

**EAR-BASED AMENDMENTS  
TOWN OF REDINGTON SHORES**

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## 1.0 EXECUTIVE SUMMARY

The Town of Redington Shores conducted an evaluation and appraisal of its Comprehensive Plan, which was adopted in March 2007 and was found sufficient by the Department of Community Affairs (DCA) in June 2007. A number of recommendations resulted from the Evaluation and Appraisal Report (EAR). The EAR recommendations form the basis for the following proposed amendments to the Comprehensive Plan. The amendment to the Comprehensive Plan presented herein is an update of the entire plan, addressing not only the recommendations from the EAR, but also reorganization of the goals, objectives, and policies to avoid duplications. The amendment also brings the Comprehensive Plan into compliance with relevant revisions to *Florida Statutes* and *Florida Administrative Code*. Please refer to the index provided in Section 6.0: *Index to 163/9J-5 Requirements*. Agency references and dates for completion of certain activities are updated and corrected. Revisions are proposed to ensure consistency with the Pinellas Planning Council *Countywide Plan Rules*. The adopted portion of this document is Section 3.0, Goals, Objectives, and Policies, together with *Map LU-4: Future Land Use and Future Transportation Corridors*.

## 2.0 PUBLIC PARTICIPATION PROGRAM

The Town of Redington Shores is following the public participation requirements described in the 1989 Comprehensive Plan. The Town also ensures that all participation requirements of the *Florida Statutes* are followed. This process began with the adoption of the EAR. During this process, citizens had opportunities to review and comment on the findings of the EAR.

The process for considering, transmitting, and adopting the proposed amendment includes citizen workshops and public hearings.

June 25, 2008	Town Commission & Local Planning Agency Joint Workshop
July 21, 2008	Local Planning Agency Transmittal Hearing
August 13, 2008	Town Commission Transmittal Hearing
November, 2008	Workshop on Proposed Amendments Resulting from ORC Report, if needed
January 14, 2009	Town Commission Adoption Hearing

## 3.0 GOALS, OBJECTIVES, POLICIES, AND MAPS

**The Goals, Objectives, Policies, and the Future Land Use Map were adopted by the Town Commission on January 14, 2009. They are contained in a separate document.**

## 4.0 DATA AND ANALYSIS

### 4.1 OVERVIEW AND RELATIONSHIP TO EXISTING DATA AND ANALYSIS

The Town of Redington Shores adopted its Comprehensive Plan (Plan) in September 1989. It has been amended since the initial adoption. The Town adopted its Evaluation and Appraisal Report (EAR) in March 2007. The data and analysis for the EAR-based amendments will only provide the information necessary to update the Plan based on EAR recommendations and changes to *Florida Statutes* and *Florida Administrative Code* since the 1989 Plan adoption. Section 6.0 contains an index to demonstrate compliance with Chapter 9J-5, *Florida Administrative Code* (F.A.C.). To the extent that data and analysis from the 1989 Plan, or subsequent amendments, remains relevant, the location of the data and analysis will be recorded in the Section 6.0 index.

### 4.2 FUTURE LAND USE ELEMENT

#### 4.2.1 Introduction

The data and analysis for the Future Land Use Element contains updated population projections through the new long-range planning horizon of 2025. The Town is choosing the year 2013 as its five-

year planning horizon. In addition to population projections, the Town's existing and future land uses will be analyzed to ensure that they are sufficient to meet the needs of future populations. Information is also provided on the new definition for the Coastal High Hazard Area, hazard mitigation, and evacuation plans, although the goals, objectives, and policies for these three issues will be consolidated into the Coastal Management and Conservation Element.

#### 4.2.2 Population

According to the 2000 U.S. Census, the population of Redington Shores was 2,338. This was a 28 person *decrease* from the 1990 U.S. Census. The Bureau of Economic and Business Research at the University of Florida (BEBR) estimates that Redington Shores 2005 population was 2,357. The population of Redington Shores is expected to increase only slightly during the planning horizon for reasons that include the built-out character of the Town, minimal amounts of vacant land available for development, and the lack of lands to annex.

**Table 1: Town of Redington Shores Population Projections**

2005	2010	2013	2015	2020	2025
2,357	2,362	2,365	2,368	2,373	2,377

Source: Pinellas County Planning Department, *Pinellas County Florida: Permanent Population Projections by Jurisdiction*. April 2007, and The Gail Easley Company.

#### 4.2.3 Existing and Future Land Use

*Map LU-1, Existing Land Use*, dated 2007, provides current information regarding the land uses in Redington Shores. The information below replaces the existing land use information in the 1989 Future Land Use Element data and analysis.

**Table 2: Existing Land Uses, 2007**

Land Use Description	Acres	Percent <sup>1</sup>
Single-Family	67.6	42.6
Duplex/Triplex	12.1	7.6
Multifamily	26.2	16.5
Commercial	10.6	6.7
Public/Semi-Public	0.99	.6
Recreation/Open Space	9.1	5.7
Vacant	25.9	16.3
Miscellaneous	3.9	2.5
Conservation/Preservation	2.1	1.3
<b>Subtotal</b>	<b>158.5</b>	<b>100.0</b>
Submerged Lands	1.3	
Rights-of-Way	41.7	
<b>Subtotal - Land Parcels, ROW, and Submerged Lands</b>	<b>201.5</b>	
Other Water Within Municipal Limits <sup>2</sup>	190.8	
<b>Total</b>	<b>392.3</b>	

Source: Pinellas County Planning Department, 2007; Pinellas County Property Appraiser's Office, 2007

<sup>1</sup> Percentage of land area excluding interior water and right-of-way

- <sup>2</sup> Note: The “Other Water” acreages include water that the Property Appraiser’s Office says is within jurisdictional limits, minus the “Submerged Lands” that have parcel numbers assigned to them as identified by the Planning Department

#### A. Existing Land Use

1. Residential Land Use: The land use character of the Town is residential with a predominance of multifamily uses. Residential uses comprise 66.7 percent, or 105.9 acres, of the Town’s land uses.

The distribution of these acres is as follows: Single-family residential, 67.6 acres or 42.6 percent of total land area, duplex, 12.1 acres which represents 7.6 percent of total land area, and multifamily, 26.2 acres which is 16.5 percent of the total land area. There were 2,156 dwelling units identified in the 2000 Census, and of those 1,181 were multifamily units.

2. Commercial Land Use: Commercial land uses consist of 10.6 acres, or 6.7 percent of total land area. The type of commercial activity found within Redington Shores includes restaurants, general retail, and professional services.
3. Public/Semi-public Land Use: Public/Semi-public land uses comprise 0.99 acres, 0.6 percent of total land area. These uses are Town Hall and a community center. In addition, approximately 41.7 acres of public right-of-way is located throughout the Town.
4. Recreation/Open Space Land Use: Current existing land use calculations identify 9.1 acres of recreation and open space land uses. These uses are 5.7 percent of the total land area of the Town.
5. Vacant Lands: Vacant lands in the Town total 25.9 acres, or 16.3 percent, of the total land area. Even though this acreage is technically vacant, approximately 23 acres is currently being developed as the Redington Yacht and Tennis Club.
6. Conservation/Preservation Land Use: Conservation/preservation land uses include areas along the shoreline of the Gulf of Mexico. There are approximately 2.1 acres (1.3 percent) of conservation /preservation land uses within the Town.

#### B. Future Land Use Needs

The Town of Redington Shores is basically built-out. There are approximately 23 acres of vacant land that are currently being developed as the Redington Yacht and Tennis Club. Since the future population growth in the Town is anticipated to be limited over the planning horizon, the amount of additional development needed to support future residents will be minimal.

#### 4.2.4 Town of Redington Shores’ “Urban Design Guidelines”

In January 2004, the Town adopted its “Urban Design Guidelines” to encourage the use of public space, mixed use developments, street activity, and aesthetics to create a distinctive Florida coastal character. These design guidelines are currently being used as an incentive for better design along Gulf Boulevard. The Town considers the use of the guidelines to be successful. A recommendation of the EAR was to consider building placement standards, height limits, and other appearance standards from the “Urban Design Guidelines” for redevelopment of the commercial properties along Gulf Boulevard.

