



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, FEBRUARY 11, 2026 - 6:00 P.M.**

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. CONSENT AGENDA

1. **MINUTES** – Approval of: September 3, 2025 Budget First Public Hearing, September 3, 2025 Special Meeting, September 10, 2025 Regular Meeting, September 15, 2025 Budget Final Public Hearing, January 14, 2026 Regular Meeting, January 28, 2026 Workshop

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

G. NEW BUSINESS

1. Appeal of Special Magistrate Order for 117 Wall Street
2. Fee Schedule – Special Magistrate, Town Commission, P&Z
3. Appointment of Julie Newcomb to the Position of Gulf Beaches Library Alternate
4. ORD2026-01 Updating the Town Charter to Increase Term for Commissioners and Change Election Date to November – 1st Reading
5. ORD2026-02 Updating Election Date and Qualifying Periods – 1st Reading
6. Town Memberships

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

Regular Workshop – Wednesday, February 25, 2026 – 6:00 P.M.
Regular Meeting – Wednesday, March 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
BUDGET FIRST PUBLIC HEARING
WEDNESDAY, SEPTEMBER 3, 2025 - 6:00 P.M.
MINUTES**

A **Budget Workshop Meeting** of the Board of Commissioners of the Town of Redington Shores, Florida was convened at 6:00 pm.

Members Present: Mayor Commissioner Tom Kapper, Vice Mayor Commissioner Erin Schoos, Commissioner Douglas Harr, Commissioner CJ Hoyt, and Commissioner Lary Maynard

Other Municipal Officials Present: Margaret Carey, Town Manager; Melissa Fultz, Town Clerk; Rafael Soto, Management Analyst, Robert Eschenfelder, Town Attorney

1. ROLL CALL BY TOWN ADMINISTRATOR/TOWN CLERK

2. APPEARANCES AND PRESENTATIONS

3. OLD BUSINESS – None

4. NEW BUSINESS

A. Amend and Adopt FY 2025/26 Tentative Millage and Ad Valorem Tax

Commissioner Maynard moved to approve Resolution 03-2025 adopting a tentative budget and millage rate for the town for the 2025/26 fiscal year, seconded by Commissioner Harr. All approved. Motion carried.

The Mayor announced, **The final approved Budget for Fiscal Year 2025-2026 for the Town of Redington Shores will be presented at a second and final public hearing that will be held at Town Hall on Monday, September 15, 2025, at 6:00 P.M.”**

B. Amend and Adopt FY 2025/26 Tentative Budget

Commissioner Maynard moved to approve Resolution 04-2025 adopting the 2025-2026 annual fiscal year budget, seconded by Commissioner Harr. All approved. Motion carried.

5. MISCELLANEOUS – none.

6. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 6:06 pm.

Respectfully submitted,

Melissa Fultz
Deputy Town Clerk

Date Approved by Board of Commissioners



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
SPECIAL MEETING
WEDNESDAY, SEPTEMBER 3, 2025 - 6:00 P.M.
MINUTES**

A **Budget Workshop Meeting** of the Board of Commissioners of the Town of Redington Shores, Florida was convened at 6:06 pm.

Members Present: Mayor Commissioner Tom Kapper, Vice Mayor Commissioner Erin Schoos, Commissioner Douglas Harr, Commissioner CJ Hoyt, and Commissioner Lary Maynard

Other Municipal Officials Present: Margaret Carey, Town Manager; Melissa Fultz, Town Clerk; Rafael Soto, Management Analyst, Robert Eschenfelder, Town Attorney

1. ROLL CALL BY TOWN ADMINISTRATOR/TOWN CLERK

2. APPEARANCES AND PRESENTATIONS – Representatives from CAP Building Services were in the audience and introduced themselves.

3. OLD BUSINESS – None

4. NEW BUSINESS

Town Manager Carey invited CAP to introduce themselves and to propose their services. Carlos del Pino provided a history of their company and their qualifications. He further explained their work philosophy and approach to assisting the community with building department services. He stressed the importance of “getting to yes” to assist with issuing permits and completing inspections. They are here to help.

Eve Spencer, who was identified as our planned Building Official, spoke about her background and qualifications.

Commissioners asked questions and provided feedback about the needs of our community.

Commissioner Maynard motioned to authorize the Town Manager and Attorney to enter into negotiations with CAP and for Attorney Eschenfelder to develop a contract, seconded by Commissioner Harr. All approved. Motion carried.

5. MISCELLANEOUS - None

6. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 6:58 pm.

Respectfully submitted,

Melissa Fultz
Deputy Town Clerk

Date Approved by Board of Commissioners



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, SEPTEMBER 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 CJ Hoyt (via Zoom), Commissioner Doug Harr, Commissioner Larry Maynard

Members Absent: none

Other Municipal Officials Present: Town Manager Margaret Carey, Town Clerk Melissa Fultz, Town Attorney Randy Mora, Chief Lee Ann Holroyd and Captain Dan Doherty ISPD, Chief Belk Madeira Beach FD, Rob Williams Seminole FD, PW Supervisor Mike Pafumi, Management Analyst Rafael Soto

1. ROLL CALL BY THE DEPUTY CLERK

2. CONSENT AGENDA

a. MINUTES

Commissioner Harr moved to approve the Special Meeting March 26, 2025, Special Meeting April 8, 2025, Regular Meeting April 9, 2025, Regular Meeting August 13, 2025, Budget Workshop August 27, 2025, and Workshop August 27, 2025, seconded by Vice Mayor Schoos. Vote taken: all yay.

3. APPEARANCES AND PRESENTATIONS

- a. RETIREMENT OF PUBLIC WORKS TECHNICIAN MARIO ORLANDO.** A certificate of appreciation was presented to Mr. Orlando by Mayor Kapper.
- b. MADEIRA BEACH FIRE RESCUE UPDATE –** was provided. Hopefully breaking ground on the new building in October.
- c. SEMINOLE FIRE RESCUE UPDATE -** was provided. There has been a drop in call volume.
- d. INDIAN SHORES PD UPDATE –** was provided. Will be increasing training for their officers. Please let residents know that if they see something suspicious – call law enforcement at that time. Don't wait to report.

4. OLD BUSINESS

a. BUILDING DEPARTMENT SERVICES

Town Manager Carey explained that at the 9-3-25 Commission meeting, the Manager and Attorney were directed to begin negotiations to enter into a contract with CAP for building department services. Attorney Eschenfelder is still reviewing the proposed contract. A Special Meeting is planned for 9-24-25 to present the contract to the Commission for approval.

Commission Discussion: Mayor Kapper asked if Commissioners would receive the contract as soon as it is available so it can be reviewed. Yes.

Public Comment: None

5. NEW BUSINESS

a. CODE ENFORCEMENT CONTRACT WITH PINELLAS COUNTY SHERIFF’S OFFICE

Town Manager Carey explained the town’s contract with PCSO must be renewed annually and the current contract expires 9-30-25. The updated contract includes an increase of weekly code enforcement hours from 12 to 24. This is as needed, but not to exceed 24. The hourly rate increases from \$59/hr to \$63.73/hr.

Commission Discussion: The Mayor asked if we can pay the cost from our Building Department account. Yes – but only for code enforcement matters pertaining to building department issues. Commissioner Hoyt asked for a comparison of total cost between 12 hours and 24 hours and also asked about who determines the hours for the officer. Manager Carey explained Deputy Klapka has indicated he only needs additional hours as needed. Commissioner Hoyt also requested a workshop item regarding a potential moratorium on code enforcement for noncompliant homes.

Public Comment: None

Marie Palena	201 175 th Avenue E	Suggested the code enforcement officer’s activity report be reviewed to compare with hours needed.
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Commissioner Harr motioned to approve the contract, seconded by Commissioner Maynard.
Vote Taken: All yay.

b. VACANCY ON PLANNING AND ZONING BOARD

The town received 1 letter of interest for the vacancy of the At Large Alternate on the Planning and Zoning Board – from Lisa Foster, who previously served on the Board.

Commission Discussion: None

Public Comment: None

Commissioner Maynard motioned to approve the appointment of Lisa Foster, seconded by Commissioner Harr.

Vote Taken: All yay.

c. AGREEMENT WITH DUKE ENERGY FOR UTILITY UNDERGROUNDING PROJECT

The Commission previously approved the Utility Undergrounding Project in the Capital Improvement Plan. Additionally, the Commission approved the Binding Cost Estimate (BCE) payment to Duke Energy in the amount of \$3,795,678.86 at the July 9, 2025 Regular Meeting. Before you tonight for consideration is an agreement prepared by Duke Energy to complete the project. The agreement has been reviewed by Attorney Eschenfelder.

Commission Discussion: Vice Mayor Commissioner Schoos asked when the project will start.
Manager Carey

Public Comment: None

Commissioner Harr motioned to approve the Agreement with Duke, seconded by Vice Mayor Commissioner Schoos.

Vote Taken: all yay

d. BUILDING DEPARTMENT PROJECT

Town Manager Carey said as we prepare for a new building department company she will be updating outdated furniture for the Building Department, using Building Department funds. There is adequate funding in Building Department reserves.

Commission Discussion: Commissioner Maynard asked where we are with the CAP contract.

Manager Carey reminded the contract will be provided at a Special Meeting on 9-24-25. Manager Carey also explained plans for the transition of the new building department services vendor and separating from Redington Beach. Notifications will be made to SafeBuilt and Redington Beach when the contract is signed. We will be good neighbors and do all we can to ensure a smooth transition.

Public Comment: None

6. COMMISSION REPORTS

a. Commissioner Harr

Commissioner Harr feels there are positive things happening with staff and the Commission. Thank you.

b. Commissioner Hoyt District 2

Commissioner Hoyt gave an update about Elevate Florida. 18 people approved, 6 waitlisted. Tough news for the people who were not approved. Margaret was able to cross-reference those homes with the noncompliant homes list. There is a CDBG grant for Pinellas County coming out. Thank you to staff for the 70th anniversary event. Residents really appreciated it. Thank you to Mario Orlando. He is amazing and will be missed.

c. Commissioner Maynard District 4

Concur with Commissioner Harr. Office staff are the envy of surrounding towns. Excellent staff.

d. Vice Mayor Commissioner Schoos District 3

Congratulations to Mario. He has done so much for our town. The anniversary event was a success. Thank you. So nice to celebrate with people and celebrate every step forward – after everything we have been through. Well done. Looking forward to the picnic.

e. Mayor Kapper

Very happy with our staff and looking forward to a new building department.

f. Town Attorney

No report.

g. Public Works Department – Update included in packet. Also recognized Mario Orlando. He was invaluable. Main issues in town are the sewer projects around town. Thank you to our police department. They are amazing.

h. Town Administrator – Update included in packet. The anniversary celebration was so great. It exceeded our expectations and was so well attended. To be able to gather with our residents in a positive way was great. Staff are working hard to plan the picnic and we have a lot of volunteers signed up already. Rafael Soto added a special thank you to Loretta Fricks for her help in organizing volunteers.

7. PUBLIC COMMENT

8. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 6:48 P.M.

Respectfully submitted,

Margaret Carey
Town Manager/Acting Town Clerk

Date Approved by Board of Commissioners



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
BUDGET FINAL PUBLIC HEARING
MONDAY, SEPTEMBER 15, 2025 - 6:00 P.M.
MINUTES**

A **Budget Workshop Meeting** of the Board of Commissioners of the Town of Redington Shores, Florida was convened at 6:00 pm.

Members Present: Mayor Commissioner Tom Kapper, Vice Mayor Commissioner Erin Schoos, Commissioner Douglas Harr, Commissioner CJ Hoyt (via Zoom), and Commissioner Lary Maynard

Other Municipal Officials Present: Margaret Carey, Town Manager; Melissa Fultz, Town Clerk; Rafael Soto, Management Analyst, Robert Eschenfelder (via Zoom), Town Attorney, Dan Doherty, ISPD

1. ROLL CALL BY TOWN ADMINISTRATOR/TOWN CLERK

2. APPEARANCES AND PRESENTATIONS

3. OLD BUSINESS – None

4. NEW BUSINESS

A. Amend and Adopt FY 2025/26 Tentative Millage and Ad Valorem Tax

Commissioner Maynard moved to approve Resolution 03-2025 adopting a tentative budget and millage rate for the town for the 2025/26 fiscal year, seconded by Commissioner Harr. All approved. Motion carried.

The Mayor announced, **The proposed millage rate of 1.6896 mills, which is higher than the rolled-back rate by 1.83%, is to fund the expenses of the General Fund for the Fiscal Year commencing October 1, 2025 and ending September 30, 2026. The final approved millage rate for the Town of Redington Shores will be presented at a second and final public hearing that will be held on Monday, September 15, 2025, at 6:00P.M.**

B. Amend and Adopt FY 2025/26 Tentative Budget

Commissioner Harr moved to approve Resolution 04-2025 adopting the 2025-2026 annual fiscal year budget, seconded by Commissioner Schoos. All approved. Motion carried.

