

**NOTICE OF PUBLIC HEARING  
TOWN OF REDINGTON SHORES  
PLANNING AND ZONING BOARD  
17425 GULF BOULEVARD  
WEDNESDAY, JUNE 17, 2026 - 6:00 P.M.**

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. APPROVAL OF MINUTES:** October 13, 2025, December 3, 2025 & March 4, 2026

**E. OLD BUSINESS**

1. Comprehensive Plan

**F. NEW BUSINESS**

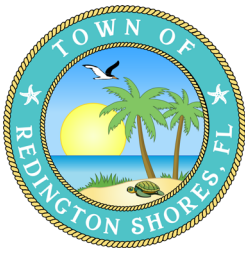
1. Building Code changes targeted to ease construction in the single-family homes neighborhoods
  - 20% administrative waiver
  - Construction staging

**G. PUBLIC COMMENT**

**H. ADJOURNMENT**

Pursuant to Florida Statutes § 286.0105, if any person or entity decides to appeal any decision made on any matter considered at any meeting or hearing of any Redington Shores Board or Commission, he, she or it will need a record of the proceedings and, for such purpose, he, she or it may need to ensure that a verbatim record of the proceedings is made, which record includes the legal arguments, testimony, and evidence upon which the appeal is to be based.

***A possible quorum of the Town of Redington Shores Commissioners may be present for the event listed. No official action will be taken.***



**TOWN OF REDINGTON SHORES  
PLANNING AND ZONING BOARD  
17425 GULF BOULEVARD  
WEDNESDAY, OCTOBER 13, 2025 - 6:00 P.M.  
MINUTES**

A **Regular Meeting** of the Planning and Zoning Board of the Town of Redington Shores, Florida was convened at 6:00 p.m.

**Members Present:** Chair Herig, Member Wood, Member Bourgeois, Member Caby, Member Dickerson, Alternate Member Foster, Alternate Member Baker

**Members Absent:**

**Other Municipal Officials Present:** Town Manager Margaret Carey, Town Clerk Melissa Fultz, Building Official Spencer, Attorney Nancy Meyer, and Town Planner David Dixon.

**1. ROLL CALL BY THE TOWN CLERK**

**2. APPROVAL OF MINUTES**

Member Dickerson moved to approve the minutes of the April 2, 2025 meeting, seconded by Member Bourgeois. All yes. Motion carried.

**3. OLD BUSINESS  
COMPREHENSIVE PLAN UPDATE**

Emma Wennick from Forward Pinellas presented to the Board. She explained that Forward Pinellas assists municipalities with updating their Comprehensive Plan. The Town submitted their Evaluation and Appraisal Report (EAR) in 2023. By law the town has 1 year from submitting the EAR to make updates. This is a soft deadline, however.

The Board discussed proposed changes and provided feedback. Forward Pinellas will take the recommendations, incorporate the changes, and return to present an updated plan. Ms. Wennick will coordinate with Planner Dixon who documented all requested changes/updates.

**4. NEW BUSINESS**

Attorney Meyer read the rules for the hearing and swore in testimonial witnesses.

**SITE PLAN REVIEW – 115 174<sup>th</sup> TERRACE DRIVE EAST – SPLIT PARCEL**

Town Planner Dixon presented his report, findings, and recommendations. The applicants are seeking approval for a lot split at 115 174<sup>th</sup> Terrace Dr E. The structure on this lot is a 3-story duplex. The applicants are seeking to divide the parcel into 2 separate lots. Mr. Dixon recommends approval with the following considerations:

1. Applicant shall provide 1) a survey of the proposed lots as divided and proposed structures, and 2) a legal document to the Town providing for the means of maintenance of attached and common portions of the structure (i.e., the roof and common wall).

The applicants spoke. Mr. Stevens explained that he just wants to split into 2 parcels so that there is no confusion with ownership in the future.

Public comment: none.

Board Member Bourgeois motioned to approve the site plan with Planner Dixon's conditions, seconded by Member Wood.

Vote:

HERIG – YES  
WOOD – YES  
BOURGEOIS – YES  
CABY – YES  
DICKERSON – YES

Motion carried.

### **SITE PLAN REVIEW – 121 175<sup>th</sup> TERRACE DRIVE EAST – ROOF DECK ACCESSORY STRUCTURE**

Town Planner Dixon presented his report, findings, and recommendations. The applicants are seeking approval to construct a rooftop deck as an accessory structure on a new single-family detached residence. Mr. Dixon recommends that if approved, the Board should include the following considerations:

1. Pergola may not exceed maximum height, or the pergola should be moved to minimize visual impacts from neighboring properties or public rights-of-way,
2. Provide adequate screening of all other rooftop elements from the side neighboring properties,
3. Determine hours of use should the property be leased as a vacation rental.

Board members asked questions of the Planner and discussed. They suggested the pergola be placed 5ft from the edge.

The applicants spoke. Applicant, Ms. Kiel answered questions about the pergola.

Public comment: none.

Closing comments: none.

Board discussed.

Member Bourgeois motioned to approve the site plan review with recommendations and that the permit for the pergola be reviewed and for the pergola not to be over 8 feet, seconded by Member Dickerson.

Vote:

HERIG – NO  
WOOD – YES  
BOURGEOIS – YES  
CABY – YES  
DICKERSON – YES

Motion carried.

### **5. ADJOURNMENT**

There being no further business before the Board, the meeting adjourned at 7:33 p.m.

Respectfully submitted,

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Melissa Fultz  
Town Clerk

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Date Approved by Planning and Zoning Board



**TOWN OF REDINGTON SHORES  
PLANNING AND ZONING BOARD  
17425 GULF BOULEVARD  
WEDNESDAY, DECEMBER 3, 2025 - 6:00 P.M.  
MINUTES**

A **Regular Meeting** of the Planning and Zoning Board of the Town of Redington Shores, Florida was convened at 6:00 p.m.

**Members Present:** Chair Herig, Member Wood, Member Dickerson, Member Baker, and Alternate Member Foster

**Members Absent:**

**Other Municipal Officials Present:** Town Manager Margaret Carey, Town Clerk Melissa Fultz, Building Official Eve Spencer, Attorney Nancy Meyer, and Town Planner David Dixon.

**1. ROLL CALL BY THE TOWN CLERK**

**2. OLD BUSINESS – none**

Attorney Meyer read the rules for the hearing and swore in testimonial witnesses.

**3. NEW BUSINESS**

**REZONING REQUEST and COMPREHENSIVE LAND USE MAP AMENDMENT– 109 180<sup>TH</sup> AVENUE EAST**

Town Planner Dixon presented his report, findings, and recommendations. He explained that when there is a rezoning request, a land use amendment must accompany it.

The applicants are seeking a rezone from C-NR General Commercial to RS-10 Medium/low density residential district, which only allows for a single-family home and no transient rentals. There is no house currently on the parcel. RS-10 matches the use of surrounding parcels – single family. A change would balance the residential/commercial use in this area. This parcel has never been used as commercial.

Planner Dixon finds the rezoning and land use map amendment is consistent with the comprehensive plan and suggests the following recommendations:

- (1) An application for a building permit shall comply with all RS-10 district zoning regulations as provided in Sec. 90-161.
- (2) Additional buffering shall be provided at building permit if buffering on the property line between the RS-10 and C-NR zones does not meet the provisions Sec. 90-173.B:
  - (a) The use shall not be closer than 50 feet to any residential district.
  - (b) The property line shall be screened by a ten-foot landscaped strip.
  - (c) A six-foot solid privacy fence or wall may be permitted as necessary to provide buffering for the residential district.

Applicant questions/comments: Jason Gillmore (applicant) asked about condition #2 and indicated they plan to put up a privacy fence in the future.

Board questions: none.

Public comment: none

Closing comment: Planner Dixon said this is pretty straightforward and follows the intent of how the town was originally planned in this area.

Board Member Dickerson motioned to approve the rezoning request with Planner recommendations, seconded by Member Bourgeois. All in favor. Motion carried.

Board Member Bourgeois motioned to approve the Land Use Amendment, seconded by Member Dickerson. All in favor. Motion carried.

**4. PUBLIC COMMENT – none**

**5. ADJOURNMENT**

There being no further business before the Board, the meeting adjourned at 6:14 p.m.

Respectfully submitted,

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Melissa Fultz  
Town Clerk

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Date Approved by Planning and Zoning Board



**TOWN OF REDINGTON SHORES  
PLANNING AND ZONING BOARD  
17425 GULF BOULEVARD  
WEDNESDAY, MARCH 4, 2026 - 6:00 P.M.  
MINUTES**

A **Regular Meeting** of the Planning and Zoning Board of the Town of Redington Shores, Florida was convened at 6:00 p.m.

**Members Present:** Chair Herig, Member Baker, Member Wood, and Alternate Member Foster

**Members Absent:** Member Dickerson, Member Bourgeois

**Other Municipal Officials Present:** Town Manager/Acting Town Clerk Margaret Carey, Building Official Spencer, Attorney Nancy Meyer, and Town Planner David Dixon.

**1. ROLL CALL BY THE TOWN CLERK**

**2. OLD BUSINESS – none**

Attorney Meyer read the rules for the hearing and swore in testimonial witnesses.

**3. NEW BUSINESS**

**SITE PLAN REVIEW – 117 WALL STREET**

Town Planner Dixon presented his report, findings, and recommendations. The applicants are raising their house due to damage that occurred from the hurricanes in 2024. The elevated structure will include a deck off the back of the house. A deck is considered an accessory structure subject to site plan review. Planner Dixon added that since the initial filing, the homeowners have added a new seawall that increases the property line, therefore making the request for only 2-3 feet into the setback. The homeowners also presented updated measurements for the project. Homeowners are requesting a deck with a depth of 11 feet. Planner Dixon recommended approval of the request with the following considerations:

- The deck shall not be enclosed.
- The railing shall have at least 75% transparency.
- Provide landscaping as visual screening around the deck.

Board members discussed. Alternate Member Foster said only 10 feet should be allowed. She also suggested that code amendments be discussed to address situations such as this as well as other common special requests from applicants.

The applicants spoke. Ms. Winchester and Mr. Bonnell explained the hardships they have encountered since trying to elevate their home. They have no objection to Mr. Dixon's recommendations.

Public comment: none.

Applicant closing statement: The applicants thanked the Board for their consideration.

Board Member Wood motioned to approve the site plan with a deck depth of 10 feet, Mr. Dixon's considerations, and the final design be verified by the Building Official, seconded by Chair Herig

Discussion: Chair Herig and Member Baker were in favor of 11 feet, but did not challenge the motion.  
Vote:

HERIG – YES  
WOOD – YES  
BAKER – YES  
Motion carried.

**4. OTHER**

The Board discussed with Building Official Spencer about recurring issues with homeowners rebuilding their homes. Ms. Spencer will research and summarize issues and present at a future Planning and Zoning Board meeting for discussion of potential code update recommendations.

**5. PUBLIC COMMENT – none**

**6. ADJOURNMENT**

There being no further business before the Board, the meeting adjourned at 6:56 p.m.

Respectfully submitted,

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Margaret Carey  
Town Manager / Acting Town Clerk

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Date Approved by Planning and Zoning Board

## APPENDIX - DATA AND ANALYSIS

### Introduction

Pursuant to the 2011 Community Planning Act (Chapter 163, Part II, Florida Statutes), the *Town of Redington Shores Comprehensive Plan* provides the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the Town. The adopted goals, objectives and policies are based upon the data and analysis contained in this document, which covers two planning horizons, a 10-year period ending in 2035 and a 25-year period ending in 2050. Coordination of the various elements is a major objective of the Town's comprehensive planning process. While the findings below are organized by element for convenience, implementation of the goals, objectives and policies of all elements will be guided by the data and analysis as a whole.

