage and support tourist accommodations on either side of the Corridor. The recent increase in maximum allowed tourist unit density was a major step in that direction. In furtherance of that accomplishment, the Town will continue to encourage amendments to the Rules for Administering the Countywide Future Land Use Plan to support the establishment/retention of tourist accommodation uses.

A viable mixture of uses is another important aspect of the Town's character and the Gulf Boulevard Corridor in particular. Mixed use is particularly suitable for the east side of the Corridor, so long as internal compatibility between uses and compatibility with the surrounding areas outside the Corridor are upheld. Mixed uses suitable for this area include retail, service, office, tourist accommodations and residential. The Town will evaluate, and amend as necessary, its land use regulations and land development code to facilitate mixed uses. Again, involvement by the public in this evaluation process will be critical.

Potential changes to land use regulations and the land development code will likely relate to the development of, and enforcement mechanisms for, design criteria and standards for elements of new construction and redevelopment that support the Town's coastal attributes and character. Examples include building orientation, setback requirements, open space protection, pedestrian-friendly amenities and other criteria that promote visual and functional enhancements. The Town is also committed to streetscape improvements along Gulf Boulevard that will be coordinated with adjacent barrier island communities, Pinellas County, the MPO and the FDOT.

Through the efforts described above, the Town is taking steps to bring into fruition its vision of the Gulf Boulevard Corridor as a visually attractive, functional, pedestrian-friendly and safe area that contains a vibrant, prosperous mixture of compatible uses that contribute to the well being of businesses, residents and visitors, and can be used as a model of effective, coordinated planning.

# TRANSPORTATION ELEMENT

## I. INTRODUCTION

North Redington Beach is a barrier island community located in Pinellas County along the Gulf Coast of central Florida. The only highway facility in the Town is Gulf Boulevard (SR 699), which runs north and south the length of the barrier islands. The Pinellas Suncoast Transit Authority currently provides bus service to the Town on a daily basis.

The purpose of the Transportation Element is to describe and analyze transportation resources within North Redington Beach, to project the future conditions and establish the desired future transportation system within the local government's jurisdiction, particularly for future motorized and non-motorized traffic movement. Needs, issues, and opportunities are identified, along with specific goals, objectives, and policies as related to the transportation system.

As per Rule 9J-5, F.A.C., the criterion to determine the status of transportation systems is Level of Service (LOS). Traffic performance calculations are based upon a methodology obtained from the latest edition of the Transportation Research Board's *Highway Capacity Manual*. Level of Service is reported by letter grade from "A" to "F", with "A" being the best and "F" being the worst. With analysis of LOS, a community can determine if improvements are necessary for its current roadway network and, if so, devise possible solutions based upon an acceptable standard.

## II. INVENTORY OF EXISTING SYSTEM

### Existing Roadway Network

As shown on **Table 2-1** and **Figure 2-1**, *2005 & 2025 Roadway System by Number of Lanes and Functional Classification*, the Town of North Redington Beach is served by the major State roadway Gulf Boulevard (SR 699, shown at right), from 164<sup>th</sup> Avenue to 173<sup>rd</sup> Avenue. It is a four-lane divided minor arterial with a posted speed limit of 35 miles per hour. The other roadways, such as 173rd Avenue, North and South Bath Club Boulevards, and Dolphin Drive, like four fingers protruding in Boca Ciega Bay, are all two-lane undivided local roads, providing access to adjacent land uses and directing traffic towards Gulf Boulevard.



*Gulf Boulevard*

**TABLE 2-1:  
2004 Roadway Inventory and Level of Service**

ID (1)	On Street	From	To	Lane Type (2)	Juris- diction (3)	Functional Classification (4)	AADT (5)	Peak Volume (5)	Peak Hour Capacity (6)	Posted Speed	LOS
6330	Gulf Blvd	164th Ave	174 <sup>th</sup> Ave	4D	SR	MA	17,820	933	2,100	35	A

- Notes: (1) Gulf Blvd within North Redington Beach is part of road segment 6330.  
 (2) Lane type refers to number of lanes and a road that is either divided (D) or undivided (U).  
 (3) Jurisdiction indicates State-maintained road (SR).  
 (4) Functional classification indicates minor arterials (MA).  
 (5) Average Annual Daily and Peak Traffic.  
 (6) Use value of base satisfied flow.

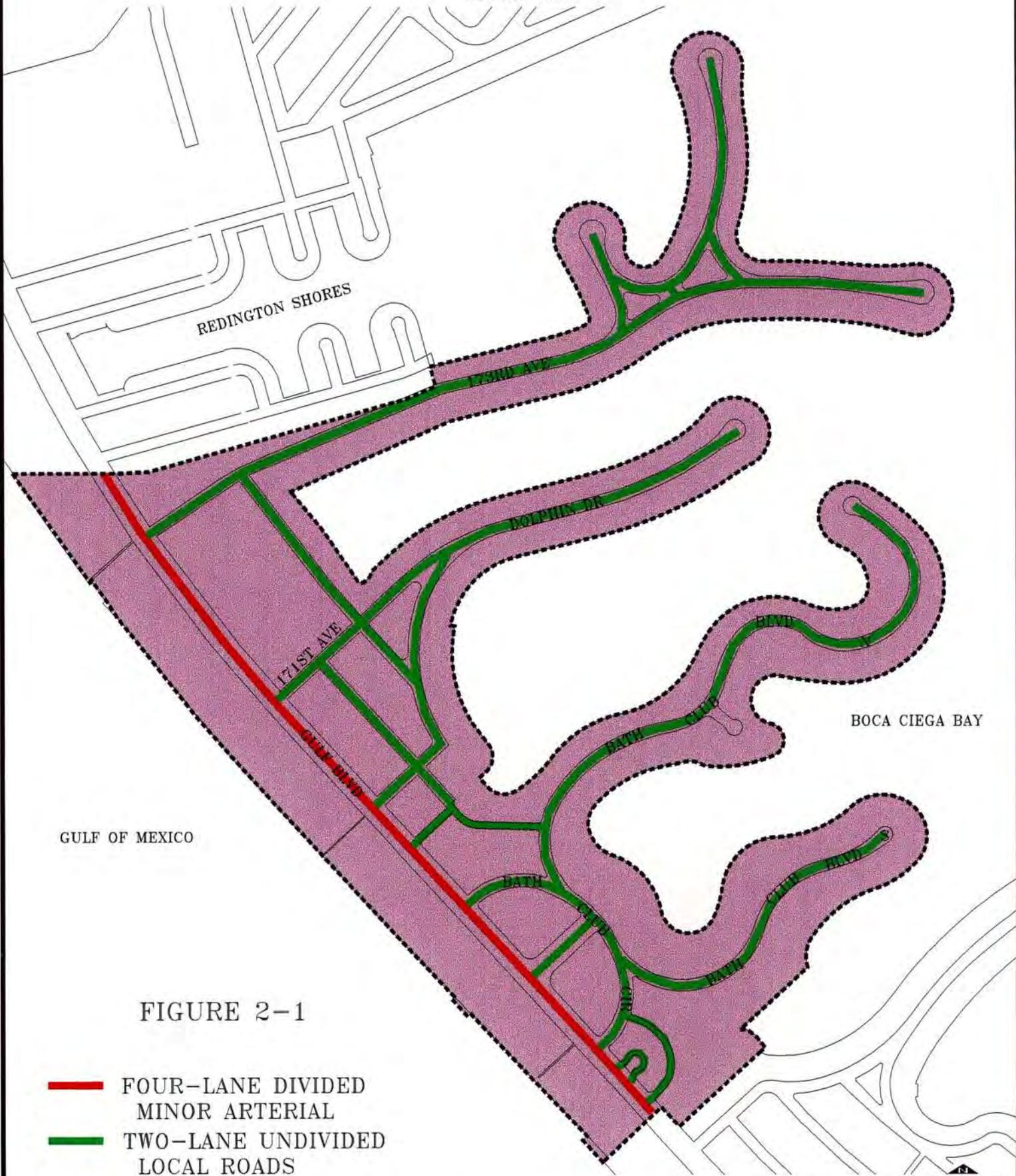
Significant Parking Facilities

Significant parking facilities are defined as public parking facilities with more than 100 spaces. Based upon that measure, there are no significant parking facilities in the Town. However, parallel parking opportunities along Gulf Boulevard are available free-of-charge and there are also 30 public parking spaces along Bath Club Concourse near the south end of Town.



*Public parking is available along Gulf Boulevard and the Bath Club Concourse*

# NORTH REDINGTON BEACH, FLORIDA 2005 & 2025 ROADWAY SYSTEM AUGUST 2005



### Mass Transit

The Pinellas Suncoast Transit Authority (PSTA) provides fixed route bus service, via the Suncoast Beach Trolley, within the Town. PSTA provides 13 bus stops along Gulf Boulevard. Trolleys run all day from 5:00 a.m. until 10:00 p.m., with later hours on Friday and Saturday, operating until 12:35 a.m. Trolleys operate 20-minute headways in the morning and 30 minute headways in the afternoon and evening. Transit service within North Redington Beach is illustrated in **Figure 2-2, 2005 and 2025 Transit Service**.

### Bicycle and Sidewalk Facilities

There are no existing bicycle facilities within North Redington Beach. Sidewalk facilities are available along Gulf Boulevard, Bath Club Circle and a small part of 171<sup>st</sup> Avenue. Existing facilities are illustrated in **Figure 2-3, 2005 Existing Sidewalk Facilities**. Even without specific bicycle routes, however, bicycle travel is easy along the local streets.

### Port, Airport, and Freight Rail Line Facilities

There are no port, airport, or freight rail line facilities within the town.

### Intermodal Facilities and Truck Routes

Intermodal facilities are transportation facilities that integrate different forms of carriers to move people or goods (e.g., airports and rail stations). The Town of North Redington Beach has no intermodal facilities. Truck routes have been delineated by Pinellas County through Ordinance 89-54. This ordinance indicates that Gulf Boulevard is an unrestricted truck route through the Town. Existing and future truck routes in North Redington Beach are illustrated in **Figure 2-4, 2005 & 2025 Truck Routes**.

### Hurricane Evacuation Routes

Gulf Boulevard is identified as an evacuation route. Residents of North Redington Beach may opt to take Gulf Boulevard north, move east on Park Boulevard to SR 694 (Gandy Boulevard) across Tampa Bay. There are also other alternatives. Evacuation routes available to the Town are illustrated in **Figure 2-5, 2005 & 2025 Hurricane Evacuation Routes**. For more information regarding hurricane evacuation routes, please see the *Coastal Management and Conservation Element* of this Comprehensive Plan.

# NORTH REDINGTON BEACH, FLORIDA 2005 & 2025 TRANSIT SERVICE

AUGUST 2005

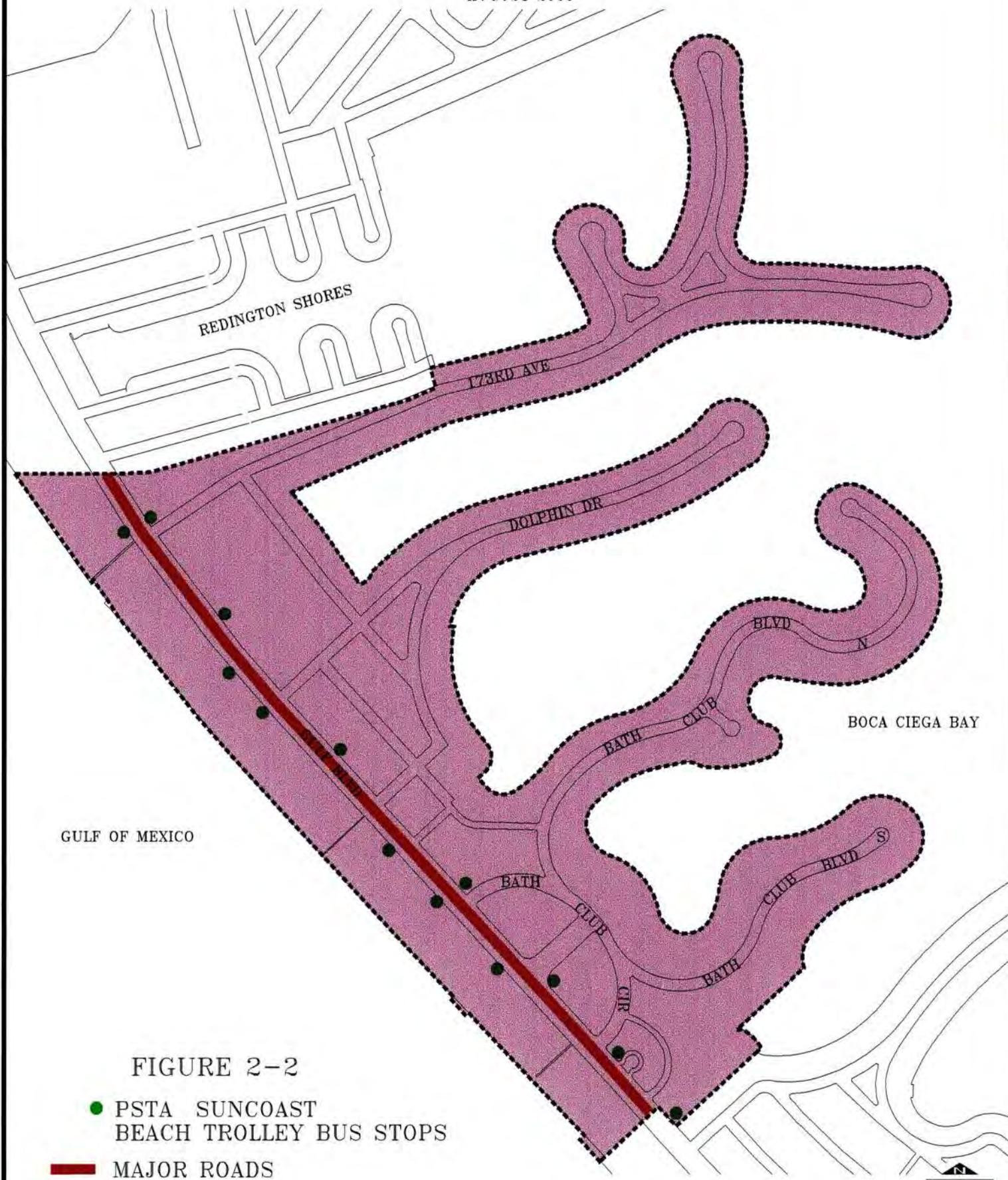


FIGURE 2-2

● PSTA SUNCOAST  
BEACH TROLLEY BUS STOPS

— MAJOR ROADS

SOURCE: PSTA

REDINGTON BEACH



# NORTH REDINGTON BEACH, FLORIDA 2005 EXISTING SIDEWALK FACILITIES

AUGUST 2005

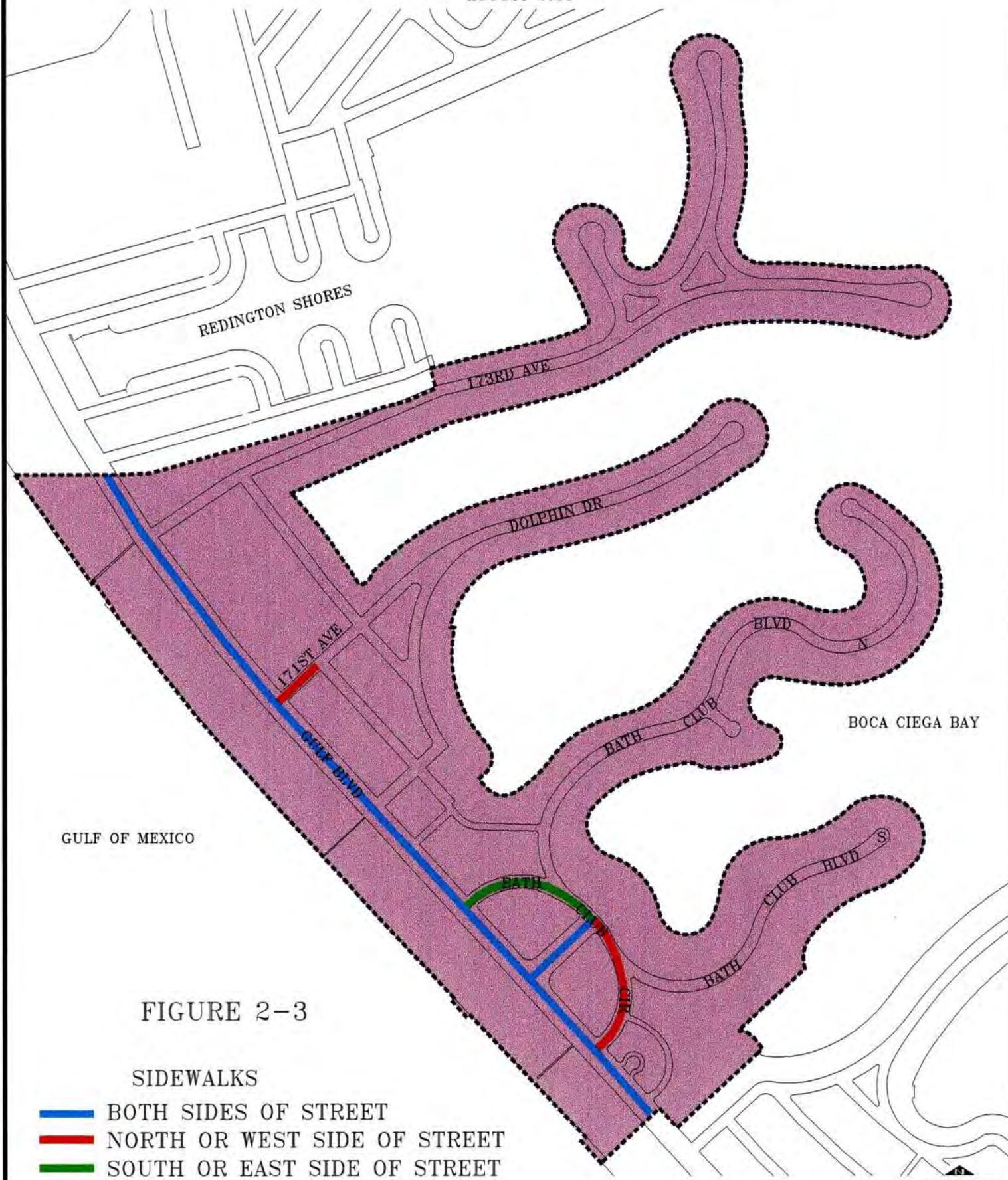


FIGURE 2-3

### SIDEWALKS

- █ BOTH SIDES OF STREET
- █ NORTH OR WEST SIDE OF STREET
- █ SOUTH OR EAST SIDE OF STREET

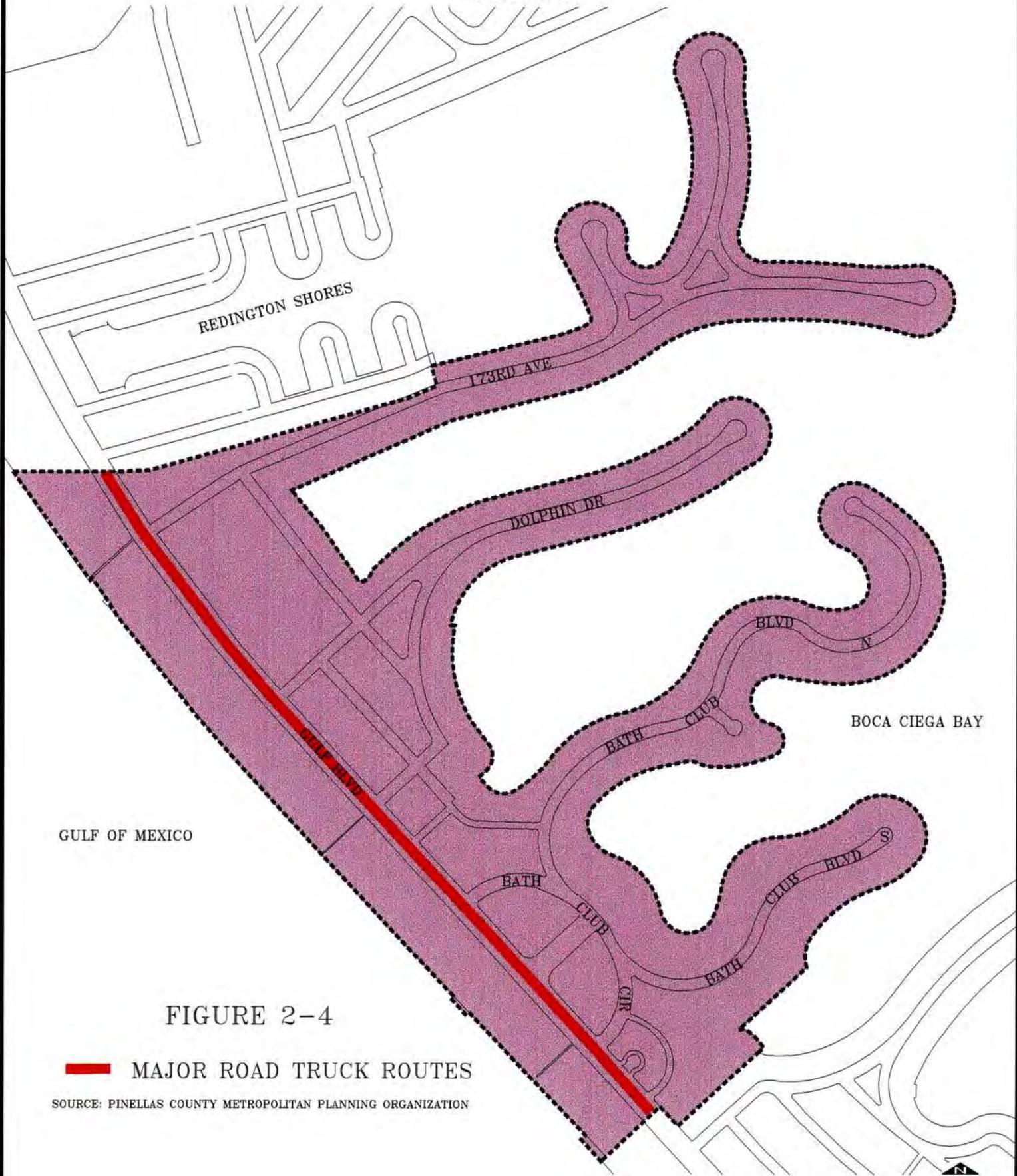
SOURCE: PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION

REDINGTON BEACH



# NORTH REDINGTON BEACH, FLORIDA 2005 & 2025 TRUCK ROUTES

AUGUST 2005



GULF OF MEXICO

BOCA CIEGA BAY

FIGURE 2-4

 MAJOR ROAD TRUCK ROUTES

SOURCE: PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION

REDINGTON BEACH





### Review of Crash Data

According to the Pinellas County Metropolitan Planning Organization (MPO), there were 11 crashes and six injuries within North Redington Beach in 2004. Crash locations are illustrated in **Table 2-2**. The intersection of Gulf Boulevard and 170<sup>th</sup> Avenue has the highest automobile crash and injury rate.

Six pedestrians have been hit and injured from 1996 to 2004. An elderly pedestrian was fatally injured as he attempted to cross Gulf Boulevard in June 2005, which draws attention to pedestrian safety issues within the Town.

**TABLE 2-2:  
Crash Locations within North Redington Beach in 2004**

<b>On Street</b>	<b>At Street</b>	<b>Crashes</b>	<b>Injuries</b>
Gulf Boulevard	170 <sup>th</sup> Avenue	3*	5*
Gulf Boulevard	171 <sup>st</sup> Avenue	3	0
Gulf Boulevard	173 <sup>rd</sup> Avenue	2	1
Gulf Boulevard	Bath Club Circle	1	0
1 <sup>st</sup> Street E	170 <sup>th</sup> Avenue	1	0
169 <sup>th</sup> Avenue	Gulf Boulevard	1	0
<b>Total</b>		<b>11</b>	<b>6</b>

Source: Pinellas County MPO, 2005. \*Alcohol related

### **III. ANALYSIS OF EXISTING DEFICIENCIES**

#### Level-of-Service Methodology

The methodology used to determine the 2004 level of service of roads comprising the transportation system was based on the FDOT *2002 Quality/Level of Service Handbook* and used VTIMAS Analysis System, a more refined level-of-service calculation methodology developed for the MPO by Tindale-Oliver and Associates, Inc. As required by Rule 9J-5.019(2)(a), F.A.C., peak hour directional levels of service are used as a measurement.

#### Level of Service

According to *Pinellas County 2005 Level of Service Inventory Report*, the portion of Gulf Boulevard within North Redington Beach is estimated to have an average annual daily traffic (AADT) flow of around 17,820 and operates at a peak hour LOS "A", illustrated in **Figure 2-6, 2004 AADT & Level of Service**.

# NORTH REDINGTON BEACH, FLORIDA 2004 AVERAGE ANNUAL DAILY TRAFFIC & LEVEL OF SERVICE

AUGUST 2005

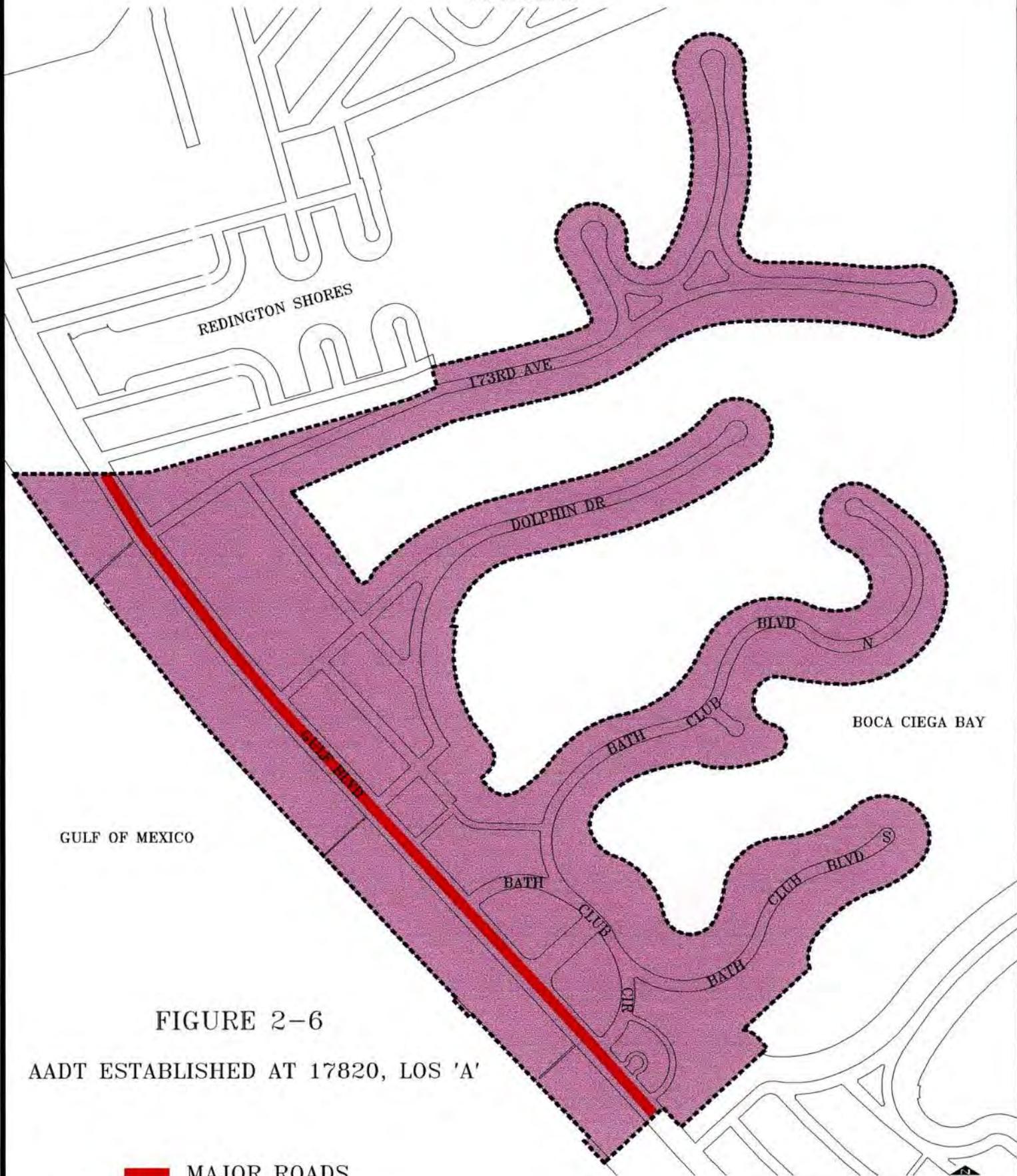


FIGURE 2-6

AADT ESTABLISHED AT 17820, LOS 'A'

 MAJOR ROADS

SOURCE: PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION

REDINGTON BEACH



### Mode Split and Vehicle Occupancy

Information regarding mode split and vehicle occupancy is not available. However, U.S. Census 2000 data includes travel characteristics of work trips. According to the Census, there were 563 employed people in North Redington Beach in 2000 (see **Table 2-3**). Single occupancy vehicles accounted for 72.82% of work trips; 4.97% were high occupancy (more than one person) vehicles; 1.24% were public transit; 6.39% were pedestrian trips; 4.09% were bicycle trips; 0.71% were motorcycles; and 8.35% of people worked at home. Work trip vehicle occupancy rate is about 1.087, calculated from carpool information. Travel data about home-based shopping, home-based school, social/recreational, and business trips are not available.

**TABLE 2-3:**  
**Work Trip Mode Split for North Redington Beach, 2000**

<b>Work Trip Type</b>	<b>Number of People</b>	<b>Percentage</b>
<b>Total:</b>	<b>563</b>	<b>100.00%</b>
<b>Car, truck, or van:</b>	<b>438</b>	<b>77.80%</b>
Drove alone	410	72.82%
Carpooled	28	4.97%
<b>Public transportation:</b>	<b>7</b>	<b>1.24%</b>
<b>Motorcycle</b>	<b>4</b>	<b>0.71%</b>
<b>Bicycle</b>	<b>23</b>	<b>4.09%</b>
<b>Pedestrian</b>	<b>36</b>	<b>6.39%</b>
<b>Other means</b>	<b>8</b>	<b>1.42%</b>
<b>Worked at home</b>	<b>47</b>	<b>8.35%</b>

Source: U.S. Census 2000 Summary File 3 (SF 3) - Sample Data, Detailed Tables

### Transit Performance

The Pinellas Suncoast Transit Authority (PSTA) serves North Redington Beach via the Suncoast Beach Trolley. The ridership on this route was 505,806 from October 2003 to September 2004, an increase of 4.37% from the previous fiscal year (see **Table 2-4**). It served 17 passengers per revenue hour during fiscal year 2003/2004, which was above the performance standard. An even greater increase was seen from August of 2004 through July of 2005, with a total of 629,367 riders, an increase of 21%.

**TABLE 2-4:  
Suncoast Beach Trolley Performance Analysis FY 2003/2004**

Route	Passengers Per Revenue Hour FY 2003/04	Revenue Hours FY 2003/04	Passengers Per Revenue Mile FY 2003/04	Revenue Miles FY 2003/04	Total Rider-Ship FY 2003/04	Total Rider-ship FY 2002/03	Ridership % Change
<b>Beach Trolley</b>	17.18	29,434	0.95	530,628.2	505,806	484,631	4.37%

Source: Pinellas Suncoast Transit Authority Staff

Transportation Disadvantaged Population

Chapter 427, F.S., defines “Transportation Disadvantaged” as those persons who, because of physical or mental disability, income status, or age are unable to transport themselves or purchase transportation. According to the U.S. Census 2000 Summary File 3 detailed table, there were 186 people in North Redington Beach below 200% of the Federal Poverty Level, and about 56 people without a vehicle in 2000. According to the *Pinellas County Transportation Disadvantaged Program Service Plan 2004-2007*, approximately 13 percent of the Pinellas County population is estimated to be transportation disadvantaged. However, North Redington Beach is a fairly affluent community with many retirees, and the U.S. Census bases their calculations on income, not wealth. Those without vehicles may not necessarily be below the poverty level and unable to afford to purchase a vehicle.

