




190 - 173rd Avenue
North Redington Beach, Florida 33708
Office: 727-391-4848



Town of North Redington Beach

TO: Board of Commissioners
FROM: Renee Schmader, Deputy Town Clerk 
DATE: March 2, 2026
RE: Floodplain Management Plan Annual Report for 2025-2026

Location and History

The Town of North Redington Beach is a barrier island bounded on the west by the Gulf of Mexico and on the east by Boca Ciega Bay in Pinellas County and covers an area of approximately one (1) square mile or 160 acres. The Town of North Redington Beach is located entirely in a Special Flood Hazard Area. The Flood Insurance Rate Map (FIRM) identifies the town as an AE Zone and with VE areas located on the west-side of Gulf Boulevard (beach properties) and on the ends of the eastside residential streets with LiMWA.

High tides associated with heavy storms are the basis for flooding in North Redington Beach. The historical flood insurance claims in the town are associated with the following storms: Subtropical Storm 1 June 18, 1982, Hurricane Elena August 31, 1985, No Name Storm March 12, 1993, Tropical Storm Josephine October 8, 1996, Tropical Storm ETA November 2020 and Hurricane Frances September 5, 2004. In 2023, the town experienced water in the streets and over the seawalls with Hurricane Idalia August 30, 2023 and No Name Storm December 17, 2023 primarily due to the movement of the storm and the ultra-high tides. Some residents had water in the garages but no substantial flooding was reported. On September 26, 2024 Hurricane Helene made land fall in Big Bend, Florida. The hurricane sent a 7' storm surge thru North Redington Beach putting an average of 3-4 feet of water into the homes. This is the first catastrophic flooding to affect the homes in our town. The town is made up of a mixture of pre-firm slab-on-grade homes/buildings, as well as some newly developed post-firm homes/buildings. The pre-firm homes/buildings were flood damaged by this storm. This is the first storm to significantly flood the town.

Pinellas County Local Mitigation Strategy

Resolution 2005-104, signed on April 14, 2005, adopted the Pinellas County Local Mitigation Strategy (LMS). North Redington Beach is located in Pinellas County, an area that is vulnerable to natural and man-made disasters. North Redington Beach supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to the citizens of North Redington Beach and Pinellas County and reducing time needed for recovery. The Local Mitigation Strategy (LMS) represents a unified county-wide strategy toward a more disaster-resistant community. The LMS also provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community. Pinellas County established a website www.pinellaslms.org and copies of the strategy plan were made available through all participating local governments and a link to that page is available through our town

website on the flood/hurricane information page. The LMS includes a section describing the method and schedule of monitoring, evaluating and updating the mitigation plan within a five-year cycle. The last five-year update was completed and accepted by FEMA in 2025.

Bruce Cooper is our Flood Plain Manager and Randy Spears is the Town's Building Official. Eric Lamb, Public Works, is our representative that attends the Pinellas County Local Mitigation Strategy meetings. The LMS Appendixes details the projects/programs that the town has in place (attached).

Our LMS Appendix 9 currently has 3 unfunded projects.

#1 Mobile Generators for Lift Stations – procure 2 portable generators for secondary lift stations \$15,000. (This item will be eliminated with the handoff of our sewer system to Pinellas County in 2025)

#2 Stormwater Management – implement retrofit of the remaining 14 storm water valves, \$210,000

#3 Underground Utilities – place underground utilities along Gulf Boulevard \$7,000,000. (In 2019 the East Side of Gulf Boulevard project was in the process/West Side in planning stages/still continues)

Our LMS Appendix 10 has 3 completed projects.

#1 Sewer – Raise main lift station electrical and controls above flood plain (\$75,000 Completed November 2008). Raise emergency generator and fuel tank above flood plain (\$50,000)

#2 Utilities – underground utilities throughout the side streets of town except for Gulf Boulevard (\$2,000,000 Completed 2004)

#3 Stormwater Management #1 – install stormwater sewer valves to prevent storm water/tidal backup into the streets. (\$25,000 Completed 2018)

National Flood Insurance Program – Community Rating System

Since 1998, The Town of North Redington Beach has participated in the Community Rating System (CRS) program. This is a program within the National Flood Insurance Program (NFIP) that rewards communities that perform flood mitigation-related activities that go above and beyond the minimum standards of the NFIP. The reward is a percentage reduction of the flood insurance premiums of those policy holders who own property within the town. The Town of North Redington Beach had a Class change in 2012 from a Class 8 certification to a Class 7 certification, which gives residents a 15% discount on their flood insurance annual premium. The Town has annual CRS re-certifications as well as a five-year cycle visit. The last five-year cycle audit was in October 2023 and we were just notified in February 2025 that we will maintain our Class 7 rating. This program gets increasing more difficult with the mandatory activities that the town must comply.

