



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, DECEMBER 10, 2025
MINUTES**

A **Regular Meeting** of the Board of Commissioners of the Town of Redington Shores, Florida, was convened at 6:00 p.m.

Members Present: Mayor Commissioner Tom Kapper, Vice Mayor Commissioner Erin Schoos, Commissioner Douglas Harr, Commissioner CJ Hoyt, Commissioner Larry Maynard

Members Absent: None.

Other Municipal Officials Present: Town Manager Margaret Carey, Attorney Nancy Meyer, Town Clerk Melissa Fultz, Public Works Supervisor Mike Pafumi, Chief of Police Lee Ann Holroyd (ISPD), Seminole Fire Rescue, Madeira Beach Fire Rescue.

1. ROLL CALL BY THE TOWN CLERK

2. CONSENT AGENDA

- a. **MINUTES** – Commissioner Harr made a motion to approve the November 12, 2025 Regular meeting minutes, seconded by Commissioner Maynard. All approved.

3. APPEARANCES AND PRESENTATIONS

- a. **Madeira Beach Fire Rescue Update** was provided.
- b. **Seminole Fire Rescue Update** was provided.
- c. **Indian Shores Police Department Update** was provided.

4. OLD BUSINESS – none.

5. NEW BUSINESS

- a. **2026 Town Schedule of Holiday Observances**
Clerk Fultz presented the 2026 Town Schedule of Holiday Observances.
- b. **2026 Town Meeting Schedule**
Clerk Fultz presented the 2026 Town Meeting Schedule.
- c. **ORD 2025-08 Rezoning of Parcel at 109 180th Avenue East – 1ST Reading**
Attorney Meyer introduced Ordinances 2025-08 and 2025-09 together – and she explained the quasi-judicial hearing procedures to the Commission. Attorney Meyer then swore-in anyone providing testimony in the hearing today.

Town Planner David Dixon explained the background. Property owners at 109 180th Avenue East requested to change zoning of their parcel from commercial to residential. Town Planner Dixon explained that the parcel had always been zoned commercial even though it was only ever used for a residential home. The request was heard by the Planning and Zoning Board and approved on December 3, 2025.

Commissioner Maynard motioned to approve Ordinance 2025-08 Rezoning the Parcel at 109 180th Avenue East, seconded by Commissioner Harr. All were in favor. The motion passed.

d. ORD 2025-09 Amending the Future Land Use Map of Parcel 109 180th Avenue East – 1st Reading

Vice Mayor Commissioner Schoos motioned to approve Ordinance 2025-09 Amending the Future Land Use Map of the Parcel at 109 180th Avenue East, seconded by Commissioner Harr. All were in favor. The motion passed.

e. Contract for Conducting a Municipal Election

Clerk Fultz explained this is a standard contract between the Town and the Pinellas Supervisor of Elections Office to conduct our 2026 election. Vice Mayor Schoos motioned to approve the Contract for Conducting a Municipal Election, seconded by Commissioner Harr. All were in favor. The motion passed.

6. COMMISSION REPORTS

- a. **COMMISSIONER HARR** – thanked town staff for the great Tree Lighting event. Good idea to put the “snow” in the playground where it would not melt with the rain. Discussed the upcoming parade and adding golf carts this year. Also spoke about a problem with an old sewer line at his home. If you notice any indentations in your yard or smell anything, please report it to prevent a mess from potentially collapsed concrete. GUSC very responsive and professional.
- b. **COMMISSIONER HOYT** – Very glad that our Manager and PW Supervisor are on top of the sewer issues in District 2 as well. The Tree Lighting was excellent – and great that you had a “Plan B” (due to rain). Lots of construction in our district with homes rebuilding. Unfortunately, the Elevate Florida program had 12,500 people apply statewide and only approved 1,500. In our town 106 people applied in our town and only 15 were approved. Commissioner Hoyt and Manager Carey also spoke about the Florida First program which has not been helpful to our community either. So, it is important to keep in mind that many of our residents are still struggling with rebuilding. Mayor Kapper agreed the government needs to do more to help homeowners to rebuild.
- c. **COMMISSIONER MAYNARD** – This year’s Tree Lighting was one of the best ever attended and the town may want to consider relocating the event permanently to the new location. Commissioner Maynard also spoke about the danger of young people and A.I. It is directing primarily young women to do things. Be aware of what is going on.
- d. **VICE MAYOR SCHOOS** – Expressed gratitude to the staff. The Tree Lighting was a success. Our Gulf Beaches Library Board Alternate is not coming back and there is an opening if anyone is interested.
- e. **MAYOR KAPPER** – Agrees that Constitution Park is a better location for the Tree Lighting. Staff did a great job.
- f. **PUBLIC WORKS** – APS, BLD, and GUSC is completing the sewer project. They have been doing an outstanding job. Very reliable and responsive. Agreed about the new location of the Tree Lighting. Everything is better. Received lots of positive feedback. The only issue is that we need to install a gate on the fence so we can get the tree in the park. Commissioner Hoyt asked if we can still decorate Nature Park. Manager Carey proposed a new idea – that would be a whole-season destination.
- g. **BUILDING DEPARTMENT** - Manager Carey provided the update. Eve Spencer will attend the January Regular meeting and Workshop. We will present the topics of town hall hours, updating the fee schedule, and non-compliant homes.
- h. **TOWN ADMINISTRATOR** - Thank you to staff for all of the holiday events. It is exciting. This month we received our Penny for Pinellas reimbursement of \$2.4M for the Utility Undergrounding project.

7. MISCELLANEOUS

Regular Meeting – Wednesday, January 14, 2026 – 6:00 P.M.

Workshop Meeting - Wednesday, January 28, 2026

8. PUBLIC COMMENTS

Gail Conroy	841 180 th Ave E.	Thank you to the staff. We appreciate the work you do for our City. It is good to have the team we have now. Is the Code Enforcement Officer complaint-driven? Yes and also what he observes. Ms. Conrad said the Officer told her neighbor that she reported them, but that is not true and it has caused animosity with her neighbor and that is not right.
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9. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 6:52 p.m.

Respectfully submitted,



Margaret Carey
Town Manager/Town Clerk

1-14-2026

Date Approved by Board of Commissioners

