



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, JANUARY 14, 2026 - 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 December 10, 2025

E. APPEARANCES AND PRESENTATIONS

1. Chief Clint Belk, Madeira Beach Fire Rescue Update
2. Chief Bill Schobel, Seminole Fire Rescue Update
3. Chief Lee Ann Holroyd, Indian Shores PD Update

F. OLD BUSINESS

1. Ordinance 25-08 – Rezoning of the Parcel at 109 180th Avenue East – 2nd Reading
2. Ordinance 25-09 – Amending Future Land Use Map for the Parcel at 109 180th Avenue East – 2nd Reading

G. NEW BUSINESS

1. Gulf Beaches Library Update
2. Town Hall Hours
3. Planning & Zoning - Board Members
4. Parks and Recreation - Advisory Committee Members
5. 1st Amendment to Pinellas Co. Interlocal Agreement for Water Quality Monitoring and Assessment
6. County Parking Lot Hours
7. Grant Application – FL Communities Trust Parks and Open Space
8. Ordinance to Amend Town Charter to Increase Commissioner Term Limits

H. COMMISSION REPORTS

1. Commissioner Harr – District 1
2. Commissioner Hoyt – District 2
3. Commissioner Maynard – District 4
4. Vice Mayor Commissioner Schoos – District 3
5. Mayor Kapper
6. Town Attorney
7. Public Works Department
8. Building Department
9. Town Manager

I. MISCELLANEOUS

Workshop – Wednesday, January 28, 2026 – 6:00 P.M.

Regular Meeting – Wednesday, February 11, 2026 – 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, DECEMBER 10, 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 Douglas Harr, Commissioner CJ Hoyt, Commissioner Larry Maynard

Members Absent: None.

Other Municipal Officials Present: Town Manager Margaret Carey, Attorney Nancy Meyer, Town Clerk Melissa Fultz, Public Works Supervisor Mike Pafumi, Chief of Police Lee Ann Holroyd (ISPD), Seminole Fire Rescue, Madeira Beach Fire Rescue.

1. ROLL CALL BY THE TOWN CLERK

2. CONSENT AGENDA

- a. **MINUTES** – Commissioner Harr made a motion to approve the November 12, 2025 Regular meeting minutes, seconded by Commissioner Maynard. All approved.

3. APPEARANCES AND PRESENTATIONS

- a. **Madeira Beach Fire Rescue Update** was provided.
- b. **Seminole Fire Rescue Update** was provided.
- c. **Indian Shores Police Department Update** was provided.

4. OLD BUSINESS – none.

5. NEW BUSINESS

- a. **2026 Town Schedule of Holiday Observances**
Clerk Fultz presented the 2026 Town Schedule of Holiday Observances.
- b. **2026 Town Meeting Schedule**
Clerk Fultz presented the 2026 Town Meeting Schedule.
- c. **ORD 2025-08 Rezoning of Parcel at 109 180th Avenue East – 1ST Reading**
Attorney Meyer introduced Ordinances 2025-08 and 2025-09 together – and she explained the quasi-judicial hearing procedures to the Commission. Attorney Meyer then swore-in anyone providing testimony in the hearing today.

Town Planner David Dixon explained the background. Property owners at 109 180th Avenue East requested to change zoning of their parcel from commercial to residential. Town Planner Dixon explained that the parcel had always been zoned commercial even though it was only ever used for a residential home. The request was heard by the Planning and Zoning Board and approved on December 3, 2025.

Commissioner Maynard motioned to approve Ordinance 2025-08 Rezoning the Parcel at 109 180th Avenue East, seconded by Commissioner Harr. All were in favor. The motion passed.

d. ORD 2025-09 Amending the Future Land Use Map of Parcel 109 180th Avenue East – 1st Reading

Vice Mayor Commissioner Schoos motioned to approve Ordinance 2025-09 Amending the Future Land Use Map of the Parcel at 109 180th Avenue East, seconded by Commissioner Harr. All were in favor. The motion passed.

e. Contract for Conducting a Municipal Election

Clerk Fultz explained this is a standard contract between the Town and the Pinellas Supervisor of Elections Office to conduct our 2026 election. Vice Mayor Schoos motioned to approve the Contract for Conducting a Municipal Election, seconded by Commissioner Harr. All were in favor. The motion passed.

6. COMMISSION REPORTS

- a. COMMISSIONER HARR** – thanked town staff for the great Tree Lighting event. Good idea to put the “snow” in the playground where it would not melt with the rain. Discussed the upcoming parade and adding golf carts this year. Also spoke about a problem with an old sewer line at his home. If you notice any indentations in your yard or smell anything, please report it to prevent a mess from potentially collapsed concrete. GUSC very responsive and professional.
- b. COMMISSIONER HOYT** – Very glad that our Manager and PW Supervisor are on top of the sewer issues in District 2 as well. The Tree Lighting was excellent – and great that you had a “Plan B” (due to rain). Lots of construction in our district with homes rebuilding. Unfortunately, the Elevate Florida program had 12,500 people apply statewide and only approved 1,500. In our town 106 people applied in our town and only 15 were approved. Commissioner Hoyt and Manager Carey also spoke about the Florida First program which has not been helpful to our community either. So, it is important to keep in mind that many of our residents are still struggling with rebuilding. Mayor Kapper agreed the government needs to do more to help homeowners to rebuild.
- c. COMMISSIONER MAYNARD** – This year’s Tree Lighting was one of the best ever attended and the town may want to consider relocating the event permanently to the new location. Commissioner Maynard also spoke about the danger of young people and A.I. It is directing primarily young women to do things. Be aware of what is going on.
- d. VICE MAYOR SCHOOS** – Expressed gratitude to the staff. The Tree Lighting was a success. Our Gulf Beaches Library Board Alternate is not coming back and there is an opening if anyone is interested.
- e. MAYOR KAPPER** – Agrees that Constitution Park is a better location for the Tree Lighting. Staff did a great job.
- f. PUBLIC WORKS** – APS, BLD, and GUSC is completing the sewer project. They have been doing an outstanding job. Very reliable and responsive. Agreed about the new location of the Tree Lighting. Everything is better. Received lots of positive feedback. The only issue is that we need to install a gate on the fence so we can get the tree in the park. Commissioner Hoyt asked if we can still decorate Nature Park. Manager Carey proposed a new idea – that would be a whole-season destination.
- g. BUILDING DEPARTMENT** - Manager Carey provided the update. Eve Spencer will attend the January Regular meeting and Workshop. We will present the topics of town hall hours, updating the fee schedule, and non-compliant homes.
- h. TOWN ADMINISTRATOR** - Thank you to staff for all of the holiday events. It is exciting. This month we received our Penny for Pinellas reimbursement of \$2.4M for the Utility Undergrounding project.

7. MISCELLANEOUS

Regular Meeting – Wednesday, January 14, 2026 – 6:00 P.M.

Workshop Meeting - Wednesday, January 28, 2026

8. PUBLIC COMMENTS

Gail Conrad	841 180 th Ave E.	<p>Thank you to the staff. We appreciate the work you do for our City. It is good to have the team we have now.</p> <p>Is the Code Enforcement Officer complaint-driven? Yes and also what he observes. Ms. Conrad said the Officer told her neighbor that she reported them, but that is not true and it has caused animosity with her neighbor and that is not right.</p>
-------------	------------------------------	---

9. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 6:52 p.m.

Respectfully submitted,

Margaret Carey
Town Manager/Town Clerk

Date Approved by Board of Commissioners

ITEM E.1.



CITY OF MADEIRA BEACH
250 MUNICIPAL DRIVE · MADEIRA BEACH, FLORIDA 33708

January 5, 2026

Mayor Tom Kapper
Town of Redington Shores
17425 Gulf Blvd.
Redington Shores, FL 33708

Dear Mayor Kapper,

For your review and consideration is the monthly report for December 2025.

SINGLE DEPARTMENT CALLS

TYPE OF CALL	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	TOTAL # OF SINGLE UNIT CALLS
Fire Incident Response	0	1	0	1
Fire Incident Response Special	0	0	2	2
Fire Alarm	0	1	1	1
Medical Incident Response	2	1	18	21
				TOTAL 25

MULTI-DEPARTMENT CALLS

TYPE OF CALL	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	LARGO	TREASURE ISLAND	ST PETE BEACH	LEAL-MAN	TOTAL # OF MULTI UNIT CALLS
Fire Alarm	3	3	3	0	0	0	0	3
Medical Incident	1	0	1	0	0	0	0	1
Major Incident	0	1	2	1	0	0	0	2
Structure Fire	1	1	1	0	1	1	1	1
								TOTAL 7

GRAND TOTALS

	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	LARGO	TREASURE ISLAND	ST PETE BEACH	LEAL-MAN	TOTAL UNITS
TOTAL RESPONSES BY DEPARTMENT	7	8	28	1	1	1	1	47
								TOTAL EMERGENCY CALLS 32

If we may be of further assistance, please feel free to call our office.

