



**BOARD OF COMMISSIONERS  
TOWN OF REDINGTON SHORES  
REGULAR MEETING  
WEDNESDAY, APRIL 9, 2025 - 6:00 P.M.**

**AGENDA**

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. CONSENT AGENDA**

1. **MINUTES** – Approval of: Regular Meeting – March 12, 2025

**E. APPEARANCES AND PRESENTATIONS**

1. Chief Clint Belk, Madeira Beach Fire Rescue Update
2. Chief Bill Schobel, Seminole Fire Rescue Update
3. Chief Rick Swan, Indian Shores PD Update
4. Rob Peebles, Building Department Update

**F. OLD BUSINESS**

**G. NEW BUSINESS**

1. ORD 2025-01 Amending the Code Regarding Permit Fees – 1<sup>st</sup> Reading
2. Vice Mayor

**H. COMMISSION REPORTS**

1. Commissioner Kapper – District 1
2. Commissioner Hoyt – District 2
3. Commissioner Schoos – District 3
4. Commissioner Maynard – District 4
5. Mayor
6. Town Attorney
7. Public Works Department
8. Town Administrator

**I. MISCELLANEOUS**

Workshop Meeting – Wednesday, April 30, 2025 – 6:00 P.M.  
Regular Meeting – Wednesday, May 14, 2025 – 6:00 P.M.

**J. PUBLIC COMMENT** *(Items not previously discussed on this agenda. Limited to 3 minutes.)*

**K. ADJOURNMENT**

Pursuant to Florida Statutes § 286.0105, if any person or entity decides to appeal any decision made on any matter considered at any meeting or hearing of any Redington Shores Board or Commission, he, she or it will need a record of the proceedings and, for such purpose, he, she or it may need to ensure that a verbatim record of the proceedings is made, which record includes the legal arguments, testimony, and evidence upon which the appeal is to be based.

# **ITEM D.1.**



**BOARD OF COMMISSIONERS  
TOWN OF REDINGTON SHORES  
REGULAR MEETING  
WEDNESDAY, MARCH 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 Lisa Hendrickson, Commissioner CJ Hoyt, Commissioner Tom Kapper, Commissioner Erin Schoos, Commissioner-Elect Larry Maynard

**Members Absent:** none

**Other Municipal Officials Present:** Town Clerk Margaret Carey, Town Attorney Rob Eschenfelder, Captain Lee Ann Holroyd (ISPD), Lieutenant Doherty, Chief Williams (Seminole FD), Chief Belk (Madeira FD), Building Official Rob Peebles, Public Works Supervisor Mike Pafumi

1. **OATH OF OFFICE** – Larry Maynard was sworn in by Attorney Eschenfelder as the new District 4 Commissioner and joined Commissioners at the dais.

2. **ROLL CALL BY THE TOWN CLERK**

3. **CONSENT AGENDA**

a. **MINUTES**

Commission Discussion: None

Public Comment: None

Commissioner Kapper moved to approve the minutes of Regular meeting February 12, 2025 and Special Meeting February 26, 2025, seconded by Commissioner Schoos.

Vote taken: All yay

4. **APPEARANCES AND PRESENTATIONS**

a. **MADEIRA FIRE RESCUE UPDATE** – Chief Belk presented an update. The new building is anticipated to break ground by May, 2025.

b. **SEMINOLE FIRE RESCUE UPDATE** – Chief Williams provided an update and also reminded residents to check smoke alarms and carbon monoxide detectors.

c. **INDIAN SHORES PD UPDATE** – Captain Holroyd provided an update. St. Patrick's Day festival in Indian Shores this Saturday. Lt. Doherty said they are coordinating 4<sup>th</sup> of July law enforcement with Pinellas County. Will be hosting a community preparation meeting in April.

d. **UTILITY UNDERGROUNDING UPDATE** – Mark Porter provided an update, including: general

e. **BUILDING DEPARTMENT UPDATE** – Building Official, Rob Peebles, provided an update and answered resident questions.

**PUBLIC COMMENT**

Colleen Woodburn	Requested an explanation of permit applications in process.
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## 5. OLD BUSINESS

### a. GRANTS UPDATE

Administrator McGlothlin was absent. *Commissioners directed the Clerk to add this item to the next workshop meeting when the Administrator will be present to provide the update.*

Commissioner Hoyt explained that the report included in the packet is the same report presented in February. She also said that she sent an email to the Administrator with details about grants and questions about status. Nothing was addressed in the Administrator's memo and there are important deadlines that we are missing.