5. MISCELLANEOUS

Commissioner Harr proposed Town Hall return to original hours. Town Manager Carey offered to add this item to the upcoming Workshop agenda.

Commissioner Maynard inquired about adding a topic to the agenda regarding a refund request from an applicant for a permit fee. Manager Carey explained that the inquiry is being handled administratively already. Attorney Eschenfelder further explained that permit application fees are nonrefundable. The Commission asked the Manager to investigate the costs that were incurred by the town and discuss at a future meeting. Commissioner Harr suggested looking at a procedural change so the review process it is uniform.

Commissioner Harr also asked to add another workshop item regarding enforcement of drivers speeding through flood zones.

6. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 6:15 pm.

Respectfully submitted,

Melissa Fultz, Town Clerk

Date Approved by Board of Commissioners



**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 180th Avenue East – 2nd 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 180th Avenue East – 2nd 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. 1st 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 1st 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 th 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 st 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 th 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 1st 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 st 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 th 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,

Margaret Carey
Town Clerk

Date Approved by Board of Commissioners



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WORKSHOP
WEDNESDAY, JANUARY 28, 2026
MINUTES**

A **Workshop** 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, Permit Tech Jenny Gonzalez, Town Attorney Nancy Meyer, Chief Lee Ann Holroyd and Captain Dan Doherty (ISPD)

1. **ROLL CALL BY THE TOWN CLERK**
2. **APPEARANCES AND PRESENTATIONS** – none.
3. **OLD BUSINESS** – none.
4. **NEW BUSINESS**

a. Building Department Topics

Building Official Spencer presented a number of topics.

1. Research of Permit Fee Schedule – The Commission directed Ms. Spencer to study actual costs as well as regulatory costs the town is not currently charging. Results will be presented at a future workshop.
2. Nonconforming Properties – The Building Department will be looking at the list of noncompliant properties. Staff will identify the homes that were substantially damaged. Each noncompliant home will be handled individually. Focus will be on education and assistance for homeowners – while moving toward compliance.
3. Updating Website – Staff will work with the attorney to ensure that we have adopted an Ordinance to include the most recent Florida Building Code. All updated information will be included on the website.
4. Action Plan for Expired Permits – Staff have already started following up on expired permits.
5. Legislative Mandate Compliance – Staff started working on Milestone inspections. They are required for buildings over 3 stories and over 30 years old as of 2024. Started collecting inspection reports and will be following up with others that are due.
6. Express Permitting – Staff are working to streamline the permit process for projects that are like-for-like replacements and do not require technical plan review.

Public Comment

Ginger McQuigg	61 181 st Avenue W	Should we stop cleaning up our neighbor's house? Yes, unless you have the owner's permission. Let code enforcement address that.
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b. Parks and Recreation Topics

Town Manager Carey explained that the Parks and Recreation Advisory Committee did not meet in 2025 due to the hurricanes and because of members being displaced from their homes. They will, however, begin meeting in February 2026. Since the Commission has expressed interest in beautification issues that usually fall within the scope of the PAR committee, it may be a good idea to

coordinate ideas to avoid duplication of efforts. Much research has already been completed by PAR. Commissioner Maynard said he would like to attend the upcoming PAR meeting. Commissioner Hoyt explained examples of past projects that PAR spent a considerable amount of time working on. She asked Commissioner Maynard if he was aware. He said yes, and we will probably start over. Commissioner Hoyt said definitely not and that is the point of knowing the history of what has already been done. Commissioner Schoos suggested inviting PAR to make a presentation to the Commissioner – to which Commissioner Maynard agreed. Commissioner Harr suggested that PAR include ideas to make our town distinct – so people know when they are in our town. Commissioner Schoos recalls having a meeting with Creative Pinellas just before Hurricanes Helene and Milton to redesign our signage. Commissioner Hoyt asked Manager Carey to speak about Duke Energy and the upcoming Utility Undergrounding Project. Manager Carey said she met with Duke representatives today and the project is moving to the next phase of planning. We had a discussion about light pole replacement. The assistance of PAR will be helpful when making our selection. Loretta Fricks, Chairperson of the PAR Committee, said she believes the Committee will be ready to present their updated recommendations at the March Regular Meeting.

Public Comment

Jennie Blackburn	17717 Gulf Blvd.	PAR has done a great job and just a reminder that each district is represented by a PAR member. Commissioners should connect with their district's PAR member.
Christy Herig	17609 1 st Street E	Not everyone's sense of "beautification" is the same. We follow Florida-friendly which is sometimes in conflict. Commissioners can provide ideas to Loretta to discuss at the PAR meeting.

c. Town Charter Update for Commissioner Term Length

Commissioner Maynard explained his desire to extend the Commissioner terms to 4 years. Mr. Maynard suggested the extended terms may save money and address Commissioner turnover. Mr. Maynard would like to see his projects through to completion. Commissioner Schoos asked for clarification about when and how this would take effect and what about term limits? Ms. Schoos also suggested following the Indian Shores model of 3-year terms for all. The Commission discussed that option and also to move the election from March to November. Commissioners directed the town attorney to update the draft ordinance to include 3-year terms and a November election and bring back to a regular meeting for consideration. Following adoption of the ordinance, these changes would also be included on the November 2026 ballot as a referendum for the voters – since this would change the Town Charter.

Public Comment

Jennie Blackburn	17717 Gulf Blvd.	Clarified to Commissioner Maynard that Commissioner turnover was not due to a problem in town hall. There were lots of separate reasons.
Barry Taylor	300 182 nd Avenue East	Concurs with the Mayor. Agrees that 2-year terms are not enough. 3 years is better than 4. Turnover was not due to elections, just to clarify.

d. Coffee with the Commissioners

Town Manager Carey explained before the hurricanes the previous Mayor hosted "Coffee with the Mayor" events. These were 1-hour informal gatherings on a Saturday morning to meet with residents and business owners. Recently, Commissioners have expressed interest in bringing back this event with all Commissioners. The event can be called "Coffee with the Commissioners." Commissioner Schoos said she suggested the idea and is in favor, suggesting perhaps 2 events per year – 1 for

residents and 1 for business owners. Commissioners discussed and agreed to move ahead with scheduling an event. They decided on Saturday, February 28 and the first event will focus on residents. Town Manager Carey will coordinate the event.

e. Agenda Process

Town Manager Carey provided Commissioners with the most current Policy and Procedures for Commissioners. Ms. Carey highlighted the procedures for placing items on the agenda. The process for Commissioners is to submit the agenda item and any supporting documentation to the Clerk or Town Manager by noon on Wednesday before the upcoming meeting. Commissioner Hoyt also requested the policy be updated to require transparency for topics being added – for the benefit of Commissioners and residents. Commissioners Harr and Schoos agreed saying that providing context helps the other Commissioners prepare to discuss the topic and prevent items from being pushed to future meetings. Manager Carey offered to assist any Commissioner with preparation of memos to include in the packet. Attorney Meyer said that requirement is already stated in the manual. Ms. Meyer said for example, if you want to discuss a particular code, please send that code to the Clerk to include in the packet. Commissioners agreed this topic will be discussed at a future workshop and Commissioners should bring any suggested changes to the meeting to decide on necessary updates to the Commissioners Policy and Procedures manual.

f. Staff Positions

Mayor-Commissioner Kapper stated that the position of Town Clerk is vacant because the Town Manager let the previous Clerk go. Although it may be justified, he feels that the Town Manager should have run it by the commissioners before it was done. Mr. Kapper suggested that to save the town money, perhaps the Town Clerk position is not necessary, and the Town Manager could do both jobs. He asked Commissioner Maynard for feedback. Commissioner Maynard said he has no idea what all the staff do on a daily basis and that he wants to see that. Attorney Meyer said that is something the Town Manager is responsible for. Perhaps she can bring that back to the Commission. Commissioner Harr asked for clarification. Commissioner Hoyt asked if it was legal to not have a Town Clerk. Attorney Meyer said the ordinances are written so the Town Manager oversees the Town Clerk. Commissioner Schoos said there is conflicting language about Town Manager responsibilities between the code and charter that should be cleaned up to match. Discussion ensued. The attorney clarified that currently the Town Manager has the power to terminate an employee. The attorney will review the differences and bring back to a future meeting.

Mayor-Commissioner Kapper said he does not want to find out about a termination in an email after it has been done. Commissioner Harr said that he had more than one conversation at town hall with the Manager where she expressed concerns with the Clerk's performance. Mayor Kapper said he had the same discussion with the Manager 3 months before the termination. The Manager clarified that Mayor Kapper at that time said, " She is so nice. Don't make me do it" so she didn't make him do it. The Manager did her job. Commissioners asked Mayor Kapper how he would have liked this to have gone instead. Discussion ensued about how an open meeting discussion would have put the Clerk in an awkward position. Manager Carey agreed, saying she was trying to avoid that.

Commissioner Hoyt asked Mayor Kapper if he had read the Memorialization of Termination – to which Mayor Kapper said he is done talking about the subject.

Commissioner Hoyt requested the Town Attorney to speak about Sunshine Law. We, as Commissioners, cannot get together outside of meetings and talk about topics we might be voting on. It is a Second Degree misdemeanor to violate the Sunshine Law.

Public Comment:

Jennie Blackburn	17717 Gulf Blvd.	Expressed to the Mayor about running and managing the town. You need to stop fighting about the Manager. She is doing a fantastic job.
Colleen Woodburn	231 176 th Terrace Dr E	The Manager seems to exhibit good judgement, and termination is difficult and it is important to do it quickly – not let it drag on. I support the Manager.
Christy Herig	17609 1 st Street E	Advised the Commission to ask Attorney Eschenfelder about the changes that were not reflected in the charter.
Loretta Fricks	235 176 th Avenue E	The Commission has a lot to do with the vision and direction of the town – and they hired the Town Manager to manage the day-to-day.
Julie Newcomb	214 176 th Avenue E	This town has been doing very well and for the first time the community is asking who is the town manager and who are the commissioners. The Coffee with the Commissioner event is good. It got very personal in here and seems this is conversation that needs to be done in your offices and not in this meeting.
Cathy Taylor	300 182 nd Avenue E	If you want to know what your staff do, don't they have job descriptions? Larry – that would [upset me] if I were on the staff. If you are going to ask someone to do 2 jobs, you will have to increase her salary. If you want the town to continue to work well, you cannot pinch every penny.

The Mayor clarified that the Town Manager does a great job and he has no problem with her performance. Town Manager Carey explained reasons why she made the decision to terminate – and explained the importance of the role of Town Clerk. She said she is carefully reviewing resumes and is seeking an applicant with direct experience – and someone who will respect the important role of Town Clerk.

Commissioner Hoyt asked if this topic is closed? Mayor Kapper said yes and asked Commissioner Maynard if he is done and he responded yes. Are we all on board with the Town Manager hiring a new Town Clerk? Yes, there was consensus among Commissioners Hoyt, Harr, Schoos and Mayor-Commissioner Kapper. Commissioner Maynard responded he is trying to understand where we are at. Commissioners Harr and Hoyt asked Commissioner Maynard what is the question? If there are concerns, let's address them. The Mayor said we already addressed them. Commissioner Maynard said okay. Mayor Kapper said he just wants to be informed of important decisions before they happen.

5. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 8:00 P.M.

Respectfully submitted,

Margaret Carey
Town Manager/Acting Town Clerk

Date Approved by Board of Commissioners

ITEM E.1.



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

February 6, 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 January 2026.

SINGLE DEPARTMENT CALLS

TYPE OF CALL	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	TOTAL # OF SINGLE UNIT CALLS
Medical Incident	1	0	19	20
Fire Incident	0	0	1	1
Fire Incident Special	0	0	3	3
Support Incident (Medical)	0	0	1	1
TOTAL				25

MULTI-DEPARTMENT CALLS

TYPE OF CALL	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	LARGO	TOTAL # OF MULTI UNIT CALLS
Fire Alarm	9	8	9	0	9
Fire Incident Response Special	0	1	1	0	1
MVC/Possible Extrication	1	0	1	1	1
TOTAL					11

GRAND TOTALS

	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	LARGO	TOTAL UNITS
TOTAL RESPONSES BY DEPARTMENT	11	8	34	1	54
TOTAL EMERGENCY CALLS					36

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

February 5th, 2026

Dear Town Administrator,

Attached are the lists of Fire and Emergency Medical Service (EMS) responses to your Town for the month of January 2026.

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 Fourteen (14) **Emergency Fire** responses for this time period with an average response time of 4:35 minutes.

Code F52	Code for Fire Incident/Fire Alarm
Code FIS	Elevator Rescue/Odor Investigation
Code FI	Outside Fire/Electrical hazard (Outside)
Code E77	MVC Possible Extrication

- There were Twenty-four (24) **Emergency EMS** responses for this time period with an average response time of 4:46 minutes.