Sincerely,
Trish Eaton
Executive Assistant to the Fire Chief

ITEM E.2.



City of Seminole Fire Rescue

Achieving Service Through Dedication



Town Administrator
Town of Redington Shores
17425 Gulf Boulevard
Redington Shores, FL 33708

January 6th, 2026

Dear Town Administrator,

Attached are the lists of Fire and Emergency Medical Service (EMS) responses to your Town for the month of December 2025.

The report is self-explanatory with the exception of the type of Fire or Medical call referred to as "code". Only the codes which are reflected in this month's summary report are listed below.

There were Nine (9) **Emergency Fire** responses for this time period with an average response time of 4:42 minutes.

Code F52	Code for Fire Incident/Fire Alarm
Code FIS	Elevator Rescue
Code FI	Outside Fire/Electrical hazard (Outside)
Code M69	Code for Structure Fire

- There were Twenty-Two (22) **Emergency EMS** responses for this time period with an average response time of 4:09 minutes.

Code ME	Code for Medical Incident
Code ME9	Code for Cardiac Arrest

Should you have any questions regarding this report, please feel free to contact me at (727) 393-8711 ext. 217.

Sincerely,

William Schobel

| Fire Chief

Prior Calls Search Results... 31 Calls Found- WorkID: 0933036

Avg. Response: 00:04:42 -- Avg. Turnout: 00:01:04 -- Avg. ALS Response: 00:04:09 -- Avg. BLS Response: 00:07:42 -- Avg. Involved: 00:44:25

Criteria Used

Date Range Searched: 12/01/2025 to 01/01/2026

Municipality: REDINGTON SHORES

Incident	Date	Location	Code	Nature
5193837	12/03/2025 12:15:47		ME	17-FALLS
5194019	12/03/2025 17:35:40		F52	52-FIRE ALARM
5195411	12/06/2025 00:41:29		ME	23O-OVERDOSE
5195660	12/06/2025 12:23:54		ME	30-TRAUMATIC INJURIES
5196256	12/07/2025 15:33:03		FI	55O-ELECTRICAL HAZARD (OUTSIDE)
5196389	12/07/2025 19:43:57		F52	52-FIRE ALARM
5196687	12/08/2025 11:07:13		ME	21H-HEMORRHAGE
5198324	12/11/2025 09:25:39		ME	6-BREATHING PROBLEMS
5198387	12/11/2025 11:13:55		MI	60M-GAS LEAK (CONFIRMED LEAK)
5199105	12/12/2025 14:59:58		M69	69M-STRUCTURE FIRE
5199364	12/12/2025 23:43:35		ME	17-FALLS
5199926	12/14/2025 02:34:02		ME	10-CHEST PAINS
5199956	12/14/2025 06:02:29		ME	10-CHEST PAINS
5200093	12/14/2025 11:49:17		ME9	9C-CARDIAC ARREST
5200578	12/15/2025 10:19:32		ME	17-FALLS
5200971	12/16/2025 04:11:54		ME	31-UNCONSCIOUS / FAINTING (NEAR)
5201841	12/17/2025 14:40:44		ME	21L-LACERATION
5202244	12/18/2025 10:06:32		ME	26-SICK PERSON
5203171	12/19/2025 23:08:55		ME	6-BREATHING PROBLEMS
5204095	12/21/2025 17:10:05		ME	26-SICK PERSON
5204196	12/21/2025 20:28:04		ME	21L-LACERATION
5204203	12/21/2025 20:51:23		F52	52-FIRE ALARM
5204329	12/22/2025 05:25:29		ME	23O-OVERDOSE
5205638	12/24/2025 13:14:43		FIS	56-ELEVATOR (ESCALATOR) RESCUE
5207028	12/27/2025 03:43:11		F52	52-FIRE ALARM
5207387	12/27/2025 19:55:34		ME	28-STROKE (CVA)
5207414	12/27/2025 20:43:50		ME	31-UNCONSCIOUS / FAINTING (NEAR)
5207805	12/28/2025 17:34:14		ME	17-FALLS
5208317	12/29/2025 15:12:11		F52	52-FIRE ALARM
5209391	12/31/2025 15:20:12		ME	31-UNCONSCIOUS / FAINTING (NEAR)
5209541	12/31/2025 19:34:48		ME	10-CHEST PAINS

ITEMS F.1.

and F.2.



Town of
Redington Shores
Nature's Beach

Date: January 14, 2026

To: Board of Commissioners

From: Melissa Futz, Town Clerk

Re: Ordinance 25-08 Rezoning of parcel 109 180th Avenue East - 2nd Reading

The resident at 109 180th Avenue East is requesting a rezone from commercial to residential. The resident is rebuilding a new home on a lot that was historically zoned commercial but has only had a residential home on it. The Planning and Zoning Board approved the request for Commission consideration at the Planning and Zoning Meeting on December 3, 2025.



Town of
Redington Shores
Nature's Beach

Date: January 14, 2026

To: Board of Commissioners

From: Melissa Futz, Town Clerk

Re: Ordinance 25-09 Amending Future Land Use Map of parcel 109 180th Avenue
East - 2nd Reading

The resident at 109 180th Avenue East is requesting a rezone from commercial to residential. The resident is rebuilding a new home on a lot that was historically zoned commercial but has only had a residential home on it. The Planning and Zoning Board approved the request for Commission consideration at the Planning and Zoning Meeting on December 3, 2025.

ORDINANCE NO. 25-08

AN ORDINANCE OF THE TOWN OF REDINGTON SHORES, FLORIDA, AMENDING THE OFFICIAL ZONING MAP TO REDESIGNATE A 0.14-ACRE PARCEL (MORE OR LESS) LOCATED AT 109 180TH AVENUE EAST FROM C-NR GENERAL COMMERCIAL TO RS-10 MEDIUM/LOW-DENSITY RESIDENTIAL DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, James and Donna Gilmore (“Applicants”) own the property at 109 180th Avenue East, Parcel ID 31-30-15-88506-003-0060, more fully described in Exhibit “A” attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, the Property is currently zoned C-NR General Commercial; and

WHEREAS, Applicants submitted an application requesting the Property be rezoned from C-NR General Commercial to RS-10 Medium/Low-Density Residential District; and

WHEREAS, the Town Planner has found this request to be consistent with the Goals, Objectives, and Policies of the Town’s Comprehensive Plan and Land Development Code; and

WHEREAS, on December 3, 2025, the Planning and Zoning Board for the Town of Redington Shores, Florida, having heard testimony and evidence from the Applicants and the Town Planner recommended to the Board of Commissioners for the Town of Redington Shores to grant the rezoning request with the following conditions:

- (1) An application for a building permit shall comply with all RS-10 district zoning regulations as provided in § 90-161, Town of Redington Shores Code of Ordinances; and

(2) Additional buffering shall be provided at building permit if buffering on the property line between the RS-10 and C-NR zones does not meet the provision of § 90-173B:

- (a) The use shall not be closer than 50 feet to any residential district
- (b) The property line shall be screened by a ten-foot landscaped strip
- (c) A six-foot solid privacy fence or wall may be permitted as necessary to provide buffering for the residential district

; and

WHEREAS, after due and proper public hearings on the Applicants' rezoning application having been conducted by the Board of Commissioner for the Town of Redington Shores and the recommendations of the Planning and Zoning Board having been taken into consideration, the Commission found the rezoning request to be consistent with the Goals, Objectives, and Polices of the Town's Comprehensive Code and Land Development Code and approved the application.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS FOR THE TOWN OF REDINGTON SHORES, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That from and after the effective date of this Ordinance, the real property described in Exhibit "A" attached and made a part of this Ordinance by reference shall hereby be zoned RS-10 Medium/Low-Density Residential District as said zoning classification is more particularly described in the Land Development Code for the Town of Redington Shores with the following conditions:

- (1) An application for a building permit shall comply with all RS-10 district zoning regulations as provided in § 90-161, Town of Redington Shores Code of Ordinances; and
- (2) Additional buffering shall be provided at building permit if buffering on the property line between the RS-10 and C-NR zones does not meet the provision of § 90-173B:
 - (a) The use shall not be closer than 50 feet to any residential district
 - (b) The property line shall be screened by a ten-foot landscaped strip
 - (c) A six-foot solid privacy fence or wall may be permitted as necessary to provide buffering for the residential district.

Section 2. This Ordinance shall become effective immediately upon its final passage and adoption.

ADOPTED ON FIRST READING on the 10th day of December, 2025, by the Board of Commissioners for the Town of Redington Shores, Florida.

ADOPTED ON SECOND AND FINAL READING on the 14th day of January, 2026, by the Board of Commissioners for the Town of Redington Shores, Florida.

