



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, MARCH 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), Town Planner Zain Husain, Building Official Eve Spencer

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 February 11, 2026 Regular Meeting, February 25, 2026 Special Meeting, and February 25, 2026 Workshop, seconded by Commissioner Hoyt.

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

3. APPEARANCES AND PRESENTATIONS

a. PROCLAMATION FOR FLOOD AWARENESS WEEK – Read by Vice Mayor Commissioner Schoos.

b. MADEIRA FIRE RESCUE UPDATE – Deputy Chief Mortellite presented the update. Fire station still under construction – with bimonthly site visits to check progress. Annual reminder to check the batteries in your smoke detectors.

c. SEMINOLE FIRE RESCUE UPDATE – Chief Schobel provided the update. He said the call volume is up and there is an increase of pedestrian traffic with Spring Break season. Chief Schobel also spoke about scooter and eBike safety.

d. INDIAN SHORES PD UPDATE – Chief Holroyd provided an update. She added that eBikes are only allowed on the beach if in the manual-pedal mode. Please call the PD when you see a violation – not after the fact. The ISPD recently launched their Facebook page.

4. NEW BUSINESS

a. Site Plan Approval – 117 Wall Street

Attorney Meyer introduced the item and swore in the testimonial witnesses.

Town Planner Husain explained the request and presented the staff report, findings, and recommendations. The applicants are raising their home due to damage that occurred from the

hurricanes in 2024. The elevated structure will include a deck off the back of the house. A deck is considered an accessory structure subject to site plan review. Planner Dixon added that since the initial filing, the homeowners have added a new seawall that increases the property line, therefore making the request for only 2-3 feet into the setback. The homeowners are requesting a deck with a depth of 11 feet. The Town Planner recommended approval of the request with the following considerations:

- The deck shall not be enclosed.
- The railing shall have at least 75% transparency.
- Provide landscaping as visual screening around the deck.

This case was heard at the March 4, 2026 Planning & Zoning Board meeting and was approved with a depth of 10 feet and the Planner's suggested conditions.

The applicants spoke. They have no objection to the Planning & Zoning determination.

Commissioners asked clarifying questions.

Applicant closing statement: none.

Planner closing statement: none.

Commissioner Hoyt motioned to approve the site plan as presented with the Planner's suggested conditions, seconded by Commissioner Harr.

No discussion.

No public comment.

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

5. OLD BUSINESS

a. **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: none.

Public Comment: none

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

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

Attorney Meyer read the ordinance.

Commissioner Maynard moved to adopt ORD2026-02, seconded by Commissioner Harr.

Commission Discussion: none.

Public Comment: none

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

c. **Consideration of a Town Membership with Suncoast League of Cities**

Manager Carey presented the item and said this was previously discussed at Workshop and now a vote is needed to 1.) determine if the Town will join the SLC and, 2.) appoint a representative

and an alternate. Ms. Carey said she was able to get the membership fee prorated to \$375 and the membership would be good through September 30, 2026.

Commissioner Maynard moved to approve membership with the Suncoast League of Cities, seconded by Commissioner Schoos.

Discussion:

Commissioner Hoyt researched this item and spoke with people who were not happy with SLC membership.

Commissioner Harr explained the importance of the SLC advocating for issues that concern Redington Shores. He suggested that if Commissioner Maynard desires to be the representative that he could present a legislative update to the Commission to keep them updated. The Commission could also add the topic to Workshop so they could agree on important matters to bring to the SLC.

Commissioners Hoyt, Harr, and Schoos asked Commissioner Maynard clarifying questions.

Public Comment:

NAME	ADDRESS	COMMENT
Jennie Blackburn	17717 Gulf Blvd	Commissioner Maynard is not answering Commissioner questions. Is it a good use of our money for you to go to Tallahassee?
Loretta Fricks	235 176 th Ave E	You could try membership for 6 months and if you are not happy, don't renew.

Attorney Meyer said that Commissioner Maynard could amend his motion (to agree to the terms of mandatory reporting requirements). Commissioner Maynard said his original motion stands.

Upon vote:

Commissioner Harr – NO

Commissioner Hoyt – NO

Commissioner Maynard – YES

Vice Mayor Commissioner Schoos – NO

Mayor Commissioner Kapper – YES

Motion failed 3 to 2.

6. COMMISSION REPORTS

a. Commissioner Harr District 1

Thanks for placing trust in me for an additional term. My goal is to improve engagement between District 1 and Town Hall. I have found a District 1 resident who has offered to help other District 1 residents – free of charge - who need assistance working through the permitting process.

b. Commissioner Hoyt District 2

24 properties in rebuild status – elevating and rebuilding.

Spoke with Town Planner Dixon about variances and site plan reviews – process, applicant cost. This will be discussed in detail at an upcoming Workshop.

Received excellent resident suggestions at Coffee with the Commissioners event. So glad that Chief Holroyd attended.

Grant assistance programs like Elevate Florida are frustrating for residents. We need to make rebuilding less challenging. Look at things in our code and be more realistic.

c. Commissioner Maynard District 4

Congratulations to Commissioner Harr.

d. Vice Mayor Commissioner Schoos District 3

Library fundraiser event was well attended. Thank you to staff for putting together the Coffee with Commissioners event. It was really nice and I appreciate any opportunity to connect with residents.

e. Mayor Kapper – Congratulations to Commissioner Harr. I think we did a great job with the new building department we hired.

f. Town Attorney – After the recent Planning & Zoning and Variance hearings it has appears to be a good idea to look at the code to anticipate upcoming and common issues with elevating. Does the Commission want P&Z to review potential code changes or do you want to discuss first? The Commissioners agreed they would like to discuss first. Building Official Spencer will create a list of issues to discuss. This will go to an upcoming Workshop meeting.

g. Public Works Department – Supervisor Pafumi provided his update. He and his staff have been working on cleanup and improvements to the County lot.

h. Building Department – Building Official Spencer provided the following update:

- i. Non-Compliance: A lot more homeowners are coming forward to discuss next steps. There will be substantial damage appeals.
- ii. Express Permits: We are making progress on developing this process. Estimated launch date is May 1, 2026.
- iii. Currently reviewing for potential code updates.
- iv. Working on completing milestone reporting.
- v. Fee Schedule Update: Hoping to have a report soon.


i. Town Manager – Town Manager Carey included the update in the packet. Ms. Carey said she launched a social media campaign advertising Flood Week. Each day a new topic is highlighted on FB and Instagram. The following events are upcoming: March 19 staff CPR training, March 20-21 Spring Yard Sale, March 23 staff and Commissioners are invited to a welcome lunch for the new Town Clerk, Michelle Lowe, March 27 is the Ribbon Cutting for the Krajeweski Public Service Building.

7. PUBLIC COMMENT - none.

8. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 7:23 P.M.

Respectfully submitted,



Margaret Carey
Town Manager / Acting Town Clerk

4.8.26

Date Approved by Board of Commissioners