Code ME	Code for Medical Incident
Code MS	Citizen assist (Medical)

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... 38 Calls Found- WorkID: 0939508

Avg. Response: 00:04:35 -- Avg. Turnout: 00:00:57 -- Avg. ALS Response: 00:04:46 -- Avg. BLS Response: 00:04:41 -- Avg. Involved: 00:35:42

Criteria Used

Date Range Searched: 01/01/2026 to 02/01/2026

Municipality: REDINGTON SHORES

Incident	Date	Location	Code	Nature
6000769	01/02/2026 10:11:44		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6000923	01/02/2026 14:09:42		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6001606	01/03/2026 18:45:37		F52	52-FIRE ALARM
6001834	01/04/2026 08:21:27		ME	17-FALLS
6002159	01/04/2026 19:31:11		ME	17-FALLS
6002237	01/04/2026 22:47:29		F52	52-FIRE ALARM
6002577	01/05/2026 14:49:17		F52	52-FIRE ALARM
6003134	01/06/2026 13:36:34		F52	52-FIRE ALARM
6003421	01/06/2026 23:00:06		F52	52-FIRE ALARM
6003806	01/07/2026 15:54:52		ME	26-SICK PERSON
6004910	01/09/2026 13:35:10		ME	17-FALLS
6004962	01/09/2026 15:00:54		ME	31-UNCONSCIOUS / FAINTING (NEAR)
6005686	01/10/2026 19:13:43		ME	26-SICK PERSON
6006276	01/11/2026 22:29:53		ME	17-FALLS
6006365	01/12/2026 06:24:18		ME	26-SICK PERSON
6006756	01/12/2026 20:22:27		ME	17-FALLS
6008050	01/15/2026 08:53:18		ME	10-CHEST PAINS
6008400	01/15/2026 19:46:35		ME	4-ASSAULT
6009042	01/16/2026 21:49:37		ME	10-CHEST PAINS
6009714	01/18/2026 01:13:28		ME	26-SICK PERSON
6009882	01/18/2026 11:08:52		FI	55O-ELECTRICAL HAZARD (OUTSIDE)
6010097	01/18/2026 18:13:41		MS	53M-CITIZEN ASSIST (MEDICAL)
6010383	01/19/2026 11:11:06		F52	52-FIRE ALARM
6011501	01/21/2026 09:12:39		F52	52-FIRE ALARM
6014295	01/25/2026 21:33:10		ME	30-TRAUMATIC INJURIES
6014396	01/26/2026 04:48:39		ME	6-BREATHING PROBLEMS
6015537	01/28/2026 06:26:46		E77	77E-MVC POSSIBLE EXTRICATION
6015821	01/28/2026 15:35:05		F52	52-FIRE ALARM
6015997	01/28/2026 22:31:45		FIS	66-ODOR INVEST (STRANGE/UNKNOWN)
6016244	01/29/2026 10:56:01		ME	17-FALLS
6016352	01/29/2026 13:55:44		ME	32U-UNKNOWN PROBLEM
6016533	01/29/2026 18:44:05		ME	26-SICK PERSON
6016903	01/30/2026 13:15:35		ME	28-STROKE (CVA)
6017647	01/31/2026 17:24:06		F52	52-FIRE ALARM
6017761	01/31/2026 21:35:36		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6017837	02/01/2026 01:32:37		ME	17-FALLS
6018029	02/01/2026 12:03:03		ME	17-FALLS
6018204	02/01/2026 18:38:16		ME	19-HEART PROBLEMS

ITEM G.1.



THOMAS J. TRASK, B.C.S.*
JAY DAIGNEAULT, B.C.S.*
ERICA F. AUGELLO, B.C.S.*
RANDY D. MORA, B.C.S.*
ROBERT ESCHENFELDER, B.C.S.*
NANCY S. MEYER, B.C.S.*
ZOE S. RAWLS
TAMMI BACH, B.C.S.*

** Board Certified by the Florida Bar in
City, County and Local Government Law*

TO: Mayor Tom Kapper
Vice-Mayor Erin Schoos
Commissioner Doug Harr
Commissioner CJ Hoyt
Commissioner Larry Maynard

CC: Margaret Carey, Town Manager
David Dixon/Zain Husein, Town Planners
James Bonnell and Donna Winchester, Appellants

FROM: Nancy Meyer, Town Attorney

DATE: February 3, 2026

RE: Bonnell/Winchester Appeal - February 11, 2026
117 Wall Street, Redington Shores

Pursuant to Section 90-130, Redington Shores Code of Ordinances, Mr. Bonnell and Ms. Winchester appeal the Special Magistrate's denial of their variance request. This Memorandum will lay out the law governing the appeal and the procedure to be followed during the appeal. It will not address the specific arguments underlying the appeal.

In relevant part, § 90-130, Redington Shores Code of Ordinances, allows any person aggrieved by a decision of the Special Magistrate to appeal to the Board of Commissioners. The Notice of Appeal shall be in writing and filed with the Town Clerk within ten calendar days after the date of the hearing or entry of the order, whichever is later. The Special Magistrate will provide the Commission with all of the papers constituting the record upon which his was provided at the variance hearing. The review and hearing of the board of commissioners shall be by certiorari proceedings. Which means the only issues to be heard and decided are (1) whether procedural due process is accorded, (2) whether the essential requirements of the law have been observed, and (3) whether the findings and judgment are supported by competent substantial evidence.

Having reviewed the Code language, I will now review some core legal points.

The first point surrounds the record on appeal. As the Code provides, the hearing clerk (in this case the Town Clerk), shall "transmit to the board of commissioners all of the

papers constituting the record upon which the action appealed from was taken.” In this appeal, no new evidence can be entered into the record, and no new testimony can be taken. The record below shall be the only record reviewed by the Commission.

Next, the Code section adopts Florida’s certiorari review standard. Under this standard, a reviewing court will review a quasi-judicial decision by focusing on whether:

- (a) procedural due process was afforded by the Magistrate;
- (b) the Magistrate observed the essential requirements of law; and
- (c) the Magistrate’s findings and legal rulings were supported by competent, substantial evidence.

The provision of *due process* surrounds whether the parties received proper notice of the proceedings, and whether the Magistrate allowed both sides to present their positions and cross-examine the other side.

As to observing the essential requirements of law, “A departure from the *essential requirements of law* is more than ‘simple legal error’ ... but rather it is when “the lower tribunal has violated a clearly established principle of law resulting in a miscarriage of justice. *Florida Wellness & Rehabilitation Center, Inc. v. Mark J. Feldman, P.A.*, 276 SO. 3d 884 (Fla. 3d DCA 2019).

Finally, as to whether there is substantial evidence, Florida courts have ruled that a decision must be upheld if there is any substantial evidence in the record to support the Magistrate’s decision, the reviewing court (in this case the Commission) is not to “reweighed the evidence, substituting its judgment regarding relative weight for that of the” Magistrate. *City of Jacksonville Beach v. Car Spa, Inc.*, 772 So. 2d 630, 632 (Fla. 1st DCA 2000).

Having covered these principles, I will now review the steps in this appeal proceeding, which will be as follows:

- Disclosure of *ex parte* communications by Commissioners
- Appellant’s presentation. The appellant has the burden of convincing the Commission, through argument only, and not by offering any new evidence or testimony, that one or more of the certiorari standards reviewed above has not been satisfied.
- Town’s presentation. The Town need not make any presentation at all. However, if the Town presents, the Town is also limited to only making arguments of law as they relate to the record below. No new evidence or testimony may be presented by the Town.
- Each side shall be limited to fifteen (15) minutes.
- Florida’s Right to Speak statute (Florida Statutes 286.0114) excludes quasi-judicial matters from its terms. Therefore, the Commission is not legally obligated to take citizen comments before deciding the appeal. However, if the Commission decides

to hear from citizens who are not parties to the appeal, the Commission cannot consider any evidence or testimony presented by such citizens.

- After the Parties have both presented their arguments, the Commission will go into executive session where Commissioners may pose questions to the Appellant and the Town, but remember the Commission is limited to a review of the record.
- At the appropriate time, a Commissioner will move to either to affirm the Magistrate's order, or to vacate the Magistrate's order.
- Under Florida's certiorari standard, the Commission does not have the authority to reverse the Magistrate's order. If the Commission vacates the order, that action would have the effect of sending the order back to the Magistrate, where the Magistrate would be required to address whatever legal deficiencies the Commission finds were contained in the Magistrate's order.
 - Florida Statutes § 166.033(1) requires an approval, approval with conditions, or denial of an application for a development order, which includes variances, must include written findings supporting the municipality's decision.
 - Florida Statutes § 166.033(3) requires that, when a municipality denies an application for a development order, which includes a variance, the municipality shall give written notice of the denial to the applicant, which notice must include a citation to the applicable portions of the municipal code, state statute, or other legal authority for the denial.
 - Therefore, if the Commission votes to vacate the Magistrate's order, the Commission's motion shall include authorization for the Town Attorney to produce a written opinion explaining what deficiencies exist in the Magistrate's order so that when the case returns to the Magistrate, the Magistrate will understand how to revise her or his order, or what additional proceedings to conduct, to address the deficiencies.
 - This decision shall be signed by the presiding officer, and shall thereafter be provided to the Appellant.

Appeals of the Commission's decision may be made by filing a Petition for Writ of Certiorari in the Circuit Court's Appellate Division, as provided for in the Florida Rules of Appellate Procedure.

DENIAL ORDER

THE SPECIAL MAGISTRATE FOR THE TOWN OF REDINGTON SHORES, FLORIDA

IN RE. :

Name of Applicant/Property Owner: James A. Bonell and Donna Winchester
Property Address: 117 Wall Street, Redington Shores, Florida
Legal Description: Lot 10, Block 4, HARBOR SHORES 4TH ADDITION, according to the plat or map thereof, recorded in the Public Records of Pinellas County, Florida;
Parcel ID No. 32-30-15-36360-004-0100

ORDER DENYING VARIANCE

THIS MATTER came before the Town of Redington Shores, Florida (Town), Special Magistrate, on December 17, 2025, upon the application of James A. Bonell ("Applicant"), owner of the property at 117 Wall Street, Redington Shores, Florida ("Property"), for a variance from Section 90-160 (D)(1), Town of Redington Shores Code of Ordinances, to construct an upper-level deck/porch that would encroach seven (7) feet into the Property's rear setback. Present at the hearing were Applicant, his wife, Donna Winchester, Town Planner Zain Husein, and Town legal counsel. The public was afforded an opportunity to comment. Upon the sworn testimony heard at the public hearing and Exhibits admitted into the record, the Special Magistrate hereby finds and orders:

Special Magistrate Authority

Section 90-127 of the Town of Redington Shores Code of Ordinances authorizes the Town to appoint a special magistrate to hear variance requests. The special magistrate is entitled to set appropriate conditions and safeguards in conformity with the Town's Code.

Variance Request

Applicant seeks a variance from Sections 90-160(D)(1), Town of Redington Beach Code of Ordinances, which mandates a twenty-foot setback. The proposed variance would allow a rear setback encroachment of seven feet to accommodate the construction of an upper-level deck, as depicted on the site plan submitted with the application and also at the hearing.

Variance Criteria and Findings

Section 90-127(B) of the Town of Redington Shores Code of Ordinances sets forth the criteria that must be met in order for a special magistrate to grant a variance unless such variance is prohibited by the Town's Code, state law or is contrary to the public interest. The Special Magistrate findings on these factors are as follows:

1. **Criteria:** Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Finding: Applicant's lot is 50 feet wide and 100 feet long. There are no special conditions or circumstances that deprive the Applicant of rights commonly enjoyed by other similarly situated properties in the same RS-7 zoning district.

2. **Criteria:** The special conditions and circumstances do not result from the actions of the applicant.

Finding: Inapplicable as there are no special conditions or circumstances affecting this Property.

3. **Criteria:** Granting the variance requested will not confer on the applicant any special privilege that is denied by Part 2, Zoning, of the Town's Code of Ordinances, to other lands, buildings or structures in the same zoning district.

Finding: The variance will confer on Applicant a special privilege that would be denied to other lands, buildings, or structures similarly situated.

4. **Criteria:** The literal interpretation of the provisions of the Town's Code of Ordinances would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant.

Finding: The literal interpretation of the Town's Code of Ordinances does constitute a hardship.

5. **Criteria:** The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Finding: Inapplicable for the reasons stated in this Order.

6. **Criteria:** The granting of the variance will be in harmony with the general intent and purpose of the Town's Code of Ordinances, and not injurious to the area involved or otherwise detrimental to the public welfare.

Finding: Applicant makes a reasonable argument that a policy allowing and facilitating the elevation of structures to prevent flooding such as occurred during the 2024 hurricane season is beneficial to the Town and similarly-affected residents. However, such broad policy considerations may be best addressed through the legislative process and not *ad hoc* in the context of variance procedures

Conclusion and Determination

BASED ON THE FOREGOING, I find that Applicant did not meet the variance criteria. The variance application is **DENIED**.



