



TOWN OF REDINGTON BEACH, FLORIDA PLANNING BOARD MINUTES

Tuesday August 30, 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 August 30, 2022, 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 7:00 PM.

Roll Call

	Present	Absent
Chair David Christ	X	
Vice Chair 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 Foward Pinellas Principle Planner; Mayor David Will; and Adriana Nieves, Town Clerk.

Approval of Agenda of August 30, 2022

The Agenda was approved by the Planning Board.

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

Approval of Past Meeting Minutes of July 12, 2022

The Past Minutes was approved by the Planning Board.

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

Public Forum for Non-Agenda Items

No comments from the public.

Unfinished Business

A. Summary of Planning Board Responsibilities

Linda Fisher, Principle Planner, presented a summary of Town Attorney Robert Eschenfelder's letter dated August 16, 2021, detailing the "Duties of Planning Board."

1. The only two sources of Town law the Planning Board is charged with reviewing are the Town's Comprehensive Plan and Appendix A (the Town's zoning code).
2. Any amendments to Appendix A are within the Planning Board's purview to review, even in the technical sections (e.g., setbacks, screening walls), but the only criteria that can be used to evaluate the amendments is whether they are consistent with the Comprehensive Plan, and whether the language is stated clearly.
3. The Planning Board may find that a given proposed technical specification or setback is, in its opinion, inconsistent with some provision in the Comprehensive Plan, as opposed to the Board members' collective opinions that it isn't a "good" specification.
4. The Planning Board can propose revisions to the amendment language for clarity and consistency.
5. It is a valid question for the Planning Board to want to be sure language they are recommending will be "implementable" (able to be understood by owners and applied by the Building Official). It's the Town Planner's responsibility to take such questions back to the Building Official and then at the next meeting convey the Building Official's responses. If the Planning Board desires to have the Building Official attend a Planning Board meeting, since there would be an associated cost to the Town, the request would need to be approved by the Mayor.
6. As individual citizens, Board members are always free to come to a Commission meeting and provide input on a given proposed code change.

Questions and Discussion from the Planning Board

Tim Thompson:

Under 3.5 Infrastructure Element; Object 2.1 "The Town shall seek to improve the stormwater drainage system... Policy 2.1.1.5 states "The town shall adopt, implement, and maintain a Standard Details Manual to

supplement the Pinellas County Stormwater Manual in order to provide guidance and criteria to the design and building community for best management practices unique to the Town's character.

Question: Do we also include the PC Stormwater Manual and/or the Town's Standard Details Manual for consistency review?

Linda Fisher: I will need to check and come back with an answer.

Public Comment

No comments from the public.

B. Proposed Update to the Zoning Code — Continued Discussion

Linda Fisher, Principle Planner, presented the overview of the proposed changes to the current zoning code. This is a continuation of last meeting.

- 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.

- Per state law, any inconsistencies between the Zoning code and Comprehensive Plan, the Comprehensive Plan prevails.
- The main concern is the Future Land Usages Map to determine maximum densities, intensities, and permitted usages a zoning district can have.
- The Zoning code can be more restrictive than the Future Land Use Map but not less restrictive.
- Need to remove inconsistencies between the Zoning code and the Future Land Use Map.
- In Zoning District 3 is an exception for a Realtor Office that is now a vacant lot. I will need to verify with the Town Attorney, however I think since the parcel is now vacant the zoning exception is now removed.
- By removing inconsistencies and combining common zoning districts, reduce the Zoning districts from eight districts 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 standards to the Zoning code for all districts.

- Since this is an actual change to the Zoning code, this trips the requirement for a referendum by the residents.

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.
- 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.
- Update Zoning code definitions to match the Pinellas county-wide definitions.

Questions and Discussion from the Planning Board

David Christ: Concerning the location of the Realtor Office in Zone 3 that is now a vacant lot.

Linda Fisher: The response is from email dated Aug 31, 2022 to clarify the verbal response.

Good afternoon,

This information is in follow-up to a clarification question from last night's meeting. The Town's current Zoning District 3 has a carve-out for "Lot 9, Block 6 of First Addition to Lone Palm Beach Subdivision which is hereby zoned for use as a real estate brokerage office and office for rental and operation of rental cottages or units, in building or buildings as now constructed only." The PAO page for the parcel can be found [here](#). There's no official site address, but it's located on Gulf Blvd. just north of 155th Ave.

The PAO has it listed as vacant residential, and the latest Google Street View (from January 2019) shows it as vacant, indicating that original buildings were knocked down at some point. A new building that appears to be residential has since been built there, but the records haven't been updated yet. The PAO map and Street View image are shown below.

This is a different parcel from the RE/MAX building, which is located at 16301 Gulf Blvd. It has its own carve-out in current Zoning District 1b. Just wanted to clarify that those are two different parcels.

Best,
Linda

Leslie Wilkins: I notice at the top left are condos that are showing as single-family resident.

Linda Fisher: I do not know the history or reason for the designation.

Leslie Wilkins: Concerning the Zoning changes, Under the Recreation/Open Space the code does not allow Accessory structures without a primary structure. In our parks we have Accessory structures without a primary structure.

Linda Fisher: For the public areas it does not make sense to require a Primary structure. For a private Recreation/Open area it may be required to have a Primary structure. I will review the zoning code for Public Recreation/Open Space.

Leslie Wilkins: In Section 4 of the Zoning ordinance is the transit limitations. Why not the same restriction in other zoning districts?

Linda Fisher: I used what was exactly written in the existing Zoning code.

Public Comment

No comments from the public.

A motion by Tim Thompson and seconded by Leslie Wilkins that the proposed Zoning Ordinance be presented at a Public Hearing at a date to be determined. was passed.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Peter Mattson					X
Member Ed Fernandez					X

Member Steven Miller					X
Member Tim Thompson	X		X		
Alternate Leslie Wilkins		X	X		
Alternate Hayward Chapman					

New Business

No new business.

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.

Adriana Nieves, CMC
Town Clerk