



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, NOVEMBER 12, 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 CJ Hoyt, Commissioner Doug Harr, Commissioner Larry Maynard

Other Municipal Officials Present: Town Manager Margaret Carey, Town Attorney Nancy Meyer, Chief Lee Ann Holroyd (ISPD), Captain Daniel Doherty (ISPD), Town Planner David Dixon, Public Works Supervisor Mike Pafumi, Management Analyst Rafael Soto, Town Clerk Melissa Fultz

A. ROLL CALL BY TOWN CLERK FULTZ

B. CONSENT AGENDA

1. MINUTES – Approval of: Regular Meeting 10/8/2025 and Workshop Meeting 10/29/2025

- i. Commissioner Harr motioned to approve the October 08, 2025, Regular Meeting and the October 29, 2025, Workshop minutes, seconded by Vice Mayor Commissioner Schoos. All yay. Motion passed unanimously.

C. APPEARANCES AND PRESENTATIONS

1. Chief Lee Ann Holroyd, Indian Shores PD Update

- i. Chief Holroyd provided an update. Emphasized locking vehicles due to recent burglaries of vehicles. Discussed an event on the beach over the weekend and looking for ways to better determine private and public property lines. Willing to do a walk through at the time of the event or find better ways to prevent issues with beach events. Also shared the fundraising event for Santa's Angels and other awareness drives.

D. OLD BUSINESS

1. ORD2025-05 Land Development Code Revision – 2nd Reading

- i. Attorney Meyer read the ordinance. She identified some changes to the commission. Town Planner, David Dixon, explained inclusions related to alternative parking such as bike parking and boat docking.
Discussion- Commissioner Maynard shared his support for the included changes.

Public Comment- None

Commissioner Maynard motioned to approve ORD2025-05 Land Development Code Revision, seconded by Commissioner Harr. All yay. Motion passed unanimously.

2. ORD2025-07 Construction Permit Refund Clarification – 2nd Reading

- i. Attorney Meyer read the ordinance.

Discussion- None

Public Comment – None

Vice Mayor Commissioner Schoos motioned to approve ORD2025-07 Construction Permit Refund Clarification, seconded by Commissioner Harr. All yay. Motion passed unanimously.

E. NEW BUSINESS

1. Resolution 05-25 Amending FY24-25 Budget

- i. Town Manager Carey shared that every year the accountants make necessary changes to the budget to account for areas where money was not spent in areas where there was a deficit. She explained that a lot of adjustments were related to the storm and emergency expenses.

Discussion- none

Public Comment – none

Commissioner Harr moved to approve Resolution 05-25 Amending FY24-25 Budget, seconded by Commissioner Maynard. All yay. Motioned passed unanimously.

2. Planning and Zoning Board Recommendation for Site Plan 121 175th Terr Dr E

- i. Town Planner Dixon presented the plan to the commission. The site plan is for a roof deck inside a parapet as well as a pergola and hot tub. He shared that the plan meets all code requirements. He shared that Planning and Zoning board approved the plan with some conditions.

Commissioner Harr asked the applicant about barriers around the hot tub and shared his concerns about the safety of the hot tub on the roof.

Discussion- none

Public Comment- none

Commissioner Maynard motioned to approve the conditions that the Planning and Zoning Board recommended for Site Plan 121 175th Terr Dr E, seconded by Commissioner Harr. All yay. Motion passed unanimously.

3. Planning and Zoning Board Recommendation for Site Plan 115 174th Terr Dr E

- i. Town Planner Dixon presented the plan to the commission. The site plan is for a lot split. He clarified that the site plan for just for the split itself. He shared that the Planning and Zoning Board considered the code and found the site plan falls within the regulations.

Discussion- none

Public Comment- none

Commissioner Harr motioned to approve the conditions that the Planning and Zoning Board recommended for Site Plan 115 174th Terr Dr E, seconded by Commissioner Maynard. All yay. Motion passed unanimously.

