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

Tuesday November 15, 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 November 15, 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
Linda Fisher, Town Planner	X	

Also in attendance were Commissioner Shawntay Skjoldager; Adriana Nieves, Town Clerk; and Dee Runyon, Deputy Town Clerk.

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Approval of Agenda of November 15, 2022

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

Approval of Past Meeting Minutes of August 30, 2022

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		
Alternate Leslie Wilkins					
Alternate Hayward Chapman					

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Public Forum for Non-Agenda Items

No comments from the public.

Unfinished Business

A. None

New Business

A. Proposed Ordinance 2022-13 – Zoning Code Update:

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

ORDINANCE NO. 2022 – 13: AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA, AMENDING APPENDIX A OF THE TOWN CODE TO RENAME AND REORGANIZE THE ZONING DISTRICTS, ADOPT AN OFFICIAL ZONING MAP, AMEND THE ZONING DISTRICT STANDARDS FOR CONSISTENCY WITH THE TOWN COMPREHENSIVE PLAN AND OTHER SECTIONS OF THE TOWN CODE, REPEAL PROVISIONS FOR CONSTRUCTION MATERIALS, ESTABLISH DEFINITIONS AND PROVISIONS FOR ADMINISTERING PRINCIPAL AND ACCESSORY USES, ESTABLISH DEFINITIONS FOR BOUNDARY LINES AND SETBACKS, AND AMEND DEFINITIONS FOR CONSISTENCY WITH THE COUNTYWIDE PLAN; AMENDING SECTIONS 6-258 AND 17-16 OF THE TOWN'S CODE TO REFLECT AMENDED ZONING DISTRICT NAMES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Town Planner Linda Fisher: Presented an overview of new Zoning ordinance 2022-13.

First some minor corrections to the ordinance. The first is on page 2 of ordinance 2022-13 Section 5. Modify Section 5 to read "Amendments to Section 17-16 of the Code, as set forth in Exhibit 5 of the Ordinance, are hereby adopted and included as part of the Code."

The second correction is to Exhibit 1 page 6. Under (d) Recreation/Open Space R/OS; modify C. To read as: "Accessory structures include detached garages, storage sheds, gazebos, docks, pool enclosures, or similar uses which are located on the same property as a principal structure and are directly related to its

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operation.” This is to allow on Public or Open Spaces a secondary structure without a principle structure provided the accessory structure is consistent with the use of the Public or Open Space.

We have three main groups of Recommendations. This is because the existing zoning code is difficult to use, the code is written in a way that is dense and not user friendly. So this proposed zoning code is to simplify and clarify the zoning code.

Zoning Code Recommendations are as follows:

Zoning District Recommendations

Recommendation 1. To adopt a Zoning Map. The Town does not have a map. Using the current legal descriptions is difficult to use and understand. The map is simpler to understand and use.

Recommendation 2. To rename the Zoning Districts. This will provide intuitive names to the districts instead of the current numbering system. The name will describe the actual use of the zoning district.

Recommendation 3. Consolidate redundant zoning districts. Merge existing districts of same use into the intuitive name. District 1A and 1B will be merged into multi-family. District 2 and 3 will be merged into single-family.

Recommendation 4. Add table to show how the Future Land Use categories map to the zoning districts.

Recommendation 5. Compare the Zoning Districts to the Zoning Map. Remove the inconsistencies such as transit uses.

Recommendation 6. Remove obsolete zoning provisions. Remove the exception to the realtor office at 155th AVE in the Single-Family district. That building has been removed so the exception no longer exists.

Recommendation 7. Add the zoning density to the code. This is the list from the Comprehensive Plan to put into the zoning code for easier reference.

Building Official Recommendations

Recommendation 8. Principle and Accessory structures. Define the principle structure and accessory structure. Add regulation to restrict the building and use of accessory structure without the principle structure.

Recommendation 9. Remove requirement that all new structures must be masonry only. New materials that are stronger and masonry and all construction must meet the hurricane codes.

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Recommendation 10. Clarify the setback and boundary lines for the lots. Made the section clearer and easier to use. No changes to the current setbacks and boundary lines.

Minor Housekeeping Recommendations

Recommendation 11. Correct language differences with county-wide plan. All local governments are to be using the same language as the county-wide plan so we are consistent. No changes to land regulation just change the terminology. Change gross land area to net land area.