#### 4.2.5 Consistency with PPC Countywide Rules

In January 2007, the Pinellas Planning Council issued a report entitled *Review of Local Government Future Land Use Plan and Land Development Regulations for Consistency with the Countywide Rules*. While most of the comments issued for Redington Shores were related to the Land Development Code, one Plan consistency issues was identified which is included below along with an explanation of the amendment needed to ensure consistency.

- There are no locational determinants expressed for most plan categories. The Town's Plan will be amended to include the following language: "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, As Amended, including criteria and standards for nomenclature, continuum of plan classifications and categories, use and locational characteristics, map delineation, other standards, and special rules."

#### 4.2.6 Hazard Mitigation and Evacuation Plans

The Pinellas County *Local Mitigation Strategy*, adopted in 2004, provides an analysis of vulnerability to various types of hazards. Redington Shores has a moderate vulnerability to flooding caused by rainfall, severe winter storms, tornados, and hazardous material open water spills. Because Redington Shores is a barrier island community, the Town has a high vulnerability to coastal erosion and flooding, and both minor and major tropical storms and hurricanes. The Town of Redington Shores would be impacted by the storm surge from a Category 1 hurricane or higher. The study indicates that the probability for hurricanes in Pinellas County as a whole is high and greater storm surges are expected due to the geology of coastal formations.

The *Local Mitigation Strategy* establishes goals for public participation, protection of property and infrastructure, and coordination of mitigation efforts. Objectives and policies are contained within the Coastal Management and Conservation Element and Intergovernmental Coordination Element for consistency with the adopted *Local Mitigation Strategy*. Hazard mitigation and evacuation objectives and policies located within the Future Land Use Element of the existing Plan will be relocated to the Coastal Management and Conservation Element.

The *2006 Tampa Bay Regional Hurricane Evacuation Study* does not address individual municipalities, but data is organized by county. The Town will continue to coordinate with the Pinellas County Emergency Management Department regarding voluntary and mandatory evacuations. The closest shelter is located at Bauder Elementary School in the City of Seminole. The Town does not currently have any special needs populations, group homes, mobile homes, nursing homes, or hospitals that require additional services during an evacuation. Objectives and policies are updated to ensure consistency with the 2006 study and countywide evacuation procedures.

Updating objectives and policies related to hurricane evacuation and hazard mitigation addresses a locally-identified issue raised during the EAR process.

#### 4.2.7 Coastal High Hazard Area

*Map CM-1, Coastal High Hazard Area*, provides an updated Coastal High Hazard Area (CHHA) map based upon the SLOSH model. The Town of Redington Shores will continue to use the Pinellas Planning Council (PPC) *Countywide Plan Rules* definition for CHHA for regulatory purposes. The boundary line established for such regulatory purposes is anticipated to be superseded by a more restrictive, locally-adopted designation called the Coastal Storm Area. This Coastal Storm Area consists of areas within the CHHA, the area within the velocity zone, areas that are surrounded by the CHHA, and islands that are connected to the mainland by bridges or causeways. The CHHA boundary (Coastal Storm Area) as adopted by the PPC is legally binding on the Town. This line is depicted on the FLUM and is the boundary line used in determining whether increases in density or intensity are appropriate.

#### 4.2.8 Electric Distribution Substations

There are no electric substations within the Town, and the Town has no vacant parcels large enough to accommodate such infrastructure. However, consistent with state law, the Town will adopt a policy that ensures that new substations are permissible in all future land use categories. State law provides that electric substations may be excluded from preservation, conservation, and historic preservation categories. The Town does have preservation lands; therefore, electric substations will be prohibited within this land use category.

#### 4.2.9 Floodplain

The Flood Insurance Rate Maps (FIRM) were reissued for Pinellas County in 2003. *Map LU-2, Floodplain* depicts the floodplain for Redington Shores. All new construction and redevelopment in the floodplain will be in accordance with Federal Emergency Management Agency regulations.

### 4.3 TRANSPORTATION ELEMENT

#### 4.3.1 Transportation Data and Analysis

Gulf Boulevard, a signalized arterial, is the only major roadway located within the Town limits. Gulf Boulevard is under the ownership, operation, and maintenance responsibility of the Florida Department of Transportation (FDOT). The 1989 Plan identified Gulf Boulevard as the only major roadway through Redington Shores, but did not utilize the Pinellas County Metropolitan Planning Organization's (MPO) data for the traffic counts and level-of-service information. Since Redington Shores is not responsible for the operations of this facility, the data used for the update to the Transportation Element will be from the MPO 2006 *Level-of-Service Report*.

**Table 3: Level-of-Service Inventory**

Facility	Maintenance Responsibility	Functional Classification	Road Type	LOS Standard	AADT	Peak Hour Volume	Peak Hour Capacity	V:Cap Ratio	Facility LOS
Gulf Blvd. (Welch Causeway to Park Blvd.)	State	Arterial	4-D	D	18,053	943	1,523	.62	A

Source: Metropolitan Planning Organization *Level-of-Service Report* 2006.

The Town is relying on the information in the 2006 MPO Level of Service report, and the data and analysis produced by Pinellas County for its Transportation Element. The segment of Gulf Boulevard is a 4-lane divided facility that is operating at level-of-service "A." This segment of Gulf Boulevard is a designated hurricane evacuation route as shown on Tampa Bay Regional Planning Council Map, *Pinellas County Evacuation Routes*<sup>1</sup>.

For the purposes of an Existing Transportation Map, the Town will adopt the *Pinellas County MPO 2006 Level of Service (PM Peak) Existing Conditions* map, which includes all of the information required by Rule 9J-5.019(2), F.A.C. For the purposes of the Future Transportation Map series, the Town will adopt the Pinellas County Transportation Maps that are relevant to the Town. These maps are Figure 1-3, Figure 1-6, Figure 1-7, and Figure 3-2 of the Pinellas County Comprehensive Plan and the *Bicycle Laning Facilities Provision* map of the Pinellas County MPO Long Range

<sup>1</sup> [http://www.tampabaydisaster.org/Pdfs/2006/times\\_pi.pdf](http://www.tampabaydisaster.org/Pdfs/2006/times_pi.pdf)

Transportation Plan. These maps are located in the Transportation Data Worksheet document at <http://www.co.pinellas.fl.us/PPC/state/earba.htm#guideline>.

#### 4.4 HOUSING ELEMENT

The Housing Element data and analysis for the 1989 Plan revealed that the Town has no substandard housing units, group homes, or mobile home parks. This data and analysis also indicated a lack of ability to provide affordable housing within the Town limits based on several factors, including high home and property values. Little has changed with these conditions since that time. The Town continues to participate in county and regional housing programs through the Pinellas County Community Development Department and the Pinellas County Housing Finance Authority.

##### 4.4.1 Housing Data Inventory

###### A. Housing Units by Type

Since the 1989 Plan adoption, the housing within the Town has not changed significantly in composition. Between the years 1980 and 2000, the housing stock in Redington Shores increased by 452 units. A comparison of multifamily units with single-family units shows that single-family units decreased by approximately 10 percent while multifamily units increased to approximately 55 percent of total housing units. The major change in land area occurred in September 2004 when the Town annexed approximately 23 acres of land located at 17715 Gulf Boulevard. This parcel was commonly known as the Parsley Mobile Home Park, an unincorporated enclave within the Town limits. When the parcel was annexed, it was designated as a Planned Unit Development. All mobile homes were removed from the site following annexation.

**Table 4: Housing Units by Type, 2000\***

Unit Types	Redington Shores		Pinellas County*	
	<i># of units</i>	<i>% of total</i>	<i># of units</i>	<i>% of total</i>
Single-family	629	29%	237,138	50%
Multifamily	1,181	55%	194,171	40%
Mobile Home	346**	16%	50,264	10%
<b>Total Housing Units</b>	<b>2,156</b>	<b>100%</b>	<b>481,573</b>	<b>100%</b>

Source: U.S. Census Bureau, 2000

\* Estimates for housing units by type, tenure, and value are calculated separately, and may not equal estimates for total housing units.

\*\* These units have been removed.

###### B. Seasonal Housing

The U.S. Census Bureau reported 708 units in the Town as seasonal, recreational, or for occasional use. By the Census definition, these seasonal units include time-share condominiums. These units are included in the Census as vacant units. They may be single-family residences or multifamily residences. There are no hotel or motel units; however, seasonal units represent approximately 39 percent of the housing units in the Town. Countywide, seasonal, recreational, and tourist units account for approximately seven percent of all housing units.



