

**TOWN OF REDINGTON SHORES**

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**LIST OF MAPS**

**Number and Title**

LU-4 Future Land Use and Future Transportation Corridors

**GOALS, OBJECTIVES, POLICIES, AND MAPS**

**INTRODUCTION**

The Town of Redington Shores adopted its first Comprehensive Plan in accordance with the 1985 Growth Management Act in 1989. In 2005, the Town adopted its Evaluation and Appraisal Report of its Comprehensive Plan. As a result of that process, the Comprehensive Plan has been amended. On January 14, 2009, the Town adopted the following Goals, Objectives, and Policies along with *Map LU-4: Future Land Use and Future Transportation Corridors*.

**FUTURE LAND USE ELEMENT**

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

**Objective 1.1:**

The integrity and quality of life, as exhibited by the Town's beach community, family oriented, residential character, will be maintained through implementation of the Future Land Use Map.

**Policy 1.1.1:**

The Town adopts the future land use categories established on the Future Land Use Map, which implement this Comprehensive Plan based on and consistent with the following residential density and nonresidential intensity standards. These future land use categories shall be consistent with the primary and secondary uses listed in the Pinellas Planning Council *Countywide Plan Rules*. Unless listed below, these future land use categories shall be consistent with the locational standards established in the Pinellas Planning Council *Countywide Plan Rules*.

Residential Urban

Density/Intensity:	Residential:	0 to 7.50 dwelling units per acre
	Non-Residential:	0.40 FAR and 0.65 ISR

Residential Low Medium

Density/Intensity:	Residential:	0 to 10.0 dwelling units per acre
	Non-Residential:	0.50 FAR and 0.75 ISR

Residential Medium

Density/Intensity:	Residential:	0 to 15.0 dwelling units per acre
	Non-Residential:	0.50 FAR and 0.75 ISR

Residential High Density

Density/Intensity:	Residential:	0 to 15.0 dwelling units per acre,
	except as follows:	

- Under building off-street parking resulting in total number of spaces exceeding 125 percent of basic parking requirements will permit density of up to 20.0 units per acre.
- Side setback totals equivalent to one-half of the width of the lot or tract will permit density of up to 20.0 units per acre.
- A combination of the above will permit a density of up to 25.0 units per acre.

Non-Residential: 0.60 FAR and 0.85 ISR

Residential/Office/Retail

Density/Intensity: Residential: 0 to 15.0 dwelling units per acre  
 Non-Residential: 0.40 FAR and 0.85 ISR

Resort Facilities Medium

Density/Intensity: Residential: 0 to 18.0 dwelling units per acre  
 Non-Residential: 0.65 FAR and 0.85 ISR

Commercial General

Density/Intensity: Residential: 0 to 24 dwelling units per acre  
 Non-Residential: 0.55 FAR and 0.90 ISR

Preservation

Density/Intensity: Non-Residential: 0.10 FAR and 0.20 ISR

Recreation/Open Space

Density/Intensity: Non-Residential: 0.25 FAR and 0.60 ISR

Institutional

Density/Intensity: Residential: 0 to 12.5 dwelling units per acre  
 Non-Residential: 0.65 FAR and 0.85 ISR

Transportation/Utility

Density/Intensity: Non-Residential: 0.70 FAR and 0.90 ISR

**Policy 1.1.2:**

The land development regulations shall continue to include provisions for planned unit developments. This policy is intended to provide flexible guidelines and standards while protecting the beach residential community character.

**Policy 1.1.3:**

The planned unit development regulations shall include the following:

- Allowance for a creative approach for redevelopment;
- Requirements for increasing open space beyond minimum requirements of land development regulations;
- Harmonious development related to surrounding area and community services;
- Consideration of cluster or other nontraditional site design;
- Consideration of open space and surface development benefits to be realized in exchange for increased structure heights; and
- Other provisions deemed appropriate by the Town.

**Policy 1.1.4:**

The Town shall encourage a balanced land use mix, with a variety of housing styles, development densities, and access to service, designed to assure compatible neighborhoods.

**Policy 1.1.5:**

The Town shall encourage the conservation of existing residences and residential areas, which meet density and related land use requirements to maintain the beach residential community orientation.

**Policy 1.1.6:**

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

**Policy 1.1.7:**

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

**Policy 1.1.8:**

Land development regulations shall contain performance standards, which address buffering and open space requirements within residential areas, as appropriate.

**Objective 1.2:**

Commercial development compatible with environmental and economic resources shall occur in a planned and orderly fashion.

**Policy 1.2.1:**

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

**Policy 1.2.2:**

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

**Policy 1.2.3:**

Commercial facilities shall be located so as to serve residential areas without disrupting the quality of life.

**Policy 1.2.4:**

Tourist accommodations shall be located in the Resort Facilities Medium land use category, with structures limited to restrictions applied to multi-family residential structures.

**Policy 1.2.5:**

The land development regulations shall contain provisions establishing the guidelines under which ancillary commercial uses may be incorporated into the Resort Facilities Medium land use category.

**Policy 1.2.6:**

Commercial areas shall be located and designed so as to enhance safety by providing adequate off-street parking and loading areas and by separating pedestrian and vehicular traffic.

**Policy 1.2.7:**

Strip commercial development that compounds traffic and land use conflicts is strongly discouraged through limitations on the amount of direct access onto major roads and the control of the number and location of curb cuts; such limitations to be identified through cooperation with the Florida Department of Transportation and Pinellas County.

**Policy 1.2.8:**

The Town shall encourage the concentration or clustering of commercial development.

**Objective 1.3:**

Future redevelopment shall ensure an orderly and aesthetic mixture of land uses, which protect the Town's beach residential character.

**Policy 1.3.1:**

The Town shall encourage redevelopment of a type consistent with the Future Land Use Map within the following areas:

- North of 180th Avenue East, south of 182nd Avenue East, east of 1st Street, and west of 5th Street;
- North of 176th Avenue West, south of 177th Avenue West, east of Lee Avenue, and west of Gulf Boulevard;
- North of 177th Terrace West, Coral Avenue and south, east of the Gulf of Mexico, and west of Gulf Boulevard; and
- North of 180th Avenue West, south of 181st Avenue West, and west of Gulf Boulevard.