Jorge Martin, Special Magistrate
Town of Redington Shores

Date: 12/18/25

EXHIBIT A

STAFF

REPORT



Town of
Redington Shores
Nature's Beach

STAFF REPORT

Date: December 11, 2025

To: Special Magistrate

From: Zain Husain
Town Planner, Calvin, Giordano & Associates

Re: Variance from Sec. 90-160 (D)(1) for a Property Located at 117
Wall St., Redington Shores, FL 33708
Parcel ID: 32-30-15-36360-004-0100

Date of Meeting: December 17, 2025

I. GENERAL INFORMATION

Request: The Applicant is seeking a variance to the Town of Redington Shores Code of Ordinances, Section 90-160 (D)(1) to construct an upper-level deck/porch that will be encroaching 7 feet into the rear setback.

Applicant

James A. Bonnell
117 Wall St.
Redington Shores, FL 33708

Property Owner

James A. Bonnell
117 Wall St.
Redington Shores, FL 33708

Physical Address

117 Wall St.
Redington Shores, FL 33708

Parcel ID Number

32-30-15-36360-004-0100



Town of
Redington Shores
Nature's Beach

Legal Description

HARBOR SHORES 4TH ADD BLK 4, LOT 10 in the Public Records of Pinellas County, Florida, Town of Redington Shores.

Current Use

Single Family Residence

Requested Variances

Sec. 90-160. – RS-7 low-density residential district.

(D) (1) Variance is requested to construct an upper-level deck/porch that will be encroaching 7 feet into the rear setback, which is required to be 20 feet.

II. BACKGROUND

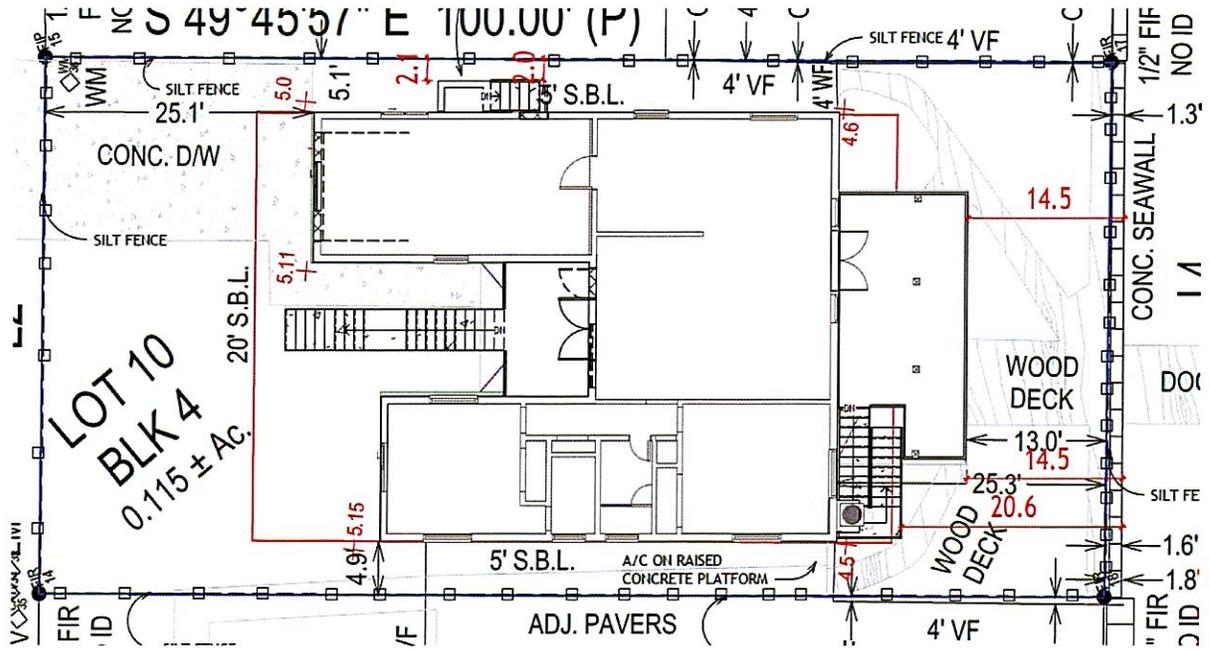
The property located at 117 Wall Street is within the RS-7 zoning district (low-density residential district). The property has a lot area of 5,001 square feet. The applicant is raising his home to meet FEMA requirements by having no habitable space below the base flood elevation (BFE). The applicant is proposing to build a deck/porch on the second floor in the rear. The proposed deck/porch is 12' long and 24'-9" wide. This deck/porch would be encroaching into the setback and be 13 feet from the property line. The required rear setback in RS-7 is 20 feet. The applicant is requesting a variance to build the deck/porch and encroach into the setback by 7 feet.

Figure 1: Subject Property, 117 Wall Street.



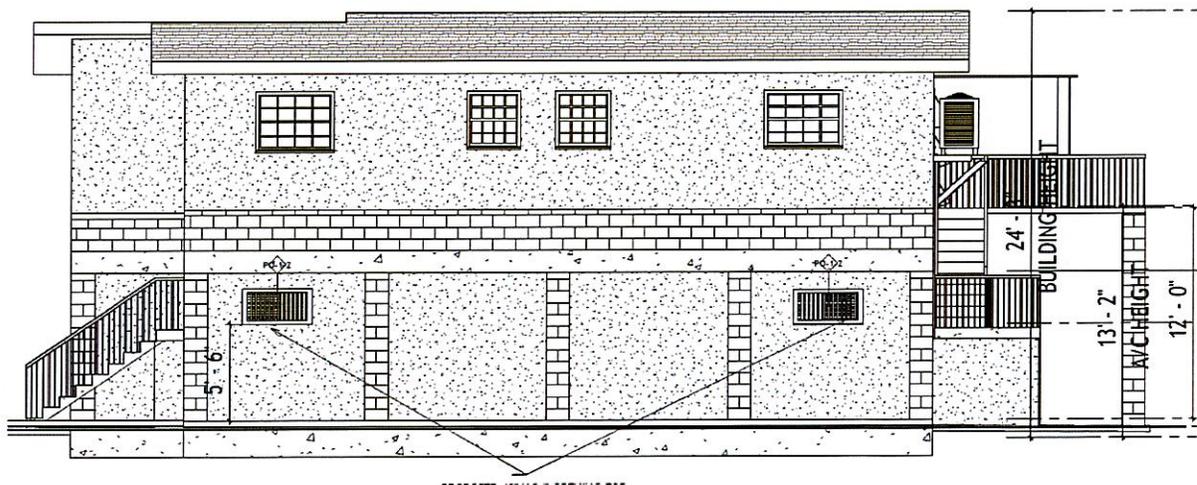
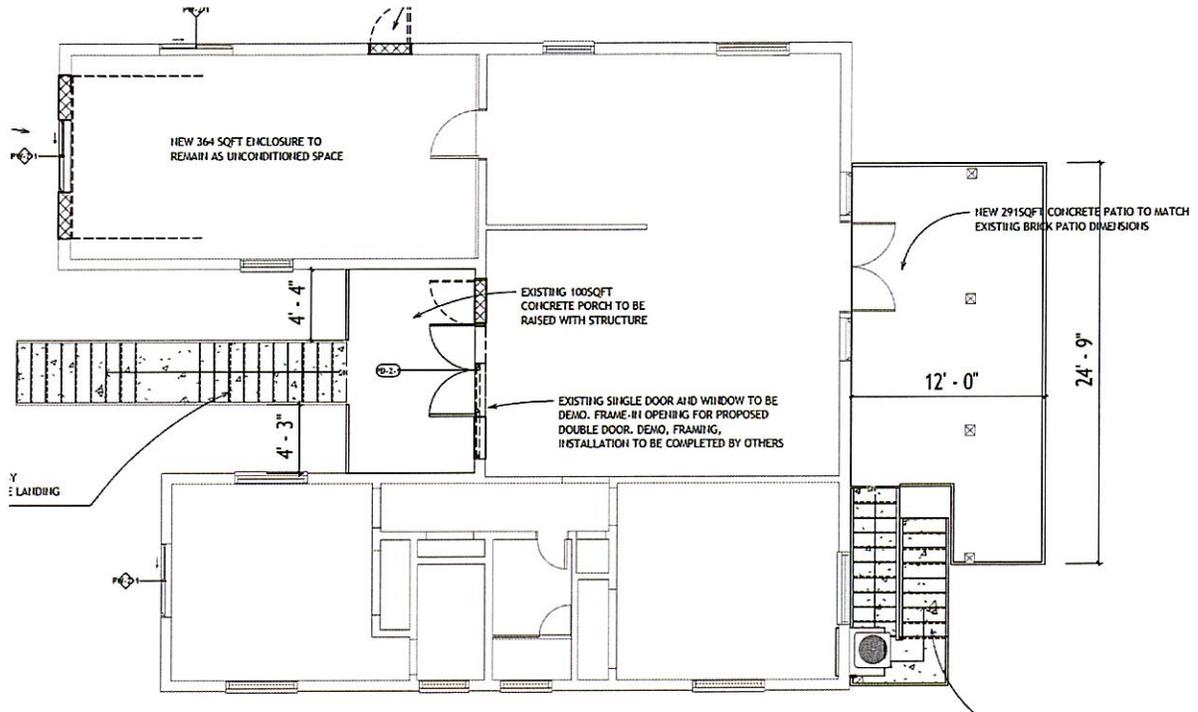


III. EXHIBITS





Town of
Redington Shores
Nature's Beach





IV. FINDINGS

Variance Criteria: Staff Findings

Special conditions and circumstances exist which are peculiar to the land, structure, or building for which the variance is being sought, and which are not applicable to other similarly situated lands, structures, or buildings in the same zoning district;

Finding: The lot is 50 feet wide and 100 feet long. There are no special conditions and circumstances for the land. Similar lot sizes are in the adjacent area.

A literal interpretation of the provisions of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated properties in the same zoning district under the terms of the applicable code;

Finding: The applicant is raising their home to meet FEMA regulations. The deck/porch that is being proposed in the rear. The applicant had this deck before their house destroyed by storms. If the applicant had to meet current regulations, then they would lose the use of the rear patio that they were previously entitled.

The property has an unusual hardship not suffered by other similarly situated properties within the same district;

Finding: The lot size is 5,001 square feet. The length of the property is 100 feet. The applicant requesting to encroach into the setback is not an unusual hardship.

The hardship of the property was not self-created by the applicant and was not the result of an action taken with the applicant's prior knowledge or approval. Further, no variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would otherwise have required a permit to be issued, and which construction was commenced illegally. Further, no variance may be granted for any property in the town where the property has a pending unresolved code violation, or where the owner has failed to satisfy any recorded code enforcement lien or to have complied with any court or magistrate order related to a code enforcement violation within the town. Under such conditions, the owner shall have no legal right to obtain a variance, and the board shall have no legal right to grant a variance;

Finding: The applicant has requested to place a second-story deck/porch into the rear setback by 7 feet. Reasonable use of the deck and rear yard is gone when the home is



Town of
Redington Shores
Nature's Beach

required to be elevated. Allowing the variance, while not a hardship, brings the rear yard to the same functional conditions of the prior home.

The requested variance is the minimum variance necessary to permit the reasonable use of the property;

Finding: The request for a second-story deck/porch that encroaches 7 feet into the rear setback is not needed and does not provide a reasonable use of the property.

The requested variance will not confer on the applicant any special privilege that is denied by the applicable code to other similarly situated property owners;

Finding: The applicant will have a special privilege if allowed to build their home 7 feet closer to the rear property line.

The literal interpretation of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated property owners;

Finding: The property is in the RS-7 zone district which requires 20 feet setback in the rear if the lot is 5,000 or more square feet. This is common for lots and homes in the area.

The requested variance will not be contrary to the public interest and will be in harmony with general intent and purpose of the applicable code.

Finding: Neighbors have provided letters on support indicating there is no disruption to the neighborhood harmony.

V. RECOMMENDATION

Staff recommends the Special Magistrate consider **Approval** of the variance request contingent on the following:

1. Letters have been provided in support from adjacent neighbors for the proposed variance.
2. Recommend approval with Magistrate's consideration for a deck on between permitted deck encroachment and proposed encroachment.
3. At building permit, deck must not conceal any structural undercarriage or support members. Handrail must be 75% transparent (or whatever the transparency requirement is for rear yards or docks).

EXHIBIT B

APPLICATION

PACKET

**Magistrate hearing
Redington Shores Town Hall
Dec. 17, 2025**

We received notice from FEMA in December 2024 that our home at 117 Wall St., Redington Shores, sustained 59% damage due to Hurricane Helene, which overwhelmed the house with 39" of water and raw sewage the night of Sept. 26, 2024. FEMA informed us that we had two options: We could tear our house down or we could elevate it.

After conducting extensive research, we contracted with Modern Movers (FL license No. CGC1516303) last spring for home elevation at a cost of \$275,000. We completed the engineering phase of the project and entered the design phase, at which point our architect informed us that the 10-foot deep by 20 foot wide balcony we want to build directly above what was our back patio will intrude into our setback. The architect advised us to speak with our town officials about the possibility of a variance so that we might build a balcony the same size as the patio we had enjoyed prior to the storm.

