



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

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. OATH OF OFFICE

1. Swearing in of elected officials.

D. ROLL CALL

E. CONSENT AGENDA

1. **MINUTES** – Approval of: February 11, 2026 Regular Meeting, February 25, 2026 Special Meeting, February 25, 2026 Workshop

F. APPEARANCES AND PRESENTATIONS

1. Proclamation for Flood Awareness Week
2. Chief Clint Belk, Madeira Beach Fire Rescue Update
3. Chief Bill Schobel, Seminole Fire Rescue Update
4. Chief Lee Ann Holroyd, Indian Shores PD Update

G. OLD BUSINESS

1. ORD2026-01 Updating the Town Charter to Increase Term for Commissioners – 1st Reading
2. ORD2026-02 Updating Election Date and Qualifying Periods – 1st Reading
3. Consideration of a Membership to Suncoast League of Cities

H. NEW BUSINESS

1. Site Plan Approval – 117 Wall Street

I. 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

J. MISCELLANEOUS

Parks & Recreation Advisory Committee Meeting – Wednesday, March 25, 2026 – 5:00 P.M.
Regular Workshop – Wednesday, March 25, 2026 – 6:00 P.M.
Regular Meeting – Wednesday, April 8, 2026 – 6:00 P.M.

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

L. 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 E.1.



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, FEBRUARY 11, 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, Town Attorney Nancy Meyer, Chief Lee Ann Holroyd and Captain Dan Doherty (ISPD), Chief Schobel (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 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, seconded by Commissioner Schoos.

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. Fire station still under construction. Working with Manager Carey to set up CPR training for town staff.

b. SEMINOLE FIRE RESCUE UPDATE – Chief Schobel provided the update. He also spoke about the danger of rip currents and that he sent information to the Town Manager to be posted to the website and social media.

c. INDIAN SHORES PD UPDATE – Chief Holroyd provided an update. The police department is working on accreditation, and mock assessments. Gave Commissioners a flyer for the inaugural ISPD formal inspection on February 23rd.

4. OLD BUSINESS – none.

5. NEW BUSINESS

a. Appeal of Special Magistrate Order

Manager Carey said this item has been pulled from the agenda and will be considered at an upcoming Planning & Zoning Board meeting as a site plan approval request.

b. Town Fee Schedule

Manager Carey introduced the item. The previous Town Administrator was tasked to study the town's actual cost to process a variance application to see if our costs are in line. Now that the town has processed a couple variance requests, we have something to study in terms of cost and process. The

application cost for a variance request is \$750, but a recent mailing for a variance case cost the town over \$300 in postage alone. The town's cost to process a variance exceeds \$750 when factoring in Town Planner, Attorney, Magistrate, postage, etc.

Commissioner Hoyt spoke about the cost to residents and also presented previous data that she had supplied that includes a comparison of other towns and their costs. She indicated that other towns are considering reducing their fees. Ms. Hoyt also suggested looking at the code and evaluate the reasons homeowners are seeking variances. She added that other towns acknowledge the cost to process a variance request exceeds the application fee, but they do not put those fees onto the applicant.

Manager Carey discussed the updated process for handling requests (variance, site plan, etc.) – to ensure the requests are routed properly and promptly.

Commissioners discussed and directed the Manager to study costs and also include a survey of application costs of other towns and bring back to a future workshop for a discussion about town costs versus application cost.

Commissioner Direction: Move to a workshop for further discussion.

Public Comment:

Christy Herig	17609 1 st St E	Never seen a Magistrate go against a staff report as what happened with the last case.
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c. Appointment of Julie Newcomb to Position of Gulf Beaches Library Board Alternate

Commission Discussion: none

Public Comment: none

Commissioner Schoos moved to appoint Julie Newcomb to the position of Library Board Alternate, seconded by Commissioner Hoyt.

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

d. ORD2026-01 Updating the Town Charter to Increase Term for Commissioners and Change Election Date to November – 1st Reading

Attorney Meyer read the ordinance.

Commissioner Maynard moved to adopt ORD2026-01, seconded by Commissioner Schoos.