**Policy 1.3.2:**

The land development regulations shall contain incentives encouraging redevelopment or revitalization through the use of the Residential High, or Residential Urban, or Resort Facilities Medium land use categories.

**Policy 1.3.3:**

In order to ensure the continued maintenance of its beach residential character, the Town shall encourage opportunities for the rehabilitation and/or revitalization of the existing residential structures, where such structures are in conformance with density limits established by this Comprehensive Plan.

**Policy 1.3.4:**

Redevelopment activities are consistent with the availability of public facilities and services.

**Policy 1.3.5:**

The Town shall provide opportunities for the rehabilitation of existing commercial areas or uses.

**Objective 1.4:**

Existing land uses or structures, which are either incompatible or inconsistent with the Future Land Use Map, shall be deemed nonconforming as of the original effective date of this Comprehensive Plan.

**Policy 1.4.1:**

Those commercial and residential activities existing as of the original effective date of this Comprehensive Plan, which were conforming prior to such adoption and have now been rendered nonconforming, shall be considered legal nonconforming uses.

**Policy 1.4.2:**

Provisions for the buffering of incompatible and/or nonconforming land uses or structures shall be set forth in the land development regulations.

**Objective 1.5:**

Development activities shall ensure the protection of natural resources.

**Policy 1.5.1:**

The Town shall ensure that land is developed in a manner which respects necessary ecological functions and suitability for urban development.

**Policy 1.5.2:**

Unique and/or irreplaceable natural resources shall be protected from the adverse effects of development, except in cases of overriding public interest.

**Policy 1.5.3:**

Development review criteria shall include soil suitability.

**Policy 1.5.4:**

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

**Policy 1.5.5:**

The land development regulations shall require the protection of coastal vegetative communities, coastal wildlife habitats, and dune systems from the adverse effects of development.

**Objective 1.6:**

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

**Policy 1.6.1:**

The Town will cooperate with those public utilities providing service to the community to ensure that adequate land is available for those facilities.

**Policy 1.6.2:**

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

**Policy 1.6.3:**

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

**Objective 1.7:**

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

**Policy 1.7.1:**

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

**Policy 1.7.2:**

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

**Goal 2: Land development regulations shall implement the provisions of this Comprehensive Plan.**

**Objective 2.1:**

Recognizing that the Town of Redington Shores is located on a barrier island, future growth and development shall be managed through the preparation, adoption, implementation, and enforcement of land development regulations consistent with this adopted Comprehensive Plan.

**Policy 2.1.1:**

The Town shall adopt land development regulations which recognize the limitations of development on a barrier island (e.g., 100-year floodplain, vulnerability to tropical storms, topography, and soil conditions).

**Policy 2.1.2:**

The Town shall adopt land development regulations that contain specific and detailed provisions required to implement this Comprehensive Plan, which, at a minimum shall:

- Regulate the subdivision of land;
- Protect the limited amount of marine wetlands remaining in the community and those lands designated as Preservation on the Future Land Use Map and in the Coastal Management and Conservation Element;
- Regulate signage;
- Ensure that all development is consistent with federal flood insurance regulations;
- Ensure that all development is consistent with those coastal construction regulations as may be adopted and/or amended by the State of Florida, Pinellas County, or the Town of Redington Shores;
- Ensure the compatibility of adjacent land uses and provide for adequate and appropriate buffering;
- Ensure that development orders and permits are issued only when it is documented that such development is consistent with the level of service standards for the affected public facilities adopted by this Comprehensive Plan;
- Provide for drainage and stormwater management, based on the minimum criteria established by the Southwest Florida Water Management District, as may be amended, the Town of Redington Shores or other appropriate governmental agencies;
- Provide requirements for the provision of open space, and safe and convenient on-site traffic flow and parking requirements;

- Encourage the use of native vegetation in the landscaping of multifamily and commercial developments;
- Provide provisions for the control of erosion and runoff from construction sites;
- Encourage land development which highlights scenic amenities and ensures public access to the waterfront; and
- Encourage the maintenance of the Town’s beach residential community atmosphere.

**Goal 3: Compliance with Chapter 88-464, Laws of Florida, as amended, by participating in the countywide planning process through representation on and coordination with the Pinellas Planning Council, to ensure consistency between the Town of Redington Shores Comprehensive Plan and the Countywide Plan for Pinellas County.**

**Objective 3.1**

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

**Policy 3.1.1**

The Town of Redington Shores shall coordinate and ensure consistency between its Comprehensive Plan and land development regulations with the *Countywide Future Land Use Plan Map* and *Countywide Plan Rules*.

**Policy 3.1.2**

The Town of Redington Shores shall comply with the specific procedural and substantive requirements of the *Countywide Plan Rules* concerning amendment of the Comprehensive Plan, Future Land Use Map, and land development regulations.

**Policy 3.1.3**

The *Town of Redington Shores Comprehensive Plan* Future Land Use Element and land development regulations shall be maintained and administered consistent with the *Countywide Plan Map* and *Countywide Plan Rules* including criteria and standards for nomenclature, continuum of plan classifications and categories, density/intensity standards, use and locational characteristics, map delineation, other standards and special rules.

**Policy 3.1.4**

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

**Objective 1.1:**

The operational Level of Service (LOS) D peak hour shall be the standard for all arterial roads within the Town.

**Policy 1.1.1:**

The Town shall review all proposed development or redevelopment for consistency with this element and impacts upon the adopted LOS standards. All development orders and permits shall be issued only when it is documented by the developer's transportation analysis that



such development is consistent with the level of service standards for the affected public facilities adopted by this Comprehensive Plan. The transportation analysis will utilize the latest and best methodology available at the time. In addition no development orders or permits that affect access to state roads shall be issued until FDOT completes a review and gives conceptual approval of the development site access plan.