Commissioners discussed various grant opportunities and the fact that the town needs a consultant to manage the grants. The Commission also spoke about the Administrator's responsibility to research and manage grants. The Commission also discussed the option of establishing a volunteer position to assist with grant coordination.

Clerk Carey will develop a position description and post an advertisement for the volunteer Grant Coordinator position.

Commissioners spoke about the need for the Town Administrator to attend the LMS Working group biweekly meetings.

Commissioner Hoyt moved to approve directing the Town Administrator to attend the biweekly LMS meetings and to report back to the Commissioners with updates, needs and deadlines and to post a volunteer position to help support the responsibilities of the Town Administrator in that role and to act as a resident liaison, seconded by Commissioner Kapper.

Vote taken: All yay

Public Comment:

Christy Herig	Spoke about the grants and grant writing.
Stella Zervos	Suggested sharing resources with other towns.

### b. WAIVER OF SEWER CHARGES FOR POST-STORM POOL REPAIR

Clerk Carey presented the Administrator's memo detailing the research he completed at the request of the Commission.

Commission Discussion :

Commissioners expressed that they have not received requests from individual homeowners. The Clerk said her office has received many requests. Commissioners discussed their concern about waiving fees and still having to cover costs.

Public Comment:

J.J. Beyrouti	Talked about how sewer charge is calculated.
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Commissioner Kapper moved to dis-approve waiving sewer charges for post-storm pool repair, seconded by Commissioner Schoos.

Vote taken:

Hoyt: Yes

Kapper: Yes

Schoos: Yes

Maynard: Abstain

Mayor: Yes

## 6. NEW BUSINESS - none

## 7. COMMISSION REPORTS

### a. Commissioner Kapper District 1

Discussed his frustration with the permit process. What is the delay? Asking for a way to streamline the process.

### b. Commissioner Hoyt District 2

Discussed concerns for citizens who are displaced and her dismay with FEMA rental/financial assistance. So many residents in a bad situation.

### c. Commissioner Schoos District 3

Attended the Library Board meeting. The Gulf Beaches library is reopened. They are planning a ribbon-cutting with the Chamber soon.

### d. Commissioner Maynard District 4

Asked for clarification about appeals and updated damage letters. Let's get our people back in their homes.

### e. Mayor Commissioner Hendrickson

Beach renourishment easements – we did not get the number of easements necessary. The County is working very hard to advocate for beach nourishment. Thank you to Mike Pafumi for going door-to-door, trying to get easements.

### f. Town Attorney – Regarding

### g. Public Works Department – Public Works Manager Mike Pafumi presented the PW report.

### h. Town Administrator – Absent. Update provided in packet.

## 8. PUBLIC COMMENT

NAME	COMMENT
Christy Herig	Willing to assist residents who need assistance with appeals.
Colleen Woodburn	Concern about permitting fines for working without permits.
Marie Jantschek	Frustrated about permitting and variance process for setback for stairs.

## 9. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 7:46 P.M.

Respectfully submitted,

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Margaret Carey  
Town Clerk

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Date Approved by Board of Commissioners

# **ITEM G.1.**



Town of  
**Redington Shores**  
*Nature's Beach*

Date: April 9, 2025  
To: Board of Commissioners  
From: Margaret Carey, Town Clerk  
Re: ORD 2025-01 – Amending Code for Permit Fees and Fines

At the March 26, 2025 Special Meeting, Commissioners directed Attorney Eschenfelder to draft an Ordinance updating the Town Code regarding permit fees and fines.

The Commission finds that while, in the normal course, willfully performing construction work without a permit (where such work requires a permit) should be significantly penalized, the Commission also finds that in the aftermath of Town-wide structural damage due to a hurricane or similar large scale disaster, certain categories of unpermitted construction work should not be penalized at the same five-times rate.

