



**BOARD OF COMMISSIONERS  
TOWN OF REDINGTON SHORES  
REGULAR MEETING  
WEDNESDAY, JANUARY 14, 2026  
MINUTES**

A **Regular Meeting** of the Board of Commissioners of the Town of Redington Shores, Florida was convened at 6:00 p.m.

**Members Present:** Mayor Commissioner Tom Kapper, Vice Mayor Commissioner Erin Schoos, Commissioner CJ Hoyt, Commissioner Doug Harr, Commissioner Larry Maynard

**Members Absent:** none

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

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

**2. CONSENT AGENDA**

**a. MINUTES**

Commission Discussion: None

Public Comment: None

Commissioner Harr moved to approve the minutes of Regular meeting December 10, 2025, seconded by Commissioner Hoyt.

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

**3. APPEARANCES AND PRESENTATIONS**

- a. MADEIRA FIRE RESCUE UPDATE** – Deputy Chief Mortellite presented the update. Continuing to meet with construction crew every 2 weeks on the new building. Seeking a grant to be able to carry blood for trauma patients.
- b. SEMINOLE FIRE RESCUE UPDATE** – Chief Williams provided an update and provided flyers regarding winter fire safety.
- c. INDIAN SHORES PD UPDATE** – Chief Holroyd provided an update. The police department is working on accreditation, and mock assessments will occur in March and may involve town staff.

**4. OLD BUSINESS**

**a. Ordinance 25-08 – Rezoning of the Parcel at 109 180<sup>th</sup> Avenue East – 2<sup>nd</sup> Reading**

Attorney Meyer presented the ordinance.

Commission Discussion: none

Public Comment: none

Commissioner Schoos moved to adopt Ordinance 2025-08, seconded by Commissioner Maynard. Upon vote, the motion was carried unanimously 5 to 0.

**b. Ordinance 25-09 – Amending Future Land Use Map for the Parcel at 109 180<sup>th</sup> Avenue East – 2<sup>nd</sup> Reading**

Attorney Meyer presented the ordinance.

Commission Discussion: none

Public Comment: none

Commissioner Harr moved to adopt Ordinance 2025-09, seconded by Commissioner Schoos.

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

## 5. NEW BUSINESS

### a. Gulf Beaches Library Update

Commissioner Schoos provided a library update. There is a lot going on. Information will be coming soon regarding a fundraiser on Thursday Feb 26 with the Pinellas Beaches Chamber of Commerce to celebrate the reopening. The library also has memorial bricks for sale. The library is also looking for memorabilia for a new time capsule they will be preparing. Ms. Schoos also announced a vacancy for the position of Library Board alternate. Resident, Julie Newcomb, offered to serve.

### b. Town Hall Hours

Town Manager Carey explained that Town Hall and Building Department hours were altered to accommodate the influx of traffic for permit processing. Now that we are at pre-storm numbers, Ms. Carey suggested returning to the original hours of Monday through Friday from 8:30am to 4:00pm.

Commissioner Harr motioned to approve the return to original hours of operation for town hall and building department, seconded by Vice Mayor Commissioner Schoos. Upon vote, the motion was carried unanimously 5 to 0.

### c. Planning & Zoning - Board Members

Town Manager Carey explained six of the seven Board members had terms that expire in 2026. Ms. Carey provided a list of returning members and she staggered the term expiration dates to match the town code. Additionally, the position of Alternate #1 remains vacant and is posted on the town's website.

Commissioner Hoyt motioned to approve the member list as presented, seconded by Mayor Commissioner Kapper. Upon vote, the motion was carried unanimously 5 to 0.

### d. Parks and Recreation - Advisory Committee Members

Town Manager Carey explained all committee seats have terms that expire in 2026. Ms. Carey provided a list of returning members and she staggered the term expiration dates to match the town code.

Commissioner Hoyt motioned to approve the member list as presented, seconded by Commissioner Harr. Upon vote, the motion was carried unanimously 5 to 0.

