



**TOWN OF REDINGTON BEACH, FLORIDA
PLANNING BOARD MINUTES**

Tuesday September 8, 2020
7:00PM

Having been duly advertised as required by law, The Regular Meeting of the Planning Board of the Town of Redington Beach, Florida, was held on Tuesday Sep 8, 2020, 7:00 PM, by means of a virtual platform, Zoom.

Chairman David Christ called the **Planning Board Meeting** to order and led the Pledge of Allegiance.

Roll Call

	Present	Absent
Chairman David Christ	X	
Vice Chairman Ken Lotterhos	X	
Member Ed Fernandez	X	
Member Lou Golda	X	
Member Peter Mattson		X
Alternate Steve Miller	X	
Alternate Tim Thompson	X	
Town Planner Bruce McLaughlin	X	
Building Official Darin Cushing	X	

Also in attendance were Deputy Town Clerk Adriana Nieves and Wally Hawthorne, Board of Adjustment.

Approval of Agenda of September 8, 2020

The Agenda was approved by the Board.

Approval of Minutes of June 16, 2020

The past minutes was approved by the Board.

Public Forum for Non-Agenda Items

None.

Unfinished Business**A. Procedures for Planning Board meetings**

Memorandum from Town Planner Bruce McLaughlin drafted Rules of Procedure for the Planning Board. The Planning Board first considered adopting these procedures during the June 16, 2020 meeting.

Mr. McLaughlin noted that while the Planning Board is an advisory board, if an ordinance is challenged, the Planning Board process could compromise the defense of the ordinance.

A motion was made by Member Fernandez to adopt the Rules of Procedures as presented and seconded by Vice Chairman Lotterhos. Motion carried.

	Motion	Second	Aye	Nay	Absent
Chairman David Christ			X		
Vice Chairman Ken Lotterhos		X	X		
Member Ed Fernandez	X		X		
Member Lou Golda			X		
Member Peter Mattson					X
Alternate Steve Miller			X		
Alternate Tim Thompson			X		

New Business

A. Ordinance 2020-06, Board of Adjustment Powers and Duties – ADVERTISED PUBLIC HEARING

Town Planner Bruce McLaughlin stated the current Town Code Board of Adjustment provisions are found in Chapter 6 of the Code and grant the Board jurisdiction over “this chapter.” As a result, the Town Attorney’s office became concerned that the Board lacks jurisdiction to hear applications related to other Code chapters including Appendix A, Zoning, and Chapter 5, Boats, Docks and Waterways. Ordinance 2020-06 clarifies that the Board of Adjustment has jurisdiction over all land use related matters in the Town Code and updates the Code.

Ordinance 2020-06 is not a land development regulation which must be reviewed by the Planning Board for consistency with the comprehensive plan. However, the Town of Redington Beach Planning Board is also the Town’s Local Planning Agency (Town Code § 15-27).

The types of variances which may not be considered by the Board of Adjustment are with respect to permitted land uses and permitted densities in zoning districts pursuant to Appendix A; to the maximum height of buildings; for nonconforming docks, and from any provision of the Town’s Comprehensive Plan. Otherwise, Ordinance 2020-06 confers on the Board of Adjustment jurisdiction to hear applications for variances from any land development regulation found in the Town Code.

Other changes proposed by Ordinance 2020-06 include, but are not limited to:

- Deletion of references to special exceptions since that is a zoning technique not employed by the Town;
- Elimination of some internal paperwork requirements;
- Expanding the prohibited time for a re-application for a denied variance;
- Permitting the Building Official to grant de minimis variances;
- Expanding the notice requirements for dock variances; and
- Establishing a 60 day time frame within which the work authorized by a variance must obtain a building permit.

Questions from Board members about non-conforming dock not to be considered by the Board of Adjustment. This is per existing Town Code for docks.

Question from Board members on Sec 6-292 - Appeals to the board of adjustment. This section is an appeal to overrule the Building code administrator’s decision on a permit or inspection.

Question by Leslie Wilkins of 505 161st AVE concerning the pending re-write of the dock ordinance. Bruce answered that if the dock ordinance is amended then this ordinance will automatically change to reflect the new dock ordinance.

A motion by Ed Fernandez and seconded by Tim Thompson that the Planning Board recommend Ordinance 2020-06, Board of Adjustment Powers and Duties to the Town Board for adoption was approved.

	Motion	Second	Aye	Nay	Absent
Chairman David Christ			X		
Vice Chairman Ken Lotterhos			X		
Member Ed Fernandez	X		X		
Member Lou Golda			X		
Member Peter Mattson					X
Alternate Steve Miller			X		
Alternate Tim Thompson		X			

Other Business

No Other Business was discussed.

Meeting was adjourned at 7:36PM.

Next Planning Board meeting: To be determined by Chair.

*Minutes submitted by Secretary, Tim Thompson



Adriana Nieves, CMC
Deputy Clerk