Activities included in the Town's CRS program include property elevation certificates, map information, outreach projects, flood protection information, open space

preservation, higher regulatory standards, flood data maintenance, stormwater management, repetitive loss properties, floodplain management planning and drainage system maintenance.

Division of Emergency Management – National Flood Insurance Program Community Assistance Visit (CAV)

In October 2023 the State of Florida Emergency Management conducted a National Flood Insurance Program Community Assistance Visit (CAV) which said that the Town implements its floodplain management program effectively and is eligible for continued participation in the NFIP.

Recent Developments

Pinellas County completed an emergency sand renourishment project, which included North Redington Beach, in the fall of 2025 which built up the beach 5' in depth and approximately 75' in width. This project replaced all the sand that was lost from the prior storms. Before 2025, the U.S. Army Corps of Engineers completed a scheduled beach renourishment project in the fall of 2018.

The storm review for 2025: thankfully, it was quiet with no tropical storms affecting our area.

On an annual basis, the town has the storm water drains inspected and as needed they are jetted, vacuumed and the debris removed to allow proper flow. The entire town was completed following the 2024 hurricanes. Routine cleaning will continue.

In 2022 the Town had the storm drain on Rosa Lee Way relined and repaired, a brand-new storm drain constructed at the end of 173rd Avenue, repaired a collapsed storm drain on Bath Club Boulevard North and replaced a stormwater conflict box. Also, the majority of the town's storm drains were televised and evaluated. Budgeted storm drain repairs began in fiscal year 2023-2024 as well as some emergency repairs.

The Town purchased and installed 3 storm drain baffles in the lowest areas of the town where the historical street flooding has occurred. During Hurricane Michael in October 2018 the baffles performed as expected. The Town is considering purchasing more of these baffles for other low areas in town. The baffles are regularly inspected by the town staff (manufacturer if called upon) and adjustments are made as necessary.

The Town Officials and residents continue to closely monitoring flood insurance legislation and FEMA Map changes and any impacts upon the town.

The Town of North Redington Beach adopted Ordinance 2016-771 updating the Floodplain Management Ordinance to ensure consistency with State and Federal requirements for participation in the NFIP.

Over this past year, construction has continued to occur and many Pre-Firm homes were demolished and brand-new construction homes are being built. There are several vacant lots in town, as a large amount of homes were sold. Between October 2024 and January 1, 2026, 42 homes have been demolished in the town.

Approval Process and Documentation

This annual evaluation of the Floodplain Management Plan and related programs (LMS and CRS) is submitted to the Board of Commission at the February or March regular monthly meeting for approval through the Consent Agenda.

This report, as well as all previous year's reports, is available at Town Hall and the municipal website for the media/public at any time.

RESOLUTION 2025-296

A RESOLUTION OF THE TOWN OF NORTH REDINGTON
BEACH, FL ADOPTING THE 2025 PINELLAS COUNTY LOCAL
MITIGATION STRATEGY

WHEREAS, North Redington Beach is located in Pinellas County, an area that is vulnerable to natural and man-made disasters; and

WHEREAS, North Redington Beach supports efforts to make our community more disaster-resistant, thereby reducing the costs of disasters, preventing or mitigating their impact to the citizens of North Redington Beach and Pinellas County and reducing time needed for recovery; and

WHEREAS, the Local Mitigation Strategy represents a unified county-wide strategy toward a more disaster-resistant community; and

WHEREAS, the Local Mitigation Strategy provides the consistent framework for future pre-disaster mitigation efforts and post-disaster redevelopment, regardless of the type of future threat faced by our community; and

WHEREAS, the Pinellas County Local Mitigation Strategy includes a section describing the method and schedule of monitoring, evaluating and updating the mitigation plan within a five year cycle; and

WHEREAS, the first unified county-wide Local Mitigation Strategy was adopted by the Board of County Commissioners in 1999; and