In addition to the goals, objectives and policies, the Future Land Use Map Series is adopted as part of this comprehensive plan, and consists of the following maps:

- Map 1: Future Land Use Map
- Map 2: Transportation Network Map
- Map 3: Coastal High Hazard Area Map
- Map 4: Floodplain Map

These maps will be used to guide implementation of the goals, objectives and policies for all elements. Map 5: Existing Land Use Map is also included in the Data & Analysis for informational purposes, but is not part of the adopted comprehensive plan.

Unless specifically modified or supplemented in this document, existing data and analysis submitted with previously adopted comprehensive plans will continue to apply.

### Effects of 2024 Hurricanes

In the fall of 2024, Redington Shores was significantly impacted by Hurricanes Helene and Milton. Hurricane Helene made landfall in the state's Big Bend region as a powerful Category 4 storm on September 24, bringing severe storm surges up to 8 feet high that inundated Pinellas County's barrier island communities, including Redington Shores. Less than two weeks later on October 9, Hurricane Milton made landfall near Siesta Key as a Category 3 storm, bringing powerful winds and heavy rainfall leading to widespread power outages and additional flooding. Between the two storms, many homes, businesses and Town facilities have been damaged.

The effects of these storms on the Town cannot be overstated. The Redington Shores community is likely to face significant shifts as some residents and businesses choose to relocate to less vulnerable

areas. Structures that need to be rebuilt will need to conform to current requirements of the Federal Emergency Management Agency's National Flood Insurance Program, with many needing to be elevated. Since the effects of the hurricanes are still being quantified, the majority of the data and analysis in this document was gathered prior to their impacts. However, the comprehensive plan represents long-term planning that the Town will continue to follow as it rebuilds. Specific data points can be adjusted in the future to account for the storms as more information becomes available.

## **Future Land Use Element**

The goals, objectives and policies of the Future Land Use Element govern the future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use are provided for the gross land area included in each existing land use category. The geographic location of adopted future land uses is shown in Map 1: Future Land Use Map.

In addition to meeting the requirements of Chapter 163, Florida Statutes, the Town coordinates future land use planning with Forward Pinellas, the planning council for Pinellas County. The Future Land Use Element is consistent with the Forward Pinellas Countywide Rules pursuant to Chapter 2012-245, Laws of Florida.

The data and analysis for the Future Land Use Element contains updated population projections through the 2035 and 2050 planning horizons, and an analysis of existing and future land uses to ensure that they are sufficient to meet the needs of future populations. Data and analysis on coastal high hazard areas and hazard mitigation planning are provided in more detail in the Coastal Management and Conservation Element.

### ***Population***

The medium population estimate prepared by the University Florida's Bureau of Economic and Business Research (BEER) for Redington Shores in 2024 was 2,154 permanent residents. This represents a slight decrease of 22 people from the 2020 census count of 2,176. Small increases or decreases from year to year are not unusual in stable communities that are not actively adding residents. Population projections were developed in conjunction with the adopted 2050 Long Range Transportation Plan for Pinellas County, and are expected to remain stable with only modest growth through the 2035 and 2050 planning horizons.

Estimates and projections for the seasonal and tourist population were also developed. Seasonal residents are those who reside in the Town for only a portion of the year, and claim their permanent residences elsewhere, such as "snowbirds" who mainly live in the Town during the fall and winter months, and those who own vacation homes. Tourists include visitors who stay in traditional

hotel/motel accommodations, rent residential property on a temporary basis, or stay with friends or relatives in their homes. The Town estimated the seasonal and tourist population based on the Census distribution of housing units held for seasonal, recreational or occasional use; vacation rental counts and occupancy rates from AirDNA.com; and tourism estimates from Visit St. Pete/Clearwater. Population projections for the 2035 and 2050 planning horizons are shown in Table 1.

**Table 1: Population Projections**

Population	2025	2030	2035	2040	2045	2050
Permanent	2,157	2,169	2,182	2,195	2,208	2,221
Seasonal	1,578	1,582	1,585	1,589	1,592	1,596
Tourists	351	352	353	353	354	355
<b>Total</b>	<b>4,125</b>	<b>4,135</b>	<b>4,144</b>	<b>4,153</b>	<b>4,162</b>	<b>4,172</b>

*Source: BEBR, 2024; AirDNA.com, 2025; Forward Pinellas, 2025*

**Land Use**

The acreage distribution of existing land uses is shown in Table 2, and their geographic locations are shown in *Map 5: Existing Land Use*. The predominantly residential land use pattern has been relatively stable since the majority of the Town was developed in the 1980s. Some changes continue to occur through redevelopment, such as older structures being torn down and replaced with new redevelopment, but the established community character is not expected to change during the 2035 and 2050 planning horizons.

Existing land use types are based on classification by the Property Appraiser’s Office (PAO) as part of routine property assessment activities. The PAO currently identifies about 159 land parcel acres within Redington Shores. This total excludes parcel acreage from submerged lands extending into the Intracoastal Waterway and Gulf. It also excludes the majority of the beach, which falls outside of PAO parcel delineation.

As shown in Table 2, the existing land use pattern of the Town is predominantly residential, with about 86% of the land acreage developed with single-family or multifamily housing structures. Recreational uses, including Constitution Park and a large beach access amenity, comprise about 6%, with smaller amounts of resort, commercial, and other uses.

Vacant land makes up nearly 7% of land acreage, and mainly consists of isolated parcels interspersed with established development. Some of these parcels were previously developed with structures that were subsequently removed or demolished. With little buildable vacant land remaining, new construction occurs primarily through demolition and replacement of aging structures. Therefore, these parcels are not anticipated to contribute to population growth.

**Table 2: Existing Land Use**

Existing Land Use	Acres	Percent
Commercial	4.0	2.5%
Industrial	0.1	0.1%
Mixed Use	0.9	0.6%
Multifamily	51.0	32.1%
Office	1.2	0.8%
Public/Semi-Public	2.5	1.6%
Recreation/Open Space	6.4	4.0%
Resort	2.9	1.8%
Single-Family	85.7	54.0%
Vacant	3.9	2.5%
<b>Total</b>	<b>158.6</b>	<b>100.0%</b>

*Source: Pinellas County Property Appraiser's Office, 2025*

Since population growth is anticipated to be minimal during the 2035 and 2050 planning horizons, the amount of additional development that will be needed to support future residents will also be minimal. The current Future Land Use distribution, shown in Table 3, is adequate to meet the needs of this anticipated growth. *Map 1: Future Land Use* shows the locations of these adopted categories.

**Table 3: Future Land Use Designations**

Future Land Use	Acres	Percent
Commercial General	2.2	1.4%
Institutional	0.9	0.6%
Preservation	1.5	0.9%
Recreation/Open Space	8.3	5.2%
Residential High	34.3	21.6%
Residential High with Resort Facilities Overlay	0.6	0.4%
Residential Low Medium	17.3	10.9%
Residential Medium	12.0	7.6%
Residential Urban	64.7	40.8%
Residential/Office/Retail	5.9	3.7%
Resort Facilities Medium	10.7	6.7%
Transportation/Utility	0.2	0.2%
<b>Total</b>	<b>158.6</b>	<b>100.0%</b>

*Source: Forward Pinellas, 2025*

## Transportation

Gulf Boulevard, a signalized minor arterial, travels the length of the barrier islands system in Pinellas County and is the most significant roadway located within the Town limits. Within the approximately 1.9-mile length of the Town, the roadway is a four-lane divided roadway under the ownership, operation, and maintenance responsibility of the Florida Department of Transportation. Its location is shown on *Map 2: Transportation Corridors*.

Roadway level of service (LOS) is monitored for significant roadways in Pinellas County by Forward Pinellas, in its role as the metropolitan planning organization for Pinellas County. Gulf Boulevard in Redington Shores is operating at LOS “D”, where vehicles travel at a slight decrease from posted speed limits as traffic volume slightly increases, and freedom to maneuver within the traffic stream may be limited. LOS “D” is a common goal for urban streets during peak hours.

A primary objective of the Town’s transportation planning efforts is to ensure that the safety and mobility needs of pedestrians, bicyclists and transit users as well as motorists are accommodated. Gulf Boulevard is marked with sharrows (or “share the road” arrows) indicating that bicycles may use the lanes as well as automobiles. Sidewalks are located on both sides of the roadway, with signalized pedestrian crossings using Rapid Rectangular Flashing Beacon (RRFB) technology.

## Housing

As shown in Table 4, the majority of residential development in Redington Shores (about 54%) consists of multifamily housing. Single-family homes account for approximately 33% of the total units, and other types of site-built housing comprise 13%. (Note that in Table 2 above, townhomes and duplexes/triplexes/fourplexes are classified as multifamily by the Pinellas County Property Appraiser’s Office.) There are no mobile homes, boats, or RVs used as residences within the Town.

**Table 4: Housing Units by Type**

Type	Number	Percent
Single-Family	743	33.2%
Townhome	47	2.1%
Duplex/Triplex/Fourplex	252	11.3%
Multifamily	1,198	53.5%
Mobile Home	0	0.0%
Boat or RV	0	0.0%
<b>Total</b>	<b>2,240</b>	<b>100.0%</b>

*Source: American Community Survey, 2025*

The majority of homes in Redington Shores were constructed between 1950 and 1990, as shown in Table 5. Residential construction since 2010 has slowed, but continues to occur, likely due to the high desirability of beachfront property. With little buildable vacant land remaining, new construction occurs primarily through demolition and replacement of aging structures.

**Table 5: Total Housing Units by Year Constructed**

Year Constructed	Number	Percent
Built 2010 or later	79	3.5%
Built 2000 to 2009	261	11.7%
Built 1990 to 1999	68	3.0%
Built 1980 to 1989	434	19.4%
Built 1970 to 1979	707	31.6%
Built 1960 to 1969	232	10.4%
Built 1950 to 1959	381	17.0%
Built 1940 to 1949	63	2.8%
Built 1939 or earlier	15	0.7%
<b>Total Housing Units</b>	<b>2,240</b>	<b>100.0%</b>

*Source: American Community Survey, 2025*

Housing condition is assessed by Pinellas County Property Appraiser’s Office staff as part of routine property assessment activities. As shown in Table 6, the majority of parcels are in average or above average condition, consistent with the age of the housing stock.

**Table 6: Housing Units Distribution by Condition**

Condition	Number	Percent of Total Units
Fair	73	3.3%
Average	1,630	72.7%
Above Average	495	22.1%
Excellent	42	1.9%
Superior	1	<0.1%
<b>Total</b>	<b>2,240</b>	<b>100.0%</b>

*Source: Pinellas County Property Appraiser’s Office, 2025*

As shown in Table 7, approximately 54% of housing units in Redington Shores are occupied on a year-round basis (a total of 1,201 households), with the majority of those being owner-occupied. About 38% of units are held for seasonal, recreational, or occasional use, which can be attributed to the beachfront community’s traditional attractiveness to seasonal residents and the recent rise in popularity of vacation rentals. Another 8% of dwelling units are vacant, which includes those that are for sale or rent but are currently unoccupied, as well as those vacant for other reasons.

