TOWN OF REDINGTON SHORES
PLANNING AND ZONING BOARD
17425 GULF BOULEVARD
WEDNESDAY, OCTOBER 13, 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, Member Wood, Member Bourgeois, Member Caby, Member Dickerson, Alternate Member Foster, Alternate Member Baker

Members Absent:

Other Municipal Officials Present: Town Manager Margaret Carey, Town Clerk Melissa Fultz, Building Official Spencer, Attorney Nancy Meyer, and Town Planner David Dixon.

1. ROLL CALL BY THE TOWN CLERK

2. APPROVAL OF MINUTES

Member Dickerson moved to approve the minutes of the April 2, 2025 meeting, seconded by Member Bourgeois. All yes. Motion carried.

3. OLD BUSINESS

COMPREHENSIVE PLAN UPDATE

Emma Wennick from Forward Pinellas presented to the Board. She explained that Forward Pinellas assists municipalities with updating their Comprehensive Plan. The Town submitted their Evaluation and Appraisal Report (EAR) in 2023. By law the town has 1 year from submitting the EAR to make updates. This is a soft deadline, however.

The Board discussed proposed changes and provided feedback. Forward Pinellas will take the recommendations, incorporate the changes, and return to present an updated plan. Ms. Wennick will coordinate with Planner Dixon who documented all requested changes/updates.

4. NEW BUSINESS

Attorney Meyer read the rules for the hearing and swore in testimonial witnesses.

SITE PLAN REVIEW – 115 174th TERRACE DRIVE EAST – SPLIT PARCEL

Town Planner Dixon presented his report, findings, and recommendations. The applicants are seeking approval for a lot split at 115 174th Terrace Dr E. The structure on this lot is a 3-story duplex. The applicants are seeking to divide the parcel into 2 separate lots. Mr. Dixon recommends approval with the following considerations:

1. Applicant shall provide 1) a survey of the proposed lots as divided and proposed structures, and 2) a legal document to the Town providing for the means of maintenance of attached and common portions of the structure (i.e., the roof and common wall).

The applicants spoke. Mr. Stevens explained that he just wants to split into 2 parcels so that there is no confusion with ownership in the future.

Public comment: none.

Board Member Bourgeois motioned to approve the site plan with Planner Dixon's conditions, seconded by Member Wood.

Vote:
HERIG – YES
WOOD – YES
BOURGEOIS – YES
CABY – YES
DICKERSON – YES

Motion carried.

SITE PLAN REVIEW – 121 175th TERRACE DRIVE EAST – ROOF DECK ACCESSORY STRUCTURE

Town Planner Dixon presented his report, findings, and recommendations. The applicants are seeking approval to construct a rooftop deck as an accessory structure on a new single-family detached residence. Mr. Dixon recommends that if approved, the Board should include the following considerations:

1. Pergola may not exceed maximum height, or the pergola should be moved to minimize visual impacts from neighboring properties or public rights-of-way,
2. Provide adequate screening of all other rooftop elements from the side neighboring properties,
3. Determine hours of use should the property be leased as a vacation rental.

Board members asked questions of the Planner and discussed. They suggested the pergola be placed 5ft from the edge.

The applicants spoke. Applicant, Ms. Kiel answered questions about the pergola.

Public comment: none.

Closing comments: none.

Board discussed.

Member Bourgeois motioned to approve the site plan review with recommendations and that the permit for the pergola be reviewed and for the pergola not to be over 8 feet, seconded by Member Dickerson.

Vote:
HERIG – NO
WOOD – YES
BOURGEOIS – YES
CABY – YES
DICKERSON – YES

Motion carried.

5. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 7:33 p.m.

Prepared by: Melissa Fultz, Town Clerk

Approved by P&Z Board: September 9, 2026