4. FDEM Contract for HMGP Grant Project Award – Generators for Lift Stations

- i. Town Manager Carey shared with the Commission that a previous HMGP (Hazard Mitigation Grant Program) application had been approved by FDEM for the purchasing of portable generators for lift stations. The total project cost for four generators is \$108,600.00. The grant the Town is receiving is for \$81,450.000 and the Town is responsible to pay the remaining \$27,150.00. An additional \$5,419.50 is available for management costs and staff time. Owning our own generators would alleviate the need for renting generators in the event of a storm. Public Works Supervisor Pafumi shared that for each storm he has experienced, the Town has had to rent generators, and he included there are difficulties in getting generators after storms because of the demand.

Mayor Kapper asked where the generators would be stored. Public Works Supervisor Pafumi shared that they could be stored at the future EMS building and in the meantime, they could be stored in the Town Hall parking lot. He also shared that they could be stored in other offsite locations.

Commissioner Maynard asked about any maintenance conditions in the contract. Mr. Pafumi said that he would speak to vendors about how to maintain them and will be looking into how to ensure they are maintained.

Discussion- none

Public Comment- none

Commissioner Harr motioned to approve FDEM Contract for HMGP Grant Project Award – Generators for Lift Stations, seconded by Vice Mayor Schoos. All yay. Motion passed unanimously.

5. Charter Amendment Regarding Commissioner Term Length

- i. At the October 29 Workshop, Commissioner Maynard proposed creating a Charter Amendment to change the Commissioner term lengths to 4 years instead of 2 for Commissioners and 3 for Mayor/Commissioner. Town Manager Carey presented the item for a discussion and vote.

Commissioner Maynard shared that this change would benefit the Town. He stated the current system does not allow for long term planning. He explained that the vote would not be to make the change but to get this item on the ballot for the March 2026 election.

Vice Mayor Schoos asked if the timing could be fixed to avoid a rush so that the amendment could be developed and so that residents that may still be displaced could inform themselves.

Commissioner Harr agreed that an extension of the terms is necessary. Attorney Meyer shared with the commission what would be necessary to get this amendment on the ballot. She highlighted that all the work would have to be done before the Supervisor of Elections' deadline of December 10th. Commissioner Maynard shared that he spoke with Attorney Eschenfelder and confirmed that the Town could get this amendment on the ballot by the December 10th deadline. Discussion ensued.

Coleen Woodburn 231 176 th Terrace Dr E	Agreed that the terms are short but pointed out that a lot of turnovers of commissioners was due to the financial disclosure requirements. Expressed that the 2-year limit rewards good commissioners and protects from bad ones.
Kenny Later 17723 Gulf Blvd #2	Agreed that 2 years is not enough time. Does believe that if there is a 4-year term there should be term limits.

Town Manager Carey shared that she did not believe the deadline would be achievable. Attorney Meyer clarified that the amendment could be ready for a first hearing and ready for the second hearing on December 10th but could not speak on what the town hall staff would have to do. Vice Mayor Schoos proposed that this item could be on the November 2026 ballot which would not change any timeline presented by Commissioner Maynard.

Michael Howard 1911 Vista Bay Dr Indian Shores	Shared his experience as a commissioner in Indian Shores and expressed that two years is short. He found that the 3-year term worked.
Loretta Fricks 235 176 th Ave E	She agreed that getting it on the November ballot would avoid any potential mistakes.
Barry Taylor 300 182 nd Ave E	Stated that rushing would not give people the chance to inform themselves.

Commissioner Hoyt questioned if getting the amendment in by December 10th was possible. Attorney Meyer stated that the hope would be that the Supervisor of Elections office would accept it the morning of December 11th.

Commissioner Maynard motioned to have the terms for the mayor, district one, and district four seats to be three years in the March 2027 election and every election thereafter be for a 4-year term. Commissioner Harr seconded.

