TOWN OF REDINGTON SHORES
PLANNING AND ZONING BOARD
17425 GULF BOULEVARD
WEDNESDAY, MARCH 4, 2026 - 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 Baker, Member Wood, and Alternate Member Foster

Members Absent: Member Dickerson, Member Bourgeois

Other Municipal Officials Present: Town Manager/Acting Town Clerk Margaret Carey, Building Official 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

SITE PLAN REVIEW – 117 WALL STREET

Town Planner Dixon presented his report, findings, and recommendations. The applicants are raising their house due to damage that occurred from the hurricanes in 2024. The elevated structure will include a deck off the back of the house. A deck is considered an accessory structure subject to site plan review. Planner Dixon added that since the initial filing, the homeowners have added a new seawall that increases the property line, therefore making the request for only 2-3 feet into the setback. The homeowners also presented updated measurements for the project. Homeowners are requesting a deck with a depth of 11 feet. Planner Dixon recommended approval of the request with the following considerations:

- The deck shall not be enclosed.
- The railing shall have at least 75% transparency.
- Provide landscaping as visual screening around the deck.

Board members discussed. Alternate Member Foster said only 10 feet should be allowed. She also suggested that code amendments be discussed to address situations such as this as well as other common special requests from applicants.

The applicants spoke. Ms. Winchester and Mr. Bonnell explained the hardships they have encountered since trying to elevate their home. They have no objection to Mr. Dixon's recommendations.

Public comment: none.

Applicant closing statement: The applicants thanked the Board for their consideration.

Board Member Wood motioned to approve the site plan with a deck depth of 10 feet, Mr.Dixon's considerations, and the final design be verified by the Building Official, seconded by Chair Herig

Discussion: Chair Herig and Member Baker were in favor of 11 feet, but did not challenge the motion.
Vote:

Discussion: Chair Herig and Member Baker were in favor of 11 feet, but did not challenge the motion.
Vote:
HERIG – YES
WOOD – YES
BAKER – YES
Motion carried.

4. OTHER

The Board discussed with Building Official Spencer about recurring issues with homeowners rebuilding their homes. Ms. Spencer will research and summarize issues and present at a future Planning and Zoning Board meeting for discussion of potential code update recommendations.

5. PUBLIC COMMENT – none

6. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 6:56 p.m.

Respectfully submitted,

Margaret Carey
Town Manager / Acting Town Clerk

09/09/2026
Date Approved by Planning and Zoning Board