**Table 5: Seasonal and Tourist Housing Units**

Units	Redington Shores	Pinellas County
	<i># of units</i>	<i># of units</i>
Housing Units Held for Seasonal, Recreational, or Occasional Use	708	34,111
Hotel and Motel Units	0	0
<b>Total Seasonal and Tourist Units</b>	<b>708</b>	<b>34,111</b>

Source: U.S. Census Bureau, 2000

### C. Housing Units by Year Constructed

The Redington Shores Building Department estimated that Redington Shores added 224 new dwelling units between 2000 and 2005 for a total of 2,830 permanent and seasonal units. The majority of homes have been constructed since 1970.

**Table 6: Total Housing Units by Year Constructed**

Year Constructed	Redington Shores		Pinellas County	
	<i># of units</i>	<i>% of total</i>	<i># of units</i>	<i>% of total</i>
2000-2005 <sup>1</sup>	224	9.4%	22,407	4.4%
1970-1999 <sup>2</sup>	1,397	58.7%	284,422	56.5%
1940 to 1969 <sup>2</sup>	739	31.1%	177,398	35.2%
1939 or earlier <sup>2</sup>	20	0.8%	19,753	3.9%
<b>Total Housing Units</b>	<b>2,380</b>	<b>100.0%</b>	<b>503,980</b>	<b>100.0%</b>

Source: <sup>1</sup> Redington Shores Building Department, 2007

<sup>2</sup> U.S. Census Bureau, 2000

### D. Housing Conditions

Windshield surveys of the entire Town in June 2007 show that the housing stock is of standard construction and in good repair.

1. Substandard:  
Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing. In 2000, 7 units lacked home heating fuel. No other units had selected substandard features, as reported by the U.S. Census Bureau.
2. Aesthetics:  
The maintenance of structurally sound housing as well as aesthetic improvements for housing is provided primarily through private maintenance practices.

### E. Housing Construction Activity

Total housing units were estimated at 2,380 in 2005. This is an increase of 224 units from the 2000 Census.

### F. Household by Tenure

Approximately 45 percent of the units in Redington Shores are owner-occupied. 15 percent of the housing stock is occupied as rental units while almost 38 percent of the units are considered vacant. Of the vacant units, 708 are held for seasonal, recreational, or occasional purposes. The percent of

units in Redington Shores considered by the Census to be vacant is considerably higher than the county as a whole

**Table 7: Households by Tenure, 2000\***

Tenure	Redington Shores		Pinellas County**	
	# of units	% of total	# of units	% of total
Owner-Occupied	970	45%	293,866	61%
Renter-Occupied	322	15%	121,102	25%
Vacant***	809	38%	66,605	14%
<b>Total Households</b>	<b>2,156</b>	<b>100%</b>	<b>481,573</b>	<b>100%</b>

Source: U.S. Census Bureau, 2000

\* Includes only permanent, nonseasonal housing units.

\*\* Estimates for housing units by type, tenure, and value are calculated separately, and may not equal estimates for total housing units.

## G. Cost and Value of Housing

### 1. Median Housing Costs

The 2000 U.S. Census indicated that the Town median gross rent was \$776. This median is only slightly higher than the median rent countywide. The median value of owner-occupied units within the Town is 168 percent greater than the county's median and the real estate values are greater than for the county as a whole. These greater values are most likely related to the limited supply of land and its location.

**Table 8: Cost and Value of Housing**

Ownership	Redington Shores	Pinellas County
	2000	2000
Median Gross Rent	\$776	\$616
Median Value of Owner-Occupied Units	\$162,500	\$96,500

Source: U.S. Census Bureau, 2000

### 2. Housing Cost by Household Income

Table 9 displays the relationship of housing costs for households in Redington Shores compared to housing costs for countywide households. Approximately 5 percent of rental households in Redington Shores paid 30 percent or more of their income for rent. By contrast, almost 40 percent of households in the county paid rents that were 30 percent or more of their household income. Only 5 percent of households in Redington Shores paid 30 percent or more of their income for mortgage payment; this contrasts with approximately 17 percent for Pinellas County households. Households paying more than 30 percent of their adjusted gross annual income are considered cost burdened according to the definition in Section 420.004(3), *Florida Statutes*.

**Table 9: Household by Housing Costs, 2000**

Households	Redington Shores	Pinellas County
	2000	2000
Renter-occupied households paying 30% or more of their income for rent	110	48,339
Owner-occupied households paying 30% or more of their income for mortgage costs	117	50,169

Source: U.S. Census Bureau, 2000

#### H. Subsidized Rental Housing Units

There are no subsidized rental housing units in Redington Shores.

#### I. Residential Group Homes

There are no residential group homes reported within the Town.

#### J. Mobile Home Parks, Subdivisions, or Condominiums

There are no mobile home units in the Town.

#### K. Historically Significant Housing

The Town does not have any housing designated as historically significant.

#### L. Rural and Farm Worker Housing

Pinellas County and its municipalities are fully urbanized. According to the *Census of Agriculture*, the number of farms in Pinellas County has steadily declined. In 2002 (the latest published census), farm acreage accounted for nine-tenths of one percent of all land in the county. There are no existing rural area or farm worker households, and there is no future need for those households. Therefore, this requirement does not apply.

### 4.4.2 Analysis of Housing Data

#### A. Projection of Households by Size and Income Range

Households had an average of 1.81 persons as reported by the 2000 Census. No distribution by number of persons per household was available. The median household income in 2000 was \$40,411. In 2000, approximately 36 percent of all permanent households in Redington Shores earned well above the median income for households. Based on projected population growth, the Town will need an additional 11 dwelling units for permanent households before 2025.

**Table 10: Estimated and Projected Number of Households\* by Income Range**

Income Ranges	1999		2013		2015		2025	
	<i># of H'holds**</i>	<i>% of total</i>	<i># of H'holds</i>	<i>% of total</i>	<i># of H'holds</i>	<i>% of total</i>	<i># of H'holds</i>	<i>% of total</i>
Less than \$50,000	13	2.7%	13	2.7%	13	2.7%	14	2.7%
\$50,000 - \$99,999	86	17.6%	87	17.6%	87	17.6%	88	17.6%
\$100,000 - \$199,999	230	47.0%	234	47.0%	234	47.0%	234	47.0%
\$200,000 and above	160	32.7%	162	32.7%	162	32.7%	164	32.7%
<b>Total Households</b>	<b>489</b>	<b>100.0%</b>	<b>495</b>	<b>100.0%</b>	<b>496</b>	<b>100.0%</b>	<b>500</b>	<b>100.0%</b>

Source: U.S. Census 2000;

\* Calculations are for permanent, nonseasonal households only.

\*\* H'holds = Households

### B. Projected Housing Units by Type

Given the historic trend of multifamily units being the predominant housing type, coupled with minimal population growth and housing demand resulting from its built-out condition, it is anticipated that the Town will experience only a modest increase of about 23 permanent and seasonal dwelling units by the end of the planning period.

**Table 11: Estimated and Projected Housing Units by Type**

Housing Type	2005 Units	2010 Units	2013 Units	2020 Units	2025 Units
Single-Family	633	636	638	639	640
Multifamily	1,550	1,559	1,561	1,566	1,566
<b>Total Units</b>	<b>2,183</b>	<b>2,195</b>	<b>2,199</b>	<b>2,205</b>	<b>2,206</b>

Source: BEBR; U.S. Census 2000; The Gail Easley Company

### C. Projected Housing Units by Tenure

Housing units by type are projected through the year 2025. The distribution of owner-occupied versus renter-occupied housing is based on the percentage distribution from the 2000 Census.

**Table 12: Estimated and Projected Housing Units by Tenure**

Tenure	2005	2010	2013	2020	2025
Owner-Occupied Housing Units	982	988	990	992	993
Renter-Occupied Housing Units	321	329	330	331	331
<b>Total Units</b>	<b>1,303</b>	<b>1,317</b>	<b>1,320</b>	<b>1,323</b>	<b>1,342</b>

### D. Affordable Housing Needs

The projection of affordable housing needs in Redington Shores is based on the percentage of households in the 2000 census. These projected needs must be balanced by the knowledge that land values and housing costs are higher than the average countywide. The Town's lack of available vacant parcels for development contributes to these higher costs. The location also means that adding residential density to meet affordable housing needs is not a realistic solution.