Characteristics of Major Trip Generators and Attractors

The major traffic generators and attractors within North Redington Beach include:

- The Beach
- Hilton North Redington Beach Resort
- Gull Harbor Condominiums
- The Tides Condominiums
- Wine Cellar Restaurant

The major trip generators and attractors relate to the hotels and attractions within the Town of North Redington Beach, illustrated in **Figure 2-7, Major Traffic Generators and Attractors**. As a result, the nature of the travel for these generators and attractors involves recreation and/or tourism, attracting tourists and other travelers to the area.

Adequacy of Transportation System for Coastal Population Evacuation

Although the hurricane evacuation routes were deemed adequate in the *2000 Regional Hurricane Evacuation Study*, four close calls with hurricanes in August and September 2004 demonstrated that emergency evacuation remains a critical issue along the Pinellas Suncoast. Please see the *Coastal Management and Conservation Element* for more information.

# NORTH REDINGTON BEACH, FLORIDA MAJOR TRAFFIC GENERATORS AND ATTRACTORS

AUGUST 2005

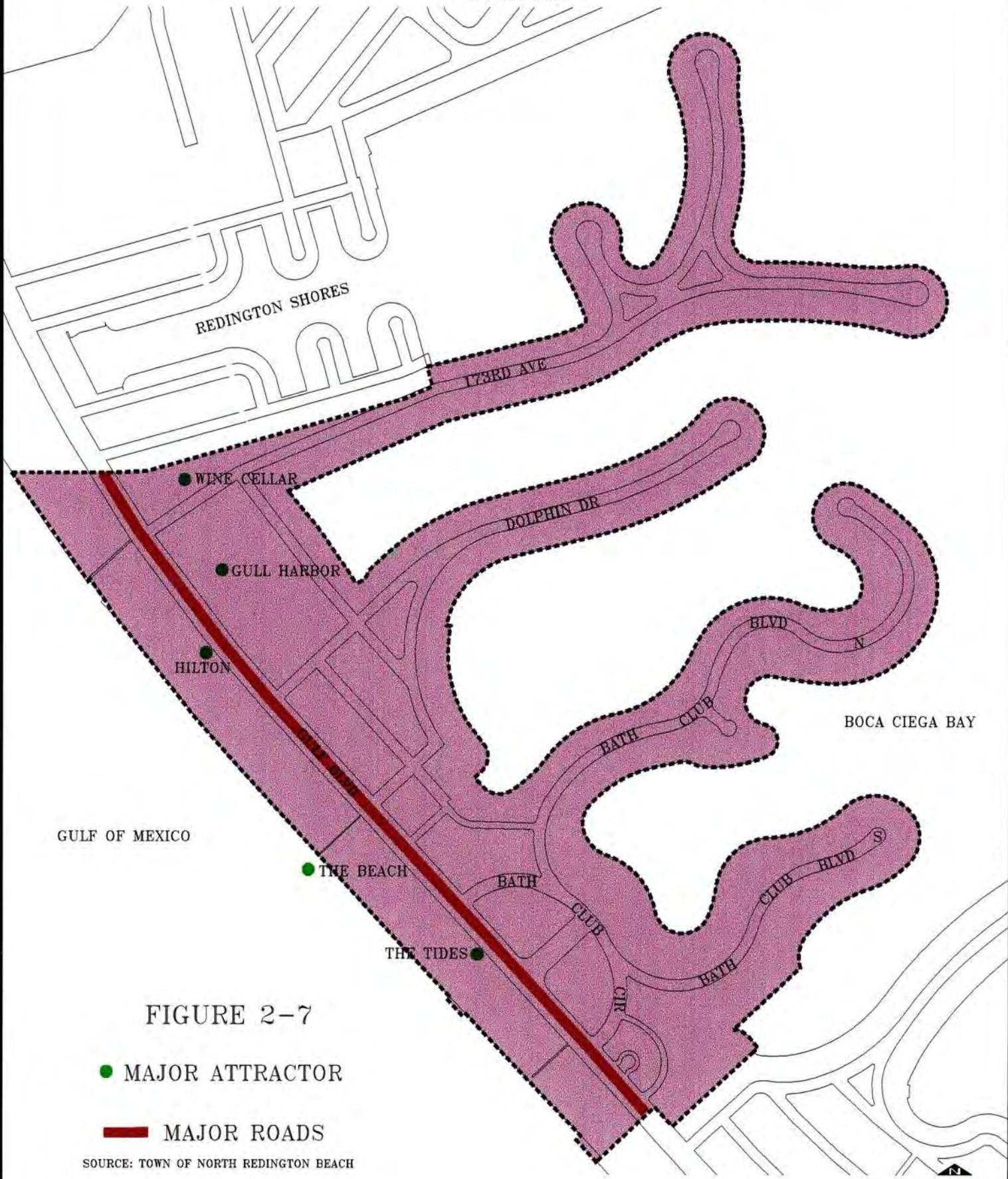


FIGURE 2-7

● MAJOR ATTRACTOR

— MAJOR ROADS

SOURCE: TOWN OF NORTH REDINGTON BEACH

REDINGTON BEACH



### Analysis of Intermodal Deficiencies

Since the town has no Intermodal facilities, this is not applicable to North Redington Beach.

## **IV. ANALYSIS OF PROJECTED NEEDS**

Pursuant to the requirement of Rule 9J-5, F.A.C., projections were prepared of the future traffic circulation levels of service and system needs based upon the future land use patterns of North Redington Beach. These projections serve as a basis for determining the need for new roadway facilities and expansions to support planned development and to maintain adopted LOS standards.

No major development is planned for the community and the total population and employed population are expected to remain relatively constant, as described in the *Future Land Use Element* of this Comprehensive Plan. A large portion of traffic along Gulf Boulevard is through-trips (neither an origin nor destination within North Redington Beach). It is assumed that many of the future automobile trips will be the result of trips from other parts of Pinellas County.

### Future Roadway Network

In December 2004, the Pinellas County MPO adopted the *2025 Long Range Transportation Plan*. According to the MPO, lane type and classification of Gulf Boulevard will remain unchanged, but more 'Intelligent Transportation System' (ITS) techniques will be deployed to manage localized or seasonal congestion. Gulf Boulevard is listed as an ITS Corridor Phase 3 in the *2025 Long Range Transportation Plan*.

### Future Significant Parking Facilities

As described earlier in this Element, there are no significant public parking facilities (100+ spaces) within the Town. As space is limited, there is no easy or inexpensive solution. The Town will continue to coordinate with the FDOT and explore the feasibility of additional parking options.

### Future Mass Transit

It is anticipated that North Redington Beach will continue to be served by PSTA, and the route of the Trolley within the Town will not change. Since shelters, benches and other facilities are unavailable at several bus stops, future efforts for transit service may need to focus more on improving the level of service of bus stops. Until now, bus stop shelters have not been built because of the lack of sufficient right-of-way on which to construct them, so an emphasis may be placed on the construction of other alternatives, such as benches. As shown in the following photos, good bus stop design is not only convenient for bus riders, but also enhances aesthetical features of the roadway.



*Signpost Only*



*Signpost, Shelter, Bench & Some Amenities*

### Bicycle and Sidewalk Facilities

The 2025 Pinellas County MPO Long Range Transportation Plan indicates that connecting bike lanes will be provided along Gulf Boulevard through the Town of North Redington Beach and all along the west coast of Pinellas County, illustrated in **Figure 2-8, 2025 Bicycle and Sidewalk Facilities**. There is no timeline for this project. Sidewalks currently located on Gulf Boulevard and Bath Club Circle will continue to be maintained in the future. Quality pedestrian friendly design plays an important role in the enhancement of a transportation corridor.

### Port, Airport, and Freight Rail Line Facilities

There are no planned port, airport, or freight rail line facilities within the Town.

### Intermodal Facilities and Truck Routes

No Intermodal facilities are planned. Gulf Boulevard is classified by Pinellas County as an unrestricted truck route. It is anticipated that this classification will continue in the future.

### Hurricane Evacuation Routes

The future hurricane evacuation routes for North Redington Beach are assumed to remain unchanged.

### Transportation Concurrency Management or Exception Areas

There are no transportation concurrency management or exception areas.

# NORTH REDINGTON BEACH, FLORIDA 2025 BIKEWAY AND SIDEWALK FACILITIES

AUGUST 2005

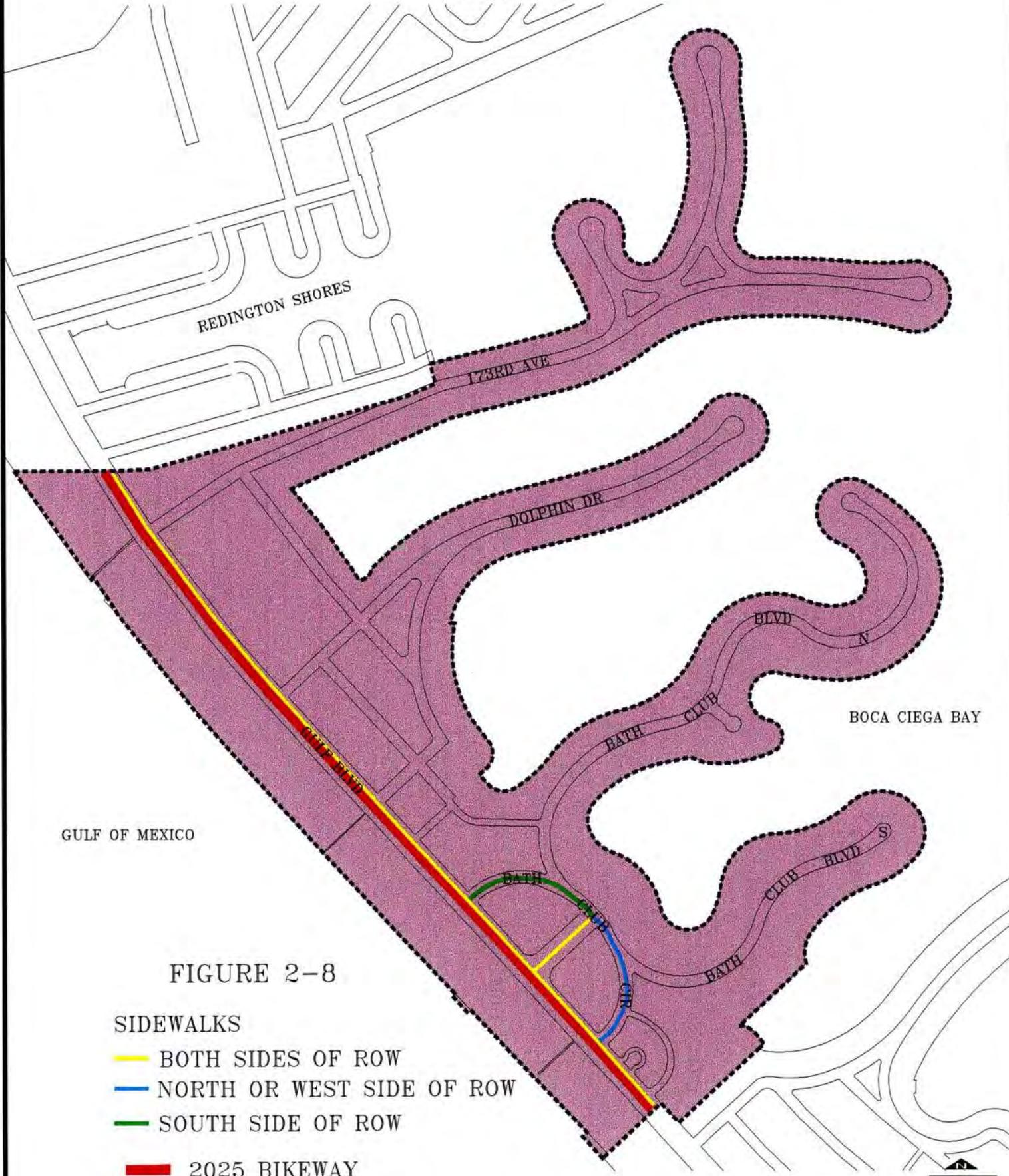


FIGURE 2-8

**SIDEWALKS**

- BOTH SIDES OF ROW
- NORTH OR WEST SIDE OF ROW
- SOUTH SIDE OF ROW

— 2025 BIKEWAY

SOURCE: PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION

REDINGTON BEACH



Projected Roadway Level of Service

Using historic AADT data, 2025 AADT and LOS are projected for Gulf Boulevard within North Redington Beach. At that future date, LOS is expected to be “B” (see **Table 2-5**, and **Figure 2-9**, *2025 AADT & Level of Service*). Traffic performance enhancements will be explored through the MPO, related to the use of Transportation Systems Management (intersection and operational improvements) and Transportation Demand Management (encouraging alternatives to the single occupant automobile).

**TABLE 2-5:**  
**North Redington Beach Future Traffic Projections**

Road ID	On Street	From	To	Lane Type	AADT	Peak Volume	Peak Hour Capacity	Posted Speed	LOS
6330	Gulf Blvd	164th Ave	173rd Ave	4D	21,509	1,400	1,900	35	B

Source: Pinellas County MPO, 2005.

# NORTH REDINGTON BEACH, FLORIDA 2025 AVERAGE ANNUAL DAILY TRAFFIC & LEVEL OF SERVICE

AUGUST 2005

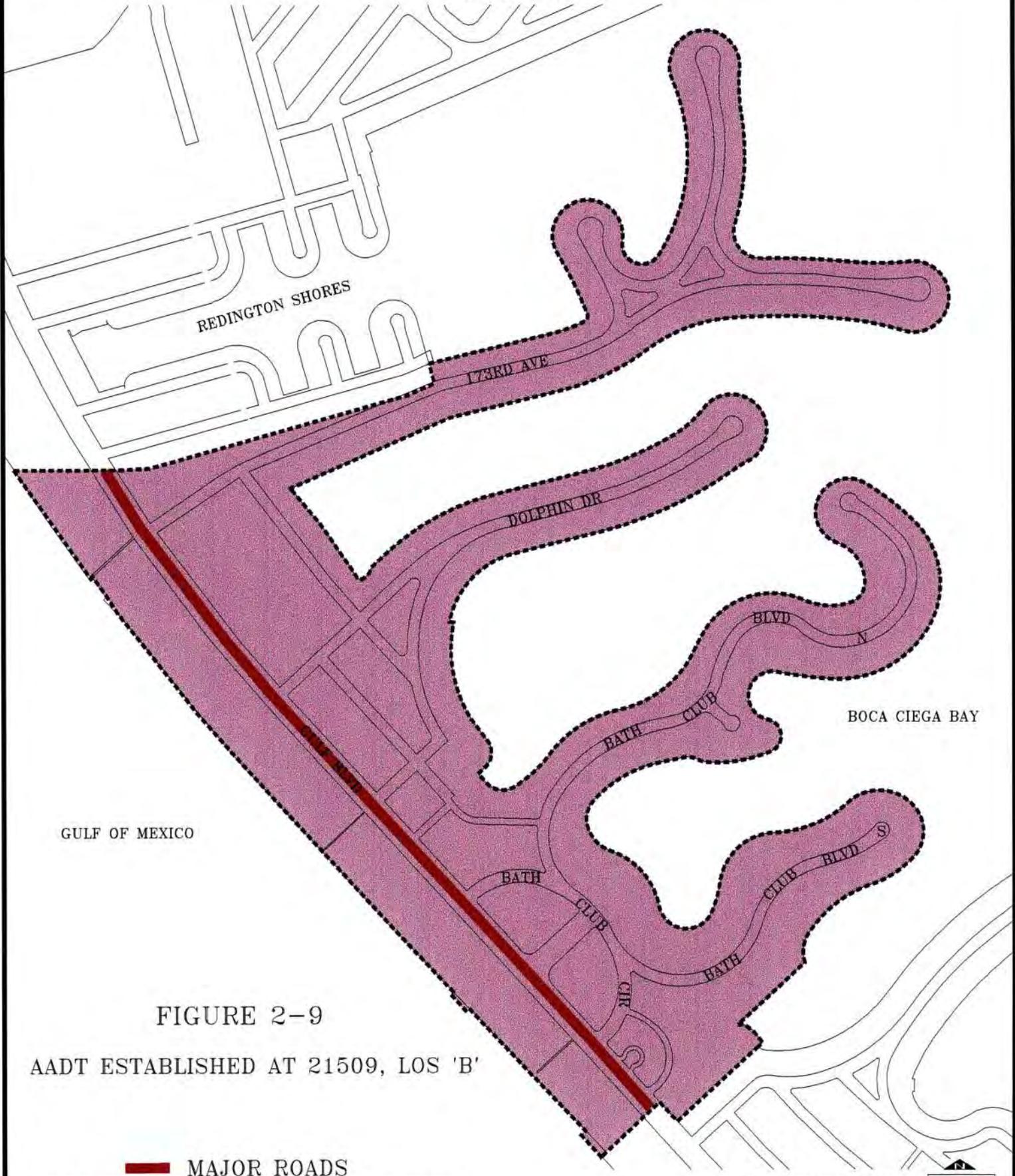


FIGURE 2-9

AADT ESTABLISHED AT 21509, LOS 'B'

— MAJOR ROADS

SOURCE: PINELLAS COUNTY METROPOLITAN PLANNING ORGANIZATION

REDINGTON BEACH



# HOUSING ELEMENT

## I. INTRODUCTION

The Town of North Redington Beach is located on Sand Key, a barrier island along the Gulf of Mexico, in Pinellas County. The Town is bordered on the north by Redington Shores, and on the south by Redington Beach. Because of the small size of the Town and the lack of opportunity for expansion, it is essentially built-out, and significant future growth is not expected, either in population or in housing units. The Town's Comprehensive Plan projects few additional dwelling units within the Town between 2005 and 2030. This projected flat growth in the number of dwelling units indicates little growth in permanent population numbers as well. The result is an estimated permanent population of 1,770 persons by 2030, virtually unchanged from current numbers. Due to its coastal waterfront location, the Town of North Redington Beach also has a relatively large seasonal population, which is estimated at 688 persons in 2005.

The Town is committed to continuing the provision of quality housing for both its permanent and seasonal residents. Its location on a barrier island with the Gulf of Mexico to the west and the Intracoastal Waterway to the east creates high property values, which severely limit the amount of housing available for those who work in the local tourist economy. The Town acknowledges this problem; however there does not appear to be an easy solution, as housing is largely market driven. As with much of the rest of Florida, the Town has experienced a tremendous increase in property values over the past few years.

## II. HOUSING INVENTORY & ANALYSIS

This inventory provides data collected from the 1990 U.S. Census, the 2000 U.S. Census and the Shimberg Center for Affordable Housing. Data is shown for both the Town of North Redington Beach and Pinellas County. This offers a comparison of the local conditions and how they correlate not only with conditions from ten years earlier, but also with the County overall.

### Type of Dwelling Units

Based on the 1990 Census, North Redington Beach had a total of 786 dwelling units. As of mid-2005, there were 1,308 units. This increase is due mostly to new multi-family housing development. **Table 3-1** includes current data compiled by the Pinellas County Planning Department. In comparison with Pinellas County overall, a much greater proportion of housing in North Redington Beach is multi-family.



*New Condominium Complex*

**TABLE 3-1:  
North Redington Beach and Pinellas County  
Housing Type Distribution Comparison**

HOUSING TYPE	UNITS IN NORTH REDINGTON BEACH	PERCENTAGE NORTH REDINGTON BEACH	UNITS IN PINELLAS COUNTY	PERCENTAGE PINELLAS COUNTY
Multi-Family (2+units)*	1,009	75.4%	203,463	41.3%
Single Family Detached	299	22.9%	236,657	48.1%
Mobile Home	0	0%	50,391	10.2%
Other**	0	0%	1,825	0.4 %
<b>TOTAL</b>	<b>1,308</b>	<b>100%</b>	<b>492,336</b>	<b>100%</b>

\*Includes attached townhomes, apartments, condominiums, duplexes, triplexes

\*\*Includes campers, vans and houseboats

Source: Pinellas County Planning Department, 2005

#### Tenure of Housing Units

The numbers regarding tenure in **Table 3-2** are based upon permanent occupancy only, and do not reflect the large seasonal population residing in North Redington Beach for part of the year. The information is based upon the U.S. Census for 1990 and 2000, and offers a comparison of how the Town has changed over the last decade. It is observed that there has been a noticeable shift in tenure with an increasing preference for owning rather than renting housing. **Table 3-2**, however, also reveals that for Pinellas County, as a whole, the percentage of permanently occupied units that are owner-occupied is almost 71% versus 55% for the Town of North Redington Beach.

**TABLE 3-2:  
North Redington Beach and Pinellas County  
Housing Tenure Comparison, 1990 & 2000**

TENURE (permanent occupancy only)	NUMBER OF UNITS NORTH REDINGTON BEACH		PERCENTAGE NORTH REDINGTON BEACH		NUMBER OF UNITS PINELLAS COUNTY*	PERCENTAGE PINELLAS COUNTY
	1990	2000	1990	2000	2000	2000
Owner-Occupied	262	443	41.6%	55.1%	297,684	70.9%
Renter-Occupied	368	361	58.4%	44.9%	122,167	29.1%
<b>TOTAL</b>	<b>630</b>	<b>804</b>	<b>100.0%</b>	<b>100.0%</b>	<b>419,851</b>	<b>100.00%</b>

Source: U.S. Bureau of the Census, 1990 & 2000. \*1990 data not available

The Town recognizes the importance of multi-family rental housing to the overall housing mix, especially in a community where ownership housing is appreciating substantially in price due to the coastal location. **Table 3-5** and **Table 3-11**, described in

greater detail later in this Element, document that the median rent in North Redington Beach was less than half the median monthly cost of owning a home in 2000. These rental units can provide for at least some of the housing needs for those families that provide essential services to the Town and surrounding communities, but would otherwise be unable to afford to live in the Town.

North Redington Beach does not have any rental units currently using Federal, State or local subsidies. There are also no mobile home parks or group homes within the municipal limits. The Town discourages the location of group homes within its borders because of its location in the Coastal Storm Area and corresponding Hurricane Evacuation Level A. In addition, there are no foster care facilities currently within the municipal boundaries.

Age of Housing Stock

**Table 3-3** displays the age of the housing stock in North Redington Beach and Pinellas County. According to the 2000 Census, the vast majority of housing in the Town was erected within the last 50 years. Structures built before World War II (there are eight total) may positively impact the character of the Town, but there are no units within the Town’s boundaries that are listed on the *National Register of Historic Places*. The potential significance of these eight structures to community character is acknowledged by the Town and will be considered in future development decisions.

**TABLE 3-3:**  
***North Redington Beach and Pinellas County Housing Age***

YEAR BUILT	NUMBER OF UNITS NORTH REDINGTON BEACH	PERCENTAGE NORTH REDINGTON BEACH	NUMBER OF UNITS PINELLAS COUNTY	PERCENTAGE PINELLAS COUNTY
1990- March 2000	179	13.1%	46,723	9.7%
1980-1989	250	18.3%	120,367	21.3%
1970-1979	428	31.4%	135,332	28.1%
1960-1969	152	11.1%	82,531	17.1%
1940-1959	348	25.5%	94,867	19.8%
1939 or earlier	8	0.6%	19,753	4.0%
<b>TOTAL</b>	<b>1,365</b>	<b>100%</b>	<b>499,573</b>	<b>100.00%</b>

Source: Shimberg Center for Affordable Housing, 2002.

Rental Information

The 2000 U.S. Census provides the most recent information regarding the gross and median rental costs for the Town and Pinellas County. The Town continues to have multiple rental housing opportunities, such as the complex shown at right. **Table 3-4** displays gross rent in 2000 and **Table 3-5** compares the median rent rates between the years 1990 and 2000 for the Town. The more expensive rent trend for North Redington Beach is readily apparent in comparison to the County as a whole.



*Rental Housing is Available*

**TABLE 3-4:**  
***North Redington Beach and Pinellas County Gross Rent, 2000***

MONTHLY RENT	NUMBER OF UNITS NORTH REDINGTON BEACH	PERCENTAGE NORTH REDINGTON BEACH	NUMBER OF UNITS PINELLAS COUNTY	PERCENTAGE PINELLAS COUNTY
Less than \$200	0	0%	3,339	2.8%
\$200- \$299	0	0%	3,919	3.3%
\$300-\$499	14	3.8%	24,737	20.4%
\$500-\$749	102	28.7%	52,256	43.1%
\$750-\$999	193	54.2%	21,739	17.9%
\$1,000-\$1,499	34	9.6%	7,445	6.2%
\$1,500 or more	8	2.2%	2,992	2.5%
No cash rent	5	1.4%	4,602	3.8%
<b>TOTAL</b>	<b>365</b>	<b>100%</b>	<b>121,029</b>	<b>100%</b>

Source: Shimberg Center for Affordable Housing, 2000.

**TABLE 3-5:**  
***North Redington Beach Median Rent, 1990 & 2000***

YEAR	MEDIAN MONTHLY RENT
1990	\$625.00
2000	\$793.00
<b>PERCENT CHANGE</b>	<b>+ 21.2%</b>

Source: U.S. Bureau of the Census, Census 1990 & Census 2000.

## Housing Values

The most recent comprehensive data regarding the values of homes in North Redington Beach are from the 2000 U.S. Census. **Table 3-6** compares the range of home values between 1990 and 2000. As can be seen, the median home value increased by 96 percent over that 10 year time span. Although specific numbers are unknown at this time, the torrid housing market over the past five years could have only exacerbated the rapid increase in home values. The increase is amplified for waterfront areas, such as the one shown at right.



*Single Family Waterfront Homes*

**TABLE 3-6:**  
**North Redington Beach Value of Specified Owner-Occupied Units, 1990 & 2000**

VALUE	NUMBER OF UNITS		PERCENTAGE	
	1990	2000	1990	2000
Less than \$50,000	1	0	0.5%	0.0%
\$50,000 to \$99,999	13	9	5.9%	4.1%
\$100,000 to \$149,999	80	20	36.0%	9.1%
\$150,000 to \$199,999	66	14	29.7%	6.4%
\$200,000 to \$299,999	53	51	23.9%	23.2%
\$300,000 to \$499,999	9	105	4.0%	47.7%
\$500,000 to \$999,999	*	16	-	7.3%
\$1,000,000 or more	*	5	-	2.3%
<b>MEDIAN</b>	<b>\$161,200</b>	<b>\$316,700</b>	<b>-</b>	<b>-</b>

\*The upper limit in the 1990 Census was the '\$300,000 or more' category.

Source: U.S. Bureau of the Census, 1990 Census & 2000 Census.

**Table 3-7** is based on information for new housing units that were added to the Town's tax roll between January 1, 2003 and December 31, 2003 and for existing housing units that were sold during this time frame. This more current data reveals that median value of new housing in the Town was \$953,800 and the median sale price for existing single-family homes and condominiums was \$475,000 and \$404,500, respectively. **Table 3-8** depicts Pinellas County housing values in the Year 2000. Once again, the numbers speak for themselves. This table reveals that approximately 53% of owner-occupied housing units in Pinellas County had a value of less than \$100,000. In the Town of North Redington Beach, however, homes of less than \$100,000 in value represented less than 5% of the Town's owner-occupied housing units.

**TABLE 3-7:  
North Redington Beach Housing Sales Summary, 2003**

<b>New and Existing Single-Family and Condominium Housing by Price</b>				
<b>PRICE RANGE</b>	<b>NEW</b>		<b>EXISTING</b>	
	Single-Family	Condo	Single-Family	Condo
Less than \$30,000	0	0	0	0
\$30,000 - \$60,000	0	0	0	1
\$60,001 - \$80,000	0	0	0	2
\$80,001 - \$100,000	0	0	0	6
\$100,001 - \$130,000	0	0	0	1
\$130,001 - \$200,000	0	0	0	4
\$200,001 - \$300,000	0	0	1	5
\$300,001 - \$400,000	0	0	4	7
\$400,001 - \$500,000	0	0	8	7
\$500,001 - \$750,000	1	0	6	17
\$750,001 - \$1,000,000	2	0	1	4
\$1,000,001 or more	2	0	1	0
<b>QUANTITY</b>	<b>5</b>	<b>0</b>	<b>21</b>	<b>54</b>
<b>MED. SALE PRICE</b>	<b>\$1,350,000</b>	<b>N/A</b>	<b>\$475,000</b>	<b>\$404,500</b>
<b>MEDIAN EMV*</b>	<b>\$893,600</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>MED. SALE &amp; EMV</b>	<b>\$953,800</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

\*EMV = Estimated Market Value

Source: U.S. Bureau of the Census, Census 1990 & Census 2000.

**TABLE 3-8:  
Pinellas County Value of Specified Owner-Occupied Units, 2000**

<b>VALUE</b>	<b>NUMBER OF UNITS</b>	<b>PERCENTAGE</b>
Less than \$50,000	15,836	7.60%
\$50,000 to \$99,000	94,495	45.50%
\$100,000 to \$149,000	48,034	23.10%
\$150,000 to \$199,999	21,655	10.40%
\$200,000 to \$299,999	15,534	7.50%
\$300,000 to \$499,999	8,624	4.10%
\$500,000 to \$999,999	3,040	1.50%
\$1,000,000 or more	658	0.30%
<b>TOTAL</b>	<b>207,876</b>	<b>100.00%</b>

Source: Shimberg Center for Affordable Housing, 2002.

### Monthly Cost of Owner-Occupied Units

The following tables have been compiled from information from the 2000 Census, to display the costs associated with owning a home in the Town of North Redington Beach and in Pinellas County. **Table 3-9** compares monthly mortgage costs between the years 1990 and 2000 and **Table 3-10** shows the monthly mortgage costs for Pinellas County

in 2000. The two tables show that 50% of those homeowners in North Redington Beach with a mortgage pay \$1,500 or more a month on their mortgage, while this level of mortgage payment represents only 13% of similar homeowners countywide. This is not surprising given the significant differential between the median value of housing in North Redington Beach and Pinellas County. Table 3-11 depicts monthly median home ownership costs for those homeowners in the Town, with and without mortgages.

**TABLE 3-9:  
North Redington Beach Mortgage Status & Selected Monthly Mortgage Costs  
1990 & 2000**

MORTGAGE COST	NUMBER OF UNITS		PERCENTAGE	
	1990	2000	1990	2000
Less than \$300	0	0	0.0%	0.0%
\$300 to \$499	7	0	3.0%	0.0%
\$500 to \$699	18	5	7.7%	2.3%
\$700 to \$999	22	10	9.4%	4.5%
\$1,000 to \$1,499	39	21	16.7%	9.5%
\$1,500 to \$1,999	21	44	9.0%	20.0%
\$2,000 or more	12	66	5.1%	30.0%
Not Mortgaged	114	74	48.9%	33.6%
<b>TOTAL</b>	<b>233</b>	<b>220</b>	<b>100.0%</b>	<b>100.0%</b>

Source: U.S. Bureau of the Census, Census 1990 & Census 2000.

**TABLE 3-10:  
Pinellas County Mortgage Status & Selected Monthly Owner Costs, 2000**

MORTGAGE COST	NUMBER OF UNITS	PERCENTAGE
Less than \$300	850	0.4%
\$300 to \$499	8,311	4.0%
\$500 to \$699	25,383	12.2%
\$700 to \$999	4,7043	22.6%
\$1,000 to \$1,499	39,706	19.1%
\$1,500 to \$1,999	14,566	7.0%
\$2,000 or more	12,227	5.9%
Not Mortgaged	59,790	28.8%
<b>TOTAL</b>	<b>207,876</b>	<b>100.0%</b>

Source: Shimberg Center for Affordable Housing, 2000.

**TABLE 3-11:  
North Redington Beach Median Home Ownership Costs, 1990 & 2000**

YEAR	MEDIAN MONTHLY COST	
	Mortgage	No Mortgage
1990	\$1,104	\$306
2000	\$1,710	\$532
<b>PERCENT CHANGE</b>	<b>+ 35.4%</b>	<b>+ 42.5%</b>

Source: U.S. Bureau of the Census, Census 1990 & Census 2000.