We met with Tony Bryan at the Redington Shores Town Hall on Sept. 17 and explained our situation and our request. Mr. Bryan told us that based on current building codes, we are limited to a balcony that is only 4 feet deep from the back of the house to the seawall. He told us that one option available to us would be to have our contractor move our house 4 feet toward the street, which would give us enough room in the back yard to build a 10-foot deep balcony within our setback. Or, he told us, we could apply for a variance, asking for a 4-foot reduction in the rear setback. He said he saw no reason why our request for a variance would be denied as long as it did not negatively impact our neighbors.

After speaking with Modern Movers and learning that the first option is prohibitively expensive, we followed Mr. Bryan's direction and returned to the town hall, where we were told we would need to contact Dave Dixon for next steps.

Mr. Dixon explained the variance process and suggested we speak with our neighbors to see if they have any objection to us extending our rear setback. We

filled out the variance application and submitted it with the application fee along with letters from our neighbors stating they have no issue with our request.

My research indicates that in Florida, a variance is granted for “unnecessary hardship” caused by unique property conditions not self-created, meaning when strict code enforcement prevents reasonable use, and the variance won’t harm the public interest or surrounding property values. I have learned that Section 120.542(2), Florida Statutes, provides that variances and waivers are to be granted when application of a rule would create a hardship or would violate principles of fairness.

Certainly, all of us who experienced the damaging effects of Hurricane Helene suffered unique property conditions not self-created. Beyond this personal and emotional hardship, a specific financial hardship we would suffer should we not be allowed to build a balcony the same size as our patio is that the lattice-work overhang presently above the patio, which Modern Movers would be elevating for us so it would overhang the balcony, would have to be torn down and a new overhang would have to be built at a cost yet to be determined.

Like many of our neighbors, we considered selling our property at a loss and leaving the Redington Shores community. Instead, we’ve been working for more than a year to return to the home and the life we’ve enjoyed as citizens and homeowners in this community for nearly 40 years. We simply want to enjoy a balcony that is the same size as the patio we had before the storm. Allowing us to extend our balcony 4 feet into our setback harms no one and seems to us to be a request within the principles of fairness.

Regardless of your decision, we appreciate the assistance from Mr. Bryan, Mr. Dixon, Ms. Fultz and all who have reviewed our application. Thank you for the opportunity to plead our case.

Sincerely,

Donna Winchester
James Bonnell

**TOWN OF REDINGTON SHORES, FLORIDA
SPECIAL MAGISTRATE, PLANNING & ZONING BOARD**

1. Application For: 117 Wall St., Redington Shores, FL 33708
Property Address

___ Administrative Review (Sec. 90-129, Redington Shores Code)

It is alleged that there is error in any order, requirement, decision or determination made by the planning official in the enforcement of Part 5.

___ Site Plan Review (Sec. 90-110, 90-124, 90-126, 90-129)

SITE PLAN REVIEW – See attached Submittal Requirements for Site Plan Review.

___ Special Exception (Sec. 90-99B, 90-100B, 90-102B, 90-103B, 90-111B, 90-114 F & G, 90-126, 90-129)

SPECIAL EXCEPTION – A use that would not be appropriate generally or without restriction throughout the particular zoning district or classification, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, morals and the general welfare.

Variance (Sec. 90-42, 90-127 Redington Shores Code)

VARIANCE

A modification of Part 5 or of regulations issued pursuant thereto when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of actions of the owner, a literal enforcement of this Part 5 would result in unnecessary and undue hardship.

NOTICE: To ensure compliance with Florida Statutes § 454.23 (providing that it is a felony for a person not an attorney to practice law in Florida), and to ensure the Town is not a party to facilitating the unauthorized practice of law, while an Owner who is a natural person may represent her or himself at the Special Magistrate variance hearing, and while a licensed attorney may represent an Owner at the hearing, relatives, contractors, architects, engineers, or other agents of the Owner will not be permitted to represent an Owner at the hearing, including calling or cross-examining witnesses or making arguments for approval. Owners or their legal counsel must be present to present cases, and the Magistrate will decline to proceed with a hearing where the Owner or her or his legal counsel is not present to present the case.

2. Name (if any), Address, and Legal Description of Real Property involved in Appeal:

Property Name: _____

Property Address: 117 Wall St., Redington Shores, FL 33708

Legal Description: Harbor Shores 4th add blk 4 lot 10

Building Permit Application No. we have not yet applied for permitting (as of 11-02-25)

3. Owner of Property

Name James A. Bonnell

Mailing Address 117 Wall St.

City Redington Shores State FL Zip 33708

Business Telephone (727) 410-9320 Residence Telephone(____) same

4. Specific provisions of Redington Shores Code involved in appeal:

Existing rear setback is 5 feet. We want to extend into the setback to build an upper-level (2nd story) deck that would extend 10 feet from the house toward the seawall after elevating the house to meet FEMA requirements for re-occupancy. FEMA assessed the house at 59% damage, which is why we've chosen to elevate.

5. Appeal: (Concise and specific statement of issue(s) on which Board is requested to give a favorable decision.)

We desire a balcony of the same dimensions as the patio we had at ground level before Harris' crew here damaged the home. The 10x20 hot balcony we want will not impact our neighbors in any way. Both codes provided us with letters to this effect, which we are including with this request for a variance.

(Use and attach additional pages as necessary)

6. Names of members of Town's Staff who are requested to be present at the Board's Public Hearing:

All who apply.

7. **Certification:**

I certify that, to the best of my knowledge, the information provided above is completed and accurate.

James A. Bannell
Signature of Owner

11-03-15
Date of Application

8. **Acknowledgement:**

I acknowledge that I have received a copy of the Variance Criteria and Procedure at the time of my application for a variance. I further acknowledge that, Per Town Code, if I elect to withdraw the application after the Town has commenced any work in processing the application, I will not be entitled to any refund of fees that have been submitted.

Owner Signature James A. Bannell Date 11-03-15

**TOWN OF REDINGTON SHORES
VARIANCE CRITERIA AND PROCEDURE**

This Document contains important information regarding the criteria and procedures to obtain a variance.

Variance Criteria – Section 90-127B 1 through 6

A variance may be granted when it will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal interpretation of the Town's zoning code (Part 5 of the Town Code) would result in unnecessary and undue hardship. The Board should keep in mind that a variance goes with the land only, not the applicant, i.e., handicap, age, etc.

A variance may not be granted to establish or expand a use that is not permitted by the zoning code. A variance may not be granted because of the presence of nonconformities in the zoning district or in adjoining zoning districts.

In authorizing a variance, the Board will consider only the following criteria:

- (1) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
- (2) That the special conditions and circumstances do not result from the actions of the applicant.
- (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Part 5 to other lands, buildings or structures in the same zoning district.
- (4) That literal interpretation of the provisions of this Part 5 would deprive the applicant of rights commonly enjoyed by other land, buildings or structures in the same zoning district.
- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
- (6) That the grant of the variance will be in harmony with the general intent and purpose of this Part 5, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The Town has the initial burden of proving that what the applicant has done or proposes to do is contrary to the zoning code. If this is proven, the burden then shifts to the applicant to prove that he or she is entitled to a variance according to the criteria set forth above. If the applicant fails to prove this, the variance should be denied. If the applicant does prove this, the variance should be granted.

Hearing Procedure

All testimony shall be under oath. The owner and the Planning Official have the right to call witnesses and introduce documents to present relevant evidence.

The following procedures will be followed at the variance hearing:

1. **Presentation by staff** – The Planning Official presents his evidence and findings and explains the issues. He should be under oath like any other witness. The Board may then question the Planning Official about his presentation, followed by the owner and anyone who is an opponent of the variance request. The Chair has the right to control inquiry to ensure that, (1) the questions are relevant to the issues, and (2) the questions are relevant to the evidence.
2. **Presentation by Owner** – The owner presents his or her evidence and witnesses. After each witness has testified, the Board, the Planning Official, and any opponents are allowed to question the witness.
3. **Presentation by Interested Parties** – An interested party is a party who is directly affected by the application, such as an adjacent property owner. If any such person wishes to make a presentation or cross examine witnesses, they shall register as an interested party prior to the hearing. Any questions concerning whether an individual is an interested party shall be decided by the Board at the start of the hearing. Any person who has been recognized as an interested party may present their evidence and witnesses under the same rules as above. The order of questioning is Board, Owner, Planning Official.
4. **Rebuttal witnesses and evidence** – The Planning Official, followed by the owner, followed by any opponents will have an opportunity to present witnesses or evidence to rebut evidence presented after their presentation. The purpose of rebuttal is to give participants an opportunity to respond to new evidence and not to rehash evidence previously given.
5. **Summing up** – The Planning Official, the owner, and any opponents will have a brief opportunity to summarize the evidence and present arguments regarding how the Board should decide the case. Each speaker is limited to five minutes.
6. **Deliberation, Motion and Voting by the Board**– At this time and following the summation of the parties, there shall be no additional discussions or questions by any of the parties, unless in response to any question by a member of the Board.

NOTICE: To ensure compliance with Florida Statutes § 454.23 (providing that it is a felony for a person not an attorney to practice law in Florida), and to ensure the Town is not a party to facilitating the unauthorized practice of law, while an Owner who is a natural person may represent her or himself at the Special Magistrate variance hearing, and while a licensed attorney may represent an Owner at the hearing, relatives, contractors, architects, engineers, or other agents of the Owner will not be permitted to represent an Owner at the hearing, including calling or cross-examining witnesses or making arguments for approval. Owners or their legal counsel must be present to present cases, and the Magistrate will decline to proceed with a hearing where the Owner or her or his legal counsel is not present to present the case.

TOWN OF REDINGTON SHORES

PLANNING & ZONING BOARD SITE PLAN SUBMITTAL REQUIREMENTS

All applications for new construction or substantial improvement, other than single family detached houses and duplex units east of Gulf Blvd. – whether permitted or special – shall be subject to site plan review by the Planning & Zoning Board, which application shall be processed accordance with the provisions of Section 90-124. An initial site plan conference regarding factors of zoning, safety and general requirements may be requested by the owner or designer at any time prior to official submittal. No fees shall be charged for this conference.

Provide fifteen (15) copies of the site plan and supporting documentation to the Town, together with an application signed by the owner of record. Each application shall be accompanied by the application fee as specified by Resolution of the Town Commission. No application will be accepted or reviewed until the fee is paid.

All plans shall be prepared at a scale not smaller than one inch equal to 50 feet, and should be submitted on sheets measuring no larger than 11 x 17", or as approved by the Planning Official.

A Site Plan shall depict the following:

1. Location of buildings and their relation to property lines (setbacks)
2. Driveways and parking areas
3. Pedestrian walks and landscaping
4. Elevations and/or renderings, if required
5. Locations of utilities, existing and proposed, including depicting all easements on the property whether utility or private. Any property fronting the west side of Gulf Blvd. shall show and provide a ten foot wide utility easement, for above and below ground utilities, along such portions of the property abutting Gulf Blvd. Providing a recorded utility easement to the Town of Redington Shores shall be a condition that must be fulfilled prior to the issuance of any building permit (Amended 3/21/05 by Ord. 05-02).
6. Spot locations of major trees in excess of 8 inches in diameter, and waterways
7. Topography to the one foot contour interval
8. Elevation of lowest habitable floor of building in relation to mean sea level
9. When appropriate, the Coastal Construction Control Line, and the flood zone boundaries of the most current Flood Insurance Rate Map (FIRM)
10. Facilities for control of runoff water
11. Soil types
12. Traffic circulation
 - a. unrestricted access to streets not allowed. Generally curb cuts limited to a maximum of 25 ft.
 - b. access to streets should take into consideration sight distance and alignment
 - c. all sites must provide for emergency vehicle access
 - d. separate ingress and egress is encouraged
 - e. traffic collection to reduce access points to Gulf Blvd. is encouraged
 - f. maneuver lanes between rows of parked autos shall be at least 20 feet in width
 - g. traffic lanes shall conform to the same design standards as public streets as regards alignment on intersections
 - h. all buildings excluding single family and duplex dwelling districts must provide for pedestrian circulation. Hard surfaced pedestrian walks a minimum of four feet wide shall be provided generally as follows: along public rights-of-way; along access corridors to buildings; at interconnecting points where significant numbers of people will seek to walk
13. Landscaping: All uses shall be landscaped. Required landscaping may encompass street trees or shrubs, foundation planting, planting islands to define curb cuts, or perimeter planting.

Oct. 30, 2025

Town of Redington Shores
17425 Gulf Boulevard
Redington Shores, Florida 33708

To whom it may concern,

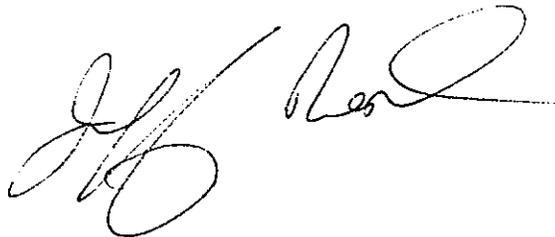
It is my understanding that my neighbors, Jim Bonnell and Donna Winchester, at 117 Wall St., Redington Shores, are elevating their home and desire to restore it as closely as possible to its pre-Hurricane Helene condition.