***See draft Ordinance for complete details.***

HIGHLIGHTS:

- Notwithstanding subsection (1), effective January 1st 2025, the after-the-fact permit fee for persons who:
  - did not perform the work through a contractor or subcontractor,
  - had initiated the permit application process with the town within ninety days after the date of a local disaster declaration by the President of the United States or the Governor of the State of Florida,
  - were unable to obtain a permit (including floodplain review as required by code § 63-39) within thirty (30) days after having first initiated the application process with the town,
  - performed only such work as was necessary to make their home safe, sanitary and secure as allowed under applicable FEMA regulations,
  - continued to actively work with the building official to pursue completion of the permit application process, and owned and occupied their own home immediately prior to the disaster declaration,
  - **shall be 2.5 times the standard fee.**
- Work performed without permit which has been **performed by a contractor or subcontractor is not eligible for the reduced after-the-fact permit fee** provided for in subsection (2).

## ORDINANCE NO. 2025-01

### **AN ORDINANCE OF THE TOWN OF REDINGTON SHORES, FLORIDA, AMENDING § 63-2 AND § 63-20 OF THE TOWN CODE (RELATED TO PERMIT FEES); MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.**

**WHEREAS**, Florida Statutes § 166.222(1) authorizes the governing body of a municipality to “provide a schedule of reasonable inspection fees in order to defer the costs of inspection and enforcement of the provisions of its building code”; and

**WHEREAS**, Florida Statutes § 553.80(1) provides that the governing body of a municipality may provide a schedule of fees for the enforcement of the provisions of the Florida Building Code, and provides that such fees shall be used solely for carrying out the local government’s responsibilities in enforcing the Florida Building Code; and

**WHEREAS**, § 63-20 of the Town Code currently requires the payment of permit fees for construction work with a cost exceeding \$25,000; and

**WHEREAS**, § 63-20 provides that the Commission will establish specific fees from time-to-time; and

**WHEREAS**, the Commission has previously established a penalty of five times the permit fee for owners who perform work without permit and must obtain an after-the-fact permit; and

**WHEREAS**, the Commission finds that while, in the normal course, willfully performing construction work without a permit (where such work requires a permit) should be significantly penalized, the Commission also finds that in the aftermath of Town-wide structural damage due to a hurricane or similar large scale disaster, certain categories of unpermitted construction work should not be penalized at the same five-times rate; and

**WHEREAS**, the Town Commission finds that is in the best interest of the Town, its residents, and property owners, to approve the provisions set forth in this Ordinance.

**NOW, THEREFORE BE IT ORDAINED** by the Board of Commissioners of the Town of Redington Shores, Florida, that:

**Section 1.** Section 63-2 of the Redington Shores Town Code is hereby amended as follows:

**Sec. 63-2. - Applications~~and fees~~.**

~~A. Application fees shall be as established by the board of commissioners.~~

~~B.~~ For construction or alterations, three copies of proposed plans and specifications shall be submitted containing all required information as specified in the Florida Building Code.

**Section 2.** Section 63-20 of the Redington Shores Town Code is hereby amended as follows:

**Sec. 63-20. - Fees.**

- A. *Application fees.* A construction permit application fee, ~~in an amount set by the Redington Shores Town Commission,~~ shall be charged for all permit applications for all work with a total cost of \$25,000.00 or more ~~for plan review.~~ This application fee is nonrefundable, ~~and~~ is due and payable at the time the application is submitted for processing, and such fees shall be used solely for carrying out the town's responsibilities in enforcing the Florida Building Code.
- B. *Additional fees.* In addition to the application fee, the following fees will also be due and payable before a building permit is issued as appropriate to the work covered:
- (1) Building permit fee.
  - (2) Plan examination fee.
  - (3) Radon gas and inspector's certification fund.
  - (4) Transportation impact fee.
  - (5) All other fees which may be imposed by the Redington Shores Town Commission, by resolution or ordinance, Pinellas County, or any other county, state or federal agency having the authority to establish such fees.
- C. *Ancillary or subordinate permits.* Permit fees for all ancillary or subordinate permits required for a project shall be due and payable prior to the issuance of such permits.
- D. *Establishment and publication of fees.* The schedule for all fees established pursuant to this section shall be adopted by the commission by resolution from time to time pertaining to construction and building may be enacted and amended from time to time by resolution of the Town Commission of the Town of Redington Shores (as shown on Permit Fee Calculation Schedule, Ordinance #01-11 and Resolution 14-04). Pursuant to Florida Statutes § 166.222(2), the building official shall ensure the town's fee schedule and inspection utilization report required by Florida Statutes § 553.80(7) are posted on the town's website.