ATTEST:

Margaret Carey, Town Manager

Tom Kapper, Mayor

ORDINANCE NO. 25-09

AN ORDINANCE OF THE TOWN OF REDINGTON SHORES, FLORIDA, AMENDING THE FUTURE LAND USE MAP BY CHANGING THE LAND USE CATEGORY FOR PARCEL NUMBER 31-30-15-88506-002-0060 LOCATED AT 109 180TH AVENUE EAST FROM COMMERCIAL GENERAL TO RESIDENTIAL LOW MEDIUM; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the parcel located at 109 180th Avenue East, Parcel Number 31-30-15-88506-002-0060, as more fully described in Exhibit "A" attached hereto and incorporated herein (the "Property"), is currently designated as Commercial General on the Town's Future Land Use Map; and

WHEREAS, James and Donna Gilmore ("Applicants") have made application for the Property to be designated Residential Low Medium on the Town's Future Land Use Map; and

WHEREAS, the Town Planner finds the request to be consistent with the goals, objectives, and policies of the Town of Redington Shores' Comprehensive Plan; and

WHEREAS, on December 3, 2025, the Planning and Zoning Board for the Town of Redington Shores, having held a public hearing and duly considered the classification of the Property, recommended to the Board of Commissioners for the Town of Redington Shores to grant Applicants' request, and

WHEREAS, after due and proper public hearings, consideration of the Planning and Zoning Board's recommendation, and considering the classification of the Property, the Board of Commissioners for the Town of Redington Shores found the request to be

consistent with the goals, objectives, and policies of the Town of Redington Shores Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS FOR THE TOWN OF REDINGTON SHORES, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That Board of Commissioners for the Town of Redington Shores does hereby approve the change to the Town's future land use map for the Property described in Exhibit "A" attached hereto and incorporated herein by reference, from Commercial General to Residential Law Medium.

Section 2. That the Town of Redington Shores future land use map and Comprehensive Plan shall be amended or is hereby affirmed to conform to the designation herein.

Section 3. The effective date of this plan amendment shall be thirty-one (31) days after its adoption if the amendment is not challenged pursuant to § 163.3187, Fla. Stat. If the amendment is challenged, the amendment may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the adopted amendment is in compliance.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

[SIGNATURES ON THE FOLLOWING PAGE]

ADOPTED ON FIRST READING on the 10th day of December, 2025, by the Board of Commissioners for the Town of Redington Shores, Florida.

ADOPTED ON SECOND AND FINAL READING on the 14th day of January, 2026, by the Board of Commissioners for the Town of Redington Shores, Florida.

ATTEST:

Margaret Carey, Town Manager

Tom Kapper, Mayor

**BACKUP
DOCUMENTS
FROM P&Z
PACKET**

Town of Redington Shores, Florida
PROCEDURES FOR SUBMITTING AND PROCESSING APPLICATIONS FOR REZONING
(Please retain this sheet for reference)

1. Applications must be completed in full and submitted to the Town with filing fee and affidavit of ownership. Attach copy of survey if available. Applications will be processed and scheduled for the next available meeting.

NON-REFUNDABLE FILING FEE

Rezone (Only)	\$1,500.00+Advertising Fee
Rezone (As part of a Land Use Plan Map Amendment - LUPA)	\$2,500.00**

**Added to the above fees will be the actual costs plus a 15% administrative fee for any advertising, consultants or other charges incurred by the Town for any of the above-referenced submittals other than those submittals initiated by the Town.

** Please call Town Clerk at (727) 3397-5538 for Advertising Fees quote**

2. Planning and Zoning Board - QUASI-JUDICIAL HEARING: Applications must be submitted and reviewed for efficiency and fees prior to scheduling a meeting with the Planning and Zoning Board. Property owners within 300 feet of the subject property will be notified by the Town by mail and the subject property will be posted with a sign stating the date of the public hearing. A legal advertisement will appear in a local newspaper at least fifteen (15) days prior to the meeting. The Planning and Zoning Board will recommend to the Town Commission an action on the application (approve or deny). Sec-90.124
3. Town Commission Action - QUASI-JUDICIAL HEARING: An Ordinance will be drafted and submitted for Town Commission agenda. Another legal advertisement will appear in a local newspaper and surrounding property owners will be re-notified. Allow thirty-five (35) days after Planning and Zoning Board action before the first reading of the Ordinance. The Town Commission meets the second Wednesday of each month. The second and final reading will be held approximately two weeks after the first reading, at which time the Commission will make a decision to approve or deny the application. Sec-90-124
4. The applicant and/or agent **MUST** be present at ALL Public Hearings before the Planning and Zoning Board AND Town Commission.
5. If the application is denied, an application cannot be resubmitted for one (1) year.
6. Applications must be submitted to the Town Clerk:

Town of Redington Shores
17425 Gulf Blvd.
Redington Shores, FL 33708
(727) 397-5538

The applicant understands that this application must be complete and accurate before a public hearing will be scheduled or advertised. Proof of ownership from a title company or licensed Florida attorney, or a deed, may be required upon request.

MINIMUM REQUIREMENTS FOR APPLICATION

1. Completed Application Form
2. Affidavit of Ownership
3. Application Fee paid by cash, check or money order to Town of Redington Shores, **NON-REFUNDABLE**
4. Advertising Fee** (Call for quote)

Town of Redington Shores, Florida
APPLICATION FOR REZONING

FOR OFFICE USE ONLY

CASE #: Z PZ MEETING: _____ TC/CRA MEETING: _____
PLAT SHEET: _____ RELATED CASES: _____ DATE RECEIVED: _____
ZONING DISTRICT: _____ LAND USE DESIGNATION: _____ RECEIPT NUMBER: _____

REQUEST AND PROPERTY INFORMATION

REQUEST: We are requesting to re-zone 109 180th Ave E, Redington Shores, FL 33708 from C-NR to RS-10. The use of the property has been a single family residence since at least 1967. There is an office building located to the East, but the rest of the surrounding area is single family homes zoned RS-10. We believe this property should be grandfathered as a non-conforming use.

GENERAL LOCATION OF PROPERTY OR ADDRESS: 109 180th Ave E, Redington Shores, FL 33708

PROPERTY SIZE (Acreage or Square Feet): The lot is 6,094 sq ft.

CURRENT USE, NUMBER AND TYPE OF BUILDINGS: The current use is vacant land. The single family home that was built in 1967 was recently demolished in Sept 2025. There are plans to build a new elevated single family home.

PARCEL NUMBER(S): 31-30-15-88506-002-0060

LEGAL DESCRIPTION: LOT SURFSIDE, BLOCK BLK 2, SUBDIVISION LOT 6 & SW'LY 1/2 OF LOT 7
SUB NO. 3

OR METES AND BOUNDS DESCRIPTION (attach if lengthy):

OWNER / APPLICANT INFORMATION

PROPERTY OWNER: Jason & Diana Gilmore PHONE: (610)505-5195 and 484-433-9467

ADDRESS/CITY/ZIP: 14810 Crown Dr, Largo, FL 33774

AUTHORIZED AGENT: _____ PHONE: ()

ADDRESS/CITY/ZIP: _____

OTHER REPRESENTATIVE: _____ PHONE: ()

ADDRESS/CITY/ZIP: _____

REZONE APL - Revised 1993, 6/94, 1/96, 11/05, 7/08, 2/11, 5/15

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

Jason Gilmore & Diana Gilmore

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS OR GENERAL LOCATION:

109 180th Ave E, Redington Shores, FL 33708

LEGAL DESCRIPTION OF PROPERTY. Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach:

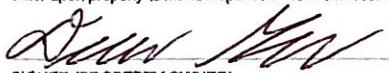
SURFSIDE SUB NO. 3 BLK 2, LOT 6 & SW'LY 1/2 OF LOT 7

2. That this property constitutes the property for which an application is being made to the Town of Redington Shores, Florida (NATURE OF REQUEST):

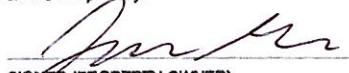
We are requesting to re-zone 109 180th Ave E, Redington Shores, FL 33708 from C-NR to RS-10

3. That the undersigned (has/have) appointed and (does/do) appoint themselves as (his/her) agent(s) to execute any petitions or other documents necessary to effect such application.

4. That this affidavit has been executed to induce the Town of Redington Shores, Florida, to consider and act on the above described property; to include Town representatives to enter upon property to make inspections as are necessary to visualize site conditions and/or determine compatibility.



SIGNED (PROPERTY OWNER)



SIGNED (PROPERTY OWNER)

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this

10/21/25

(Date)

By Jason & Diana Gilmore

(Name of person acknowledging and title or position)



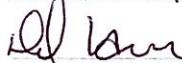
(SEAL ABOVE)

who is personally known to me or who has produced

Drivers license

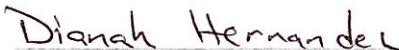
(Type of identification)

as identification and who did (did not) take an oath.



Notary Public, Commission No. HH 312269

Name of Notary typed, printed or stamped





Town of
Redington Shores
Nature's Beach

Date: December 3, 2025

To: Planning and Zoning Board

From: Dave Dixon, AICP
Town Planner

Re: Application for Rezoning and Land Use Map Amendment

Planning and Zoning Board Review: December 3, 2025

Board of Commissioners Review: _____

1. GENERAL INFORMATION

Request: The applicant is seeking a rezoning and land use map amendment from commercial to residential categories on a 0.14-acre (6,094 sf) waterfront parcel. The purpose is ultimately to construct a single-family residence, which is currently not permitted on the vacant lot that has commercial land use and zoning.