Prior to the storm, Jim and Donna enjoyed a patio in their back yard that extended approximately 10 feet from the French doors across the back of the house. They have let me know that recreating the patio as a balcony once the house will be elevated requires a variance because the balcony will extend into the rear setback.

As their neighbor, this request for a variance does not affect my property in any way, shape or form. In fact, having a home next door to me that is thoughtfully restored to allow full enjoyment of the property and water view only adds to the value of my own home. I am in favor of my Redington Shores neighbors doing whatever they want to do for the overall improvement of their home, and by extension, of the neighborhood.

NO PROBLEM WHATSOEVER WITH
THIS

THANKS

A handwritten signature in black ink, appearing to read "Jim Bonnell". The signature is fluid and cursive, with the first name "Jim" being more prominent and the last name "Bonnell" written in a smaller, more connected script.

Oct. 30, 2025

Town of Redington Shores
17425 Gulf Boulevard
Redington Shores, Florida 33708

To whom it may concern,

This letter is to inform you that the variance my neighbors, Jim Bonnell and Donna Winchester, are applying for to build a balcony at the back of their home that will go into their setback has no effect whatsoever on my property.

I fully endorse their wishes to restore their home as closely as possible to the way it existed prior to Hurricane Helene. They are investing significant time and money into the restoration because they want to continue, after more than 30 years as residents of Redington Shores, to live in this community.

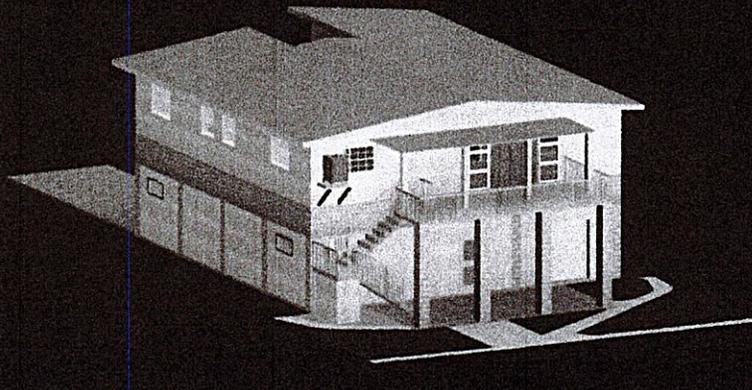
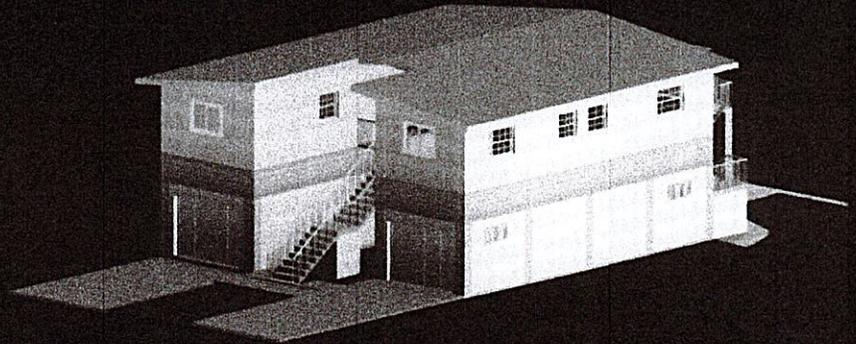
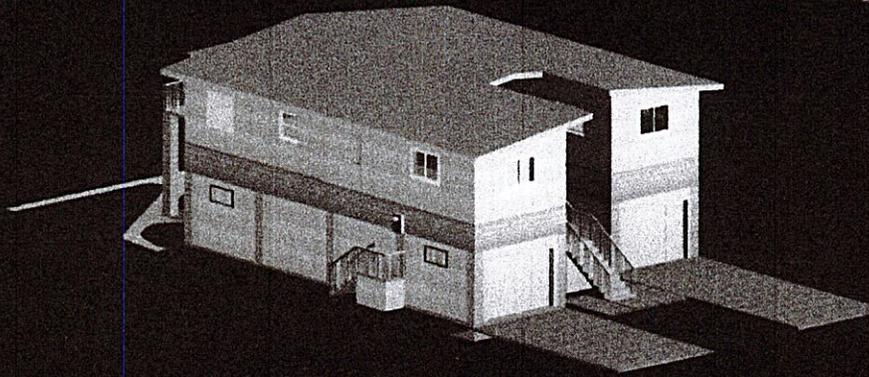
When one neighbor invests time and money into their home, it helps all of us. Approving their request to extend into their setback to recreate as closely as possible what they had before the storm will benefit these homeowners and all homeowners in the neighborhood.

MORRIS COOK



121 WALL ST
REDINGTON, SHORES
33708

117 WALL ST

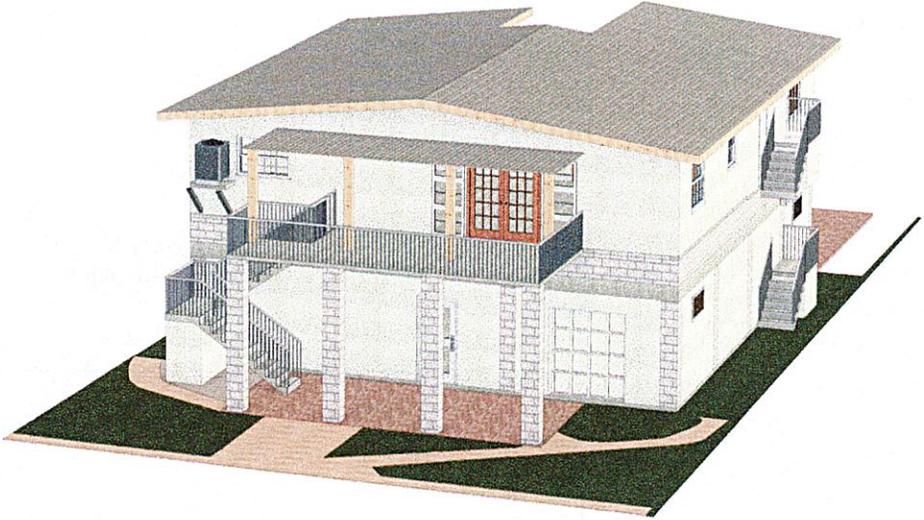


111 Walls St

GENERAL CONDITIONS

OWNER: _____
 ARCHITECT: ROY J. CARLSON P.L.L.C. (10/21/20)
 ENGINEER: ROBERT C. EUBANK/EA/P.L.L.C. (1/19/22)

1. ENGINEER PREPARE ALL AVAILABLE INFORMATION IN REGARD TO THE EXISTING CONDITIONS AND PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR (GC) IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION OF THE EXISTING CONDITIONS. THESE DRAWINGS HAVE BEEN PREPARED FROM FIELD SURVEYS AND EXISTING SITE DOCUMENTATION. CONTRACTOR TO VERIFY THE INFORMATION AS REQUIRED DURING CONSTRUCTION. THE ENGINEER CONDUCTS VISUAL GENERAL VERIFICATION OF ALL INFORMATION AND ASSUMES NO LIABILITY THEREFOR.
2. THE GENERAL CONTRACTOR, CONTRACTOR, SUBCONTRACTOR AND/OR GC SHALL BE UNDERSTOOD TO BE THE SAME AS GENERAL CONTRACTOR AND IDENTIFIED AS SUCH UNDER THESE DOCUMENTS. GC TO VERIFY ALL INFORMATION AS REQUIRED DURING CONSTRUCTION. THE ENGINEER CONDUCTS VISUAL GENERAL VERIFICATION OF ALL INFORMATION AND ASSUMES NO LIABILITY THEREFOR.
3. DRAWINGS AND NOT TO BE SCALE AND DIMENSIONS GIVEN. DIMENSIONS ARE FROM FACE UNLESS OTHERWISE NOTED. THE GC AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE SPECIFICALLY IN ADVANCE OF WORK TO BE PERFORMED. TO ENSURE THE QUALITY, PROGRESS OF THE WORK, EXISTING CONDITIONS IDENTIFIED HEREIN ARE BEING TRUE AND ARE NOT CHANGING. ENGINEER SHALL HAVE A MINIMUM OF TEN (10) WORKING DAYS TO REVIEW AND NOTIFY THE GC OF ANY DISCREPANCIES. ENGINEER SHALL HAVE A MINIMUM OF TEN (10) WORKING DAYS TO REVIEW AND NOTIFY THE GC OF ANY DISCREPANCIES. ENGINEER SHALL HAVE A MINIMUM OF TEN (10) WORKING DAYS TO REVIEW AND NOTIFY THE GC OF ANY DISCREPANCIES.
4. IT IS THE RESPONSIBILITY OF THE GC TO VERIFY AND DOCUMENT ALL EXISTING CONDITIONS, ELEVATIONS AND DIMENSIONS. ALL RESULTS AND METHODS OF CONSTRUCTION THAT MAY AFFECT USE OF APPROVED WORK SHALL BE TO DOCUMENT EACH FIELD VERIFICATION WITH THE CONTRACT DOCUMENTS AND THE ELEVATION OF THE WORK. DISCREPANCIES AND DISCREPANCIES IN CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER AT THE TIME OF THE VERIFICATION.
5. THE ENGINEER HAS BEEN OBLIGATED TO EXAMINE AS COMPLETELY AS POSSIBLE IN THE DRAWINGS AND SPECIFICATIONS, IF ANY EXISTING RECORD OF DOCUMENT AND INFORMATION THAT ARE REQUIRED TO BE PROVIDED OR OTHERWISE SPECIFIED TO BE PROVIDED FOR THE CONSTRUCTION OF THE PROJECT. THE INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE GC AND GC SHALL BE RESPONSIBLE TO VERIFY THAT INFORMATION IS LIMITED TO THE INFORMATION SPECIFICALLY CITED. THE GC SHALL BE RESPONSIBLE TO VERIFY AND DOCUMENT ALL INFORMATION AND ASSUMES NO LIABILITY THEREFOR.
6. ALL WORK HAVING A BEARING ON THE PROJECT SHALL BE STRICTLY SUPERVISED DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. THE GC SHALL BE RESPONSIBLE TO VERIFY AND DOCUMENT ALL INFORMATION AND ASSUMES NO LIABILITY THEREFOR.
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3D MODEL VIEW

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002	SITE PLAN	
003	FOUNDATION PLAN	
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030	FOUNDATION PLAN	

Location by plotting this set of preliminary engineering plans, any subsequent changes made to the base plan after this point may be an unapproved use, in violation of the code.

DATE: _____

RBA ENGINEERING



MODERN MOVERS
 THE SLAB HOME ELEVATION EXPERTS

Modern Movers

Project Number: _____
 Date: 7/4/2025

9/26/2025 11:34:38 AM

Parcel Number
Parcel ID Number 32-30-15-35360-004-0100

NOTICE OF COMMENCEMENT

State of Florida
County of Pinellas

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description) HARBOR SHORES 4TH ADD BLK 4, LOT 10
 - a. Street (or) Address 117 WALL ST
2. General description of improvements Elevation of structure approximately 12ft above current grade
3. Owner information or Lessee information if the Lessee contracted for the improvement
 - a. Name and address BONNELL, JAMES A 117 WALL ST REDINGTON SHORES, FL 33708
 - b. Name and address of fee simple titleholder (if different than Owner listed above) _____
 - c. Interest in property OWNER
4. Contractor information
 - a. Name and address MODERN HOUSE AND BUILDING MOVERS INC
 - b. Telephone No. 12011 44TH ST N, CLEARWATER, FL 33762- (239)994-4409
5. Surety (if applicable, a copy of the payment bond is attached)
 - a. Name and address NA
 - b. Telephone No. _____
 - c. Amount of Bond \$ _____
6. Lender
 - a. Name and address NA
 - b. Telephone No. _____
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7, Florida Statutes
 - a. Name and address EVERHETT CARLETON - 12011 44TH ST N, CLEARWATER, FL, 33762
 - b. Telephone No. (941) 667-1543
8. In addition to himself or herself, Owner designates EVERHETT CARLETON or MODERN MOVERS to receive a copy of the Lessor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
 - a. Telephone No. of Person or entity designated by Owner (941) 667-1543
9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be one (1) year from the date of recording unless a different date is specified) _____, 20____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

James A. Bonnell
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer, Director, Partner, Manager)

James A. Bonnell
(Print Name and Provide Signatory's Title/Office)

The foregoing instrument was acknowledged before me by means of physical presence or on-line notarization, this 22nd day of October, 2025, by JAMES A. BONNELL as _____

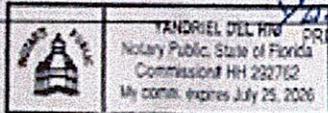
(Type of authority, e.g. officer, trustee, attorney in fact) for _____

(Name of party on behalf of whom instrument was executed)

Personally known OR Produced Identification Type of Identification Produced FC. NAVIGR License

SIGNATURE OF NOTARY

NOTARY STATE



PRINT NAME

NOC Revised 12-2022

ITEM G.2.



