



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, FEBRUARY 11, 2026
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

Members Absent: none

Other Municipal Officials Present: Town Manager Margaret Carey, Deputy Town Clerk/Management Analyst Rafael Soto, Public Works Supervisor Mike Pafumi, Town Attorney Nancy Meyer, Chief Lee Ann Holroyd and Captain Dan Doherty (ISPD), Chief Schobel (Seminole FD), Deputy Chief Mortellite (Madeira FD)

1. ROLL CALL BY THE TOWN CLERK

2. CONSENT AGENDA

a. MINUTES

Commission Discussion: None

Public Comment: None

Commissioner Harr moved to approve the minutes of September 3, 2025 Budget First Public Hearing, September 3, 2025 Special Meeting, September 10, 2025 Regular Meeting, September 15, 2025 Budget Final Public Hearing, January 14, 2026 Regular Meeting, January 28, 2026 Workshop, seconded by Commissioner Schoos.

Upon vote, the motion was carried unanimously 5 to 0.

3. APPEARANCES AND PRESENTATIONS

a. MADEIRA FIRE RESCUE UPDATE – Deputy Chief Mortellite presented the update. Fire station still under construction. Working with Manager Carey to set up CPR training for town staff.

b. SEMINOLE FIRE RESCUE UPDATE – Chief Schobel provided the update. He also spoke about the danger of rip currents and that he sent information to the Town Manager to be posted to the website and social media.

c. INDIAN SHORES PD UPDATE – Chief Holroyd provided an update. The police department is working on accreditation, and mock assessments. Gave Commissioners a flyer for the inaugural ISPD formal inspection on February 23rd.

4. OLD BUSINESS – none.

5. NEW BUSINESS

a. Appeal of Special Magistrate Order

Manager Carey said this item has been pulled from the agenda and will be considered at an upcoming Planning & Zoning Board meeting as a site plan approval request.

b. Town Fee Schedule

Manager Carey introduced the item. The previous Town Administrator was tasked to study the town's actual cost to process a variance application to see if our costs are in line. Now that the town has processed a couple variance requests, we have something to study in terms of cost and process. The

application cost for a variance request is \$750, but a recent mailing for a variance case cost the town over \$300 in postage alone. The town's cost to process a variance exceeds \$750 when factoring in Town Planner, Attorney, Magistrate, postage, etc.

Commissioner Hoyt spoke about the cost to residents and also presented previous data that she had supplied that includes a comparison of other towns and their costs. She indicated that other towns are considering reducing their fees. Ms. Hoyt also suggested looking at the code and evaluate the reasons homeowners are seeking variances. She added that other towns acknowledge the cost to process a variance request exceeds the application fee, but they do not put those fees onto the applicant.

Manager Carey discussed the updated process for handling requests (variance, site plan, etc.) – to ensure the requests are routed properly and promptly.

Commissioners discussed and directed the Manager to study costs and also include a survey of application costs of other towns and bring back to a future workshop for a discussion about town costs versus application cost.

Commissioner Direction: Move to a workshop for further discussion.

Public Comment:

Christy Herig	17609 1 st St E	Never seen a Magistrate go against a staff report as what happened with the last case.
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c. Appointment of Julie Newcomb to Position of Gulf Beaches Library Board Alternate

Commission Discussion: none

Public Comment: none

Commissioner Schoos moved to appoint Julie Newcomb to the position of Library Board Alternate, seconded by Commissioner Hoyt.

Upon vote, the motion was carried unanimously 5 to 0.

d. ORD2026-01 Updating the Town Charter to Increase Term for Commissioners and Change Election Date to November – 1st Reading

Attorney Meyer read the ordinance.

Commissioner Maynard moved to adopt ORD2026-01, seconded by Commissioner Schoos.

Commission Discussion:

Commissioner Schoos asked for clarification regarding the Mayor's term, as it is supposed to alternate election cycles with the Commissioners, but with the proposed schedule, the Mayor would always run concurrent with District 2 and 4 Commissioners. Attorney Meyer will update the ordinance to clarify election cycles with the Mayor.

Public Comment: none

Commissioner Direction: Table this item to the February 25, 2026 Workshop Meeting.

e. ORD2026-02 Updating Election Date and Qualifying Periods – 1st Reading

Attorney Meyer read the ordinance.

Commissioner Schoos moved to table ORD2026-02 to the March 11, 2026 Regular Meeting, seconded by Commissioner Maynard.

*****7:03 P.M. Mayor-Commissioner Kapper excused himself from the meeting to attend a personal appointment*****

Danielle Shipp	St. Pete College Student	Shared research she conducted regarding the pros and cons of moving the election date.
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f. Town Memberships

Manager Carey explained that Commissioner Maynard requested the Town renew their membership for Suncoast League of Cities. The Town has not had an active membership since 2012. The cost is \$750/year. Ms. Carey asked if there was any reason the Town would not want to activate membership. Manager Carey added that Commissioner Hoyt suggested an additional organization the Town may want to consider – American City County Exchange (ACCE) which is part of the American Legislative Exchange Council (ALEC). The Town is currently a member of Florida League of Cities at \$664/year.

Commission Discussion: Commissioners discussed benefits of proposed memberships.

Commission Direction: Move this topic to the February 25, 2026 workshop for further discussion.

Public Comment: none

Cathy Taylor	300 182 nd Ave. E	We don't need more memberships with more dues.
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6. COMMISSION REPORTS

a. Commissioner Harr District 1

The beach access at 175th has been repaired and reopened. He praised staff.

b. Commissioner Hoyt District 2

Thank you to the Building Official for a thoughtful letter to residents addressing the issue of noncompliance. Provided an update regarding.

c. Commissioner Maynard District 4

Spoke about the current legislative session and the important bills being considered. Many building department bills. The Property Tax/Ad Valorem bills. Commissioner Maynard will be visiting Tallahassee with the Suncoast League of Cities.

d. Vice Mayor Commissioner Schoos District 3

The Gulf Beaches Library Fundraiser is February 26.

e. Mayor Kapper – No report.

f. Town Attorney – No report.

g. Public Works Department – Supervisor Pafumi provided his update.

h. Building Department – The report was included in the packet.

i. Town Manager – Town Manager Carey included the update in the packet. Ms. Carey said she is working on the following projects: scheduling CPR training for staff, developing the Summer Internship Program, Coffee with the Commissioners Event on February 28, Insurance Workshop on March 5, Spring Yard Sale on March 20-21.

7. PUBLIC COMMENT

NAME		COMMENT
n/a Boy Scout	n/a	Provided a suggestion to subsidize property tax income.
Mark B.	13941 80 th Ave.	Asked about disposal of Christmas trees.

8. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 7:25 P.M.

Respectfully submitted,


 Margaret Carey
 Town Manager / Acting Town Clerk

3.11.26
 Date Approved by Board of Commissioners