Applicant and Property Owner

James and Diana Gilmore
109 180th Ave East
Redington Shores, FL 33708

Physical Address

109 180th Ave East
Redington Shores, FL 33708

Legal Description

SURFSIDE SUB NO. 3 BLK 2, LOT 6 & SW'LY
1/2 OF LOT 7.

Parcel ID

31-30-15-88506-002-0060

Land Use

Existing Land Use	Proposed Land Use
Vacant/Single Family Residential	Single-Family Residential
Current Zoning	Proposed Zoning
C-NR, General Commercial	RS-10, Medium/low-density residential district
Current Future Land Use Map Category	Proposed Future Land Use Map Category
General Commercial (GC)	Residential Low Medium (RLM)

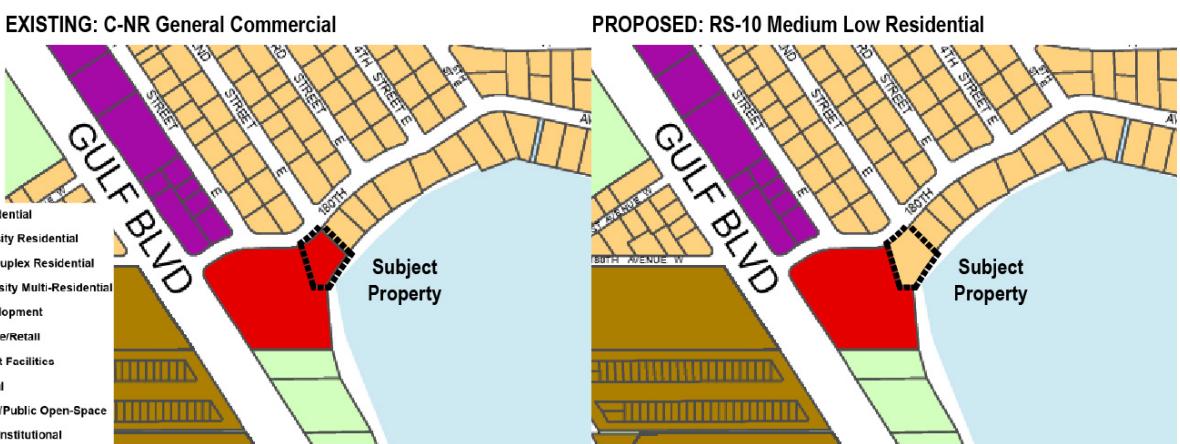
Figure 1: Subject Property



Figure 2: Current (L) and Proposed (R) Future Land Use Map



Figure 3: Current (L) and Proposed (R) Zoning Map



2. BACKGROUND

This application is to change the permitted use of the property from general commercial business activities to single family residential only. To do so, both a land use map amendment and a rezoning amendment are required. The subject property has historically been a residential use since at least 1967 when the recently demolished residence was built.

Surrounding Property

Direction	Zoning / Future Land Use	Existing Uses
Northwest:	RS-10 / Residential Low Medium	Single-family residential
Northeast:	RS-10 / Residential Low Medium	Single-family residential
Southeast:	Water	Water
Southwest:	Commercial General	Office / Parking lot

3. ANALYSIS

Rezoning

The applicant is proposing to rezone the subject property from C-NR General Commercial to RS-10 Low/Medium Residential. The following is a summary of the development standards of the existing and the proposed zoning districts.

	Existing C-NR Zoning	Proposed RS-10 Zoning
Uses <i>Note: This is not a complete use list for C-NR, see Sec.90-165 in the 2025 code.</i>	Permitted Uses <ol style="list-style-type: none">1. Professional office, except for any special use identified in Section 90-165.B.2. Retail sales, except for the sale of boats, vehicles, heavy equipment, and any special use identified in Section 90-165.B.3. Medical, dental and eye doctors, including other similar health-related professions.4. Professional services.5. Personal services, except for any special use	Permitted Uses <ol style="list-style-type: none">1. Single-family dwellings2. Municipally owned or operated parks and playgrounds3. Accessory structures Special Uses (with Permit) <ol style="list-style-type: none">1. Home occupations Prohibited Uses <ol style="list-style-type: none">1. Transient rentals

	<p>identified in Section 90-165.B.</p> <ol style="list-style-type: none"> 6. Financial institutions. 7. Studio schools: art, sculpture, music, dance, pottery and like instruction. 8. Automotive service facilities, excluding body repair and major vehicular repair. 9. Laundromat and dry-cleaning pickup facilities. 10. Restaurants. 11. Liquor stores. 12. Bars/restaurants/lounges. 13. Fast-food service, snack bars (non-drive-in or drive-through). 14. Government/public service uses. <p><i>Special Uses (with Permit)</i></p> <ol style="list-style-type: none"> 15. Commercial uses, limited to: 16. Garden supplies and plant nurseries. 17. Gas and service stations. 18. Marinas and light marine repair facilities. 19. Laundry and dry-cleaning facilities. 20. Department stores. 21. Furniture stores. 22. Supermarkets. 23. Parking garages. 24. Passenger car rentals. 25. Delivery services. 26. Rental of bicycles, scooters, and beach related items. 27. Tattoo parlors. 	
--	---	--

	28. Commercial recreation uses. 29. Transient rentals Prohibited Uses 1. Residential uses	
Min. Lot Area	-	4,356 SF
Min. Front Yard	20 ft. at 1 story. 30 ft. at 3 stories.	20 ft.
Min. Side Yard	5 ft. at 1 story. 15 ft. at 3 stories.	5 ft..
Min. Rear Yard	20 ft. at 1 story. 30 ft. at 3 stories.	20 ft. or 20% of lot depth if less than 100 ft.
Max. Height	30 ft. or 3 stories.	30 ft. or 2.5 stories.
Max. Density	Non-Residential: 0.55 FAR Residential: 24 dwelling units/Acre Temporary Lodging: 40 dwelling units/Acre	10 dwelling units/Acre
Min. Pervious Area	20% of lot	30% of lot
Min. Living Area	-	First floor: 1,000 square feet. Second floor: 500 square feet.

It is unclear without further surveying information if the parcel meets the minimum lot width requirement of 50 feet or minimum depth of 90 feet.

Land Use Map Amendment

The proposed small scale land use map amendment from Commercial General (GC) to Residential Low Medium (RLM) is consistent with Sec. 90-156. *Correlation of zoning districts and future land use plan categories* when rezoned to the proposed RS-10 zone district.

The land use map amendment changes the permitted density on the site from 24 residential dwelling units per acre (40 units per acre for temporary lodging) to 24 residential units per acre. The RS-10 zoning, however, would only permit one dwelling unit total.

4. FINDINGS

Staff finds the rezoning and land use map amendment is consistent with the comprehensive plan, specifically the following policies:

Policy 1.1.6:

The Town shall encourage the conservation of existing residences and residential areas, which meet density and related land use requirements to maintain the beach residential community orientation.

Policy 1.1.6:

Existing residential areas shall be protected from the encroachment of incompatible activities; likewise, other land use areas shall be protected from the encroachment of incompatible residential activities.

Policy 1.2.1:

In order to minimize incompatibility when residential and commercial land uses share a common boundary, the Town shall require the installation of buffering, as appropriate, where there is a change of use or increase in intensity.

The proposed rezoning and land use map amendment removes the potential of a commercial business in a single-family neighborhood and would only permit a single-family residence of a consistent size and scale with adjacent properties. Because the lot is not adjacent to Gulf Boulevard, commercial zoning and land use is not warranted. Any commercial use on the property would not benefit from the Gulf Blvd visibility and access required by most businesses.

The prior residence stood since 1967 but cannot be rebuilt without the rezoning and land use map amendment as residential uses are not allowed in commercial zones. This proposed amendment removes a historical inconsistency that allows the owner to construct a commercial building which may prove detrimental to the community's general welfare.

It is unknown why the lot was commercially zoned or if it was ever used for business activities. The lot was platted as a residential neighborhood, except lots directly adjacent to Gulf Blvd. This part of the Surfside Subdivision has been used for residential for about 60 years. Due to historical platting and land use patterns that no longer exist, amending the property's land use and zone to residential would prevent future detrimental effects on neighbors.

5. RECOMENDATIONS

Should the Planning and Zoning Board consider recommending approval of the proposed rezoning and land use map amendment, Staff recommends the following:

- (1) An application for a building permit shall comply with all RS-10 district zoning regulations as provided in Sec. 90-161.
- (2) Additional buffering shall be provided at building permit if buffering on the property line between the RS-10 and C-NR zones does not meet the provisions Sec. 90-173.B:
 - (a) The use shall not be closer than 50 feet to any residential district.
 - (b) The property line shall be screened by a ten-foot landscaped strip.
 - (c) A six-foot solid privacy fence or wall may be permitted as necessary to provide buffering for the residential district.