~~D.E.~~ *Fees related to unpermitted work.*

(1) Notwithstanding the provision of any fee schedule of the town to the contrary, the fee for an after-the-fact permit for work which required a permit, but for which a permit was not obtained, shall be five times the standard fee.

(2) Notwithstanding subsection (1), effective January 1<sup>st</sup> 2025, the after-the-fact permit fee for persons who:

(a) did not perform the work through a contractor or subcontractor,

(b) had initiated the permit application process with the town within ninety days after the date of a local disaster declaration by the President of the United States or the Governor of the State of Florida,

(c) were unable to obtain a permit (including floodplain review as required by code § 63-39) within thirty (30) days after having first initiated the application process with the town,

(d) performed only such work as was necessary to make their home safe, sanitary and secure as allowed under applicable FEMA regulations,

(e) continued to actively work with the building official to pursue completion of the permit application process, and

(f) owned and occupied their own home immediately prior to the disaster declaration,

shall be 2.5 times the standard fee.

(3) Work performed without permit which has been performed by a contractor or subcontractor is not eligible for the reduced after-the-fact permit fee provided for in subsection (2). In the event the building official or code enforcement deputy discover such work by a contractor or subcontractor, those officials shall pursue all available legal remedies against the contractor or subcontractor, including referring the matter to the appropriate state and county contractor licensing authorities.

E.F. All construction trailers, materials, temporary fences, temporary signs, temporary electric, and dumpsters shall be removed before a certificate of occupancy is issued for any work pursuant to any building permit.

**Section 3.** Pursuant to Florida Statutes § 166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Town prepared and posted on its website a business impact estimate which included: a) a summary of the Ordinance, a statement

of the public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Town, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially responsible, e) an estimate of the Town's regulatory costs and of revenues from any new charges or fees imposed on businesses to cover such costs, and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

**Section 4.** For purposes of codification of any existing section of the Redington Shores Code herein amended, words **underlined** represent additions to original text, words ~~**stricken**~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

**Section 5.** If any section, subsection, sentence, clause, provision or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Board of Commissioners would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

**Section 6.** The Codifier shall codify the substantive amendments to the Redington Shores Code contained in Sections 1 and 2 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

**Section 7.** Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

**ADOPTED ON FIRST READING** on the 9<sup>th</sup> day of April, 2025, by the Board of Commissioners of the Town of Redington Shores, Florida.

**ADOPTED ON SECOND AND FINAL READING** on the 14<sup>th</sup> day of May, 2025, by  
the Board of Commissioners of the Town of Redington Shores, Florida.

**Attest:**

\_\_\_\_\_  
Mayor Commissioner

\_\_\_\_\_  
Margaret Carey, Town Clerk

# **ITEM G.2.**

*No memo*

**ITEM H.7.**



Town of  
**Redington Shores**  
*Nature's Beach*

Date: April 9, 2025  
To: Board of Commissioners  
From: Mike Pafumi, Public Works Supervisor  
Re: Public Works Department – March Monthly Report

**Routine daily activities conducted by the Public Works Department:**

- Daily check of the 4 town lift stations to ensure proper function.
- Daily emptying of dog waste cans within the community.
- Ensuring bus stop trash receptacles are emptied.
- Checking and ensuring all town storm drains are clear of debris.
- Assisting town hall staff with routine duties and citizen requests for service.
- Weekly raking of the beach with the beach tractor and rake.
- Lawn cutting / landscaping of all town parks, medians and easements.

**Activities for March, not including normal daily activities:**

- Beach access at 17606 Lee Avenue is under repair.



- Beach access at 17710 Lee Avenue is under repair.



- Beach access at 17720 Gulf Blvd. (La Vistana) is under repair.



Repairs on the above listed beach accesses are expected to be complete by 04/11/25

All 3 accesses sustained cracked foundations and new concrete was poured.

#### Miscellaneous issues.

- Potable Water leak at 121 Wall St. repaired by the county.



- Reclaimed water leak at 17495 1<sup>st</sup> Street East is scheduled for repair 04/03/25.
- Old stair poles were dug out, cut and removed from the beach access at 177<sup>th</sup> Terrace West/Lee Ave.