Commission Discussion:

Commissioner Schoos asked for clarification regarding the Mayor's term, as it is supposed to alternate election cycles with the Commissioners, but with the proposed schedule, the Mayor would always run concurrent with District 2 and 4 Commissioners. Attorney Meyer will update the ordinance to clarify election cycles with the Mayor.

Public Comment: none

Commissioner Direction: Table this item to the February 25, 2026 Workshop Meeting.

e. ORD2026-02 Updating Election Date and Qualifying Periods – 1st Reading

Attorney Meyer read the ordinance.

Commissioner Schoos moved to table ORD2026-02 to the March 11, 2026 Regular Meeting, seconded by Commissioner Maynard.

*****7:03 P.M. Mayor-Commissioner Kapper excused himself from the meeting to attend a personal appointment*****

Danielle Shipp	St. Pete College Student	Shared research she conducted regarding the pros and cons of moving the election date.
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f. Town Memberships

Manager Carey explained that Commissioner Maynard requested the Town renew their membership for Suncoast League of Cities. The Town has not had an active membership since 2012. The cost is \$750/year. Ms. Carey asked if there was any reason the Town would not want to activate membership. Manager Carey added that Commissioner Hoyt suggested an additional organization the Town may want to consider – American City County Exchange (ACCE) which is part of the American Legislative Exchange Council (ALEC). The Town is currently a member of Florida League of Cities at \$664/year.

Commission Discussion: Commissioners discussed benefits of proposed memberships.

Commission Direction: Move this topic to the February 25, 2026 workshop for further discussion.

Public Comment: none

Cathy Taylor	300 182 nd Ave. E	We don't need more memberships with more dues.
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6. COMMISSION REPORTS

a. Commissioner Harr District 1

The beach access at 175th has been repaired and reopened. He praised staff.

b. Commissioner Hoyt District 2

Thank you to the Building Official for a thoughtful letter to residents addressing the issue of noncompliance. Provided an update regarding.

c. Commissioner Maynard District 4

Spoke about the current legislative session and the important bills being considered. Many building department bills. The Property Tax/Ad Valorem bills. Commissioner Maynard will be visiting Tallahassee with the Suncoast League of Cities.

d. Vice Mayor Commissioner Schoos District 3

The Gulf Beaches Library Fundraiser is February 26.

e. Mayor Kapper – No report.

f. Town Attorney – No report.

g. Public Works Department – Supervisor Pafumi provided his update.

h. Building Department – The report was included in the packet.

i. Town Manager – Town Manager Carey included the update in the packet. Ms. Carey said she is working on the following projects: scheduling CPR training for staff, developing the Summer Internship Program, Coffee with the Commissioners Event on February 28, Insurance Workshop on March 5, Spring Yard Sale on March 20-21.

7. PUBLIC COMMENT

NAME		COMMENT
n/a Boy Scout	n/a	Provided a suggestion to subsidize property tax income.
Mark B.	13941 80 th Ave.	Asked about disposal of Christmas trees.

8. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 7:25 P.M.

Respectfully submitted,

Margaret Carey
Town Manager / Acting Town Clerk

Date Approved by Board of Commissioners



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
SPECIAL MEETING
WEDNESDAY, FEBRUARY 25, 2026
MINUTES**

A **Special 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, Town Attorney Nancy Meyer, Chief Lee Ann Holroyd (ISPD)

1. ROLL CALL BY THE TOWN CLERK

2. NEW BUSINESS

a. APPOINTMENT OF TOWN CLERK

Town Manager Carey introduced Michelle Lowe. Ms. Lowe interviewed for the position of Town Clerk and accepted an offer of employment from the Town. Ms. Lowe is here tonight to introduce herself and answer any questions. Manager Carey is also seeking official Commission appointment of Michelle Lowe to the position of Town Clerk.

Ms. Lowe introduced herself and provided a brief background – highlighting her military career and 8 years of Municipal Government experience, most recently serving as Deputy Clerk for the town of Holmes Beach, Florida.

Each Commissioner asked Ms. Lowe a question either about her background or how she would handle specific situations.

Commission Discussion: none

Public Comment: none

Commissioner Harr moved to appoint Michelle Lowe to the position of Town Clerk, seconded by Commissioner Hoyt.

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

3. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 6:12 P.M.