**Table 7: Housing Units by Tenure**

Unit Type	Number	Percent
Owner-occupied	1,015	45.3%
Renter-occupied	186	8.3%
Held for seasonal, recreational, or occasional use	858	38.3%
Vacant	181	8.1%
<b>Total</b>	<b>2,240</b>	<b>100.0%</b>

Source: American Community Survey, 2025

As shown in Table 8, about 25% of the Town’s households are cost-burdened, defined as households spending at least 30% of gross income on housing costs. This is lower than the Pinellas County average of 35%. There are no subsidized housing units in the Town.

**Table 8: Estimates and Projections of Cost-Burdened Households**

Cost-Burdened Status	Number	Percent
Cost-burdened owner-occupied households	227	18.9%
Cost-burdened renter-occupied households	71	5.9%
Not cost-burdened	903	75.2%
<b>Total</b>	<b>1,201</b>	<b>100.0%</b>

Source: American Community Survey, 2025

Affordable and workforce housing is handled through multi-jurisdictional programs. Redington Shores participates with the Pinellas County Community Development Department in the Community Development Block Grant Program, and with the Housing Finance Authority of Pinellas County, 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. The Town's participation is accomplished through a cooperative agreement.

There are several factors that affect the supply of affordable and workforce housing within Redington Shores itself. These include the high housing and land values typical of a barrier island community, and the inability to add additional land or increase density within the Town limits. There are no subsidized rental housing units reported within the Town.

There are no residential group homes within the Town, but there is one multifamily building with nine units that is used as transitional housing for addiction recovery services. The Town does not have any housing designated as historically significant. There are no existing rural area or farm worker households, and there is no future need for such households.

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.

## **Infrastructure**

This element provides the planning basis for potable water, sanitary sewer, solid waste, and stormwater drainage needed to serve current and future residents. The element addresses the coordination, addition, and/or expansion of facilities to meet future needs while maximizing the use of existing facilities, conserving potable water resources, and protecting the functions of natural groundwater recharge areas and natural drainage features. Sanitary sewer, solid waste, drainage, and potable water are subject to state-mandated concurrency requirements pursuant to Section 163.3180, Florida Statutes. The Town uses the five-year planning horizon to identify investments needed to maintain adopted levels of service.

### ***Sanitary Sewer***

The Town owns and maintains the sanitary sewer lines within its municipal boundaries, sets its own rates, and bills its customers. However, it is a wholesale customer of Pinellas County Utilities for the provision of wastewater treatment services at the South Cross Bayou Water Reclamation Facility, which has a permitted capacity of 33 million gallons of wastewater per day.

The Town has adopted a wastewater level-of-service standard of 111 gallons per capita per day (gpcd), consistent with the County's level-of-service standard for South Cross Bayou. The demand for wastewater treatment projected for the Town during the 2050 planning horizon (shown below in Table 9) is 0.48 millions of gallons per day, or just 1.5% of the plant's permitted capacity.

**Table 9: Projected Demand for Sanitary Sewer Service**

<b>2050 Population</b>	<b>Maximum Demand Per Capita Per Day (gallons)</b>	<b>Maximum Total Demand Per Day (millions of gallons)</b>	<b>Maximum Total Demand Per Year (millions of gallons)</b>
4,172	115	0.48	175.1

*Source: City of St. Petersburg, 2022; BEBR, 2024; Forward Pinellas, 2025*

**Potable Water**

Apart from a handful of residents who are self-supplied with private wells, Redington Shores receives all potable water supplies, treatment, and distribution from Pinellas County Utilities. Tampa Bay Water is the regional water supply authority that supplies all of the wholesale potable water for Pinellas County. Through an interlocal agreement and master water supply contract, Tampa Bay Water is obligated to meet the current and future water needs of its member governments, and is the owner and operator of water supply facilities including wellfields, surface water withdrawals, a seawater desalination facility, treatment facilities, storage facilities, pumping stations, and transmission mains.

The Town coordinates its level-of-service standard for potable water with the level-of-service standard adopted by Pinellas County for its retail customers. This standard is 115 gallons per capita per day. However, as shown in Table 10, the actual water use for the retail system is projected to be lower at 79 gallons per capita per day. Based on the maximum permanent, seasonal and tourist population of 4,172 projected for the planning horizon multiplied by that projected water use, the Town’s demand equates to 0.31 million gallons per day (MGD), or about 0.14% of the current Pinellas County Utilities yield of 224.6 MGD.

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 capital costs for water supply development projects are the responsibility of Tampa Bay Water. Such costs are recaptured through the sale of water to the water service provider, and through them, by the retail customers. Funding mechanisms are identified in its Special District Public Facilities Report. In addition, the Pinellas County Water Supply Work Plan includes costs for distribution, transmission, treatment, and associated facilities.

The Town actively participates in water conservation efforts led by Pinellas County. County regulations are enforced for water conservation measures including low-flow plumbing fixtures and water shortage emergency regulations. The Town also receives reclaimed water from Pinellas County Utilities. Pinellas County is the responsible jurisdiction for treatment and allocating the reclaimed water resource. There are no prime or high natural groundwater aquifer recharge areas affecting reclaimed water in Pinellas County.

Table 10: Potable Water Supply and Demand Analysis

DEMAND ANALYSIS								
UTILITY NAME	2025	2030	2035	2040	2045	2050	WUP (MGD)	PER CAPITA WATER USE
<b>PINELLAS COUNTY UTILITIES (SUPPLIED THROUGH TAMPA BAY WATER)</b>								
Municipal Population Served	3,902	3,892	3,893	3,909	3,918	3,948		
Demand (MGD)	0.307	0.306	0.306	0.307	0.308	0.310		
Total Utility Service Area Population	504,863	514,010	526,816	539,181	543,701	556,568	0.000	79
Demand (MGD)	39.670	40.388	41.395	42.366	42.721	43.732		
<b>DOMESTIC SELF SUPPLY</b>								
Population Served	223	243	251	244	244	224		
Demand (MGD)	0.012	0.013	0.014	0.013	0.013	0.012		54
<b>MUNICIPAL POPULATION</b>	4,125	4,135	4,144	4,153	4,162	4,172		77
<b>TOTAL DEMAND (MUNICIPAL)</b>	0.319	0.013	0.319	0.320	0.321	0.322		
<b>TOTAL DEMAND (UTILITIES)</b>	39.670	40.388	41.395	42.366	42.721	43.732		
SUPPLY ANALYSIS								
<b>EXISTING SOURCES</b>								
	<i>CURRENT YIELD (MGD)</i>							
Total Permitted Quantities	0.000							
Water Supply Authority Quantities	224.620							
Total Current Yield	0.000							
<b>FUTURE SOURCE OPTIONS</b>								
	<i>POTENTIAL YIELD (MGD)</i>			<i>RESPONSIBLE ENTITY</i>		<i>RESPONSIBLE ENTITY</i>		
Conservation	0.183					All		

Key: WUP = Water Use Permit MGD = Millions of Gallons Per Day

Source: Southwest Florida Water Management District, Community Planning Pages, October 2022; Forward Pinellas, 2025

**Solid Waste**

Redington Shores contracts with private company Waste Connections for solid waste, yard waste, and recycling collection. Twice-weekly solid waste and yard waste pick-ups are provided to residential customers, at curbside or from side yards. Recyclables are collected via weekly curbside pick-up. Debris removal is also provided following storms or other emergency events.

Solid waste products are taken to the Pinellas County Resource Recovery Facility, which can burn nearly one million tons per year in its Waste-to-Energy Plant while producing up to 75 megawatts per hour of electricity. Special pickup items that are too large for the Waste-to-Energy Plant are placed in the County landfill. Recyclable materials, including yard waste and electronics, are transported to private-sector recycling companies.

The Town has adopted the same level of service for solid waste as Pinellas County, 1.3 tons per capita per year (equivalent to 7.1 pounds per capita per day). Based on projected population growth, as shown in Table 11, the anticipated maximum demand for solid waste collection during the planning horizon is just over 5,400 tons per year, or just 0.5% of the Waste-to-Energy Plant capacity.

**Table 11: Projected Demand for Solid Waste Collection**

2050 Population	Maximum Demand Per Capita Per Day (pounds)	Maximum Total Demand Per Day (tons)	Maximum Total Demand Per Year (tons)
4,172	7.1	14.8	5,406

Source: Pinellas County, 2023; Forward Pinellas, 2025

**Stormwater Drainage**

Redington Shores owns and maintains a stormwater drainage system that includes 284 pipes, 51 outfalls, and 236 catchbasins, as well as weirs, water control structures and overland discharge from closed catchments. In 2022, the Town contracted with engineering firm Stantec on a multi-year project to evaluate and update its adopted Stormwater Management Plan, employing a hydrologic and hydraulic model, an inundation analysis incorporating sea level rise scenarios, and development of a flooding level-of-service analysis for roadways. The Town held an educational workshop for residents in August 2022. The project is still ongoing.

The Town’s adopted stormwater level-of-service standard is for drainage of a 25-year frequency, 24-hour storm event. It has not been amended since the previous comprehensive plan adoption.

## Coastal Management and Conservation

*Map 3: Coastal High Hazard Area Map* depicts the Coastal High Hazard Area (CHHA), which is defined in Section 163.3178(2)(h), Florida Statutes (F.S.) as the area 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. The CHHA depicts the areas of the county that are most vulnerable to flooding and wind damage from hurricanes and tropical storms, and includes virtually the entire barrier island system, including Redington Shores.

Consistent with Section 163.3178(8), F.S., and the *Countywide Rules*, Redington Shores discourages increases in density or intensity in the CHHA. Any proposed future land use amendments effecting such changes will be subject to a strict set of balancing criteria outlined in Coastal Management and Conservation Element Policy 3.3.4. The Town also prohibits the siting of special care facilities, such as hospitals and assisted living facilities, in the CHHA.

Regulatory flood zones are established by the Federal Emergency Management Agency (FEMA). New Flood Insurance Rate Maps (FIRM) were issued for Pinellas County in 2021. *Map 4: Floodplain Map* depicts the FEMA flood zones for Redington Shores. All new construction and redevelopment in flood zones will be in accordance with FEMA regulations.

To fulfill the requirements of Section 163.3178(2)(f), Florida Statutes (the Peril of Flood Act), the Town has adopted additional policy guidance for redevelopment strategies, engineering solutions, site development techniques and other best practices into the goals, objectives and policies of the Coastal Management and Conservation Element. It will continue to monitor projected flood risk and sea level rise impacts, and adjust long-range planning to account for observed conditions and any changes or refinements to the projection over time.

The Town is also a signatory to the *Pinellas County Local Mitigation Strategy*, which was updated in 2020. The plan indicates that Redington Shores is likely to experience threat, effect, or reoccurrence of coastal erosion, coastal flooding, flooding due to rainfall, tropical storms, and minor and major hurricanes.

The Town coordinates with the Pinellas County Emergency Management Department regarding voluntary and mandatory evacuations for hurricanes and tropical storms, consistent with the *Local Mitigation Strategy*, the Tampa Bay Regional Planning Council's *Tampa Bay Regional Hurricane Evacuation Study*, and countywide evacuation procedures.

As a coastal community, Redington Shores emphasizes the importance of preserving natural resources and mitigating environmental impacts. This includes maintaining beaches and dunes, protecting upland habitats, and managing water quality. The Town's policies are designed to support these goals while balancing the need for development and infrastructure improvements.

## Recreation and Open Space

The Town of Redington Shores offers a diverse range of public recreation and open space facilities, providing residents and visitors with ample opportunities for outdoor activities and leisure. Key amenities include several parks, a tennis court, and beach access areas, as described in Table 12. Collectively, these facilities provide approximately 7.98 acres of public recreation and open space within the Town.

