



PLANNING AND ZONING BOARD MINUTES
August 5, 2025

Members Present: John Creighton, Doug Taylor, Randy Kountoupis and Merry Nemeth

CALL TO ORDER

Chairman Creighton called the August 5, 2025 meeting of the Planning and Zoning Board to order at 8:30 a.m. The meeting was held at the Town Hall building at 190 - 173rd Avenue East, North Redington Beach, Florida.

PROOF OF NOTICE

The Deputy Town Clerk substantiated that the meeting was posted as required.

AGENDA ITEMS

Chairman Creighton explained the Board is meeting as the Local Planning Agency to complete a consistency review of an ordinance before it goes to the Board of Commissioners.

CONSISTENCY REVIEW OF ORDINANCE NO. 2025-871: AN ORDINANCE OF THE TOWN OF NORTH REDINGTON BEACH, FLORIDA, AMENDING SECTION 98-180 OF DIVISION 1 OF ARTICLE V OF CHAPTER 98; SECTION 98-210 OF DIVISION 3 OF ARTICLE V OF CHAPTER 98; SECTION 98-239 OF DIVISION 4 OF ARTICLE V OF CHAPTER 98; SECTION 98-258 OF DIVISION 5 OF ARTICLE V OF CHAPTER 98; SECTION 98-278 OF DIVISION 6 OF ARTICLE V OF CHAPTER 98; AND SECTION 98-298 OF DIVISION 7 OF ARTICLE V OF CHAPTER 98 OF THE CODE OF ORDINANCES OF THE TOWN OF NORTH REDINGTON BEACH, TO ALLOW STAIRWAYS IN SETBACKS FOR ELEVATED STRUCTURES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Chairman Creighton asked Town Attorney Daigneault to go over the recommended ordinance.

Town Attorney Daigneault explained that this change is in response to the recent hurricanes. This is to help provide existing structures, looking to be elevated, access to their homes. The Town has found problems for existing homes wanting to be elevated with the stairs in the front and back with setbacks. This change will help facilitate these types of structures. This would be a small intrusion into the front and/or rear setbacks. Attorney Daigneault stated that this board's role is to review the ordinance for consistency with the Town's Comprehensive Plan for development in the Town. The Town is contracted with Forward Pinellas to oversee the Comprehensive Plan. Forward Pinellas has reviewed this proposed change and determined it is consistent with the Comp Plan. A Staff Report of these findings has been provided. The Town's Board of Commissioners cannot pass anything inconsistent with the Comp Plan. Chairman Creighton asked how the 36" was determined – Town Clerk Mari Campbell said the building official indicated this amount would allow for the stairs with a turn/landing. Chairman Creighton asked if this will apply to future elevated projects – Attorney Daigneault said that yes, it will become code for future elevations of existing structures. Chairman Creighton asked if this applied to front and back setbacks and is there a total number of allowed staircases. Attorney Daigneault answered the code does

not have a number of staircases specified, they can be in the front and back, but use the term “that are necessary” in the ordinance.

Town Attorney Daigneault stated he recommends approval of the adoption of the amendment to the Board of Commissioners.

Doug Taylor made a motion to recommend adoption. Merry Nemeth seconded the motion. A roll call vote was taken:

Mr. Taylor	Yes
Mr. Kountoupis	Yes
Ms. Nemeth	Yes
Chairman Creighton	Yes

Motion carried.

MISCELLANEOUS

Chairman Creighton asked about that status of increasing the building heights. Town Clerk Campbell said this is currently delayed because Forward Pinellas found that raising the building height is inconsistent with the Comprehensive Plan and therefore will require a Comprehensive Plan Amendment. However, this subject is returning to the Board of Commissioners for discussion. Once the Board of Commissioners has a plan, then the ordinance will come back to this board for Comp Plan Amendment which will be an approximate 4-month process. Forward Pinellas will be part of those meetings. Town Clerk Campbell said that she sent out 404 emails to the town residents asking their opinion about raising the building height and only received 28 responses - 16 for an increase and 8 against. Attorney Daigneault said that the Comp Plan Amendment process also includes a State Review, but they will probably be supportive because of the hurricane storm damage. Town Clerk Campbell stated the measurement will be from base flood elevation. Attorney Daigneault stated that Variances against the Comp Plan should not be made; therefore no one can apply for a Variance for building height at this time. Chairman Creighton commented that in the past this board used to review Variance Requests. However, that became very difficult with neighbors/friends and the town changed to using a Special Magistrate. Chairman Creighton closed the miscellaneous discussion.

A motion was made to close the meeting by Merry Nemeth, seconded by Randy Kountoupis, and approved by affirmation.

Meeting Adjourned at 9:10 a.m.

Respectfully submitted,



Renee Schmader
Deputy Town Clerk