**Policy 1.1.2:**

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

**Objective 1.2:**

Transportation planning shall be coordinated with the Future Land Use Map, and roadway rights-of-way shall be identified, reserved, or acquired.

**Policy 1.2.1:**

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

**Policy 1.2.2:**

Town officials shall review the Future Land Use Map when planning roadway construction and improvements to ensure that roadways are designed to serve the needs of the appropriate land uses.

**Objective 1.3:**

The provision of motorized and non-motorized vehicle parking and the provision of pedestrian ways shall be regulated.

**Policy 1.3.1:**

The Town shall enforce parking requirements through provisions contained in the land development regulations.

**Policy 1.3.2:**

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

**Policy 1.3.3:**

The Town shall maintain guidelines for the provision of bicycle storage areas at shopping and recreational areas, as appropriate.

**Policy 1.3.4:**

The Town shall provide crosswalks and sidewalks on roadways of high pedestrian usage, as determined by the Town.

**Objective 1.4:**

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

**Policy 1.4.1:**

The Town shall encourage funding the maintenance and landscaping of the existing Town roadways.

**Policy 1.4.2:**

The Town shall maintain and enforce signage requirements along roadways through provisions contained in the land development regulations.

**Policy 1.4.3:**

The Town shall review annual accident frequency reports for all collector and arterial roads.

**Policy 1.4.4:**

The Town in cooperation with the County and FDOT shall control connections/access points of driveways to the roadway system.

**Objective 1.5:**

The Town shall encourage the utilization of a multi-modal transportation system.

**Policy 1.5.1:**

The Town shall encourage, by distributing transit schedules at the Town Hall, the increased use of available public transportation.

**Policy 1.5.2:**

The Town shall encourage the safe operation of bicycles and the protection of pedestrians.

**Policy 1.5.3:**

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

**Objective 1.6:**

Transportation planning shall be coordinated with the Town's Future Land Use Map, the FDOT Long Range and 5-Year Transportation Improvement Plan, the Metropolitan Planning Organization (MPO) 5-Year Transportation Improvement Program and Long Range Plan, and the plans of the neighboring jurisdictions.

**Policy 1.6.1:**

The Town shall review subsequent versions of the FDOT and the MPO 5-Year Transportation Improvement Plan and Long Range Plans in order to update or modify this element, as necessary.

**Policy 1.6.2:**

The Town shall review for compatibility with this element, the transportation plans and programs of the neighboring municipalities and Pinellas County as they may be amended.

**Policy 1.6.3:**

All amendments to this Transportation Element shall be supported by an appropriate transportation analysis.

**HOUSING ELEMENT**

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

**Objective 1.1:**

The Town shall assist the private sector in providing an adequate mix of housing types to meet the anticipated growth of the Town.

**Policy 1.1.1:**

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

**Policy 1.1.2:**

The Town shall periodically review ordinance codes, regulations, and the permitting process for the purpose of updating and amending in order to increase private sector participation in meeting the housing needs and to establish principles to guide conservation, rehabilitation, and demolition program techniques and strategies, while continuing to ensure the health, welfare, and safety of the residents.

**Policy 1.1.3:**

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

**Policy 1.1.4:**

The Town shall consider providing incentives for the private sector development of extremely-low, very-low, low, and moderate income housing.

**Policy 1.1.5:**

The Town shall consider the utilization of federal, state, or local housing subsidy programs whenever such utilization is suggested during any regular Town Commission meeting.

**Policy 1.1.6:**

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

**Objective 1.2:**

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

**Policy 1.2.1:**

The Town shall continue to abide by the Pinellas County Fair Housing Ordinance to include age, handicap, and household composition in addition to race, color, sex, national origin, and religion.

**Policy 1.2.2:**

The Town shall notify enforcement agencies whenever housing discrimination is encountered.

**Objective 1.3:**

**The Town shall eliminate any substandard housing that may exist.**

**Policy 1.3.1:**

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

**Policy 1.3.2:**

The Town shall encourage housing improvement projects.

**Objective 1.4:**

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

**Policy 1.4.1:**

The Town shall assure that reasonable locations and standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

**Objective 1.5:**

The useful life of the existing housing stock will be conserved and extended, and the character of existing residential neighborhoods shall be maintained.

**Policy 1.5.1:**

The Town shall periodically review and amend where necessary the Town's codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities.

**Policy 1.5.2:**

The Town shall encourage individual homeowners to increase private investment in the care and maintenance of housing by providing information and technical advisory assistance.

**Objective 1.6:**

Sites for group homes and foster care facilities shall be available in areas of residential character.

**Policy 1.6.1:**

The Town shall maintain non-discriminatory standards and criteria addressing the location of group homes and foster care facilities.

**Policy 1.6.2:**

The Town shall periodically review, and amend where necessary, the zoning code so that different classes of group homes and foster care facilities will be permitted in residential neighborhoods.

**INFRASTRUCTURE ELEMENT**

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

**Objective 1.1:**

**The Town of Redington Shores shall implement procedures, in cooperation with its sewage, solid waste, and potable water system providers to insure that development permits are issued only when adequate facility capacity is available to serve the development.**

**Policy 1.1.1:**

The level of service standards for solid waste shall be 5.9 pounds per day per capita.

**Policy 1.1.2:**

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

**Policy 1.1.3:**

Pinellas County Utilities (PCU) shall provide all potable water supply and water supply infrastructure to the Town, consistent with the interlocal agreement between the Town and the County. The Town hereby adopts the PCU 10-Year Water Supply Facilities Work Plan.

**Policy 1.1.4:**

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 10-year water supply facilities planning.

**Policy 1.1.5:**

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

**Policy 1.1.6:**

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 and wastewater generation for the proposed use and assurance that sufficient capacities exist to meet that demand.

**Policy 1.1.7:**

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.

**Policy 1.1.8:**

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, PCU, and the level-of-service standards established within this Comprehensive Plan.

**Policy 1.1.9:**

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

**Policy 1.1.10:**

The Town shall continue to operate its own wastewater collection system and continue its interlocal agreement with PCU for wastewater treatment.