**Table 12: Recreational Facilities**

Facility Name	Location	Activities	Acres
Constitution Park	18214 Gulf Boulevard	Playground, shuffleboard, basketball/handball court, volleyball court, cooking facilities	1.16
Nature Park (formerly Del Bello Park)	17925 Gulf Boulevard	Fishing dock, kayak launch, benches, exercise equipment, nature trails	1.22
Veteran Park	17720 Gulf Blvd	Walking, green space, benches	0.24
Neighborhood Green Space	1st St E & Longmont	Fishing, water access	0.11
Thelma Spitzer Park	176th Ave & 176th Terrace	Playground equipment	0.17
Tennis Court	18325 Gulf Boulevard	Tennis, pickleball, fishing dock	0.23
Carl's Park	176th Ave Cir & 176th Ave E	Green space, bench	0.03
Water Access Areas (4)	Various	Fishing, water access, dog walking	0.19
Gulf Beach Library	Madeira Beach	Library programs	1.15
Redington Shores Beach Access	18200 Gulf Boulevard	Beach access, restrooms, showers	3.46
<b>Total</b>			<b>7.98</b>

Source: Town of Redington Shores, 2025

## Intergovernmental Coordination

The Town of Redington Shores engages in intergovernmental coordination to effectively implement its comprehensive plan and resolve any planning conflicts that may arise. Essential services are provided through various interlocal agreements with Pinellas County, including potable water, sanitary sewer, and reclaimed water. The town participates in affordable housing efforts coordinated by the Pinellas County Community Development Department/Housing Finance Authority and emergency evacuation and hazard mitigation initiatives with the Pinellas County Emergency Management Department. These services are supported through ad valorem tax assessments.

Fire rescue services are provided by the Pinellas Suncoast Fire & Rescue District, which is governed by an elected Board of Fire Commissioners and funded through ad valorem taxes and an annual fee charged to residents. The Town contracts with the District for these services.

The Town maintains its own police service and provides police services to neighboring communities under contract. Regular coordination occurs with adjacent municipalities, including Indian Shores and North Redington Beach, through the Barrier Islands Governmental Council (BIG-C) and on an individual basis as necessary.

BIG-C is a governmental council that coordinates planning for tourism, beach renourishment, public safety, emergency management, environmental preservation and other public services for the eleven barrier island communities in Pinellas County, and provides a single voice for those communities to interface with county, regional, and state entities. Each barrier island community, including Redington Shores, has a BIG-C representative appointed from its governing body.

The Town coordinates with Forward Pinellas, which serves as the Pinellas Planning Council and Pinellas County Metropolitan Planning Organization, providing countywide land use and transportation planning functions respectively. Local future land use maps and land development regulations must be consistent with the *Countywide Plan for Pinellas County*, and the planning and funding of county/state roads within local jurisdictions is coordinated with the *Long Range Transportation Plan* and *Transportation Improvement Program*. The ten barrier island communities (excluding Clearwater) share a seat on the Forward Pinellas Board, appointed from among the governing bodies of those communities.

The Town coordinates with a number of regional entities, which serve as reviewing agencies for comprehensive plan amendments, provide technical assistance to local governments, and serve other coordination and/or regulatory functions:

- The Tampa Bay Regional Planning Council (TBRPC) plays a coordinating role in environmental, emergency management, and land use planning throughout Pinellas, Hillsborough, Manatee, Pasco, Hernando and Citrus Counties. Distribution of updated Coastal High Hazard Area data is administered through TBRPC.
- Tampa Bay Water is the regional water supply authority, comprised of member local governments Hillsborough County, Pasco County, Pinellas County, New Port Richey, St. Petersburg and Tampa. These governments, in turn, provide potable water to the smaller local governments of Tampa Bay, including Redington Shores (via Pinellas County).
- The Southwest Florida Water Management District plays a role in regional water supply planning, environmental resource permitting, and Flood Insurance Rate Map updates.

The Town coordinates with a number of state agencies, which also provide technical assistance to local governments and serve other coordination and/or regulatory functions:

- The Florida Department of Economic Opportunity has approval authority over comprehensive plan amendments. It also administers the Florida Building Code, and provides other technical assistance to local governments.
- The Florida Department of Transportation (FDOT) coordinates with regional metropolitan planning organizations to provide transportation planning and funding of major roadways. FDOT District 7 oversees the Tampa Bay region, including the local governments of Pinellas County, and is a reviewing agency for comprehensive plan amendments.
- The Florida Department of Environmental Protection oversees coastal management, and air/water quality, including permitting for certain development activities. It is also a reviewing agency for comprehensive plan amendments.

A summary of the Town’s relationships with these entities is shown in Table 13.

**Table 13: Intergovernmental Coordination**

Entity	Role and Responsibilities
Pinellas County	Provides potable water, sanitary sewer, and reclaimed water; coordinates affordable housing and emergency management efforts.
Pinellas Suncoast Fire & Rescue District	Provides fire rescue services; governed by an elected Board of Fire Commissioners.
Barrier Islands Governmental Council (BIG-C)	Coordinates planning for tourism, beach renourishment, public safety, emergency management, and environmental preservation among barrier island communities.
Forward Pinellas	Oversees countywide land use and transportation planning, including alignment with the Countywide Plan and transportation funding.
Tampa Bay Regional Planning Council (TBRPC)	Coordinates environmental, emergency management, and land use planning across multiple counties; manages Coastal High Hazard Area data updates.
Tampa Bay Water	Provides regional water supply; member local governments include Pinellas County.
Southwest Florida Water Management District (SWFWMD)	Involved in regional water supply planning, environmental resource permitting, and Flood Insurance Rate Map updates.
Florida Department of Commerce (FloridaCommerce)	Approves comprehensive plan amendments, administers Florida Building Code, and provides technical assistance.

Entity	Role and Responsibilities
Florida Department of Transportation (FDOT)	Oversees transportation planning and funding; reviews comprehensive plan amendments.
Florida Department of Environmental Protection	Manages coastal and environmental quality issues, including permitting and comprehensive plan amendments.

## Capital Improvements

The Town’s concurrency management system is updated with each Plan adoption 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. 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.

Redington Shores does not have a potable water system, sanitary sewer 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.

The Town is built out and there is no opportunity for annexation. The only new development will occur through redevelopment or replacement of existing buildings, or on scattered infill lots. Capital improvements are not required to support future growth or efficient land development, but are used to fund maintenance and improvements to roadways, seawalls, marine and boardwalk facilities, and recreational/cultural facilities.

## Private Property Rights

In 2021, the Florida Statutes were amended to create Section 163.3177(6), establishing a Private Property Rights Element that all local governments are required to adopt into their comprehensive plans, ensuring that private property rights are considered as part of land regulation. In accordance with the new law, the Town is adopting a new Private Property Rights Element with this comprehensive plan adoption.

## Public School Facilities

There are no public schools within the boundaries of Redington Shores. Therefore, the requirement for a Public School Facilities Element is not applicable to the Town.

## Definitions

*Ancillary Nonresidential Use*—Off-street parking and trash receptacle areas for adjacent, contiguous, nonresidential uses.

*Arterial Road*—A roadway providing automobile or multimodal transportation which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. Arterial roadways interconnect principal traffic generating activity centers within an urban area with the freeway system.

*Buffer Area*—A natural or landscaped area or strip of land, with or without such physical separation devices as a fence or wall, established to separate and insulate one type of land use from another land use; or to shield or block noise, lights or other nuisances; or to separate development and a natural feature so as to reduce the incompatibility between uses or features and protect the integrity of each.

*Coastal Construction Control Line*—The most recently adopted line established by the Florida Department of Environmental Protection, pursuant to Section 161.053, Florida Statutes, for Pinellas County.

*Coastal High Hazard Area*—The area 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.

*Contiguous*—Parcels are considered contiguous if they are touching along a boundary or directly across any roadway or other right-of-way from each other.

*Countywide Plan*—Materials in such descriptive form, written or graphic, as may be appropriate to the prescription of strategies for the orderly and balanced future development of Pinellas County, pursuant to Chapter 2012-245, Laws of Florida, as amended. The Countywide Plan is comprised of the Countywide Plan Strategies, the Countywide Plan Map, and the Countywide Rules.

*Density*—The measure of permitted development expressed as a maximum number of dwelling, hotel, motel, lodging house or transient accommodation units per net acre of land area.

*Dwelling Unit*—One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household. This term shall include any type of use authorized to be treated as a dwelling unit by Chapter 419, Florida Statutes, governing Community Residential Homes.

*Floor area*—The sum of the total area of all floors of a building.

*Floor area ratio (FAR)*—A ratio of square footage of gross floor area divided by the net square footage of land area, as applied to nonresidential uses. A building’s floor area ratio does not include parking garages, exterior stairs, or exterior balconies.

*Gross land area*—For the purpose of computing density/intensity, that total land area within the property boundaries of the subject parcel.

*Impervious surface*—A surface that has been compacted or covered with a layer of material so that it is highly resistant to or prevents infiltration by stormwater. It includes lime rock or clay as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar surfaces.

*Impervious surface ratio (ISR)*—A measure of the intensity of hard-surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the net land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the net land area.

*Intensity*—The measure of permitted development expressed as a maximum Impervious Surface Ratio and/or Floor Area Ratio per acre of net land area.

*Land Use*—The development that has occurred on the land, the development that is proposed on the land, or the use that is permitted or permissible on the land, under an adopted comprehensive plan or element or portion thereof, land development regulations, a land development code, or these Countywide Rules as the context may indicate.

*Level of service (LOS)*—A measure of performance and/or of demand versus available capacity of public services and facilities.

*Marina Use*—A public or quasi-public facility for marine transport, including such terminal, docking, hangar, storage, parking, transient accommodation, office, retail commercial, and eating/drinking facilities as may be directly related or accessory thereto.

*Mixed Use*—A combination of uses on a single property, typically residential and nonresidential.

*Multimodal Transportation*—A combination of automobile, pedestrian, bicycle, and/or transit travel modes sharing a transportation facility or system. When used alone as an adjective, “multimodal” indicates the presence of characteristics supportive of such transportation (e.g., multimodal infrastructure).

*Nonconforming Lot, Use, or Structure*—A lot, use, or structure which was previously legal and at inception conformed to the then-applicable regulations, that subsequently fails to conform to the requirements of the Countywide Plan Map and these Countywide Rules, as either may be amended from time to time.

*Nonresidential Use*—Those uses as provided for under the respective categories, other than residential or residential equivalent use.

*Office Use*—An occupation or service providing primarily an administrative, professional or clerical service and not involving the sale of merchandise; examples of which include medical, legal, real estate, design, and financial services, and like uses. No “Office Use” shall include any Personal Service/Office Support Use, Retail Commercial Use, or Commercial/Business Service Use, as specifically defined within these Countywide Rules.

*Preservation Uses*—Uses primarily providing passive open space, providing for the conservation and management of natural features, providing for watershed management and designed to recognize and protect open and undeveloped areas, providing habitat for endangered or threatened species, and generally recognizing environmentally significant areas.

*Public Educational Facility*—Elementary schools, special education facilities, alternative education facilities, middle schools, high schools, and area vocational-technical schools of the Pinellas County School District.

*Public Recreation Facility*—A publicly owned or leased recreation site or component thereof, used by the public for active or passive recreational pursuits such as a trail, marina, ball court, athletic field or swimming pool. This term includes both Facility-Based Recreation and Resource-Based Recreation, which terms may be distinguished between as to the use characteristics permitted within a given plan category.

