

**NOTICE OF PUBLIC HEARING
TOWN OF REDINGTON SHORES
PLANNING AND ZONING BOARD
REDINGTON SHORES TOWN HALL
17425 GULF BLVD., REDINGTON SHORES
MONDAY, AUGUST 14, 2023, 5:30 P.M.
MEETING MINUTES**

Call To Order: 5:33 P.M. Pledge of Allegiance

Attendance: Lisa Foster, Merv Dickerson, CJ Hoyt, Richard Caby, Attorney Eschenfelder, Administrator McGlothlin, Luis Serna.
Quorum Present.

New Business:

1. **Redington Walk Preliminary Plat Tax Parcel ID# 32-30-15-74008-000-4000:**
Attorney Eschenfelder introduced Item 1 and explained the quasi-judicial procedures. All members indicated verbally that they had no prior communication with the applicant. Chair Foster and members Hoyt, Caby, and Dickerson attested that they had all investigated the property prior to the meeting and conducted background research on the property prior to the meeting. Chair Foster asked for clarification on the Planning and Zoning Board's role in the plat review. Attorney Eschenfelder explained the role of the board in the review and indicated that their decision will then be given to the Commission. Attorney Eschenfelder swore in those wishing to testify. Luis Serna, AICP for CG&A, spoke. Member Caby asked Mr. Serna a question regarding a turn land on Gulf Boulevard. Serna Spoke. Chair Foster asked a question regarding FDOT driveway restrictions. Mr. Serna answered. Board discussed. Chair Foster spoke. Mr. Serna spoke on the research he had conducted over the course of this project. Member Hoyt asked a question regarding recommendation #3. Board discussed. Attorney Eschenfelder spoke on the purpose of the hearing and the next steps of the approval of the plat review. Matt Iten, applicant, spoke. No public comment. No final argument from either party. Member Dickerson motioned to recommend the Plat go before the Commission. Member Caby 2nd.
Vote Taken: All yes.
Action Items: Plat Review to be referred to the Commission and placed on the upcoming agenda.
Person Responsible: Clerks office, Mr. Serna.
2. **Review of Revised Land Development Code:** Attorney Eschenfelder introduced the 2nd item and explained the board's role as a local planning agency to provide recommendations to the Commission. Mr. Serna spoke on his revisions to the LDC. Member Hoyt asked a question on the background/ history of the changes

made. Board Discussed. Member Hoyt asked a question on the revision of the current LDC. Attorney Eschenfelder answered. Mr. Serna spoke on the definition section of the LDC. Chair Foster asked for clarification on the definition of "Artwork". Discussion. Attorney Eschenfelder spoke. Member Caby spoke on the definition of "livestock maintenance". Mr. Serna discussed changing "Planning and Zoning permitted" to "Commission Permitted". Board discussed. Mr. Serna to review Planning and Zoning Board duties. The board discussed the definition of substantial improvement. Mr. Serna to check through the updated LDC to ensure all sections were accounted for. Mr. Serna to check for cross references in Section 90-118 (part 6). Mr. Serna spoke on Section 1 and discussed the changes that were made. Chair Foster spoke on Sec. 90-73 (9). Board discussed. Mr. Serna is to add "consistent with the entire plan, as well as" followed by the referenced section 4.2.7. The board discussed Sections 90-75 and 90-76. Discussion of Sec. 90-78 (F) 1-9. The board requested that Mr. Serna identify where this section was moved to and make sure the topic is addressed and all are included. Member Hoyt spoke on Section 90-79. The board discussed. Chair Foster asked for a summary on appeal decision. The board asked Mr. Serna to provide the Commission information that is the same as the Flood Plain ordinance with revisions. The board discussed section 63-32, 33, and 34 and advised Mr. Serna to check with FDEM. The board recommended that all "landscaping" review and recommendation updates are to be made through the town's Parks and Recreation Committee. Mr. Serna spoke on section 2.

A 5-minute break was taken at 7:06 P.M.

The meeting resumed at 7:10 P.M.

Mr. Serna discussed part 3. Member Hoyt asked that section 90-143 change "administration" to "Town Administrator". The board discussed section 90-159 (B) and (C) and recommended that this does not apply to seawall properties/ evaluate for the 6 ft setback. Attorney Eschenfelder spoke on Sec. 90-159 (C) and asked Mr. Serna to clarify "Facility" and "Recreational Facility" and define recreational facility. The board asked Mr. Serna to revise Sec 90-159 (I) based on his research of other local municipalities' requirements for a new construction, pool equipment max 12 inches from existing building unless otherwise specified by the FBC. The board asked Mr. Serna to change typo in Sec. 90-159 (H) to "wall". In Sec. 90-170, the board discussed the Gulf Boulevard overlay and asked that it be referred to the Planning and Zoning board to review at a later date. The board discussed Sec. 90-176. Mr. Serna explained the signage changes based on the Supreme Court decision. Mr. Serna to link Sec. 90-179 with Ordinance 05-05 and the missing exhibits. Member Hoyt spoke on mobile flashing signs. Attorney Eschenfelder spoke. The board asked that the Commission revisit the list of banned signs that Attorney Eschenfelder had listed to the previous Commission and include portable, vehicle, flashing, and boat signs. The board discussed Sec. 90-207 and asked Mr. Serna to remove "lake" and change to "of the town". The board discussed section 90-210 and the measurement verbiage. Mr. Serna is to reword section 90-207 and change "above" to "below" and do an overall check of the section referenced above and below 207. Member Caby spoke and asked Mr. Serna to check for consistency for length and width in Sec.