WHEREAS, Pinellas County established a website (www.pinellaslms.org) and copies of the plan were made available through all participating local governments; and

WHEREAS, the Town of North Redington Beach participated in the 2025 update of the Local Mitigation Strategy including the 10 step planning process which is consistent with FEMA's multi-hazard mitigation planning regulations pursuant to the Disaster Mitigation Act of 2000 and serves as the County's Floodplain Management Plan; and

WHEREAS, after a review and update period, the 2025 draft Local Mitigation Strategy has been placed on the LMS public website and copies of the plan are available upon request to the Planning Department in order to obtain public comment regarding the plan pursuant to Federal Regulations; and

WHEREAS, a Multijurisdictional Program for Public Information has been included in Appendix H of the Local Mitigation Strategy to satisfy the floodplain management requirements of the Town's and County's Community's Rating System (CRS Activity 330); and

WHEREAS, two publicly noticed workshops were held at a central location in Pinellas County at the Lealman Exchange (5175 45th Street N, St. Petersburg) on April 15th, and virtually on October 17th, 2024 in inform the public and obtain public comments; and

WHEREAS, an online and paper surveys were released to gain public input on the LMS plan's hazard identification and risk assessment both in English and Spanish; and

WHEREAS, a LMS SharePoint site was established to coordinate the LMS Plan's planning process with all participating jurisdictions and to gain their input in updating the plan.

NOW, BE IT RESOLVED on this 8th day of May, 2025 that the Commission of the Town of North Redington Beach adopts the Pinellas County Local Mitigation Strategy developed by the Local Mitigation Strategy Workgroup. The LMS plan will be in effect from May 6, 2025 through May 5, 2030. This Resolution supersedes Resolution 2020-272. This resolution shall become effective immediately upon it's adoption.

Passed and adopted this 8th day of May, 2025

BOARD OF COMMISSIONERS TOWN OF
NORTH REDINGTON BEACH, FLORIDA

By: 
Jay Super, Mayor

ATTEST:


Mari Campbell, CMC, Town Clerk



STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis
Governor

Kevin Guthrie
Executive Director

February 7, 2025

Cathie Perkins, Director
Pinellas County Emergency Management
10750 Ulmerton Rd, Bldg. 1, Ste 267
Largo, FL 33778

Re: Pinellas County Local Hazard Mitigation Plan Approved Pending Adoption

Dear Director Perkins,

This is to confirm that we have completed a State review of the Pinellas County Local Mitigation Strategy (LMS) update for compliance with the federal hazard mitigation planning standards contained in 44 CFR 201.6(b)-(d). Based on our review and comments, Pinellas County developed and submitted all the necessary plan revisions, and our staff has reviewed and approved these revisions. We have determined that the Pinellas County LMS plan is compliant with federal standards, subject to formal community adoption, for the jurisdictions below:

Town of Belleair	City of Pinellas Park
City of Belleair Beach	Town of Redington Beach
City of Belleair Bluffs	Town of Redington Shores
Town of Belleair Shore	City of Safety Harbor
City of Clearwater	City of St. Petersburg
City of Dunedin	City of St. Pete Beach
City of Gulfport	City of Seminole
City of Indian Rocks Beach	City of South Pasadena
Town of Indian Shores	City of Tarpon Springs
Town of Kenneth City	City of Treasure Island
City of Largo	Pinellas County, Unincorporated
City of Madeira Beach	
Town of North Redington Beach	
City of Oldsmar	

Upon submittal of a copy of all participating jurisdictions' documentation of their adoption resolutions to our office, we will send all necessary documentation to the Federal Emergency Management Agency (FEMA) who will issue formal approval of the Pinellas County LMS.

If you have any questions regarding this matter, please contact your LMS Liaison Mitchell Budihas at Mitchell.Budihas@em.myflorida.com or 850-524-4195.

Respectfully,

Kristin Lentz

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Lentz
Date: 2025.02.18
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Laura Dhuwe,
Bureau Chief, Mitigation
State Hazard Mitigation Officer

LD/mb

Attachments: MEMORADUM: State approval of LMS plans under Program Administration by States (PAS)

cc: FEMA Region IV, Mitigation Division – Risk Analysis Branch



STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis
Governor

Kevin Guthrie
Director

January 31, 2025

Cathie Perkins, Director
Pinellas County Emergency Management
10750 Ulmerton Rd, Bldg 1, Ste 267
Largo, FL 33778

Re: Florida Administrative Code 27P-22.004 Compliance

Dear Director Perkins:

The Florida Division of Emergency Management's Mitigation Planning Unit received your updated 27P-22.004 information for the 2024 calendar year. After reviewing the information received, it has been determined that your update is complete, and your Local Mitigation Strategy complies with F.A.C. 27P-22.004.