Table 13: Affordable Housing Needs by Number of Units

Households	Number of Units Needed by Cost or Rent			
	2005	2013	2020	2025
Number of Households Paying more than 30% of household income for housing	24	25	25	25
<b>Total Households</b>	<b>489</b>	<b>495</b>	<b>496</b>	<b>500</b>

Source: Florida Housing Data Clearinghouse. *Shimberg Affordable Housing Needs*.

#### E. Projection of Seasonal Housing

Houses held for seasonal, recreational, or occasional use are projected to increase slightly over the two planning periods.

Table 14: Projection of Tourist and Seasonal Housing Units

Housing Units	2005	2010	2013	2020	2025
Seasonal, recreational, or occasional use	720	724	726	728	728

Source: U.S. Census 2000

#### F. Provision of Projected Housing Needs

While the private sector finances and builds the housing units, local government provides building permitting and inspection of the units based on health and safety issues established in and through the Florida Building Code. The Town of Redington Shores provides its own services for plans review, permit issuance, and building inspection. Building permits are issued in compliance with the local land development code.

#### G. Projection of Land Needed for Housing

The only means of providing additional housing units is through development of existing vacant single-family lots. Because the existing built densities in the Town are higher than the residential densities established in the Future Land Use Element, the likelihood is that housing unit numbers will remain fairly constant. No land is available to expand the residential land supply. Therefore, the requirement to forecast the land requirements for housing does not apply.

#### H. Housing and Infrastructure

The supporting infrastructure currently in place is adequate to meet the future needs of residents in an effective, economical manner. Additional housing units are anticipated primarily through tear-downs and reconstruction on existing residential lots. The supporting infrastructure will continue to be maintained to provide the adopted level-of-service standards throughout the community.

#### I. Affordable and Workforce Housing

The Town recognizes the importance of providing locations for affordable and workforce housing. However, there are several factors that affect the supply of both affordable housing and workforce housing in Redington Shores. These include the inability to add additional land to its jurisdiction or to increase density within the Town limits, high housing values, and high land values. Affordable and workforce housing is handled through multi-jurisdictional programs. The Housing Finance Authority of Pinellas County is a regional agency that helps families and individuals in Pinellas, Pasco, and Polk counties purchase their first homes. The Housing Finance Authority also has a variety of programs to assist public safety workers, teachers, and health care workers with housing down payment and mortgage assistance. For a complete listing of housing programs available in Pinellas County, see the *Housing Programs Quick Reference Guide*, March 2007, online at the Pinellas County Community Development Department (<http://www.pinellascounty.org/community/default.htm>).

Redington Shores also participates with the Pinellas County Community Development Department in the Community Development Block Grant Program. This participation is accomplished through a cooperative agreement.

#### 4.5 INFRASTRUCTURE ELEMENT

##### 4.5.1 Stormwater and Drainage

###### A. Stormwater Master Plan Implementation

The Town owns, operates, and maintains its own stormwater facilities within the residential areas whereas Pinellas County maintains the storm drains along Gulf Boulevard. The *Sand Key Master Drainage Plan*, a key component of the comprehensive plan approach to solving stormwater drainage issues, was never prepared. Redington Shores has developed some stormwater management projects together with the Southwest Florida Water Management District (SWFWMD). Two projects, including the installation of continuous deflective separation units to improve the quality of stormwater runoff, were completed in fiscal year 2005/06. Three additional projects are in various planning and design stages for fiscal year 2006/07. In addition, the Town of Redington Shores participates with Pinellas County in the National Pollutant Discharge Elimination System (NPDES).

In 2006, the Southwest Florida Water Management District (SWFWMD) and the Town of Redington Shores signed an amendment to an existing agreement to move forward on phases two through four of a project that will improve water quality and reduce flooding. The original agreement was for the design and permitting of phases two and three. The amended agreement also includes the design of phase four. Phases two and three include upgrading the stormwater system by adding inlets and storm piping, a Continuous Deflective Separation (CDS) unit, which will treat stormwater runoff, and the associated roadway reconstruction. A CDS unit filters out sediment from the water. These infrastructure improvements will be built within the area of 1st Street East, 176th Avenue East, Long Point Drive and 176th Terrace Drive. Phase four involves the design of additional stormwater improvements. The cost to complete this portion of these three phases of the project is expected to be \$1.15 million, which will be divided equally between the District's Pinellas-Anclote River Basin Board and the Town of Redington Shores.

Each phase of this project is part of the Town's watershed management plan, a previous cooperative funding project between the District and the Town that identified multiple locations for water quality improvements.

Phases one and five are complete. The first phase involved constructing infrastructure improvements on the east side of Gulf Boulevard between 174th Avenue and 175th Avenue. Phase five provided infrastructure improvements on the west side of Gulf Boulevard.

###### B. Level-of-Service Standard

When the 1989 Plan was adopted, the Comprehensive Plan established a level-of-service standard for drainage of a 25-year frequency, 24-hour storm event. This level-of-service standard is still valid and will not be revised during this update.

##### 4.5.2 Potable Water

###### A. Introduction

The Potable Water Sub-element is supplemented with the Water Supply Facilities Work Plan. The Town receives all potable water supplies, treatment, and distribution from Pinellas County Utilities. Through an interlocal agreement and master water supply contract, Tampa Bay Water, the regional water supply authority, provides all the potable water needed by its six member governments, including Pinellas County Utilities as an operational entity within Pinellas County. Through the agreement and contract, "Tampa Bay Water is obligated to meet the current and future water needs

of its member governments. In order to meet these needs, Tampa Bay Water owns and operates water supply facilities including wellfields, surface water withdrawals, a seawater desalination facility, treatment facilities, storage facilities such as the off-stream reservoir, pumping stations, and transmission mains.” (*Regional Water Supply Plan*, page 8)

The Redington Shores potable water demand is included in the aggregate demand data and projections from the SWFWMD *Regional Water Supply Plan* are the best available data. The population projections used by SWFWMD are essentially the same as the county projections that include seasonal and tourist data.

#### **B. Potable Water Facility Capacity, Projected Demand, Surplus, or Deficits**

Redington Shores also relies on the data and analysis contained in the Pinellas County *Comprehensive Plan* Water Supply Element, adopted on October 19, 1999, by Ordinance 99-91, for the appropriate data and analysis for the water supply work plan.

In order to coordinate anticipated demands from growth during the 2025 planning horizon, the following water supply demand projection is provided. Projected demand was calculated using the adopted level-of-service standard of 135 gallons per person per day multiplied by the Town’s population projections found in Table 1 of the Data and Analysis. The Town is anticipated to grow by 20 persons, which are anticipated to create a potable water demand of an additional 2,700 gallons per day.

**Table 15: Town of Redington Shores Projected Water Supply Demand**

2005	2010	2013	2015	2020	2025
318,195gpd	318,870gpd	319,275gpd	319,680gpd	320,355gpd	320,895gpd

**Source:** The Gail Easley Company

An index is provided in Section 6.0 to demonstrate compliance with the water supply planning legislation found in Chapter 163, *Florida Statutes*, and Rule 9J-5, *Florida Administrative Code*.

#### **C. Conservation and Reuse**

1. Inventory of Reuse Water Service Providers: Redington Shores is a retail reuse customer of Pinellas County Utilities. There are no reclaimed water projects identified in the *Regional Water Supply Plan*.
2. Conservation and Reuse Practices and Regulations: Water conservation is regulated by Pinellas County. This includes enforcement of water use restrictions during declared water shortage emergencies, water saving plumbing devices, and use of reclaimed water for irrigation.

#### **D. Alternative Water Supply Projects**

The *Regional Water Supply Plan* contains hundreds of water supply options. Because the wholesale potable water supply is provided by Tampa Bay Water, the required water supply projects are selected and implemented by that agency. The selected projects, approved by the Tampa Bay Water Board, are then incorporated into the *Master Water Plan*. The Tampa Bay Water Board selected the Downstream Enhancements Phases A/B for System Configuration II of the *Master Water Plan* for implementation. These enhancements meet the region’s water needs through 2017 (*Special District Public Facilities Report*, 4). No individual water supply project is selected for Redington Shores.

