



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WORKSHOP MEETING
WEDNESDAY, OCTOBER 29, 2025 6:00 P.M.**

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPEARANCES AND PRESENTATIONS

E. OLD BUSINESS

F. NEW BUSINESS

1. Holiday Events Schedule
2. Senator DiCeglie proposal regarding Election Dates
3. Proposal by Commissioner Maynard
4. Traffic Study Discussion
5. Building Department Update
6. Review of Town Manager Goals
7. Discuss dates for November/December Workshops

G. MISCELLANEOUS

Regular Meeting- Wednesday, November 12, 2025 – 6:00 P.M.

Workshop – Wednesday, November 26, 2025 – 6:00 P.M

H. 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 F.1.



Town of
Redington Shores
Nature's Beach

Date: October 29, 2025
To: Board of Commissioners
From: Melissa Fultz, Town Clerk
Re: Holiday Events Schedule

The Town of Redington Shores is proud to host an array of events to celebrate the holidays and our residents. This year, starting with our annual Tree Lighting on Saturday, December 7, 2025, beginning at 5:00P, we come together for hot cocoa and clam chowder as is tradition, and we will continue to celebrate throughout the season. The tentative holiday events schedule is as follows:

- Saturday, 12/7/25 at 5:00P – Annual Town Tree Lighting
- Thursday, 12/11/25 at 6:00P – The Redington's Holiday Home Decorating Contest
- Saturday, 12/13/25 at 5:00P – Annual Holiday Party for staff and Committees
- Sunday, 12/14/25 at 5:00P – Inaugural Holiday Golfcart Parade

ITEM F.2.



Town of
Redington Shores
Nature's Beach

Date: October 29, 2025
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Proposed DiCeglie Bill Regarding Municipal Elections

Sen. Nick DiCeglie is considering filing a local bill that would move municipal elections in Pinellas County to the same day as General Elections – on the date of the Primary (August). Primary elections are only held in even number years.

DiCeglie's reasons for proposing the change are: low voter turnout at municipal elections and the added cost of holding separate elections. If filed, the bill will be heard in the 2026 Legislative Session.

Our current election schedule:

	2026	2027	2028	2029	2030	2031
MAYOR		X			X	
DISTRICT 1 and 3	X		X		X	
DISTRICT 2 and 4		X		X		X

This is information only. No action is required.

ITEM F.3.



Town of
Redington Shores
Nature's Beach

Date: October 29, 2025
To: Board of Commissioners
From: Melissa Fultz, Town Clerk
Re: Proposal by Commissioner Maynard

Commissioner Maynard will present a proposal for discussion.

ITEM F.4.



Town of
Redington Shores
Nature's Beach

Date: October 29, 2025
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Traffic Study Discussion

This topic has come up because of the request by Wahoos Restaurant owners for the town to assist in the acquisition of additional parking spaces and to consider other modes of transportation for their patrons. This information is relevant to all Town restaurant owners because the number of parking spaces directly correlates to the allowable seating capacity. Although only 1 business is currently requesting the Town's assistance, the Commission's direction on the matter would likely apply to all businesses in the Gulf Boulevard Overlay District (GBOD).

According to the recently updated Land Development Code (Sec. 90-171), parking requirements are as follows:

<u>Restaurants, taverns, nightclub</u>	<u>1 for each 4 seats, plus 1 for every 3 employees, but in no event less than 1 for each 50 square feet devoted to patron use, plus 1 for each 400 square feet of other space</u>
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Included in the updated code is a new provision to also include boat slips to count toward a maximum of 20% of total required parking spaces.

- (5) Utilization of boat slips as required parking. Eating and drinking establishments and water-oriented retail businesses may utilize boat slips to meet off-street parking requirements subject to approval by the board of commissioners in accordance with the following standards:
- (a) All slips must be under the ownership or long-term control of the subject business.
 - (b) Boat slips must be available on a first-come, first-serve basis, with no fee assessed for use.
 - (c) Boat slips must be reasonably designed to accommodate customer boats.
 - (d) The dock facility must be properly accessible in accordance with the regulations governing the maneuvering of watercraft on the adjacent waterway.
 - (e) Boat slips must only be used for transient mooring and no overnight storage of vessels shall be allowed.
 - (f) Dock facilities must be compliant with applicable regulations governing handicap access and other accessibility or safety concerns.
 - (g) Dock facilities must meet all other provisions of the town's land development code related to commercial docks.
 - (h) No more than 20 percent of required off-street parking can be provided as boat slips.
 - (i) Boat slips are allowed to meet off-street parking requirements at a one space per slip basis.