*Public/semipublic uses*—Those primary and secondary uses listed under the institutional, transportation/utility, recreation/open space, and preservation plan categories.

*Quasi-Public Uses*—A noncommercial use, such as a private school or religious institution, which is open to and/or serves an identified membership, group of people (as opposed to the public), and/or partisan cause.

*Recreation/Open Space Uses*—Uses providing recreation facilities, sporting facilities, and open space, such as a park, public recreation facility, public beach/water access, and public or private golf course/clubhouse.

*Religious Institution Use*—A site, premise, or location that is used principally, primarily, or exclusively for the purposes of religious exercise as protected by the First Amendment to the U.S. Constitution.

*Residential Equivalent Use*—A residential-like accommodation other than a dwelling unit, including bed and breakfast, group home, congregate care, nursing home and comparable assisted living facilities. No such use shall be required or eligible to employ the residential equivalent standards for density/intensity for any household that qualifies as a dwelling unit. This use shall not include any type of use authorized by Chapter 419, Florida Statutes, Community Residential Homes, which is entitled to be treated as a dwelling unit.

*Residential Use*—A dwelling unit including, single-family, multifamily, and mobile home dwelling unit. This use shall include any type of use authorized by Chapter 419, Florida Statutes, Community Residential Homes, which is entitled to be treated as a residential dwelling unit.

*Retail business*—The sale of goods or services directly to the general public.

*Right-of-way*—The area of a highway, road, street, way, parkway, electric transmission line, gas pipeline, water main, storm or sanitary sewer main, or other such strip of land reserved for public use, whether established by prescription, easement, dedication, gift, purchase, eminent domain or any other legal means.

*Submerged Land*—The area situated below the mean high water line or the ordinary high water line of a standing body of water, including ocean, estuary, lake, pond, river, stream, or existing natural and man-made drainage detention areas.

*Tidal Wetlands*—Areas that are comprised of coastal marshes, mudflats and mangrove swamps that are subject to periodic flooding by ocean-driven tides.

*Transient accommodation unit*—An individual room or rooms within a transient accommodation use designed to be rented as a single unit for temporary occupancy of a limited duration, and without independent cooking or kitchen facilities.

*Transient accommodation use*—A facility containing one or more transient accommodation units, the occupancy of which occurs, or is offered or advertised as being available, for a term of less than one month, more than three times in any twelve-month period. In determining whether a property is used as a transient accommodation use, such determination shall be made without regard to the form of ownership interest in the property or unit; and without regard to whether the right of occupancy arises from a rental agreement, or other agreement, or payment of consideration. *Transient rental* shall have the same meaning as transient accommodation use.

*Transportation/Utility Uses*—Uses including transportation facilities and utilities infrastructure, such as an airport, seaport, marina, electric power generation plant, electric power substation, and telephone switching station.

*Vacation rental*—Any dwelling unit or residence, including, but not limited to, any unit or group of units in a condominium, cooperative, or apartment building, that is rented in whole or in part to a transient occupant for a period of less than 30 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place that may be rented to a transient occupant, but shall not include a hotel or motel as defined in this Code.

*Water-Dependent Use*—A use that requires a location adjacent to a water body because of the intrinsic nature of its operations, such as seaports, marinas, and marine-related facilities.

*Wetlands*—Those areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.



**COMPREHENSIVE PLAN**

**Adopted by Ordinance [NUMBER]  
Effective Date: [DATE]**

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## GOALS, OBJECTIVES AND POLICIES

### 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 purpose, density and intensity standards, permitted uses and other criteria. Certain Future Land Use Map categories include standards for mixed-use development to maintain consistency with the Countywide Plan Rules. These provisions are intended to describe how density and intensity may be proportionally allocated where mixed-use development is otherwise permitted. The inclusion of this language does not, in itself, establish an entitlement to mixed-use development. Implementation of mixed-use remains subject to the Town's Land Development Regulations, which may be more restrictive and may limit or prohibit such uses. These provisions are not intended to expand or alter the range of uses currently allowed, but rather to ensure consistency with applicable countywide requirements.

**Residential Urban**

Purpose: It is the purpose of this category to depict areas that are developed, or appropriate to be developed, in an urban low density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities and natural resource characteristics of such areas.

Locational Characteristics: This category is generally appropriate to locations where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial roadway network.

Permitted Uses:

- Residential
- Public Educational Facility (pursuant to Section 1013.33, Florida Statutes)
- Recreation/Open Space

Density/Intensity Standards:

- Residential – 7.5 dwelling units per acre
- Residential Equivalent - 3.0 beds per permitted dwelling unit at 7.5 dwelling units per acre
- Non-Residential – 0.40 floor area ratio (FAR) and 0.65 impervious surface ratio (ISR)

**Residential Low Medium**

Purpose: It is the purpose of this category to depict areas that are developed, or appropriate to be developed, in a low to moderately intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

Locational Characteristics: This category is generally appropriate to locations in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses and low to mid-intensity and density mixed-use areas; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between rural or suburban to more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial roadway network.

Permitted Uses:

- Residential
- Public Educational Facility (pursuant to Section 1013.33, Florida Statutes)
- Recreation/Open Space

Density/Intensity Standards:

- Residential – 10 dwelling units per acre
- Residential Equivalent - 3.0 beds per permitted dwelling unit at 10 dwelling units per acre
- Non-Residential – 0.50 FAR and 0.75 ISR

**Residential Medium**

Purpose: It is the purpose of this category to depict areas that are developed, or appropriate to be developed, in a moderately intensive residential manner; and to

recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

Locational Characteristics: This category is generally appropriate to areas where use and development characteristics are medium-density residential in nature; and in areas serving as a transition between less urban and more urban residential and mixed-use areas. These areas are generally served by and accessed from minor and collector roadways, which connect to arterial roadways.

Permitted Uses:

- Residential
- Public Educational Facility (pursuant to Section 1013.33, Florida Statutes)
- Recreation/Open Space

Density/Intensity Standards:

- Residential – 15 dwelling units per acre
- Non-Residential – 0.50 FAR and 0.75 ISR
- Mixed-Use (where permitted) – Shall not exceed, in combination, the respective number of units per acre and FAR permitted, when allocated in their respective proportion to the net land area of the property.

## Residential High

Purpose: It is the purpose of this category to depict areas that are developed, or appropriate to be developed, in a highly intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban and intensive qualities, transportation facilities and natural resource characteristics of such areas.

Locational Characteristics: This category is generally appropriate to locations in close, walkable, or bikeable proximity to high-intensity communities and supporting services; or in areas where use and development characteristics are high density residential in nature. These areas are typically in proximity to and may have direct access from the arterial roadway network and are served by transit in a manner that provides an alternative to individual automobile use.

Permitted Uses:

- Residential
- Public Educational Facility (pursuant to Section 1013.33, Florida Statutes)
- Recreation/Open Space

Density/Intensity Standards:

- Residential – 15 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
- Mixed-Use (where permitted) – Shall not exceed, in combination, the respective number of units per acre and FAR permitted, when allocated in their respective proportion to the net land area of the property.

**Residential/Office/Retail**

Purpose: It is the purpose of this category to depict areas that are developed, or appropriate to be developed, in residential, office and/or retail commercial use; and to recognize such areas as well-suited for mixed-use of a residential/office/retail character consistent with the surrounding uses, transportation facilities and natural resource characteristics of such areas.

Locational Characteristics: This category is generally appropriate to locations where it would serve as a transition from a more intensive non-residential use to residential, office or public/semi-public use; and in areas where the size and scale of development will accommodate true mixed residential, office and retail use. These areas are typically in proximity to and served by the arterial roadway network where mixed-use development allows interaction between uses and encourages transit and nonvehicular trips.

Permitted Uses:

- Residential
- Office
- Retail Commercial
- Personal Service/Office Support
- Commercial/Business Service
- Transient Accommodation

Density/Intensity Standards:

- Residential – 15 dwelling units per acre
- Non-Residential – 0.40 FAR and 0.85 ISR
- Transient Accommodation – 25 units per acre

- Mixed-Use – Shall not exceed, in combination, the respective number of units per acre and FAR permitted, when allocated in their respective proportion to the net land area of the property.

### **Resort Facilities Medium**

Purpose: It is the purpose of this category to depict areas that are developed, or appropriate to be developed, in medium density residential and resort, tourist facility use; and to recognize such areas as well-suited for the combination of residential and temporary lodging use consistent with their location, surrounding uses, transportation facilities and natural resource characteristics of such areas.

Locational Characteristics: This category is generally appropriate to locations with moderately intensive mixed residential and hotel/motel use in resort areas; and in locations where unique recreational assets warrant the combination of permanent and temporary accommodations in proximity to and served by the arterial roadway network, as well as by transit.

Permitted Uses:

- Residential
- Transient Accommodation
- Office
- Personal Service/Office Support
- Retail Commercial
- Commercial/Business Service
- Commercial Recreation
- Transportation/Utility (up to 3 acres)

Density/Intensity Standards:

- Residential – 18 dwelling units per acre
- Non-Residential – 0.65 FAR and 0.85 ISR
- Transient Accommodation – 30 units per acre
- Mixed-Use – Shall not exceed, in combination, the respective number of units per acre and FAR permitted, when allocated in their respective proportion to the net land area of the property.

### **Commercial General**

Purpose: It is the purpose of this category to depict areas that are developed, or appropriate to be developed, with a mix of businesses that provide for the shopping and personal service needs of the community, and may include residential uses as part of the mix of uses.

Locational Characteristics: This category is generally appropriate to where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including transit.

Permitted Uses:

- Office
- Personal Service/Office Support
- Retail Commercial
- Commercial/Business Service
- Commercial Recreation
- Residential
- Institutional (up to 5 contiguous acres)
- Transportation/Utility (up to?)
- Marinas

Density/Intensity Standards:

- Residential – 24 dwelling units per acre
- Temporary Lodging – 40 units per acre
- Non-Residential – 0.55 FAR and 0.90 ISR
- Mixed-Use – Shall not exceed, in combination, the respective number of units per acre and FAR permitted, when allocated in their respective proportion to the net land area of the property.

## Preservation

Purpose: It is the purpose of this category to depict areas that are characterized, or appropriate to be characterized, as a natural resource feature worthy of preservation; and to recognize the significance of preserving such major environmental features and their ecological functions.

Locational Characteristics: This category is generally appropriate to those natural resource features it is designed to recognize wherever they may appear and at a size appropriate to the feature being depicted in relationship to its surroundings. In recognition of the natural conditions which they are intended to preserve, these features will frequently occur in a random and irregular pattern interposed among the other categories.

Permitted Uses:

- Preservation
- Resource-Based Recreation

- Limited site alterations associated with resource management, restoration, or maintenance activities, as permitted by a management plan approved by the local government

Density/Intensity Standards:

- Non-Residential – 0.10 FAR and 0.20 ISR

### **Recreation/Open Space**

Purpose: This plan category is intended to recognize recreation/open space uses that serve the community or region.

Locational Characteristics: This category is generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the county; and in recognition of the natural and man-made conditions which contribute to the active and passive open space character and recreation use of such locations.

Permitted Uses:

- Recreation/Open Space

Density/Intensity Standards:

- Non-Residential – 0.25 FAR and 0.60 ISR

### **Institutional**

Purpose: It is the purpose of this category to depict areas that are used, or appropriate to be used, for public/semi-public institutional purposes; and to recognize such areas consistent with the need, character and scale of the institutional use relative to surrounding uses, transportation facilities, and natural resource features.