**Policy 1.1.11:**

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

**Objective 1.2:**

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

**Policy 1.2.1:**

The Town shall require that plumbing permits specify the installation of water conservation devices.

**Policy 1.2.2:**

The Town shall maintain a water conservation ordinance that restricts the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering and car washing during periods of drought, supply reduction and other emergencies.

**Policy 1.2.3:**

The Town shall promote the use and reuse of water of the lowest acceptable quality for the purpose intended.

**Policy 1.2.4:**

The Town and the County shall continue to provide reuse water for irrigation and landscaping so long as it is environmentally the best option.

**Objective 1.3:**

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

**Policy 1.3.1:**

The Town shall encourage residents to recycle glass, aluminum, and newsprint waste products.

**Goal 2: To endeavor to provide an efficient drainage system which protects human life, minimizes property damage, and improves stormwater quality and on-site retention.**

**Objective 2.1:**

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

**Policy 2.1.1:**

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 2.1.2:**

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 2.1.3:**

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

**Policy 2.1.4:**

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

**Policy 2.1.5:**

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

**Policy 2.1.6:**

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

**Policy 2.1.7:**

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. Future drainage outfalls associated with either new development or redevelopment, shall be designed to prevent the direct discharge of runoff into Boca Ciega Bay or the Gulf of Mexico.

**Policy 2.1.8:**

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

**Policy 2.1.9:**

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

**Policy 2.1.10:**

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

**Policy 2.1.11:**

The land development regulations shall ensure that surface cover vegetation loss during construction shall be minimized and/or replaced to reduce erosion and flooding.

**COASTAL MANAGEMENT AND CONSERVATION ELEMENT**

**Goal 1: To ensure the highest environmental quality possible, the Town of Redington Shores shall conserve, protect, and appropriately manage the natural resources (aquatic, terrestrial, and wetland).**

**Objective 1.1:**

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

**Policy 1.1.1:**

The Town shall adopt by reference the standards and regulations set forth in the Pinellas Aquatic Preserve Management Plan to protect and enhance the water quality of Boca Ciega Bay.

**Policy 1.1.2:**

The Town shall protect water storage and water quality enhancement functions of wetlands and floodplains areas through acquisition, enforcement of laws and the application of land and water management practices which provide for compatible uses.

**Policy 1.1.3:**

The Town of Redington Shores shall work with neighboring municipalities and counties in implementation of the Surface Water Improvement Management Program for Tampa Bay.

**Objective 1.2:**

Regulations for development within the 100-year floodplain shall be strictly enforced.

**Policy 1.2.1:**

New development or redevelopment approvals shall require that post-development runoff rates, volumes and pollutant loads do not exceed predevelopment conditions.

**Policy 1.2.2:**

Recognizing that the community is located in the 100-year floodplain, the Town shall strictly enforce all appropriate federal, state, and regional coastal construction codes and coastal setback regulations.

**Policy 1.2.3:**

The Town shall protect the natural functions of the 100-year floodplain so that the flood-carrying and flood storage capacity are maintained.

**Policy 1.2.4:**

The Town shall continue to participate in a strict floodplain management program to preserve hydrologically significant wetlands and other natural floodplain features.

**Objective 1.3:**

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

**Policy 1.3.1:**

Areas such as mangroves and marsh areas shall be identified on the Future Land Use Map as preservation areas.

**Policy 1.3.2:**

All existing marine wetlands shall be designated preservation land as set forth on the Marine Resource Map.

**Policy 1.3.3:**

Projects (e.g., marinas, causeways and dredging) which could inhibit tidal circulation shall include measures to maintain or improve tidal circulation and flushing.

**Policy 1.3.4:**

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

**Policy 1.3.5:**

Marine wetlands, barrier island property containing numerous vegetative communities, and/or shoreline locations with limited habitat diversity shall be considered priorities for environmental land acquisition.

**Objective 1.4:**

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

**Policy 1.4.1:**

The Town shall encourage the replanting of shorelines lacking wetland vegetation with native vegetation in order to minimize potential flood damage, stabilize the shoreline, trap sediments and other non-point source pollutants, and provide additional habitat for fish and wildlife.

**Policy 1.4.2:**

The Town shall encourage existing and redevelopment to remove of exotic species such as punk tree (*Melaleuca* sp.), Australian pine (*Casuarina* sp.) and Brazilian pepper (*Schinus* sp.). New development shall be required to remove exotic species from the development site.



**Policy 1.4.3:**

The Town shall consider soil conditions and vegetation classifications to determine suitability for development during the site plan review process and when designating land use categories.

**Policy 1.4.4:**

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

**Policy 1.4.5:**

Although limited natural resources remain in the Town of Redington Shores, every effort shall be taken to protect these resources as follows:

- Recreational development shall be compatible with the surrounding environment and shall be subject to performance standards adopted in land development regulations;
- The clearing of trees and wetland vegetation shall be prohibited, unless specifically permitted; and
- All applications for development approval shall be subject to site plan review.

**Objective 1.5:**

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

**Policy 1.5.1:**

The Town shall assist in the application of and compliance with all state and federal regulations pertaining to species of special status (e.g., endangered, rare, species of special concern and threatened).

**Policy 1.5.2:**

The Town shall protect sea turtle nesting areas by limiting construction in such areas to winter and spring months.

**Policy 1.5.3:**

The Town shall provide public information on the protection of those sea turtle nesting areas located within the community.

**Policy 1.5.4:**

The Town shall work in cooperation with Florida Department of Environmental Protection (FDEP), U.S. Fish and Wildlife Service, and other state and federal agencies to develop an area-specific manatee protection plan in order to ensure long-range manatee and habitat protection.

**Objective 1.6:**

The Town of Redington Shores shall continue its involvement in monitoring the proper handling, treatment and disposal of hazardous waste within its jurisdiction.

**Policy 1.6.1:**

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

**Policy 1.6.2:**

The Town shall coordinate with the County and State to regulate small generators of hazardous wastes to protect natural resources and public health.