Additionally, Ms. Teresa Galivan has submitted a letter of interest to fill the vacant position of Alternate #2. Her resume is in the packet for review and Ms. Galivan is present to introduce herself. Finally, the position of District #1 remains vacant and is posted on the town's website.

Commissioner Harr motioned to approve the appointment of Ms. Galivan to the position of Alternate #2, seconded by Commissioner Hoyt. Upon vote, the motion was carried unanimously 5 to 0.

### e. 1<sup>st</sup> Amendment to Pinellas Co. Interlocal Agreement for Water Quality Monitoring and Assessment

Town Manager Carey explained the Town is currently entered into an interlocal agreement with Pinellas County for Water Quality Monitoring and Assessment. The County is seeking to renew the agreement for an additional 5 years. The agreement was provided in the packet and was already reviewed by Attorney Eschenfelder with no concerns.

Commissioner Harr motioned to approve the 1<sup>st</sup> amendment to the Pinellas County Interlocal Agreement for Water Quality Monitoring and Assessment, seconded by Commissioner Maynard. Upon vote, the motion was carried unanimously 5 to 0.

**f. County Parking Lot Hours**

Town Manager Carey explained that town staff have been approached by local businesses requested to extend the hours of operation for the County Parking lot. It is well known that parking is a challenge for businesses in town. Ms. Carey contacted the County to inquire about such a possibility because the County controls the hours, currently "sunup to sundown". The County proposed a pilot program to test the new hours for a period of time before officially changing them. The pilot program will only be considered by the County with approval of an amendment to our current contract. Ms. Carey asked the Commission and public for feedback before she moves forward with the contract amendment.

Chief Holroyd said extending the hours does not cause a problem for the police department, but she suggests not extending the hours during Beach Week. Chief Holroyd will be prepared to report back after the pilot program.

Commissioner Harr said a pilot program is a good idea to see how it goes before committing and a great idea to talk to the residents. Commissioner Hoyt said depending on the time of year, the later closing hours may not be that much later than sunset. Commissioner Maynard would like to hear from the residents in the area. Commissioner Schoos said the pilot program is a good way to assess.

The Commission agreed to proceed with the pilot program and directed Ms. Carey to return to a future meeting with the draft amended contract.

**Public Comment:**

Michael Osborne	201 180 <sup>th</sup> Ave E	Expressed concern regarding impact on residents.
Jennie Blackburn	17717 Gulf Blvd.	Asked if there is lighting and cameras in the lots. Answer: limited lighting and no cameras.
Ginger McQuigg	61 181 <sup>st</sup> Ave W	Expressed concern regarding impact on residents who back up to the lot.
Theresa Galivan	18306 Sunset Blvd.	Is there a way to limit where the later hours parking would be allowed? Answer: no.

**g. Grant Application – FL Communities Trust Parks and Open Space**

Town Manager Carey explained that she became aware of the Florida Communities Trust Grant program to acquire property for the purpose of open space and parks. She is interested in applying for the grant with the intention of purchasing the "pier property" at 17490 Gulf Boulevard. Ms. Carey explained there is no obligation from the town at this time. It is merely an exploratory process to see if the town would actually qualify for the grant. Ms. Carey asked for feedback from the Commission and residents.

The Commission discussed and did not object to proceeding with the grant application process. Town Manager Carey will proceed and keep the Commission updated.

**Public Comment:**

Jennie Blackburn	17717 Gulf Blvd.	When Ms. Blackburn was running for Commissioner residents expressed concern for the pier property.
Rob Francort	18325 Gulf Blvd.	What would we do with the property?
Mike Osbourne	201 180 <sup>th</sup> Ave E	That pier is history. There is a lot to be said for open park space and may improve property values.

