TOWN OF REDINGTON SHORES
PLANNING AND ZONING BOARD
17425 GULF BOULEVARD
WEDNESDAY, DECEMBER 3, 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 Dickerson, Member Baker, and Alternate Member Foster

Members Absent:

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

1. ROLL CALL BY THE TOWN CLERK

2. OLD BUSINESS – none

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

3. NEW BUSINESS

REZONING REQUEST and COMPREHENSIVE LAND USE MAP AMENDMENT– 109 180TH AVENUE EAST

Town Planner Dixon presented his report, findings, and recommendations. He explained that when there is a rezoning request, a land use amendment must accompany it.

The applicants are seeking a rezone from C-NR General Commercial to RS-10 Medium/low density residential district, which only allows for a single-family home and no transient rentals. There is no house currently on the parcel. RS-10 matches the use of surrounding parcels – single family. A change would balance the residential/commercial use in this area. This parcel has never been used as commercial.

Planner Dixon finds the rezoning and land use map amendment is consistent with the comprehensive plan and suggests the following recommendations:

(1) An application for a building permit shall comply with all RS-10 district zoning regulations as provided in Sec. 90-161.
(2) Additional buffering shall be provided at building permit if buffering on the property line between the RS-10 and C-NR zones does not meet the provisions Sec. 90-173.B:
(a) The use shall not be closer than 50 feet to any residential district.
(b) The property line shall be screened by a ten-foot landscaped strip.
(c) A six-foot solid privacy fence or wall may be permitted as necessary to provide buffering for the residential district.

Applicant questions/comments: Jason Gillmore (applicant) asked about condition #2 and indicated they plan to put up a privacy fence in the future.

Board questions: none.

Public comment: none

Closing comment: Planner Dixon said this is pretty straightforward and follows the intent of how the town was originally planned in this area.

Board Member Dickerson motioned to approve the rezoning request with Planner recommendations, seconded by Member Bourgeois. All in favor. Motion carried.

Board Member Bourgeois motioned to approve the Land Use Amendment, seconded by Member Dickerson. All in favor. Motion carried.

4. **PUBLIC COMMENT – none**

5. **ADJOURNMENT**
There being no further business before the Board, the meeting adjourned at 6:14 p.m.

Prepared by: Melissa Fultz, Town Clerk

Approved by P&Z Board: September 9, 2026