**Policy 1.6.3:**

Recycling of hazardous waste products such as oils, solvents and paints shall be promoted by the Town.

**Policy 1.6.4:**

“Amnesty Days” and other methods shall be used to facilitate the collection and disposal of individual and small business hazardous waste.

**Policy 1.6.5:**

The Town of Redington Shores, in conjunction with the Tampa Bay Regional Planning Council, Pinellas County and neighboring municipalities, shall continue to inform the Town's residents of effective methods to safely store and dispose of household and commercial hazardous material.

**Objective 1.7:**

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

**Policy 1.7.1:**

The Town shall work to reduce the potential for automobile emissions pollution by the following measures:

- Require vegetative buffer strips between roadways and in new residential development and redevelopment;
- Promote alternative transportation modes; and
- Assure continued operation of roadways at acceptable levels of service.

**Policy 1.7.2:**

Land use proposals which could potentially increase point-source air and water pollution shall not be permitted through provisions contained in the land development regulations.

**Objective 1.8:**

Boca Ciega Bay shall maintain the Outstanding Florida Waters designation.

**Policy 1.8.1:**

No new point sources shall be permitted to discharge from the Town of Redington Shores into Boca Ciega Bay or into ditches or canals that flow into the above named water bodies.

**Policy 1.8.2:**

In order to reduce non-point source pollutant loadings and improve the functioning of the Town's drainage system, dumping of debris of any kind, (e.g., yard clippings and trimmings), into drainage ditches and stormwater control structures shall be prohibited.

**Policy 1.8.3:**

The Town shall coordinate with neighboring municipalities and the County to protect estuaries which are within the jurisdiction of more than one local government; including methods for coordinating with other local governments to ensure adequate sites for water-dependent uses, preventing estuarine pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.

**Objective 1.9:**

The Town of Redington Shores shall protect and restore its beaches, dunes, and natural systems and establish construction standards which minimize the impacts of man-made structures on these systems.

**Policy 1.9.1:**

Construction seaward of the Coastal Construction Control Line shall be subject to the permitting procedures pursuant to Section 161.05, Florida Statutes.

**Policy 1.9.2:**

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

**Policy 1.9.3:**

In order to protect the dunes, the Town shall prohibit excavations, destruction of native vegetation, and activities which affect the natural fluctuation of the dunes.

**Policy 1.9.4:**

The Town shall continue providing adequate public access to beaches and shorelines; enforcing public access to beaches renourished at public expense; enforcing the public access requirements of the *Coastal Zone Protection Act of 1985*, and providing transportation or parking facilities for beach and shoreline access.

**Policy 1.9.5:**

The Town of Redington Shores shall continue improving existing and acquiring additional beach access; and, shall not restrict beach access.

**Policy 1.9.6:**

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

**Policy 1.9.7:**

The land development regulations shall ensure that sensitive coastal resources are protected from immediate and future degradation and erosion resulting from improper development practices and recreation misuse.

**Policy 1.9.8:**

The land development regulations shall contain provisions whereby coastline stabilization projects, preferably utilizing vegetation as the stabilizing medium, are incorporated into development plans, where appropriate.

**Policy 1.9.9:**

The Town shall protect the general public health, safety and welfare by minimizing development in high risk areas, such as the hurricane velocity zone, by full support of Coastal Construction Zone limitations.

**Objective 1.10:**

The Town shall continue to participate in intergovernmental coordination processes to protect coastal resources which shall address natural systems on a systemwide basis regardless of political boundaries.

**Policy 1.10.1:**

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

**Policy 1.10.2:**

The Town shall continue to participate with neighboring cities, County, and appropriate state and federal agencies in the preparation and implementation of a coastal management plans.

**Policy 1.10.3:**

The Town shall review the comprehensive plans of the neighboring municipalities and adjacent coastal counties to determine if coastal resources of the barrier islands are being managed in a consistent manner.

**Goal 2: The Town shall provide a set of guidelines for development that protect the lives and property of its residents, and preserves the integrity of its natural environment.**

**Objective 2.1:**

The Town shall restrict development and redevelopment densities to those adopted in the Future Land Use Element and shall limit the expenditure of public funds in Coastal Storm Area to those facilities necessary for the protection of health and safety. All building and development activities in these areas shall be conducted in such a manner as to lessen the existing danger to life and public and private property.

**Policy 2.1.1:**

The Coastal High Hazard Area (CHHA) is defined as that portion of the community below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. However, the Coastal Storm Area defined by the Pinellas Planning Council *Countywide Plan Rules* will be the regulatory standard for the Town of Redington Shores and depicted on *Map LU-4: Future Land Use and Future Transportation Corridors*.

**Policy 2.1.2:**

The Town defines a Coastal Storm Area as the area that includes the following:

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

**Policy 2.1.3:**

The CHHA as defined in Policy 2.1.1, together with the Coastal Storm Area as defined in Policy 2.1.2, being consistent with the Pinellas Planning Council *Countywide Plan Rules*, shall be the area of coastal development and redevelopment regulation within the Town of Redington Shores. This area is depicted on *Map LU-4: Future Land Use and Future Transportation Corridors*.

**Policy 2.1.4:**

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

**Policy 2.1.5:**

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

**Policy 2.1.6:**

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

**Policy 2.1.7:**

The Town shall maintain or reduce allowable density in the Coastal Storm Area consistent with the Future Land Use Map of this Comprehensive Plan.

**Policy 2.1.8:**

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

**Objective 2.2:**

The Town of Redington Shores shall maintain the clearance times for hurricane evacuation identified by Tampa Bay Regional Planning Council and the State of Florida. Any proposed development shall not increase this clearance time.

**Policy 2.2.1:**

The evacuation times adopted by Tampa Bay Regional Planning Council *Tampa Bay Regional Hurricane Evacuation Study 2006*, and the State's out-of-county category 5-hurricane standard of 16 hours, shall be used for Comprehensive Plan amendment review and development review and approval.