ITEM G.1.



Town of
Redington Shores
Nature's Beach

Date: January 14, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Gulf Beaches Library Update

Commissioner Schoos will present a library update.

ITEM G.2.



Town of
Redington Shores
Nature's Beach

Date: January 14, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Town Hall Hours

Our current Town Hall/Building Department hours are Monday – Thursday 10am to 6pm. Closed to the public on Fridays. Our original hours were Monday through Friday 8:30am – 4:00pm.

As a result of the 2024 hurricanes, we adjusted Town Hall hours so the Building Department could service the dramatic increase of walk-in permit traffic Monday through Thursday and work on permit processing without interruption on Fridays.

Now that the rush of post-storm permitting activity has slowed down and we are only servicing Redington Shores residents, there is not a continued need for the modified hours.

After studying walk-in traffic trends since mid-November, it appears there is no need to deviate from our original hours.

RECOMMENDATION

I recommend returning to the original Town Hall and Building Department hours of Monday through Friday 8:30am – 4:00pm.

ITEM G.3.



Town of
Redington Shores
Nature's Beach

Date: January 14, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Planning & Zoning Board Members

Six of the Seven Board members have terms that expire in 2026. All members were contacted to verify they wanted to continue on the Board. Only the District 3 member, Richard Caby, declined.

Alternate member, Amy Baker, has offered to fill the District 3 seat.

At this time, I request the Commission to review the list of renewing members and consider them for a new appointment. In order to keep the terms staggered, the new expirations will occur in 2027 and 2028 as outlined in the town code.

DISTRICT	NAME	EXPIRATION
1	Andre Bourgeois	January, 2027
2	Christy Herig	January, 2028
3	Amy Baker	January, 2027
4	Merv Dickerson	January, 2028
At Large	Chris Wood	January, 2028

Member Lisa Foster will continue as Alternate #2 (at large) with an expiration date of January, 2027.

The position of Alternate #1 is vacant. An advertisement is listed on the Town website.

ITEM G.4.



Town of
Redington Shores
Nature's Beach

Date: January 14, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Parks and Recreation Advisory Committee Members

All seven Committee seats have terms that expire in 2026. All current members were contacted to verify whether they wanted to continue on the Committee. District 1 member, Marie Palena, and Alternate, Mary Gerst, declined.

1. At this time, I request the Commission to review the list of renewing members and consider them for a new appointment. In order to keep the terms staggered—as directed in the town code, the new expirations will occur in 2027 and 2028.

DISTRICT	NAME	EXPIRATION
2	Loretta Fricks	January, 2028
3	Bonnie Utz	January, 2027
4	Emily Schrader	January, 2028
At Large	Cathy Spynieweski	January, 2028
Alternate #1	Ginger McQuigg	January, 2027

2. Resident Theresa Galivan has applied for the Alternate #2 position. Her resume is attached. At this time, I request the Commission to consider Ms. Galivan for the Alternate #2 position – with an expiration of January, 2028.

The position of District #1 is vacant. An advertisement is listed on the Town website.

From: T <tjgalivan@gmail.com>
Sent: Monday, December 15, 2025 8:06 PM
To: Rafael Soto
Subject: Letter of Interest - Parks & Recreation

12/15/2025

Parks and Recreation Board
17425 Gulf Blvd
Redington Shores

RE: Letter of Interest for Parks and Recreation Board

I am writing to formally express my interest in joining the Parks and Recreation Board. As a dedicated community member with a passion for public service, I am eager to contribute my skills to help enhance the quality of life for all our residents.

My interest in this department stems from a firm belief that safe, welcoming and accessible recreational spaces are essential for a thriving, inclusive community. I am eager to share my background in community support and public service with the Redington Shores residents.

I would be happy to provide my professional resume or other to assist in the decision process.

Thank you for your time and for the vital work you do to keep our community vibrant.

Sincerely,

Theresa J. Galivan, PhD, RN
18306 Sunset Blvd
305-962-3242

PROFESSIONAL SUMMARY

Award winning innovative leader. Passionate Registered Nurse with rich clinical background in Immunology, Rheumatology, Respiratory, Cardiology and ICU. Multi-disease state trainer with 23 years of pharmaceutical experience. Summit Club, Peak Performer, and Rainmaker leadership recipient consistently achieving highest sales market share for 3.5 consecutive years vs. all competitors. Southeast women's leadership award recipient.

AREAS OF EXPERTISE

- Problem Solver
- Creative Influencer
- Trusted Clinical Resource
- Strategic Leader
- Patient Advocate
- Culture Developer

PROFESSIONAL EXPERIENCE

Genentech | 2016 – 2025

RESPIRATORY / IMMUNOLOGY BIOLOGIC THERAPEUTIC AREA MANAGER

Work closely with healthcare providers to identify and address clinical challenges. Drive on-label clinical demand to ensure HCPs identify the right medication for the right patient. Provide education to HCPs & staff regarding product information, appropriate use, dosing and administration. Leverage clinical information during interactions with key decision makers that supports enhanced patient outcomes and company business strategy. Utilize sales data to prioritize key accounts to optimally manage territory business. Assist with product access by providing proactive education on patient assistance, reimbursement resources and foundation options for patients. Experienced in collaborating with Business Engagement Managers working with SPs, Buy & Bill, and Rebate Programs to maximize customers product knowledge & use.

SR. RHEUMATOLOGY CLINICAL COORDINATOR

Build prescriber confidence leading to earlier patient appropriate utilization of GNE products. Clinically bolster practitioner and franchise partners disease state and GNE product knowledge, support the safe administration of IV products. Provide Patient Access customer solutions and triage coverage issues to patient support team. Strong knowledge of managed care environment. Acting TLL managing and training 7 KOL Speakers throughout Florida & Puerto Rico to ensure preparedness and compliance for product speaker programs. Indication launch for SSC-ILD.

Key Accomplishments

- Collaborated with GNE marketing to champion family's GCA story contributing to the successful launch of the GCA patient brochure, uncovered the lack of formulary status for ACTEMRA at University of Miami and fostered the research connection between GNE and Bascom Palmer. Successfully launched Actemra's new indication for SSC-ILD in Pulmonology & Rheumatology practices.
- Contributing developer & implementor of the RA and GCA Direct to Patient pilot programs in Florida.
- Central Force "Culture Creator" & inaugural Fun-Bunch member charged with developing the new team culture through introducing the *About Me* slide share which promoted personal relationship building at a regional level.

Awards/Appointments

- 2022 & 2024 Sunshine Award - Relentless fight for doing what's right for patients.
- 2020 Lead Infusion Trainer - ITAMs
- 2019 OPy Award Winner I am Genentech's Ambassador - GCA Direct to Patient Experiment Core Team
- 2019 OPy Nominations: I Am Genentech's Ambassador, I Invest in Us & I Partner with Purpose
- Central Force Advisory Board Member
- Compliance Workstream - Objection Handler Team Member

Boehringer-Ingelheim | 2014 - 2016

RESPIRATORY CLINICAL SCIENCE CONSULTANT

Responsible for engaging customers on continuation of care models, treatment algorithms, and disease management resources to best assist in the identification of high-risk patients. Facilitate the customers' progression towards Triple Aim by educating on treatment protocols and disease severity staging to achieve patient outcomes & customer goals. Increase brand recognition & scientific knowledge by delivering disease state training to HCPs.

Key Accomplishments

- Partnered with internal team-members and key customers to facilitate transition to new Health Care Reform, Population Health and IHI Triple Aim framework that resulted in positive patient outcomes and valued partnership's within key institutions.
- Acted as Sales Advisory and Asthma Advisory team providing insights to marketing from KOLs and internal stakeholders for the development of resources and detail aids.

Awards/Appointments

- Won 4 Excellence in Action awards during the first year of employment.

GlaxoSmithKline | 2011-2014

RESPIRATORY CARE EDUCATOR

Responsible for customer discovery, account acquisition and implementation of all aspects of respiratory care management programs. Improved disease severity staging by delivering comprehensive series of COPD, Asthma, Tobacco Cessation and Spirometry training within healthcare systems and outpatient settings. Expanded access to products by supporting customers with GSKs Patient Assistance suite of services and resources.

Key Accomplishments

- Created and led the training program for 70 Respiratory Care Educators preparing them to sit for their Tobacco Interventionist Certification.
- Developed the Spanish COPD program to address the needs of the Latin population in the South Florida.
- Trained on Adult Learning Principles, patient strategies, medication adherence and customer engagement.

Awards/Appointments

- New HIRER trainer focused on maximizing educational pull through of resources at the healthcare system level.
- Led the development of an internal community-based website to house a broader spectrum of information and resources for professional development for the Respiratory Care Educators and our collaborative partners.

Astellas Pharma US | 2007-2011

SR. PROFESSIONAL SALES REPRESENTATIVE II, UROLOGY/OBGYN

Utilized expert clinical knowledge & highly effective selling skills in order to influence key health care professionals Increased brand recognition and patient type prescribing focus leading to the highest market share nationwide @ 42% vs. competitors for 3.5 years running. Moved market share from 28% on hire to a high of 45% during 4th year.