The code offers an avenue for the Commission to consider a possible reduction in parking requirements with the following:

K. Parking reductions for specific developments.

- (1) To avoid requiring more parking spaces than are actually needed to serve a development, the board of commissioners may permit reductions in the minimum number of parking spaces pursuant to Section 90-171(J) if the conditions and requirements below are satisfied.
- (2) In order for the board of commissioners to allow a reduction in the minimum number of parking spaces, an applicant shall demonstrate to the satisfaction of the board of commissioners that the minimum parking spaces pursuant to the standards of Section 90-171(J) are not needed, due to one or more of the following conditions:
 - (a) The nature and operation of the use are such that the actual parking requirements of the proposed use are less than the minimum number of parking spaces pursuant to Section 90-171(J). Such claims shall be based on data from similar developments, parking regulation of similar uses in other communities, or a trip generation of parking study prepared by a qualified professional.
 - (b) Alternatives to on-site parking shall be provided. Such parking alternatives may include but are not limited to automated or valet parking which allows more vehicles to be parked in less space than conventional parking, remote parking with shuttle service to and from the remote location, and ride-sharing or carpooling programs. All such alternatives shall be made binding on the development through approval by the town of a development order, development agreement, or restrictive covenant.
 - (c) For redevelopment of sites that were legally developed prior to these parking standards that do not provide the minimum on-site parking spaces pursuant to Section 90-171(J) above, applicants may demonstrate to the satisfaction of board of commissioners that existing on-street parking is available to serve the proposed redevelopment.

Wahoos also requests the Town consider allowing parking spaces in the town's lot across the street – to count toward their seating capacity.

While researching this topic with the Town Planner and Town Attorney, I was presented with the option for the Town to engage in a Traffic Study. This study would determine how patrons arrive at establishments in the GBOD. Options would include, walking, biking, and rideshare in addition to boats and vehicles. Conducting a Traffic Study would involve contracting with a qualified traffic study engineer. The cost to the town would later be determined, but is estimated to range \$5,000.00 - \$15,000.00.

This item is for discussion purposes and possible Commission direction.

ITEM F.5.



Town of
Redington Shores
Nature's Beach

Date: October 29, 2025
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Building Department Update

Our new Building Official, Eve Spencer (CAP), has been training at town hall. She will begin in her official capacity on Wednesday, November 12. Tony Bryan (SafeBuilt) continues serving as our Building Official until then.

SAFEBUILT

SafeBuilt will move staff down to the 17985 Gulf Blvd. location on Friday, November 7.

TIDAL BASIN

The Town's contract with Tidal Basin for temporary Permit Technicians ends Friday, November 7. Jenny Gonzalez has accepted a permanent position with CAP and will stay in Redington Shores.

OFFICE

Both the Permit Tech and Building Official offices have been updated with furniture and computer equipment—and are ready to go. The window replacement project is still pending.

SCHEDULE

The Building Department schedule will remain at 10am to 6pm Monday – Thursday (closed Friday for permit processing). The Building Official's schedule will be 7am to 3pm. I will present the walk-in traffic statistics to the Commission in December or January to discuss a permanent schedule.

MESSAGING

Our website has been displaying an alert message on the Building Department page since early October. We also have notices posted around Town Hall and at all Permit Tech desks – for residents and contractors to easily see.

COORDINATION WITH REDINGTON BEACH and SAFEBUILT

All messaging and “next steps” have been coordinated with Adriana Nieves and Tim Thompson at Redington Beach—and Paul Featherstone at SafeBuilt. This also includes planning with SmartGov for transfer of data and access to the program.

CONSIDERATION

Since SafeBuilt is moving on Friday, November 7, Town Hall is closed on Tuesday, November 11, and CAP starts on Wednesday, November 12.... I propose that the Building Department be closed on Monday, November 10 for staff to transition.



ITEM F.6.



Town of
Redington Shores
Nature's Beach

Date: October 29, 2025
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Town Manager Goals

Commissioners requested the Town Manager to submit a list of goals for review and discussion.

The Manager's goals intersect with the Town's overall ***Policy Goals and Strategic Plan***. This plan was reviewed and updated with the annual budget. A copy of the Town's goals and plan is attached – with a status update for each item.

The goals listed here should be considered a working document that can be discussed and adjusted based upon Commission feedback and current needs of the Town.