If you have any questions regarding this matter, or if our office can be of any further assistance, please contact your LMS Liaison Mitchell Budihias at Mitchell.Budihias@em.myflorida.com or 850-524-4195.

Respectfully,

Kristin Lentz

Digitally signed by Kristin
Lentz
Date: 2025.02.18
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Laura Dhuwe,
Bureau Chief, Mitigation
State Hazard Mitigation Officer

LD/mb

Total Score	Municipality and Department/ Organization	Project Name	Project Description	Addressed Key Hazard Types	Est. Cost	Timeframe / Status	Possible Funding Sources	Date Last Reviewed	Updated By
940	Morton Plant Hospital Association Inc.	MPH PTA Rehab C/ Showers	In order to further protect the building envelope and provide a more resilient healthcare facility, Morton Plant Hospital Association would like to submit this project to add showers to the Morton Plant Hospital PTA Rehabilitation Center. This facility provides both rehabilitation and nursing home services to the community. Mitigating the storm wind losses would lead to a more prepared and resilient community as well as reducing the potential for storm wind losses in the county.	2	\$620,000	Currently Unfunded	Eligible Self-Funded	1/22/2025	Dei P. Jinn
920	Morton Plant Hospital Association Inc.	MCH Windows & Shutters	Replace windows at Morton Plant Hospital Rehabilitation Center. This project includes the installation of hurricane resistant windows and shutters. Some of the windows are currently missing and the amount of storm wind loss is estimated to be \$1,000,000. This project would also support a more resilient community and reduce the amount of storm wind loss in the county.	2	\$2,800,000	Currently Unfunded	Eligible Self-Funded	1/22/2025	Dei P. Jinn
890	Morton Plant Hospital / Chevalier	Hospital Porch	Replace windows at Morton Plant Hospital's Center. Estimated completion time: more than 12 months. / 2	2	\$800,000	Currently Unfunded	EMPA/T: HWGF; PDM Program	1/22/2025	
890	Morton Plant Hospital / Chevalier	Hospital Porch	Replace the lower roof of 1111 South building at Morton Plant Hospital. Estimated completion time: more than 12 months. / 2	2	\$400,000	Currently Unfunded	FMAP; HWGF; PDM Program	1/22/2025	
820	North Redington Beach / Public Works	Stormwater Management #2	Implement retrofits of the remaining 14 storm water valves. Estimated completion time: more than 12 months. / 1	1	\$200,000	Currently Unfunded	EMPA/T: HWGF; PDM Program	1/22/2025	Mary Campbell
810	North Redington Beach / Public Works	Underground Utilities	Place underground utilities along Gulf Boulevard (HWBF). Estimated completion time: more than 12 months. / 2	2	\$7,000,000	Currently Unfunded	EMPA/T: HWGF; PDM Program	1/22/2025	Mary Campbell
805	North Redington Beach / Public Works	North Redington Storm Drain 1284	Installing a brand new storm drain between 955 and 977 1284 Avenue.	1	\$85,000	Currently Unfunded	HWBF; Local	1/22/2025	Bruce Cooper