Cost Burden

**Tables 3-12** through **3-15** indicate the proportion of income spent on ownership and rental costs for a residence in North Redington Beach and Pinellas County. For time comparison purposes, sample data for North Redington Beach from both the 1990 Census and the 2000 Census are given. Pinellas County data from the 2000 Census is shown for cross comparison purposes. Federal guidelines generally assume that a family or household is paying too much for housing if housing costs consume more than 30% of their income. Using this barometer, a smaller percentage of households in North Redington Beach exceeded this 30% threshold in 2000 than in Pinellas County as a whole, even though the median home value in the Town is considerably higher than that for the County. There were also a smaller percentage of homeowners in the Town in 2000 that had to pay more than 30% of their income to the cost of homeownership as compared to the situation in 1990. Even though the median value of a home almost doubled from 1990 to 2000, the cost burden of homeownership did not appear to worsen during the decade.

**TABLE 3-12:  
Ownership Cost Burden, North Redington Beach, 1990 & 2000**

INCOME DEVOTED TO COST OF OWNERSHIP	NUMBER OF UNITS		PERCENTAGE	
	1990	2000	1990	2000
Less than 20 percent	137	108	58.8%	49.1%
20 to 24 percent	31	45	13.3%	20.5%
25 to 29 percent	20	23	8.6%	10.4%
30 to 34 percent	2	16	0.9%	7.3%
35 percent or more	43	23	18.4%	10.4%
Not computed	0	5	0.0%	2.3%
<b>TOTAL</b>	<b>233</b>	<b>220</b>	<b>100.0%</b>	<b>100.0%</b>

Source: U.S. Bureau of the Census, Census 1990 & Census 2000

**TABLE 3-13:  
Ownership Cost Burden, Pinellas County, 2000**

<b>INCOME DEVOTED TO COST OF OWNERSHIP</b>	<b>NUMBER OF UNITS</b>	<b>PERCENTAGE</b>
Less than 20 percent	106,887	51.4%
20 to 24 percent	29,190	14.0%
25 to 29 percent	19,642	9.4%
30 to 34 percent	13,465	6.5%
35 percent or more	36,701	17.7%
Not computed	1,988	1.0%
<b>TOTAL</b>	<b>207,873</b>	<b>100.00%</b>

Source: Shimberg Center for Affordable Housing, 2000.

**TABLE 3-14:  
Renter Cost Burden, North Redington Beach, 1990 & 2000**

<b>INCOME DEVOTED TO RENT</b>	<b>NUMBER OF UNITS</b>		<b>PERCENTAGE</b>	
	1990	2000	1990	2000
Less than 20 percent	79	108	21.5%	30.3%
20 to 24 percent	64	57	17.4%	16.0%
25 to 29 percent	47	55	12.8%	15.5%
30 to 34 percent	38	12	10.3%	3.4%
35 percent or more	123	115	33.4%	32.3%
Not computed	17	9	4.6%	2.5%
<b>TOTAL</b>	<b>368</b>	<b>356</b>	<b>100.0%</b>	<b>100.0%</b>

Source: U.S. Bureau of the Census, Census 1990 & Census 2000.

**TABLE 3-15:  
Renter Cost Burden, Pinellas County, 2000**

<b>INCOME DEVOTED TO RENT</b>	<b>NUMBER OF UNITS</b>	<b>PERCENTAGE</b>
Less than 20 percent	35,545	29.4%
20 to 24 percent	17,069	14.0%
25 to 29 percent	1,3083	10.9%
30 to 34 percent	10,819	8.9%
35 percent or more	37,520	31.0%
Not Computed	6,993	5.8%
<b>TOTAL</b>	<b>121,029</b>	<b>100.0%</b>

Source: Shimberg Center for Affordable Housing, 2000.

A similar situation occurred in the Town for renters during this decade. In fact, the percentage of households that had to devote more than 30% of their income to rent fell by eight percent from 1990 to 2000. **Table 3-16** displays the amount of household income for Town residents, and **Table 3-17** shows the sources of that income. It is important to note the large number of retirees living in the Town, and the fact that income, not overall wealth, is included in the table.

**TABLE 3-16:  
North Redington Beach Household Income, 1990 & 2000**

INCOME	# OF HOUSEHOLDS		PERCENTAGE	
	1989	1999	1989	1999
Less than \$10,000	54	53	8.6%	6.7%
\$10,000 to \$14,999	66	68	10.5%	8.7%
\$15,000 to \$24,999	112	79	17.8%	10.1%
\$25,000 to \$37,999	108	89	17.1%	11.3%
\$35,000 to \$49,999	138	135	21.9%	17.2%
\$50,000 to \$74,999	90	120	14.3%	15.3%
\$75,000 to \$99,999	23	102	3.7%	13.0%
\$100,000 to \$149,999	30	65	4.8%	8.3%
\$150,000 or more	10	75	1.6%	9.5%
<b>MEDIAN</b>	<b>\$32,067</b>	<b>\$46,196</b>	<b>-</b>	<b>-</b>

Source: U.S. Bureau of the Census, Census 1990 & Census 2000.

**TABLE 3-17:  
North Redington Beach Household Income by Type, 1999**

TYPE OF INCOME	# OF HOUSEHOLDS	MEAN INCOME
With Earnings	402	\$81,148
Social Security	398	\$12,909
Supplemental Security	9	\$3,589
Public Assistance	4	\$5,800
Retirement	296	\$19,680

Source: U.S. Bureau of the Census, Census 2000.

### Substandard Housing

The Town of North Redington Beach does not have any substandard housing within its municipal boundaries. According to the 2000 Census, however, there are a few dwelling units located in the Town with housing condition deficiencies, as noted in **Table 3-18** on the following page. Note that the most common deficiency was 'no telephone service'. This may no longer be as relevant as it once was due to the proliferation of cellular phone use and the corresponding decline in landline phone use.

**TABLE 3-18:  
Housing Condition Deficiencies in North Redington Beach, 2000**

HOUSING CONDITION DEFICIENCY	NUMBER OF UNITS	PERCENTAGE
Lacking Complete Plumbing	0	0.0%
Lacking Complete Kitchen	0	0.0%
Lack of Heat	0	0.0%
No Telephone Service	8	1.0%
Overcrowded*	5	0.7%

\*More than 1.01 persons per room.

Source: U.S. Bureau of the Census, Census 2000.

### Estimated Future Housing Needs

Because of the fact that North Redington Beach is a virtually built-out barrier island community, there is little opportunity for the Town to grow significantly. All but a few parcels of land have been developed. Future development will only be possible if existing structures are demolished and rebuilt in the same location. Any new development will be constrained in terms of available space and the requirements of the Comprehensive Plan and Land Development Code.

It is unlikely that the population of North Redington Beach will increase significantly over the coming years. There is almost no growth in population projected over the next twenty years. It is also unlikely that many new additional dwelling units will be constructed. The eastern “finger” areas extending into the Intercoastal Waterway are planned for and developed with single-family homes, while multi-family uses are planned for the Gulf Boulevard corridor. Much of the existing multi-family development located within the Corridor is built at or above the maximum allowed densities, which were decreased in 1989 and 2005. The finger areas containing single-family residential homes are likely to remain that way because of strict zoning and land use enforcement.

The current dwelling unit figures for the Town, shown in **Tables 3-19** and **3-20**, are expected to remain fairly constant over the coming years for both the number of units and overall population. The large differences between 1990 and 2000 are due to hotel-to-condo conversions that largely cater to seasonal residents. As the number of hotels has dwindled, so too have the opportunities for additional multi-family residential housing development. The Vision within the Town’s Comprehensive Plan clearly states the community’s desire to retain its tourist accommodations. The Town, therefore, is taking the necessary steps to encourage the retention and further the development of hotels and motels. To the extent the Town is successful in this endeavor, the potential source of additional housing units resulting from the conversion of hotels/motels to condominiums is unlikely to be realized.

**Table 3-19** reveals an important demographic transition that has occurred within the Town of North Redington Beach since 1990. In that year, 18% of the Town’s dwelling units were occupied on a seasonal or occasional basis; by 2000, that percentage had increased to almost 40%. The U.S. Census clarifies that, increasingly, dwelling units in

the Town are not being used as a permanent residence. Intuitively, residents of the Town have been taking note of the changes this can have on the Town's character as hotel/motel guests are replaced with seasonal residents when tourist accommodations are converted to condominium units. This change, if allowed to continue, could have negative consequences for the retail and service businesses that Town residents enjoy, but which depend upon tourists for their survival.

**TABLE 3-19:**  
**North Redington Beach Housing Occupancy, 1990 & 2000**

OCCUPANCY	NUMBER OF UNITS		PERCENTAGE	
	1990	2000	1990	2000
Permanent	630	804	73.8%	58.6%
Seasonal/Occasional	154	542	18.0%	39.5%
Vacant	70	26	8.2%	1.9%
<b>TOTAL</b>	<b>854</b>	<b>1,372</b>	<b>100.0%</b>	<b>100.0%</b>

Source: U.S. Bureau of the Census, Census 1990 & Census 2000.

**TABLE 3-20:**  
**North Redington Beach Housing Type Distribution, 1990 & 2000**

HOUSING TYPE	NUMBER OF UNITS		PERCENTAGE	
	1990	2000	1990	2000
1-unit, detached	303	274	35.5%	20.1%
1-unit, attached	5	20	0.6%	1.5%
2 to 4 units	35	40	4.1%	2.9%
5 to 9 units	18	34	2.1%	2.5%
10 or more units	486	997	56.9%	73.0%
Mobile home, trailer, other	7	0	0.8%	0.0%
<b>TOTAL</b>	<b>854</b>	<b>1,365</b>	<b>100.0%</b>	<b>100.0%</b>

Source: U.S. Bureau of the Census, Census 1990 & Census 2000.

The Town's desirable location on Sand Key is reflected in the community's housing prices and their appreciation over the past few years. Without any intervention by the public sector, the private housing market can be expected to provide increasingly expensive housing that becomes less and less affordable to workers who provide essential services for the Town, such as teachers, firefighters, law enforcement personnel, nurses, hotel employees, and others. The existing multi-family rental housing, therefore, is recognized as an important integral component of the housing mix in the Town, particularly when the median monthly rent in 2000 was roughly half the median monthly cost of homeownership, including mortgage payment. Multi-family rental housing represents the most viable option for providing some units that are affordable to some members of the workforce listed above. Apartment complexes, similar to hotels and motels, are under increasing pressure throughout Pinellas County for conversion to condominiums, which, if it occurs in North Redington Beach, would limit the variety of housing options in the Town and reduce the availability of community housing within reach of the workforce and others unable to afford a single-family home, a townhome, or a condominium in the Town.

# INFRASTRUCTURE ELEMENT

## I. INTRODUCTION

The Infrastructure Element covers the provision of public services and facilities within North Redington Beach. Potable water and water conservation, solid waste management, stormwater management, and wastewater management are addressed herein. The following analysis examines the current condition and level of service for each facility or service serving the Town and assesses future needs based on projected future conditions.

## II. POTABLE WATER AND WATER CONSERVATION

### Background

North Redington Beach is a potable water retail customer of Pinellas County. The County provides water to all of the Town's residents and businesses and is responsible for maintaining the water distribution system, up to individual property lines. This arrangement has been in place since the time of the Town's incorporation in 1953. Please see **Appendix A** at the end of this Infrastructure Element for a correspondence copy committing the County to meeting the Town's potable water needs.

Pinellas County obtains its water supply from Tampa Bay Water, a regional agency responsible for planning the future water supply system for the entire Tampa Bay area. The primary source of drinking water continues to be regional groundwater wellfields, although reliable alternative sources are also in use to supplement aquifer reserves, most notably desalination and surface water reservoirs. Tampa Bay Water plans for the potable water supply needs of its member governments, including Pinellas County, based on annual estimates of demand prepared by the members.

The Town coordinates with Pinellas County to ensure that the County's long-range water supply and facilities planning addresses potable water supply needs for the Town and that the County includes the Town's needs in its program of ten-year water supply facilities planning. Please see **Table 4-1**, Pinellas County's Ten-Year Water Supply Facilities Work Plan, prepared by Pinellas County, which reflects the County's plans for the Town as one of their retail potable water customers. No new potable water infrastructure is specifically planned to be constructed by the County within the physical boundary of the Town, as that infrastructure is already in place. Certain projects in the Water Supply Facilities Work Plan do, however, ultimately affect the Town, including those required for overall maintenance of the integrity of the transmission and distribution system, as well as treatment required for the potable water supply.

### Regulatory Framework

Pinellas County maintains strict compliance with all Federal, State and local water use laws and regulations, and honors all parts of its water supply agreement with Tampa Bay Water. In terms of water quality, the Federal and State Safe Drinking Water Acts

**TABLE 4-1: Pinellas County Ten-Year Water Supply Facilities Work Plan**

				TOTAL WATER DEMAND (MGD <sup>1</sup> ) for the Pinellas County Water Demand Service Area <sup>2</sup>												
				FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22		
CAPITAL PROGRAMS				53.50	54.00	49.50	49.50	50.00	50.50	51.00	51.00	51.00	51.00	51.00	51.00	
TYPE	PROJECT TITLE	FUNDING SOURCE	LOCATION	TEN YEAR SCHEDULE OF IMPROVEMENTS (Dollar Shown in Thousands)											Work Plan Total	
				FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22		
Facility Replacement	Water Distribution Mains	Water Enterprise Fund	Throughout Service Area	2,550	1,440	1,283	3,080	3,660	3,150	2,838	2,528	2,528	2,528	2,528	28,113	
Facility Replacement	Source of Supply and Treatment	Water Enterprise Fund	Throughout Service Area	4,302	10,556	10,717	113	100	73	75	140	140	140	140	26,496	
Facility Replacement	Water Transmission Mains	Water Enterprise Fund	Throughout Service Area	7,344	4,300	1,710	615	200	3,077	3,135	280	280	280	280	21,501	
Facility Replacement	Distribution Stations	Water Enterprise Fund	Throughout Service Area	92	930	248	0	0	0	0	0	0	0	0	1,270	
Facility Replacement	South Cross Additions and Improvements (including Reuse System)	Sewer Enterprise Fund; SWFWMD	South Cross Bayou Wastewater Treatment Facility	6,830	15,914	11,971	12,696	3,607	2,960	2,865	2,960	2,960	2,960	2,960	68,683	
Facility Replacement	W.E. Dunn Water Reclamation Facility	Sewer Enterprise Fund; SWFWMD	W.E. Dunn North Pinellas Service Area	570	1,590	4,960	1,005	825	695	1,750	695	695	695	695	14,175	
Facility Replacement	Sewer Modification and Rehabilitation	Sewer Enterprise Fund	Throughout Service Area	3,350	3,365	3,305	3,396	3,447	3,542	3,427	3,542	3,542	3,542	3,542	38,000	
<b>Fiscal Year Total</b>				<b>25,038</b>	<b>38,095</b>	<b>34,194</b>	<b>20,905</b>	<b>11,839</b>	<b>13,497</b>	<b>14,090</b>	<b>10,145</b>	<b>10,145</b>	<b>10,145</b>	<b>10,145</b>	<b>198,238</b>	
O&M PROGRAMS																
Conservation/Education/Enforcement	Education and Outreach	Water / Wastewater Enterprise	Countywide	150	150	150	150	150	150	150	150	150	150	150	1,500	
<b>Fiscal Year Total</b>				<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>1,500</b>	

<sup>1</sup>(mgd) = million gallons per day

<sup>2</sup>Pinellas County's Water Demand Service Area includes approximately 111,500 retail water accounts as of September 2012. Pinellas County provides wholesale service to the cities of Clearwater, Safety Harbor, Pinellas Park, and Tarpon Springs, and provides retail service to Belleair Beach, Belleair Bluffs, Belleair Shore, Indian Rocks Beach, Indian Shores, Kenneth City, Largo, Madeira Beach, North Redington Beach, Redington Beach, St. Pete Beach, Redington Shores, Seminole and Treasure Island.

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establish maximum contaminant levels and set aesthetic standards, such as color, taste and odor. In terms of water quantity, applicable regulations come from the State, regional and local levels. At the State level, the Water Resources Act addresses the consumptive use of the State's waters. It is administered by the Department of Environmental Protection (DEP), which delegates management powers to various water management districts at the regional level. Pinellas County is within the jurisdiction of the Southwest Florida Water Management District (SWFWMD), which is responsible for issuing well construction permits, consumptive use permits, surface water permits, and stormwater permits. The SWFWMD also has the responsibility of water shortage regulation, water conservation planning and resource management. Local ordinances enforced by Pinellas County conserve the potable water supply by protecting wellfields, recharge areas and surface water features through such methods as land acquisition, land use controls and management policies. North Redington Beach also gets involved by enforcing water use restrictions set forth by the SWFWMD in times of low water supply, usually due to drought, through provisions in its Code of Ordinances.

### **Existing Conditions**

The Pinellas County service area covers most unincorporated areas of the County and several municipalities, including all of the barrier island communities. It also supplements the water supply of other cities on a wholesale basis as needed. The primary land use classification within the service area is residential, although a number of other land use types are served.

North Redington Beach is considered part of the Pinellas County Water Demand Planning Area (WDPA), which encompasses the retail and wholesale customers of Pinellas County. The estimated number of customers served by the County in 2012 is 690,191, or approximately 63.4 percent of the Countywide population. According to County figures, this proportion is forecast to remain relatively unchanged through 2020.

Since the Pinellas County water system is designed and operated to meet the water needs of the unincorporated areas and several incorporated areas, including North Redington Beach, there is no water allocation to specific areas. As a result, no proportional capacity agreement exists between Pinellas County and North Redington Beach. The Town's consumption rate is therefore factored by its percentage share of the overall population served.

### **Existing and Future Demand**

The Fiscal Year (FY) 2012 consumption of potable water in the WDPA reflected an average rate of approximately 53.5 million gallons per day (mgd). According to Pinellas County estimates, the 2012 population of North Redington Beach is 1,776 persons. Based on this figure and the average WDPA rate of consumption, it can be calculated that the average demand for North Redington Beach is approximately 0.1377 mgd of potable water. This accounts for less than one percent of the WDPA average daily flow.

To determine future potable water demand, the Town's projected population can be multiplied by the expected daily consumption rate. The County forecasts the average total water demand for the WDPA to decrease (due to water conservation measures) to 51 mgd by the end of FY 2017 and remain relatively steady for the ten-year period

ending in FY 2022. As North Redington Beach is almost built-out, its population is projected to increase at a relatively slow rate. Therefore, the Town’s potable water demand is expected to remain below one percent of the WDPA average daily flow throughout the entire planning period. Please see Table 4-2 below for a projection of the Town’s ten-year water supply needs.

**TABLE 4.2:  
North Redington Beach Projected Ten-Year Water Supply Needs**

YEAR	POPULATION ESTIMATE	PROJECTED WATER USE (mgd) <sup>1</sup>
2012	1,776	0.1377
2017	1,794	0.1326
2022	1,838	0.1358

Source: Pinellas County, 2012.

<sup>1</sup>mgd = million gallons per day

### **Water Conservation**

Recent trends in Pinellas County reflect a decrease in water demand despite an overall increase in population. Water consumption throughout the WDPA has been reduced through extensive public education campaigns, effective system maintenance that minimizes loss by leakage, water conservative rate structures that proportionately increase fees as water use increases, the installation of water conserving plumbing fixtures, the promotion of xeriscaping and native plant use, watering restrictions in times of drought, and expanded use of reclaimed water for irrigation. North Redington Beach has been, and will continue to be, a supporter of water conservation efforts promoted by both Pinellas County and the SWFWMD. Most notably, the Town participates in the County’s reclaimed water program. This conservation measure became available to the Town in early 2003. It is an excellent water-recycling tool that significantly reduces potable water demands and the need for shallow irrigation wells.

### **Aquifer Recharge**

North Redington Beach is situated entirely on a barrier island, much of which is land created through dredge and fill operations. As a result, there are no aquifer recharge areas of any significance within the Town’s jurisdiction. In addition, due to the geology of its peninsular location, most of Pinellas County has limited groundwater recharge capacity as well. Even though it has no such resources of its own, North Redington Beach will continue to support efforts by the County and the SWFWMD to protect significant aquifer recharge areas elsewhere in the region, in furtherance of Tampa Bay Water’s goals of assuring safe and ample future groundwater resource supplies.

## **III. WASTEWATER MANAGEMENT**

### Background

North Redington Beach is a wholesale wastewater treatment customer of Pinellas County. With the exception of the force main, the Town owns and maintains those sanitary sewer lines located within its municipal boundaries while the County

provides wastewater transmission facilities and treatment at its South Cross Bayou Water Reclamation Facility. This arrangement has officially been in place since 1972 when the Town and County entered into an interlocal sanitary sewer agreement.

All residences and businesses within the Town of North Redington Beach are connected to the sanitary sewer system. The central sewer system helps promote better water quality in the surrounding bays and estuaries. Being on a barrier island, the high water table prohibits use of individual septic systems. The Town continually monitors its sewer lines and pumping stations to ensure proper working conditions. Please see **Figure 4-1** for a depiction of the Town's wastewater collection system.

### **South Cross Bayou Water Reclamation Facility**

The South Cross Bayou Facility is a state-of-the-art operation that uses environmentally sustainable technologies and a tertiary treatment process. It is a model of environmental efficiency. Originally built in 1962, a \$143 million dollar renovation was completed in 2003. It has a treatment capacity of 33 million gallons per day (mgd) and serves approximately 252,000 municipal and unincorporated customers. The facility is also an award-winning environmental science learning center with a goal of informing the public about the vital role of clean water for quality of life and the importance of stewardship of water resources.

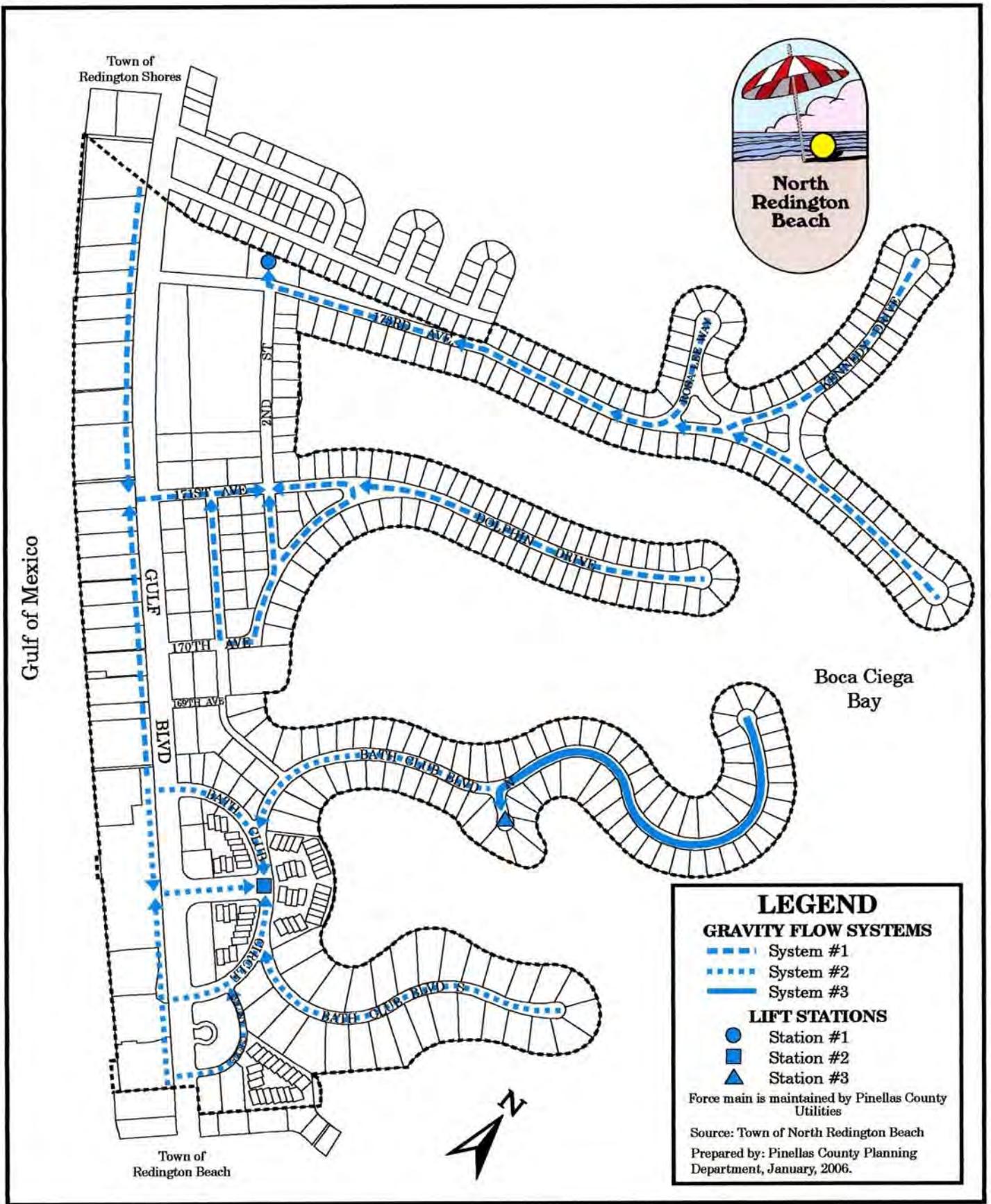


Primary discharge of treated wastewater from South Cross Bayou is through reuse of the 'reclaimed' water for landscape irrigation, consistent with PCU's goal for 100 percent of treated wastewater to be reused via the reclaimed water system. Presently, the County's reclaimed water system delivers 17.5 mgd average annual daily flow. This is contributing to an approximate 4.5 to 5.0 mgd reduction in potable water demand. North Redington Beach has been utilizing reclaimed water for irrigation since it became available to the Town in 2003. PCU also intends that 95 percent of the biosolids resulting from the wastewater treatment process be beneficially reused. The biosolids are currently processed into a high-grade organic fertilizer that is sold on the commercial market.

South Cross Bayou's service area includes several municipalities as well as areas of unincorporated Pinellas County. Land uses served by the facility are predominantly residential, along with commercial and industrial uses. Because the South Cross Bayou facility serves several municipal jurisdictions and unincorporated areas, no proportional capacity agreement exists between PCU and North Redington Beach. According to the interlocal agreement between the Town and County, the costs for transmission and treatment are based on certified actual wastewater flows as determined by meter readings.

### Existing and Future Demand

In 2006, South Cross Bayou was operating at an average daily flow of 22.1 mgd, or 67 percent of capacity. Serving an estimated population of 252,000 persons, the facility



**Figure 4-1 North Redington Beach Wastewater Collection System**

was operating at a level of service of 87.7 gallons per capita per day (gpcd). According to Pinellas County Planning Department estimates, the total population of North Redington Beach was 1,777 persons in 2005. Based on this figure and the average South Cross Bayou daily flow, it can be calculated that the average amount of wastewater generated by North Redington Beach is approximately 0.159 mgd. This accounts for less than one percent of South Cross Bayou's average daily flow.

To determine future wastewater flows, North Redington Beach's projected population can be multiplied by the expected daily generation rate. As the Town is almost built-out, its population is projected to increase only slightly. Therefore, the Town's wastewater generation rate is expected to remain below one percent of the South Cross Bayou average daily flow throughout the planning period. Overall, the facility has adequate capacity to serve expected demand for the foreseeable future. Considering its recent expansion and the approaching build-out of its service area, future improvements to increase capacity are not anticipated.

#### Other Considerations

Both North Redington Beach and Pinellas County have ongoing preventive maintenance plans for their respective wastewater management facilities. The force mains and gravity lines within the Town are considered in good condition and there are two new lift stations. The entire collection system is regularly inspected and evaluated to ensure proper working conditions.

In an effort to be environmentally conscientious and to assist the continued efficient operation of the South Cross Bayou facility, the Town continues to encourage water resource conservation and support the reuse of treated wastewater through the County's reclaimed water system. In addition, PCU has identified stormwater infiltration and grease as potential major problems to the wastewater management system. Stormwater infiltration has the potential to increase flows, hamper the treatment process and impact the quality of reclaimed water. Grease can clog the system and is difficult to remove. The Town has not documented a problem with stormwater infiltration, but will remain vigilant in its monitoring. Grease traps are required by ordinance and the disposal of chemical and industrial waste into the collection system is strictly prohibited.

For further information regarding the South Cross Bayou facility, please refer to the *Pinellas County Comprehensive Plan, Sanitary Sewer Element* or contact Pinellas County Utilities.

## **IV. SOLID WASTE MANAGEMENT**

### Background

Solid waste collection in North Redington Beach is mandatory and provided by the Town through a franchise agreement with a private collection company. Residential trash is collected twice per week. Commercial trash is collected as provided for in individual contracts between businesses and the collection company.

Pinellas County Solid Waste Operations is responsible for solid waste disposal for North Redington Beach. An interlocal agreement requires the disposal of municipal refuse at the County's waste-to-energy facility.

No proportional capacity agreement for solid waste disposal exists between North Redington Beach and Pinellas County. The County records the total amount of refuse received, incinerated, recycled, or buried in the landfill. The North Redington Beach solid waste generation rate is calculated by the private company responsible for hauling the solid waste. The hauler is weighed on both in and out when a delivery to the County facility is made, billed by the County per ton, and then bills the Town for collection and disposal in accordance with their contract conditions.

### Facilities

Pinellas County operates a waste-to-energy plant that incinerates solid waste and uses the generated steam as an energy source. It is a technological state-of-the-art facility. The mass burn method used consists of the incineration of unprocessed solid waste at about 1,800 degrees Fahrenheit on a grate system in a waterwall furnace. Boilers recover the heat of combustion to generate steam. The steam is used to drive turbines and generate electricity, which is sold to a local utility company. The process of solid waste incineration greatly reduces the amount of refuse deposited into the adjacent landfill, an important factor for a highly urbanized county with scarce land resources.

The design capacity of the waste-to-energy plant is 3,150 tons of refuse per day, which equals almost 1,150,000 tons per year. According to County figures, its current operating capacity is 977,287 tons per year. Of the amount of solid waste coming to the facility; approximately 85% is combusted or recycled and only 15% is directly deposited into the neighboring Bridgeway Acres landfill, the only full-service Class I sanitary landfill in Pinellas County. A Class I facility can accommodate a wide variety of waste products and must be lined in order to prevent groundwater contamination. Typically, non-processible or non-burnable solid waste such as large tree trunks and some construction debris are buried there. The landfill is also used as a backup when the plant's boilers are not functioning or the plant is unable to store all incoming municipal solid waste.



Landfilling solid waste is a permanent disposal process by which refuse is spread, compacted, and covered (sealed) with either ash from the waste-to-energy facility or soil. The remaining lifespan of the landfill, as estimated in 2003, is 29 years, based on the current grading and solid waste disposal plan.

One common concern with incineration plants, and solid waste disposal facilities in general, is their potential negative effects on the natural environment and surrounding

neighborhoods and communities. Studies have shown that the waste-to-energy plant has minimal environmental impacts. The facility is designed to comply with all Environmental Protection Agency and State of Florida regulations. The site is continually monitored to ensure continued compliance with air and water quality standards.

The waste-to-energy plant and the Bridgeway Acres landfill service a wide array of land use activities, including residential, commercial and industrial uses. Within North Redington Beach, residential is by far the predominant use served.

### Recycling

The amount of solid waste disposal at the County facility is increasing every year, mostly due to increases in population. The per capita disposal rate, however, has actually decreased since the late 1980s. This occurrence is in large part due to massive recycling efforts and, to a lesser extent, a successful artificial reef program. Recycling in Pinellas County as a whole has been very successful, meeting or exceeding established State recycling goals. The success is due to the diversification of recycling programs, emphasis on business recycling, education, and the large number of recycling partnerships. There is also a recycling interlocal agreement between the County and the municipalities that encourages diverse recycling programs and requires that detailed statistics be kept to determine system effectiveness.