Town Manager Goals

Immediate

- Implement new Building Department Services Contractor – CAP
- Restore Public Trust (new Building Department, Responsiveness, Communication)
- CIP Project Management – initiate/complete projects and identify new projects
- Finance/Budget Review – to gain a full understanding and to assess expenditures
- Update the Emergency Operations Plan – fix outdated references and procedures
- Continue with FEMA and FDEM hurricane expense reimbursement process
- Host community event to meet new Town Manager and Building Official (Coffee with the Mayor?)
- Schedule biweekly staff meetings
- Continue regular updates to ensure Commissioners are aware of current issues

Short Term Goals (6-12 months)

- Develop community outreach and engagement (social media, video clips, events)
- Seek opportunities to restore and rebuild the town post-hurricane
- Staff development initiatives (evaluations, training)
- Manager development (involvement in FCCMA and ICMA, training)
- Continue to research grant opportunities and to identify qualifying mitigation projects
- Work with the Town Clerk on Records Management and Agenda Management programs
- Practice fiscal responsibility by conducting a thorough review of the budget to identify opportunities for cost savings

Long Term Goals (2 years+)

- Evaluate department processes to identify opportunities for improvement
- Continue emergency preparedness and mitigation measures
- Complete Town Hall improvements (landscape, façade, meeting spaces)
- Evaluate town parks and green spaces for potential improvement - with input from the Parks and Recreation committee
- Conduct a resident survey to ensure that current goals, objectives, and strategic plans align with evolving needs of the community
- Evaluate the Town's Community and Economic Development plan
- Develop the Town's identity – to align with the mission statement
- Create an overall beautification plan for the Town
- Pursue opportunities to collaborate with neighboring towns (grant programs, vendor agreements, community events)



MISSION STATEMENT

Town of Redington Shores

We, the residents and businesspeople who are the caretakers of the Town of Redington Shores, Florida, dedicate ourselves to the mission of preserving the natural beauty of this smalltown community where people live, work, and socialize in harmony. Redington Shores is a unique community where nature and the water environment come together. Our citizens enjoy our white sandy beaches and beautiful sunsets daily. We know that we are home when we cross the bridge, which brings us to our tropical world of palm trees, lush flowers, manatees, pelicans, dolphins, and other wildlife.

Our mission is to ensure a clean and safe community that's highlighted by friendly residential neighborhoods and a dynamic business community working together to enhance and improve our island's qualities. Elected officials maintain a responsive Town Government, where people can exchange ideas freely, insist on quality public services and foster beautification and a unique style for this community. As we endeavor to fulfill this mission, we will embrace the spirit of those who live, work, and play on this island paradise that is our home, Redington Shores, Natures Beach.

POLICY GOALS AND OBJECTIVES WITH INCORPORATED STRATEGIC PLANS

FY2026

1. Protect our community's quality of life and promote sustainability.

- A. Continue efforts to reduce or eliminate the long-term risk to human life, property, and the environment from natural or human-caused hazardous events and disasters.

Rationale: Emergency preparedness and hazard mitigation will help to reduce injury and damage that would otherwise result during hazardous events and disasters.

Target completion date: Ongoing.

UPDATE:

1. Applied for and was approved to move forward on 2 mitigation grant projects. We are completing required documentation now for final approval.
 - HMGP – Utility Underground
 - HMGP – Stormwater Infrastructure
2. Secured and/or verified essential emergency contracts (FDEM, debris hauler, debris monitor)
3. Currently updating the Emergency Operations Manual. Suggested updates will be presented to the Commission at a future workshop.

- B. Promote and maintain a safe and desirable living and working environment while at the same time maintaining and improving the quality of our community.

Rationale: The Board of Commissioners has adopted Town codes specifically designed to address blight, nuisances, and to maintain a clean environment for all citizens in our community. An emphasis will continue to be placed on code enforcement by administering a fair and unbiased enforcement program to correct violations through:

- 1) The facilitation of voluntary compliance with Town laws and codes.
- 2) Public outreach programs.
- 3) Established priorities for enforcement.

Target completion date: Ongoing. **ONGOING**

- C. Complete planning work and improvements to the Town's public beach access points.

Rationale: The public access points within the Town of Redington Shores are in need of improvements related to both signage and amenities. The goal of this project is to reduce sign clutter as much as possible by incorporating messaging into a single advisory sign and to develop a systematic distribution of amenities for benches, refuse receptacles, bicycle racks, etc.

Target completion date: September 30, 2026.

UPDATE:

- Staff have been working on repair of all damaged access points after the 2024 Hurricanes. Currently all 12 public accesses are open. Only small repairs remain. Due to the Nourishment project, trash receptacles, signs, and benches have been removed from the beach and will be replaced soon.
- Updated signage – This was completed.
- Development of an Amenity Distribution Schedule – This was completed.

- D. Develop the Town of Redington Shores Parks Master Plan.

Rationale: Well-planned parks and recreation systems, using Florida Friendly landscaping provisions, can increase property values, foster job creation, and provide a foundation for sustainability and resource management. The Town of Redington Shores, to that end, needs to develop a Parks Master Plan. After development, the plan would be utilized to accurately assess project needs for the next five-year planning period.

