



TOWN OF REDINGTON BEACH, FLORIDA PLANNING BOARD MINUTES

Tuesday May 9, 2023
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 May 9, 2023, 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: Dee Runyon, Deputy Town Clerk.

Redington Beach Planning Board
Regular Meeting Minutes
May 9, 2023

Approval of Agenda of May 9, 2023

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

Approval of Past Meeting Minutes of January 24, 2023

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					

Public Forum for Non-Agenda Items

No comments from the public.

New Business

A. Discussion of the Comprehensive Planning Process

Linda Fisher, Town Planner: Presented an overview of the purpose of the Comprehensive Plan, the Future Land Use Map and the County Wide Plan.

The County Wide Plan sets land use for Pinellas County. The County Wide Plan sets general Land Use elements. The Future Land Use (FLU) map for Redington Beach is under the County Wide Plan. The Zoning Districts are below the FLU and must not exceed the FLU.

All of these plans are to be reviewed by Forward Pinellas and with Linda Fisher, Redington Beach plans are reviewed by the county.

Definitions of Terms:

Density - Defines the maximum number of dwelling units per acre (UPA).

Intensity - Defines the Floor Area Ratio and the Impervious Surface Ratio.

Reviewing the County Wide Plan with Redington Beach Comprehensive Plan we find:

	<u>County</u>	<u>Redington Beach</u>
Residential Low Medium	10 UPA	7.5 UPA
Residential Medium	15 UPA	15 UPA
Retail & Services	24 UPA	15 UPA
Recreation	No UPA	No UPA
Public / Institutional	12.5 UPA	0 UPA

The Town of Redington Beach is in a Coastal High Hazard Area (CHHA) except for a few spots. The County Wide Plan states that no increase in Density or Intensity for new construction. The Comprehensive Plan for Redington Beach is in compliance with the County Wide Plan.

Next was a discussion of possible changes to be made to the Comprehensive Plan. FLU Goal 1 was reviewed. The current goal reads:

FLU Goal 1: Ensure that 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, and minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

Discussion of the Planning Board to remove the “seasonal visitors and the tourist trade from FLU Goal 1. The consensus of the Planning Board was to remove “seasonal visitors and the tourist trade from FLU Goal 1.

Steve Miller asked if FLU Objective 2.3 could be modified to include “densities and intensities” then section 2.4 could be dropped.

Change noted in ***bold***

FLU Objective 2.3

Due to its location in the Coastal Storm Area, the Town shall not increase permanent densities ***and intensities*** above those established in this comprehensive plan, as delineated by Map 5, Future Land Use and Transportation.

The Planning Board was in agreement with the change.

Other Business

No other business.

Adjournment

Meeting was adjourned at 7:37 PM by Chair.

Next Planning Board meeting: To be called by the Chair



Dee Runyon, Deputy Town Clerk