



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

Tuesday December 8, 2020
7:00 PM

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, December 8, 2020, 7:00 PM, in Redington Beach Town Hall at 105 164th Avenue, Redington Beach, Florida.

Chairman David Christ called the **Planning Board Meeting** to order and led the Pledge of Allegiance at 7:00 PM.

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 Steven Miller	X	
Alternate Tim Thompson	X	
Town Planner Bruce McLaughlin	X	
Building Official Bruce Cooper	X	

Also in attendance were David Will, Commissioner; Adriana Nieves, Deputy Town Clerk; Special Stormwater Engineer Lynn Burnett, PE, from LTA Engineers; and Sarah Propst, Project Manager from LTA Engineers.

Approval of Agenda of December 8, 2020

The Agenda was approved by the Planning Board.

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

Approval of Minutes of September 8, 2020.

The Past Minutes was approved by the Planning Board.

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

Public Forum for Non-Agenda Items

None.

Unfinished Business

A. None

New Business

A. Ordinance 2020-02, Comprehensive Plan Amendment

Has been properly advertised as an **Advertised Public Hearing**.

An Ordinance of the Town of Redington Beach, Pinellas County, Florida, Amending the Town's 2008 Comprehensive Plan's Conservation And Coastal Management and Intergovernmental Coordination Elements to Incorporate Goals, Objectives and Policies Related to Mitigating The Effects of Climate Change, Sea Level Rise, Extreme High Tides, And Storm Surge, In Accordance with The Mandates Set Forth In Chapter 163, Florida Statutes, Specifically Section 163.3178(F)(1)-(4), And Based on Updated Data And Analyses; Providing for Severability; And Establishing an Effective Date.

LTA Engineers presented that these Comprehensive Plan changes are required by the State of Florida after state review of the Town's Comprehensive Plan. The changes address the Peril of Flood requirements to protect and enhance the Town's natural and built environment to avoid or withstand the effects of climate change, rising sea level, extreme high tides, and storm surge to ensure net zero loss of buildable properties.

Discussion and questions by the Planning Board on Section 1.4.6 that state "Piling, not fill, shall be used to elevate structures in native vegetation areas." LTA Engineers responded that this section refers to those natural vegetation areas such as Velocity Zones on the beach and intercostal areas.

Discussion and question on the reason for Policy 4.3.6 that state "The Town will implement a capital improvement program to install and maintain tide control valves on all Town owned and maintained outfall pipes." LTA Engineers responded that the objective for Peril of Flood requires the Comprehensive Plan to describe specific plans and actions. If the tide control valves fail, then the Planning Board will need to determine a different strategy for Peril of Flood mitigation.

No public comment.

A motion by Steven Miller and seconded by Ed Fernandez that the Planning Board find Ordinance 2020-02 internally consistent with the balance of the Town's Comprehensive Plan and recommend its approval to the Town Board 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 Steven Miller	X		X		
Alternate Tim Thompson			X		

B. Ordinance 2020-12, Land Development Regulation Amendment

Has been properly advertised as an **Advertised Public Hearing**.

An Ordinance of The Town of Redington Beach, Pinellas County Florida, Amending Town Code Chapter 6, Buildings and Building Regulations, Article III, Division 3, Site Plans, By Amending The Required Contents of A Site Plan and by Amending the Guidelines For The Preparation Of Site Plans, Making Related Findings; Providing For Severability; And Establishing an Effective Date.

Bruce McLaughlin, Town Planner, presented amendments to the Town code chapter 6. The current code requires a Site Plan for and a building permit. This requirement is not reasonable for minor permitted work such as a window replacement. The code revisions will create two tiers: a Site Sketch for minor changes and a Site Plan with the Building Official to determine when a permit requires a Site Sketch or Site Plan.

LTA Engineers presented the additional requirements to chapter 6 identifying the minimum criteria for landscape and vegetation. This requirement is based on the plan used by Marco Island requiring a mix of trees and specific landscaping to be in compliance with the South Florida Water Management District's Plants for Your Florida-Friendly Landscape.