Recycling in Pinellas County is a creative endeavor. In addition to multiple recycling collection centers throughout the county, the artificial reef program uses culverts and other large construction debris to build artificial reefs rather than using up valuable landfill space, recovered metals from the combustion process at the waste-to-energy plant are sold after they are classified into ferrous or non-ferrous metals, and a yard waste recycling program is utilized where material is ground, processed and given back to the public as free mulch.

North Redington Beach is heavily involved in recycling. The Town has a mandatory recycling program for both residents and businesses initiated through its Code of Ordinances. The Town's contracted hauler collects recyclables once per week and provides information on the type and quantity of material collected once per quarter. The Town also has an education and outreach program for recycling that includes the distribution of newsletters and brochures.

### Existing and Future Demand

Demand for solid waste disposal in Pinellas County as calculated in 2003 reflected 1,081,798 tons per year. Of this total, 879,239 tons were allocated to the waste-to-energy plant and 202,559 tons to the landfill. Using an estimated total County population of 1,046,219, including permanent and seasonal residents and tourists, the solid waste generation rate equals 1.03 tons per person per year. This is well within the adopted level of service standard of 1.30 tons per person per year, a number reflecting the capacity of the County's solid waste facilities and derived from historical solid waste generation rates. Being cognizant of such historical trends and facility capacity factors, North Redington Beach also recognizes a level of service standard of 1.30 tons of solid waste per person per year, consistent with Pinellas County's standard.

Based on the above overall demand figures, North Redington Beach, with a 2000 population of 1,475 persons, generated approximately 1,520 tons of solid waste in 2003, amounting to less than one percent of the total solid waste generated in Pinellas County. Considering that North Redington Beach is almost built out with little capacity for population growth, the proportion of overall solid waste contributions from the Town to the County facilities is expected to remain relatively static. Assuming that countywide solid waste generation rates remain relatively stable throughout the planning period, and that recycling goals continue to be met, the waste-to-energy plant and adjacent landfill will have adequate capacity to handle expected demand for the foreseeable future.

### Other Considerations

North Redington Beach considers the cleanliness of its streets, beach and other public properties very important to the Town's character and livability. Littering is prohibited by Town Ordinance, as is the use of any property as a dump for refuse or garbage or trash of any kind. The Town also strictly prohibits the dumping of any kind of garbage or refuse into the waters of the Gulf of Mexico or Boca Ciega Bay. Burning or burying garbage within the Town's jurisdiction is also prohibited.

The Town Code of Ordinances also states that it shall be unlawful to dispose of or dump any hazardous waste within its municipal limits. The County operates a disposal program for such materials at its Household Electronics and Chemical Collection Center (HEC<sub>3</sub>), located adjacent to the waste-to-energy plant. In addition, the County organizes mobile collection events for disposal of electronics and chemicals at various sites and times throughout the year. North Redington Beach promotes participation in such programs.

Being a coastal community, there is the potential for large amounts of debris resulting from the effects of a natural disaster, such as a hurricane or flood. Debris removal and disposal following such an event is coordinated with Pinellas County Solid Waste Management Operations, consistent with the Pinellas County Comprehensive Emergency Management Plan. The 2004 hurricane season evidenced the effectiveness of the County's emergency debris removal system.

The Town recognizes that one of the best ways to facilitate participation in recycling and other beneficial solid waste programs is through public education. In this regard, the Town considers it a priority to make educational materials available to local residents and businesses regarding recycling and reuse of materials, waste reduction and hazardous waste removal options.

## **V. STORMWATER MANAGEMENT**

### Background

North Redington Beach is located on Sand Key, a 14-mile long natural barrier island historically shaped by waves and tides. The original configuration of the island has been greatly altered, however, through dredge-and-fill activity. As a result of the increases in impervious surfaces and the alteration of natural drainage patterns, adequate

stormwater management is a substantially important issue for Florida's barrier island communities.

The topography in North Redington Beach is generally flat to slightly sloping, with sandy soils and a high groundwater table. Such conditions can make effective stormwater management challenging. As development occurred throughout the Town, artificial drainage systems were established in an effort to control flooding, primarily from stormwater runoff. Because of land scarcity, high property values and established design standards at the time of the majority of development, most stormwater runoff in North Redington Beach is diverted through storm drains and into underground culverts that flow directly into Boca Ciega Bay. Only the more recent developments have on-site stormwater retention and treatment areas. Please see **Figure 4-2** for a depiction of the Town's municipal storm drain outfall points.

The majority of land area within North Redington Beach is dedicated to a mixture of residential uses. The fingers on land jutting into Boca Ciega Bay consist exclusively of single-family detached residences. The Gulf Boulevard corridor is highly developed with multifamily and tourist accommodation structures on the west side and various light commercial, residential and tourist uses on the east. There is very little vacant open land remaining throughout the town. Due to this extensive urbanization and alteration of the natural topography, flooding problems do occasionally occur, either from heavy rainfall events or from storm surge or abnormally high tide levels causing a backflow of salt water through the underground culverts and onto the streets. The direct discharge of stormwater into Boca Ciega Bay has also contributed to gradual water quality decline and increased siltation.



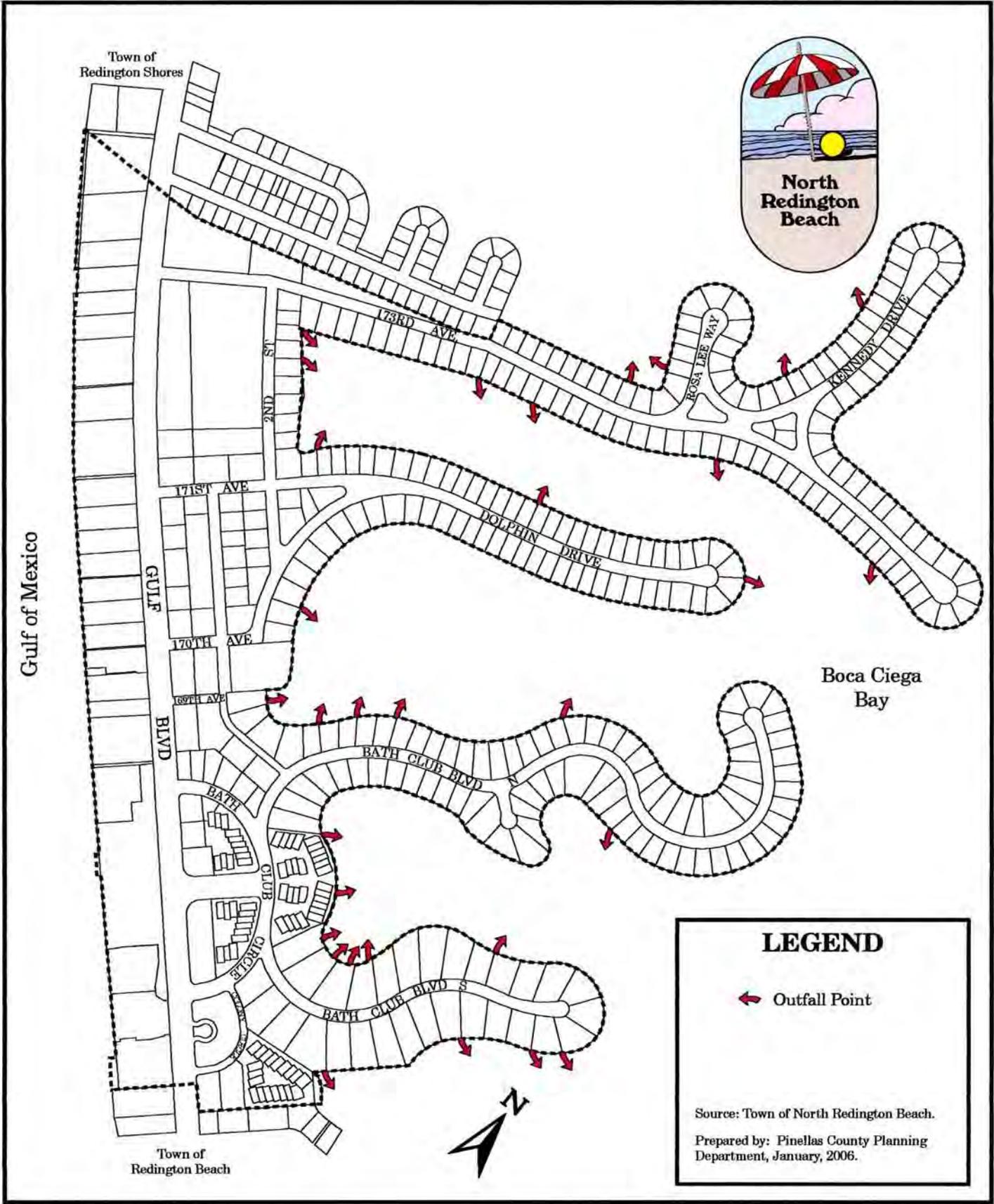
*Typical drainage outfall along Boca Ciega Bay*



*New construction has onsite retention*

### Management Plan

North Redington Beach recognizes its susceptibility to coastal storms. The Town is an active participant in the Community Rating System (CRS), a program administered by the Federal Emergency Management Agency (FEMA) encouraging communities to minimize flood loss through preventative measures. In August 2001, North Redington Beach adopted a Floodplain Management Plan (FMP) in order to lower premiums on Federal flood insurance provided through the National Flood Insurance Program (NFIP). The FMP emphasizes the fact that North Redington Beach, in its entirety, is located with



**Figure 4-2 North Redington Beach Storm Drain Outfalls**

the 100-year flood zone. It also lists storm drains as a factor leading to increased flood damage, particularly during storm surges and extreme high tides. The Town attempted to remedy the problem by installing a flapper valve in one of the storm drains. In theory, such a device should prevent reverse flow through the pipe. Unfortunately, the device has not proven effective.

In terms of the stormwater drainage system, the FMP recommends continued inspection and maintenance of drainage areas, continued enforcement of the Town Code pertaining to illegal dumping and continued enforcement of Southwest Florida Water Management District (SWFWMD) requirements for surface management and water quality goals. No new infrastructure or sweeping changes were proposed, however determining the cause of the flapper valve failure and seeking other alternatives to the saltwater backflow problem is a top priority of the Town. As properties are redeveloped, they must comply with current drainage and stormwater management standards. Increased onsite stormwater retention and effective green space requirements should lessen the amount of water directly discharged into adjacent water bodies and, in turn, help reduce the Town's contribution to the degradation of water quality by stormwater runoff.

#### Demand

North Redington Beach continues to utilize new development and redevelopment to improve existing drainage problems. The Town has adopted land development regulations that set aside a significant amount of pervious surface area and green space. In addition, all new accessory uses or accessory structures, or expansion of accessory uses or existing structures which increase the existing impervious surface of a lot or parcel by 20 percent or more are required to provide on-site retention of stormwater equivalent to the first one inch of rainfall. Overflow from a stormwater retention site is required to be directed through vegetated areas, rather than channelized or piped into water bodies.

To further protect water quality, no new point sources discharging into Boca Ciega Bay are allowed. North Redington Beach complies with Pinellas County's National Pollutant Discharge Elimination System (NPDES) permit, in association with Pinellas County and the other municipal co-permittees. Enforcement procedures and penalties are in place to help curtail illicit discharges into the stormwater system, thereby protecting surface water quality.

The system is routinely monitored to keep conduits unclogged and free flowing. In addition, it is the Town's goal to maintain a stormwater management system that is capable of providing a level of service sufficient to contain a 25-year, 24-hour non-tropical rainfall event during normal tide levels. This is consistent with SWFWMD and FEMA standards. To accomplish this, the Town has initiated site plan review requirements, for all new development and redevelopment, and requires that the developer submit estimates of stormwater retention needs for the proposed use and assurance that sufficient facilities exist to meet that demand.

### Other Considerations

While new development and substantial redevelopment over the past several years has led to increased onsite stormwater retention for those projects, much of North Redington Beach was built before standards requiring such measures were put in place. As a result, many areas do not have adequate onsite stormwater retention. To counteract this, the Town will evaluate certain alternatives and implement them where practicable and cost effective. One such alternative is the use of shoulder swales to provide water retention in grassed shoulder areas adjacent to roadways. Pervious paving for all non-required parking areas and temporary drives is another avenue that may be used to decrease stormwater runoff. One adverse effect of directly discharging stormwater into Boca Ciega Bay is siltation buildup. Numerous years of silt deposition have decreased water quality and, if left unchecked, could eventually threaten the effectiveness of the outfall pipes by impeding water flow and exacerbating clogs and maintenance costs. The Town should investigate maintenance dredging in the areas of the outfall pipes to remove the deposited silt for the betterment of water quality and system effectiveness.

The Town will also continue the implementation of its NPDES permit and monitor its stormwater management system continually to identify and correct deficiencies. Drainage piping that is undersized or determined to be deteriorated will be replaced or upgraded through provisions in the Town's Capital Improvements program. In recognition that water quality and other drainage issues are not confined by municipal or jurisdictional boundaries, the Town should seek to coordinate with neighboring municipalities and the Florida Department of Transportation (FDOT) to investigate and develop ways to implement an improved system. When available, the Town will seek grants for stormwater improvements and encourage cooperative funding and joint projects with neighboring municipalities and other government agencies, when appropriate.

# **INFRASTRUCTURE ELEMENT**

## **APPENDIX A**

### **Pinellas County Letter of Assurance for the Continued Provision of Potable Water to the Town of North Redington Beach**

**BOARD OF COUNTY  
COMMISSIONERS**

Nancy Bostock  
Neil Brickfield  
Susan Latvala  
John Morroni  
Norm Roche  
Karen Williams Seel  
Kenneth T. Welch



September 18, 2012

Mari Campbell, Town Clerk  
Town Of North Redington Beach  
190 - 173rd Avenue  
North Redington Beach, Fl 33708-1397

**Subject: Pinellas County's Ten Year Water Supply Facilities Work Plan**

Dear Ms. Campbell:

Your jurisdiction is included within Pinellas County's Water Demand Planning Area, and pursuant to Section 163.3177, Florida Statutes (F.S.), Pinellas County is providing your jurisdiction with assurance that the County plans for, and provides, the facilities necessary to transmit and distribute potable water to your jurisdiction.

As you are aware, Pinellas County receives its potable water supply from Tampa Bay Water, the regional water supply utility. Pinellas County is a member government to the regional utility, and Tampa Bay Water is under agreement with its member governments, including the Pinellas County Board of County Commissioners, to supply the potable water to meet all member government water demands. Attached to this letter is recent correspondence from Tampa Bay Water evidencing this commitment as well as coordination of their Master Water Plan with the updated Regional Water Supply Plan prepared by the Southwest Florida Water Management District.

Also, attached to this letter is a copy of the County's **Ten Year Water Supply Facilities Work Plan**, which reflects the long term funding commitment to the facilities required to support the potable water needs of Pinellas County's retail and wholesale customers (i.e. Pinellas County's Water Demand Planning Area).

We are sending you this Work Plan to assist your municipality with preparing the necessary updates/amendments to the applicable Elements of your respective Comprehensive Plan to meet the requirements of Section 163.3177, F.S., which requires local governments to adopt a **Ten Year Water Supply Facilities Work Plan** into their Comprehensive Plan within 18 months after the Southwest Florida Water Management District (SWFWMD) adopts an updated Regional Water Supply Plan. The Regional Water Supply Plan was approved by SWFWMD on July 26, 2011, and the deadline for local governments to meet this requirement is January 26, 2013.

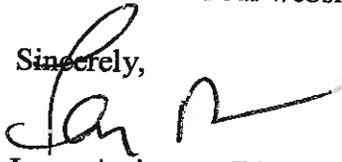
PLEASE ADDRESS REPLY TO:  
310 Court Street  
Clearwater, Florida 33756  
Phone: (727) 464-8200  
Fax: (727) 464-8201  
Website: [www.pinellascounty.org](http://www.pinellascounty.org)



This Work Plan has been updated to be consistent with the County's proposed Capital Improvement Program, scheduled to be adopted by the Pinellas County Board of County Commissioners on September 18, 2012. However, if there are any changes to the Work Plan as a result of the Board action on September 18, 2012 we will forward you a revised Work Plan.

Please contact Elizabeth Freeman or Ryan Brinson of my staff at (727) 464-8200 if you need additional information, or have any questions. Pinellas County is planning to take the proposed Work Plan to the Local Planning Agency on October 11, 2012, with first reading by the Board of County Commission scheduled for November 27, 2012. Also, for your reference we will be posting the adopted version of the **Ten Year Water Supply Facilities Work Plan** on our website at [www.pinellascounty.org/plan](http://www.pinellascounty.org/plan).

Sincerely,



Larry Arrington, Director

Pinellas County Department of Strategic Planning & Initiatives

cc:

Robert Powell, Pinellas County Department of Environment and Infrastructure, Water and Sewer Division

Kevin Becotte, Plant Operations Section Manager, Pinellas County Department of Environment and Infrastructure, Water and Sewer Division

# COASTAL MANAGEMENT AND CONSERVATION ELEMENT

## I. INTRODUCTION

The Town of North Redington Beach occupies an approximate mile-long portion of a highly developed barrier island that has been substantially altered from its natural state by human activity. Despite this, certain beach and mangrove areas within the Town retain their environmental importance and remain viable as wildlife habitat and storm protection barriers. The remaining natural areas are also integral to the character of the community.

The purpose of the *Coastal Management and Conservation Element* is to responsibly plan for development activities in the Town's vulnerable coastal environment, to protect human life and limit public expenditures in areas that are subject to destruction by natural disasters, and to promote the conservation, use, and protection of natural resources.

The *Coastal Management and Conservation Element* of this Comprehensive Plan is actually comprised of two individual elements (Coastal Management and Conservation, respectively) that often have separate data and analysis sections as well as separate goals, objectives and policies. Because North Redington Beach is a barrier island community, its natural resources are inherently coastal in nature. To reflect this close relationship, the two elements have been combined into one, as permitted by Rule 9J-5.005(1)(a), F.A.C.

## II. EXISTING LAND USE CONDITIONS

Because of its barrier island location, the "coastal planning area" of North Redington Beach encompasses all land areas within the Town limits. As a result, the existing land uses within this area are identical to those depicted on **Figure 1-1: Existing Land Use** in the *Future Land Use Element* of this Comprehensive Plan.

### Existing Land Use Inventory

North Redington Beach is dominated by a mixture of single family, multi-family and duplex-triplex residential land uses, which together encompass 103.2 acres, or 82.8 percent of the total parceled land area of the town. Commercial uses, including tourist accommodations, are found along the Gulf Boulevard corridor and comprise of 16.2 acres, or 13.0 percent of land area. The remaining uses include recreation/open space (3.0 acres, or 2.4 percent of land area), vacant land (1.7 acres, or 1.3 percent of land area) and public/semi-public (0.6 acres, 0.5 percent of land area). See the *Future Land Use Element* for a more detailed description of existing land uses within the Town.

### Water-Dependent/Water-Related Land Uses

As waterfront property in North Redington Beach is limited to residential and tourist accommodation uses, the only water-dependent uses are seven beach access points, walkways ranging in size from five feet to fifty feet wide, that connect Gulf Boulevard to the coastal beach. Public parking is provided parallel to the roadway and along the Bath Club Concourse toward the south end of Town, and accommodates beachgoers and tourists. Water-related uses are more numerous and include a variety of tourist accommodations and an assortment of retail outlets that provide beach and swimming accessories. Please see **Figure 5-1** for a depiction of water-dependent and water-related uses.

### Shoreline Uses and Redevelopment

The water-related activities described above are all located along Gulf Boulevard and are not in conflict with any abutting land uses. As described in the *Future Land Use Element*, however, there is a continuing trend of tourist accommodations along the shoreline converting to residential condominiums. In fact, the majority of properties along the beachfront of the Gulf of Mexico are now multifamily residential in nature.

Due to human activity, the natural sand beach and dune systems have been altered. Periodic sand nourishment is necessary to maintain a healthy beach width. The town's eastern shoreline on Boca Ciega Bay is almost exclusively lined with seawalls and single-family residential uses. Mangroves have established themselves at various locations along the bay shoreline. Please refer to **Figure 5-2** for a depiction of North Redington Beach's coastal features.



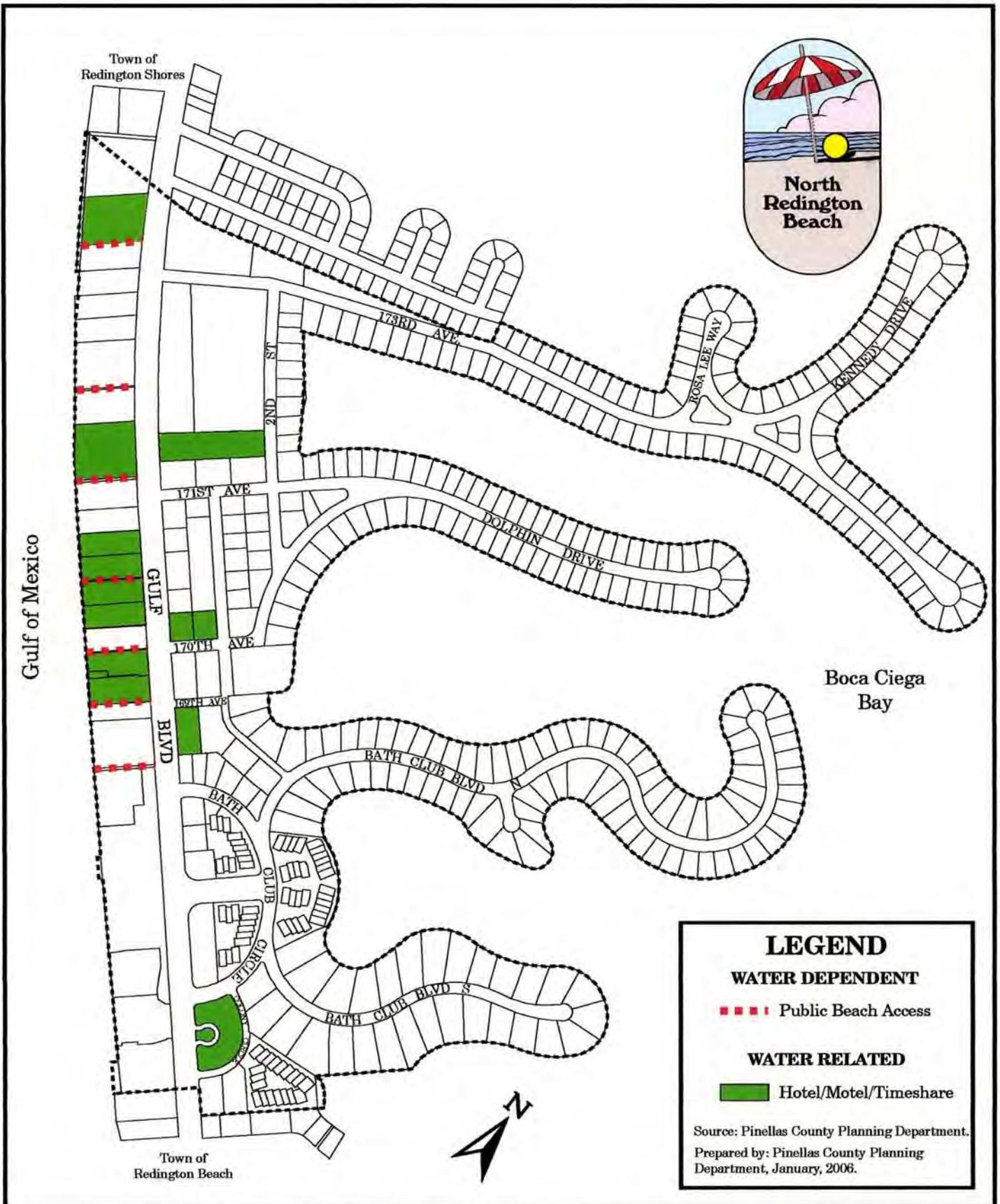
*Condominiums along the Gulf of Mexico*



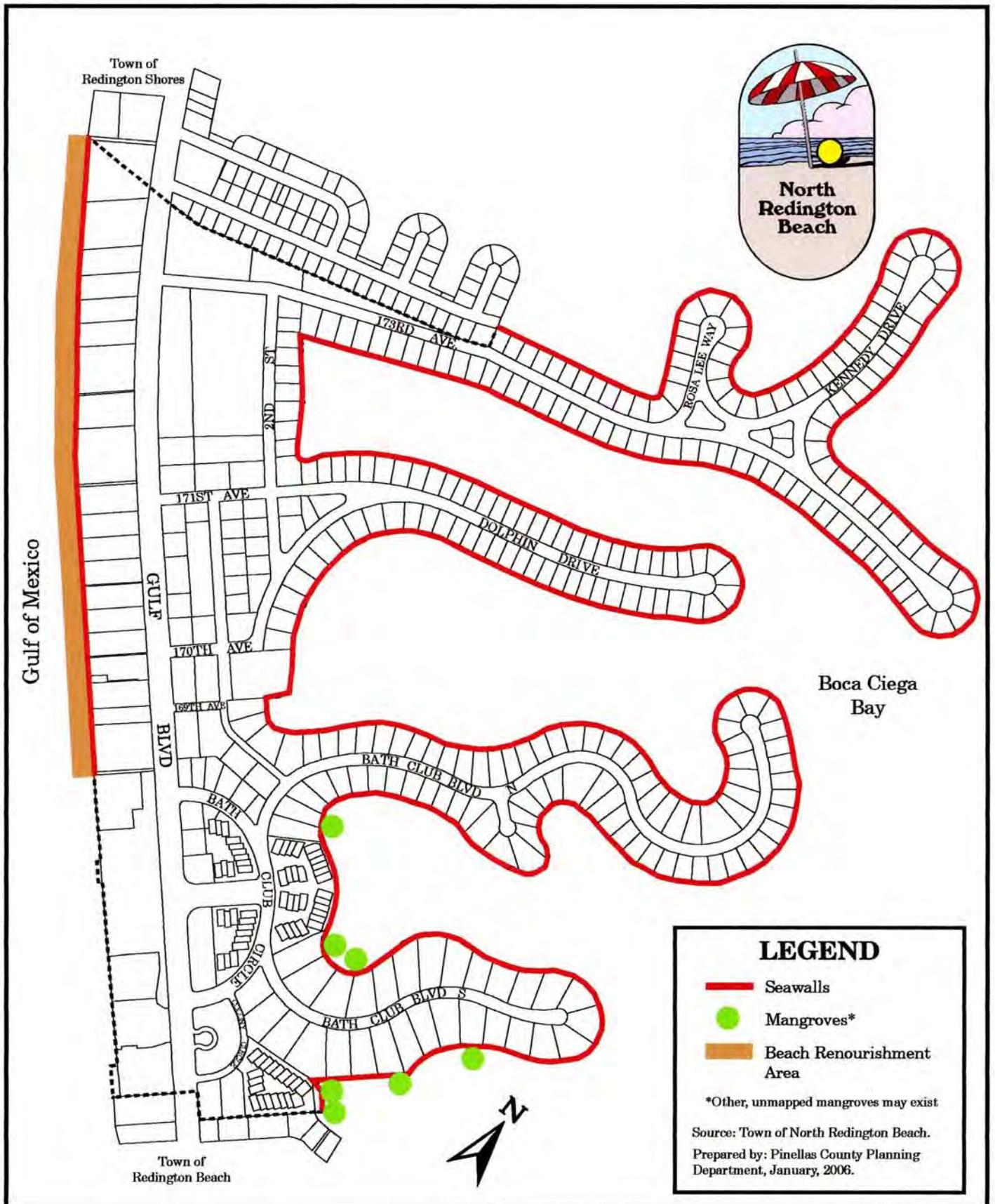
*Single Family Homes along Boca Ciega Bay*

### Economic Base

Due to the abundance of tourists and seasonal residents visiting North Redington Beach each year, the Town's economic base rests primarily on commercial activities geared to these groups, specifically tourist accommodation services and related retail trade. While the Town is nearly built-out with only one remaining vacant commercial parcel, the recent trend of tourist accommodations converting to residential use poses a threat to North Redington Beach's community character, tourist industry and economic base. To attempt to slow this progression, the Town has increased the maximum



**Figure 5-1 North Redington Beach Water Dependent and Water Related Uses**



**Figure 5-2 North Redington Beach Coastal Features**

allowed tourist accommodation unit density along the beachfront in an effort to retain existing tourist accommodation uses. The commercial corridor east of Gulf Boulevard has the potential for establishing new tourist-related and other light commercial and office uses through the redevelopment process.

### **III. NATURAL DISASTER PLANNING**

Being located on Sand Key exposes North Redington Beach and its residents to various potential natural disaster events. The purpose of the Town's natural disaster planning efforts is to minimize the loss of life and human suffering, as well as to reduce damage or loss of public and private property. This section provides an inventory and analysis of the potential natural hazards to North Redington Beach and describes anticipated evacuation scenarios, evacuation routes, and emergency shelter populations.

#### Hazard Identification and Assessment

In 1985, a thorough hazard vulnerability analysis, the *Pinellas County Comprehensive Emergency Management Plan* (CEMP), was published. The most common natural disaster hazards identified in the CEMP included rainfall flooding, tropical cyclones (hurricanes and tropical storms), lightning strikes, tornadoes, urban fire, and winter storms. Even though each of these disasters can vary with respect to frequency, flooding events and tropical cyclones have become the focus of natural disaster planning in Pinellas County and for barrier island communities like North Redington Beach in particular. Each can be of relatively frequent occurrence and cause tremendous impact.

Although the entire area of Pinellas County is vulnerable to the effects of various natural disasters, storm surges generated by tropical cyclones pose the greatest hazards to the barrier islands. Since North Redington Beach is on such an island, storm surge could wash over the Town before reaching the mainland. Evacuation by the Town's population, therefore, becomes an important part of natural disaster planning.

All of Pinellas County's inhabited islands are connected to the mainland by a series of causeways and bridges. Closest to North Redington Beach is the 78th Avenue Bridge in Indian Shores to the north and the Stuart Welch Causeway in Madeira Beach to the south.

Another potential threat to North Redington Beach is flooding from rain events. Floods can be generated by independent storms or storm fronts, or associated with tropical cyclones. Prolonged periods of rainfall have the potential for causing damage to property and evacuation of residents in low-lying areas. This problem becomes more severe if the heavy rainfall occurs at the same time as the astronomical high tide, which can prevent rainwater from flowing through drainage systems into the Gulf of Mexico or Boca Ciega Bay.

### Flood Risk Analysis

To assist residents with addressing the risks associated with living in an area subject to flooding, North Redington Beach participates in the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). The NFIP enables property owners to purchase insurance protection against losses from flooding. This is designed to provide an insurance alternative to disaster assistance in an effort to meet the escalating costs of repairing damage to buildings and their contents caused by floods.

Participation in the NFIP is based on an agreement between the Town and the Federal Government. If the Town adopts and enforces a floodplain management ordinance designed to reduce future flood risks to new construction in Special Flood Hazard Areas, the Federal Government will make flood insurance available within the community as a financial protection against flood losses. North Redington Beach adopted a floodplain management ordinance and entered the NFIP on May 14, 1971.

As a part of the NFIP, FEMA performed a Flood Insurance Study specifically for North Redington Beach. A Flood Insurance Rate Map (FIRM) was produced that illustrates the flood risk for all properties within the Town. The FIRM indicates that the entire Town is in the 100-year floodplain, or Special Flood Hazard Area (SFHA). This high-risk area is defined as land that would be inundated by a flood having a one percent (1%) chance of occurring in any given year. The height of floodwaters inundating the land is referred to as the base flood. All of the flood zones located on the FIRM for North Redington Beach indicate a base flood elevation. Most of the Town is located in the “AE” flood zone with a base flood elevation ranging from 10 to 12 feet, depending upon specific location. The AE designation corresponds to the 1% annual flood chance. Most of the land area west of Gulf Boulevard lies in the “VE”, or Velocity, flood zone with a base flood elevation ranging from 13 to 16 feet. The VE designation means that, in addition to the 1% annual flood chance, the area is subject to hazards associated with storm waves. **Figure 5-3** depicts the general flood zones found in North Redington Beach.