Municipality / Entity	Project	Est. Cost	Status	Funding	Date Last Reviewed	Date Last Updated	Updated By
Madera Beach/Fire Department	SCBA Air Compressor - Replace old air compressor to fill SCBA and SCUBA bottles. - Moved to Accomplishments	\$30,000	Recently purchased	Budget	1/22/2025	12/6/2022	Susan Perini
Madera Beach/Fire Department	Addition of concrete pad and aluminum cover at fire station to allow for more storage and vehicle parking	\$50,000	completed	ARIPA	1/22/2025	1/17/2025	Jenny Rowan
Madera Beach/Public Works	Gulf Lane and Beach Access Roadway and drainage improvements	\$2,500,000	completed	Budget	1/22/2025	1/17/2025	Jenny Rowan
Madera Beach/Fire Department	Quick Response Vehicle	Purchase of QRV to assist with call volume.	Completed 2023	Unfunded	1/22/2025	11/30/2023	Purchased 2023
North Redington Beach	SEWER - North Redington Beach provides sewer service for Redington Shores and NRB. Raise main lift station electrical and controls above flood plain (\$75,000). Raise emergency generator and fuel tank above flood plain (\$50,000)	Unknown	Completed, November 2028	Local/County	1/22/2025		
North Redington Beach	Stormwater Management #1 - Install storm water sewer valve to prevent storm water/tidal backup into the streets. Estimated completion time: less than 12 months. / 1	\$25,000	Completed	FMAP; HWGF/Local	1/22/2025	9/10/2019	Michelle Orton
North Redington Beach	Underground utilities throughout the area streets of NRB. This includes all streets except Gulf Boulevard	\$2,000,000	Completed	Local	1/22/2025		
Odsmar	Hurricane Wind Hardening Retrofit of Municipal Services Facility.	\$103,723	Complete	HWGF/Local	1/22/2025	10/31/2016	Siere Evertt
Odsmar	Hurricane Wind Hardening Retrofit of City Hall windows.	\$345,214	Complete	Local	1/22/2025	12/14/2017	Siere Evertt
Odsmar / Public Works/ Storm Water	Mitigation/ Response/ Recovery Equipment - Purchase vacuum excavation system for the maintenance and recovery of all storm water inlets and structures. Estimated completion time: less than 12 months. / 2	\$50,000	Complete	HWGF/Local/State	1/22/2025	1/24/2019	Steven Evertt
Odsmar / Public Works/ Engineering	Storm Water Management Plan - Prepare a citywide drainage plan to minimize flooding throughout the City. Estimated completion time: more than 12 months. / 2	\$100,000	Complete	FMAP; HWGF; PDM Program	1/22/2025	12/11/2019	Tatiana Chirres

6



March 27, 2025

The Honorable Jay Super
North Redington Beach Mayor
190 - 173rd Avenue East
North Redington Beach, Florida 33708

Dear Mayor Super:

The purpose of this letter is to provide you with the results of the National Flood Insurance Program (NFIP) Community Rating System (CRS) field verification findings based on your 5-year cycle verification. The field verification report is enclosed for your records.

I am pleased to inform you that the Department of Homeland Security, Federal Emergency Management Agency (FEMA), has determined that the Town of North Redington Beach will retain its current rating as a Class 7 in the NFIP CRS. The floodplain management activities implemented by your community qualify it for a 15 percent discount on flood insurance premiums for most NFIP policies issued or renewed on or after October 1, 2025. This savings is a tangible result of the flood mitigation activities your community implements to protect lives and reduce property damage.

The CRS rating for your community will automatically be renewed annually as long as there are no NFIP noncompliance actions, so a notification letter will not be sent every year. This annual renewal will take place as long as your community continues to implement the CRS activities you certify in your annual recertification documentation. If no additional modifications or new CRS activities are added, the next verification visit for your community will be in accordance with its established 5-year cycle. In the interim, FEMA will periodically send the "NFIP/CRS Newsletter" and other notices to your CRS Coordinator to keep your community informed.

I commend you on your community actions and your determination to lead your community to be more disaster resistant. This commitment enhances public safety, property protection, and protects the natural functions of floodplains, and reduces flood insurance premiums.

If you have any questions or need additional information, please contact the FEMA Region IV Office, CRS Coordinator Roy McClure at (770) 220-8835.

Sincerely,

A handwritten signature in black ink that reads "William H. Lesser". The signature is written in a cursive style.

William H. Lesser, CRS Coordinator
Federal Insurance and Mitigation Administration

Enclosure

cc: Ms. Renee Schmader, CRS Coordinator



COMMUNITY
RATING
SYSTEM

VERIFICATION
REPORT

Town of North Redington Beach, FL

Verified Class 7

NFIP Number: 125133

Cycle

Date of Verification Visit: October 25, 2023

This Verification Report is provided to explain the recommendations of Insurance Services Office, Inc. (ISO) to DHS/FEMA concerning credits under the Community Rating System (CRS) for the above named community.