**Policy 2.2.2:**

The Town, in cooperation with Pinellas County, the Pinellas County Chapter of the American Red Cross, and the other island communities, shall sponsor annual hurricane preparedness seminars to increase hurricane awareness.

**Policy 2.2.3:**

Town emergency response personnel and volunteers shall coordinate with County and State emergency response agencies in emergency planning, including communications, traffic control and warning operations, to effect a safe and efficient evacuation of the Town.

**Objective 2.3:**

The Town shall reduce the risk of exposure of human life and public and private property to natural disasters through preparedness planning and implementation of hazard mitigation measures.

**Policy 2.3.1:**

The Town, in coordination with the County and other communities on Sand Key, shall develop a comprehensive hurricane plan which shall address the four phases of comprehensive emergency management: preparedness, response, recovery, and mitigation.

**Policy 2.3.2:**

The Town shall designate an emergency management coordinator who shall participate in coordination of a hurricane plan; act as a liaison between State, regional, County, and Town emergency response and planning agencies; and ensure coordination between emergency management and development management activities in the Town.

**Policy 2.3.3:**

Recognizing that the entire community is located with the Coastal Storm Area and the 100-year floodplain, the Town shall continue to strictly enforce all appropriate federal, State, and local coastal construction codes, coastal setback requirements, special CCCL facility siting restrictions, and floodplain management regulations.

**Policy 2.3.4:**

Special care facilities shall not be located in the Coastal Storm Area.

**Policy 2.3.5:**

The Town Commission shall review all elements of the Local Hazard Mitigation Strategy to ensure that hazard mitigation considerations are effective and implemented within its area of responsibility.

**Goal 3: The Town shall expedite post-disaster recovery and reduce the future risk to human life and public and private property from natural hazards through recovery and redevelopment strategies.**

**Objective 3.1:**

The Town Commission shall serve as the Recovery Task Force to hear preliminary damage assessments and direct post-disaster recovery and redevelopment activities.

**Policy 3.1.1:**

Depending upon the severity of the impact of the storm on the Town, the Town Commission will appoint working groups to include the Mayor, Commissioners, and Building Department officials, and others deemed necessary to carry out these procedures.

**Policy 3.1.2:**

These working groups shall at a minimum:

- Review preliminary damage reports, and identify areas where minor, moderate, and major damage has occurred;
- Seek financial assistance from the State and federal agencies;
- Recommend Town action to initiate immediate clean up and repair to protect health, safety and welfare; to declare temporary building moratoria for activities not essential to protect the health, safety and welfare; and, initiate hazard mitigation policies;
- Evaluate post-disaster redevelopment response and recommend necessary changes to the Comprehensive Plan.

**Objective 3.2:**

In order to effectively manage the timing and sequence of reconstruction, the Town will maintain a set of reconstruction permitting procedures.

**Policy 3.2.1:**

Following a hurricane with major damage, the Town Commission will adopt a temporary post-disaster building moratorium to allow sufficient time for immediate damage

assessment, the identification of redevelopment opportunities, and hazard mitigation policy implementation.

**Policy 3.2.2:**

The Town shall adopt a post-disaster procedure which will expedite permitting for minor repairs. The procedure shall include development plan review, engineering approval, and building permitting and shall provide that all permitting is coordinated with the appropriate agencies and consistent with the objectives of this Comprehensive Plan.

**Objective 3.3:**

The Town shall consider key reconstruction and redevelopment strategies to promote hazard mitigation.

**Policy 3.3.1:**

Where feasible, property which has received recurring damage from storm surge should be publicly acquired or designated preservation on the Future Land Use Map to prevent redevelopment of the property to its pre-storm land use.

**Policy 3.3.2:**

The Town shall consider one or more of the following strategies in those areas which receive major or moderate damage:

- Relocation further inland (moving development/infrastructure away from the Coastal High Hazard Area);
- Reduction of permissible density of development in the area;
- Reconstruction according to more stringent building and construction standards; and
- Public acquisition of damaged areas.

**Policy 3.3.3:**

The Town shall coordinate hazard and non-hazard mitigation goals during reconstruction permitting process including the following objectives:

- Enhancement of local recreational and open space opportunities; enhancement of local public beach access;
- Enhancement and restoration of local natural ecosystems;
- Reduction of traffic congestion, noise, and other transportation related problems; and
- Enhancement of the long-term economic vitality of the local commercial base.

**RECREATION AND OPEN SPACE ELEMENT**

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

**Objective 1.1:**

The Town of Redington Shores shall maintain recreation/open space consistent with opportunities available in a nearly built-out community.

**Policy 1.1.1:**

The Town shall develop procedures, to be incorporated into its code of ordinances and as appropriate, land development regulations, which shall maintain and increase the community's open space character by providing public and private open space for active and passive recreation uses, visual relief, scenic value, and screening and buffering purposes.

**Policy 1.1.2:**

The Town shall maintain standards (e.g., buffering, setbacks) which ensure that new development is compatible with adjacent recreational areas.

**Policy 1.1.3:**

The Town shall promote the use of innovative techniques for new development and redevelopment aimed at preserving the access to and views of the beach and other recreational facilities by residents of and visitors to this community.

**Policy 1.1.4:**

All residential developers shall contribute toward the cost of new recreational land and facilities, according to the need that will be generated by their development.

**Policy 1.1.5:**

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

**Policy 1.1.6:**

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

**Policy 1.1.7:**

The adopted level-of-service standard for recreation and open space shall be 1 acre per 1,000 persons.

**Policy 1.1.8:**

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

**Policy 1.1.9:**

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

**Policy 1.1.10:**

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

**Policy 1.1.11:**

The Town shall ensure that recreation sites be held inviolate against diversion to other uses, except in instances of overriding public need.

**Policy 1.1.12:**

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

**Policy 1.1.13:**

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



**Objective 1.2:**

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

**Policy 1.2.1:**

Access to park and recreation facilities and services shall be provided for the elderly, handicapped and economically disadvantaged.

**Policy 1.2.2:**

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

**Policy 1.2.3:**

Existing levels of beach and shore access shall be maintained and, where necessary, improved. The Town shall not restrict beach and shore access.