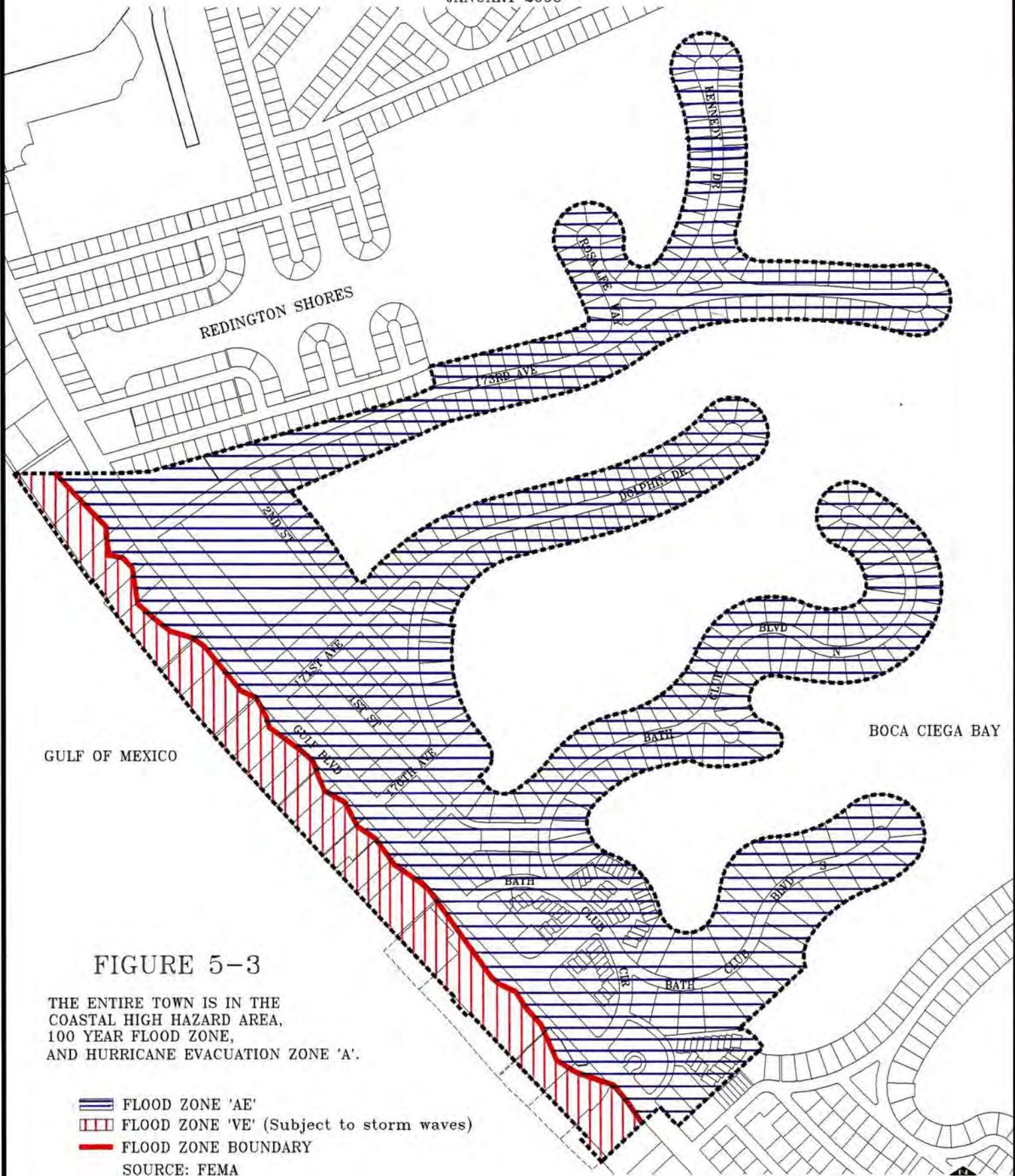
### Construction Standards for Flood Prone Areas

SFHAs are required to have strict building codes designed to protect the lives and properties of those who live there. The construction standards for these high-risk areas constitute a compromise between the need for building restrictions to minimize potential loss of life and property and the economic benefits derived from development. Development may take place within the SFHA, provided that it complies with local floodplain management ordinances that must meet the minimum NFIP requirements. Flood insurance is required for insurable structures within high-risk areas to protect Federal financial investments and to provide assistance for acquisition and/or construction purposes within participating NFIP communities.

Additionally, the State of Florida has imposed the Coastal Construction Control Line (CCCL) along all of the sandy beaches of its coasts. The construction standards seaward of the CCCL are stricter than elsewhere in the coastal zone. A permit is required from the Office of Beaches and Coastal Systems, Florida Department of Environmental Protection for construction projects in these areas. While a primary

# NORTH REDINGTON BEACH, FLORIDA FLOOD ZONES

JANUARY 2005



**FIGURE 5-3**

THE ENTIRE TOWN IS IN THE COASTAL HIGH HAZARD AREA, 100 YEAR FLOOD ZONE, AND HURRICANE EVACUATION ZONE 'A'.

- FLOOD ZONE 'AE'
  - FLOOD ZONE 'VE' (Subject to storm waves)
  - FLOOD ZONE BOUNDARY
- SOURCE: FEMA

Note: Flood zone depictions are approximate. Please refer to the corresponding FEMA Flood Insurance Rate Map for exact zone boundaries and base flood elevations.

REDINGTON BEACH



purpose of the CCCL is to protect beaches and dunes from improperly sited and designed structures, it also helps to further protect lives and properties in the coastal areas that are most vulnerable to storm impacts. See **Figure 5-3** for a depiction of the general location of the CCCL in North Redington Beach.

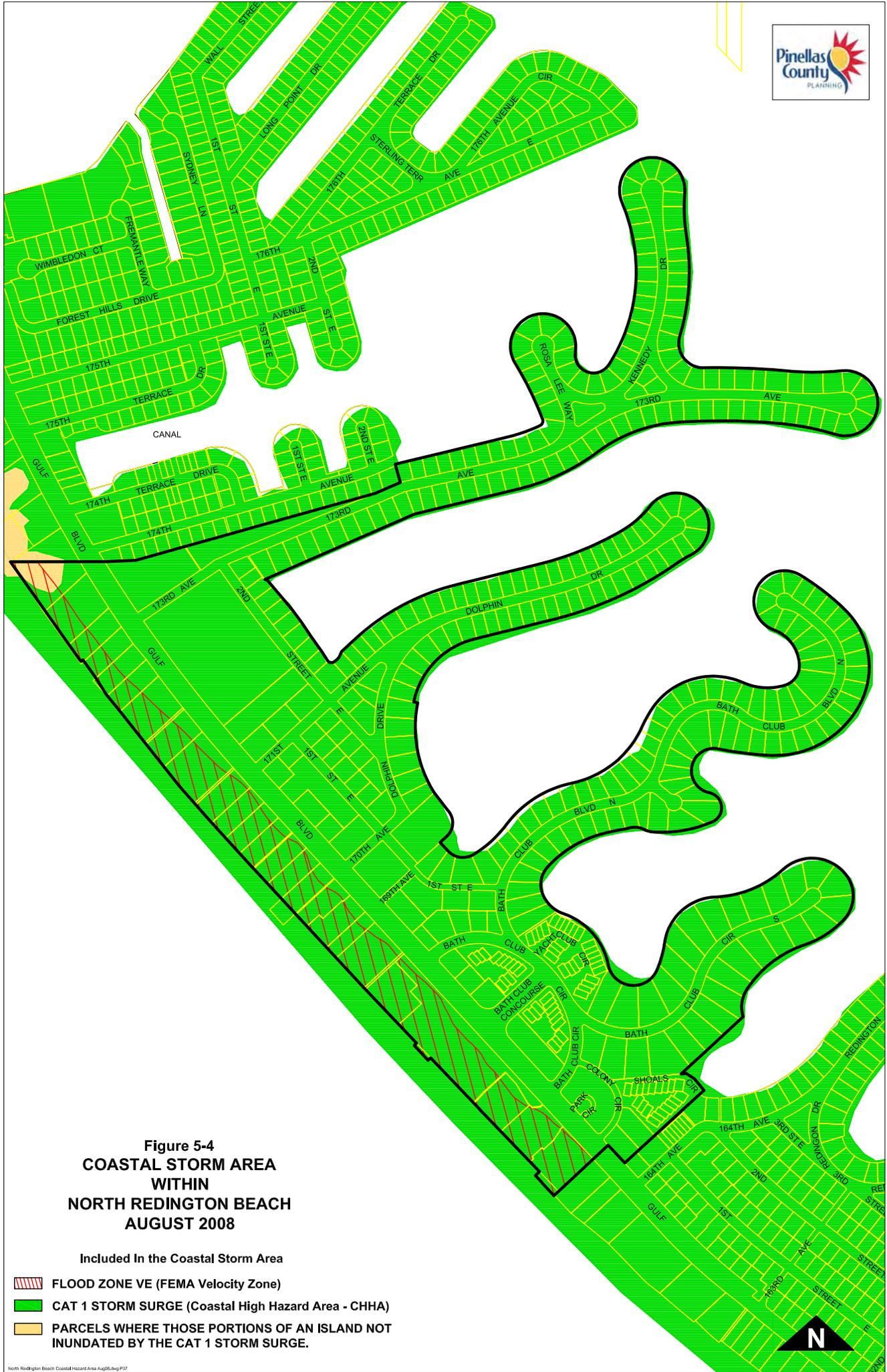
#### Hurricane Vulnerability and Evacuation Planning

Pinellas County can experience a tropical cyclone from any direction and at varying strengths. The National Oceanic and Atmospheric Administration (NOAA) developed the *Sea, Lake, and Overland Surges from Hurricane* (SLOSH) model to assist in identifying the possible effects from tropical cyclones. The SLOSH model determines the maximum amount of storm surge expected using hypothetical storms, which vary in strength, track and forward speed. Other influential factors the model examines include the topography and elevation of the barrier islands and mainland as well as the bathymetry of the Gulf of Mexico and the bays surrounding Pinellas County in the Tampa Bay basin. The SLOSH model considers hypothetical hurricanes covering the entire range of the Saffir/Simpson Damage Potential Scale, from Category 1 (least intensive) to Category 5 (most intensive). The storm surges as calculated by the model provide the basis for establishing evacuation levels that are graphically illustrated as evacuation zones. For landfalling hurricanes, evacuation levels generally correspond to a hurricane's intensity. The SLOSH model was also used to determine the Hurricane Vulnerability Zone (HVZ), which includes all areas subject to coastal flooding that require evacuation in the event of a 100-year storm event or Category 3 hurricane.

Five evacuation zones, 'A' through 'E', have been established for Pinellas County through the SLOSH model. Each zone includes a successively larger land area. Due to the low topography and elevation of Sand Key, all of North Redington Beach is within the 100-year floodplain, or HVZ. Therefore, the entire Town is within the Level "A" (lowest) evacuation zone, subject to the first evacuation directives or orders. The SLOSH model indicates that North Redington Beach could be inundated with floodwaters from a Category 1 hurricane, which has a storm surge potential of five to seven feet above sea level, with the exception a small piece of land in the northwest corner of the Town, west of Gulf Boulevard.

Consistent with a revised State definition, the Town of North Redington Beach considers the Coastal High Hazard Area (CHHA) as that portion of the community defined by the *SLOSH* model to be inundated from a Category 1 hurricane, as reflected in the most recent *Regional Evacuation Study, Storm Tide Atlas*. That includes the entire Town except for the small piece of one single parcel mentioned above. Because of the Town's vulnerable location on a barrier island and the desire to administer natural disaster-related policies and decisions based on 100 percent of the Town's area (not just the greater than 95 percent located in the CHHA), the Town has adopted the Coastal Storm Area (CSA), which encompasses the entire Town and is the regulatory standard for the Town. The CSA is depicted in **Figure 5-4** and consists of the following:

1. The Coastal High Hazard Area (depicted on **Figure 5-4**);
2. All land connected to the mainland of Pinellas County by bridges or causeways;
3. All land located within the Velocity Zone, as designated by the Federal Emergency Management Agency.



**Figure 5-4  
COASTAL STORM AREA  
WITHIN  
NORTH REDINGTON BEACH  
AUGUST 2008**

- Included In the Coastal Storm Area
-  FLOOD ZONE VE (FEMA Velocity Zone)
-  CAT 1 STORM SURGE (Coastal High Hazard Area - CHHA)
-  PARCELS WHERE THOSE PORTIONS OF AN ISLAND NOT INUNDATED BY THE CAT 1 STORM SURGE.

The Town is not alone in its use of the CSA. Pinellas County and several Pinellas County municipalities also utilize the CSA for regulatory purposes. It is felt that the CSA better recognizes the vulnerability of barrier island communities to the effects of coastal storms. It provides better consistency and a safer approach to hurricane evacuation.

Hurricane evacuation planning is a coordinated effort on both regional and local levels. Regionally, this includes the coordination of Hillsborough, Manatee, Pasco and Pinellas Counties. Advisories are passed from the National Hurricane Center, the National Weather Service and the Florida Department of Emergency Management to each county’s emergency management representative. Depending upon the approaching hurricane’s strength and direction, Pinellas County coordinates its voluntary and mandatory evacuation orders with the surrounding counties to minimize congestion along the hurricane evacuation routes, and coordinates internally with each of its local governments. Pinellas County operates under a mutual aid system that provides communications to each of the 24 local municipalities. As part of this system, each municipality is required to establish a Primary Emergency Operation Center (EOC) and an Alternate EOC. The EOCs for North Redington Beach and their contact information are listed below.

<b>PRIMARY EOC</b>	<b>ALTERNATE EOC</b>
North Redington Beach Town Hall 190 – 173 <sup>rd</sup> Avenue North Redington Beach, FL 33708  (727) 391-4848	Seminole Fire Department 11195 70 <sup>th</sup> Avenue N Seminole, FL 33772  (727) 393-8711

The Board of County Commissioners is the lead agency for determining Pinellas County’s hurricane evacuation and response level. The Pinellas County Department of Emergency Management is responsible for planning and coordinating disaster response and management, including coordination with the other local governments within the County. North Redington Beach is well aware of its coastal vulnerability and coordinates with, and supports, Pinellas County’s strategies for natural disaster planning. To that end, the Town circulates a newsletter at the beginning of hurricane season each June to inform residents and businesses about storm preparedness and evacuation procedures.

North Redington Beach contracts with the Pinellas County Sheriff for its local law enforcement, the Seminole and Madeira Beach Fire Departments for fire protection and Pinellas Suncoast Fire and Rescue for emergency medical services. These agencies are instrumental in the execution of a hurricane evacuation order. The Town maintains a register for those who require assistance with evacuation to a safe location, such as the elderly and handicapped/disabled residents. Pinellas Suncoast Fire and Rescue provides this service.

Tourists and visitors to North Redington Beach must also comply with evacuation orders. All new and redeveloped tourist accommodations must each have an evacuation/disaster plan approved by both the Town and the County’s Emergency

Management Department. By following approved evacuation/disaster plans, tourists and visitors can be safely and efficiently evacuated in the event an order to leave is given. Doing so will also lessen the impact on area emergency shelters, as tourists are likely to vacate the region.

### Emergency Shelters

**Figure 5-5** identifies the emergency evacuation shelters in southern Pinellas County available to North Redington Beach residents. One shelter, Bauder Elementary School with 1,340 available spaces, is within three miles of the Town. Another shelter option, Bardmoor Elementary School, is within five miles of the town and has 1,400 available spaces. All available spaces are based on a 10-square foot per person standard. To preserve public shelter space for those who have no other options, Emergency Management officials and the Town (through its hurricane preparedness newsletter) encourage residents to arrange for alternative evacuation locations in the event a directive to leave is given. Evacuation can include going to hurricane resistant structures within the County and does not necessarily mean leaving the region. The “Host Home” Hurricane Plan prepared by the Pinellas County Emergency Management Department and promoted by the Town assists with planning for hurricanes by encouraging friends or relatives who live in a non-evacuation zone to host those who do.

### Evacuation Routes

When a mandatory evacuation order is issued for a tropical storm or hurricane, the entire population of North Redington Beach is the corresponding population at risk. Everyone would be required to leave. The designated evacuation route for the Town is to proceed north on Gulf Boulevard, across the 78th Avenue Bridge, and east on Park Boulevard. From there, evacuees can either continue over the Gandy Bridge to the Crosstown Expressway to Interstate 4 (I-4), and out of the region, or travel north on Interstate 275 (I-275), over the Howard Frankland Bridge, north through Tampa to northbound Interstate 75 (I-75) and out of the region. They may also choose to go to a safe inland location within Pinellas County.

**Figure 5-5** also illustrates the primary evacuation routes described above. Along the routes, there are what the CEMP identifies as critical evacuation route points – roadway locations that could pose a problem with evacuation due to low elevation and vulnerability to flooding by pre-landfall gale force winds. For North Redington Beach, critical evacuation route points include the 78th Avenue Bridge and the dam over Long Bayou at Lake Seminole along Park Boulevard. Critical links in the designated routes include Park Boulevard from 49th Street North to I-275 and all of I-275. Additionally, Gandy Boulevard from I-275 eastward to 4th Street North is identified as a Potential Crucial Bottleneck. These roadway sections are identified because they represent areas of the evacuation route corridor where traffic queues would develop due to congestion from evacuation traffic.

### Evacuation Response

Congestion from evacuation traffic will depend on anticipated storm strength, storm track, projected landfall time, evacuation orders, and clearance times. Stronger storms

BAUDER ELEMENTARY

BARDMOOR ELEMENTARY

PINELLAS PARK HIGH SCHOOL

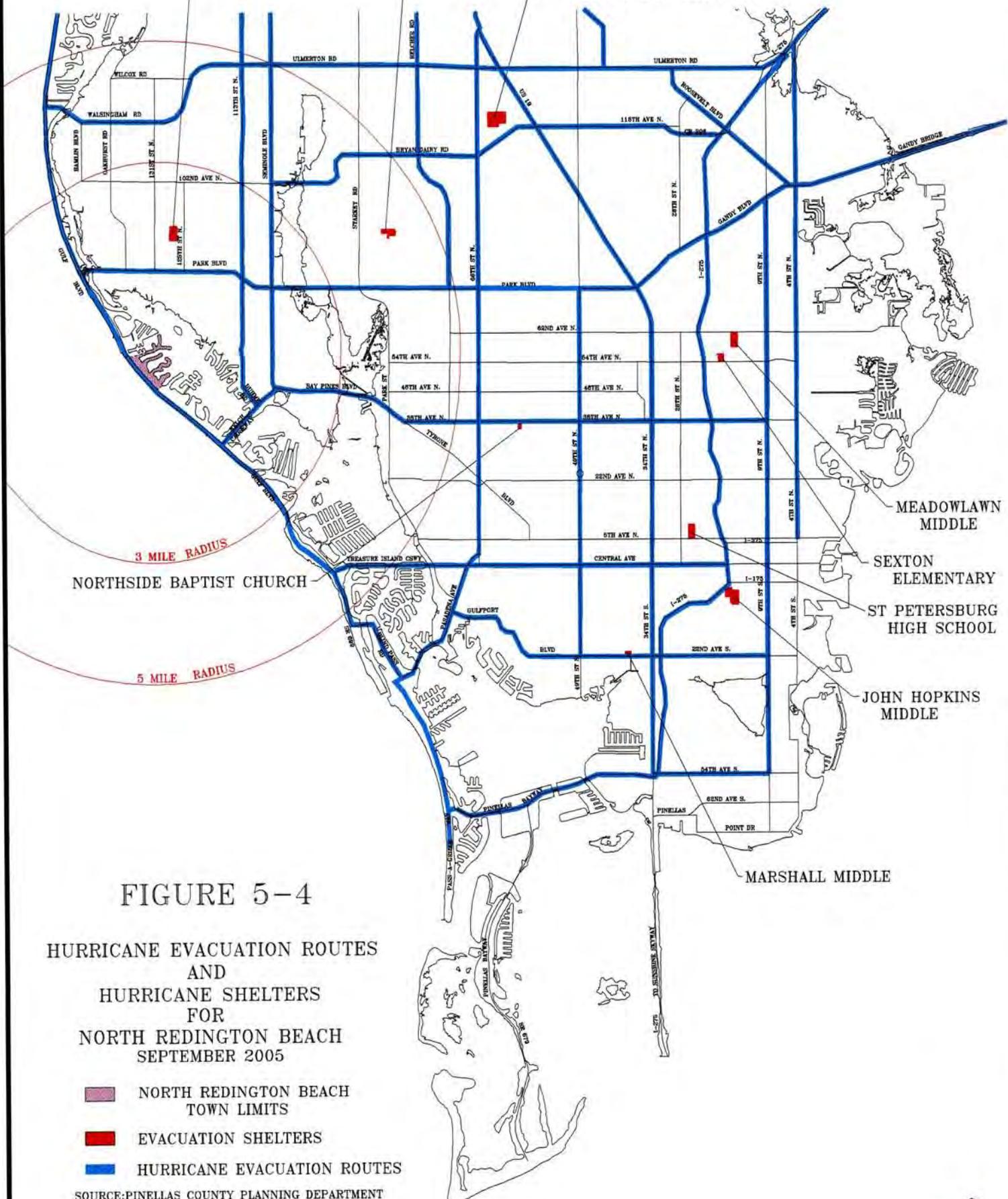


FIGURE 5-4

HURRICANE EVACUATION ROUTES  
AND  
HURRICANE SHELTERS  
FOR  
NORTH REDINGTON BEACH  
SEPTEMBER 2005

- NORTH REDINGTON BEACH TOWN LIMITS
- EVACUATION SHELTERS
- HURRICANE EVACUATION ROUTES

SOURCE: PINELLAS COUNTY PLANNING DEPARTMENT



will result in greater evacuation rates as people realize greater fears and have more to lose than with weaker storms. Flood depths and wave action are greater with stronger storms; however, flooding and wave action from even lower intensity storms (e.g., tropical storms and Category 1 hurricanes) can have a significant impact on the barrier islands. Evacuation rates tend to be higher in high-risk areas like the barrier islands, and most people will abide by a mandatory evacuation order. Some will not leave, however, even though remaining behind is a violation of Florida law.

The estimated permanent population of North Redington Beach is 1,769 people (Pinellas County Planning Department, 2004). Evacuation participation for the Town is assumed to be 75% with weak storms and 90% for strong storms (Tampa Bay Region Hurricane Evacuation Study, 2000). Based upon these percentages, 1,327 residents would leave for a weaker storm and 1,592 would evacuate for a strong hurricane. It is estimated that 10% of the Town's evacuees would go to local public shelters, up to 65% would go to in-county homes of friends/relatives or to a hotel/motel, and up to 50% would leave the county entirely, all depending upon the strength of the storm (Tampa Bay Region Hurricane Evacuation Study, 2000). Based on these percentages, 177 residents would likely go to public shelters, up to 1,150 could potentially go to in-county homes of friends/relatives or evacuate to a hotel/motel, and up to 885 would potentially leave the County altogether. Tourists and visitors would be required to leave the area soon after a storm threat becomes imminent. Notably, the peak of the tourist season does not coincide with the hurricane season.

#### Clearance Times

An important aspect of evacuation is the clearance time, or time required to clear the roadways of all vehicles evacuating in response to an evacuation order for a hurricane situation. Clearance time begins when the first evacuating vehicle enters the road network and ends when the last evacuating vehicle reaches an assumed point of safety. Destinations within the clearance time include local shelters, homes of friends/relatives, hotels/motels, and locations outside the county. While likely to be re-evaluated after the 2004 hurricane season, the assumed point of safety according to the *2000 Tampa Bay Region Hurricane Evacuation Study* is I-75 at the Florida Turnpike near Wildwood for northbound movements, and Orlando for eastbound movements. The components of clearance time include mobilization time by the evacuees, travel time to the evacuation destination, and queuing delay time or stoppage due to traffic congestion.

If an evacuation is enacted successfully, the end of the clearance time should coincide with the point when Pinellas County starts to experience tropical storm winds. Most tropical cyclone threats to the Tampa Bay area will allow a maximum of 36 hours of evacuation time between when an evacuation order is given and the time the storm arrives. The unpredictability of storm tracks generally prohibits earlier warnings. The *2000 Tampa Bay Region Hurricane Evacuation Study* estimates a year 2005 in-county clearance time of 17.5 hours and out-of-county times of 10.5 to 16.5 hours depending upon one, two or zero lane reversals on the interstates. In-county refers to finding safe shelter within Pinellas County and out-of-county refers to reaching assumed points of safety outside of county borders. The longer in-county clearance time is attributed to procrastinated evacuation behavior. People have a shorter distance to travel and

therefore tend to wait longer before beginning to evacuate. Consistent with State requirements, the Town of North Redington Beach has adopted a level of service standard of 16 hours for out-of-county hurricane evacuation clearance time for a Category 5 storm event as measured on the Saffir-Simpson scale.

#### Statistics from Recent Storms

The 2004 hurricane season resulted in four hurricanes that affected North Redington Beach and Pinellas County. Each of them varied in storm track, wind strength and wind direction. Since the potential for storm surge and flooding varied greatly from storm to storm, each hurricane was unique and different with respect to clearance times and evacuation orders.

Hurricane Charley had a track in the Gulf of Mexico that posed a great threat to the area until it abruptly changed course just hours before landfall. Even though a mandatory evacuation order was given, the storm ended up having little direct impact on Pinellas County and North Redington Beach. According to Pinellas County Emergency Management, the total clearance time was 18 hours.

Hurricanes Frances and Jeanne each had tracks crossing peninsular Florida before affecting the Tampa Bay area. These two hurricanes tracked to the north of Pinellas County, resulting in less intense on-shore winds than a typical storm approaching from the Gulf of Mexico would generate. Storm surge was thus not as big an issue as it potentially could have been with Hurricane Charley. Tropical storm force winds, rainfall amounts and flooding from runoff were instead the major concerns with Hurricanes Frances and Jeanne. Both of these storms had voluntary and mandatory evacuations. Frances generated a 13-hour total clearance time for the voluntary evacuation and six hours for the mandatory evacuation. For Jeanne, the clearance times were seven hours for the voluntary evacuation and one hour for the mandatory evacuation.

Even though it tracked farther away from North Redington Beach than any of the other three storms, the strength and size of Category 4 Hurricane Ivan generated a storm surge as it passed by hundreds of miles to the west through the open waters of the Gulf of Mexico. The surge caused beach erosion and created backflow through the Town's storm drains, causing certain low-lying streets and yards to flood. Fortunately, the floodwaters were not high enough to cause damage to any structures during this particular event. Although no evacuation directives were given in Pinellas County as a result of Hurricane Ivan, evacuations stemming from the other three storms of the busy 2004 hurricane season went smoothly overall, according to Pinellas County Emergency Management, with no major problems reported. However, Emergency Management staff will be participating in the State and regional analysis of the past hurricane season and hopes, in particular, to get a better understanding of evacuation behavior, particularly along the barrier islands and other high risk areas.

#### IV. POST-DISASTER REDEVELOPMENT

Local governments, including the Town of North Redington Beach, are the primary protectors of the public health, safety, and general welfare, and they have responsibility for reducing the risk of property damages and loss of life resulting from coastal development. They also have a responsibility to ensure that recovery followed by reconstruction after a major storm can occur quickly and leave the community safer from disaster in the future. These are the goals of hazard mitigation and post-disaster redevelopment planning.

Following a natural disaster, many actions must be performed during the recovery period. A community is presented with unique circumstances that can overwhelm the regenerative capacities of a local government if they have not been previously planned for. Many questions arise, from how reconstruction expenses are to be paid to what new regulations must be followed during redevelopment. Because of the trauma associated with a major disaster, there is often a strong desire among a community's residents to quickly rebuild. Unfortunately, ill-conceived reconstruction can leave a community as vulnerable to disaster as before the storm. The broad range of concerns associated with post-disaster recovery requires numerous relatively rapid actions and decisions. To the extent that these concerns have been anticipated and planned for prior to the disaster, a community will be more able to organize post-disaster recovery activities.

The *Town of North Redington Beach Post-Disaster Response, Recovery and Redevelopment Guide* was compiled in conjunction with the update of this Comprehensive Plan. Post-disaster redevelopment involves restoration to pre-disaster conditions, mitigating structures and infrastructure from future disasters, and rebuilding the Town as envisioned by the Town Commission and residents. Recovery generally occurs in three stages: the immediate emergency period, a short-range restoration period and a long-range reconstruction/redevelopment period. The *Post-Disaster Response, Recovery and Redevelopment Guide* is intended to assist the Town in making decisions and coordinating with other governments and agencies immediately following a disaster, all the way through the redevelopment phase. The following issues relating to post-disaster recovery are addressed:

- Distinguishing between the immediate emergency period actions needed to protect the public health and safety, and long-range restoration activities;
- Establishing who will be responsible for making crucial decisions after a natural disaster regarding repair, reconstruction, relocation and hazard mitigation;
- Establishing procedures for the restoration of essential public services and facilities;
- Establishing procedures for evaluating the effectiveness of current hazard mitigation measures at preventing damage;

- Establishing procedures for utilizing information obtained from damage assessment teams in expediting post-disaster recovery;
- Enacting a temporary moratorium on reconstruction and repair not immediately needed to protect the public health, safety and welfare;
- Establishing criteria for evaluating the options for repairing, replacing, modifying or relocating public and private facilities and infrastructure within coastal high-hazard areas;
- Establishing a method to identify which structures are substantially damaged (i.e., cost of reconstruction or repair would exceed 50 percent of the appraised value of the structure) that will subsequently be razed and rebuilt to meet all applicable Federal, State and Town building regulations;
- Establishing guidelines for determining priorities for the acquisition of storm-damaged property in the Coastal Storm Area. These guidelines shall give priority to eliminating unsafe conditions, and inappropriate and nonconforming uses and structures.
- Ongoing coordination with Pinellas County's existing hazard mitigation programs that include shoreline restoration and enhancement. Coordination should include building code and floodplain regulations, development management techniques such as land use, zoning, and subdivision regulations, and other applicable hazard mitigation measures since the Town contracts with the County's Building Department for services. The Town should consider amending these programs and regulations, if necessary, to remain consistent with Federal and State requirements.

## V. LEVELS OF SERVICE

Because the entire Town of North Redington Beach lies within a coastal area, the level of service standards discussed and adopted elsewhere in this Comprehensive Plan also apply for the purposes of this *Coastal Management and Conservation Element*. It is important to note that development within the Coastal Storm Area (the entire Town) will not be authorized if it exceeds the ability of public facilities to maintain established levels of service unless public funding for required improvements has been phased to coincide with the development, or the private developer either pays for facility upgrades or provides their own facilities constructed to acceptable standards.

## VI. PUBLIC FACILITIES AND INFRASTRUCTURE

Please refer to **Table 5-1** for the list of existing public facilities and infrastructure in North Redington Beach. Because the Coastal High Hazard Area encompasses the entire Town, existing infrastructure cannot be relocated to a less threatened area. Being

located on a barrier island greatly influenced by past dredge and fill activity, North Redington Beach is virtually surrounded by seawalls, as shown in **Figure 5-2**. See the *Infrastructure Element* for more detailed information on the Town’s drainage facilities, potable water facilities, reclaimed water facilities, and wastewater facilities. See the *Transportation Element* for more information on the Town’s roadways.

Because little vacant land remains in North Redington Beach and populations are expected to remain stable throughout the planning horizon, current public facilities and services, if continued to be properly maintained and upgraded as needed, should be adequate to meet future (re)development needs as anticipated by this Comprehensive Plan.

## VII. HISTORIC RESOURCES

As described in the *Future Land Use Element*, North Redington Beach does not contain any prehistoric archaeological sites listed on the *Florida Master Site File*. Additionally, being a relatively new Town that was incorporated in 1953 and first settled just a couple of decades earlier, there are no significant historic structures within its borders and no properties listed in the *National Register of Historic Places*. In fact, there are only a handful of existing structures that predate World War II, many of which have been substantially altered from their original form. The oldest remaining structure was built in 1938.