#### **E. Financing**

The capital for water supply development projects is the responsibility of Tampa Bay Water. Such costs are recaptured through the sale of water to Pinellas County Utilities, and through them, to Redington Shores. Funding mechanisms are identified in the *Special District Public Facilities Report* (5). The *Pinellas County Water Supply Work Plan* includes costs for distribution, transmission, treatment, and associated facilities (Pinellas County Water Supply Element, pages 45 and 46). See Table 10 from the Pinellas County element on Page 35, if documentation of these costs is required.

#### F. General Performance of Existing Facilities and Adequacy of Adopted Level-of-Service

1. General Performance: The *Special District Public Facilities Report* includes a summary of the existing Tampa Bay Water facilities on Table I, Existing Water Supply Facilities (7), and Table II, Existing Pipelines (10). Pinellas County facilities are described in the Water Supply Element of the Pinellas County Comprehensive Plan.
2. Level-of-Service Standards: The Town of Redington Shores will coordinate its level-of-service for potable water with the level-of-service standard adopted by Pinellas County for its retail customers. These standards are:

**Table 16: Pinellas County Projected Level-of-Service Standards**

Year	2005	2015	2020	2025
Gallons per capita per day (gpcd)	137	134	132	130

Source: RWSP, Chapter 4, Appendix 4, Table 34-A

#### 4.5.3 Solid Waste

The Town of Redington Shores has solid waste collected by a private company; currently, that company is Waste Services, Inc. The Town solid waste generation is generally from residential land uses with some commercial uses. The 2006 existing level of service for solid water was 4.29 pounds per capita per day. Therefore, the existing level-of-service standard of 5.9 pounds per day, per capita will be maintained throughout the long-range planning horizon.

The Town provides recycling collection bins for specified items

#### 4.5.4 Sanitary Sewer

The Town is wholesale customer only of Pinellas County for the provision of wastewater treatment services. The Town continues to own and maintain the sanitary sewer lines within its municipal boundaries, sets its own rates, and bills its customers; the County receives and treats the wastewater. There are no septic tanks in use in the Town, nor will they be permitted in the future. A reclaimed water transmission line was installed as part of the reconstruction project along Gulf Boulevard, thus providing an additional means of conserving potable water supplies within the Town and the region. The Town shall maintain average wastewater flow rates that do not exceed 111 gallons per capita per day (gpcd), consistent with the level-of-service standard for the South Cross Bayou Water Reclamation Facility.

### 4.6 COASTAL MANAGEMENT AND CONSERVATION ELEMENT

The EAR issues identified for the Coastal Management and Conservation Element are discussed in detail in Section 4.2.6 and 4.2.7 of the Future Land Use Element. All objectives and policies pertaining to hazard mitigation and hurricane evacuation are consolidated in the Coastal Management and Conservation Element.

#### 4.6.1 Commercial Working Waterfronts and Recreational Waterfronts



The Town of Redington Shores has one commercial working waterfront. There are two marinas within the Town limits. Nachman's Marina provides locations for commercial fishing businesses. There is one private recreational marina at the Redington Shores Yacht and Tennis Club. There is one fishing pier, the Redington Long Pier, which provides access to the Gulf. The Gulf and bayfront areas could provide additional locations for commercial working waterfronts. These locations already provide opportunities for recreational waterfront access.

#### **4.7 RECREATION AND OPEN SPACE ELEMENT**

##### **4.7.1 Recreation Facilities and Level-of-Service**

The Town provides for the recreation and open space needs of its residents and visitors. Redington Shores has approximately five acres of recreation and open space land. In addition, there is public access to the Gulf of Mexico and Boca Ciega Bay. Public access points vary from the 19 rights-of-way to a public dock to the Redington Shores County Park that has tables, a bathhouse, and ample parking facilities. Named parks include Constitution Park, Del Bello Park, and the Thelma Spitzer Park. Tennis courts located at 18325 Gulf Boulevard offers metered lighting as well as a small fishing dock on Boca Ciega Bay.

The Town is adopting a new level of service for recreation and open space of 1 acre per 1,000 persons. The adoption of an acreage standard rather than a facility standard will provide the Town with greater flexibility to meet the changing recreation needs of its residents.

#### **4.8 INTERGOVERNMENTAL COORDINATION ELEMENT**

##### **4.8.1 Service Delivery**

Redington Shores participates in many intergovernmental coordination activities that have remained largely unchanged since 1989. Changes include participation in the *Pinellas County Local Hazard Mitigation Plan*.

Redington Shores was included in the *Service Delivery in Pinellas County: An Inventory and Assessment of Service Delivery Agreements* report in 2004. The report indicates that entities within Pinellas County generally coordinate and work well together. Redington Shores does not have any schools, and is not a signatory to the School Facility Siting Agreement. (Table 2, page 9) Redington Shores receives retail potable water service, wholesale sanitary sewer service, and reclaimed water through interlocal agreements with Pinellas County. Redington Shores contracts with Indian Shores for police service. Fire service is provided by Seminole and Madeira Beach. Redington Shores was not identified as having any duplication of services or service delivery deficiencies.

Amendments are included to more correctly describe the role of the Pinellas Planning Council and the Town's coordination with the PPC.

Data regarding the Town of Redington Shores and the agencies with which it coordinates is found on the EAR-based Amendment resource page of the Pinellas Planning Council web site.

#### **4.9 CAPITAL IMPROVEMENTS ELEMENT**

Of the public infrastructure receiving a level-of-service standard in the Comprehensive Plan, the Town is only responsible for the operation and maintenance of its stormwater system, the collection of wastewater, and its recreation areas. The Town funding for these projects comes from "Penny for Pinellas" local option sales tax revenues, the general fund, SWFWMD grants, stormwater fees, and FCT grants. The Town also utilizes transportation impact fees for transportation projects, and maintains a sewer fund for sewer improvements. The sewer fund consists of monies from grants, fees for service, and transfers from the general fund. There are no transportation or sewer capital improvement projects scheduled for level-of-service maintenance.

Redington Shores does not have public education facilities or public health systems within the Town limits. There are no public education facilities planned for the Town, based on the draft Pinellas County Public School Facilities Element. There is no vacant land available for new public education and public health care systems. Therefore, there is no anticipated impact on the infrastructure system.

Redington Shores does not have a potable water system or solid waste facility. As these facilities are owned and controlled by other entities and no land is available within the Town to provide a location for such a system or facility, there is no need for local practices regarding guidance of the timing and location of facilities. Ongoing coordination mechanisms with the service providers are addressed in the Intergovernmental Coordination Element.

Gulf Boulevard is constructed, improved, and maintained by the State of Florida. The Town coordinates with FDOT regarding proposed improvements to the roadway. Refer to the Intergovernmental Coordination Element regarding coordination mechanisms.

The Town determines the location of new parks based on access, safety, need, and available lands. There are no level-of-service deficiencies for parks.

Redington Shores is built out and there is no opportunity for annexation. The only new development will occur on scattered infill lots. Other development will occur through redevelopment or replacement of existing buildings. Capital improvements are not required to support future growth or efficient land development, as existing facilities provide the services needed to all lots, whether developed or not. Capital improvements are only required to correct drainage deficiencies.

#### **4.9.1 Concurrency Management**

The Town's concurrency management system is updated to reflect any changes to level-of-service standards in the Comprehensive Plan and to ensure that the procedures for determining consistency are fully consistent with current statutory requirements. Since Gulf Boulevard is a hurricane evacuation route, the Town will not be establishing a de minimus standard for transportation concurrency.

#### **4.10 PUBLIC SCHOOL FACILITIES ELEMENT**

Redington Shores is exempt from the Public School Facilities Element requirement. See the attached letter from the Pinellas County School Board.

