



**TOWN OF REDINGTON BEACH, FLORIDA
PLANNING BOARD
REGULAR MEETING MINUTES
OCTOBER 7th, 2025**

Having been duly advertised as required by law, the Planning Board of the Town of Redington Beach, Florida met on Tuesday, October 7th, 2025 at 6:30pm in Redington Beach Town Hall, at 105-164th Avenue, Redington Beach Florida.

Call to Order & Pledge of Allegiance

Chairman Steven Miller called the meeting to order at 6:30 PM and led the Pledge of Allegiance.

Roll Call

Member Name	Present	Absent
Chairman Steven Miller	X	
Vice Chair Ed Fernandez	X	
Member Tim Thompson	X	
Member Leslie Wilkins	X	

Also present: Town Planner Linda Fisher, Alternate Kay Eaton

Approval of Agenda (as Amended)

A motion to approve the agenda with changes to reflect new officer titles (Steve Miller as Chair, Ed Fernandez as Vice Chair) was made and seconded. Motion passed unanimously.

Approval of Past Meeting Minutes

Minutes from the previous meeting were reviewed and approved unanimously.

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Unfinished Business

Zoning Code Update – Workshop Discussion

Town Planner Linda Fisher led a detailed review of the proposed updates to the zoning code. Key topics included:

- Zoning Code Modernization – clarification of zoning districts, creation of an official zoning map, updates to definitions.
- Definition Updates – included or revised definitions from the Countywide Rules; medical uses removed.
- Allowable Uses in MU-1 Zoning – reaffirmed use cases including residential and small-scale retail; traffic impacts reviewed.
- Encroachments & Stair Access – proposed stair encroachments discussed with building code constraints.
- Front Setbacks and Gulf Blvd – clarified measurement from centerline vs. property line.
- Height and Density – reaffirmed 30 ft above BFE height restriction and 15 units/acre density cap.

New Business

No new business discussed.

Public Comments

No comments from the public.

Next Steps

- Town Planner to finalize draft including adjustments to medical use definitions and stair encroachment.
- Board supports moving to a public hearing.
- Legal review required for referendum requirement.

Adjournment

Chair Miller adjourned the meeting at approximately 8:34 PM.

Minutes of October 7th, 2025 submitted by:

Bob Kahn, Planning Board Member

Attest:

Adriana Nieves, Town Clerk