**h. Ordinance to Amend Town Charter to Increase Commissioner Term Limits**

Commissioner Maynard said we already discussed this item at the November regular meeting. But some confusion came about regarding workshopping the topic. Mr. Maynard did not feel it needed to go to workshop. Attorney Meyer remembers that the topic was intended to go to workshop to discuss before a 1<sup>st</sup> reading. Vice Mayor Commissioner Schoos reminded that this topic was first introduced by Commissioner Maynard at a workshop but the topic was not identified on the agenda. Commissioner Hoyt agreed. Ms. Schoos expressed concern about changing the charter without properly discussing at a workshop. Commissioner Hoyt said we just updated the charter and if we don't workshop this item, we would not be allowing citizens time to opine. Commissioner Harr said a workshop would not hurt.

Commissioners agreed to move this item to the January 28, 2026 Workshop. This will give residents time to think about whether they want a change to the charter. And this will give residents time to provide feedback.

**6. COMMISSION REPORTS**

**a. Commissioner Harr District 1**

Provided a background and history of the Redington Long Pier. Something must be done with the property and I hope the grant works out.

**b. Commissioner Hoyt District 2**

Welcome and congratulations to Attorney Nancy Meyer. Ms. Hoyt discussed the hurricane assistance programs to rebuild homes. Elevate Florida and Pinellas Recovers CDBG programs assisted very few homeowners. Ms. Hoyt has been in communication and provided feedback on the programs and has not heard back from the County. There are still residents in need and we should keep this in mind and have patience with our residents. Finally, thank you to the entire staff for hard work at the holiday events. Thank you to ISPD for their assistance. It was amazing. Special acknowledgement to the winners of the holiday home decorating contest and golf cart parade awards.

**c. Commissioner Maynard District 4**

Cocowood restaurant filed for bankruptcy. Wahoo's will be open in about 4 weeks. Also spoke about the new sign for Nature Park. Would like to beautify Nature Park and the medians on Gulf Blvd. Mr. Maynard will be in Tallahassee for the legislative session.

**d. Vice Mayor Commissioner Schoos District 3**

Thank you to staff for the holiday season events. It was evident how much heart went into all the planning. Ms. Schoos also spoke about safety in dealing with coyotes near the beach.

**e. Mayor Kapper**

Looking forward to 2026 and getting everything rebuilt. The new building department is doing a great job.

**f. Town Attorney – Nancy Meyer is now the fulltime attorney for the Town and thanked everyone for the welcome. The legislative session has begun and there are 20 bills. Ms. Meyer will keep the town updated. Please contact her with any questions.**

**g. Public Works Department – Supervisor Pafumi provided his update. The gravel lot across from Wahoo's Restaurant will get new lights next week. The town hall lot will be sealcoated this weekend. Thank you to Rafael for assisting with the NPDES annual report.**

**h. Building Department – Town Manager Carey included the update in the packet. Building Official Spencer was present to answer questions.**

**i. Town Manager – Town Manager Carey included the update in the packet. The holiday events went so well and thank you again to the ISPD for the parade assistance. The parade was awesome and I enjoyed it. Thank you Commissioner Harr for adding golf carts to the parade. It was great and fun. Welcome Attorney Meyer.**

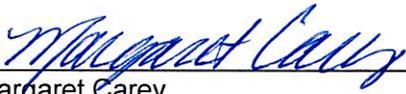
**7. PUBLIC COMMENT**

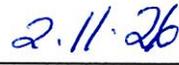
NAME		COMMENT
Ginger McQuigg	61 181 <sup>st</sup> Ave W	Is there a plan for houses that are abandoned? Answer: this topic will be added to the January 28, 2026 workshop agenda.  When will we begin the Undergrounding project? Answer: Town Manager Carey explained the town has already signed an agreement with Duke for the project. No start date set.
Mike Osbourne	201 180 <sup>th</sup> Ave E	Expressed concern with harboring/overnighting of boats in the Bay. It precludes the free use of the water and poses a safety risk.
Rob Francort	18325 Gulf Blvd.	Spoke about how the town used to have a Beautification Committee and then it was disbanded and rolled into the Parks & Rec

**8. ADJOURNMENT**

There being no further business before the Board, the meeting adjourned at 7:40 P.M.

Respectfully submitted,

  
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 Margaret Carey  
 Town Manager / Acting Town Clerk

  
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 Date Approved by Board of Commissioners