



**TOWN OF REDINGTON SHORES
PLANNING AND ZONING BOARD
17425 GULF BOULEVARD
WEDNESDAY, APRIL 2, 2025 - 6:00 P.M.
MINUTES**

A **Regular Meeting** of the Planning and Zoning Board of the Town of Redington Shores, Florida was convened at 6:00 p.m.

Members Present: Chair Herig, Committee Member Taylor, Committee Member Bourgeois, Committee Member Wood, and Committee Member Baker

Members Absent: Committee Member Caby, Committee Member Dickerson

Other Municipal Officials Present: Town Clerk Margaret Carey, Attorney Nancy Meyer, and Town Planner David Dixon.

1. ROLL CALL BY THE DEPUTY TOWN CLERK

- 2. Approval of Minutes June 22, 2024, Planning and Zoning Meeting-** Member Bourgeois motioned to approve the minutes, seconded by Member Taylor. No board discussion, no public comment. Vote taken- all yay.

3. OLD BUSINESS

Review of Amendments and Reorganization of the Land Development Code Chair Herig introduced the item. She verified members were emailed the current draft and given the Board time to review the updated Land Development Code.

The Board reviewed all amendments and created a list of changes that were captured by the Town Planner. Planner Dixon will update the Land Development Code with all final changes and submit to Attorney Meyer for final review and formatting.

Public Comment:

CJ Hoyt	How will changes be presented to the Commission?	Attorney Meyer will thoroughly review current LDR with proposed changes and ensure that all changes are noted for the Commission to see when formally considering it.
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Member Taylor motioned to approve the amended Land Development code, seconded by Member Baker. Vote taken- all yay.

4. NEW BUSINESS

Resilience and Loss-Mitigation Strategy Discussion Chair Herig introduced the item. Planner Dixon said a lot of these code topics have come about post-hurricane as permits are being reviewed in the rebuild process.

SET BACK

Planner Recommendation: permit stairs in the set back, but treat front and rear differently.

Permit stairs in the front and rear – up to 48 inches. And up to 2ft on side setback.

Only allow for homes that will be elevated? Or Everyone? Board agrees everyone.

Structural foundations / Pilings up to 36 inches into set back? Yes.

SUBSTANTIAL IMPROVEMENT / CHANGE LOOK BACK TO PER PROJECT COMPLETION

Ms. Herig said our CRS consultant did not believe the town would lose many points with changing the look back. He also suggested discussing with FEMA

The Board also discussed screening for raised HVAC units – and decided to remove screening requirement.

Kim Harr	Substantial improvement is more than points. It is a FEMA requirement and noncompliance puts residents at risk with NFIP.	
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POOL DISTANCE TO PRIMARY RESIDENCE

3 feet is common. Planner Dixon will add 2 feet coping requirement for safety.

CJ Hoyt	Need to look at other types of raised pools. The town should allow residents to build pools higher in case of flood.	
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SYNTHETIC TURF AND ROCK/SHELL

Ground cover permitted – yes.

Permeability is an issue.

*Add additional ground cover types.

*50% maximum area.

LOT COVERATE – DEFINE MIN/MAX AND POSSIBLY INCREASE TO 45%

Increase from 40-45%. Maximum 45%.

AMOUNT OF FREEBOARD ABOVE BFE

Section 16.12.3 of the Florida Building Code amends to 3 feet. Our town code needs updating. Town code Chapter 63 adopted the FL code and amended it. The stricter of the 2 elevations will apply. The code needs to be cleaned up.

BOAT SLIPS

Gulf Blvd businesses requested to include slips as park of parking. The Building Official is not in favor of this. He thought it goes against Florida Building Code. Planner Dixon will research.

Planner Dixon will summarize changes for future review.

5. OTHER

Attorney Meyer will create the LDR ordinance to go before the Commission for formal adoption.

Planner Dixon will move ahead on issues and research.

6. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 7:21 p.m.

Respectfully submitted,


Margaret Carey
Town Clerk

10-13-25
Date Approved by Planning and Zoning Board