A total of 1566 credit points are verified which results in a recommendation that the community remain a CRS Class 7. The community has met all class prerequisites. The following is a summary of our findings with the total CRS credit points for each activity listed in parenthesis:

Activity 310 – Construction Certificate Management: Credit is provided for having written construction certificate management procedures for all new and substantially improved/substantially damaged buildings. (38 points)

Activity 320 – Map Information Service: Credit is provided for furnishing inquirers with basic flood zone information from the community's latest Flood Insurance Rate Map (FIRM). Credit is also provided for the community offering additional FIRM information, information about problems not shown on the FIRM, flood depth data, historical flood information, and natural floodplain functions. The service is publicized annually, and records are maintained. (90 points)

Activity 330 – Outreach Projects: Credit is provided for informational outreach projects, general outreach projects, and targeted outreach projects. These projects are disseminated annually. (120 points)

Activity 340 – Hazard Disclosure: Credit is also provided for state regulations requiring disclosure of flood hazards. (15 points)

Activity 350 – Flood Protection Information: Documents relating to floodplain management are available in the reference section of the Gulf Beaches Public Library. Credit is also provided for floodplain information displayed on the community's website. (97 points)

Activity 420 – Open Space Preservation: Credit is provided for preserving approximately 9 percent of the Special Flood Hazard Area (SFHA) as open space. (138 points)

Activity 430 – Higher Regulatory Standards: Credit is provided for enforcing regulations that require freeboard for new construction and substantial improvement, foundation protection, protection of critical facilities, and local drainage protection. Credit is also provided for the enforcement of building codes, and regulations administration. (195 points)

Activity 440 – Flood Data Maintenance: Credit is provided for maintaining and using additional map data in the day-to-day management of the floodplain. Credit is also provided for maintaining copies of all previous FIRMs and Flood Insurance Study reports. (159 points)

Activity 450 – Stormwater Management: The community enforces regulations for soil and erosion control. (11 points)

Section 502 – Repetitive Loss Category: Based on the updates made to the NFIP Report of Repetitive Losses as of November 27th 2023, the Town of North Redington Beach, FL has 7 repetitive loss properties and is a Category B community for CRS purposes. All requirements for a Category B community have been met. (No credit points are applicable to this section)

Activity 510 – Floodplain Management Planning: Credit is provided for the Pinellas County Multi Hazard Local Mitigation Strategy, adopted on May 14, 2020. A progress report must be submitted on an annual basis. (325 points)

Activity 530 – Flood Protection: Credit is provided for 8 buildings that have been flood proofed, elevated or otherwise modified to protect them from flood damage. (48 points)

Activity 540 – Drainage System Maintenance: Credit is provided for the regular inspection and maintenance of the community's identified problem sites. Credit is also provided for implementing an ongoing Capital Improvements Program. (80 points)

Activity 610 – Flood Warning and Response: Credit is provided for a program that provides timely identification of impending flood threats, disseminates warnings to appropriate floodplain residents, and coordinates flood response activities. A description of the flood exercise or After-Action Report from an actual flood event must be submitted on an annual basis. Warning information and safety measures must be publicized annually. (250 points)

Activity 710 – County Growth Adjustment: All credit in the 400 series is multiplied by the growth rate of the county to account for growth pressures. The growth rate for Pinellas County, FL is 1.05.

Attached is the Community Calculations Worksheet that lists the verified credit points for the Community Rating System.

CEO Name / Address:

William Queen
Mayor of North Redington Beach
190 173rd Avenue East
North Redington Beach, Florida 33708

CRS Coordinator Name / Address:

Renee Schmader
Deputy Town Clerk
190 173rd Avenue East
North Redington Beach, Florida 33708
(727) 391-4848

Date Report Prepared: February 4, 2025

720 COMMUNITY CREDIT CALCULATIONS (Cycle):

CALCULATION SECTION :

Verified Activity Calculations:	Credit
c310 38	38
c320 90	90
c330 120	120
c340 15	15
c350 97	97
c360	
c370	
c410	
c420 131 x CGA 1.05 =	138
c430 186 x CGA 1.05 =	195
c440 151 x CGA 1.05 =	159
c450 10 x CGA 1.05 =	11
c510 325	325
c520	
c530 48	48
c540 80	80
c610 250	250
c620	
c630	

Community Classification Calculation:

cT = total of above	cT = <u>1566</u>
Community Classification (from Table 110-1):	Class = <u>7</u>

CEO Name/Address:

William Queen
 Mayor of North Redington Beach
 190 173rd Avenue East
 North Redington Beach, Florida 33708

CRS Coordinator Name/Address:

Renee Schmader
 Deputy Town Clerk
 190 173rd Avenue East
 North Redington Beach, Florida 33708
 (727) 391-4848

Date Report Prepared: February 4, 2025



STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis
Governor

Kevin Guthrie
Director

April 3, 2025

William Queen, Mayor
Town of North Redington Beach
190 173rd Avenue East
North Redington Beach, FL. 33708

RE: Transmittal and Closure of NFIP Community Assistance Visit (CAV) Report

Dear Mr. Mayor William Queen.