### **5.0 BIBLIOGRAPHY**

Town of Redington Shores, *Comprehensive Plan*

Town of Redington Shores, *Evaluation & Appraisal Report*

Town of Redington Shores, *FY 2008/2009 Budget*

Pinellas Planning Council Data Guides. (previously provided to DCA)  
<http://www.co.pinellas.fl.us/PPC/state/earba.htm#guideline>

*Stock Statements for Use by Municipalities to Prepare an EAR-Based Plan Amendment.*

*Pinellas County, Florida, Permanent Population Projections by Jurisdiction.*

*Transportation Element Data Guide and Transportation Data Worksheets*

*Housing Element Data Guide and Housing Data Worksheets*

*Sanitary Sewer Sub-element Data Guide*

*Solid Waste Sub-element Data Guide*

*Conservation Element Data Guide*

*Potable Water Sub-element Water Supply Facilities Work Plan Data Guide*

*Recreation & Open Space Element Data Guide*

*Intergovernmental Coordination Element Data Guide*

## 6.0 INDEX TO 163/9J-5 REQUIREMENTS

<b><i>FAC</i></b>	<b><i>PLAN CITATION</i></b>	<b><i>COMMENTS</i></b>
<b>9J-5.0055</b>	<b>CONCURRENCY MANAGEMENT</b>	
(1)(a)	4.3 Transportation Element and Table 3, 4.5 Infrastructure Element, 4.7.1 Recreation Facilities and Level of Service, 4.10 Public School Facilities Element	
(1)(b)	4.9 Capital Improvements Element	
(1)(c)	1989 CIE D & A Section XI	
(1)(d)	1989 CIE D & A Section V.B.1	
(1)(e)	1989 CIE D & A Section VIII.D	
(2)(a)	4.3 Transportation Element and Table 3, 4.5 Infrastructure Element, 4.7.1 Recreation Facilities and Level of Service, 4.10 Public School Facilities Element	
(2)(b)	NA	
(2)(c)	NA	There are no interstates located in the Town limits of Redington Shores. Gulf Boulevard is located in the Town, but is maintained by the Pinellas County.
(2)(d)	NA	
(3)(a)	CIE 1.5.4	
(3)(b)	CIE 1.5.8	
(3)(c)	CIE 1.5.9 – 1.5.13	
(3)(d)	NA	Redington Shores is exempt from the PSFE.
(4)	NA	
(5)	NA	
(6)	NA	
(7)	NA	
(8)	NA	
(9)	CIE 1.5.9	
<b>9J-5.006</b>	<b>FUTURE LAND USE</b>	
(1)(a)	LU-1 <i>Existing Land Use Map</i>	
(1)(b)	LU-2 <i>Floodplain</i> ; 1989 Comprehensive Plan Maps – Map 2 – <i>Soil Associations</i> ; Map 4 – <i>Wetlands, Vegetative Cover, &amp; Marine Resources</i>	
(1)(c)	4.3.2 Table 2	
(1)(d)	4.3.2.A	
(1)(e)		All maps meet these requirements.
(1)(f)1	LU-1 <i>Existing Land Use Map</i>	
(1)(f)2	NA	There are no Areas of Critical State Concern in Redington Shores.
(1)(f)3	NA	There are no dredge and spoil sites in Redington Shores.
(1)(g)	4.2.2 and Table 1	
(2)(a)	1989 FLUE D&A Section VIII.A	

<u>FAC</u>	<u>PLAN CITATION</u>	<u>COMMENTS</u>
(2)(b)	1989 FLUE D&A Section VIII.B; LU-1 <i>Existing Land Use Map</i> ; 4.3.2	
(2)(c)	4.2.3.B	
(2)(d)	4.2.4; 4.2.5	
(2)(e)	4.2.10	
(2)(f)	NA	There are no dredge and spoil sites in Redington Shores.
(2)(g)	4.2.7	
(3)(a)	Goal 1	
(3)(b)1	FLUE 1.1	
(3)(b)2	FLUE 1.2	
(3)(b)3	FLUE 1.3	
(3)(b)4	FLUE 1.5; CMCE 1.1 – 1.4, 1.6-1.8	
(3)(b)5	CMCE 2.2	
(3)(b)6	CMCE 2.3	
(3)(b)7	NA	
(3)(b)8	NA	According to the definition of urban sprawl in the <i>F.A.C.</i> , urban sprawl occurs in areas which are predominantly rural, or rural areas interspersed with low-intensity or low-density urban uses. Pinellas County is the most densely settled county in Florida (3,291 persons per square mile in 2000 <sup>2</sup> ) and fully urbanized to its boundaries. The only land available for development is scattered infill lots. Most municipalities cannot annex due to municipal boundaries that are contiguous with other municipalities. Even where unincorporated county land lies adjacent to a municipal boundary, such land is fully urbanized. There is no agricultural land for conversion. There is no vacant land to provide any opportunity for leapfrog, radial, or other sprawling patterns of development. Therefore, because urban sprawl cannot occur, the requirement for an analysis of urban sprawl does not apply.
(3)(b)9	FLUE 1.4	
(3)(b)10	FLUE 1.1	
(3)(b)11	NA	There are no dredge spoil sites located within the Town limits of Redington Shores.
(3)(c)1	FLUE 1.2.1 and 1.2.2	
(3)(c)2	FLUE 1.1.2	

<sup>2</sup> Planning to Stay, Pinellas County Planning Department, May 6, 2003.

<u>FAC</u>	<u>PLAN CITATION</u>	<u>COMMENTS</u>
(3)(c)3	CIE 1.5.2	
(3)(c)4	FLUE 1.2.4, 1.2.6, 1.2.8	
(3)(c)5	FLUE 1.2.1, 1.2.2, 1.2.5	
(3)(c)6	NA	
(3)(c)7	FLUE 1.2.1, 1.2.2	
(3)(c)8	NA	There are no historical resources located within the Town limits of Redington Shores.
(3)(c)9	NA	There are no dredge spoil sites located within the Town limits of Redington Shores.
(4)	LU-4 – <i>Future Land Use</i>	
(5)	NA	According to the definition of urban sprawl in the <i>F.A.C.</i> , urban sprawl occurs in areas which are predominantly rural, or rural areas interspersed with low-intensity or low-density urban uses. Pinellas County is the most densely settled county in Florida (3,291 persons per square mile in 2000 <sup>3</sup> ) and fully urbanized to its boundaries. The only land available for development is scattered infill lots. Most municipalities cannot annex due to municipal boundaries that are contiguous with other municipalities. Even where unincorporated county land lies adjacent to a municipal boundary, such land is fully urbanized. There is no agricultural land for conversion. There is no vacant land to provide any opportunity for leapfrog, radial, or other sprawling patterns of development. Therefore, because urban sprawl cannot occur, the requirement for an analysis of urban sprawl does not apply.
<b>9J-5.010</b>	<b>HOUSING</b>	
(1)(a)	4.4.1 and Tables 4-10	
(1)(b)	4.4.1 and Tables 4-9	
(1)(c)	4.4.1 D	
(1)(d)	4.4.1 H	
(1)(e)	4.4.1 I	
(1)(f)	4.4.1 J	
(1)(g)	4.4.1 K	
(1)(h)	4.4.1 E	
(2)(a)	4.4.2 A and Table 10	
(2)(b)	4.4.2 I and Tables 11-13	

<sup>3</sup> Planning to Stay, Pinellas County Planning Department, May 6, 2003.

<u>FAC</u>	<u>PLAN CITATION</u>	<u>COMMENTS</u>
(2)(c)	4.4.2 G	
(2)(d)	4.4.2 F	
(2)(e)	4.4.2 F	
(2)(f)	4.4.2 H	
(3)(b)1	HE 1.1	
(3)(b)2	HE 1.4	
(3)(b)3	HE 1.1	
(3)(b)4	HE 1.2	
(3)(b)5	FLUE 1.5	
(3)(b)6	HE 1.5	
(3)(b)7	NA	4.4.2 I
(3)(c)1	HE 1.1.1	
(3)(c)2	HE 1.1.2	
(3)(c)3	FLUE 1.5.1 and 1.5.2	
(3)(c)4	HE 1.4.2 and 1.4.3	
(3)(c)5	HE 1.1.3	
(3)(c)6	HE 1.2.1 and 1.2.2	
(3)(c)7	NA	4.4.1 H
(3)(c)8	NA	4.4.2 I
(3)(c)9	NA	4.4.2 I
(3)(c)10	HE 1.1.1	
(3)(c)11	HE 1.1.2	
<b>9J-5.011</b>	<b>SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE</b>	
(1)(a)	4.5.1-4.5.4	
(1)(b)	NA	Redington Shores does not assist any other municipalities with utility services.
(1)(c)	NA	<i>Special District Public Facilities Report</i> , by Tampa Bay Water, gives a summary of the existing Tampa Bay Water facilities in Table I, Existing Water Supply Facilities, and Table II, Existing Pipelines, on pages 7 and 10 of that report. This report can be viewed on the PPC web page under the Evaluation and Appraisal Report (EAR)-Based Amendment Page. Pinellas County facilities are described in the water supply element of the county Comprehensive Plan.
(1)(d)	4.5.1-4.5.4	
(1)(e)	4.5.1-4.5.4	
(1)(f)	4.5.1-4.5.4	
(1)(g)	NA	There are no high aquifer recharge areas in Redington Shores.
(1)(h)	4.5.1-4.5.4	
(2)(b)1	CIE 1.2	
(2)(b)2	NA	