**TABLE 5-1:  
NORTH REDINGTON BEACH EXISTING INFRASTRUCTURE, 2005**

INFRASTRUCTURE	DESCRIPTION
Drainage Facilities	A system of culverts and drains diverts stormwater into Boca Ciega Bay.
Potable Water Facilities	Potable water is provided by Pinellas County Utilities.
Reclaimed Water Facilities	Reclaimed water is provided by Pinellas County Utilities.
Roadways	Gulf Boulevard is a State-maintained highway. The Town maintains all other roadways within its limits.
Seawalls	Seawalls are in place along the beach access points.
Wastewater Facilities	The Town owns and maintains sanitary sewer lines within its limits. Pinellas County Utilities provides wastewater treatment services.

Source: Pinellas County Planning Department, 2005

## VIII. NATURAL RESOURCES

As discussed throughout this Comprehensive Plan, and with particular emphasis in the *Future Land Use Element*, North Redington Beach is a highly developed community with extensive alterations to the terrestrial environment caused by human activities. Very little vacant property and virtually no undisturbed land remains. The sandy beach and surrounding waters, however, remain ecologically significant. Future land uses are

not anticipated to significantly differ from what exists today, however redevelopment will play a key role in shaping how the future landscape of the community interacts with and affects its surroundings. Coastal Management and Conservation provisions within the Town's land development regulations will help protect and enhance the natural environment throughout that process.

#### Vegetative Cover and Wetlands

Due to its highly desirable coastal location, North Redington Beach has been developed with a mixture of residences, tourist accommodations and other commercial uses. The natural vegetative cover of what was once a Coastal Strand vegetative community has been largely removed through the development process. Over time, however, sporadic mangrove stands have become established as sediment has built up at various stretches along the Boca Ciega Bay shoreline (photo, at right).



*Mangroves along Boca Ciega Bay*

These salt-tolerant plants provide nesting, feeding and breeding opportunities for a variety of wildlife. They also help buffer some of the destructive effects of coastal storms. The Town has protected the most significant occurrence of mangroves within its jurisdiction through the application of its Aquatic Lands (AL) zoning district. **Figure 5-2** depicts these areas, which are located along portions of the southernmost fingers of land.

While the natural vegetative cover has been dramatically altered over the years, many residents of North Redington Beach adorn their yards with various trees, palms and other plantings, often salt and drought-tolerant. To further environmental benefit and enhance visual attractiveness, the Town encourages the planting and/or retention of drought-tolerant native trees and other native landscape vegetation, which also tend to be wildlife-friendly and disease-resistant. Open space requirements in the Town's land development regulations ensure the provision of green space in many areas of the community. Exotic, invasive plants are discouraged throughout the Town and certain species are even restricted by ordinance. As with many other areas of coastal central Florida, Brazilian Pepper (*Schinus* sp.) is a species of particular nuisance and regularly establishes itself at various locations.

Before dredge and fill development, the shoreline of Boca Ciega Bay was dominated by extensive mangrove and saltmarsh communities with nearby subtidal seagrass beds. Today, in areas absent of seawalls, isolated mangroves, tidal flats, and marshes are scattered along coastal areas. In North Redington Beach, such occurrences are rare and limited to the mangrove stands described above. Natural wetlands are nonexistent. Isolated seagrass beds are found in Boca Ciega Bay. The Town opposes any further dredge-and-fill operations that would destroy or disturb such marine grasses and other related significant wildlife use areas.

### Marine Life and Wildlife

Despite its small geographic size, North Redington Beach has attributes important to attracting and sustaining various forms of wildlife, including species of special status. This is primarily due to its Gulf front location and the estuarine environment of neighboring Boca Ciega Bay. The sandy beach and mangrove stands are of particular importance to wildlife. The Town helps protect these valuable resources through its AL zoning district and land development regulations.

Species of special status include those species listed as endangered, threatened or of special concern by the Federal *Endangered Species Act* and/or the *Florida Endangered and Threatened Species Act*. In the case of North Redington Beach, a number of such animals may be attracted to feed, breed and/or nest along the sandy beach. Sea turtles, primarily the loggerhead, and shorebirds such as plovers, black skimmers, American oystercatchers, and terns are known to utilize Pinellas County, and North Redington Beach, beaches. While human activity and development make North Redington Beach less desirable for nesting than certain other areas of Florida's west coast, the potential still remains for some of these species to be present. The Town actually uses the sea turtle as a local mascot and encourages residents and businesses to keep 'their lights out' during turtle nesting season.

Mangroves provide important nesting and roosting sites for a number of listed wading birds, such as herons, egrets, brown pelicans, wood storks, roseate spoonbills and limpkins. The small size of the mangrove stands in North Redington Beach and their closeness to human activities, however, lessen the likelihood of breeding and roosting occurrences. Nevertheless, the possibility exists and, as previously described, the Town has taken steps to protect its mangrove resources. Over time, the mangrove stands may expand slightly, but such growth is limited due to the protective seawalls needed to protect the artificially created land from erosion.

The surrounding gulf and bay waters provide habitat for a multitude of fish species as well as marine mammals such as the bottlenose dolphin and the West Indian manatee. Many of the estuarine-dependent and recreationally important fishes found in the area include red drum, spotted sea trout, sheepshead, southern flounder, Florida pompano, black drum and mullet. While area waters are not as significant a habitat for manatees as some other Florida locations, they are occasionally sighted among the seagrass beds of Boca Ciega Bay. As mentioned previously, the Town opposes dredge and fill operations that destroy or disturb such marine grasses and protected wildlife utilization areas. There are no significant occurrences of shellfish in North Redington Beach waters.

In addition to listed species, more common animal types that are well adapted to the urban environment frequent the Town. For birds, this includes various gulls, sandpipers, mourning doves, blue jays, cardinals, mockingbirds, grackles, and crows. Exotic species include European starling, rock doves, house sparrows, and monk parakeets. Common terrestrial species include marsh rabbits, diamond-backed terrapins, various lizards and snakes, raccoons, rodents, and domesticated animals.

## Soils and Minerals

**Figure 5-6** displays the various soil types found in North Redington Beach, which, according to the *Soil Survey of Pinellas County, Florida* (USDA, 1972), include *Coastal beaches* (Co), *Made land* (MA) and *St. Lucie fine sand, shell substratum* (Su). Knowledge of soil types provides valuable information for land use planning. The nature and properties of the soil at a given location helps determine its limitations for residential, transportation and other types of land use.

The soil type *Coastal beaches* consists of the narrow strip of tide-washed sand along the Gulf of Mexico shoreline. It represents about eight percent of the Town's land area. It is used primarily for recreation and provides habitat for shorebirds and nesting sea turtles. Erosion is an ongoing problem with this soil type. *Made land* contains a mixture of sand, clay, rock, and shells that has been transported, deposited and re-worked. It is the most common soil type in North Redington Beach, representing about 83 percent of the land area. Much of the soil material has been dredged from the bottom of the bay and is held in place by seawalls. *Made land* covers the 'fingers' of the Town and the majority of the primary coastal strip, east of the *Coastal beaches*. Its primary purpose is for residential and commercial development. *St. Lucie fine sand, shell substratum* exists in the north half of the town, eastward of the *Coastal beaches* along the Gulf Boulevard corridor. It represents nine percent of the land area. This natural soil type is common on barrier islands, fairly well-drained and suitable for building purposes. There are no known commercially valuable mineral resources within North Redington Beach.



*Made land soils depend on seawalls for stabilization.*

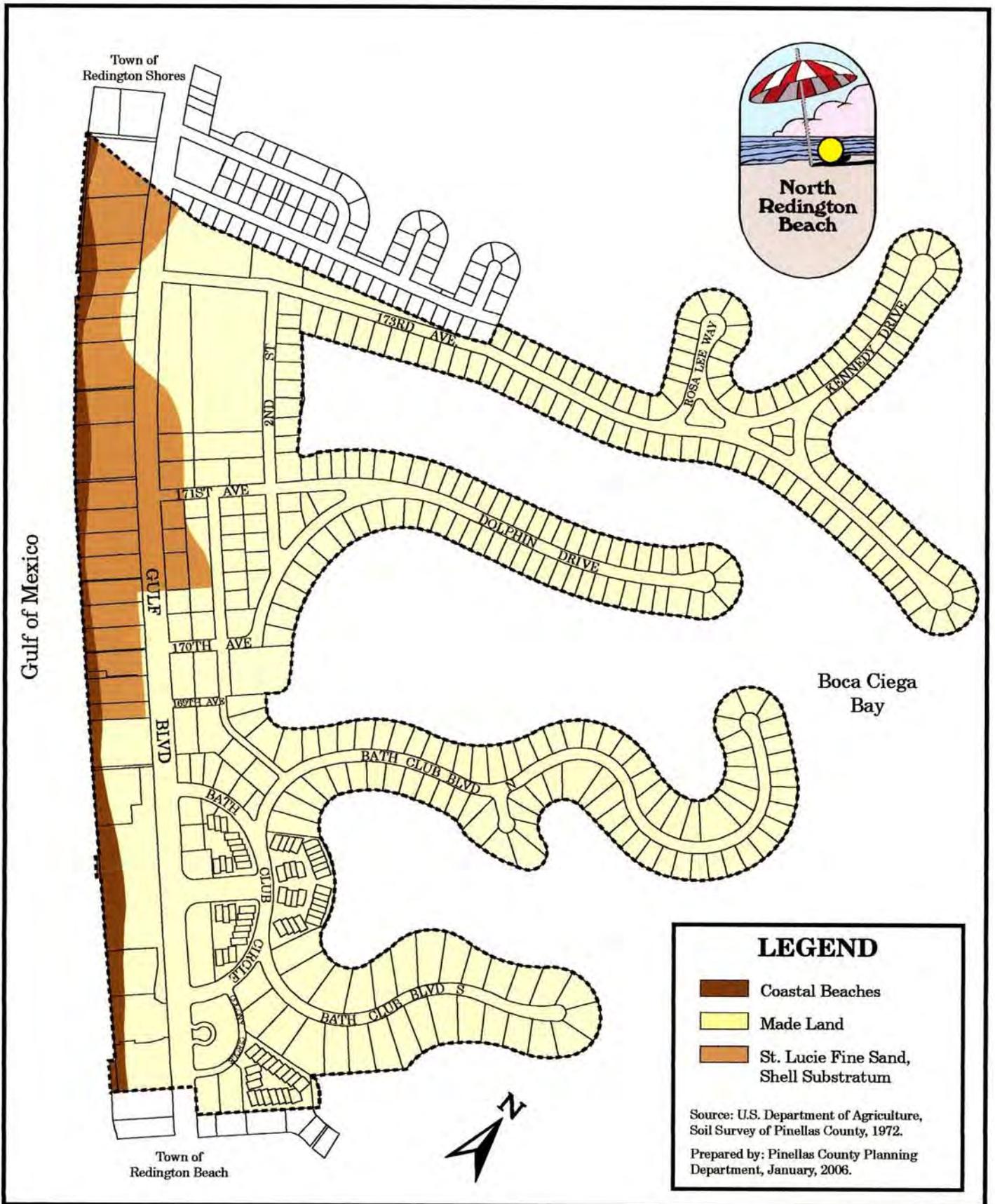
## Groundwater

Two water-bearing aquifers underlie Pinellas County: the shallow Surficial Aquifer and the deeper, confined Floridan Aquifer. The latter is a principal source of potable water for North Redington Beach, Pinellas County and much of the State of Florida.

The Southwest Florida Water Management District has determined that in Pinellas County, groundwater recharge rates are very low to virtually zero. In particular, very little recharge occurs in the County's central and southern areas. In highly urbanized barrier island communities such as North Redington Beach, groundwater is saline and recharge rates are negligible.

## Floodplains

As described in the Natural Disaster Planning section of this Element, a floodplain is an area that experiences repeated flooding events. Floodplain boundaries are delineated according to a 100-year storm event, meaning there is a one percent chance of flooding in any given year. Floodplain mapping involves taking into consideration such factors as topography, drainage patterns, rainfall amounts and the possibility of tidal surge, as in the area generally west of Gulf Boulevard that is designated the Velocity Zone.



**Figure 5-5 North Redington Beach Soils Map**

Approximately 25 percent of North Redington Beach's land area is at or below five feet mean sea level, and all of it is located within the 100-year floodplain. As a result, the entire Town is designated as a Coastal Storm Area. Please see **Figure 5-3** for general flood zone depictions and **Figure 5-7** for five-foot contours.

### Air Quality

Pinellas County, including North Redington Beach, is located in a highly urbanized area of west central Florida. Many modern conveniences enjoyed by residents require the combustion of fossil fuels, which emits pollutants into the air. In 1970, the Federal *Clean Air Act* was enacted, which empowered the Environmental Protection Agency (EPA) to establish nationally uniform air quality standards to ensure pollutants do not reach unhealthy levels. The EPA currently enforces standards for the following six pollutant types:

- Carbon Monoxide – Colorless, odorless, poisonous gas primarily emitted by vehicles.
- Lead – Common, toxic metal present in air, water and dust.
- Nitrogen Dioxide – Brownish, reactive gas emitted during combustion.
- Ozone – Colorless, unstable form of oxygen that is the principal component of smog.
- Particulates – Solid materials suspended in the air, such as dust, soot and pollen.
- Sulfur Dioxide – Pungent gas from power plants that harms lungs, causes acid rain.

With pollutants flowing across jurisdictional lines, responsibility on a regional level is necessary toward maintaining clean air. Pinellas County, including North Redington Beach, and Hillsborough County are considered part of the same airshed. Because of this, the Town relies and adheres to policies and regulations developed by County and other joint efforts in cooperation with the EPA.

The Pinellas County Environmental Management Department has been monitoring local air quality since 1975. The Department maintains a system of 13 air quality sampling stations scattered throughout the County. The nearest station to North Redington Beach is located at Azalea Park in St. Petersburg. At this location, air samples are tested for Carbon Monoxide, Nitrogen Dioxide, Ozone, coarse and fine particulates, and toxic volatile organic compounds. Please see **Figure 5-8** for the location of the monitoring site in relation to the town.

The Air Quality Index concept was developed by the EPA in an effort to provide daily information regarding pollutant levels. A pre-recorded message announcing the local Air Quality Index can be heard by calling Pinellas County Environmental Management at (727) 464-3392. Information is on their website at [www.pinellascounty.org/Environment](http://www.pinellascounty.org/Environment).

An analysis of the Air Quality Index taken over the last ten years indicates a reduction in overall pollutants released into the air. Over the years 2001 through 2003, Ozone levels were ranked 'good' 94.1 percent of the time. In 2001, the latest available data year, air quality was considered unhealthy to sensitive individuals on only two days out of the entire year. For the remaining 363 days, air quality was either good (338 days) or moderate (25 days).



# NORTH REDINGTON BEACH, FLORIDA NEAREST AIR QUALITY MONITORING SITE

AUGUST 2005

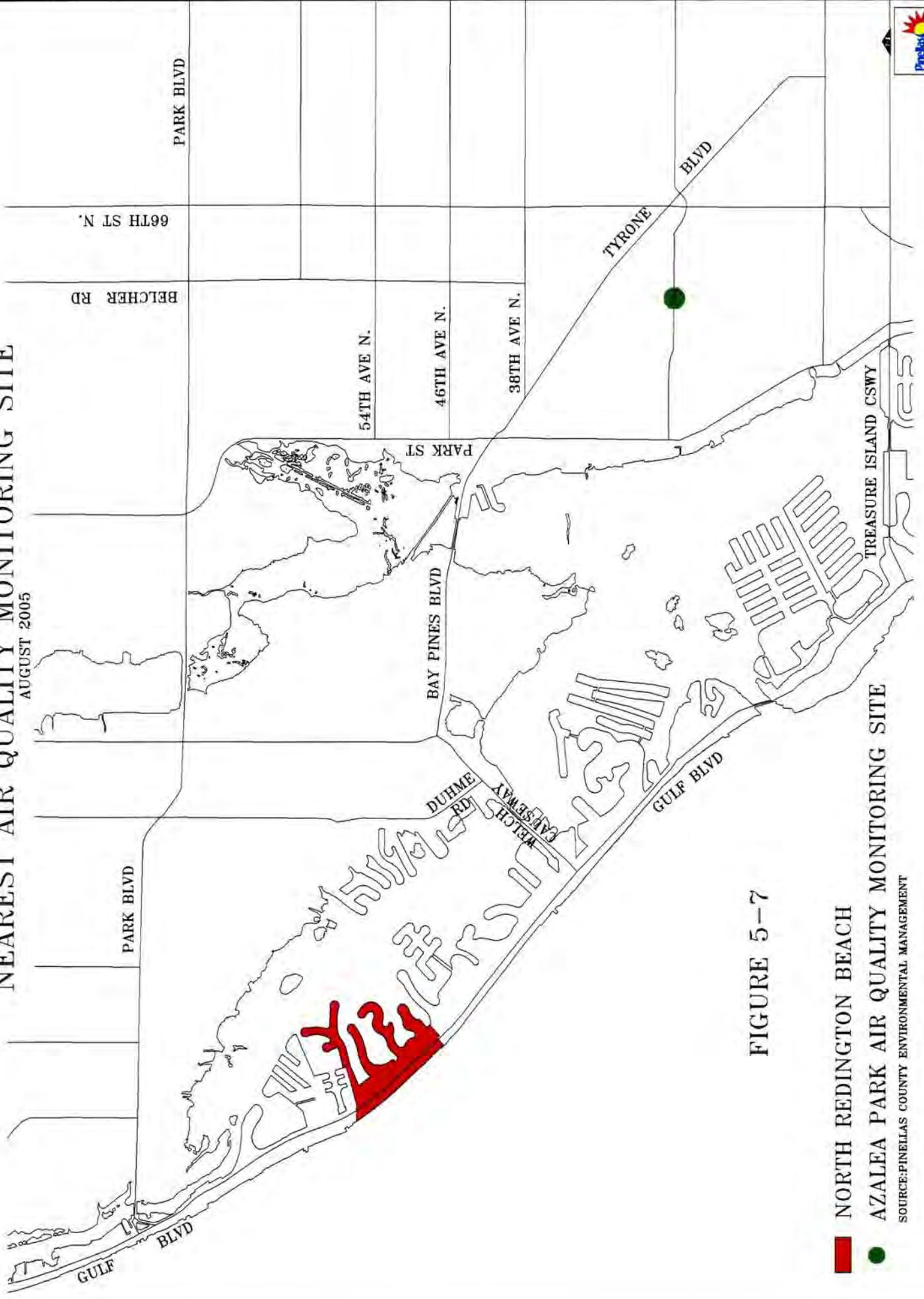


FIGURE 5-7

- NORTH REDINGTON BEACH
  - AZALEA PARK AIR QUALITY MONITORING SITE
- SOURCE: PINELLAS COUNTY ENVIRONMENTAL MANAGEMENT



## IX. SURFACE WATER

North Redington Beach is blessed by its prime waterfront location. Both the Gulf of Mexico and Boca Ciega Bay have played key roles in the Town's development and ongoing prosperity. Strong demand for water view and direct water access historically led to the major land alterations required to increase such opportunities and have resulted in a near built-out condition, consequences of which include loss of natural shorelines, increased stormwater runoff and destruction of tidal wetlands. After understanding the effects these changes have had on surrounding waters, residents and visitors have learned that protecting the natural environment is vital to maintaining overall quality of life.

Surface water resources important to North Redington Beach include both the marine environment of the Gulf of Mexico and the estuarine waters of Boca Ciega Bay. There are no freshwater sources within its boundaries. The Town is committed to continuing the enforcement of land development regulations and support of local, regional and State efforts that positively impact the quality of its surrounding water resources. North Redington Beach complies with Pinellas County's National Pollutant Discharge Elimination System (NPDES) permit, in association with Pinellas County and the other municipal co-permittees. Enforcement procedures and penalties are in place to help curtail illicit discharges into the stormwater system, thereby protecting surface water quality.

### Estuarine Environment

An estuary is a semi-enclosed coastal water body that has open access to the ocean or gulf and is measurably diluted with freshwater injected from rivers, streams and creeks. This 'brackish' water creates a unique chemical and physical environment that attracts a large variety of marine species, birds and terrestrial animals. Abutting the eastern length of North Redington Beach, Boca Ciega Bay remains a significant estuary within Pinellas County, although this resource is possibly the most physically and hydrologically modified estuarine system on Florida's Gulf Coast (Tampa Bay National Estuary Program, 1996).



*Looking across Boca Ciega Bay*

Covering approximately 24 square miles with a mean depth of six feet, Boca Ciega Bay separates Sand Key and North Redington Beach from mainland Pinellas County and serves as receiving waters for Long Bayou, Cross Bayou, Clam Bayou and Frenchman's Creek. Due to extensive human alteration of the natural system, tidal flushing is somewhat restricted. The Bay has undergone tremendous change over the past 100 years. During that time, 2,506 acres of fill covering 22 percent of the original Bay footprint has been relocated within these waters to create new real estate (e.g., fingers of land) and causeways. In addition, sections of the Bay bottom have been routinely dredged to a depth of over ten feet for navigational purposes.

### Programs and Designations

Boca Ciega Bay is considered part of the greater Tampa Bay Estuary and is influenced by the water, pollutants, and marine life circulating within this larger area. In 1991, the *Tampa Bay National Estuary Program* was established to “assist the community in developing a comprehensive plan to restore and protect Tampa Bay”. The United States Environmental Protection Agency (EPA) originally administered the program, with local administrative support by the Tampa Bay Regional Planning Council (TBRPC). One of the primary focuses of the management plan is improving water quality through the reduction of pollutants and the replanting of native vegetation.

Under the provisions of Section 258.397, F.S., the *Boca Ciega Bay Aquatic Preserve* was established in 1969 to block the continued degradation of the Bay and promote the propagation of native vegetation and marine life. Under this designation, dredging and spoiling activities are prohibited unless approved by the Pinellas County Water Navigation Control Authority. In addition, seawalls cannot be constructed seaward of the mean high water line.

Under the auspices of the *Outstanding Florida Waters* (OFW) program, the Florida Department of Environmental Protection (FDEP) has classified Boca Ciega Bay north of the Pinellas Bayway as *Class III* water. This includes the portion adjacent to North Redington Beach. Class III waters can be used for body contact activities such as swimming or water skiing, and for the maintenance of a productive fish and wildlife population. With this designation, the FDEP cannot issue permits that would allow direct or indirect pollutant discharges causing lower than existing water quality. Permits for dredging and filling must meet OFW requirements.

### Water Quality

Boca Ciega Bay is the receiving water body for many sources of pollutants, including stormwater runoff flowing from several beach communities and mainland Pinellas County from Largo to Mullet Key. The finger canals created by dredge and fill activity also perpetuate water quality problems by obstructing natural tidal flushing patterns. Because of this, the nutrients and pollutants discharged into the Bay are flushed out more slowly. Another issue is that the depths dredged to provide safe boat passage simultaneously prevent subtidal seagrass growth and facilitate the accumulation of polluted sediments.

Past studies and current research by the Tampa Bay National Estuary Program have revealed high levels of nutrients, especially nitrogen, and contaminants within Boca Ciega Bay. These pollutants enter the Bay through stormwater runoff, wastewater discharges, atmospheric deposition and, less frequently, spills and sewage overflows. Pollution sources are classified as either point source or non-point source. Point sources include any source that emits pollutants through a closed conduit or container. These are easily traceable, measured and tested. Conversely, non-point pollution flows from an unconfined source, such as fertilized lawns, parking lots and even the atmosphere. These are much more difficult to measure and contain. Over 90 percent of nitrogen loadings entering Boca Ciega Bay are determined to be deposited through non-point sources, primarily stormwater runoff.

Stormwater runoff is a concern in North Redington Beach, but the increased use of modern stormwater management techniques as properties redevelop should continue to help alleviate this problem. Provisions in the Town's land development regulations require stormwater facilities to be retrofitted to current standards during redevelopment. The Town is also a participant of the National Pollution Discharge Elimination System (NPDES). In addition, any further dredging or filling activities must be reviewed and permitted by the Pinellas County Navigation Control Authority in accordance with the Boca Ciega Bay Aquatic Preserve and Outstanding Florida Waters regulations. North Redington Beach also supports regional and State efforts by the Southwest Florida Water Management District, the Florida Department of Environmental Protection and Pinellas County to positively affect water quality in the bay. For further information regarding stormwater management, please refer to the *Infrastructure Element* of this Comprehensive Plan.

## **X. POTABLE WATER**

Rule 9J-5.013(1)(c), F.A.C., requires local governments to address current and projected water needs and sources for the next ten-year period within the *Conservation Element*. North Redington Beach receives its potable water from Pinellas County Utilities (PCU). A thorough needs-assessment-based study can be found within the *Pinellas County Comprehensive Plan*. Also, please see the *Infrastructure Element* of this Comprehensive Plan for more information regarding potable water provision in North Redington Beach.

To ensure that adequate supplies of potable water will be available in 2015 and beyond, opportunities to conserve and locate alternative sources are continually being sought. Conservation programs are generally handed down from PCU and regional agencies, particularly the Southwest Florida Water Management District. Tampa Bay Water, the regional water utility that owns and oversees the regional water supply system, promotes resource sharing, and locates and develops new water sources.

In support of regional efforts, PCU will continue working to conserve potable water by various means, including the reduction of system losses, the protection of groundwater against degradation of water quality and yield, and the encouragement of County residents to install water conservation devices. Another major step in reducing water demand, the Pinellas County reclaimed water system, has recently been installed in North Redington Beach. Using reclaimed water for irrigation purposes significantly reduces potable water demand and eliminates the need to discharge treated wastewater into surface water bodies. The Town supports these water saving efforts and takes an active role in disseminating educational information regarding water conservation to its residents.

## **XI. HAZARDOUS WASTE**

According to Rule 9J-5.003, F.A.C., “hazardous waste” means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed. Many legislative initiatives have been passed to control the amount of hazardous waste being discarded in an effort to protect public health, safety and welfare. Hazardous waste management in Florida is administered by the Florida Department of Environmental Protection (FDEP), and locally handled at the county level. A gasoline station and dry cleaner operation are among local businesses that may generate hazardous waste material in North Redington Beach. Importantly, various materials commonly used in the household are also considered hazardous. Such items include batteries, paint products, pool chemicals, cleaners, fertilizers, pesticides, and even electronic products such as televisions and computers.

In 1993, Pinellas County Utilities Solid Waste Operations launched its Household Electronics and Chemical Collection Center (HEC<sub>3</sub>) located adjacent to its Waste-to-Energy facility. Residents are encouraged to dispose of their hazardous household items free of charge. Pinellas County also coordinates local collection days with municipalities where hazardous materials are dropped off locally and subsequently transported to appropriate disposal or recycling facilities. Additionally, through its proactive *Pollution Prevention Program*, the County provides counsel and technical assistance to individuals and companies regarding pollution prevention. North Redington Beach supports the County’s hazardous waste management program and, by ordinance, prohibits the disposal of hazardous wastes within its boundaries. At this time, there are no hazardous waste sources identified in North Redington Beach that pose a pollution hazard to its natural resources.

## **XII. BEACHES AND DUNES**

The Town’s sandy Gulf of Mexico beaches not only provide recreational opportunities for residents and visitors, but also serve important natural functions, namely acting as buffers against storm waves and surges while providing homes and nesting areas for birds and sea turtles. The sandy beach is also central to the Town’s coastal character and is its economic engine.



*Looking south at the north end of Town*

Past construction and other human activities have altered the natural function of the beach and eliminated much of the protective sand dune system. This alteration has led to

increased erosion problems. Erosion and migration of coastal areas, particularly barrier islands, are natural processes that are a part of the lifecycle of undisturbed ecosystems. Barrier islands are dynamic. Currents and wave action constantly move sand up and down the coastline, reshaping the beaches. Some areas accumulate sand, while other places erode. In the human environment, however, erosion can threaten development, degrade beach quality and endanger species confined to shrinking habitats. Over the past several years this problem has been combated through the Pinellas County beach enhancement program.

### Beach Enhancement

Problematic beach erosion is not confined to North Redington Beach. Many Pinellas County beaches, particularly the developed areas, experience ongoing erosion problems. To promote a consistent, coordinated approach countywide, Pinellas County acts as local sponsor for coastal beach restoration/nourishment projects from inception through completion, and the Town continues to support the County in this important endeavor. To counteract the threat of coastal erosion on shoreline development, various attempts have been made throughout the years to stabilize the beach. Beach nourishment and dune restoration have become the preferred methods because they are viewed as less disruptive to natural processes. The primary goal of beach nourishment continues to be protecting infrastructure from storm damage. It also creates benefits for recreation, the environment and the tourism industry. It is a complex process that involves dredging sand from underwater borrow sites and depositing it on the highly eroded beaches. Although beach nourishment is expensive, with projects ranging from \$6 million to \$30 million, it helps to offset billions of dollars of property damage from storms.

Beach enhancement efforts for Sand Key, including North Redington Beach, have been ongoing since an initial restoration plan was developed in 1983. Since that time, there have been four nourishment phases, two of which, in 1988 and 1998, involved sand deposition in the Town. The first phase in 1988 placed over 300,000 cubic yards of sand along 1.5 miles of shoreline in North Redington Beach and Redington Shores at a cost of \$2.6 million. Prior to this, the Town virtually had no remaining beach! The second and third phases in 1990 and 1992 did not directly impact North Redington Beach. The fourth phase in 1998 did include the Town, as well as other areas, resulting in nine miles of renourished Sand Key shoreline at a cost of \$24 million. The upcoming fifth phase, scheduled to begin in Autumn 2005 and last approximately eight months, will be very similar to Phase IV in scope and area of effect. It will involve 1.5 million cubic yards of sand at an estimated cost of \$30 million. This will be a very timely project as the town's beaches suffered significant sand loss as a result of the intense 2004 hurricane season.

### The Beach Nourishment Process

The borrow site for the upcoming nourishment project, or the area from which sand will be dredged, is the Egmont Shoal, a large sand bar offshore of the entrance to Tampa Bay, north of Egmont Key. The likely construction procedure will be dredging the shoal with a cutterhead dredge. The sand will then be pumped into scows, or sand barges, that will be pushed to the beach project area with tugboats. Once offshore of the beach,

the scows will be hooked up to an unloader that will pump the sand through a submerged pipeline to the beach.

The beach will be constructed abnormally wide because it is well known that the beach will equilibrate soon after construction. This means that the wide beach that is constructed by the bulldozers will start to narrow immediately. The natural wave action will smooth the beach to a gentler slope, thereby causing the beach width to narrow. This process does not involve a loss of sand from the beach, rather a redistribution of sand to the nearshore area and to the sand bar. Like the existing beach, eventually about two-thirds of the new material will be underwater, acting like the foundation of a house supporting the dry beach. Although it will appear that the beach is rapidly eroding after nourishment, this is the normal process in which the beach transforms from a constructed, designed beach to a natural beach form.

### Dune Protection and Maintenance

As previously mentioned, dunes provide storm protection and are integral components to a healthy beach ecosystem. During the beach nourishment process, some low-level dune development has occurred. While the Town is not likely to ever have a sizable dune system, even low dunes help protect against storm waves. The preservation of the dune system relies upon the presence of native vegetation and continued protection against development. Salt-tolerant plants natural to the dune habitat, such as sea oats and railroad vine grip sand with their root system. With its sand anchored, the dune retains its form and can continue to inhibit erosion and protect against tidal action. Additionally, dunes need to be protected from vehicle and foot traffic.



*Low dunes typical of North Redington Beach rely on vegetation to become established.*

### Funding and Permitting

The ongoing Sand Key Nourishment Project is a Federal project, administered by the Jacksonville District U.S. Army Corps of Engineers. The typical cost sharing for the project is 60 percent (%) Federal (Army Corps), 20% State (Florida Department of Environmental Protection) and 20% local (Pinellas County). The Army Corps administers construction of the project, while the County assists with permitting,

providing easements and staging areas, funding, and local management. The Pinellas County portion of the funding comes from the tourist development tax. One half of 1% of the 4% tax is set aside annually for beach projects, generating nearly \$2 million per year.

While some funds are generated at the local level through the tourist development tax, continued funding from the State and Federal levels is crucial to long-term beach enhancement success. Also a challenge to maintaining nourishment cycles is meeting the strict permitting requirements of the Florida Department of Environmental Protection (FDEP), the agency charged with regulating such projects.

