



TOWN OF REDINGTON BEACH, FLORIDA PLANNING BOARD MINUTES

Tuesday January 23, 2024
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 January 23, 2024, 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 Steven Miller	X	
Member Ed Fernandez	X	
Member Tim Thompson	X	
Member Leslie Wilkins	X	
Alternate		
Alternate		
Linda Fisher, Town Planner	X	

Also in attendance was: Adriana Nieves, Town Clerk;

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Approval of Agenda of January 23, 2024

The Agenda was approved by the Planning Board.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Steven Miller			X		
Member Ed Fernandez			X		
Member Tim Thompson	X		X		
Member Leslie Wilkins		X	X		

Approval of Past Meeting Minutes of October 24, 2023

The Past Minutes was approved by the Planning Board.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Steven Miller		X	X		
Member Ed Fernandez	X		X		
Member Tim Thompson			X		
Member Leslie Wilkins			X		

Public Forum for Non-Agenda Items

No comments from the public.

A. Election of Chair

Current Chair turned the meeting over to staff Adriana Nieves, Town Clerk.

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

	Motion	Second	Aye	Nay	Absent
Member David Christ			X		
Member Steven Miller			X		
Member Ed Fernandez		X	X		
Member Tim Thompson			X		
Member Leslie Wilkins	X		X		

Town Clerk Adriana Nieves turned over the meeting to the new Chair David Christ.

Public Comment

No comments from the public.

B. Election of Vice Chair

A motion by Ed Fernandez and seconded by Leslie Wilkins that Steven Miller be the Vice Chairperson of the Planning Board was passed.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Member Steven Miller			X		
Member Ed Fernandez	X		X		
Member Tim Thompson			X		
Member Leslie Wilkins		X	X		

Public Comment

No comments from the public.

C. Election of Secretary

A motion by Steven Miller 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 Steven Miller	X		X		
Member Ed Fernandez		X	X		
Member Tim Thompson			X		
Member Leslie Wilkins			X		

Public Comment

No comments from the public.

Unfinished Business

A. Comprehensive Plan Update

Town Planner Linda Fisher:

Every seven years, each local government in Florida is required to evaluate and amend its comprehensive plan to ensure that it's up to date with state law, and make any other local amendments deemed necessary. Redington Beach submitted its evaluation and appraisal review (EAR) letter to the Florida Department of Economic Opportunity in February, listing the amendments that need to be made to the plan to keep it up to date with state law.

Tonight we will review

1. Goals, Objectives and Policies
 - Recreation/Open Space Element
 - Intergovernmental Coordination Element
 - Capital Improvements Element
 - Private Property Rights Element
2. Maps
 - Future Land Use Map
 - Future Transportation Map

- Coastal High Hazard Area Map
- Floodplain Map
- Existing Land Use Map

3. Data and Analysis

The plan must also be accompanied by a Data and Analysis appendix that supports the adopted parts of the plan. That includes population projections, land use analysis, additional maps, and other requirements.

Recreation and Open Space Element Review

ROS Goal 1 in part states “shall meet the needs of the Town’s current and future residents and visitors.”

Member Leslie Wilkins asked if the words “and visitors” can be stricken from the Comprehensive Plan.

Town Planner Linda Fisher responded Yes and asked for consensus from the Planning Board. The Planning Board was in agreement to remove “and visitors” from the Comprehensive Plan.

ROS Policy 1.5.6 describes a Park Management and Advisory Board. This board name in the plan will be rename to Parks and Recreation Board to match the Town’s board name.

The proposed updates removed detail standards that are no longer required by state law.

Intergovernmental Coordination Element Review

Town Planner Linda Fisher stated this goal is the describe the inter-governmental relationships and the Town is already meeting these goals.

The proposed changes are terminology related to reflect new naming of governmental agencies.

No changes from the Planning Board to the proposed updates.

Capital Improvement Element Review

Town Planner Linda Fisher stated this goal is to describe how to pay for growth and maintenance for high cost construction projects.

Old state law required updated schedule to the Comprehensive plan on a yearly basis. New state law does not require Comprehensive Plan updates for capital improvements so the schedule was removed from the Plan.

CIE Policy 1.1.2 uses the terminology “Capital Improvement Advisory Committee”. For the Town, this committee is the “Finance Committee.”

Private Property Rights Element Review

Town Planner Linda Fisher stated this element is per state law and per the ordinance the verbiage is already drafted in the state ordinance.

No changes from the Planning Board.

Maps Review

- Future Land Use Map
- Future Transportation Map
- Coastal High Hazard Area Map
- Floodplain Map
- Existing Land Use Map

Discussion from the Planning Board to clarify the difference between the Future Land Use Map and the Existing Land Use Map. The Future Land Use Map is per zoning code and can not be change unless a zoning change is made with permission from the existing land owner. The Existing Land Use Map is not regulatory and only describes the current land usage.

No changes from the Planning Board.

Data and Analysis Review

Linda Fisher describe the process starting with the 2020 census of how the projections for 2035 and 2045 planning horizons are determined.

The Planning Board expressed concern that the estimate of tourists is too low because the estimate of 2 people per short term rental is not what is being observed. Town Planner Linda Fisher will review the data to determine if the data will support a higher number of tourists per short term rental.

Next Meeting

A motion by Steven Miller and seconded by Ed Fernandez to present the final draft of the Comprehensive Plan at the next meeting and that meeting be an advertised public meeting with date to be determined.

	Motion	Second	Aye	Nay	Absent
Chair David Christ			X		
Vice Chair Steven Miller	X		X		
Member Ed Fernandez		X	X		
Member Tim Thompson			X		

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Member Leslie Wilkins

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Public Comment

No comments from the public.

Other Business

No other business.

Adjournment

Meeting was adjourned at 7:48 PM by Chair.

Next Planning Board meeting: To be called by the Chair



Adriana Nieves, Town Clerk