<u>FAC</u>	<u>PLAN CITATION</u>	<u>COMMENTS</u>
(2)(b)3	NA	According to the definition of urban sprawl in the <i>F.A.C.</i> , urban sprawl occurs in areas which are predominantly rural, or rural areas interspersed with low-intensity or low-density urban uses. Pinellas County is the most densely settled county in Florida (3,291 persons per square mile in 2000 <sup>4</sup> ) and fully urbanized to its boundaries. The only land available for development is scattered infill lots. Most municipalities cannot annex due to municipal boundaries that are contiguous with other municipalities. Even where unincorporated county land lies adjacent to a municipal boundary, such land is fully urbanized. There is no agricultural land for conversion. There is no vacant land to provide any opportunity for leapfrog, radial, or other sprawling patterns of development. Therefore, because urban sprawl cannot occur, the requirement for an analysis of urban sprawl does not apply.
(2)(b)4	IE 1.2	
(2)(b)5	NA	There are no high aquifer recharge areas in Redington Shores.
(2)(c)1	CIE 1.1.4	
(2)(c)2	IE 2.1.1	
(2)(c)3	IE 1.2.1, 1.2.2, 1.2.3	
(2)(c)4	IE 2.1.4	
(2)(c)5	IE 2.1.1	
<b>9J-5.012</b>	<b>COASTAL MANAGEMENT</b>	
(2)(a)	1989 Comprehensive Plan CMCE D&A Section III	
(2)(b)	LU-1 <i>Existing Land Use Map</i> and LU-4 <i>Future Land Use and Future Transportation Corridors Map</i> ; 1989 Comprehensive Plan Maps –Map 4 – <i>Wetlands, Vegetative Cover, &amp; Marine Resources</i>	
(2)(c)	NA	There are no historical resources in Redington Shores.
(2)(d)	1989 Comprehensive Plan CMCE D&A Section III	
(2)(e)(1)	4.2.7; 1989 Comprehensive Plan CMCE D&A Section VIII and IX	
(2)(e)(2)	4.2.8; 1989 Comprehensive Plan CMCE	

<sup>4</sup> Planning to Stay, Pinellas County Planning Department, May 6, 2003.



<u>FAC</u>	<u>PLAN CITATION</u>	<u>COMMENTS</u>
	D&A Section X	
(2)(e)(3)	1989 Comprehensive Plan CMCE D&A Section X	
(2)(f)	1989 Comprehensive Plan CMCE D&A Section VJ	
(2)(g)	LU-1 <i>Existing Land Use Map</i> ; Recreation Data Guide	
(2)(h)	1989 D & A, Inventory Data and Analysis: A	
(3)(b)(1)	CMCE 1.1, 1.8, 1.3, 1.4	
(3)(b)(2)	CMCE 1.3	
(3)(b)(3)	CMCE 1.7	
(3)(b)(4)	CMCE 1.6	
(3)(b)(5)	CMCE 1.4, 2.1	
(3)(b)(6)	CMCE 2.1	
(3)(b)(7)	CMCE 2.2	
(3)(b)(8)	CMCE 3.1, 3.2, 3.3	
(3)(b)(9)	CMCE 1.6	
(3)(b)(10)	NA	There are no historic resources in Redington Shores.
(3)(b)(11)	NA	There are no separate level-of-service standards for CHHA. Redington Shores is completely within the CHHA.
(3)(c)(1)	CMCE 1.1.4, 1.1.5	
(3)(c)(2)	CMCE 1.1.1, 1.1.6	
(3)(c)(3)	CMCE 2.3.1, 2.3.2, 2.3.3	
(3)(c)(4)	CMCE 2.2.1, 2.2.2, 2.2.3	
(3)(c)(5)	CMCE 3.2.1, 3.3.1, 3.3.2, 3.3.3	
(3)(c)(6)	CMCE 3.3.1-3.3.3	
(3)(c)(7)	CMCE 2.1.1-2.1.3	
(3)(c)(8)	CMCE 2.1.4-2.1.7	
(3)(c)(9)	CMCE 1.3.9	
(3)(c)(10)	CMCE 1.6.5	
(3)(c)(11)	NA	There are no historic resources in Redington Shores.
(3)(c)(12)	NA	There are no deep water ports in Redington Shores.
(3)(c)(13)	CMCE 2.1.4, 2.1.5	
(3)(c)(14)	CMCE 1.7.1, 1.8.2	
(3)(c)(15)	CMCE 1.1.1, 1.1.3	
(4)	NA	Pinellas County does not have a marina siting plan.
(5)(a), (b), (c), (d), & (e)	NA	There are no deep water ports in Redington Shores.
<b>9J-5.013</b>	<b>CONSERVATION</b>	
(1)(a)(1)	1989 CMCE D&A, Section V	
(1)(a)(2)	LU-2 <i>Floodplain</i> ; 1989 CMCE D&A, Section VC	
(1)(a)(3)	NA	There are no commercially valuable minerals in Redington Shores.

<u>FAC</u>	<u>PLAN CITATION</u>	<u>COMMENTS</u>
(1)(a)(4)	NA	There are no problems with soil erosion in Redington Shores.
(1)(a)(5)	1989 CMCE D & A Section V	
(1)(b)	1989 CMCE D & A Sections V and VI	
(1)(c)	IE 4.5.2	
(2)(b)(1)	CMCE 1.5	
(2)(b)(2)	CMCE 1.1	
(2)(b)(3)	CMCE 1.4	
(2)(b)(4)	CMCE 1.3	
(2)(c)(1)	CMCE 1.1.1-1.1.3	
(2)(c)(2)	NA	There are no commercially valuable minerals in Redington Shores.
(2)(c)(3)	CMCE 1.4.1-1.4.4, 1.3.4	
(2)(c)(4)	IE 1.2.2	4.6 Coastal Management and Conservation
(2)(c)(5)	N/A	1989 D & A, Natural Resources and Tables 21 + 22
(2)(c)(6)	CMCE 1.3.5-1.3.8	
(2)(c)(7)	N/A	No natural reservations are located within the Town limits of Redington Shores.
(2)(c)(8)	CMCE 1.7.1, 1.1.6	4.6 Coastal Management and Conservation
(2)(c)(9)	NA	No environmentally sensitive lands have been identified within the Town limits of Redington Shores.
(2)(c)(10)	IE 1.4.1	
(3)(a)	CMCE 1.3.3, 1.3.4	
(3)(b)	CMCE 1.3.3	
<b>9J-5.015</b>	<b>INTERGOVERNMENTAL COORDINATION</b>	
(1)(a)	1989 ICE D&A Section I	
(1)(b)	1989 ICE D&A Section II	
(2)(a)	1989 ICE D&A Section III	
(2)(b)	1989 ICE D&A Section IV	
(2)(c)	NA	
(2)(d)	NA	
(3)(b)(1)	ICE 1.1	

<u>FAC</u>	<u>PLAN CITATION</u>	<u>COMMENTS</u>
(3)(b)(2)	ICE 1.2, 2.1, 2.2	
(3)(b)(3)	ICE 2.2	
(3)(b)(4)	ICE 2.2	
(3)(b)(5)	ICE 1.1 and 1.2	
(3)(b)(6)	NA	
(3)(c)(1)	ICE 1.1.1 and 1.1.3	
(3)(c)(2)	ICE 2.3.1, 2.3.2	
(3)(c)(3)	ICE 2.2.4	
(3)(c)(4)	NA	No D&A or GOPs reflect views on annexation. Redington Shores is unable to annex.
(3)(c)(5)	ICE 1.2.1	
(3)(c)(6)	ICE 1.7.1	
(3)(c)(7)	ICE 1.2.1	
(3)(c)(8)	NA	There are no dredge spoil sites located within the Town limits of Redington Shores.
(3)(c)(9)	NA	There are no dredge spoil sites located within the Town limits of Redington Shores.
(3)(c)(10)	NA	There are no schools located within the Town limits of Redington Shores.
(3)(c)(11)	ICE 2.2.1, 2.2.3	
(3)(c)(12)	ICE 2.2.3	
(3)(c)(13)	ICE 2.2.6	
(3)(c)(14)	NA	3.10 Public School Facilities Element