Recommendation 12. Update zoning districts names in the current code. The current ordinances uses the numeric districts. Change the district number to the intuitive name where this occurs in the code.

The Planning Board needs to determine if the ordinance is consistent with the Comprehensive Plan. If you make the recommendation for consistency with the Comprehensive Plan, the recommendation will move the ordinance to the Board of Commissioners to adopt, then the ordinance will need a Town referendum passed to take effect because the principle and accessory structures provisions trigger that requirement.

Planning Board Discussion

Tim Thompson: The Comprehensive Plan Future Use section, uses different definitions for the various land use categories such as Residential Urban instead of Single-Family. The descriptions are the same, only the names are different. Is that a concern or problem for consistency?

Linda Fisher: No. Actually that is quite typical to have different names. Sometimes one Future Land Use category will have more than one zoning district.

Peter Mattson: For accessory structures, say you wanted to build a town pool in the park area. Does this ordinance not allow the said pool?

Linda Fisher: The correction to page 6 of Exhibit 1 addresses that subject. The accessory structure must meet the principle use of the district, in this case Park can have a stand-alone pool. The structure in a Park must be for recreational use.

Leslie Wilkins: What about if someone is rebuilding a house, the residents are not allowed to use the accessory structure. Is that requirement in the Comprehensive Plan?

Linda Fisher: That goal is something not specifically in the Comprehensive Plan. To find consistent with the Comprehensive Plan mean the zoning code and Plan do not need to say the exact same thing, they must not conflict for consistency. The zoning code can be more restrictive than the Comprehensive Plan. Your job as the Planning Board is to determine if this ordinance conflicts with the Comprehensive

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Plan.

Steve Miller: Does anyone know why the Town doesn't want a accessory structure without a principle structure. What is the issue of just a dock without a primary structure?

Linda Fisher: This issue was brought to me. However your decision can not include value judgements. Only consistency or conflict with the Comprehensive Plan.

Steve Miller: I say the ordinance conflicts with the Comprehensive Plan. In 3.1 Future Land Use Element Goal 1 states "Ensure the residential and family character of the Town of Redington Beach is maintained and protected while maximizing the potential for economic benefit resulting from enhanced property values, seasonal visitors, and the tourist trade and the enjoyment of natural and man-made resources by citizens and visitors alike,...". The ordinance conflicts with the enjoyment of natural resources by the residents. If someone wants just a dock to enjoy the waterway the ordinance denies the enjoyment of the waterways.

Linda Fisher: I don't believe there is direct language in the Comprehensive Plan to support no accessory structure without a primary structure. However that is because the zoning code is more specific than the Comprehensive Plan. The question is does the ordinance conflicts with the Comprehensive Plan. If you think the code conflicts with the Comprehensive Plan, then we have two courses of actions. You can vote on a recommendation of consistency with the accessory structure language deleted or vote to continue to a date certain. Then in a future date, the staff can obtain some more information as to the reasons that may point to consistency with the Comprehensive Plan.

Steve Miller: I think we say the accessory structure is not consistent and should be deleted from the ordinance. Then we can find the remaining ordinance consistent with the Comprehensive Plan.

Leslie Wilkins: It seems the statement "the enjoyment of natural and man-made resources" is the development of what we want to encourage. To prohibit people from using something they already own is inconsistent with the Comprehensive Plan for the enjoyment of natural and man-made resources.

David Christ: Linda, how should be proceed?

Linda Fisher: You can vote on a recommendation of consistency with the accessory structure language deleted or vote to continue to a date certain.

David Christ: Going back a few years, we had a vacant lot with no sea wall and the Town sued the owner to put in a sea wall because the land was washing away. This whole island is nothing but a sea wall.

David Christ: So who is in favor of moving the ordinance forward and who wants to move to a date certain.

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The consensus of the Planning Board is to strike the regulatory language of accessory structures and find the rest of the ordinance consistent with the Comprehensive Plan.

Public Comment

No comments from the public.

A motion by Steven Miller and seconded by Peter Mattson that the Redington Beach Planning Board find ORDINANCE 2022-13 except for the regulation of Accessory Structures and with the previous noted corrections to be consistent Town's Comprehensive Plan and recommend that the Town Board adopt the ordinance was approved.

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

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Other Business

No other business.

Adjournment

Meeting was adjourned at 7:57 PM by Chair.

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

Adriana Nieves, CMC
Town Clerk

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