



TOWN OF REDINGTON BEACH, FLORIDA PLANNING BOARD MINUTES

Tuesday July 12, 2022
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 July 12, 2022, at 7:00 PM, in Redington Beach Town Hall at 105 164th Avenue, Redington Beach, Florida.

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

Roll Call

	Present	Absent
Member David Christ	X	
Member Peter Mattson	X	
Member Ed Fernandez	X	
Member Steven Miller		X
Member Tim Thompson	X	
Alternate Leslie Wilkins	X	
Alternate Hayward Chapman	X	

Alternate Leslie Wilkins served as a member in place of Steven Miller.

Also in attendance were Town Planner Linda Fisher, AICP Forward Pinellas Principal Planner; Mayor David Will; and Commissioner Shawntay Skjoldager.

Approval of Agenda of July 12, 2022

Member Tim Thompson motioned we add to the Agenda, the voting of the Chairperson, Vice Chairperson, and Secretary per Ordinance 15-28.6.

Member Peter Mattson seconded.

The Agenda was approved by the Planning Board.

	Motion	Second	Aye	Nay	Absent
Member David Christ			X		
Member Peter Mattson		X	X		
Member Ed Fernandez			X		
Member Steven Miller					X
Member Tim Thompson	X		X		
Leslie Wilkins			X		
Alternate Hayward Chapman					

Election of Chair

A motion by Ed Fernandez and seconded by Leslie Wilkins that David Christ be the Chairperson of the Planning Board was passed.

	Motion	Second	Aye	Nay	Absent
Member David Christ			X		
Member Peter Mattson			X		
Member Ed Fernandez	X		X		
Member Steven Miller					X
Member Tim Thompson			X		
Leslie Wilkins		X	X		
Alternate Hayward Chapman					

Election of Vice Chair

A motion by Ed Fernandez and seconded by Peter Mattson that Peter Mattson be the Vice Chairperson of the Planning Board was passed.

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

Election of Secretary

A motion by Peter Mattson and seconded by Ed Fernandez that Tim Thompson be the Secretary of the Planning Board was passed.

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

Approval of Past Meeting Minutes of November 16, 2021

The Past Minutes was approved by the Planning Board.

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

Public Forum for Non-Agenda Items

No comments from the public.

Unfinished Business

No unfinished business.

New Business

A. Proposed Update to the Zoning Code — Preliminary Discussion.

Linda Fisher, Principle Planner, presented the overview of the proposed changes to the current zoning code.

- The current zoning code is difficult to read and understand.
- The current zoning code has some inconsistencies with the Comprehensive Plan.
- Most communities use a Zoning Map to specify the different zoning districts.
- The current zoning legal descriptions based on the original plat do not match the current Pinellas county legal descriptions for the different districts.
- The use of a Zoning number is not intuitive to the actual zoning usage. Changing from Zoning numbers to a descriptive named usage for the zoning districts.
- Modify the Zoning code to used bullet points and tables that are easier to read and understand than the current lengthy legal language.
- The changes to the current zoning ordinance are: (1) Adopt an official zoning map. (2) Use descriptive names for the zoning districts. (3) Reorganize and simplify the zoning district standards. (4) No regulatory changes, only how the information is presented.

The next issue is how the zoning code relates to the Comprehensive Plan.

- The zoning code can be more restrictive than the Plan but not less restrictive.
- Need to remove inconsistencies between the Zoning code and the Future Land Use Map.
- Zoning district 3A can be removed since Lot 9 is a vacant lot and not a brokerage office.
- The Comprehensive Plan does not allow hotels and club business that needs to be removed from the zoning code. The Comp Plan only allows residential.
- By removing inconsistencies and combining common zoning districts, reduce the Zoning districts from eight to six districts.
- All the Zoning districts will keep the same use as today. Only remove a usage when the specific usage is inconsistent with the Comprehensive Plan.
- Add density usage to the zoning code for easier reference.

Linda Fisher, Principle Planner, presented the overview of issues identified by the Building Official.

- Currently we have no distinction between primary and secondary structures in the code. The Primary Structure is the structure that is used for the primary purpose or function of a parcel of land such as a house. The Secondary Structure is clearly subordinate or incidental to the primary structure such as a dock or pool or shed.
- Need to modify the code to not allow a secondary structure to exist without the primary structure. Since this is an actual change to the zoning code, this change will trigger a referendum to the Town for a vote by the residents. We will take the entire zoning code ordinance to a vote in case of a future judgement.
- Confusing descriptive language on the lot set back rules. Need to re-organize the lot set back rules to be clear and readable.

- Section 4, Building Materials states that masonry construction only. Need to remove this section and state all building must meet wind load requirements since some modern materials are stronger than masonry.

Linda Fisher, Principle Planner, presented the overview of Town ordinances that need re-wording to reflect the proposed zoning changes.

- Set the building height in Appendix A, Section 5 to be 30 feet above Base Flood Elevation to be consistent with other ordinances.
- Change Gross Land Area to be Net Land Area to match Pinellas County wide Plan definition.
- Rename the numbered zoning districts in the ordinance to the updated zoning district names.

Questions and Discussion from the Planning Board

Peter Mattson: Are building height and set back regulations an ordinance or in the zoning code?

Linda Fisher: These regulations are part of the Appendix A, zoning code so under preview of the Planning Board.

Peter Mattson: The Future Land Use Map, is a copy available?

Linda Fisher: Yes, we maintenance the Future Land Use Map for local governments. I will provide a copy of the map.

Leslie Wilkins: The subject of Accessory Structures. I see several lots with a dock and the Primary Structure is torn down. Does this ordinance preclude the use of an existing dock?

Linda Fisher: I think if the Primary is torn down, then the Secondary must be torn down within six months. I will clarify if the Primary is torn down the use of the Secondary.

Peter Mattson: What if an owner purchases an adjacent lot. Can a Secondary Structure be built on the adjacent lot?

Linda Fisher: The owner will need to apply for and receive a "unity of title" for both parcels joining the two lots prior to building the Secondary Structure on the adjacent lot.

Tim Thompson: The Draft Zoning Map does not show all the public spaces such a Beach Park, Moon Park, and beach access points.

Linda Fisher: They are shown on the Future Land Use Map. Public use is allowable under Single Family Zoning district.

Mayor David Will: Now you can take this home to review with the Comp Plan for consistency and schedule another meeting.

Linda Fisher: This meeting is a preliminary review. We can schedule another meeting with the new zoning ordinance.

Peter Mattson: I would like another hearing the Future Land Use Map to review with the Zoning Map.

Linda Fisher: We can have another meeting. I just need to write the ordinance.

David Christ: We will have another meeting in the next month at a date to be called by the Chair.

Ed Fernandez: Will we need to obtain approval from the State for Comprehensive Plan changes?

Linda Fisher: These changes are only zoning ordinance changes so no state review. At the end of the year, we will start the process of updating the Comp Plan.

Other Business

No other business.

Adjournment

Meeting was adjourned at 7:45 PM by Chair.

Next Planning Board meeting: To be called by the Chair.