**INTERGOVERNMENTAL COORDINATION ELEMENT**

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

**Objective 1.1:**

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

**Policy 1.1.1:**

The Town of Redington Shores will, through site plan review, continue to ensure the compatible development/redevelopment along its common boundary with the towns of Indian Shores and North Redington Beach, and Pinellas County.

**Policy 1.1.2:**

Procedures shall be maintained whereby the approval of development orders or permits shall be reviewed for consistency with the comprehensive plans of the towns of Indian Shores and North Redington Beach, and Pinellas County.

**Policy 1.1.3:**

Recognizing the impacts of development extend beyond the limits of the community, the Town shall, through site plan review, ensure that development orders or permits are consistent with the objectives of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies.

**Objective 1.2:**

The Town of Redington Shores shall participate in the deliberations of the Pinellas Planning Council and Countywide Planning Authority consistent with the provisions of the Pinellas County Charter and special laws enabling the countywide planning process.

**Policy 1.2.1:**

The Town of Redington Shores shall participate in the countywide planning process and take part in opportunities to identify and discuss matters considered by the PPC.

**Policy 1.2.2:**

The Town shall coordinate its Comprehensive Plan and land development regulations with the Countywide Plan and Rules in order to maintain consistency between the local and countywide plans and regulations, and further, shall participate in deliberations addressing annexation and related service delivery, countywide growth management, and such other matters that may be brought before the PPC in its role as the Countywide Land Planning Agency.

**Policy 1.2.3:**

In instances where the resolution of issues requiring intergovernmental concurrence has not been achieved, the Town of Redington Shores shall initiate informal mediation by filing with the Tampa Bay Regional Planning Council a written request for mediation assistance.

**Policy 1.2.4:**

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

**Objective 1.3:**

The Town of Redington Shores shall establish a means by which levels-of-service standards are coordinated and consistent with neighboring jurisdictions.

**Policy 1.3.1:**

The Town of Redington Shores shall, through the Pinellas County Metropolitan Planning Organization, work with the Florida Department of Transportation to attain and assure acceptable continued operational level of service for the Town's streets.

**Policy 1.3.2:**

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

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

**Objective 2.1:**

To identify and coordinate the effects of special districts in Pinellas County with the Comprehensive Plan.

**Policy 2.1.1:**

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

**Policy 2.1.2:**

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

**Objective 2.2:**

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

**Policy 2.2.1:**

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

**Policy 2.2.2:**

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

**Policy 2.2.3:**

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

**Policy 2.2.4:**

The Town will utilize the countywide planning process as a means of notifying the School Board which has one member on the PPC, and School Board staff, which has one member on the Planners Advisory Committee, of proposed comprehensive plan amendments.

**Policy 2.2.5:**

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

**Policy 2.2.6:**

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

**Policy 2.2.7:**

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

**Policy 2.2.8:**

The Town will coordinate proposed future land use plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population within Coastal Storm Areas, to the TBRPC and Pinellas County for the purpose of determining shelter space availability and the effect of increased populations on evacuation clearance times and routes.

**Policy 2.2.9:**

The Town will conduct a review of its locational standards to determine whether conflicts exist between its regulations and neighboring jurisdiction regulations, what can be done to resolve any conflicts found, and any improvement in the effectiveness or efficiency to be gained through a countywide approach to standards that would be more uniform in their application.

**Policy 2.2.10:**

The Town will coordinate with the PPC, or the appropriate ad hoc committees, in the development, review, and recommendation of efficient countywide guidelines to coordinate the location of problematic land uses.

**Objective 2.3:**

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

**Policy 2.3.1:**

The Town will pursue the resolution of conflicts that may arise from the coordination of these ICE goals, objectives, and policies using the appropriate voluntary dispute resolution process.

**Policy 2.3.2:**

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

**Policy 2.3.3:**

The Town will utilize the TBRPC as a mediator and conciliator to reconcile intergovernmental differences on planning and growth management issues.

**3.9 CAPITAL IMPROVEMENTS ELEMENT**

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

**Objective 1.1**

The Town of Redington Shores shall maintain the existing level-of-service standards for public facilities that are the fiscal responsibility of the Town.

**Policy 1.1.1**

The Town of Redington Shores shall not approve any development order that will lower the existing level-of-service standards.

**Policy 1.1.2**

The Capital Improvements Element shall be reviewed on an annual basis.

**Policy 1.1.3**

The Town of Redington Shores shall adopt a capital improvements budget and amend its Five-Year Schedule of Capital Improvements on an annual basis.

**Policy 1.1.4**

Proposed capital improvement projects shall be evaluated according to the following criteria:

- Elimination of a proven or obvious hazard to public health, safety, or welfare;

- Fulfillment of a Town legal commitment;
- Preservation, maintenance, refurbishment, achievement of full use, or replacement of existing facilities;
- Enhancement of an existing facility to an adopted level-of-service standard;
- Efficiency or use increase of existing facilities; prevention or reduction of future improvement costs; or provision of equitable service;
- Facility enhancement to meet the demands of development and redevelopment;
- Furtherance of goals, objectives, or policies adopted in the *Redington Shores Comprehensive Plan*;
- Increase of community economic base or quality of life;
- Budget impact and financial feasibility; and
- Consistency with plans of other agencies having responsibility for public facilities within the Town.

**Policy 1.1.5**

It is the policy of the Town to set a capital improvements cost threshold of \$100,000 for projects to be included in the Capital Improvements Element of the *Redington Shores Comprehensive Plan*.

**Policy 1.1.6**

Existing and anticipated capacity deficiencies identified in other elements of this Plan may be corrected according to the Five-Year Schedule of Capital Improvements adopted through this policy of the *Redington Shores Comprehensive Plan* Capital Improvements Element subject to the annual review of the CIE by the Town Commission.

