



TOWN OF REDINGTON BEACH, FLORIDA PLANNING BOARD MINUTES

Tuesday November 16, 2021
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 November 16, 2021, at 7:00 PM, in Redington Beach Town Hall at 105 164th Avenue, Redington Beach, Florida.

Chair David Christ called the **Planning Board Meeting** to order and led the Pledge of Allegiance at 7:02 PM.

Roll Call

	Present	Absent
Chair David Christ	X	
Vice Chair Lou Golda	X	
Member Ed Fernandez		X
Member Peter Mattson	X	
Member Tim Thompson	X	
Alternate Steven Miller	X	
Alternate Hayward Chapman		X

Also in attendance were Town Planner Linda Fisher, AICP, Forward Pinellas Principle Planner; Mayor David Will; Commissioner Shawntay Skjoldager; and Town Attorney Robert Eschenfelder, B.C.S.

Approval of Agenda of Nov 16, 2021

The Agenda was approved by the Planning Board.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Lou Golda			X		
Member Ed Fernandez					X
Member Peter Mattson		X	X		
Member Tim Thompson	X		X		
Alternate Steven Miller					
Alternate Hayward Chapman					

Approval of Past Meeting Minutes of June 30, 2021

The Past Minutes was approved by the Planning Board.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Lou Golda		X	X		
Member Ed Fernandez					X
Member Peter Mattson	X		X		
Member Tim Thompson			X		
Alternate Steven Miller					
Alternate Hayward Chapman					

Public Forum for Non-Agenda Items

No comments from the public.

Unfinished Business

None

Introduction of Linda Fisher, Forward Pinellas

Mayor David Will introduced Linda Fisher as the Town Planner. She comes highly recommended and with an incredible amount of experience.

The reason we are meeting tonight is a refresher course on the duties and reasons why we have a Planning Board.

New Business

A. Duties and responsibilities of Planning Board

Town Attorney Rob Eschenfelder: I provided a written overview of your commission. The Planning Board is so the cities and counties will think through on how we will grow. One of the concepts is the Comprehensive Plan that every city and county is mandated to have a Comprehensive Plan. The Comprehensive Plan is the “constitution” of how the city or county will evolve or grow and develop or not grow and develop. Once the Comprehensive Plan is set then we have the Zoning code and for Redington Beach the Zoning Code is basically frozen without going with a resolution to the voters. The Town Planner has some ideas to bring greater clarity to the ordinances. The Planning Board mission is to look at an ordinance and determine if the ordinance is “consistent” with the Comprehensive Plan. The Planning Board is the “guardian” of the Comprehensive Plan. The Planning Board may find an ordinance consistent or may find the ordinance needs to be re-worded to be consistent or may find the ordinance to not be consistent and vote the ordinance down.

Member Tim Thompson: How much feedback or concerns do you want if an ordinance is not clear but seems to be consistent to the Comprehensive Plan?

Town Attorney Rob Eschenfelder: Anything is fair game to make an ordinance read more simply or be more understandable. The Planning Board role: is the ordinance consistent with the elements of the Comprehensive Plan? We all want to get the best product before the ordinance goes forward.

Member Tim Thompson: Follow up question, if an ordinance is consistent with the Comprehensive Plan, it is a well written clear ordinance but I personally disagree with the ordinance. I vote to find the ordinance consistent with the Comprehensive Plan, can I go to the Board of Commissioner’s meeting to express my displeasure?

Town Attorney Rob Eschenfelder: Yes. You are citizens and can show up to voice disagreement after you voted to find the ordinance consistent with the Comprehensive Plan. If a majority of the Planning Board does not like an ordinance but the said ordinance is consistent with the Comprehensive Plan, the Planning Board can vote a separate recommendation to consider a change to the Comprehensive Plan at the next Comprehensive Plan review.

Chair David Christ: What about a safety ordinance currently being considered. Does this safety ordinance start with the Planning Board?

Town Attorney Rob Eschenfelder: The safety ordinance goes directly to the Board of Commissioners and you show up at the meeting to voice your opinion. The safety ordinance is a police power ordinance and is outside the zoning code for Planning Board review.

Chair David Christ: What about the mechanical ordinance concerning side lot offsets? Was the mechanical ordinance a zoning ordinance?

Town Attorney Rob Eschenfelder: No. The mechanical ordinance is a building ordinance. The Planning Board deals with land use ordinance. Does the ordinance reside in Appendix A, the Zoning codes, then the Planning Board will most likely review the ordinance.

Member Lou Golda: Did we do everything wrong over the past ten years by reviewing other ordinances?

Town Attorney Rob Eschenfelder: 1. Your input was valued over the past ten years and impacted numerous ordinances. 2. The review of non-zoning ordinances were unnecessary per the Town ordinances concerning the Planning Board. The Board of Commissioners never gave the Planning Board the authority to review non-zoning ordinances. Sections 15.27-31 of the code state the authority of the Planning Board. 3. Legal never gave an opinion to the work of the Planning Board in the past because legal counsel was not asked nor tasked to review or attend Planning Board meetings.