Thank you for the City's participation in the NFIP State Coordinating Office Regional Engagement (SCORE) CAV meeting, held on October 05, 2023, to discuss floodplain management practices, issues, and solutions. Using a three-tiered approach, the Florida Division of Emergency Management's Office of Floodplain Management (OFM) conducted floodplain tours of each community, hosted a six-hour plenary session, and met one-on-one with staff from each community to discuss the communities' floodplain management programs and compliance matters.

The City has addressed or resolved any matters of concern identified by the OFM during the CAV process, and the OFM's evaluation of the City's Floodplain Management Program confirms that the City effectively implements its floodplain management program. The State is pleased to close the CAV report. By copy of this letter, the OFM advises FEMA that the City has a compliant floodplain management program and is deemed eligible to continue participating in the National Flood Insurance Program.

Should you have any questions regarding the Community Assistance Visit or report, please contact me or Scott Gaines at (850) 815-4513 or by email at scott.gaines@em.myflorida.com.

Sincerely,

Digitally signed by
Jillian Kraynak
Date: 2025.04.03
09:55:15 -04'00'

Jillian Kraynak
Florida NFIP State Coordinator
Office of Floodplain Management

JK/SG
Attachment
cc w/attach:

Bruce Cooper, Floodplain Administrator, Safe Built
Micheal Burchette CFM, Deputy NFIP State Coordinator
James Mascellino, Floodplain Management Specialist, FEMA Region IV
Tammy Hansen, Floodplain Management Specialist, FEMA Region IV

2. **INDIVIDUAL ONE-ON-ONE COMMUNITY MEETING REPORT**
North Redington Beach - Pinellas County, NFIP ID 125133

Chief Executive Officer:

Bill Queen, Mayor, (727)391-4848, mayor@townofnorthredingtonbeach.com, 190 173rd
Ave East North Redington Beach, Fl. 33708

2.1 **SCORE CAV Concurrent Meeting Participants and Contact Information**

[Department/Division – address, city, FL zip]

Bruce Cooper, Building Official, (727)263-8366, bcooper@safebuilt.com

FDEM Office of Floodplain Management – 2555 Shumard Oak Blvd, Tallahassee, FL 32399

Michael Burchette, Ordinance Coordinator, (850) 815-4520,

michael.burchette@em.myflorida.com

Scott Gaines, Floodplain Specialist, (850) 815-4513, scott.gaines@em.myflorida.com

2.2 **Community’s Floodplain Management Program Background and Overview**

FEMA accepted the Town of North Redington Beach by regular entry into the National Flood Insurance Program (NFIP) on June 14, 1971. North Redington Beach last had a Community Assistance Visit (CAV) on August 31, 2017, and a Community Assistance Contact (CAC) on August 29, 2023.

North Redington Beach is a coastal community in Pinellas County located off the Gulf of Mexico. The Special Flood Hazard Area consists of AE and VE zones with a LiMWA (Limited Wave Action) delineated on the map. As of this report, 1,068 NFIP flood insurance policies are in force, with 231 closed paid losses.

The Gulf of Mexico poses the most significant threat due to storm surges, and North Redington Beach has witnessed recent flooding from Hurricane Idalia with some residential damages.

2.3 **SCORE CAV Findings about the Community**

2.3.1 Problems with the Community’s Floodplain Management Regulations? None

The community’s flood damage prevention ordinance was last amended on July 08, 2021, based on the State Model Ordinance, which coordinates with the Florida Building Code (FBC). Higher standards other than the one foot of freeboard required by the FBC

include removing the 36" elevation option for manufactured homes and regulating accessory structures per OFM guidance.

The community's flood ordinance designates the Town Mayor (Mayor Bill Queen) as the Floodplain Administrator (FPA). Bil Queen delegated the responsibilities of the FPA to Bruce Cooper, Building Official, and Floodplain Manager.