Town of
Redington Shores
Nature's Beach

Date: February 11, 2026
To: Board of Commissioners
From: Margaret Carey – Town Manager
Re: Fee Schedule Discussion

Commissioner Hoyt requested this agenda item.



Town of
Redington Shores
Nature's Beach

Town of Redington Shores
 Planning and Zoning, Special Magistrate, and Town Commission
 Fee Schedule

Action	Fee
Variance	\$750.00*
Site Plan (single family residential)	\$1,000.00
Site Plan (other than single family residential)	\$1,500.00
Special Exception or Use Application	\$750.00*
Amendment to the Land Development code not involving a change in zoning classification or land use district (such as setbacks, permitted or conditional uses, etc.)	\$250.00
Application for Subdivision / Plat Review	\$2,500.00
Application for Rezoning	\$2,500.00*
Application for amendment of Comprehensive Plan (one section) +plus \$1,000.00 for each additional section to be amended	\$5,000.00+*
Application for Development Agreement	\$2,500.00*
Transfer of Development Rights	\$5,000.00
Appeal of a decision of an Administrative Official	\$250.00
Appeals as may be allowed to the Town Commission	\$250.00

*Note: Added to the above fees will be the actual costs for any additional advertising necessitated by any request or action of the applicant (such as postponement or continuances of an application); and for consultants or other charges incurred by the Town for any of the above-referenced submittals.

Adopted on October 9, 2019 by Resolution No. 09-19
 Variance fee update adopted on December 11, 2024 by Resolution No. 13-24

RESOLUTION 13-24

A RESOLUTION OF THE TOWN OF REDINGTON SHORES, FLORIDA, ESTABLISHING A REDUCED FEE FOR VARIANCE APPLICATIONS; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE DATE.

WHEREAS, § 90-127 of the Town Code authorizes property owners to apply for a variance from the requirements of the Land Development Code upon proof of the criteria set forth in that section; and

WHEREAS, the Town Commission has historically provided for a variance application fee to defray the Town's costs of processing the application, including Town staff review, legal assistance, and special magistrate costs; and

WHEREAS, the Commission has periodically revised the variance application fee, including by Resolution 07-10, Resolution 10-17, and most recently Resolution 09-19; and

WHEREAS, Florida Statutes § 166.221 provides that a municipality may levy reasonable regulatory fees which are commensurate with the cost of the regulatory activity for which the fee is related to; and

WHEREAS, the Commission has considered the historical records of the Town related to past fee resolutions, and has received input from the Town Administrator related to general costs associated with processing variance cases, although for 2024 there have been no applications; and

WHEREAS, given the lack of historical records related to variance application processing costs, and the Commission's desire to ensure its application fee is not overstated, the Commission finds that it is in the Town's best interest to adopt a reduced variance application fee as provided herein.

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

Section 1: The fee for a property owner to apply for a variance shall be \$750, which fee shall become effective on Monday, December 16th 2024.

Section 2: The Town Administrator is directed to track the identifiable costs to the Town in administering the variance program, and to report back to the Commission during the Fiscal Year 2025/26 budget development process if the data supports either increasing or decreasing the fee established herein.

BE IT FURTHER RESOLVED that Resolutions 07-10, 10-17, and 09-19 are hereby repealed in their entirety.

BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause, provision or word of this Resolution is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Resolution shall not be affected by such invalidity, such that any remainder of the Resolution shall withstand any severed provision, as the Board of Commissioners would have adopted the Resolution even absent the invalid part.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

DULY ADOPTED with a quorum present and voting this 11th day of December, 2024.


Lisa Hendrickson, Mayor

Attest:


Margaret Carey, Town Clerk

RESOLUTION NO. 09-19

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF REDINGTON SHORES, FLORIDA, ADOPTING A REVISED FEE SCHEDULE FOR CERTAIN APPLICATIONS MADE TO THE TOWN'S PLANNING AND ZONING BOARD, SPECIAL MAGISTRATE OR TOWN COMMISSION, PROVIDING AN EFFECTIVE DATE.

WHEREAS, recent past experience has shown that the fees established in the Town's Fee Schedule do not adequately cover the costs of processing such applications; and

WHEREAS, the Town Commission finds that the fees for certain applications made to the Town's Planning and Zoning Board, Special Magistrate or Town Commission should be revised to more accurately reflect the actual costs involved in the processing of such applications, including the cost of the Town's Special Magistrate to hear some of such applications, and consultants.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF REDINGTON SHORES, FLORIDA:

1. That the Fee Schedule attached hereto is hereby adopted as the Town's current Fee Schedule for the applications reflected therein within the Town of Redington Shores.

2. That this Resolution shall take effect immediately upon its adoption.

The foregoing Resolution was offered during Regular Session of the Town Commission of the Town of Redington Shores, Florida, on the 9th day of October, 2019, by Commissioner Neal, who moved its adoption, and said motion was seconded by Commissioner Drumm; and upon roll call, the vote was:

AYES: 5

NAYS: 0

ABSENT: 0

ABSTAINING: 0

MaryBeth Henderson

MAYOR/COMMISSIONER

ATTEST:

Sarah Mauter

DEPUTY TOWN CLERK

**Town of Redington Shores
 Planning and Zoning, Special Magistrate and Town Commission Fee
 Schedule**

<u>Action</u>	<u>Fee</u>
Variance	\$1,500.00 ∞
Site Plan (single family residential)	\$1,000.00
Site Plan (other than single family residential)	\$1,500.00
Special Exception or Use Application	\$750.00 ∞
Amendment to the Land Development Code not involving a change in zoning classification or land use district (such as setbacks, permitted or conditional uses, etc.)	\$250.00
Application for Subdivision/Plat Review	\$2,500.00
Application for Rezoning	\$2,500.00∞
Application for amendment of Comprehensive Plan (one section) <i>* plus \$1,000.00 for each additional section to be amended</i>	\$5,000.00*∞
Application for Development Agreement	\$2,500.00∞
Transfer of Development Rights	\$5,000.00
Appeal of a decision of an Administrative Official	\$250.00
Appeals as may be allowed to the Town Commission	\$250.00

∞ Note: Added to the above fees will be the actual costs for any additional advertising necessitated by any request or action of the applicant (such as postponement or continuances of an application); and for consultants or other charges incurred by the Town for any of the above-referenced submittals.

Adopted on October 9, 2019 by Resolution No. 09-19.

ITEM G.3.



Town of
Redington Shores
Nature's Beach

Date: February 11, 2026
To: Board of Commissioners
From: Margaret Carey – Town Manager
Re: Library Board Alternate

According to the Town's agreement with the Gulf Beaches Public Library, one of our elected officials shall serve as a Board Member and we must also delegate an Alternate Member (not required to be elected).

Currently, Vice Mayor – Commissioner Erin Schoos serves as our primary Board Member.

Resident Julie Newcomb has volunteered to serve as the Library Alternate.

A Commission vote is needed to confirm Ms. Newcomb's appointment.

ITEM G.4.



Town of
Redington Shores
Nature's Beach

Date: February 11, 2026
To: Board of Commissioners
From: Margaret Carey – Town Manager
Re: Proposed Charter Amendment – Commissioner Term Length

At the January 28, 2026 Workshop, Commissioners directed the Town Attorney to update the draft ordinance to change Commissioner terms to 3 years and to change the Town's elections to November instead of March.

If Commissioners vote in favor of adopting the ordinance, it will cause a Charter Update, which will be presented to the voters as a referendum in the November 2026 election.

The updated draft ordinance is attached.

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE TOWN OF REDINGTON SHORES, FLORIDA, AMENDING § 5 OF THE TOWN CHARTER TO INCREASE THE TERM OF OFFICE FOR DISTRICT COMMISSIONERS FROM TWO TO THREE 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 three 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 three 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. It being the intent and purpose hereof that the Commissioners from even-numbered districts shall be elected on alternate election cycles years with the Commissioners from the odd-numbered districts, commencing with the general election in 2027 Commissioners elected from Districts 2 and 4 shall serve three year terms and commencing with the general election in 2028 Commissioners elected from Districts 1 and 3 shall serve three year terms.
- 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 November 3, 2026.

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 11th day of February 2026, by the Board of Commissioners of the Town of Redington Shores, Florida.

ADOPTED ON SECOND AND FINAL READING on the 11th day of March 2026, by the Board of Commissioners of the Town of Redington Shores, Florida.

Tom Kapper, Mayor - Commissioner

Attest:

Margaret Carey, Town Manager

ITEM G.5.



Town of
Redington Shores
Nature's Beach

Date: February 11, 2026
To: Board of Commissioners
From: Margaret Carey – Town Manager
Re: Proposed Ordinance – Change to Election Date and Qualifying Period

At the January 28, 2026 Workshop, Commissioners directed the Town Attorney to update the draft ordinance to change Commissioner terms to 3 years and to change the Town's elections to November instead of March.

The updated draft ordinance for the change of Election Date is attached.

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE TOWN OF REDINGTON SHORES, FLORIDA, AMENDING § 10 OF THE TOWN CHARTER TO CHANGE THE DATE OF TOWN ELECTIONS FROM MARCH TO NOVEMBER; AMENDING § 12-4 OF THE TOWN'S CODE OF ORDINANCES TO CHANGE QUALIFYING PERIODS; AND EXTENDING THE TERMS FOR COMMISSIONERS FROM DISTRICTS 2 AND 4 UNTIL THE NOVEMBER 2027 ELECTION; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY; CODIFICATION; AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes § 166.021(4) provides, in part, that the governing body of a municipality may, by ordinance, set election dates, qualifying periods for candidates, and changes in terms of office necessitated by a change in an election date; and

WHEREAS, Florida Statutes § 101.75(2) provides that the date of municipal elections shall be set by the municipality by ordinance; and

WHEREAS, Florida Statutes § 101.75(3) provides, in part, that the ordinance setting the date for the municipal election shall also provide the dates for qualifying for the election; and

WHEREAS, the Board of Commissioners of the Town of Redington Shores has determined that moving the municipal elections from the second Tuesday in March to the first Tuesday after the first Monday in November to align with State elections thereby reducing the frequency of elections is in the Town's best interest; and

WHEREAS, changing the election date from March to November requires changing the time period during which a candidate can qualify to run for office; and

WHEREAS, changing the election date from March to November requires extending the current terms for Commissioners from Districts 2 and 4 from March 2027 to November 2027.

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

Section 1. That the current terms for Commissioners from Districts 2 and 4 are extended until the November 2027 election.

Section 2. Section 10 of the Charter of the Town of Redington Shores is hereby amended to read as follows:

§ C-10. Elections.

- A. An election shall be held in the Town of Redington Shores on the first Tuesday after the first Monday of November of each year for the purpose of electing successors to each elective office, whose terms shall expire on the day following the election of such year.
- B. The provisions of the general laws of the State of Florida pertaining to state and municipal elections relating to the qualification of electors, registrations, transfer of electors from one district to another, manner of voting, duties of election officers, canvassing the returns and all other particulars in respect to the management of elections, shall, so far as the same may be applicable, govern all Town elections.
- C. The candidate who receives the greatest number of votes at the general election shall be declared the winner of such election.
- D. Induction of Board of Commissioners into office. The first meeting of each duly elected Board of Commissioners for induction into office shall be on the first business day following the ballots having been canvassed, the results certified and declared and the officials so elected shall have been qualified (or as soon thereafter as is practical) at which time such officials shall take the oath of office, after which the Board of Commissioners shall meet regularly at such times as may be prescribed by its rules but not less frequently than once each month. All meetings of the Board of Commissioners shall be open to the public, as required by state law.

Section 3. Section 12-4 of the Code of Ordinances of the Town of Redington Shores is

hereby amended to read as follows:

Sec. 12-4. Commissioner and mayor-commissioner; requirements of candidates; filing dates; term of office.

- A. *Commissioner.*
 - (1) A candidate for the office of commissioner of the town shall be qualified to run for that office and have his or her name printed on the official ballot, provided that:
 - (a) He or she is and has been a continuous resident of the area included in said town for the one year next prior to his or her nomination, and is a qualified registered voter in the town.
 - (b) He or she is and has been a continuous resident of the area included in the district from which he or she is a candidate for one year next prior to his or her nomination.
 - (c) He or she executes the affidavit and application and declares it to be the official affidavit and application.
 - (d) A petition for his or her candidacy is filed with said affidavit and application, signed by not fewer than 15 nor more than 25 qualified electors residing in the district from which he or she is a candidate, and adopted as the official petition for the candidate.
 - (e) All particulars of his or her candidacy shall be governed by the applicable provisions of the Charter of the town.