90-210. Chair Foster spoke on Sec. 90-244 (E) 13 and asked Mr. Serna to reference flood plain certification of our town code and also list the flood ordinance and FBC instead of NFIP. Chair Foster asked Mr. Serna to do a quick check to change "Town of Redington Shores" to "Town" throughout the LDC. The board discussed Sec. 90-246 (B) and asked Mr. Serna to change the 45-day requirement to 90 days if the timeframe is not mandated by the state. The board discussed Sec. 90-247 and recommended that Mr. Serna add a subsection for expiration of development agreements and add a process for amendments to approve development agreements. Member Hoyt thanked Mr. Serna for his work and requested that more time be given to review this document in the future. Chair Foster agreed. Member Hoyt requests that the Planning and Zoning Board meet at a consistent time at each meeting (6:00 P.M.). Chair Foster agreed. Member Hoyt motioned to approve the existing LDC with the suggested edits. Member Dickerson 2nd. No further discussion. No public comment.


Vote taken: All yes.

Action Items:

General Action Items for Mr. Serna:

- Mr. Serna to create a crosswalk for the commission review of the LDC.
- Cross check that sections were all accounted for, and anything intentionally omitted is reflected in the crosswalk and explained in the presentation.
- Serna to do a general check for "Town Manager" and change to Town Administrator".

Specific Action Items/ Recommendations for LDC:

- Artwork definition should not be bound by size.
- Cross check Planning and Zoning Committee duties to definitions and code that speak to the duties of the P&Z 
- Check cross references throughout.
- Sec. 90-73-B (9) add consistent with entire plan "as well as" criteria of Section 4.2.7.
- Sec. 90-78 F 1-9 -Serna to determine where this section was moved to and make sure the topic is addressed all is included (maybe in variances).
- Sec. 90-79- Serna to explain that the proposed revised procedure for appeals to be referred to circuit court is the same as the existing adopted code for appeals in PART 2. FLOOD DAMAGE PREVENTION 90-88 A. Appeals. The special magistrate shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the administration and enforcement of this part 2. Any person aggrieved by the decision of the special magistrate may appeal such a decision to the Circuit Court, as provided by Florida Statutes.
- Under Flood Damage Prevention- Sec. 63-32, 33, and 34 (Revisions to FP code are to go through FDEM).
- Sec. 90-143 change "administration" to "Town Administrator".
- Sec. 90-159 (B) and (C) recommend that Mr. Serna constrain Sec. 90-96 159. General provisions. **B**, which is new, to non-waterfront/ seawall properties and for **C** to evaluate if the pool retaining walls lower than 18 inches should be allowed to only 6 ft setback.

- Sec. 90-159 (C) and (D) clarify “Facility” vs “Recreational Facility” and define “Recreational Facility”. Sec. 90-159 (I) 1: equipment associated with new construction or substantial improvements must be a maximum of 1 ft away from the building, or as specified in the Florida Building Code, but must end at least 3 feet from the property line. Request Serna is to look at other towns and see what they do.
- Typo in Sec. 90-159 (H)- change “call” to “wall”.
- Sec. 90-179: Add link to 05-05 with the missing exhibits.
- Sec. 90-187: Add portable, vehicle, flashing, and boat signs to Sec. 90-187. Prohibited signs. Present the banned signs list that was presented to the previous Commission to the current commission for consideration.
- Sec. 90-204: Change “in the town” to “of the town”. Remove “lake” from G.
- Sec. 90-207: Change code cross reference “above” to “below” and do overall quick check of the section reference above and below throughout code.
- Sec. 90-210: Quick check for consistency for length v width.
- Sec. 90-244 (E) 13- reference flood plain certification of our town code. Recommendation that this section references the town’s Floodplain ordinance, and FBC instead of NFIP.
- Overall quick check to change “Town of Redington Shores” to “Town.”
- Sec. 90-246 (B)- check on the 45-day requirement and if it is not state mandated then change to 90 days.
- Sec. 90-247- add subsection for expiration of development agreements/ add process for amendments to approved development agreements.
Future Proposed Amendments:
- **Sec.** 90-170- Gulf Blvd. Overlay: Planning and Zoning Committee to review over the next year.
- Committee Recommendation for having the town’s parks and rec committee review ARTICLE XXX XXXII. LANDSCAPING to be to and provide recommendations for revisions in a future code update.

Person Responsible: Mr. Serna

Adjourned: 9:39 P.M.

Respectfully submitted,

Jolie Patterson

Jolie Patterson
Interim Town Clerk