Locational Characteristics: This category is generally appropriate to those locations where educational, health, public safety, civic, religious and like institutional uses are required to serve the community; and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

Permitted Uses:

- Residential (where consistent with the Town's Land Development Regulations)
- Institutional

Density/Intensity Standards:

- Residential – 12.5 dwelling units per acre
- Non-Residential – 0.65 FAR and 0.85 ISR

- Mixed-Use (where permitted) – Shall not exceed, in combination, the respective number of units per acre and FAR permitted, when allocated in their respective proportion to the net land area of the property.

### **Transportation/Utility**

Purpose: It is the purpose of this category to depict areas that are used, or appropriate to be used, for transport and public/private utility services; and to recognize such areas consistent with the need, character and scale of the transport/utility use relative to surrounding uses, transportation facilities, and natural resource features.

Locational Characteristics: This category is generally appropriate to transportation, utility, and public works facilities serving the community; and to reflect the unique siting requirements and consideration to adjoining uses required in the placement of these facilities.

Permitted Uses:

- Transportation/Utility

Density/Intensity Standards:

- Non-Residential: 0.70 FAR and 0.90 ISR

### **Resort Facilities Overlay**

Purpose: It is the purpose of this category to depict, utilizing an overlay, areas that are developed, or appropriate to be developed, with residential and temporary lodging uses; and to recognize such areas as well-suited for the combination of residential and temporary lodging use consistent with the location, density, surrounding uses, transportation facilities and natural resource characteristics of such areas.

Locational Characteristics: This category is generally appropriate to locations with low to moderately intensive mixed residential and small scale temporary lodging use in and adjacent to resort areas; in locations where unique recreational assets warrant the combination of permanent and temporary accommodations in proximity to and served by the arterial roadway network.

Permitted Uses:

- Uses permitted by the Resort Facilities Medium category
- Uses permitted by the underlying future land use category

Density/Intensity Standards:

- Residential – Dwelling units per acre as permitted by the underlying future land use category
- Temporary Lodging – 1.67 temporary lodging units per dwelling unit permitted by the underlying future land use category
- Non-Residential – FAR and ISR as permitted by the underlying future land use category
- Mixed-Use – Shall not exceed, in combination, the respective number of units per acre and FAR permitted, when allocated in their respective proportion to the net land area of the property.

**Policy 1.1.2:**

Accessory uses normally found in association with, incidental to, and subordinate to the permitted use characteristics of each future land use category are allowed subject to the provisions of the land development code.

**Policy 1.1.3**

The adopted future land use categories shall be consistent with the Countywide Plan Map categories listed in the Forward Pinellas *Countywide Rules*, as established below.

<b>Future Land Use Map Category</b>	<b>Countywide Plan Map Category</b>
Residential Urban	Residential Low Medium
Residential Low Medium	Residential Low Medium
Residential Medium	Residential Medium
Residential High	Residential High
Residential/Office/Retail	Retail & Services
Resort Facilities Medium	Resort
Resort Facilities Overlay	Resort
Commercial General	Retail & Services
Preservation	Preservation
Recreation/Open Space	Recreation/Open Space
Institutional	Public/Semi-Public
Transportation/Utility	Public/Semi-Public


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**Policy 1.1.3:**

The Town shall include a summary table illustrating the general relationship between Future Land Use Map categories and zoning districts to improve clarity and ease of reference. This table is provided for informational purposes only, and the Town’s Land Development Regulations shall control in the event of any inconsistency.

<b>Future Land Use Category</b>	<b>Zoning District(s)</b>
Residential Urban (RU)	RS-7
Residential Low Medium (RLM)	RS-10
Residential Medium (RM)	RD-15
Residential High (RH)	RM-15
Residential/Office/Retail (R/O/R)	ROR-15
Commercial General (CG)	C-NR
Resort Facilities Medium (RFM)	CTF
Institutional (I)	PI
Recreation/Open Space (R/OS)	PP

Preservation (P)	PP (or N/A if strictly preserved lands)
Transportation/Utility (T/U)	PI or applicable utility designation

**Policy 1.1.4:**

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 1.1.5:**

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 1.1.6:**

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 1.1.7:**

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 1.1.8:**

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 1.1.9:**

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 1.1.10:**

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.

**Objective 1.8:**

The comprehensive plan shall be based upon permanent and seasonal population estimates and projections generated by a professionally acceptable methodology, for at least a 10-year planning period pursuant to Section 163.3177(1)(f)3, Florida Statutes.

**Policy 1.8.1**

The comprehensive plan shall cover two planning horizons, a five-year period for capital improvement planning purposes, ending in 2022, and an 18-year period for future land use planning and other supportive longer-term planning, ending in 2035.

**Policy 1.8.2**

For its 2035 planning horizon, the Town shall use the municipal population projections developed by the Southwest Florida Water Management District for its *Regional Water Supply Plan*.

**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 2012-245, Laws of Florida, as amended, by participating in the countywide planning process through representation on and coordination with Forward Pinellas, 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 Plan Map* and *Countywide 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 Plan Map* and *Countywide Rules*.

**Policy 3.1.2:**

The Town of Redington Shores shall comply with the specific procedural and substantive requirements of the *Countywide 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 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 2012-245, Laws of Florida, as amended, the Town's land development regulations shall contain density/intensity standards and "other standards" consistent with the *Countywide Rules*.

## 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:**

Maintain a multi-modal transportation system that increases mobility for bicyclists, pedestrians and transit users as well as motorists, and that promotes development patterns that reduce vehicle miles traveled and greenhouse gas emissions.

**Policy 1.1.1:**

The Town shall implement a mobility management system through the application of Transportation Element policies and the site plan review process, as set forth in Pinellas County Ordinance No. 16-21 and the land development code. Policies pertaining to the application of the Mobility Management System are listed below.

- a. All development projects generating new trips shall be subject to payment of a multi-modal impact fee.
- b. Development projects that generate between 51 and 300 new peak hour trips on deficient roads shall be classified as tier 1 and required to submit a transportation management plan (TMP) designed to address their impacts while increasing mobility and reducing the demand for single occupant vehicle travel.
- c. Development projects that generate more than 300 new peak hour trips on deficient roads shall be classified as tier 2, required to conduct a traffic study, and submit an accompanying report and TMP based on the report findings.
- d. Multi-modal impact fee assessments may be applied as credit toward the cost of a TMP.
- e. A traffic study and/or TMP for a development project not impacting a deficient road corridor shall be required if necessary to address the impact of additional trips generated by the project on the surrounding traffic circulation system.
- f. Deficient roads shall include those operating at peak hour level of service (LOS) E and F and/or volume-to-capacity (v/c) ratio 0.9 or greater without a mitigating improvement scheduled for construction within three years.
- g. Multi-modal impact fee revenue shall be utilized to fund multi-modal improvements to local, county or state facilities that are consistent with the comprehensive plan as well as the Long Range Transportation Plan maintained by Forward Pinellas in its capacity as the metropolitan planning organization (MPO) for Pinellas County.
- h. The Town shall support the effort of the MPO to complete the biennial update of the Multi-modal Impact Fee Ordinance through the MPO planning process, which includes review by the MPO Technical Coordinating Committee and MPO Policy Board.

**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 Transportation Plan 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 co-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 the efficient operation of roadways to the fullest extent possible.

**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 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 redevelopment strategies for development that protects the lives and property of its residents, preserves the integrity of its natural environment, and reduces coastal flood risk and the cost of flood-related damages, pursuant to Section 163.3178, Florida Statutes.**

**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 the Coastal High Hazard Area, as defined in Section 163.3178(2)(h), Florida Statutes, 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, adopted in *Map 2: Coastal High Hazard Area Map*.

**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 shall be the area of coastal development and redevelopment regulation within the Town of Redington Shores, consistent with Section 163.3178(8), Florida Statutes.

**Policy 2.1.4:**

The Town shall not support or finance new local transportation corridors which lie within the Coastal High Hazard 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 High Hazard 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 first geographic area of Pinellas County 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 High Hazard 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 High Hazard 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 2017*, 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 vulnerable to hurricanes and other tropical events, 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 High Hazard Area.

**Objective 2.4:**

The Town shall implement development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

**Policy 2.4.1:**

For development occurring within a floodplain, designation of flood elevation shall be the base flood elevation plus additional freeboard as set forth in the Town's land development regulations.

**Policy 2.4.2:**

The Town shall require any development that proposes to alter sand dunes or mangrove stands in the Coastal High Hazard Area to provide an engineering analysis demonstrating that the potential for flood damage will not be increased.

**Policy 2.4.3:**

The Town shall actively participate in the Pinellas County sea level rise vulnerability assessment, anticipated to be completed by 2020, and shall use the study's findings to refine its redevelopment principles, strategies, and engineering solutions that reduce the flood risk from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

**Policy 2.4.4:**

The Town shall monitor public utility infrastructure and other property that may be impacted by sea level rise, and work to floodproof or relocate components as need is determined.

**Objective 2.5:**

The Town shall encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

**Policy 2.5.1:**

The Town shall explore opportunities for federal, state and local assistance with public acquisition of properties in the Coastal High Hazard Area which suffer extensive storm or flood damage.

**Policy 2.5.2:**

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

- Relocation;
  - Reduction of permissible density or intensity of use;
  - Reconstruction in compliance with current building and construction standards;
- or
- Public acquisition.

**Objective 2.6:**

The Town shall identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

**Policy 2.6.1:**

Natural landscape barriers to flooding and stormwater shall be preserved or enhanced as practical during the land development/redevelopment process through site design and the site plan review process as provided in the land development regulations.

**Policy 2.6.2:**

The Town shall promote retrofitting of existing structures to mitigate potential damages from natural disasters.

**Policy 2.6.3:**

The Town shall continue to coordinate with Pinellas County and the Army Corps of Engineers to evaluate the feasibility of beach renourishment, erosion control structures, or other mitigation to preserve and protect the public beachfront from sea level rise.

**Policy 2.6.4:**

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.

**Objective 2.7:**

The Town shall participate, and encourage other local governments to participate, in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

**Policy 2.7.1:**

The Town shall continue to be a participant in the National Flood Insurance Program Community Rating System, and shall work to maintain or increase its rating.

**Policy 2.7.2:**

The Town shall assist residents by providing information about the National Flood Insurance Program on its official website.

**Policy 2.7.3:**

The Town shall post copies of available elevation certificates on its official website.

**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.

**Policy 3.3.4:**

The Town shall deny an amendment to its Future Land Use Map within the Coastal High Hazard Area which results in an increase of residential density or intensity unless it meets the requirements of Section 163.3178(8)(a)3., F.S. and upon a balancing of the

following criteria, as determined applicable and significant to the subject amendment, consistent with Section 4.2.7 of the Countywide Rules:

- a. Access to Emergency Shelter Space and Evacuation Routes. The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.
- b. Utilization of Existing and Planned Infrastructure. The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.
- c. Utilization of Existing Disturbed Areas. The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.
- d. Maintenance of Scenic Qualities and Improvement of Public Access to Water. The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Stevenson Creek), and Tampa Bay.
- e. Water Dependent Use. The requested amendment is for uses which are water dependent.
- f. Part of Community Redevelopment Plan. The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated development area.
- g. Overall Reduction of Density or Intensity. The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding coastal storm area.
- h. Clustering of Uses. The requested amendment within the coastal storm area provides for the clustering of uses on a portion of the site outside the coastal storm area.
- i. Integral Part of Comprehensive Planning Process. The requested amendment has been initiated as an integral part of its comprehensive planning process, consistent with this comprehensive plan.