Key Accomplishments

- Acted as Territory Liaison facilitating peer meetings, Urology Specialist speaker events, and sales representative territory planning meetings with GlaxoSmithKline co-promote team.
- Provided new hire mentorship and training as Certified Field Trainer and Mentor.

Awards/Appointments

- Selected as one of the WITS "Women in the Southeast" to represent women's' sales leadership.
- Summit Club, Peak Performer and Rainmaker Leadership awards
- Member of the Peer Leadership Team and the Southeast Sales Advisory Board

Quintiles / Johnson & Johnson | 2002 – 2007

SPECIALTY SALES REPRESENTATIVE / RHEUMATOLOGY CLINICAL EDUCATOR

Responsible for the successful launch of Tylenol Arthritis coupled with disease state educational program which generated a high level of physician requests for new rheumatology education programs. Market Share growth 5.4% in first 6 month, then 3.2% in the following 3 months.

Key Accomplishments / Awards / Appointments

New HIRER Trainer and Mentor, 2-year contract awarded by Johnson & Johnson based on 6-month pilot results.

Quintiles / GlaxoSmithKline

RESPIRATORY CARE ASSOCIATE / CLINICAL EDUCATOR

Disease state management speaker and certified instructor of evidenced based CE / CME programs for HCPs. Case managed 60-80 accounts focusing on disease state education, spirometry training & interpretation. Nationally certified asthma educator (AE-C) and Masters of Spirometry certified to deliver and coordinate Direct to Patient educational events.

Key Accomplishments / Awards / Appointments

- Southeast Regional Trainer-Responsible for all aspects of new hire training for field employees.

CLINICAL EXPERIENCE | 1989 – 2002

RN / Charge Nurse Intensive Care Unit / Baptist South Miami Hospital
Field Manager- Infusion Therapy/ Mederi Home Health - 25 direct reports
Director of Cardiac Rehabilitation / Cardiology Associates Coral Gables, FL.

EDUCATION

PhD, Higher Education
Minor, Psychology
Florida International University

Registered Nurse
Miami-Dade Medical College
Class President
Student Senate Representative

Acupuncture Physician, LAc, AP
Southeast Institute of Oriental Medicine

LICENSES/CERTIFICATIONS

- ◊ Registered Nurse Florida RN #2003692
- ◊ Acupuncture Physician Florida AP #1019
- ◊ Nationally Certified Asthma Educator-AEC #3864
- ◊ COPD Educator-CCE
- ◊ Certified Instructional Specialist Tobacco - CTI
- ◊ Spirometry Instructor - AARC
- ◊ IV Infusion Certification

AFFILIATIONS

- ◊ Rheumatology Nurses Society
- ◊ Infusion Nurses Society
- ◊ American Nurses Association
- ◊ Florida State Oriental Medical Association

Community Service / Volunteer

- ◊ Rebuild Together
- ◊ Habitat for Humanity
- ◊ Humane Society
- ◊ Pine Grove Condominium Assoc. - President

ITEM G.5.



Town of
Redington Shores
Nature's Beach

Date: January 14, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Amendment to an Interlocal Agreement with Pinellas County for Water Quality Monitoring and Assessment

The Town currently has an interlocal agreement with Pinellas County for Water Quality Monitoring and Assessment. The County is asking for approval of this first amendment to the original agreement, extending the term of services for an additional five years. The cost allocation calculating processes remain unchanged. The primary revisions include the time extension and updated contact information.

Attorney Eschenfelder has reviewed the agreement.

*PINELLAS COUNTY PUBLIC WORKS MANAGES ENVIRONMENTAL, STORMWATER, AND
TRANSPORTATION SYSTEMS TO PROVIDE A SAFE SUSTAINABLE, AND VIBRANT COMMUNITY
FOR THE PEOPLE OF PINELLAS COUNTY*



FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT

BETWEEN PINELLAS COUNTY AND NPDES MS4 CO-PERMITTEES

FOR WATER QUALITY MONITORING AND ASSESSMENT

(PID No. 002318)

AGREEMENT PREPARED BY
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENVIRONMENTAL MANAGEMENT
NOVEMBER 2025

**FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT
BETWEEN PINELLAS COUNTY AND NPDES MS4 CO-PERMITTEES
FOR WATER QUALITY MONITORING AND ASSESSMENT**

THIS FIRST AMENDMENT (hereinafter this “First Amendment”) to the INTERLOCAL AGREEMENT BETWEEN PINELLAS COUNTY AND NPDES MS4 CO-PERMITTEES FOR WATER QUALITY MONITORING AND ASSESSMENT dated September 10, 2020 (hereinafter the “Interlocal Agreement”), entered into this _____ day of _____, 2025, between PINELLAS COUNTY, a political subdivision of the State of Florida (hereinafter the “COUNTY”) and the following municipalities in Pinellas County, Florida: Town of Belleair, City of Belleair Beach, City of Belleair Bluffs, City of Clearwater, City of Dunedin, Town of Kenneth City, City of Gulfport, City of Indian Rocks Beach, City of Largo, City of Madeira Beach, Town of North Redington Beach, City of Oldsmar, City of Pinellas Park, Town of Redington Beach, Town of Redington Shores, City of St. Pete Beach, City of Safety Harbor, City of Seminole, City of South Pasadena, City of Tarpon Springs, and City of Treasure Island (although separate parties hereto collectively the “CO-PERMITTEES”); collectively the COUNTY and CO-PERMITTEES are referred to as the “PARTIES.”

WITNESSETH:

WHEREAS, the PARTIES entered into the Interlocal Agreement on September 10, 2020; and

WHEREAS, the Interlocal Agreement terminates upon the CO-PERMITTEES full payment of COUNTY invoices for Fiscal Year 2025; and

WHEREAS, the PARTIES wish to extend the COUNTY'S performance of the Water Quality Monitoring and Assessment Program and term of the Interlocal Agreement for an additional five (5) years; and

WHEREAS, the Florida Department of Environmental Protection (“FDEP”) NPDES MS4 Permit FLS000005 (“MS4 Permit”) is still in effect as the COUNTY submitted an MS4 Permit re-application with the Cycle 4 Year 4 Annual Report to FDEP on February 28, 2023, and pursuant to Rule 62-624.420, F.A.C., the existing MS4 Permit “shall not expire until the [FDEP] has taken final action on the application for renewal or until the last day for seeking judicial review of the agency order or a later date fixed by order of the reviewing court” provided the renewal application is “timely and sufficient”; and

WHEREAS, the PARTIES wish to update the contact information in SECTION 4.

NOW THEREFORE, the Interlocal Agreement is amended as follows:

1. The COUNTY'S performance of the Water Quality Monitoring and Assessment Program, as set forth in SECTION 2 (COUNTY PERFORMANCE OF ASSESSMENT PROGRAM), is hereby extended an additional five (5) years to include Fiscal Years 2026, 2027, 2028, 2029, and 2030.

2. That SECTION 4. (NOTICE) shall be amended to read as follows:

All notices, payments, and other written communications between the parties shall be sent by electronic mail, certified U.S. mail, or recognized courier delivery service. Such notices shall be deemed effective upon delivery, as evidence by an electronic mail read receipt, a certified mail delivery receipt, or a courier service delivery receipt. Any notices, invoices, payments, and written communications shall be delivered to the PARTIES at their respective contact information as set forth below:

Belleair Bluffs:

Debra Sullivan
City Administrator
City of Belleair Bluffs
2747 Sunset Blvd.
Belleair Bluffs, FL 33770
727-584-2151
dsullivan@belleairbluffs-fl.gov

Belleair:

Ryan Womack
Public Works Superintendent
Town of Belleair
1075 Ponce De Leon Blvd.
Belleair, FL 33756
727-588-3769
rwomack@townofbelleair.net

Clearwater:

Sarah Kessler
CRS/MS4 Coordinator
City of Clearwater
P.O. Box 4748
Clearwater, FL 33758
727-444-8233
sarah.kessler@mclearwater.com

Belleair Beach:

Kyle Riefler
City Manager
City of Belleair Beach
444 Causeway Blvd.
Belleair Beach, FL 33786
727-229-8431
kyle.riefler@cityofbelleairbeach.com

Gulfport:

Tom Nicholls
Public Works Director
City of Gulfport
2401 53rd St. South
Gulfport, FL 33707
727-893-1090
tnicholls@mygulfport.us

Dunedin:

Michelle Montecarlo
Assistant Public Works Director
City of Dunedin
1405 County Road 1
Dunedin, FL 34698
727-298-3232
michelle.montecarlo@dunedin.gov

Kenneth City:

Kristin Cook
Deputy Clerk
Town of Kenneth City
6000 54th Ave. N.
Kenneth City, FL 33709
727-498-8948
kcook@kennethcityfl.org

Madeira Beach:

Megan Wepfer
Director of Public Works
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
727-543-8154
mwepfer@madeirabeachfl.gov

Oldsmar:

Johna Jahn
Interim Public Works Director
City of Oldsmar
100 State Street West
Oldsmar, FL 34677
813-749-1233
jjahn@oldsmarfl.gov

Redington Beach:

Adriana Nieves
Town Clerk
Town of Redington Beach
105 164th Ave.
Redington Beach, FL 33708
727-391-3875
townclerk@townofredingtonbeach.com

Safety Harbor:

Renee Cooper
Public Works Director
City of Safety Harbor
1200 Railroad Ave.
Safety Harbor, FL 34695
727-724-1550
rcooper@cityofsafetyharbor.com

Seminole:

Rodney Due
Public Works Director
City of Seminole
9199 113th St. N.
Seminole, FL 33772
727-397-6383
rdue@myseminole.com

Indian Rocks Beach:

Dean Scharmen
Public Works Director
City of Indian Rocks Beach
1507 Bay Palm Blvd.
Indian Rocks Beach, FL 33785
727-595-6889
dscharmen@irbcity.com

Largo:

Brooke Driskell
Stormwater Program Administrator
City of Largo
P.O. Box 296
Largo, FL 33779
727-587-6713
bdriskell@largo.com

North Redington Beach:

Russ Schmader
Public Works Supervisor
Town of North Redington Beach
190 173rd Ave.
North Redington Beach, FL 33708
727-391-4848
publicworks@townofnrb.com

Pinellas Park:

Kyle Arrison
Transportation, Stormwater, Construction
Division Director
City of Pinellas Park
6250 82nd Ave. N.
Pinellas Park, FL 33781
727-369-5621
karrison@pinellaspark.com

Redington Shores:

Margaret Carey
Town Clerk
Town of Redington Shores
17425 Gulf Blvd.
Redington Shores, FL 33708
727-397-5538
townclerk@redshoresfl.com

South Pasadena:

Shawn Shimko
Public Works Director
City of South Pasadena
7047 Sunset Dr. S.
South Pasadena, FL 33707
727-384-0701
sshimko@mypsouthpasadena.com

St. Pete Beach:

Frances Robustelli
City Manager
City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706
727-426-3521
frobustelli@stpetebeach.org

Tarpon Springs:

Anthony "Tony" Mannello
Streets and Stormwater Supervisor
City of Tarpon Springs
325 E. Pine Street
Tarpon Springs, FL 34689
727-942-5606
amannello@ctsfl.us

Treasure Island:

Gary Volenec
Public Works Director
City of Treasure Island
10451 Gulf Blvd.
Treasure Island, FL 33706
727-547-4575
gvolenec@mytreasureisland.org

3. The term of the Interlocal Agreement, as set forth in SECTION 5 (AGREEMENT TERM), is hereby extended an additional five (5) years and shall remain in effect until all invoices for Fiscal Year 2030 are paid by CO-PERMITTEES.

4. This First Amendment will be effective upon execution by all PARTIES and filing with the Clerk of the Circuit Court of Pinellas County pursuant to F.S. § 163.01(11).

5. All other provisions and conditions of the Interlocal Agreement shall remain in full force and effect.

**FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT
BETWEEN PINELLAS COUNTY AND NPDES MS4 CO-PERMITTEES
FOR WATER QUALITY MONITORING AND ASSESSMENT**

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed on the day and year first above written.

PINELLAS COUNTY, FLORIDA, by and through its
Board of County Commissioners

By: _____
Brian Scott, Chair

ATTEST:

Ken Burke, Clerk of the Circuit Court

APPROVED AS TO FORM:

By: _____
Office of County Attorney

ITEM G.6.



Town of
Redington Shores
Nature's Beach

Date: January 14, 2026

To: Board of Commissioners

From: Margaret Carey, Town Manager

Re: County Parking Lot

Town Hall staff have received requests from local businesses regarding use of the County Parking Lot. Specifically, we have been asked if it is possible to close the parking lot later than the established time of "sunset" as established by Pinellas County.

I reached out to the County to inquire about the feasibility of extended hours. The County is willing to grant the town a "pilot program" to test the new hours and determine if any unintended consequences arise.

In order to begin a pilot program, the County has requested information to create an amendment to our current agreement.

Here is an example of the information/documentation they are seeking:

- a. Indemnification from liability for any trip and falls or other accidents occurring during after hours use. (Lighting is minimal in the parking lot)
- b. Neighbor complaints associated with noise, car lights, etc. emanating from the parking lot after dark. There are numerous residential buildings at the north and south ends of the lot. Will Redington Shores be the responsible party to respond to neighbor concerns?
- c. Will parking be restricted to non-beach use, or will beachgoers be allowed into the parking area after hours?
- d. Impact on facilities(e.g. restroom use, litter, etc.)
- e. What happens to vehicles that remain in the parking lot after closing time?

Before I engage any further, I am presenting the pilot program to the Commission for discussion and feedback.

ITEM G.7.



Town of
Redington Shores
Nature's Beach

Date: January 14, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Florida Communities Trust – Open Space Grant

One of my priorities as Town Manager is to research grant opportunities for the Town. In December I became aware of a Parks and Open Space land acquisition grant opportunity through Florida Communities Trust. I immediately thought of the property commonly referred to as the “Pier Property” located at 17490 Gulf Boulevard.

Through the assistance of Attorney Eschenfelder, we contacted the current property owner to see if he was interested in selling the property and we explained that the only way the Town could afford the property is through a grant such as this. The property owner confirmed he is interested in selling and signed a letter indicating as much.

There is a tight deadline for submission. Staff must complete the 18-page application by January 15, 2026.

This grant includes a 30% match by the Town. Since the selling price is not yet established, that 30% is not determined, but is not expected to exceed \$1.5M. There is no obligation on the Town’s part until a sales contract is initiated.

At this time, the grant application is exploratory in nature with no obligation from the Town. My purpose in presenting this item to you today is simply share information and invite your feedback.



FLORIDA COMMUNITIES TRUST

Parks and Open Space Florida Forever Grant Program

Parks and Open Space Florida Forever Grant Program

The preservation of green space, including parks, open space, beaches and natural areas, is an important factor in creating livable communities. In 1989, the Florida Communities Trust was created to meet this need. The Trust was funded through the Preservation 2000 bond program until the Florida Forever program was approved by the Florida Legislature in 1999.

The Parks and Open Space Florida Forever grant program provides funding to local governments and eligible nonprofit environmental organizations for acquisition of community-based parks, open space and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans. The program provides local governments the opportunity to leverage local dollars with state dollars to optimize conservation benefits and encourages both public-private partnerships and land acquisition initiatives.

ITEM G.8.



Town of
Redington Shores
Nature's Beach

Date: January 14, 2026

To: Board of Commissioners

From: Margaret Carey – Town Manager

Re: Proposed Charter Amendment – Commissioner Term Length

At the October 29, 2025 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.

At the November 12, 2025 Regular meeting, Commissioners voted in favor of exploring the idea of updating the Commissioner term lengths. If the ordinance is adopted, it would then become a referendum on the November 2026 ballot. Attorney Meyer suggested a draft ordinance could be prepared and details sorted out at a future date.

It was my impression and the Attorney Meyer's impression that discussion would occur at a Workshop. However, Commissioner Maynard contacted me to request this item be heard at today's Regular meeting, so that is why it is placed before your today for your consideration.

A draft ordinance is attached to aid in your discussion.

Notes from Attorney Eschenfelder:

- To make the even/odd terms work, seats 1 and 3 elected in March, 2026 will get 4-year terms if approved by the voters in November.
- Since the Mayor term will also be 4 years, the Mayor will always be running with seats 2 and 4.

ORDINANCE NO. 2026-0*

AN ORDINANCE OF THE TOWN OF REDINGTON SHORES, FLORIDA, AMENDING § 5 OF THE TOWN CHARTER TO INCREASE THE TERM OF OFFICE FOR THE MAYOR COMMISSIONER FROM THREE TO FOUR YEARS AND TO INCREASE THE TERM OF OFFICE FOR DISTRICT COMMISSIONERS FROM TWO TO FOUR YEARS;; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE; AND SCHEDULING A REFERENDUM DATE ON WHICH THE TOWN'S QUALIFIED ELECTORS WILL VOTE ON THE AMENDMENT.

WHEREAS, Florida Statutes § 166.031(1) provides, in part, that the governing body of a municipality may, by ordinance, submit to the electors of said municipality a proposed amendment to its charter, which amendment may be to any part or to all of said charter except that part describing the boundaries of such municipality; and

WHEREAS, the same statute also provides that the governing body of a municipality “shall place the proposed amendment contained in the ordinance or petition to a vote of the electors at the next general election held within the municipality or at a special election called for such purpose”; and

WHEREAS, the Redington Shores Town Charter was adopted in its modern form by Chapter Law 31209, Laws of Florida, 1955; and

WHEREAS, since 1974 and after the Florida Constitution’s amendment to provide for municipal home rule, the Charter has been amended 20 times, the most recent being in 2025; and

WHEREAS, the Board of Commissioners of the Town of Redington Shores has determined that having extended terms will allow Commission members to better serve their constituents and to reduce the frequency of elections; and

WHEREAS, the Board of Commissioners of the Town of Redington Shores finds that it is in the Town’s best interests to recommend the revision to the Town Charter set forth herein to the Town’s electors for a referendum vote.