Respectfully submitted,

Margaret Carey
Town Manager / Acting Town Clerk

Date Approved by Board of Commissioners



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WORKSHOP
WEDNESDAY, FEBRUARY 25, 2026
MINUTES**

A **Workshop** of the Board of Commissioners of the Town of Redington Shores, Florida was convened at 6:12 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, Town Attorney Nancy Meyer, Chief Lee Ann Holroyd (ISPD)

1. ROLL CALL BY THE TOWN CLERK

2. APPEARANCES AND PRESENTATIONS

- a. **Suncoast League of Cities** – Andy Ross from Suncoast League of Cities presented information about the organization and the benefits of membership. He highlighted the advocacy efforts. Most recently a group of members, accompanied by Commissioner Maynard, visited Tallahassee to meet with State representatives during legislative session.

Commissioners all took turns asking Mr. Ross questions about benefits for the town and our residents.

- b. **Pinellas County/Customary Use** – Brian Scott (Pinellas County District 2 Commissioner) and Kelli Hammer-Levy (Pinellas County Director of Public Works) spoke about the need for federal support through the United States Army Corps of Engineers (USACE) for beach nourishment – due to the enormous cost. The USACE is willing to discuss opportunities but is encouraging municipalities to adopt a Customary Use ordinance to assist with easements. Indian Rocks Beach and Redington Beach already have ordinances in place. At this time, the focus is on Redington Shores and Indian Shores. Commissioners asked questions and expressed concern about potential lawsuits. Attorney Meyer and Manager Carey will meet with County representatives to discuss a potential ordinance. The County has offered to assist with collecting historical data to build a package. All Commissioners agreed for the town to look into the matter further.

3. OLD BUSINESS

- a. **Town Memberships** – Andre Cushing from ACCE participated via Zoom. He explained the benefits of ACCE and differentiated from Suncoast League of Cities (SLC). ACCE is advocacy on a national level, where SLC is local level representation. Commissioners discussed. Commissioner Maynard spoke about his recent visit to Tallahassee with the Suncoast League of Cities and the benefits of attending meetings with State representatives. Commissioner Maynard said that a benefit of SLC membership is they pay for lodging during the visits to Tallahassee. SLC paid for his lodging even though the town was not yet a member.

Public Comment:

Jennie Blackburn	17717 Gulf Blvd.	Addressed Commissioner Maynard and said he accepted a gift from SLC and attended without the consent of the Commission.
Christy Herig	17609 1 st Street E	Addressed Commissioner Maynard and said he attended the SLC trip as a representative of the town without permission.

- b. **Proposed Ordinances Regarding Commissioner Term Length and Election Day** – Attorney Meyer referred to the updated draft ordinances ORD2026-01 and 2026-02 with the new language. Commissioners approved the updated language. This item will move to the March 11 Regular meeting for 1st reading.

4. NEW BUSINESS

- a. **Expenses of Commissioners** – Commissioner-Mayor Kapper introduced the item and indicated that Commissioners have not received an increase in 10 years. It was clarified that a change in compensation requires an update to the charter – and a referendum vote. Commissioner Harr thanked Manager Carey for the compensation comparison chart for other Pinellas County municipalities. He also noted that 7 towns on the list have a higher population and earn less than us. Commissioner Schoos suggested updating the charter to add language that adds a set COLA percentage increase, so the amounts do not have to be updated in the future. Commissioner Hoyt expressed concern about updating the charter again so soon after the full review last year. First the terms and now this.

Commissioners discussed ways to capture resident suggestions for charter updates. Town Manager Carey suggested that she can put a “suggestion box” on the Town’s website to track potential Charter updates.

Public Comment:

Jennie Blackburn	17717 Gulf Blvd.	A Commissioner is basically a volunteer. No matter what the compensation amount, it is not enough. If this commission approves an increase it should start later than your term.
Christy Herig	17609 1 st Street E	20 years ago, a salary increase referendum did not pass. So the Commission adopted an ordinance to give the Commissioners free health insurance. That is worth a lot.
Kenny Later	17723 Gulf Blvd.	Optics would be better if the increase was tied to cost-of-living increase.