<u>FAC</u>	<u>PLAN CITATION</u>	<u>COMMENTS</u>
<b>9J-5.016</b>	<b>CAPITAL IMPROVEMENTS</b>	
(1)(a)	4.9	
(1)(b)	1989 CIE D&A Section III	
(1)(c)	1989 CIE D&A Section IV	
(2)(a)	1989 CIE D&A Section V	
(2)(b)	4.9 Capital Improvements	
(2)(c)	4.9 Capital Improvements	
(2)(d)	4.9 Capital Improvements	
(2)(e)	4.9 Capital Improvements	
(2)(f)(1)	4.9 Capital Improvements	
(2)(f)(2)	4.9 Capital Improvements	
(2)(f)(3)	4.9 Capital Improvements	
(2)(f)(4)	4.9 Capital Improvements	
(2)(f)(5)	4.9 Capital Improvements	
(2)(f)(6)	4.9 Capital Improvements	
(3)(b)1	CIE 1.2	
(3)(b)2	CIE 1.4	
(3)(b)3	CIE 1.1	
(3)(b)4	CIE 1.2	
(3)(b)5	CIE 1.1, 1.5, 1.3	
(3)(c)1	CIE 1.1.4	
(3)(c)2	CIE 1.2.2	
(3)(c)3	CIE 1.2.1	
(3)(c)4	CIE 1.1.1, 1.3.5, 1.5.1, 1.5.2, 1.5.4, 1.5.5	
(3)(c)5	CIE 1.3.4	
(3)(c)6	CIE 1.3.4	
(3)(c)7	CIE 1.1.3, 1.1.6	
(3)(c)8	CIE 1.5.1	
(3)(c)9	CIE 1.3.5, 1.5.4	
(4)(a)	CIE 1.1.6 and Schedule of Capital Improvements	
(4)(b)	CIE 1.1.6 and Schedule of Capital Improvements	
(5)	CIE 1.5.5 and 1.5.6	
<b>9J-5.019</b>	<b>TRANSPORTATION</b>	
(2)(a)1	1989 Comprehensive Plan – Map F: Existing Traffic Circulation	
(2)(a)2	4.3.1; Pinellas County MPO – Bus Transit in Pinellas Map	
(2)(a)3	4.3.1; Pinellas County MPO – Bike Lanes and Trails Maps	
(2)(a)4	NA	There are no intermodal facilities, ports, airports, or related facilities located in the Town limits of Redington Shores.
(2)(a)5	NA	There are no intermodal facilities, ports, airports, or related facilities located in the Town limits of Redington Shores.

<u>FAC</u>	<u>PLAN CITATION</u>	<u>COMMENTS</u>
(2)(a)6	NA	There are no intermodal facilities, ports, airports, or related facilities located in the Town limits of Redington Shores.
(2)(a)7	NA	There are no intermodal facilities, ports, airports, or related facilities located in the Town limits of Redington Shores.
(2)(a)8	4.3.1 Existing Roadway Conditions and Table 3	
(2)(a)9	4.3.1 Existing Roadway Conditions and Table 3	
(2)(a)10	NA	
(2)(b)1	4.3.1	
(2)(b)2	NA	There are no large parking facilities in Redington Shores.
(3)(a)	4.3.1	
(3)(b)	4.3.1	
(3)(c)	4.3.1	
(3)(d)	4.3.1	
(3)(e)	NA	
(3)(f)	4.3.1	
(3)(g)	NA	
(3)(h)	4.3.1	
(3)(i)	1989 Traffic Circulation D&A	
(3)(j)	NA	There are no public transportation corridors in Pinellas County.
(3)(k) For multimodal transportation districts	NA	There are no multimodal transportation districts in Redington Shores.
(4)(b)1	TE Goal 1	
(4)(b)2	TE 1.2	
(4)(b)3	TE 1.2	
(4)(b)4	NA	
(4)(b)5	TE 1.2.1	
(4)(b)6	NA	There are no ports, airports, or related facilities located in the Town limits of Redington Shores.
(4)(b)7	NA	There are no ports, airports, or related facilities located in the Town limits of Redington Shores.
(4)(b)8	NA	There are no ports, airports, or related facilities located in the Town limits of Redington Shores.
(4)(b)9	NA	There are no ports, airports, or related facilities located in the Town limits of Redington Shores.
(4)(b)10	NA	There are no multimodal districts in Redington Shores.
(4)(c)1	TE 1.1.1	

<u>FAC</u>	<u>PLAN CITATION</u>	<u>COMMENTS</u>
(4)(c)2	TE 1.4.3	
(4)(c)3	FLUE 1.2.8, 1.2.9; TE 1.3.1	
(4)(c)4	NA	
(4)(c)5	TE 1.3.2, 1.3.3, 1.3.4	
(4)(c)6	NA	
(4)(c)7	NA	
(4)(c)8	NA	There are no ports, airports, or related facilities located in the Town limits of Redington Shores.
(4)(c)9	NA	
(4)(c)10	NA	4.3.2 Future Roadway Analysis
(4)(c)11	TE 1.2.2 – 1.2.4	
(4)(c)12	NA	
(4)(c)13	NA	No interstate or intrastate runs through the Town limits of Redington Shores.
(4)(c)14	NA	There are no intermodal facilities, ports, airports, or related facilities located in the Town limits of Redington Shores.
(4)(c)15	FLUE 1.2.4	
(4)(c)16	NA	
(4)(c)17	NA	There are no ports, airports, or related facilities located in the Town limits of Redington Shores.
(4)(c)18	NA	There are no ports, airports, or related facilities located in the Town limits of Redington Shores.
(4)(c)19	NA	There are no ports, airports, or related facilities located in the Town limits of Redington Shores.
(4)(c)20	NA	There are no ports, airports, or related facilities located in the Town limits of Redington Shores.
(4)(c)21	NA	There are no ports, airports, or related facilities located in the Town limits of Redington Shores.
(4)(c)22	NA	There are no multimodal districts in Redington Shores.
(5)(a)	Future Land Use and Future Transportation Corridors Map; 4.3.1	
(5)(b)	Future Land Use and Future Transportation Corridors Map; 4.3.1	

**WATER SUPPLY INDEX**

<b>163/9J-5</b>	<b>WATER SUPPLY</b>	
163.3167(13):address water supply sources	4.5.2	
163.3177(4)(a):coordinate with regional water supply plan	4.5.2	
163.3177(3)(a):CIP	IE Policy 1.1.2	
163.3177(6)(a):FLUM coordinated with availability of water supply	4.5.2	
9J-5.006:coordinate FLUM, growth, water supply	4.5.2	
163.3177(6)(c):Alternative water supply projects, traditional projects, reuse, conservation, work plan	4.5.2C; 4.5.2D	
9J-5.011:current and projected water sources	4.5.2B; 4.5.2F	
163.3177(6)(d):current and projected water supplies; conservation; emergency conservation per WMD	IE 1.2, 1.1, 1.1.2	
9J-5.013: see above	INF Objective 1.2, Policy 1.2.1, Policy 1.2.2; 4.5.1.B	
163.3177(6)(h)1:ICE – coordinate with regional water supply plan	4.5.2	
163.3177(8):data	4.5.2	
163.3177(10)(e):data	4.5.2	
9J-5.005(2):water supply	4.5.2	

data		
163.3177(9)(h): ICE	IE 1.2, 1.2.3	
163.3180(2)(a): level of service	IE Policy 1.1.1	
9J-5.0055: concurrency	CIE Policy 1.5.7	
163.3177(10)(f): potable water level of service	IE Policy 1.1.1	
9J- 5.011(2)(c)2.d: level of service	4.5.2; IE Policy 1.1.1	

**7.0 APPENDIX**

**A. Exemption Letter from Public Schools Facilities Element**