The Planning Board asked about the use of artificial turf. LTA Engineers stated the artificial turf generates a lot of heat and if the underlayment is impervious then the entire lot is impervious.

Question from the Planning Board about shell or gravel for driveway. LTA Engineers stated that driveways are impervious but you may want to allow shell or rock landscaping.

Question from the Planning Board about a resident replacing the landscaping but no permit is pulled. Bruce Cooper, Building Official, stated the new landscaping must meet the impervious specifications (ISR). Bruce McLaughlin, Town Planner, stated an alteration of the lawn from initial ISR plan will require a permit.

Discussion by the Planning Board consented to allowing artificial turf with a pervious underlayment, shell, and rock landscaping that meet the impervious requirements.

The Planning Board discussed Section 6-104 that states "A site plan submitted pursuant to this division shall be signed and sealed by a registered engineer and shall depict the following:"(rest of 6-104 not included because it does not pertain to discussion). Town Planner Bruce McLaughlin recommended that engineer be changed to be specific to registered Civil engineer. LTA Engineers stated most if not all Architects do not have the software or training to determine water runoff from a site. But Civil engineers do have the training and software. However an Architect will use the appropriate engineer for the project. The Planning Board decided to leave Section 6-104 as written to enable greater compliance to the code.

No public comment.

A motion by Ed Fernandez and seconded by Peter Mattson that the Planning Board find Ordinance 2020-12 internally consistent with the balance of the Town's Comprehensive Plan and recommend its approval with the changes as discussed to include artificial turf and other pervious landscaping aggregate that comply to ISR 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	X		
Alternate Steven Miller			X		
Alternate Tim Thompson			X		

C. Ordinance 2020-13 Land Development Regulation Amendment
Has been properly advertised as an **Advertised Public Hearing**.

An Ordinance of The Town of Redington Beach, Pinellas County Florida, Repealing and Replacing Town Code Chapter 10, Floodplain Management, by Creating New Administration Requirements, New Definitions and New Provisions for Flood Resistant Development, Making Related Findings; Providing for Severability; And Establishing An Effective Date.

Bruce McLaughlin, Town Planner request to continue this amendment to the next Planning Board meeting.

No public comment.

A motion by Ed Fernandez and seconded by Steven Miller to continue Ordinance 2020-13 Land Development Regulation Amendment to Jan 19, 2021 in these chambers was passed.

D. Ordinance 2020-14 Land Development Regulation Amendment

Has been properly advertised as an **Advertised Public Hearing**.

An Ordinance of The Town of Redington Beach, Pinellas County Florida, Repealing And Replacing Town Code Chapter 18.5, Stormwater, Establishing New General Provisions, New Definitions and New Operating Requirements; Updating the Provisions for Stormwater Management Utility Fees and For the Stormwater Utility Fee, Making Related Findings; Providing For Severability; And Establishing an Effective Date.

Bruce McLaughlin, Town Planner, presented the purpose of the ordinance is to prevent any discharge from a lot developed after the effective date of Ordinance 2020-14 with an impervious surface ratio greater than 0.65. Bruce also requested the Ordinance to include Design Storm Event of 25 year / 24 hour event; this is nine inches of rain in 24 hours.

The Planning Board questioned the Prescriptive Design in section 18.5 that this size of infiltration trench may be too large. Requested an alternate calculation of nine inches times the new area of the impervious surface for the size of the Infiltration Trench area in the Town Standard Details Manual.

Public comment by Richard Cariello of 16001 2nd Street E. Richard asked if pavers are being removed for a repair and then replaced do you need to add an Infiltration Trench or other measures? Response from Bruce McLaughlin, Town Planner, states if the replacement is in the same exact form then no additional measures will be required.

No public comment.