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

Section 1. Section 5 of the Charter of the Town of Redington Shores is hereby amended to read as follows:

§ C-5. Creation of Board of Commissioners.

- A. There is hereby created a Board of Commissioners to consist of one Mayor-Commissioner and four District Commissioners who shall be residents and qualified registered voters of the Town.
- B. Qualifications and term of office. Each District Commissioner shall be a resident and qualified registered voter of the district from which he or she is elected, and the Mayor-Commissioner shall be a resident and qualified registered voter of said Town. Terms of office of all Commissioners shall be for a period of four years and shall commence on the day following their election to office as soon as the ballots have been canvassed and the results certified and declared and shall terminate the day of their successors' election to office. The term of office of the Mayor shall be for a period of four years and shall commence on the day following his or her election to office as soon as the ballots have been canvassed and the results certified and declared and shall terminate the day of his or her successor's election to office.
- C. Commissioners elected from Districts 1 and 3 who are elected in the March 2026 election for two year terms shall serve four terms through March 2030, it being the intent and purpose hereof that the Commissioners from even-numbered districts shall be elected in alternate election cycles from the Commissioners from the even-numbered districts.
- D. Vacancies. Any vacancy in the Board of Commissioners shall be filled by appointment by the majority of the remaining members of the Commission for the unexpired term (or until the next election provided that the vacancy not occur within less than 30 days of a Town election). If the Mayor-Commissioner ceases to be a resident or if any District Commissioner ceases to be a resident of the district from which he or she was elected, there shall immediately occur a vacancy in that office and the remaining members of the Board of Commissioners shall fill that office in accordance with this subsection. No elective incumbent office holder shall be qualified to hold or run for any other elective office unless he or she shall resign his or her incumbent office.
- E. Removal of Commissioners. The Board of Commissioners shall have the power and authority to remove any member of such Board for incompetency, corruption, misconduct, misfeasance or malfeasance in office, absence from four successive meetings unless excused by the Commission for good and sufficient cause after due notice to said member and an opportunity to be heard in his or her defense.
- F. Rules of procedure. The Commission may determine its own rules of procedure, may punish its own members for misconduct and may compel attendance. The majority of all members of the Commission shall constitute a quorum to do business. The Commission shall hold regular meetings at such time and place as may be prescribed by ordinance or resolution. Special meetings may be called by the Mayor-Commissioner, or in his or her absence, the Vice Mayor when necessary. All meetings of the Commission shall be open to the public.

Section 2. The foregoing Charter amendment shall be placed on a referendum ballot by use of the ballot language set forth in **Exhibit A**, attached to and incorporated into this Ordinance.

Section 3. The referendum for the Town's electors to consider and vote on the foregoing Charter amendments shall occur during the Town's regular election on March ** 2025.

Section 4. Should a majority of the Town's electors voting approve the Charter amendment set forth in Section 1 above, then, on the day immediately following the certification of the results of the referendum, the Town Clerk shall transmit this Ordinance to the Town Code's Codifier for codification, and, pursuant to Florida Statutes § 166.031(2), shall file the revised Charter with the Florida Department of State.

Section 5. Pursuant to Florida Statutes § 100.342, the Town Clerk shall ensure that notice of the referendum is provided by publication in a newspaper of general circulation in the Town. Such publication shall be made at least twice, once in the fifth week and once in the third week prior to the date on which the referendum is to be held.

Section 6. For purposes of codification of any existing section of the Redington Shores Town Charter 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 7. 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 8. Upon being informed by the Town Clerk of the results of the referendum vote, the Codifier shall codify the substantive amendments to the Redington Shores Town Charter contained in Section 1 of this Ordinance which have been approved by the voters, and shall not codify the exordial clauses nor any other sections of this Ordinance not designated for codification.

Section 9. The Clerk is authorized to coordinate and approve all necessary advertisement and election expenses and agreements, and to secure all required translation services and ballot language reviews by the Supervisor of Elections, as may be required to lawfully conduct the referendum.

Section 10. The Charter amendment approved by the voters shall take effect on the day immediately following the certification of the results of the referendum.

Section 11. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING on the ** day of _____, 2026, by the Board of Commissioners of the Town of Redington Shores, Florida.

ADOPTED ON SECOND AND FINAL READING on the ** day of _____, 2026, by the Board of Commissioners of the Town of Redington Shores, Florida.

Tom Kapper, Mayor

Attest:

Melissa Fultz, Town Clerk

EXHIBIT A
CHARTER AMENDMENT – REFERENDUM

REFERENDUM QUESTION # 1

HOME RULE AND ROLES OF TOWN COMMISSION AND TOWN MANAGER

Charter section 5 currently provides that the term of office for a Commissioner is two years, with the term of the Mayor-Commissioner being three years. Should section 5 of the Charter be amended to convert terms of the Mayor and Commissioners to four years?

Yes _____

No _____

ITEM H.7.



Town of
Redington Shores
Nature's Beach

Date: January 7, 2026
To: Board of Commissioners
From: Michael Pafumi, Public Works Department Supervisor
Re: Public Works Department Monthly Report – December

Public Works Department December Monthly Report

Routine daily activities conducted by the Public Works Dept.

- 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 December not including normal daily activities:

- Manhole cover and ring replaced 180th Ave East.



- Dead tree removed from Spitzer Park.



- Dock repaired at Nature Park



- Duke Energy notified (3 times) about light polls with no power to receptacles.
- BLD, GUSC and APS continue repairs and lining of town sewer system.
- As work continues, there have been numerous serious infrastructure issues. All issues have been addressed in an efficient, timely manner.

Pending/ upcoming projects.

- Replacement of damaged Radar digital speed signs.

ITEM H.8.



Town of
Redington Shores
Nature's Beach

Date: January 14, 2026

To: Board of Commissioners

From: Margaret Carey, Town Manager

Re: Building Department Update

CAP has completed 2 full months with our town as of January 12, 2026.

PERMIT STATS

Here are the permit stats from 12/3/2025 to 1/8/2026:

Issued Permits: 62

Under Review: 36

Payment Pending: 13

Ready to Issue: 0

(could be waiting on contractor updated credentials and/or insurance, first permit to close, or HOA approval letters)

Incomplete Applications 2 (waiting on documents)

APPEALS

Appeals Received: 2

Appeals Resolved: 0

Appeals in Progress: 2

Appeals cancelled: 0

INSPECTIONS

Total Number of Inspections Completed: 314 in the month of December, 2025

UPDATED FEE SCHEDULE

The Building Official is working on revisions to the fee schedule and will present her recommendations to the Commission at the January 28, 2026 Workshop.

NON-COMPLIANT HOMES

The Building Official is working to identify non-compliant properties. She will present a summary and recommendations regarding expired permits, incomplete applications, and absence of permit applications on storm-damaged homes at the January 28, 2026 Workshop.

ITEM H.9.



Town of
Redington Shores
Nature's Beach

Date: January 14, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Monthly Update – Town Manager's Report

Happy New Year!

Here are the highlights for December 8, 2025 – January 10, 2026

- Worked with staff to plan holiday events.
- Coordinated with contractors regarding our ongoing sewer project.
- Requested a grant application from Florida Communities Trust for acquisition of land for parks and open space.
- Met with Parks and Rec committee member to discuss membership and priorities for 2026.
- Reviewed PAR and P&Z member rosters and expiration dates.
- Assisted the Clerk with election qualifying of candidates and other preparation for the 2026 election.
- Wrote up event recaps so staff and I can adjust event planning for next year.
- Met with Safebuilt and Attorney Eschenfelder to work out a few details with existing RB permits.
- Attended an online HMGP training along with Rafael – to learn about reporting requirements for our generator grant.
- Attended the Special Magistrate hearing – where the variance request was denied.
- Inspected all town beach accesses with a Public Works staff member and a PAR committee member to assess for needed items and repairs.

Upcoming Projects and Priorities

- Complete the Florida Communities Trust grant application for potential open space acquisition.
- Hiring search for Town Clerk candidates.
- Schedule an appeal hearing for Special Magistrate variance application denial.
- Sealcoating of town hall parking lot – January 16-19, 2026.
- Follow up on the Comprehensive Plan Update (currently making its way through P&Z).
- Update the Town's Emergency Operations Plan.
- Continue to work with Rafael Soto on follow up related to the HMGP grant applications for Utility Undergrounding and Stormwater Infrastructure Improvement projects.
- If approved, process the upcoming Term Limits ORD change with the Supervisor of Elections Office in time for a November, 2026 ballot referendum.
- Review the Capital Improvement Plan for upcoming projects.