## 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 Forward Pinellas and the 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 Forward Pinellas.

**Policy 1.2.2:**

The Town shall coordinate its Comprehensive Plan and land development regulations with the Countywide Plan in order to maintain consistency between the local and countywide plans and regulations, and further, shall participate in deliberations addressing intergovernmental coordination, countywide growth management, and such other matters that may be brought before Forward Pinellas 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 Forward Pinellas, the 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 coordinate with neighboring jurisdictions and other agencies, as appropriate, in the management of development impacts on the transportation system.

**Policy 1.3.1:**

The Town of Redington Shores shall coordinate with Forward Pinellas in its role as the Pinellas County Metropolitan Planning Organization, and the Florida Department of Transportation, as necessary, in the management development impacts on the surrounding transportation system through the site plan review process and in accordance with the Multi-modal Impact Fee Ordinance.

**Policy 1.3.2:**

The Town shall participate in the Barrier Island Governmental Council (BIG-C), an organization of beach communities, to coordinate transportation planning 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 or other appropriate agency 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 School Board staff, which has one member on the Forward Pinellas 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 Forward Pinellas in its capacity as 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 the Coastal High Hazard Area, 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 Forward Pinellas, 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.

## 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 for facilities or services for which they have been adopted.

#### 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 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30
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: 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 the Coastal High Hazard 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 the Coastal High Hazard Area 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 which level of service standards have been adopted 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 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.

**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.

## Private Property Rights Element

**Objective 1.1:**

In accordance with the legislative intent expressed in Sections 163.3161(10) and 187.101(3), Florida Statutes, the City adopts a Private Property Rights Element to respect judicially acknowledged and constitutionally protected private property rights and ensure that private property rights are considered in local decision-making.

**Policy 1.1.1:**

The following rights shall be considered in local decision-making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

# Map 1 Future Land Use Map Planning Horizon 2050 Town of Redington Shores

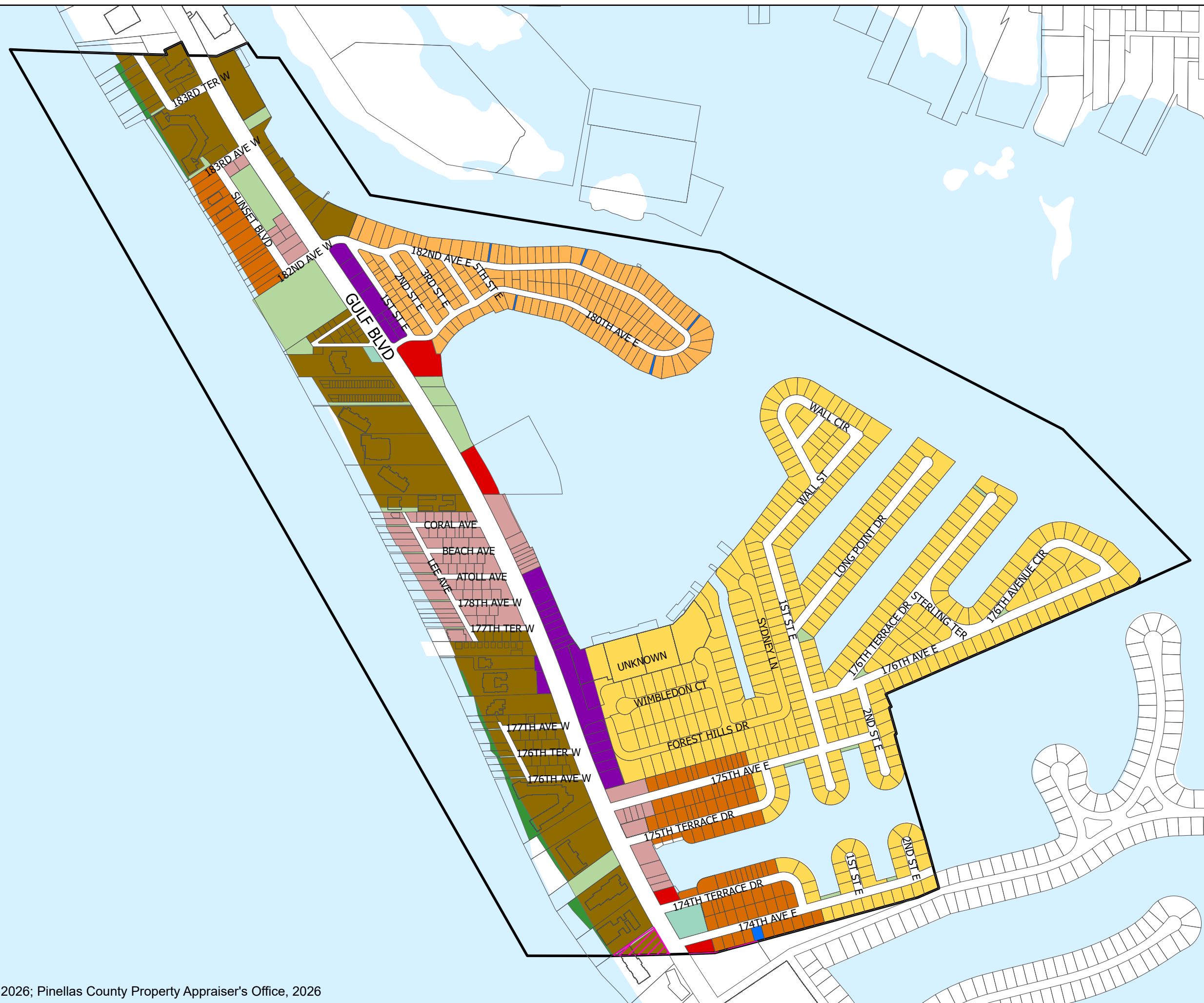
## Legend

-  Municipal Boundary
- Future Land Use Category**
-  Residential Urban
-  Residential Low Medium
-  Residential Medium
-  Residential High
-  Residential/Office/Retail
-  Resort Facilities Medium
-  Commercial General
-  Preservation
-  Recreation/Open Space
-  Institutional
-  Transportation/Utility
-  Resort Facilities Overlay









0 500 1,000  
Feet

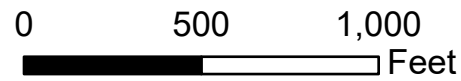
Prepared by:



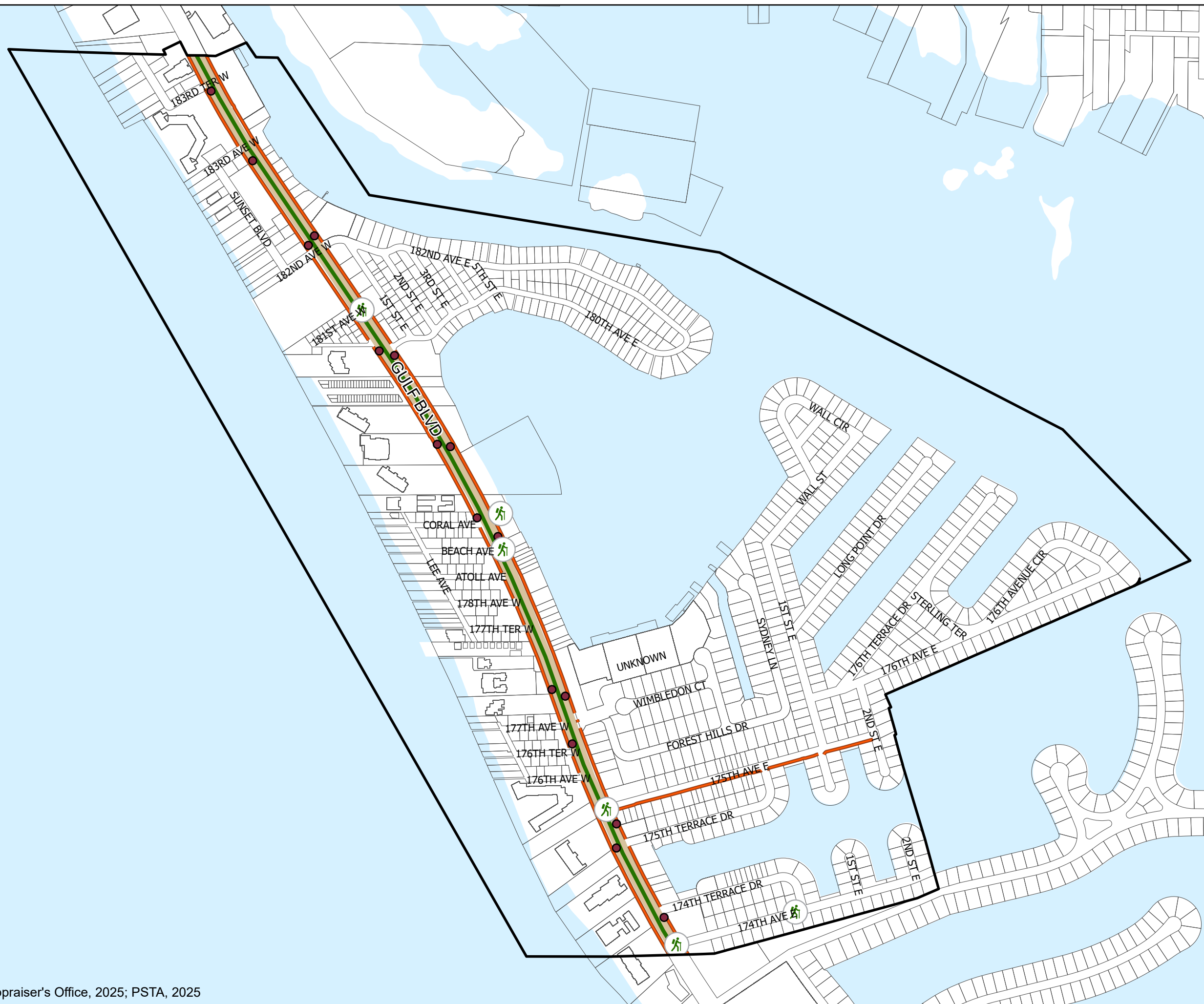
# Map 2 Transportation Map Town of Redington Shores

## Legend

-  Municipal Boundary
-  4 Lane Divided Minor Arterial
-  Sharrows
-  Sidewalks
-  Bus Stops
-  Signalized Pedestrian Crossing





Prepared by:

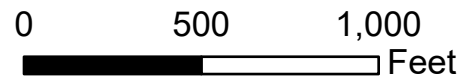


# Map 3 Coastal High Hazard Area Map Town of Redington Shores

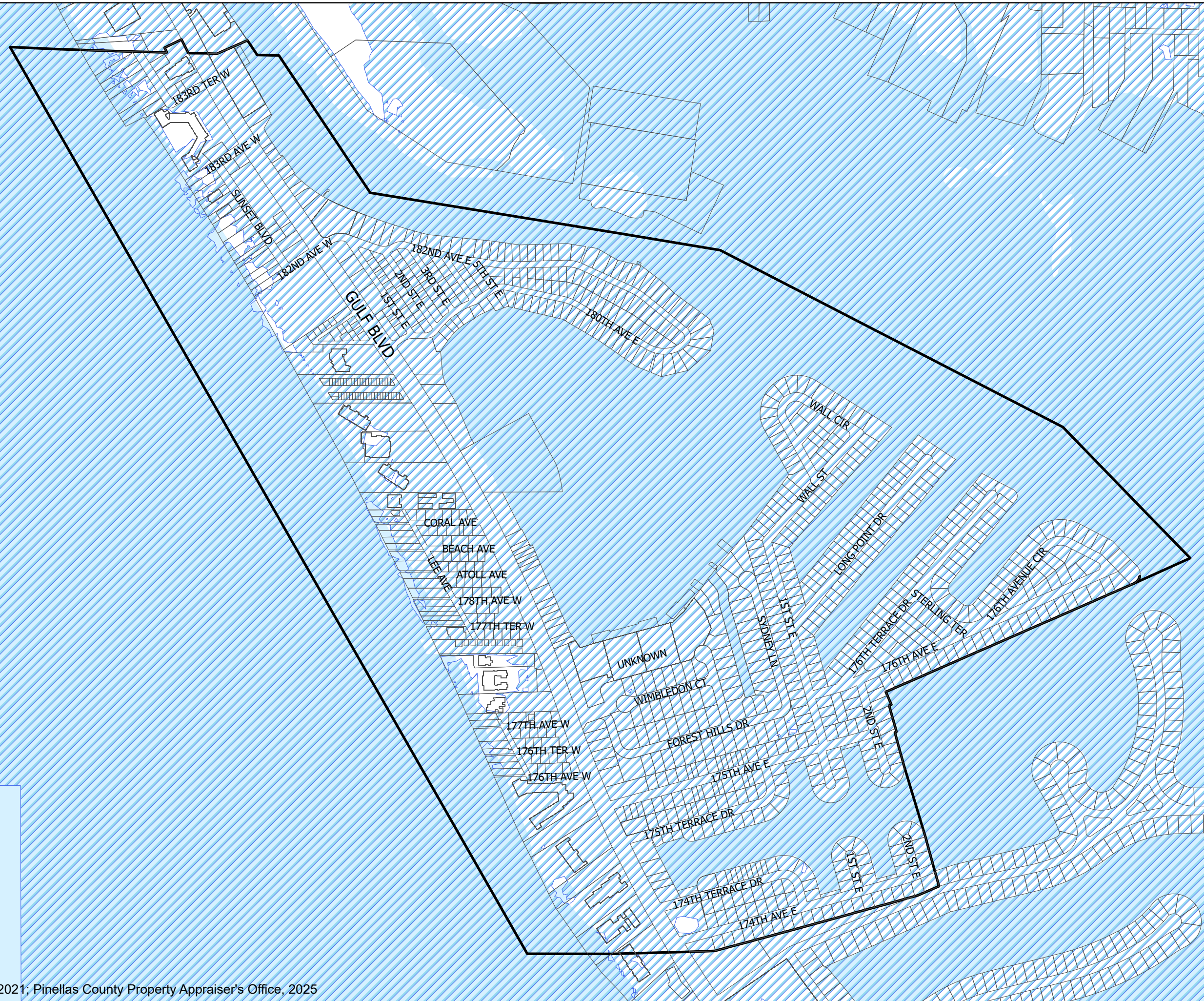
## Legend

-  Municipal Boundary
-  Coastal High Hazard Area

Note: The Coastal High Hazard Area (CHHA) is defined by Section 163.178(2)(h), Florida Statutes, as the area 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. Map represents the August 4, 2021 data update.



Prepared by:



# Map 4 Floodplain Map Town of Redington Shores


## Legend

 Municipal Boundary

### FEMA Flood Zone

 AE

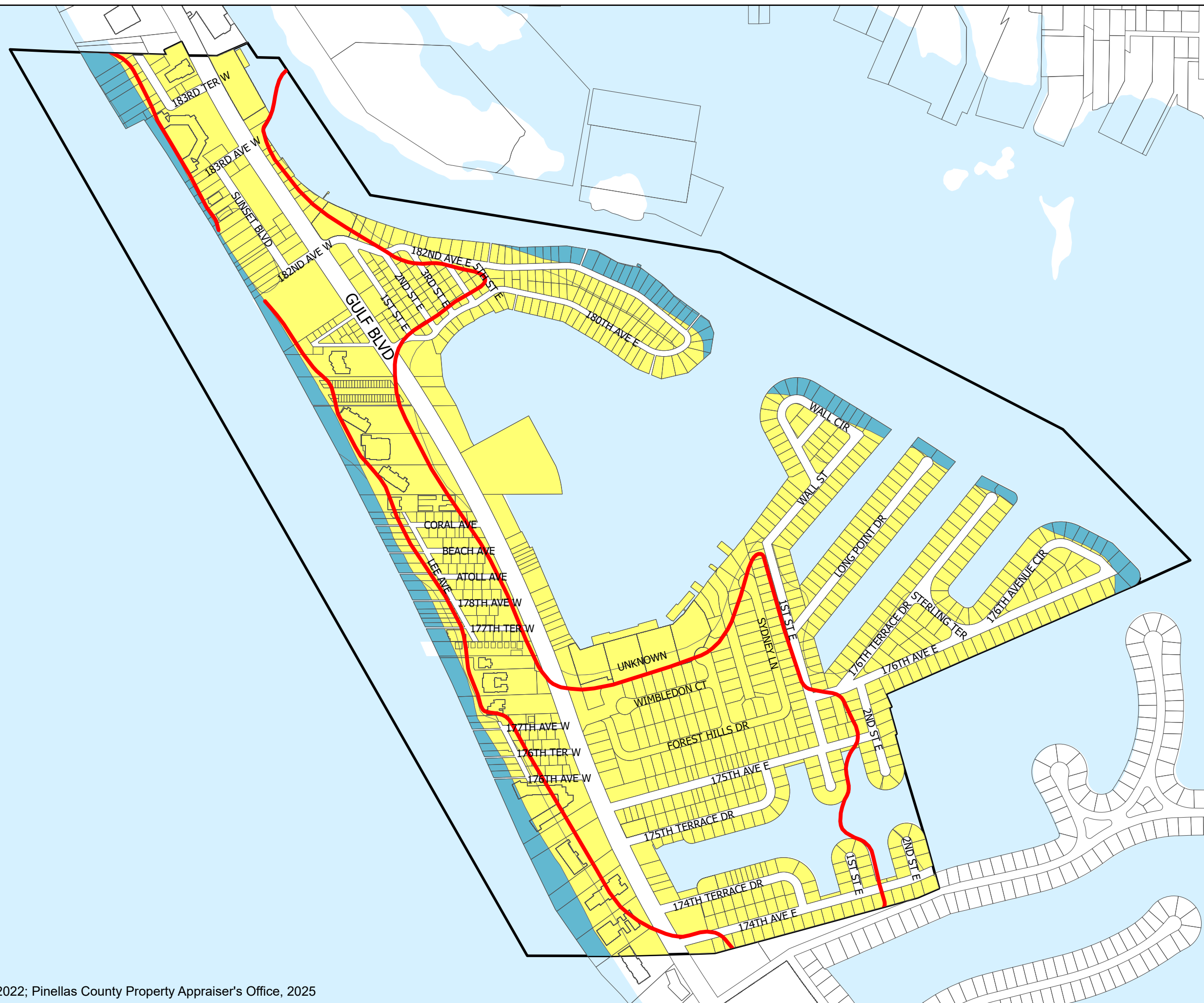
 VE

 Limit of Moderate  
Wave Action  
(LiMWA)













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Feet

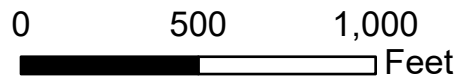
Prepared by:



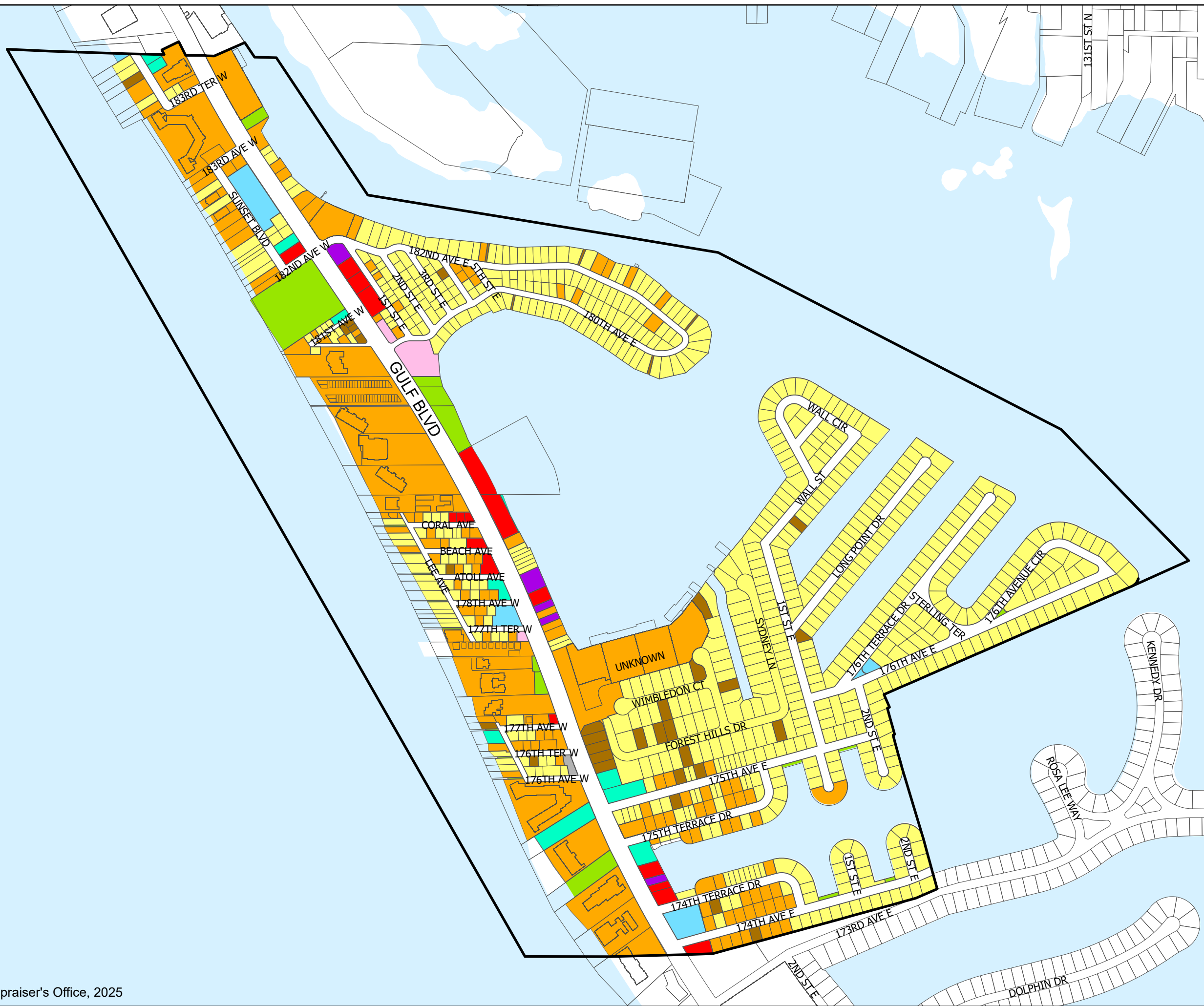
# Map 5 Existing Land Use Map Town of Redington Shores

## Legend

-  Municipal Boundary
- Existing Land Use**
-  Commercial
-  Industrial
-  Mixed Use
-  Multifamily
-  Office
-  Public/Semi-Public
-  Recreation/Open Space
-  Resort
-  Single-Family
-  Vacant



Prepared by:



Source: Forward Pinellas, 2025; Pinellas County Property Appraiser's Office, 2025