A motion by David Christ and seconded by Peter Mattson that the Planning Board find Ordinance 2020-14 internally consistent with the balance of the Town's Comprehensive Plan with a provision to include Design Storm Event of 25 year / 24 hour rain event with recommendation to amend the Prescriptive Measures to have an alternate calculation of nine inches times the impervious area for infiltration trench area and recommend its approval was approved.

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

E. Proposed Ordinance 2020-03 Adopting A Standard Details Manual
Has been properly advertised as an **Advertised Public Hearing**.

An Ordinance of The Town of Redington Beach, Pinellas County Florida, Amending Town Code, Chapter 18.5, Stormwater, By Creating And Inserting Article IV, Adopting A Standard Details Manual for Public Works and Private Property Improvements Which Manual Establishes Standard Details for All Works Within The Town's Public Rights of Way and For Collection, Retention and Treatment of Stormwater Runoff On Private Properties, Providing For Severability; And Establishing an Effective Date.

LTA Engineers presented the Town Standard Details Manual to supplement the Pinellas County Stormwater Manual to provide guidance and criteria to the Town for best management practices. An additional standard was added during the presentation; the Dewatering/Filter Bag supplement.

The Planning Board asked if a section of soil is not conclusive to its level of pecculation what is the remedy? LTA Engineers stated that the clay and soil needed to be excavated and replaced.

The Planning Board asked if a permit is needed to perform swale maintenance. LTA Engineers stated that changes to a swale in the Town's Right of Way (ROW) will need approval from the Town. Yard swales do not need a permit if no changes are being made to the swale structure.

No public comment.

A motion by Steven Miller and seconded by Ed Fernandez that the Planning Board find Ordinance 2020-03 internally consistent with the balance of the Town's Comprehensive Plan and recommend its approval to the Town Board with the addition of the Dewatering/Filter Bag supplement 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 Steven Miller	X		X		
Alternate Tim Thompson			X		

F. Resolution 2020-13 Setting the Current Stormwater Management Fee
Has been properly advertised as an **Advertised Public Hearing**.

An Ordinance of The Town of Redington Beach, Pinellas County Florida, Setting the Stormwater Utility Management Fee Pursuant to Town Code Chapter 18.5, Article II, Making Related Findings; Providing for Conflicts; Providing for Severability And Establishing an Effective Date.

Bruce McLaughlin, Town Planner, presented the Resolution 202-13 to remove the Utility fee out of the Town code and makes the Utility Fee be set by Resolution.

No discussion or questions from the Planning Board

No public comment.

A motion by Ed Fernandez and seconded by Peter Mattson that the Planning Board find Ordinance 2020-13 internally consistent with the balance of the Town's Comprehensive Plan and recommend its approval to the Town Board 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	X		
Alternate Steven Miller			X		
Alternate Tim Thompson			X		

G. Ordinance No. 2020-10 Land Development Regulation
Has been properly advertised as an **Advertised Public Hearing**.

An Ordinance of The Town of Redington Beach, Pinellas County Florida, Amending Chapter 9 (Fire Prevention and Protection) of the Town Code to Remove Outdated, Preempted or Unenforceable Provisions and to Incorporate Current State and Federal Law Requirements; Making Related Findings; Providing for Codification, Severability, and an Effective Date.

Bruce McLaughlin, Town Planner, requested Ordinance 2020-10 be continued to the next meeting so Fire Department can attend.

No public comment.

A motion by Ed Fernandez and seconded by Steven Miller that the public hearing on Ordinance 2020-10 to remain open and continued to Jan 19, 2021 in these chambers.

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

Other Business

The Chair, David Christ, stated the Planning Board will be reviewing the dock ordinance for alteration to dock location. The Planning Board should listen to the taped recording of the Town Commissioner's meeting on Nov 18, 2020 for public comments to the current dock ordinance.

Adjournment

Meeting was adjourned at 8:36 PM by Chair.

Next Planning Board meeting: Jan 19, 2021.



Adriana Nieves, CMC
Deputy Town Clerk