#### Alternative Options

During the early stages of the Sand Key beach restoration project, various methods of beach stabilization were considered. One such technique was the construction of offshore breakwaters, which act to lessen the erosional impact of wave action. In 1986, a nearshore emergent breakwater was constructed in the adjacent town of Redington Shores, the first such structure in the State of Florida. At that time, the Army Corp of Engineers considered installing additional breakwaters at various locations along Sand Key, one of which being the southern terminus of the nourishment project in North Redington Beach. The thinking was that breakwaters could work in tandem with sand nourishment for beach enhancement by helping protect the newly deposited sand from erosional forces. After studying the success of the nourishment project on its own, however, the Corps has determined that further breakwater installation is not warranted.

While the Town supports the County's efforts to ensure continued beach nourishment progress, it also holds the position that additional alternative methods of beach restoration and maintenance should be explored, and encourages Pinellas County to investigate innovative strategies toward that goal. The Town is also supportive of a local breakwater installation in the event that the structures once again gain favor with the Corps. The continual search for alternative, cost-effective and environmentally friendly beach enhancement methods should be a primary goal for all beach communities. The Town advocates coordination with other beach communities and organizations such as the Florida Shore and Beach Association regarding beach enhancement efforts. The Town also has a Beach Advisory Board as another source of input and support.

### **XIII. PUBLIC ACCESS TO SHORELINES**

Public access facilities to shorelines in North Redington Beach are limited to seven beach access points, five of which are owned by the Town. The other two are easements over private property. The locations of the access points are shown on **Figure 5-1** and are discussed in more detail in the *Recreation and Open Space Element*. Parking facilities are limited to designated spaces parallel to Gulf Boulevard, which are free-of-charge, and 30 spaces along the median of Bath Club Concourse. The majority of the available spaces require crossing Gulf Boulevard to reach the beach. There is no public access to Boca Ciega Bay, nor are there any marinas, boat

ramps, public docks or fishing piers within the Town, although the Park Boulevard County Boat Ramp is just a short distance to the north, providing access to Boca Ciega Bay.

The Town is aware of the need for additional parking spaces and will explore opportunities to increase the number of spaces available. Due to the shortage of vacant land and ever-increasing property values, this is no easy task. The Town welcomes assistance from the County and other sources toward purchasing properties suitable for public coastal access parking.

Because the waterfront properties within the Town are almost all developed, there are no significant scenic overlooks to either the Gulf of Mexico or Boca Ciega Bay.

#### **XIV. INTERGOVERNMENTAL COORDINATION**

Coastal management and conservation issues do not recognize political boundaries. The things that are important to the welfare of North Redington Beach are likely to be important to adjacent communities as well. Coastal resources and environmental matters are multi-jurisdictional in nature and are managed by all levels of government. The Town is committed to working with neighboring municipalities, Pinellas County, and regional, state and federal agencies in efforts to protect the Boca Ciega Bay estuary, provide adequate sites for water dependent uses, control pollution and surface water runoff, protect living marine resources, reduce exposure to natural hazards, and increase public shoreline access. For a more in-depth analysis of the Town's intergovernmental coordination efforts regarding coastal management, conservation and other issues, please see the *Intergovernmental Coordination Element* of this Comprehensive Plan.

# RECREATION AND OPEN SPACE ELEMENT

## I. INTRODUCTION

With a prime barrier island location along the central Florida Gulf of Mexico coast, North Redington Beach offers residents and visitors a setting naturally inclined toward recreation and enjoyment of the outdoors. The shallow waters of the Gulf and Boca Ciega Bay provide an attractive and readily accessible environment for recreational activities. The Town has approximately one linear mile of beaches, providing year-round sunbathing and swimming for residents and tourists. The surrounding scenic waters are also popular for boating, fishing, picnicking and observing wildlife. The Town also offers a variety of restaurants, shops and lodging options to complement the natural attractions.

The Recreation and Open Space Element assesses current opportunities, analyzes future needs, and contains goal, objective and policy statements that will further the system of public and private recreation and open space resources available to the public.

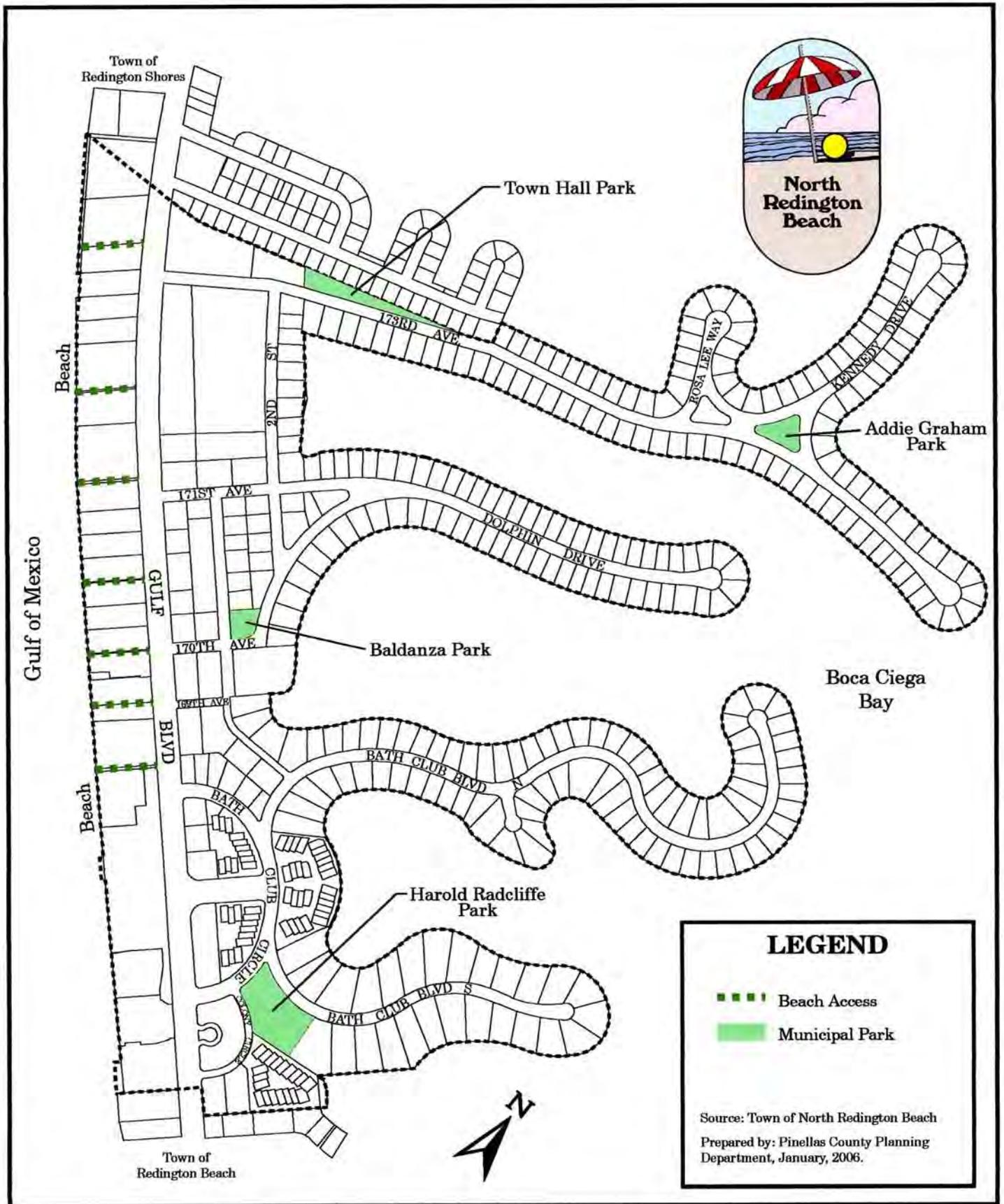
## II. RECREATIONAL FACILITIES

### Existing Recreation Facilities

There are two broad categories of outdoor recreation – resource-based and user-oriented. Resource-based recreation is tied to elements of the natural environment. In the case of North Redington Beach, these are the sandy beach, accessible through seven beach access points, and the surrounding Gulf and Bay waters. For this type of recreation, activities can be either active or passive, and tend to be unstructured and informal. Examples include beach activities, boating, fishing and nature study.

User-oriented recreation is tied to the built environment, typically located in neighborhoods and urban centers. For this type of recreation, activities are usually active and may be part of a local recreation program. Radcliffe Park, with its tennis courts, offers user-oriented recreation in North Redington Beach. The small geographic size and near built-out condition of the Town limit the type and variety of user-oriented recreation opportunities. Examples of user-oriented activities not available within the Town limits, but found elsewhere in the county include golf, structured league sports, biking, and public swimming pool use.

**Figure 6-1** shows the location of designated parks in North Redington Beach. **Table 6-1** lists each facility's inventory. Harold Radcliffe Park near the southern end of the Town,



**Figure 6-1 North Redington Beach Recreation Facilities**



*Harold Radcliffe Park*



*Baldanza Park*

east of Gulf Boulevard, is the largest park facility. It has two tennis courts, a gazebo and an open space area for special events. The Town is actively seeking grant opportunities to help expand this park’s amenities. Baldanza Park is a smaller park in a residential setting with benches, a basketball goal and a swing-set. Town Hall Park is a linear park with benches and a walking path that stretches behind Town Hall between 173<sup>rd</sup> Avenue and the municipal border with Redington Shores. Lastly, Addie Graham Park, found near the end of the northernmost finger of land jutting into Boca Ciega Bay, has playground equipment for children and park benches.

**TABLE 6-1:  
North Redington Beach Park Inventory**

<b>FACILITY NAME</b>	<b>ACREAGE</b>	<b>AMENITIES</b>
Harold Radcliffe Park	1.44	Tennis courts, gazebo, sidewalk, benches
Town Hall Park	0.68	Sidewalk, benches
Addie Graham Park	0.41	Playground, benches
Baldanza Park	0.31	Basketball, swing-set, benches
<b>TOTAL</b>	<b>2.84</b>	

Source: Pinellas County Planning Department, 2005

**Table 6-2** describes the public beach access sites in North Redington Beach. They are also depicted on **Figure 6-1**. The access sites range between five and fifty feet in width. They provide pathways to the sandy beach and generally have no other amenities. The Town owns five of the sites and two are perpetual easements. One easement, locally referred to as Gulf View Park, has two gazebos with benches. The size of the Town’s sandy beach fluctuates due to erosion and littoral drift, but averages around 14 acres. The beach is periodically nourished with fresh sand through the Pinellas County Beach Enhancement program. It is a significant recreation resource for residents and visitors alike and is integral to the Town’s character and identity.



*The Town's beach access sites range from five feet to fifty feet in width.*

**TABLE 6-2:  
North Redington Beach Public Beach Access Sites**

BEACH ACCESS LOCATION	SIZE	OWNERSHIP	AMENITIES
Across from 173 <sup>rd</sup> Avenue (E. Isle)	270' x 10'	Easement	Path only
Between Ram Sea I & Ram Sea II	260' x 5'	Municipal	Path only
Across from 171 <sup>st</sup> Avenue	260' x 10'	Municipal	Path only
Between the Sails and the Islander	262' x 5'	Municipal	Path only
Across from 170 <sup>th</sup> Avenue	260' x 5'	Municipal	Path only
Gulf View Park (Red. Ambassador)	260' x 50'	Easement	Path, gazebos
Across from Bath Club Circle	259' x 10'	Municipal	Path only

Source: Pinellas County Planning Department, 2005

### Meeting Diverse Needs

For its small size and unique linear geography that constrains the possibilities for large parks and recreation complexes, North Redington Beach offers a variety of recreation opportunities that appeal to diverse interests. The beach appeals to all age groups and walks of life. Adults can enjoy Radcliffe Park and kids can have fun at the playgrounds. Special events sponsored by the Town and other organizations are held throughout the year and cater to a variety of age groups. The Town is also mindful of those with special needs and has installed curb cuts and parking for the disabled.

The Florida tourism industry, which draws visitors from all over the United States and abroad, is dependent on the State's favorable climate and abundant natural resources. As a barrier island community, North Redington Beach possesses many of the features that attract Florida vacationers: beaches; hotel, motel and condominium accommodations; dining and shopping opportunities; close proximity to sightseeing and area tourist attractions; and recreational opportunities on the Gulf of Mexico and Boca Ciega Bay. Tourists and visitors drawn by these resources provide an important source of revenue and economic stimulus. When planning for the use of recreational and open space facilities, therefore, the needs of tourists and visitors should be considered. The Town encourages tourism through its membership in the local Chamber of Commerce, which prints informational brochures and holds promotional events for a consortium of Pinellas County beach communities.

While the Town takes a leading role in the provision of parks as well as access to recreation resources, the private sector also adds an important component to recreation and leisure in North Redington Beach. Examples of privately owned recreational opportunities include popular restaurants, shopping venues and specialty boutiques, and special beach activities found at locations such as the Hilton Tampa Bay North Redington Beach Resort. It is important to note that the ongoing trend of the conversion of tourist accommodations to residential uses along the beachfront may reduce the private sector's contribution to recreational resources. Please see the *Future Land Use Element* for more information regarding the Town's tourist accommodation retention efforts.

### Levels of Service

The Town recognizes the integral role that recreation plays toward the overall quality of life in North Redington Beach. As such, it is important to ensure the present and future availability of adequate recreational resources for both residents and visitors. A minimum level of service ratio of one acre of recreation land per 200 Town residents has been the standard in place since the original Comprehensive Plan was adopted in 1989. Since North Redington Beach is near build-out and therefore not expected to significantly grow in population, the need for future expansion of recreation acreage is not anticipated. The 3.4 acres of existing parks and beach accesses previously described, in combination with the 14 acres of sandy beach, provide a current level of service of one acre per 102 residents. This is an impressive ratio that allows for a 'cushion' for times when the beach suffers from erosion, and its size becomes diminished until it is nourished and replenished with fresh sand.

While not calculated in determining level of service standards, the surrounding waters of the Gulf and Bay also provide vast recreational opportunities. In addition, Town residents have access to multiple large regional County parks in relatively close proximity to North Redington Beach. In fact, Boca Ciega Millennium Park is located on the mainland just across Boca Ciega Bay. It covers 185 acres and has a myriad of both land and water-based recreation options. In addition, the Park Boulevard County Boat Ramp is located just a short distance to the north.

### The Beach

Along with the surrounding waters, the sandy beach is North Redington Beach's most valuable recreational resource. The Town recognizes that the beach is also its most important natural resource and believes its integrity should be protected for both environmental and economic reasons. As previously mentioned, erosion due to coastal storms and littoral drift can be detrimental to both the size and quality of the beach. To protect its resource and ensure its future existence, the Town



supports the County's beach nourishment and stabilization program and encourages the use of alternative methods to control erosion. The Town also supports educational programs and interpretive signs in efforts to promote wise use of the resource.

Just as important as beach quantity and quality, is the availability of public access to it. Beachfront property was subdivided and developed decades ago. The Town's designated beach access points provide pathways for the public to navigate through this built environment. The Town recognizes the potential for opportunities to increase access through the redevelopment process and supports coordinating acquisition efforts with the County. In addition, there is also the need to better ensure pedestrian safety. The Town encourages the Florida Department of Transportation to take the necessary steps to ensure the safety of pedestrians crossing Gulf Boulevard.

### **III. OPEN SPACE**

#### Existing Open Space

Open space in a traditional sense is commonly thought of as undeveloped lands that are suitable for passive recreation or conservation uses. Such land is rare in nearly built out coastal communities such as North Redington Beach. Some of the Town's parks, at least in part, fit the traditional description of open space, as does the sandy beach. The type of open space the Town has more of, however, and has done well in preserving, is in the form of required green space on individual lots and parcels. The Town Code of Ordinances requires a certain proportion of a property to remain open space, based on designated zoning categories and land use types. Such open space provides many benefits, including habitat for native vegetation, buffering between adjacent land uses, stormwater reduction, and preservation of water views.

#### Aesthetics and Beautification

The Town's open space requirements also contribute to North Redington Beach's ambiance and aesthetic character. Balancing green space with the built environment is important towards maintaining an attractive community. To further the balance, the Town is considering options toward beautifying the Gulf Boulevard corridor. Artistic landscaping helps to break the monotony of the urban streetscape and further adds to the aesthetic quality of the community. Beautification can also help local businesses attract the attention of new customers, making such projects appropriate for public/private partnerships. In terms of its overall beautification strategy, the Town has already begun implementing a utility undergrounding project along its residential streets and has installed attractive new streetlights. Such projects demonstrate the Town's ongoing commitment toward maintaining a visually appealing community.

### **IV. SUMMARY AND FINDINGS**

An examination of existing parks, open space sites and recreational facilities within North Redington Beach demonstrates that town residents and visitors have access to

opportunities that should sufficiently meet their diverse needs. In addition, large regional parks located in surrounding areas provide further opportunities for diverse recreational pursuits. Because the Town is nearing build-out and no significant increases in population are projected, the existing facilities, as long as they are well maintained and upgraded as needed, should also meet the future needs of the community. Nevertheless, the Town recognizes the value of recreation and open space lands, and supports further acquisition of properties as opportunities arise.

The Town should continue to maintain and upgrade its recreational facilities, utilizing public participation and public-private partnerships as often as practicable. Partnerships with county, state and federal funding sources should also be sought whenever feasible. It is of the utmost importance for the Town to preserve its beaches, parks, and open space, because of the huge contributions these resources give back to the community.

# INTERGOVERNMENTAL COORDINATION ELEMENT

## I. INTRODUCTION

The Intergovernmental Coordination Element determines and responds to the need for procedures and coordination between North Redington Beach and adjacent local governments, regional entities and State agencies. Being a small community, the Town depends on coordination with surrounding governments, and regional and State agencies to aid and assist with the provision of needed services to the Town. The following data and analysis describes the existing contracts and points of coordination the Town has with the various governments and agencies at local, regional and State levels. The nearby governments within the Town's area of concern include Pinellas County and the adjacent Towns of Redington Beach and Redington Shores. In addition, the City of Seminole is across the bridge from the Town, and along the Town's immediate evacuation route. The following discussion describes the existing coordination mechanisms the Town has with various governments and agencies, and then evaluates the effectiveness of those mechanisms.

## II. COORDINATION WITH OTHER GOVERNMENTS

### A. Pinellas County Government

North Redington Beach has interlocal agreements with Pinellas County government for the provision of certain services. Pinellas County currently provides, through agreement, law enforcement for the Town through the Pinellas County Sheriff's Department. Emergency Medical Services are provided through an agreement with Pinellas Suncoast Fire and Rescue. Building inspections are provided, through agreement, by the Pinellas County Building Department. Interlocal agreements also ensure that the Town receives wastewater treatment service from Pinellas County Utilities (PCU) as a wholesale customer, and potable water from PCU as a retail customer. PCU also provides reclaimed water for irrigation to the Town. The Town disposes their collected trash at the County's Waste-to-Energy plant through an interlocal agreement. The Town coordinates closely with the Pinellas County Department of Emergency Management on disaster planning, including evacuation and shelter issues. The Town also coordinates closely with Pinellas County Environmental Management regarding beach renourishment and beach stabilization. Overall, the existing interlocal agreements and coordination mechanism are effective and result in the required service.

B. Coordination with Municipalities

The Town is located along a stretch of barrier island communities, including several small communities in size and population. In order to provide for more effective coordination among the beaches and with larger governments and agencies, the Barrier Islands Governmental Council (BIG-C) was formed.

The “BIG-C” is composed of the barrier island governments of Pinellas County, including: St. Pete Beach, Treasure Island, Madeira Beach, Redington Beach, North Redington Beach, Redington Shores, Indian Shores, Indian Rocks Beach, Belleair Shore and Belleair Beach. The purpose of the “BIG-C” is to promote intergovernmental coordination among the beach communities, and to, when appropriate, present a collective voice on common barrier island concerns to other governments and agencies including Pinellas County. The Town of Redington Shores is immediately to the north and the Town of Redington Beach is immediately to the south. Overall, coordination with surrounding municipalities remains effective in areas of common concern.

C. Redington Beach Fire District

The Town of North Redington Beach is included within the Redington Beach Fire District. As the Fire District does not have a Fire Department, the Town has contracts for service with both the cities of Seminole and Madeira Beach. The southern portion of the Town receives fire services from the Madeira Beach Fire Department, while the Seminole Fire Department services the northern portion of the Town. The services provided by these nearby Fire Departments are adequate to meet the needs of the Town.

**III. COORDINATION WITH COUNTYWIDE PLANNING AGENCIES**

A. Pinellas Planning Council (PPC) and Countywide Planning Authority

The Town participates in the countywide land use planning process by representation on the Pinellas Planning Council, which rotates among the barrier island communities. In addition, comprehensive plan amendments related to future land use are reviewed by the PPC, and recommendations are made to the Countywide Planning Authority, under the terms of a special legislative act. With few land use-related amendments, there has not been extensive coordination with the PPC in the past. However, more coordination is expected in the future as the Town hopes to encourage the PPC to pursue needed changes to their existing regulations in order to facilitate quality redevelopment along the beaches.

B. Metropolitan Planning Organization (MPO)

The barrier island communities do not have direct representation in the MPO, but are instead represented on the MPO through the County Commissioners and their participation in the Organization.

#### IV. COORDINATION WITH REGIONAL PLANNING AGENCIES

This section discusses the various regional agencies that have some form of coordination and cooperation with the Town of North Redington Beach. Most of the agencies, however, have more of an indirect relationship with the Town, dealing mostly with the larger cities and counties. Primary responsibility for coordination with each of these entities is the Mayor of the Town, and/or the Town Clerk.

##### A. Tampa Bay Regional Planning Council (TBRPC)

The Tampa Bay Regional Planning Council was established in 1962, under Chapter 160, Florida Statutes, and by interlocal agreement, Section 163.01, F.S., in 1975. It was reorganized under Chapter 160, F.S., amended in 1980 and subsequently replaced by Chapter 186 in 1985.

The TBRPC engages in area-wide comprehensive and functional planning, mediates conflicts between local governments, adopts and maintains a *Strategic Regional Policy Plan*, and reviews and comments on applications and development orders for Developments of Regional Impact (DRIs). TBRPC also reviews applications for federal and state grants as the Regional Clearinghouse for Administrative District VIII, as designated by Presidential and Gubernatorial Executive Orders. The TBRPC serves as the Area Agency on Aging for District V and coordinates Tampa Bay management as the administrator of the Agency on Bay Management.

North Redington Beach is not a member of the TBRPC and currently does not have an on-going, formal relationship with the agency, although informal coordination does occur in the review of certain permits, projects, and comprehensive plan amendments. In these instances, the Town and the TBRPC communicate and coordinate review-related activities. The elected Pinellas County official indirectly represents the Town's interests on the Agency board.

##### B. Southwest Florida Water Management District (SWFWMD)

The Southwest Florida Water Management District was created in 1961 under Chapter 61-691, Laws of Florida, as a public corporation for carrying out and effectuating the provisions of Chapter 373, Florida Statutes.

The SWFWMD is responsible for the development of the Regional Water Supply Plan and the District Water Management Plan, which is a part of the Florida Water Plan devised by the Florida Department of Environmental Protection, the management and storage of surface waters, the administration of a permitting system for consumptive water use and other water resource related activities and the regulation of wells. It is the duty of SWFWMD to effect the maximum beneficial utilization, conservation and development of the water resources in the district, and to act in the best interests of the people it serves.

There is a limited interaction with the District; however, the District is responsible for stormwater permitting required for new projects and redevelopment. To date, the Town has not taken advantage of any cooperative funding opportunities available through the District.

C. Tampa Bay Water (TBW)

Tampa Bay Water was established in 1998 as a result of enabling legislation and a six-party agreement between Pinellas, Pasco and Hillsborough Counties, and the cities of St. Petersburg, Tampa and New Port Richey. The Agency was the first on its kind organized under the provision of Chapter 373 of the Florida Statutes.

Tampa Bay Water is in the wholesale water business, and has the authority to design, construct, operate and maintain facilities necessary to ensure an adequate water supply for all citizens within the authority. The agency owns and operates well fields and supplies potable water to member government entities, including Pinellas County government. As the Town is a retail customer of Pinellas County Utilities, there is only an indirect relationship between the Town and Tampa Bay Water.

**V. COORDINATION WITH THE PINELLAS COUNTY SCHOOL BOARD**

There are no public schools located within the Town, which means that children attend schools outside of North Redington Beach. According to 2005 estimates provided by the Pinellas County School Board, there are only 59 children residing in the Town and enrolled in a public school (which is under the threshold for the new School Element requirement). There are no public schools planned by the School Board for location in the Town, consequently the Town is not a party to any existing school siting agreements.

**VI. COORDINATION WITH STATE AGENCIES**

This section discusses the coordination and relationships between selected State agencies and the Town of North Redington Beach. The Mayor and/or the Town Clerk are the offices holding primary responsibility for coordination with the following agencies.

A. Florida Department of Transportation (FDOT)

The Florida Department of Transportation was created by the *Governmental Reorganization Act of 1969*, and operates under the authority of Chapters 334-339 and 341, Florida Statutes.

The FDOT has the responsibility of coordinating the planning of every mode of transportation in the air, on land and at sea, and for the construction and

maintenance of the state highway system. The FDOT works jointly with Metropolitan Planning Organizations to conform to Federal regulations. The coordination between the two agencies has been formalized through interlocal transportation planning agreements.

The main roadway in the Town, Gulf Boulevard (SR 699), is regulated by the FDOT. Town officials refer to the FDOT regarding any activities that have impacts on this road. There is no regular formal or informal relationship between North Redington Beach and the FDOT. However, with pedestrian safety and increasing concern, the Town has recently chosen to make coordination with FDOT a priority.

B. Florida Department of Environmental Protection (FDEP)

The Florida Department of Environmental Protection (FDEP) is the result of the combination of the former Department of Environmental Regulation and the Department of Natural Resources.

The FDEP is the primary agency for the implementation of State environmental policies and laws. It is responsible for the establishment of standards for the protection of natural systems through the permitting process of activities that may impact the environment. The FDEP is authorized to take enforcement action in the event of non-compliance or violation.

The FDEP is responsible for the regulation of any activities concerning potable water and sanitary sewer facilities in the Town. Pinellas County is responsible for the potable water supply, and thereby necessary coordination and compliance with FDEP and other regulatory agencies. . The Town is responsible for the sewer collection system, with treatment services provided to the Town by Pinellas County. The Town's collection system is routinely maintained and complies with regulatory requirements.

C. Florida Department of Community Affairs (DCA)

The Florida Department of Community Affairs was created by the *Government Reorganization Act of 1969*, pursuant to Section 20.18, F.S.

The DCA serves as the State Land Planning Agency and the State agency for advising the Governor on policies and programs for improving the criminal justice system in the state. The DCA also reviews the comprehensive plans for Florida's eleven regional planning councils, and approves local government comprehensive plans and amendments.

As the DCA is responsible for reviewing amendments to the Town's comprehensive plan, there is, at a minimum, a regulatory relationship between the two.

## **VII. COORDINATION WITH INDEPENDENT SPECIAL DISTRICTS**

### **A. Pinellas County Suncoast Transit Authority**

The Pinellas Suncoast Transit Authority (PSTA) provides public transportation/trolley services to the Town. The PSTA serves all of Pinellas County (except for Belleair Beach, Belleair Shore, Kenneth City, St. Pete Beach and Treasure Island) and is funded through Federal and State assistance, user fees and property tax revenues.

As the low-cost housing options along the beaches continue to diminish, the workers supporting Town businesses and services must often commute from outside of Town. The Town is beginning to evaluate whether additional service options might be required to support the need to efficiently move the workforce from home to beach employment locations.

## **VIII. COORDINATION WITH UTILITY AND SERVICE COMPANIES**

This section describes the coordination between the Town of North Redington Beach and various utility and service companies serving the Town.

### **A. Progress Energy**

Progress Energy has a franchise agreement with North Redington Beach to provide electricity to serve commercial and residential uses.

### **B. Verizon**

Verizon has a franchise agreement with North Redington Beach to provide telephone service to commercial and residential uses.

### **C. Bright House Cable Networks**

Bright House Cable Networks has a franchise agreement with North Redington Beach to provide cable television service.

### **D. Clearwater Gas**

Clearwater Gas is responsible, through a franchise agreement, for any gas service to residential and commercial customers in the Town.

### **E. Waste Management Inc. of Florida**

Waste Management Inc. of Florida is responsible for trash collection within the Town, through a contractual, franchise agreement.

The existing coordination mechanisms between the Town and the various companies described above currently serve the Town adequately and require no change at this time.

## **IX. INTERGOVERNMENTAL COORDINATION AND PLAN ELEMENTS**

This section discusses specific problems and needs within each element of the Comprehensive Plan that would benefit from improved or additional intergovernmental coordination.

### **1. Future Land Use Element**

The Town of North Redington Beach is located on a barrier island, with only one main thoroughfare, Gulf Boulevard, which runs along the one-mile length of the town. The community is characterized by multi-family housing and tourist accommodations along the western side of the road, commercial land uses along the eastern side, and single family residential along the side streets. Because of the size of the Town, the area is almost completely built-out. The rising demand for condominiums also poses a threat to the character and economy of not only the Town, but the barrier islands as a whole.

For this reason, ongoing coordination is required with neighboring communities, particularly in regard to the potential for some commonality in themes and design along the Gulf Boulevard corridor. In addition, coordination with the Pinellas County Planning Department and the Pinellas Planning Council is required to ensure that land use regulations accommodate the changing dynamics of the coastal communities and the need to ensure that redevelopment occurs in a manner that contributes to local character and the local economy.

In addition, coordination will remain ongoing with Pinellas County emergency management staff to ensure that redevelopment recognizes the vulnerability of the coastal location.

### **2. Transportation Element**

The Town of North Redington Beach is a beach community on a barrier island that is served by one major north-south road, Gulf Boulevard (SR 699). Residents must travel to bridges in either the Town of Indian Shores to the north or to the City of Madeira Beach to the south in order to reach the mainland. Current issues for the Town are pedestrian safety and the overall character of the road corridor as the entrance to the community.

Recently, the Town has been meeting with FDOT and short and long solutions are being considered to the pedestrian safety issue including additional marked crosswalks. Coordination, however, will be ongoing with both FDOT and the MPO in regard to safety. In regard to making the road a contributory visual

feature to the community, coordination with FDOT will also be required and the fact that the road is a minor arterial makes the process challenging.

### 3. Housing Element

The Town of North Redington Beach is primarily a residential community and essentially built out. Residences are well-maintained with no substandard housing. There are no public housing units within the corporate limits of the Town. Due to the nature of the community, with virtually all residential buildings occurring along the beach or bayfront, the potential for reasonably affordable housing (workforce housing) is very low. There is little, if any, remaining land on which to build new housing, and the location of the Town assures that the cost of any additional housing will be very high. Currently, much of the labor force for the Town's businesses commutes to work from the mainland.

The Town will continue to remain apprised of activities underway at the County level to address housing needs, to determine what role the small beach communities might realistically be able play in the provision of affordable housing. In addition, coordination with PSTA regarding the adequacy of existing trolley service will be considered as one means of ensuring that the workforce can get to jobs in the Town.

### 4. Infrastructure Element

The Town of North Redington Beach owns and maintains those sewer lines located within the municipal limits of the town. Solid waste is collected through a franchise agreement with Waste Management Inc. of Florida, a private collection agency, and disposed of at the County Waste-to-Energy plant. Potable water is provided to the Town through a retail agreement with Pinellas County Utilities. The Town is responsible for its stormwater management program, and owns and maintains all of the equipment supporting the system.

Currently, the provision of potable water, reclaimed water and wastewater treatment by Pinellas County meets the needs of the Town, and additional coordination is not required.

Because of the position of the Town on a barrier island, stormwater drainage can be an issue for the community as there are few places for the water to percolate following a rain event. Debris and trash in the streets may flow out to Boca Ciega Bay when the water rises, causing water quality degradation. Recognizing the Town's dependency on the condition of its waters, the Town might consider greater involvement with surrounding communities, as well as the County, the Agency on Bay Management, SWFWMD, and/or the Tampa Bay Estuary Program in water quality education and management.