**Schedule of Capital Improvements**  
(All numbers are in thousands: \$100,000 = 100)

Type of Project & Name	Totals	Fiscal Year Costs / Funding Source				
		FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13
None						
<b>Fund Summary</b>						
None						
<b>Totals</b>	0.0	0.0	0.0	0.0	0.0	0.0

**Objective 1.2**

The Town shall continue to maintain the existing capital improvements for which the Town has fiscal responsibility and capital improvements shall be completed to correct any existing deficiency, accommodate future growth, or to replace obsolete or worn out facilities.

**Policy 1.2.1**

The Town shall correct any existing deficiencies and replace obsolete or worn out facilities as a priority. Any required expansion of facilities, not related to deficiencies or replacements, shall occur after deficiencies and/or facility replacements have been accomplished.

**Policy 1.2.2**

The Town shall continue to use a variety of funding sources, including ad valorem, sales tax, and user fees, as the means to finance improvements. New development will be assessed its share of the improvements.

**Objective 1.3**

The Town shall utilize its fiscal resources to eliminate any identified existing deficiencies and ensure the provision of needed capital improvements for future development and redevelopment at adopted levels-of-service standards as specified in the elements of this Comprehensive Plan.

**Policy 1.3.1**

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

**Policy 1.3.2**

The Town shall coordinate with Pinellas County, state agencies, the water management district, and other municipalities that provide public facilities within the Town's jurisdiction to ensure projects are funded in a fiscally equitable manner apportioning the costs of growth among those who are responsible for it.

**Policy 1.3.3**

The Town shall administer current and consider the adoption of appropriate future revenue enhancement.

**Policy 1.3.4**

The Town shall issue development orders and permits only when required capital facilities are present or will be available concurrent with the impact of development.

**Policy 1.3.5**

The adopted level-of-service standards for public facilities within the jurisdiction of the Town of Redington Shores shall be those adopted in the following objectives and policies of this Comprehensive Plan: Objective 1.1 (Transportation Element), Policies 1.1.1, 1.1.5, and 2.1.2 (Infrastructure Element), and Policy 1.1.7 (Recreation & Open Space Element).

**Objective 1.4**

Public expenditures that support development in Coastal Storm Area shall be limited to those improvements included in this Comprehensive Plan or determined by the Town Commission to be an overriding public health benefit.

**Policy 1.4.1**

The Town shall expend funds in Coastal Storm Areas only for the replacement and renewal of public facilities serving development or planned redevelopment as anticipated in this Comprehensive Plan.

**Objective 1.5**

The Town shall provide, or require provision of, needed infrastructure for development and redevelopment concurrently with their impacts through the use of a concurrency management system, implementation, and monitoring of the Comprehensive Plan, and enforcement of development regulations.

**Policy 1.5.1**

The Town shall ensure that all development and redevelopment taking place within its municipal boundaries do not result in a reduction of the level-of-service standards established and adopted in the financially feasible Capital Improvements Element of this Comprehensive Plan.

**Policy 1.5.2**

Development orders and permits shall be issued only if public facilities necessary to meet the level-of-service standards adopted pursuant to this Comprehensive Plan are available concurrent with the impacts of the development.

**Policy 1.5.3**

The development of residential land shall be timed and staged in conjunction with provision of supporting community facilities.

**Policy 1.5.4**

The Town shall use the level-of-service standards adopted in the Transportation Element, Infrastructure Element, and Recreation and Open Space Element of this Comprehensive Plan to determine the impacts of development and redevelopment.

**Policy 1.5.5**

The Town shall continue to implement a monitoring system designed to ensure continued enforcement of level-of-service standards and provision of required public facility capacity.

**Policy 1.5.6**

The monitoring system shall be reviewed on an annual basis together with the review of the Capital Improvements Element and shall be updated the year prior to preparation of the periodic Evaluation and Appraisal Report.

**Policy 1.5.7**

Developments or redevelopments requiring the use of potable water, sanitary sewer, solid waste, or drainage facilities shall receive development orders subject to:

- The public facilities being in place at the time of issuance of the certificate of occupancy; or
- The provision of the facilities is guaranteed in an enforceable development agreement pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, to be in place at the time of certificate of occupancy issuance.
- Prior to the approval of a building permit or its functional equivalent, the Town shall consult with Pinellas County Utilities to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

**Policy 1.5.8**

Developments or redevelopments requiring the use of park and recreation facilities shall receive development orders subject to:

- The facilities and services are in place or under construction at the time of development order issuance; or
- Dedication of land and facilities or fees in lieu are committed by the time of certificate of occupancy issuance; and
- The development order is issued conditioned on the necessary facilities and services scheduled to be in place or under construction not more than one year after certificate of occupancy as provided in the Schedule of Capital Improvements; or

- The necessary facilities are subject to a binding agreement which requires them to be in place or under construction not more than one year after certificate of occupancy issuance; or
- When the development order is issued, the facilities and services are guaranteed in an enforceable development agreement stipulating that they will be in place or under construction not more than one year after certificate of occupancy issuance.

**Policy 1.5.9**

Developments or redevelopments requiring the use of roads shall receive development orders subject to:

- The development order is issued conditioned on the necessary facilities and services will be in place or under construction not more than three years after building permit issuance as provided in the Schedule of Capital Improvements; or
- The land owner has made a binding commitment to the Town to pay the fair share of the cost of providing transportation facilities necessary to serve the proposed development.

**Policy 1.5.10**

The Schedule of Capital Improvements may include projects listed in the first three years of the Florida Department of Transportation five-year work program.

**Policy 1.5.11**

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

**Policy 1.5.12**

The elimination, deferral, or delay of construction of any road or service needed to maintain adopted level-of-service standards and which is listed in the Schedule of Capital Improvements shall require amendment of the Comprehensive Plan.

**Objective 1.6:**

The Town shall manage its debt in a manner to retain the integrity of its fiscal resources.

**Policy 1.6.1:**

The Town shall not incur any form of indebtedness in order to provide needed capital improvements at adopted LOS that would result in a bond rating below AAA for insured bond issues.

**Policy 1.6.2:**

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

**Policy 1.6.3:**

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

**Policy 1.6.4:**

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

**Policy 1.6.5:**

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