Target completion date: September 30, 2026. **ONGOING**

2. Streets and Storm Drains Maintenance and Improvement Program.

- a. To place a concentrated emphasis on pavement preservation efforts.

Rationale: Preserving our existing infrastructure is essential. Proper maintenance, including consistent vegetation removal, crack sealing, patching, and fabric and pavement overlays can extend the life expectancy of existing improvements. Prior to work schedule development, a census of the Town's roadways, and their current conditions, must be completed. This will enable staff to direct maintenance and repair efforts based upon priority.

Target Date: September 30, 2026.

UPDATE: This project will begin after sewer repairs are completed.

- b. To continue to investigate and pursue alternative funding opportunities for storm drain maintenance and improvements.

Rationale: The Town is currently pursuing a hazard mitigation grant (HMGP) for the purpose of addressing the most critical infrastructure deficiencies within the stormwater system. If awarded, the Town will receive approximately \$2.5M for these efforts to address flooding within the most frequently impacted areas of the Town. Following a routine stormwater system maintenance schedule is also a critical component of this infrastructure improvements project. The Town's Public Works Department developed a maintenance program with contracted service providers and the first round of jetting took place in April 2024, with these activities to be conducted on a bi-annual basis moving forward. It has been estimated that the necessary funding to improve all elements of the Town's stormwater system will take approximately \$3.3M.

Target completion date: Ongoing.

UPDATE: We applied and were approved for an HMGP grant to fund this project! Staff are currently completing requested documentation for the project.

- c. Repair and Restore the Town's sidewalk system along both Town streets, where applicable, and working with the Florida Department of Transportation along Gulf Boulevard.

Rationale: The Town's sidewalk system, along both Town streets and Gulf Boulevard, needs to be maintained for the safe and efficient passage of pedestrians. To that end, a census for sidewalk conditions within the Town needs to be conducted to identify the areas for improvement. Upon completion of the census a prioritized list of needed improvements will be developed so that the necessary work can be conducted.

Target completion date: September 30, 2026.

UPDATE: This project will begin after sewer repairs are completed.

3. Sewer System Improvement Project

A. Complete improvements to sewer main and lateral lines.

Rationale: The Town's sewer system requires improvements to the three remaining main lines and all associated laterals for work not previously completed. These improvements are also necessary to relinquish ownership control of the sewer system to Pinellas County Utilities. The project has a funding need of an estimated \$4,000,000.00 to complete.

Target completion date: September 30, 2026.

UPDATE:

This project is underway! Weekly updates are posted. The Stormwater portion of this project has been halted until the HMGP grant application process is complete. One condition of the grant is that work cannot begin until the funds are officially granted.

4. Utility Undergrounding Project

A. Complete the undergrounding of utilities along the western portion of Gulf Boulevard.

Rationale: Undergrounding of the associated utilities (Duke Power and Spectrum Cable) along the western portion of Gulf Boulevard is of critical importance to the Town. This project is estimated to cost approximately \$4,000,000.00 and involves binding cost estimates (BCE's), which must be paid in full to each of the two utilities and submitted for reimbursement by September 30, 2026, to qualify for \$2.3M from the "Penny Fund". The BCE for Spectrum is \$243,412.16 and the BCE for Duke is \$3.8M and will require approval by the Town Commission. Photoelectric overlays have been completed so that adequate wildlife-friendly lighting can be installed. The securing of necessary easements will take place upon receipt of BCE payments and construction activities will then be scheduled to take place. Staff have also submitted this project for consideration of an HMGP grant – with potential grant funding of \$1.6M.

Target completion date: September 30, 2026.

UPDATE:

This project is underway! The Town signed an agreement with Duke to complete the project. The Town submitted payment for the Duke BCE in the amount of \$3.7M. I also submitted a reimbursement request to the County/Penny for Pinellas for \$2.3M.

Next Steps:

- Receive and pay the Spectrum invoice for \$243,412.16
- Wait for reimbursement of \$2.3M from the Penny for Pinellas program.
- Wait for project timeline from Duke.
- Wait for final approval of HMGP grant for \$1.6M.

ITEM F.7.



Town of
Redington Shores
Nature's Beach

Date: October 29, 2025
To: Board of Commissioners
From: Melissa Fultz, Town Clerk
Re: November and December Workshops

With the holidays coming up, I want to make Commissioners aware of the upcoming Workshop schedule.

Current Schedule:

Wednesday, November 26 (day before Thanksgiving)

December - No workshop scheduled.

There is no change to Regular meetings (November 12 and December 10). Possible options would be to reschedule the 11/26/25 Workshop for 12/3/25 or 12/17/25.