



TOWN OF REDINGTON BEACH, FLORIDA PLANNING BOARD MINUTES

**Tuesday April 29th, 2025
7:00 PM**

Having been duly advertised as required by law, The Regular Meeting of the Planning Board of the Town of Redington Beach, Florida, was held on Tuesday, April 29th, 2025, at 7:00 PM, in Redington Beach Town Hall at 105 164th Avenue, Redington Beach, Florida.

1. Call to Order and Pledge of Allegiance

- Meeting was called to order at 6:31 PM.
- Pledge of Allegiance was recited.

2. Roll Call

Present:

- Leslie Wilkins
- Steve Miller
- David Christ
- Ed Fernandez
- Bob Kahn
- Alt – Kay Eaton
- Commissioner/Vice Mayor Thompson
- Town Planner Linda Fisher
- Town Clerk Adriana Nieves

3. Approval of Agenda

- Motion made to approve the agenda following amendment to include election of new officers. Motion by Leslie Wilkins, 2nd by Ed Fernandez, motion approved unanimously
- Amended agenda approved unanimously.

4. Election of Officers

Redington Beach Planning Board
Regular Meeting Minutes
April 29th, 2025

- David Christ nominated Steve Miller for **Chair**. Leslie Wilkins 2nd. motion approved unanimously
- Ed Fernandez nominated Leslie Wilkins for **Vice Chair**, Steve Miller 2nd, motion approved unanimously
- Leslie Wilkins nominated Bob Kahn for **Secretary**, David Christ 2nd , motion approved unanimously.

5. Approval of Previous Meeting Minutes

- No corrections were suggested.
- Motion by David Christ to approve the minutes. Second by Leslie Wilkins. Minutes from the 3/12/24 meeting were approved unanimously.

6. Business: Zoning Code Update

Background:

- Zoning Code update was initiated two years ago but delayed due to:
 - Referendum requirement.
 - Conflicting state legislation later reversed.
 - Shift in focus to the comprehensive plan.

Overview of Zoning Code:

- Zoning code defines **what can be built**; other ordinances define **how those buildings can be used**.
- Zoning code includes:
 - District definitions.
 - Density and use limitations.
 - Universal standards (setbacks, parking, etc.).

Identified Issues:

- **Format and Clarity:**
 - Zoning districts labeled with alphanumeric codes (e.g., 1A, 1B) lack descriptive clarity.
 - No official zoning map adopted.
 - Inconsistencies between zoning code and comprehensive plan.
- **Legal Description Confusion:**

- Future Land Use (FLU) categories vs. Zoning Districts are not clearly aligned.
- Some zoning districts allow uses inconsistent with FLU (e.g., hotels in residential zones).
- **Specific Property Concerns:**
 - Discussion of corner property on 163rd and Gulf Blvd raised questions about allowed uses, community impact (e.g., retail, restaurants), and compatibility with nearby park and residential areas.
 - Parking limitations and their impact on potential business use were discussed.
- **Setback Regulations:**
 - Existing regulations are outdated, unclear, and inconsistently defined (property line vs. road centerline).
 - Lack of allowances for features like stairways, balconies, AC units, etc.
- **Masonry Construction Requirement:**
 - Considered outdated; recommendation to remove it in favor of modern construction code compliance.
- **Height and Density:**
 - Minor inconsistencies in height limits for single-family homes between sections of the code (proposed change to match all at 30 feet).
- **Terminology Consistency:**
 - Code currently uses “gross land area” where “net land area” (excluding water) would be consistent with the countywide standard.
- **Short-Term Rentals:**
 - Court ruling invalidated a portion of the code. Language removed entirely from draft revision.

7. Proposed Recommendations:

- Assign descriptive names to zoning districts (e.g., “Single Family,” “Multifamily”).
- Consolidate overlapping districts.
- Adopt an official zoning map and alignment table with FLU categories.

- Add and clarify density/intensity standards.
- Reword setback regulations; include allowances for certain structures within setbacks.
- Address legal inconsistencies and update to meet current building standards.
- Align code terminology with Countywide Land Plan (e.g., net vs. gross land area).

8. Next Steps

- A revised draft will be prepared incorporating the discussion and recommendations.
- Board will review updated draft in the next meeting.
- Final code update will require approval via **referendum**, tentatively planned for **November**.

Other Business

No other business.

Adjournment

Meeting was adjourned at 7:17 PM by Chair.

Next Planning Board meeting: To be called by the Chair



Adriana Nieves, Town Clerk