Town Clerk Fultz shared that the December 10th deadline is a hard deadline, and nothing will be accepted after that point. Discussion ensued.

Commissioner Maynard amended his motion to have the terms for the mayor, district one, and district four seats to be three years in the March 2027 election and every election thereafter be for a 4-year term to be placed on the November 2026 ballot, seconded by

Commissioner Harr. All yay. Motion passed unanimously.

This agenda item will be revisited early 2026 so a draft ordinance can be prepared with all necessary details.

6. Amended Contract for Town Planner

- i. Town Manager Carey shared that Calvin, Giordano & Associates has informed the Town that they are seeking an amendment to our Planning Services contract. The Town will continue the services for Town Planning and will add "as needed" services of a Sr. Planner. She pointed out that there was a rate increase for the Town Planner.

Discussion- Commissioner Harr asked why the rate went up. Town Manager Carey explained that the current contract is four years old and the rate increase is accounting for inflation.

Public Comment – none

Commissioner Harr moved to approve the amended contract for Town Planner, seconded by Vice Mayor Schoos. All yay. Motioned passed unanimously.

F. COMMISSION REPORTS

1. Commissioner Harr – District 1

- i. No report

2. Commissioner Hoyt – District 2

- i. Provided an update on Elevate Florida. She shared that there are flood zones that are not eligible for projects in the mitigate and reconstruction category. She found out that FEMA regulations are impacting VE zone residents.

3. Commissioner Maynard – District 4

- i. Shared that he spoke with Congressman Donalds and explained that Florida is looking to change the planning and zoning laws to help residents get back into homes. He also discussed property tax reform and invited Commissioner Howard to speak about the Florida League of Cities data on property tax. Commissioner Howard shared that a report could be created with data for Redington Shores showing that the Town only receives approximately 11 cents from every property tax dollar.

4. Vice Mayor Commissioner Schoos – District 3

- i. Vice Mayor Schoos discussed the special event on the beach that had happened over the weekend of November 8th. Vice Mayor Schoos has had conversations with staff and residents regarding how to inform applicants having beach events about private versus public property and the need to respect private property.

She shared that the Gulf Beaches Library is doing a Silver Santa Tree.

5. Mayor Kapper

- i. Expressed his excitement for the new building department and thanked the Town Manager

for her work on getting the new provider.

6. Town Attorney

- i. No report.

7. Public Works Department

- i. Update provided in packet.

8. Town Manager

- i. Update provided in packet. Town Manager Carey also spoke about the handball beach event Vice Mayor Schoos referred to and shared that she has already begun talking to Attorney Eschenfelder to improve procedures for special event permitting.

G. MISCELLANEOUS

Regular Meeting -- Wednesday, December 10, 2025 -- 6:00 P.M.

Upcoming Holiday Events

Annual Tree Lighting – December 7 5-7pm at Nature (DelBello) Park

Home Decorating Contest – Judging is December 11 beginning at 6pm

Holiday Parade (Commissioners and Golf Carts) – December 14. Staging begins 3:30pm at Town Hall. Parade begins at 5pm. Contact Town Hall to register your golfcart. There is a WATCH PARTY for displaced residents and visitors at Constitution Park. Warm beverages will be served.

H. PUBLIC COMMENT

Joe Licata 18035 5 th St E	Spoke about the beach handball event and said that some attendees had gone on to private property. Wanted some clarification on what events can be permitted on the beach and what can be done to prevent situations like this in the future.
Taylee Tellechea (St. Pete Beach Hand Ball)	She apologized for the beach event and did not mean any harm. She shared that she told those participating not to go on private property. She does hope to continue growing the sport on Redington Shores' beaches.

I. ADJOURNMENT

With no further business to discuss, the Commission adjourned at 7:50PM.

Respectfully submitted,



Rafael Soto
Management Analyst



Date Approved by Board of Commissioners