- (f) He or she is a qualified elector of the town at the time of his or her candidacy.
 - (g) His or her application is accompanied by a qualification fee payable to said town in the amount of \$5.00.
- (2) The opening date for filing for candidacy shall be 9:00 a.m. on the first Friday of July prior to the scheduled date of the municipal election, and the closing date for filing shall be 12:00 noon on the third Friday of July prior to the scheduled date of said election.
 - (3) The term of office of any commissioner shall be as prescribed in the Charter of the town.

B. *Mayor.*

- (1) A candidate for the office of mayor-commissioner of the town shall be qualified to run for that office and have his or her name printed on the official ballot, provided that:
 - (a) He or she is and has been a continuous resident of the area included in the town for the one year next prior to his or her nomination, and is a qualified registered voter in the town.
 - (b) He or she executes the affidavit and application and declares it to be the official affidavit and application.
 - (c) A petition for his or her candidacy is filed with the aforesaid affidavit and application, signed by not fewer than 75 nor more than 100 qualified electors residing in said town from which he or she is a candidate, and adopts it as the official petition for such candidate.
 - (d) All particulars of his or her candidacy shall be governed by the applicable provisions of the Charter of the town.
 - (e) He or she is a qualified elector of the town at the time of his or her candidacy.
 - (f) His or her application is accompanied by a qualification fee payable to said town in the amount of \$7.50.
- (2) The opening date for filing for candidacy shall be 9:00 a.m. on the first Friday of July prior to the scheduled date of the municipal election, and the closing date for filing shall be 12:00 noon on the third Friday of July prior to the scheduled date of said election.
- (3) The term of office of any mayor-commissioner shall be as prescribed in the Charter of the town.
- (4) The mayor-commissioner shall be elected by the town at large, and the several commissioners shall be elected only by the qualified electors presiding in the district from which each candidate for commissioner has been nominated.

Section 4. 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 5. If any section, subsection, sentence, clause, provision, or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the

remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Board of Commissioners would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

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

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

ADOPTED ON FIRST READING on the 11th day of February 2026, by the Board of Commissioners of the Town of Redington Shores, Florida.

ADOPTED ON SECOND AND FINAL READING on the 11th day of March 2026, by the Board of Commissioners of the Town of Redington Shores, Florida.

Tom Kapper, Mayor - Commissioner

Attest:

Margaret Carey, Town Manager

ITEM G.6.



Town of
Redington Shores
Nature's Beach

Date: February 11, 2026
To: Board of Commissioners
From: Margaret Carey – Town Manager
Re: Town Memberships

Commissioner Maynard requested for the town to join Suncoast League of Cities. The cost is \$750 per year. Details are attached.

- If the Commission approves membership, a separate vote is needed to appoint 2 Commissioners to represent the Town:
 - 1- Representative
 - 1- Alternate

Commissioner Hoyt is interested in discussing other options, such as the American City County Exchange. The cost is \$100 per year. Details are attached.

**2025 -
2026**



Message from Executive Director

Dear Hillsborough, Pasco and Pinellas Local Elected Officials,

On behalf of the Suncoast League of Cities Board of Directors, thank you for your interest in joining our organization. Membership within the regional league provides year-round opportunities to interact with other local, state and federal elected officials as well as government sponsors. The league hosts various meetings and special events dedicated to the needs of local elected officials throughout the year. We look forward to your participation as we continue to provide **ADVOCACY, REGIONALISM, and EMPOWERMENT** through the Suncoast Region.

Membership Fee

City/County Population

\$750

Less than 10,000

\$1,000

10,000 - 49,999

\$1,250

50,000 and above

Sincerely,
Angela Crist
Executive Director



Suncoast League of Cities
c/o USF Florida Institute of Government
4202 East Fowler Avenue, SOC107
Tampa, FL 33620
Phone: 813.857.8801
acrist@usf.edu

2025 - 2026

Membership Application



SUNCOAST LEAGUE OF CITIES

Benefits of Membership

We are comprised of 27 member cities in three counties, from Crystal River in the North to Gulfport in the South. Our growing, active organization works closely with and is supported by the Florida League of Cities to represent the interests of West Central Florida's municipalities to the Florida Legislature, Governor's office and state agencies. Opportunities about to build relationships and help state and federal legislators become knowledgeable about your community

Advantages of Membership

Advocacy

The Suncoast Advisory Team is a strategic group of local, elected officials that use their key contacts with state legislators to act as a catalyst for securing support at the state level on issues that affect their towns and cities. They frequently interact with state legislators and preserve Municipal Home Rule and gain unique connections to legislators and other elected officials.

Regionalism

Regional collaboration is central to our mission. SLC member representative meet monthly to discuss important issues affecting the Tampa Bay region and to connect and network with other legislators and members. Events such as the Annual Legislative Awards for state and federal officials and the Super Regional League Breakfast at the FLC Annual Conference further your regional impact.

Empowerment

As empowered, proactive members of the Suncoast League of Cities and elected officials representing over a million citizens, we advocate on a regional level a list of legislative priorities each year. Education is a key empowerment initiative by the League, allowing our representatives to be able to best serve citizens. Part of that initiative includes FLC University, Development and Trainings.

Apply Today

City Member Name:

City Representative:

Address

City

State

Zip

Phone

City's Web Address:

Email Address:

Please remit application and payment to:

Executive Director, Angela Crist
c/o USF Florida Institute of Government
PO Box 47058, Tampa, FL 33646
Phone: 813.857.8801
acrist@usf.edu

If you would like to pay by credit card,
reach out to Iris Lage at ilage@usf.edu.

ACCE / ALEC MEMBERSHIP

ALEC – American Legislative Exchange Council

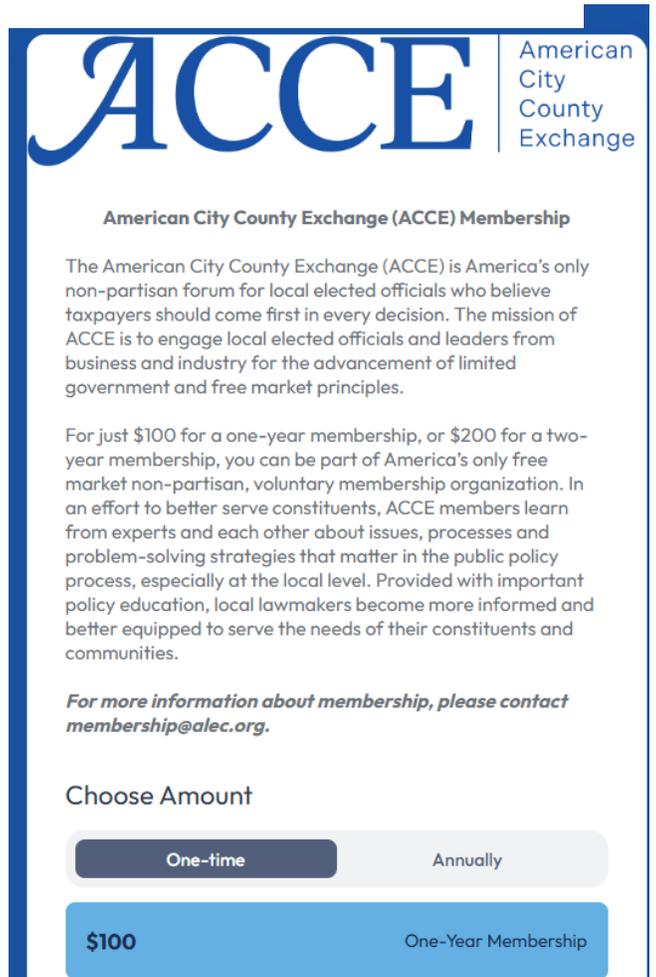
ACCE – American City County Exchange

Task Force Description

The American City County Exchange (ACCE) is America's only non-partisan forum for local government officials who believe taxpayers should come first in every decision. Always putting their neighbors and constituents first, ACCE members learn from other local decision makers and industry experts about issues, processes and problem-solving strategies for the key issues in their communities. Provided with important policy education, local decision makers become more informed and better equipped to serve the needs of their communities.

ACCE Mission Statement

The Mission of American City County Exchange is to engage local elected officials and leaders from business and industry for the advancement of limited government and free market principles.



ACCE American City County Exchange

American City County Exchange (ACCE) Membership

The American City County Exchange (ACCE) is America's only non-partisan forum for local elected officials who believe taxpayers should come first in every decision. The mission of ACCE is to engage local elected officials and leaders from business and industry for the advancement of limited government and free market principles.

For just \$100 for a one-year membership, or \$200 for a two-year membership, you can be part of America's only free market non-partisan, voluntary membership organization. In an effort to better serve constituents, ACCE members learn from experts and each other about issues, processes and problem-solving strategies that matter in the public policy process, especially at the local level. Provided with important policy education, local lawmakers become more informed and better equipped to serve the needs of their constituents and communities.

For more information about membership, please contact membership@alec.org.

Choose Amount

One-time Annually

\$100 One-Year Membership

ITEM H.7.



Town of
Redington Shores
Nature's Beach

Date: February 5, 2026
To: Board of Commissioners
From: Michael Pafumi, Public Works Department Supervisor
Re: Public Works Department Monthly Report – January

Public Works Department January Monthly Report

Routine daily activities conducted by the Public Works Dept.

- Daily check of 4 the 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 January not including normal daily activities:

- 4 light poles reported to Duke Energy for repair on 180th 182nd Ave East. All have been repaired.
- Town Hall parking lot sealed and restriped.



- Applied for a permit with Florida DEP to establish a natural walking path at the pier beach access. Poles and ropes to guide on path will be installed when permit is issued.



- Nature Park pavilions were sanded and stained.



- Lighting poles and fixtures (downward facing/ turtle friendly) were installed at the “gravel” parking lot.



- Missing light fixture was replaced on Beach Ave. (downward facing/ turtle friendly).



- NPDES (National Pollutant Discharge Elimination System) report was completed and submitted.
- 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: February 4, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Building Department Update

PERMIT STATS

Here are the permit stats from 1/1/2026 to 1/31/2026:

Permits Applications received: 50

Issued Permits: 11

Under Review: 31

Payment Pending: 0

Ready to Issue: 0 *(could be waiting on contractor updated credentials and/or insurance, first permit to close, or HOA approval letters)*

Incomplete Applications 4 (waiting on documents)

Closed: 4

Current Open Permits: 643

APPEALS

Appeals Received: 2

Appeals Resolved: 1

Appeals in Progress: 1

Appeals cancelled: 0

INSPECTIONS

Total Number of Inspections Completed: 357 in the month of January, 2026

UPDATED FEE SCHEDULE

Currently in the data-gathering phase, having compiled fee schedules from surrounding jurisdictions for a market comparison. Our next step is finalizing the internal cost analysis to ensure our proposed fees accurately reflect the staff time and resources required for permitting and inspections.

NON-COMPLIANT HOMES

Currently Identifying properties that were Substantially Damaged and Non Substantially Damaged. Will be sending follow up letters to Substantially Damaged properties first.

ITEM H.9.



Town of
Redington Shores
Nature's Beach

Date: February 11, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Monthly Update – Town Manager's Report

Here are the highlights from January 11, 2026 to February 6, 2026:

- Submitted a grant application to Florida Communities Trust for acquisition of land for parks and open space.
- Completed the sealcoating project for the Town Hall parking lot.
- Completed an audit of Town Clerk records to process overdue items (Minutes, Ordinances, Resolutions, Hearing files).
- Scheduled the "Coffee with Commissioners" event for February 28.
- Scheduled a Hurricane Workshop for March 5.
- Scheduled a variance appeal hearing for the February 11, 2026 Regular meeting.
- Scheduled a variance hearing with the Special Magistrate for February 18, 2026.
- Completed research for upcoming 1st reading of 2 new ordinances regarding Commissioner term length and election date.
- Researched records for the beach access between the Pier Property and Sea Oats to determine who owns it and who is responsible for maintenance. Worked with Comm. Harr and Public Works staff to plan clean up and rerouting a path around dunes. This project is ongoing.
- Attended BIG-C on January 28th. Connected with Ashley Giovannetti (beach nourishment) to discuss our beach access issue and the newly planted sea oats. Also met with Amy Davis (Pinellas Co. Community Liaison for BIG-C) to discuss the Utility Undergrounding project.
- Met with Duke Energy representatives and Mark Porter (Utility Consultants) to discuss next steps with our Utility Undergrounding project. We have a Teams call set up for Monday, February 9 to discuss the easements that will be needed.
- Gathered items for the Gulf Beaches Library time capsule.

Upcoming Projects and Priorities

- Hiring search for Town Clerk candidates.
- Town Manager 6 month evaluation.
- Continue next steps for Utility Undergrounding Project.
- Computer/software upgrades for Town Hall digital outdoor sign.
- Planning our annual Town Yard Sale for March 20-21.
- 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 FEMA reimbursement as well as HMGP grant applications for Utility Undergrounding and Stormwater Infrastructure Improvement projects.
- Review the Capital Improvement Plan to update progress and plan for upcoming projects.