



**PLANNING AND ZONING BOARD MINUTES**  
**September 3, 2025**

Members Present: Randy Kountoupis, Doug Taylor, Chris Seibert and Merry Nemeth

**CALL TO ORDER**

Vice-Chairman Kountoupis called the September 3, 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 - 173<sup>rd</sup> Avenue East, North Redington Beach, Florida.

The Board introduced themselves.

**AGENDA ITEMS**

Approval of the August 5, 2025 meeting Minutes. Doug Taylor made a motion to approve the minutes, which was seconded by Chris Seibert. All in favor, no opposition. Minutes Approved.

Vice-Chairman Kountoupis explained the Planning & Zoning Board is meeting to recommend a change to the Comprehensive Plan to the Board of Commissioners.

**ORDINANCE NO. 2025-878 AN ORDINANCE OF THE TOWN OF NORTH REDINGTON BEACH, FLORIDA, AMENDING THE TOWN OF NORTH REDINGTON BEACH COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3184, FLORIDA STATUTES, BY AMENDING THE "VISION FOR THE FUTURE" ELEMENT; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Vice-Chairman Kountoupis asked Town Attorney Daigneault to explain the ordinance. Attorney Daigneault asked Ms. Fisher with Forward Pinellas please present the ordinance. Ms. Fisher stated that she is the town planner. She was asked by our town commission to amend the zoning code to allow for the home height to increase in our residential district. However, the current Comprehensive Plan language does not allow for any height increase. To do so, this change in wording must be made. Ordinance No. 2025-878 and Exhibit A reflect new language that would allow for ordinance changes regarding height. This Ordinance and Exhibit does not increase heights themselves, just allows the conversation for those possible changes take place.

Attorney Daigneault commented on the last meeting minutes. The Planning & Zoning Board is sitting as the Local Planning Agency today. The board is to review the local Comprehensive Plan which is the constitution of land development for the town. Variances should not be made against the Comprehensive Plan. Ms. Fisher helps us with her knowledge and expertise. The board is here to recommend (or not recommend) the approval of this ordinance to the Board of Commissioners. This ordinance does not actually change the height, but gives room for that to happen. This is the first step of the process. Next would be to the Board of Commissioners and then to the state agencies for their review. The state may or may not approve. Then it comes back to the local Board of Commissioners.

Attorney Daigneault felt that since this change is because of the town being a storm burdened community, and it is not increasing density, that the state should support it. This board should not discuss the actual height increase amount at this meeting as that is not in front of them at this time. The Board is considering creating a pathway for a height change. Ms. Fisher answered Ms. Nemeth's question that she is correct, both height and lot coverage were together in the original Comprehensive Plan and the proposed change would allow the lot coverage conversation as well. The term "compatibility" used in the exhibit does not allow for an extreme change. Again, the Comprehensive Plan is a visioning document; town ordinances make the zoning regulations.

Vice-Chairman Kountoupis closed the board discussion. Meeting opened for public comment. Linda Roeder resident of 171<sup>st</sup> Avenue spoke against increasing building heights with regards to water run-off, energy costs and other impacts. She asked the board to do the research before making changes. Resident Gary Curtis thanked the board for their work and asked them to read the actual language change. He then asked does the language change affect every zoning ordinance and Attorney Daigneault answered no. Mr. Curtis asked if this change would require a referendum? Attorney Daigneault answered no because it is not a charter amendment. Mr. Curtis recommend this is change is well thought through, to only existing structures and that is should be put to a referendum to the people for them to vote. Public comment closed.

Chris Seibert made a motion to recommend approval of Ordinance No. 2025-878 to the Board of Commissioners. Merry Nemeth made a motion to recommend denial. Doug Taylor seconded the motion to approve. Vice-Chairman Kountoupis asked for the roll call vote to be taken in approval of the ordinance.

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|--------------------------|-----|
| Mr. Taylor               | Yes |
| Mr. Seibert              | Yes |
| Ms. Nemeth               | No  |
| Vice-Chairman Kountoupis | Yes |

Motion carried.

### **MISCELLANEOUS**

There was no miscellaneous discussion.

Meeting Adjourned at 9:03 a.m.

Respectfully submitted,



Renee Schmader  
Deputy Town Clerk