2.3.2 Problems with Community's Administration/Enforcement Procedures? Minor

During the one-on-one discussion, it was advised that The Town of North Redington Beach FPA (Mayor Bill Queen) had delegated the responsibility of its Floodplain management program to Bruce Cooper, a contractor with Safe Built. During this discussion, the Office of Floodplain Management felt that there is a need for the Town to adopt the performance measures into its floodplain program to ensure the community's continued involvement and working knowledge of how to manage its program.

2.3.3 Engineering or Other Problems with FIRMs or FIS? None

The community identified no issues or problems with the Flood Insurance Rate Map (FIRM) or Flood Insurance Study (FIS). The community's effective FIRM date is August 24, 2021.

2.3.4 Problems in the Community's Floodplain Management Program? None

The community participates in the Community Rating System (CRS) and is currently rated a Class 7, offering flood insurance policyholders up to 15% reductions in premiums.

There are 43 Repetitive Loss (RL) properties in the community. Should the community request additional information about these properties, the town staff is advised to email FEMA-R4-NFIP-data-request@fema.dhs.gov.

The community does not participate in the Local Mitigation Strategy (LMS) committee led by the County.

Town staff is comfortable with conducting Substantial Damage Determinations.

2.3.5 Programmatic Issues Identified? None

Neither the OFM nor community staff identified programmatic issues with the National Flood Insurance Program that adversely impacted the community's ability to implement its floodplain management program.

2.3.6 Potential Violations – Community Actions Required (February 2, 2024): No

The OFM identified one property of interest during the field assessment that has not been resolved since the One-on-One meeting. In addition, one procedural concern was noted at the One-on-One meeting. The community must resolve the compliance issues before the OFM can close the CAV and advise FEMA that the community is eligible to continue participating in the National Flood Insurance Program and benefit from premium discounts through the Community Rating System. The OFM asks that the community provides the appropriate documentation on the following items of concern:

- **407 Bath Club Boulevard North:** The OFM requests permits from the past five years and a current Elevation Certificate. Resolved
- **For compliance issues,** please provide a copy of the contract with the Town of North Redington Beach and Safe Built for review by OFM. The OFM requires the adoption of the performance measures by resolution. Resolved

No other compliance or procedural issues were noted during the field assessment or One-on-One meeting. We appreciate the challenging work of community staff who endeavor to implement a floodplain management program that helps keep the community flood-resilient. The OFM can be reached for any follow-up questions or future requests for technical assistance at (850) 815-4556 or by email at floods@em.myflorida.com.



**TOWN OF NORTH REDINGTON BEACH
BOARD OF COMMISSIONERS REGULAR MEETING
THURSDAY MARCH 12TH, 2026
AMENDED AGENDA
6:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INSTALLATION OF OFFICERS

**COREY THORNTON
KEVIN KENNEDY**

**COMMISSIONER SEAT 3
COMMISSIONER SEAT 4**

**UNOPPOSED
UNOPPOSED**

ASSIGNMENT OF AREAS OF RESPONSIBILITY

PUBLIC INPUT (For items not on agenda)

CONSENT AGENDA February 12th, 2026 Regular Meeting Minutes and Annual Floodplain Management Plan Report for 2025-2026.

OLD BUSINESS

THERE IS NO OLD BUSINESS

NEW BUSINESS

- 1. ORDINANCE NO 2026-888 AN ORDINANCE OF THE TOWN OF NORTH REDINGTON BEACH, FLORIDA, ADDING SECTION 62-62 TO ARTICLE III OF CHAPTER 62 OF THE CODE OF ORDINANCES TO PROHIBIT THE OPERATION OF ELECTRIC BICYCLES ON THE TOWN'S SIDEWALKS AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING**

MISCELLANEOUS

The Town of North Redington Beach Board of Commissioners may take action on any matter during this meeting, including items that are not set forth within this agenda.

Minutes of the Board of Commissioners meetings may be obtained from the Town Clerk's office.

The Minutes are not transcribed verbatim. It is the policy of the Board of Commissioners to make "action minutes" of all meetings.

Persons requiring a verbatim transcript of any Town meeting (for purposes of appeal or otherwise) should make arrangements to have a certified Court Reporter, at their own cost and expense, present at the meeting.

Persons who wish to appeal any decision made by the Board of Commissioners with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. (F.S. §286.0101)