- Debris filled grass/soil removed from park at Long Point / First Street.
- Reclaim water meter installed by the county and irrigation system installed by M.D. Irrigation. Awaiting arrival of sod for installation.



- Debris filled grass/ soil removed from park at 176<sup>th</sup> Terrace/ 176<sup>th</sup> Circle
- Awaiting arrival of sod for installation.



- New tractor was placed online, and beach raking is underway twice weekly.



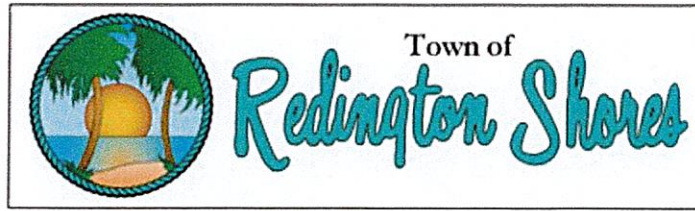
- Debris filled soil/ grass removed from dog park (where needed) on 174<sup>th</sup> Ave. East.



**Pending/ upcoming projects.**

- Playscape/ sunshade repair. Contractor has been secured, currently awaiting permit approval.
- Landscaping beds at Nature Park.
- Light poles and lights installed in gravel lot / waiting on start date from Suncoast Electrical.

# **ITEM H.8.**



**TOWN ADMINISTRATORS REPORT  
(03/07/2025 – 04/03/2025)**

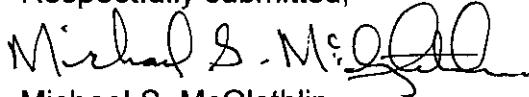
To: Mayor and Commissioners

Please find below, in bullet statement format, the activities that I have been focusing on during the above referenced reporting period.

- Daily coordination, based upon input from citizens and Board of Commission (BOC) members, with Town Clerk and Building Department staff members for improvements to administrative procedures for Hurricane Helene and Milton recovery activities.
- Continued administrative support functions and reporting regarding FEMA required activities for recovery from Hurricanes Ian, Idalia, Debby, Helene and Milton. Also continued administrative support and reporting for current FEMA HMGP grants which are currently in-cycle.
- On 03/07/2025 I attended the City Managers Consortium meeting at the Largo City Hall complex.
- On 03/12/2025 I attended the virtual Community Recovery Resource Session meeting, hosted by Pinellas County.
- On 03/18/2025 I, Building Official Peebles, and Redington Beach Town Clerk Adriana Nieves attended an information meeting with William Christian, Congresswoman Anna Paulina Luna's Chief of Staff, and Sam Wilson, local representative for Congresswoman Luna's office, at the Redington Beach Town Hall. Topics covered included storm response, FEMA guidelines, and both the NFIP and CRS programs.
- On 03/19/2025 I, Building Official Peebles, and Redington Beach Town Clerk Adriana Nieves attended an informational meeting with Congresswoman Ana Paulia Luna and Acting FEMA Director Cameron Hamilton, on behalf of the Town of Redington Beach at the Tradewinds Hotel in St. Pete Beach. Topics covered included those listed at the above meeting with Chief of Staff William Christian with assurances in attempts to streamline processes for storm recovery.
- On 03/20/2025 I attended the Infrastructure Recovery Support Function meeting, hosted by Pinellas County.
- On 03/25/2025 I attended the EMS/Fire/Public Works construction project update meeting at the North Redington Beach Town Hall. Further meetings are necessary before any action items can be brought before the BOC.
- On 03/26/2025 I attended the "Big C" meeting at the Madeira Beach City Hall complex.
- On 03/26/2025 I attended and participated in the Board of Commissioners Special Meeting at the Redington Shores Town Hall.

- On 03/28/2025 I attended the initial and virtual Steering Committee Meeting for Resilient Florida Vulnerability Assessments.
- On 04/01/2025 I participated in an informational phone call meeting with Mayoral candidate Justin Peace.
- On 04/03/2025 I attended the virtual Community Recovery Resource Session meeting, hosted by Pinellas County.
- Assisted numerous citizens, the Board of Commissioners, and staff members with service requests and problem resolution throughout the month of March 2025.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael S. McGlothlin". The signature is fluid and cursive, with a prominent "M" and "S".

Michael S. McGlothlin  
Town Administrator