## 5. Coastal Management and Conservation Element

The Town's location along a barrier island brings attention to its coastal vulnerability. For this reason, coordination with Pinellas County Emergency Management and Pinellas County Environmental Management is critical and ongoing, as issues of shoreline stabilization, emergency sheltering, and hurricane evacuation all factor into the Town's long range planning. In addition, the challenges of redevelopment and revitalization of the barrier island communities mean that issues of development density and intensity arise. Dialogue with County officials has been active and ongoing in this regard, with the hope that collaboration will lead to the Town being a model of safe and sustainable planning.

## 6. Recreation and Open Space Element

The Town of North Redington Beach enjoys a prime location on a barrier island along the Gulf of Mexico, offering many opportunities for visitors and residents to enjoy outdoor recreation. The Town has adequate facilities and open space to meet the needs of its population and tourist base. However, additional beach access is desirable and the Town will continue to coordinate with Pinellas County on ideas and opportunities for new public access.

### **Joint processes for collaborative planning**

**Population projections** – the town participates with the Pinellas County Planning Department in their development of countywide population estimates and projections by providing information to, and reviewing data from, the Planning Department .

**Public school siting** – there are no schools located within the boundaries of the Town, and according to 2005 estimates provided by the Pinellas County School Board, there are only 59 children residing in the Town and enrolled in a public school (under the threshold for the new School Element requirement). There are no public schools planned by the School Board for location in the Town, consequently the Town is not a party to any existing school siting agreements.

# CAPITAL IMPROVEMENTS ELEMENT

## I. INTRODUCTION

The Capital Improvements Element is designed to evaluate the needs for public facilities, as identified in the various other elements of this Comprehensive Plan, determine the estimated costs of improvements to meet those needs, and to assess the financial capability of the Town to construct and finance the improvements for which it has fiscal responsibility. This element includes an inventory of capital improvement needs, an inventory of revenue sources and expenditures, an inventory of local policies and practices that guide the process of capital improvement projects, and a discussion of issues and recommendations.

## II. INVENTORY OF PUBLIC FACILITY NEEDS

The Town of North Redington Beach is located on Sand Key, occupying an approximately one-mile stretch of the barrier island, and at its widest, is only a few hundred meters wide. Being in such a prime location, the Town is essentially built-out. The Town is focusing the capital improvements for the coming years on the maintenance and upgrading of its current facilities, as there is little room for the construction of anything new, a proposal supported by other elements of this Comprehensive Plan. The Town must continue to upgrade and maintain their current facilities in order to maintain the Level of Service standard for the public.

The Town has certain capital improvements planned for the coming years. Radcliffe Park is currently scheduled for upgrades. Upgrades to the Town's sewer system are now complete. Beach access points are of particular importance to the Town, as its location is a high volume tourist area, and the Town will continue to upgrade their current facilities as needed. The Town should also continue its ongoing coordination with Pinellas County to address issues and create solutions regarding the existing beach access facilities.

Gulf Boulevard is the main corridor for the Town and should be well maintained. The beautification plan along the roadway includes plantings, decorative lighting, crosswalk enhancements, and partial undergrounding of utilities. The condition of the local streets is also very important and they should be repaved to maintain their quality.

The future improvements of public facilities will be made according to a priority list. The most important will be projects that eliminate public hazards. Next in line will be those that eliminate infrastructure capacity deficiencies. Following that, projects that increase the efficiency of existing facilities will take priority. Additionally, the budget impact of each project and the implications on other governments and agencies with responsibilities within the jurisdiction of the facility must be considered. These factors

will determine when and where proposed capital improvement projects will take place and on what scale.

### **III. INVENTORY OF PUBLIC HEALTH AND PUBLIC EDUCATION FACILITIES**

The Town has an interlocal agreement with the Pinellas County School Board, allowing the children of the town to attend County schools, none of which are located within the Town's borders. The Town also has an agreement with the County regarding healthcare locations, so that the residents may take advantage of any public health facility within Pinellas County.

### **IV. INVENTORY OF REVENUE SOURCES**

#### ***GENERAL FUND***

#### **1. Ad Valorem Taxes**

These property taxes go into the General Fund. The Town has a current adopted millage rate of 0.7511, and takes pride in having the lowest rate among all Pinellas County municipalities with employees. The General Fund can be used for either operational costs or capital projects.

#### **2. Franchise Taxes/Fees**

The Town collects franchise fees from its various utility providers for the purpose of the companies to be able to market and collect revenue from town residents.

As the Town is a wholesale customer of Pinellas County Utilities for sewer service and must maintain their own sewer lines, any fees collected by the Town for this service are set aside for the maintenance of the sewer system. This money, however, can be drawn upon at the discretion of the Town for other uses if desired, such as being transferred into the General Fund.

#### **3. Occupational License Taxes and Permits**

The Town collects an occupational license tax from businesses operating within its jurisdictional limits. This tax also goes into the General Fund, to be used accordingly as the Town sees fit.

Pinellas County has authority over building permits within the Town. There is no financial impact on the Town's revenue from permitting.

#### **4. Local Impact Fees**

The Town requires a Recreation Impact fee on all new buildings within municipal limits, in order to offset the impact the development may have on the Town. However, this fee

only applies to land that has not previously been built upon. As the town is essentially built out, there are few properties on which these fees can be imposed. Were there to be any collection of these fees, they would go directly into the General Fund to be used specifically for capital improvements relating to recreational facilities.

5. Stormwater Management Utility Fee

The Town levies a stormwater management utility fee for all developed properties. For residential uses, the rate is \$2.15 per month for each Equivalent Residential Unit (ERU). An ERU is equal to 1,687 square feet. For nonresidential uses, the fee is the rate of one ERU multiplied by a numerical factor that is obtained by dividing the impervious area of the property in square feet by 1,687 square feet. The fees are used to provide for the planning, design, construction, operation, maintenance, regulation, surveying and inspection of the stormwater management facilities of the town.

6. Violations of Ordinances

The fines collected by the Town for the violation of ordinances by the public are deposited into the General Fund for either operational or capital improvement uses.

7. Miscellaneous

The Town collects fees for such miscellaneous items as copies, tags, decals, etc. These fees are deposited into the General Fund.

***INTERGOVERNMENTAL REVENUE***

1. State Revenue Sharing

These funds are initially received by the State, and proportionately distributed among the municipalities and counties. Individual State revenue sources for the Town include:

a. Mobile Home License Tax

These taxes are collected annually by the County tax collector, depending on the length of the mobile home. These taxes are very minimal to the overall revenue of the Town.

b. Alcoholic Beverage Tax

This tax is derived from a State license tax levied on manufacturers, distributors, vendors, brokers, sales agents and importers of alcohol. Thirty-eight percent of such eligible taxes collected within its jurisdiction are returned the Town. The uses of these funds are at the discretion of the Town.

c. Half-Cent Sales Tax

These funds, distributed by the Department of Revenue, are often very minimal. A municipality must expend their portions only for municipal-wide programs or for municipal-wide property tax relief.

## ***ENTERPRISE FUNDS***

1. Sewer Fund

The Town of North Redington Beach has a Sewer Enterprise Fund. The revenues collected from the sewer fees are placed into this separate fund, to be used for the maintenance and upgrading of the sewer system. The Town may, however, draw on these funds at any time for use in other areas of their budget upon their own discretion.

2. Penny for Pinellas

The Penny for Pinellas is a countywide sales tax of one cent for every dollar, up to five hundred dollars. The funds from this tax are distributed annually among the County and the municipalities, according to the amount of taxes collected by each. A second ten-year extension of the Penny for Pinellas was recently approved by voters, and will be in place through the Year 2020.

## **V. FINANCIAL FEASIBILITY**

The Town of North Redington Beach Comprehensive Plan is financially feasible. All level of service standards identified in the Plan are currently being met, and no deficiencies are expected in the foreseeable future. The Town is literally built-out, and no significant population increase is forecast to occur. The level of service standards required for the test of financial feasibility are discussed individually below:

- For transportation, the only arterial roadway in the Town, Gulf Boulevard, is currently operating at level of service A and is forecast to have a level of service B in the Year 2025.
- For potable water, the Town is a retail customer of Pinellas County Utilities (PCU), and is operating well within its level of service standard. No new potable water infrastructure is planned within the Town boundaries through the end of the planning horizon. Please see **Table 4-1** in the *Infrastructure Element* for PCU's Ten-Year Water Supply Facilities Work Plan.
- For sanitary sewer, the Town is a wholesale customer of PCU, which transmits sewage from the Town and treats it at the South Cross Bayou Water Reclamation Facility. The Town owns and maintains sewer lines within its jurisdiction. The Town is well within the level of service standard for the

South Cross Bayou Facility, and no capital improvement expenditures are foreseen to be necessary for collection facilities within the Town beyond routine maintenance and facility upgrades.

- For solid waste management, the Town has an interlocal agreement with Pinellas County for solid waste disposal at the County's state-of-the-art waste-to-energy plant. The plant is operating well within the County's – and Town's – level of service standard for solid waste disposal.
- For drainage, as the Town is currently built-out, no increase in stormwater runoff is anticipated. In fact, redevelopment projects within the Town will serve to improve stormwater runoff treatment and capacity as new and improved development techniques are employed. The Town will continue to monitor its stormwater facilities for maintenance purposes.
- For parks and recreation, the Town is well within its adopted level of service standard and is anticipated to remain so, as no increase in population will occur due to its built-out status and its inability to annex new areas. The Town will continue to maintain and upgrade its parks and beach access points as needed.
- For public school facilities, the Town is exempt from the requirements of adopting a Public School Facilities Element.

North Redington Beach's anticipated capital improvements fund revenues are shown in **Table 8-1** on the following page. The specific revenue sources are discussed in further detail in an earlier section of this *Capital Improvements Element* (please see pages 8-2 through 8-4). The Town's projected capital improvements fund expenditures are shown in **Table 8-2**. All of the anticipated projects depicted in Table 8-2 that are related to maintaining level of service standards involve maintenance and upgrades. For a written description of public facility needs in North Redington Beach, please see page 8-1 of this *Capital Improvements Element*. An examination of Tables 8-1 and 8-2 demonstrates the financially feasible status of the Town of North Redington Beach throughout the upcoming five-year planning period.

**TABLE 8-1:**  
**North Redington Beach Capital Improvements Fund Revenues**

<b>REVENUE SOURCE</b>	<b>Proposed 2012-2013</b>	<b>Proposed 2013-2014</b>	<b>Proposed 2014-2015</b>	<b>Proposed 2015-2016</b>	<b>Proposed 2016-2017</b>
	\$	\$	\$	\$	\$
Local Option Fuel Tax	18,500	18,500	18,750	19,000	19,250
Ad Valorem Tax	25,000	25,000	25,000	25,000	25,000
Penny for Pinellas	105,000	105,000	155,000	155,000	205,000
State Revenue Sharing	7,500	7,500	7,500	7,500	7,500
Reserves (General Fund)	1,114,502	1,100,000	1,025,000	950,000	950,000
Reserves (Enterprise Fund)	2,303,233	2,318,233	2,333,233	2,348,233	2,363,233
<b>TOTAL Special Revenue/Capital Improvements Revenues</b>	<b>\$3,573,735</b>	<b>\$3,574,233</b>	<b>\$3,564,483</b>	<b>\$3,504,733</b>	<b>\$3,569,983</b>

Source: Town of North Redington Beach, 2012.  
Ordinance 2012-724, November 8, 2012

**TABLE 8-2:  
North Redington Beach Capital Improvements Fund Expenditures**

PROJECT	Proposed 2012-2013	Proposed 2013-2014	Proposed 2014-2015	Proposed 2015-2016	Proposed 2016-2017
	\$	\$	\$	\$	\$
<b>Town Facilities</b>					
Machinery & Equipment	3,000	3,000	3,000	3,000	3,000
Furniture & Fixtures	3,000	3,000	3,000	3,000	3,000
Garage Equipment	31,000	1,000	1,000	1,000	1,000
Public Works Building	3,000	3,000	3,000	3,000	3,000
<b>Parks &amp; Recreation</b>					
Radcliffe Park	25,000	0	0	0	0
Beach Accesses	10,000	10,000	10,000	10,000	10,000
Town Hall	2,000	2,000	2,000	2,000	2,000
<b>Gulf Boulevard</b>					
Beautification	0	0	50,000	50,000	100,000
<b>Streets &amp; Sidewalks</b>					
Repaving	0	250,000	25,000	0	0
Curbing	5,000	5,000	5,000	5,000	5,000
<b>TOTAL Proposed Capital Improvement Expenditures</b>	<b>\$82,000</b>	<b>\$277,000</b>	<b>\$102,000</b>	<b>\$77,000</b>	<b>\$127,000</b>

Source: Town of North Redington Beach, 2012.  
Ordinance 2012-724, November 8, 2012

# CONCURRENCY MANAGEMENT SYSTEM

## Purpose

To ensure that the issuance of a development order or permit is contingent on the availability of public facilities and services necessary to serve new development or redevelopment, consistent with Chapter 163, Part II, F.S.

## Concurrency Process

The Town receives an **annual concurrency assessment** from Pinellas County that evaluates the following conditions relevant to the Town: available capacity, operating conditions and existing level of service in relation to the County's adopted standards for potable water, wastewater treatment, solid waste disposal, and State and County roads. These are the facilities and services provided to the Town by Pinellas County and the Florida Department of Transportation (FDOT), and they are the standards adopted into the Town's Comprehensive Plan, reflecting necessary coordination with Pinellas County in regard to concurrency management.

The Town will utilize its **site plan review process** as the mechanism for conducting its local concurrency review, based upon the annual assessment of level of service conditions provided to the Town by Pinellas County.

Before site plan approval, the Town shall compare the public service and facility demand figures provided by the developer against the most recent concurrency assessment adopted by County ordinance.

If operating conditions for potable water, wastewater treatment, solid waste disposal, and State and County roads are found to be acceptable, the Town shall include in its site plan approval a finding that the **concurrency approval** for the development is valid for one year from the date of site plan approval.

In addition, with regard to sewer collection, availability of recreation and open space, and adequate stormwater drainage, the Town will assess availability of capacity and level of service conditions at the same time; i.e., at the time of site plan review and approval.

If, at any time, the Town determines, or is apprised by Pinellas County, that operating or capacity conditions (based on local capacity issues or issues associated with potable water, wastewater treatment, solid waste disposal, or Gulf Boulevard) warrant an unacceptable concurrency finding, the following process applies:

- (1) In matters of local sewer collection, the Town may either not approve a site plan if adequate sewer collection facilities are not available, or shall approve the site plan with an enforceable development agreement, if necessary, committing the developer to correcting the sewer collection deficiency.
- (2) In matters of available recreation and open space, the Town may either not approve a site plan if adequate recreation and open space is not available, or shall approve the

site plan with an enforceable development agreement, if necessary, committing the developer to providing the required recreation and open space.

- (3) In matters of adequate stormwater drainage, the Town may either not approve a site plan if adequate stormwater drainage is not available, or shall approve the site plan with an enforceable development agreement, if necessary, committing the developer to providing adequate stormwater drainage.
- (4) In matters of available potable water, wastewater treatment or solid waste disposal, if apprised by Pinellas County that level of service conditions are unacceptable, the Town shall coordinate with the Pinellas County Planning Department individually on each site plan to determine an appropriate finding, and a corrective measure, if available.
- (5) In matters of Gulf Boulevard, should Pinellas County or FDOT apprise the Town that level of service conditions are unacceptable, the Town shall require the developer to evaluate appropriate corrective measures to address the impact of their proposed development on Gulf Boulevard. A transportation management plan may be required of the developer, if deemed necessary and appropriate by the Town, and the agreed-upon corrective measures may be required as a condition of site plan approval. The Town shall coordinate with Pinellas County and FDOT where necessary regarding concurrency associated with Gulf Boulevard.

# MONITORING AND EVALUATION OF THE COMPREHENSIVE PLAN

## **Purpose**

In order to ensure the implementation of the Comprehensive Plan, and in order to ensure that the Plan remains effective and current, reflecting the desires, needs and community vision of the community and Town officials, ongoing monitoring and evaluation of the Plan is required.

## **Monitoring and Evaluation Responsibility**

The Local Planning Agency (LPA) for the Town of North Redington Beach shall be responsible for monitoring the implementation of the adopted Comprehensive Plan, for maintaining the Plan, and for the periodic evaluation and update of the Plan. Included in this monitoring process, are any required revisions and updates to the supporting data and analysis required to reflect current or changing conditions. As such conditions warrant, the LPA may review existing goals, objectives and policies and recommend amendments to the Plan in order to ensure that the Plan remains effective. At a minimum, the LPA will review the Plan once a year to assess the need for any amendments or to update supporting data and analysis.

The LPA will report annually to the Town's Board of Commissioners on the status of implementing the Comprehensive Plan.

The Town shall prepare an evaluation and appraisal of the Comprehensive Plan consistent with Chapter 163, F.S., timelines and timeframes, generally being required every seven years.

The Town shall submit an evaluation and appraisal report to the Florida Department of Community Affairs by February 1, 2007.

## **Evaluation and Appraisal**

The Town shall follow the guidelines and requirements of the adopted public participation process to ensure that adequate public participation is sought in the process. Public participation will begin, at a minimum, six months prior to the evaluation and appraisal report (EAR) being presented to the Town Commission for action.

The LPA will include or address the following in the EAR:

Updated baseline data and resultant analysis – needed in order to assess the ongoing relevance and effectiveness of the adopted goals, objectives and policies, and resultant programs, activities, regulations and commitments by the Town.

Current issues and opportunities will be identified.

Public involvement will begin early in the EAR process.

The LPA will conduct at least one public hearing to present its findings and recommendations and to receive public comment. The EAR will be refined based on public input and input by the Town Commission.

The LPA will develop proposed amendments to the Comprehensive Plan, as needed, and for consideration and action by the Town Commission, before their submittal to the Florida Department of Community Affairs.

At all times, a copy of the EAR, proposed amendments, and a copy of the most current, adopted Comprehensive Plan will be maintained in Town Hall and be available to the public. In addition, the Town shall continue to effectively use its website for communication, and dissemination of information, to the public.

# DEFINITIONS

**“Active Recreation Use”** means uses for recreational activities, which are moderately to intensely physically rigorous, such as soccer, tennis, football, etc.

**“Affordable Housing Units”** means housing units for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Subsection 420.0004, Florida Statutes (F.S.), (1991).

**“Areas Subject to coastal flooding”** means the areas delineated by the regional or local Hurricane Evacuation Plan as requiring evacuation. In the case of the Town, this includes all areas within municipal boundaries.

**“Barrier Island”** means an island along the Gulf of Mexico, which acts as a barrier to the mainland of Pinellas County, from conditions in the Gulf. The Town is located along Sand Key, a barrier island.

**“BIG-C”** means the Barrier Islands Governmental Council, to which the Town belongs. This group consists of ten municipalities located along the Gulf Coast of Pinellas County and exists to stimulate communications between the barrier islands cities to focus on problems common to all, including but not limited to: tourism, recycling, public transportation, beach preservation, renourishment and access, marine environment, air and water quality, public safety, density management, waterway regulation, taxation based on permanent residents and average tourist population, to unite and be able to have one voice addressing the County, State and Federal governments while respecting the individuality of each city.

**“Beach”** means the zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of storm waves. “Beach,” as used in coastal management element requirements, is limited to oceanic and estuarine shorelines.

**“Beach nourishment”** means a project to provide new sand for beaches, which may have lost their sand due to erosion. The process involves removing sand from areas of the ocean floor, and pumping that sand onto the eroded beach.

**“Bicycle and pedestrian ways”** means any road, path or way that is open to bicycle travel and foot traffic, and from which motor vehicles are excluded.

**“Blighted area”** means an area as defined in s. 163.340(8) F.S.

**“Buffer”** means a land area of specified minimum width, together with required planting and landscaping used to visibly separate one use from another, or to shield or block noise, lights, or other nuisances. A buffer may also contain a barrier such as a berm, wall, or fence, designed to provide screening.

**“Capital budget”** means the portion of the local government’s budget that reflects capital improvements scheduled for a fiscal year.

**“Capital improvement”** means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The scheduling of public services and facilities within the Town shall be consistent with the Capital Improvements Element of the Comprehensive Plan and sufficient to meet planned development or redevelopment.

**“Clearance Time”** consists of three subcomponents: mobilization rate, travel time, and queuing or delay time. Mobilization rate refers to the response rate of the evacuating population. Travel time is the length of time required to travel from point “A” to point “B” given roadway capacity, environmental conditions, and the number of vehicles on the roadway link. Queuing or delay time is the time spent in traffic when roadway capacities are inadequate to handle the demand.

**“Coastal area”** means the 35 coastal Florida counties and all coastal municipalities within their boundaries designated by the State land-planning agency. These local governments are listed in the document entitled “Local Governments is Required to Include Coastal Management Elements in their Comprehensive Plans,” dated July 1, 1986, and available from the Department of Community Affairs upon request. The local governments listed in the document and any other communities that incorporate subsequent to July 1, 1986, and meet the criteria in Section 380.24, F.S., shall also be included in the coastal area.

**“Coastal barriers”** means barrier islands, spits, peninsulas, or similar landforms, which front on such waters as the Gulf of Mexico and which separate estuaries or harbors from the open waters of the Gulf of Mexico.

**“Coastal Construction Control Line”** means the lines established by the Florida Department of Environmental Protection after a determination, through a comprehensive engineering study and topographic survey, that the establishment of such control line is necessary for the protection of upland properties and the control of beach erosion, pursuant to Section 161.053, F.S.

**“Coastal High Hazard Area”** means that portion of the community defined by the *Sea, Lake, and Overland Surges from Hurricanes (SLOSH)* model to be inundated from a Category 1 hurricane, as reflected in the most recent *Regional Evacuation Study, Storm Tide Atlas*.

**“Coastal planning area”** in the case of North Redington Beach, means the entire municipal boundaries of the Town. This planning area corresponds to the landward extent of the Evacuation Level A Zone, as shown on the National Flood Insurance Program maps. As the Town is situated on a small barrier island, all portions are considered to be within the coastal planning area.

**“Coastal or shore protection structures”** means shore-hardening structures, such as seawalls, bulkheads, revetments, rubble mound structures, groins, breakwaters, and aggregates of materials other than natural beach sand used for beach or shore protection and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamic forces including beach and dune restoration.

**“Coastal Storm Area”** is depicted in Figure 5-4 of the *Coastal Management and Conservation Element*, and encompasses all of the following:

1. The Coastal High Hazard Area;
2. All land connected to the mainland of Pinellas County by bridges or causeways;
3. All land located within the Velocity Zone, as designated by the Federal Emergency Management Agency.

**“Commercial uses”** means activities within land areas that are predominantly connected with the sale, rental and distribution of products, or performance of services.

**“Compatibility”** means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

**“Concurrency”** means that the necessary public facilities and services to maintain the adopted level of service standards are available concurrent with the impacts of development.

**“Concurrency Management System”** means the procedures and/or processes that the Town will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

**“Conservation uses”** means activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.

**“Currently available revenue sources”** means an existing source and amount of revenue presently available to the Town. It does not include the Town’s present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum.

**“Density”** means the maximum number of residential or tourist dwelling units permitted per acre within each land use district. For any particular lot the maximum number of units is calculated as follows: Maximum permitted units equals (density) X square feet of lot/43,560.

**“Destruction”** means completely destroyed, damaged irreparably or rendered useless.

**“Development Agreement”** is a legally binding agreement in accordance with “The Florida Local Government Development Agreement Act”, Sections 163.3220-163.3243, F.S., between the Town and a property developer that establishes mutually agreed upon specific standards and criteria for the development of a particular property.

**“Drainage retention structure”** means a structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

**“Dune”** means a mound or ridge of loose sediments, usually sand-sized sediments, lying landward of the beach and extending inland to the landward toe of the dune that intercepts the 100-year storm surge.

**“Environmentally sensitive lands”** means areas of land or water that are determined necessary by the Town, based on locally determined criteria, to conserve or protect natural habitats and ecological systems.

**“Estuary”** means a semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by fresh water and which has a connection with oceanic waters, including bays, embayments, lagoons, sounds and tidal streams.

**“Evacuation Plan”** means a document which specifies the safe and orderly evacuation of residents and employees when an evacuation order is issued including the closing of all buildings for the duration of the hurricane evacuation order, prior identification of evacuation routes out of the area, appropriate on-site preparations, and coordination with the Pinellas County Department of Emergency Management for building closings, security and safety measures.

**“Evacuation routes”** means routes designated by the Pinellas County Department of Emergency Management for the movement of persons to safety in the event of a hurricane.

**“Financial Feasibility”** means that revenues are adequate to ensure that adopted level of service standards are achieved and maintained within the period covered by the five-year schedule of capital improvements.

**“Floodplains”** means areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

**“Flood proofing”** means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities.

**“Foster care facility”** means a facility that houses foster residents and provides a family living environment for residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

**“Future Land Use Map”** means a graphic representation of the land use categories used in the municipality and their placement on the land adopted as part of the Comprehensive Plan and used as the regulatory map for implementation of the Comprehensive Plan and land development regulations.

**“Goal”** means the long-term end toward which programs or activities are ultimately directed.

**“Group Home”** means a facility as defined in Chapter 419, F.S., which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical,

emotional, and social needs of the residents. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

**“Hazard Mitigation”** is a collaborative process whereby hazards affecting the community are identified, vulnerability to the hazards assessed, and consensus reached on how to minimize or eliminate the effects of these hazards.

**“Hazardous Waste”** means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed or stored, treated, or otherwise managed.

**“Historical Resources”** are properties listed on the *Florida Master Site File*, the *National Register of Historic Places*, or designated by a local government as historically, architecturally, or archaeologically significant.

**“Host Homes”** are accommodations for natural disaster evacuees that are located outside designated evacuation zones. They are commonly owned by family and/or friends of evacuees and provide alternatives to public shelters.

**“Hurricane shelter”** means a structure designated by local officials as a place of safe refuge during a storm or hurricane.

**“Hurricane vulnerability zone”** (also “areas subject to coastal flooding”) means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone includes areas requiring evacuation in the event of a 100-year storm or a Category 3 storm event. For North Redington Beach, this means the entire Town.

**“Impact Fee”** means charges assessed against new development or redevelopment which partially or wholly cover the cost of providing capital facilities needed to serve the development.

**“Infrastructure”** means those human-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; retention areas; stormwater systems; utilities; piers; docks; breakwaters; bulkheads; seawalls; navigation channels; roadways; beach renourishment; and parks and recreation facilities.

**“Intensity of Use”** is the degree to which land is used and/or the density of development.

**“Interlocal agreement”** means an agreement entered into pursuant to Chapter 163.01 of the Florida Interlocal Cooperation Act of 1969.

**“Level of service”** means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operation

characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

**“Living marine resources”** means oceanic or estuarine plants or animals, such as mangroves, seagrasses, algae, coral reefs and living marine habitat; fish, shellfish, crustacean and fisheries; and sea turtles and marine mammals.

**“Local road”** means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume access for abutting property.

**“Low impact development”** means development that has a very low impact on the surrounding area, including on stormwater runoff, roadway congestion and potable water supplies.

**“Mangrove stand”** means an assemblage of mangrove trees that are mostly low trees noted for salt tolerance and a copious development of interlacing adventitious roots above the ground, which contain one or more of the following species: black mangrove (*Avicennia Nitida*); red mangrove (*Rhizophora Mangel*); white mangrove (*Languncularia Racemosa*); and buttonwood (*Conocarpus Erecta*).

**“Marine habitat”** means areas where living marine resources naturally occur, such as mangroves, seagrass beds, algal beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, near-shore mineral deposits, and offshore sand deposits.

**“Native Vegetation”** means the flora occurring in Florida prior to European contact.

**“Natural reservations”** means areas designated for conservation purposes and operated by contractual agreement with or managed by a federal, state, regional, or local government or nonprofit agency, such as: national parks; state parks; lands purchased under Save Our Coast, Conservation and Recreation Lands, or Save Our Rivers programs; sanctuaries; preserves; monuments; archaeological sites; historic sites; wildlife management areas; national seashores and Outstanding Florida Water.

**“Neighborhood park”** means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

**“Non-conforming use”** means a use that is defined as such in the Town Code of Ordinances.

**“NPDES”** means National Pollutant Discharge Elimination System, a stormwater program that regulates point source discharges of stormwater into surface waters of the State of Florida from certain municipal, industrial and construction activities.

**“Objective”** means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

**“Open spaces”** means undeveloped lands suitable for passive recreation or conservation uses.

**“Passive Recreation use”** means a use for recreational activities, which are low to moderate in physical demands, such as nature appreciation, bird watching, picnicking, etc.

**“Permanent residents”** means inhabitants who reside in the Town year-round in permanent dwelling units.

**“Playground”** means a recreation area with play apparatuses.

**“Point source discharge”** means any source of water pollution that constitutes a discernible, confined, and discrete conveyance.

**“Policy”** means the way in which programs and activities are conducted to achieve an identified goal.

**“Population-at-risk”** means the number of persons residing in evacuation zones who would be directly affected by a future evacuation order. This includes all persons within Town boundaries.

**“Potable water facilities”** means a system of structures designed to collect, treat, or distribute potable water, and include water wells, treatment plants, reservoirs, and distribution mains.

**“Public access”** means the ability of the public to physically reach, enter, or use recreation sites, including beaches and shores.

**“Public recreation sites”** means sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

**“Public Transit”** means the passenger services provided by public, private or non-profit entities such as the following surface transit modes: local fixed route bus systems, local trolley service, and taxi cabs.

**“Reclaimed Water”** means wastewater that has been treated and is suitable for non-potable purposes, such as irrigation.

**“Recreation”** means the pursuit of leisure time activities occurring in an indoor and outdoor setting.

**“Recreation facility”** means a component of a recreation site used by the public, such as a tennis court or swimming pool.

**“Residential use”** means a dwelling unit, including single-family, multi-family dwelling units. This use includes any type of use authorized by Chapter 419, F.S., Community Residential Homes, which is entitled to be treated as a residential dwelling unit.

**“Retail Commercial Use”** means commercial activities which are predominantly connected with the sale, rental and distribution of products.

**“Right-of-way”** means land in which the State, a County or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

**“Roadway functional classification”** means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads and collector roads, which may be subcategorized into principal, major or minor levels.

**“Sanitary sewer facilities”** means structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

**“Seasonal residents”** means part-time inhabitants who reside in or rent second homes for a period of less than six months and who may increase the use of available infrastructure and services during primarily the winter and spring months of the year. Seasonal population does not include tourists or visitors.

**“Shoreline”** or **“shore”** means the interface of land and water and, as used in the Coastal Management and Conservation Element requirements, is limited to oceanic and estuarine interfaces.

**“Stormwater”** means the flow of water that results from a rainfall event.

**“Stormwater facilities”** means human-made structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

**“Swale”** means the narrow, shallow trough that usually carries stormwater during a rain event.

**“Traffic calming measures”** means a physical or psychological measure that is implemented to reduce speeding traffic, reduce crashes and discourage cut-through traffic, thereby increasing safety and enhancing quality of life and the neighborhood environment. Many different traffic-calming techniques exist, such as narrowed lanes, neck downs, chicanes, roundabouts, landscaped medians, a brick or stamped concrete surface, speed humps and diverters.

**“Tourist accommodations”** consistent with Sec. 509.013 (11) and (12), F.S., means any public lodging establishment that is rented or leased to guests by an operator whose intention is that such guests’ occupancy will be temporary.

**“Tourist units”** consistent with Sec. 509.013 (11) and (12), F.S., means those units within a tourist accommodation that are rented or leased to guests by an operator whose intention is that such guests’ occupancy will be temporary.

**“Unsafe Conditions or Structures”** means those structures determined by the “House Quality Standards” published by the U.S. Department of Housing and Development (HUD) to be unsafe and/or substandard.

**“Vegetative communities”** means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.

**“Water-dependent uses”** means activities that can be carried out only on, in or adjacent to water areas because the use requires access to the water body.

**“Water-related uses”** means activities that are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.