Alternate Steve Miller: Many of elements in the Comprehensive Plan are aspirational such as “we will endeavor”, “we will encourage”, we will support”, almost ever ordinance could be purview to Comprehensive Plan review. The previous administration would cherry pick elements to support the narrative. Most ordinances could be either “consistent” or “not consistent” if you cherry pick Comprehensive Plan elements. Could the Town Planner list both: elements from the Comprehensive Plan where the ordinance is consistent and where the ordinance is not consistent?

Town Attorney Rob Eschenfelder: The Planning Board members should show up knowing the Comprehensive Plan of this Town as much or better than the Town Planner. The Planning Board members need to call out when an ordinance is not

consistent with a specific Comprehensive Plan element and question the Town Planner. Ms Fisher and her staff will give you a complete list from the Comprehensive Plan of elements that support the said ordinance and elements that oppose the said ordinance. So how do you vote if some elements support the ordinance and some elements oppose the ordinance? Not all Comprehensive Plan elements are the same in context to the ordinance. What are the most important impacts of the ordinance to the Comprehensive Plan elements? The Planning Board needs to weight out the elements to the ordinance, almost like legal analysis, to determine what elements are appropriate to the ordinance.

Town Planner Linda Fisher: I will be as transparent as possible. I do not have any policy agenda. It is better to have all the information upfront to make your decision.

Member Peter Mattson: Is anything missing from the Comprehensive Plan or is anything added to the Comprehensive Plan that should not be in the Plan?

Town Attorney Rob Eschenfelder: Chapter 163 describes the elements of the Comprehensive Plan then the County reviews the Plan and finally the State reviews the Plan for all the required elements.

Town Planner Linda Fisher: I have not found any elements that do not belong in the Comprehensive Plan. The Town is approaching another cyclical review of the Evaluation and Appraisal Review (EAR). The next EAR is due December 2022. So this is an opportunity to review the Comprehensive Plan for elements that need to be change, updated, or conflicts. I will provide staff support through out the entire EAR process.

Member Peter Mattson: So Chapter 163 lists all the elements of the Comprehensive Plan and zoning codes and police codes?

Town Attorney Rob Eschenfelder: You see the Comprehensive Plan elements in Chapter 163. The Comprehensive Plan deals with large broad elements. The details are found in the ordinances. It could be in a zoning ordinance or a police ordinance so the Planning Board may not always review the ordinance. The big picture of issues concerning a topic, you will see in the Comprehensive Plan.

Town Planner Linda Fisher: Chapter 163 seems like a good topic for me to review when we meet again and break down the different items on how these topics relate to the Comprehensive Plan.

Member Tim Thompson: Some of our Comprehensive has very broad base elements. Other elements are precise and detailed. What level of detail is best for the Comprehensive Plan?

Town Attorney Rob Eschenfelder: It varies and depends on the element. The purpose of the Comprehensive Plan is to create a broad framework on which the zoning codes

and to some extent the police codes are to be adopted. The theory is that unless the Town has the broad planning, thought out, framing network, the Town will be situationally passing ordinances. Which is why in some locations you will see a residential home next to a 7-11 next to a pig farm. The Comprehensive Plan should be statements of policy such as there shall be a buffer between residents and business. The detailed feet and inches are specified in the ordinance. Sometimes the Planning Board will put specific details in the Comprehensive Plan because these are elements that are important to the community.

Member Peter Mattson: Where do building codes fit in such as dimensional specifications of a building? Like height restrictions?

Town Attorney Rob Eschenfelder: Ms Fisher can you please explain how building dimensions fit as to Comprehensive Plan worthy verses not Comprehensive Plan worthy.

Town Planner Linda Fisher: Building heights and dimensions do not go into the Comprehensive Plan that is a zoning issue. The Comprehensive Plan deal with future land use, what can be built on a parcel of land, maximum density, maximum intensity, what are the permitted uses in general, and appropriate location for a specific land use category. Next the Comprehensive Plan takes in other consideration such as coastal hazard area, housing, and other broad issues. But being specific is for the zoning code. My main job is to make sure you have clear information that you need to make your decision; that the policies are clearly worded, understandable; and that the Planning Board can perform what needs to be done.

Member Tim Thompson: Do you have any goals or objectives you want the Town to achieve?

Town Planner Linda Fisher: I have some recommendations to make your zoning code easier to understand. I have some suggestions to make the zoning code more readable and easier to use. No substances changes but to make organization and clarity changes to the zoning code. For example, the Town does not have an official zoning map. So I will recommend the Town creates an official zoning map.

Public Comments

Leslie Wilkins: 505 161st AVE: What is the EAR process? What kind of process?

Town Planner Linda Fisher: EAR is called the Evaluation and Appraisal Review process and every seven years local government has to review the Comprehensive Plan and determine if any changes to state law that require any changes to the Comprehensive Plan. The Town can perform a general update to the Comprehensive Plan to ensure the Plan is still meeting the priorities of the community. The the data and analysis sections of the Comprehensive Plan are updated. The EAR process is an opportunity for the Town to perform a refresh of the Comprehensive Plan. Once the

changes are adopted into the Comprehensive Plan, the Plan becomes the foundation for other ordinances.

Other Business

Member Lou Golda: I resign from the Planning Board.

Adjournment

Meeting was adjourned at 7:59 PM by Chair.

Next Planning Board meeting: To be called by Chair