- b. **Summer Internship Program** – Town Manager Carey updated the Commissioners that she intends to start up the Internship program soon. College students will be looking to secure internships. The town allows for 2 interns who begin around mid-May until the end of August. Ms. Carey has identified potential projects and will begin advertising.
- c. **Town Manager Evaluation Update** – Town Manager Carey explained that in accordance with her contract, the Commission is to complete performance evaluations at 90 days, 180 days, and then annually on her anniversary date of July 31. The 90-day evaluations that were due in November were tabulated and scores presented in the packet. The average score is 3.94, which *meets expectations*. The Manager thanked Commissioners for their feedback. The 180-day evaluation period is complete and Manager Carey will provide an update at a future meeting after all evaluations are received.

Public Comment:

Christy Herig	17609 1 st Street E	I believe the Manager exceeds expectations. Why did Commissioner Maynard not complete his evaluation? You have time to go to Tallahassee but not complete the evaluation?
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5. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 7:52 P.M.

Respectfully submitted,

Margaret Carey
Town Manager/Acting Town Clerk

Date Approved by Board of Commissioners

ITEM F.1.



Town of
Redington Shores
Nature's Beach

Date: March 11, 2026
To: Board of Commissioners
From: Margaret Carey – Town Manager
Re: Flood Awareness Week

Flood Awareness Week involves Florida communities promoting flood-related topics for 5 or more days, sharing messages related to each specific community and working with their elected officials to create a cohesive flood awareness and risk reduction program that has a major impact on citizens.

Redington Shores is taking the following steps to recognize Flood Awareness Week:

- Proclamation designating March 9-15, 2026 as Flood Awareness Week in Redington Shores.
- Hosted a Flood Workshop for our residents on Thursday, March 5, 2026.
- Daily social media posts throughout the week of March 9.



Proclamation Flood Awareness Week March 9-15, 2026

WHEREAS, the Town of Redington Shores has experienced severe weather in the past in the form of tropical system events and hurricanes, particularly Hurricanes Helene and Milton in 2024, resulting in flooding which caused damage and flood losses to homes and buildings in all areas of our town.

WHEREAS, the Town of Redington Shores is a voluntary participant in the National Flood Insurance Program that provides residents with the opportunity to protect themselves against flood loss through the purchase of flood insurance at reduced insurance premium rates as well as setting higher regulatory standards to reduce the flood risk and potential flood damage to their property; and

WHEREAS, the reduction of loss of life and property damage can be achieved when appropriate flood preparedness, control, and mitigation measures are taken before a flood; and

WHEREAS, public education and awareness of potential weather hazards and methods of protection are critical to the health, safety and welfare of residents, the Florida Floodplain Managers Association (FFMA), have declared the week of March 9th-15th , 2026 as Flood Awareness Week to promote awareness and increase knowledge of flood risk, the availability of flood insurance, flood protection methods, and how to prepare for emergencies.

NOW, THEREFORE, we The Town of Redington Shores do hereby proclaim March 9-15, 2026 as FLOOD AWARENESS WEEK IN Redington Shores and further encourage the citizens of Redington Shores to increase their knowledge of how to protect themselves and their property from flooding.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the Town of Redington Shores to be affixed this 11th Day of March in the year two thousand twenty-six.

Mayor-Commissioner Tom Kapper

Attest:

Margaret Carey, Town Manager / Acting Town Clerk

ITEM F.2.



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

March 2, 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 February 2026.

SINGLE DEPARTMENT CALLS

TYPE OF CALL	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	TOTAL # OF SINGLE UNIT CALLS
Medical Incident	3	0	21	24
Fire Alarm	0	0	3	3
Fire Incident Special	0	0	1	1
Rescue Incident Response	0	0	1	1
Support Incident Response (Fire)	0	0	1	1
TOTAL				30

MULTI-DEPARTMENT CALLS

TYPE OF CALL	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	LARGO	TOTAL # OF MULTI UNIT CALLS
Fire Alarm	3	5	4	1	5
Medical Incident	1	0	1	0	1
Rescue Incident Response	1	0	1	0	1
TOTAL					7

GRAND TOTALS

	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	LARGO	TOTAL UNITS
TOTAL RESPONSES BY DEPARTMENT	8	5	33	1	47
TOTAL EMERGENCY CALLS					37

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

Sincerely,
Trish Eaton
 Executive Assistant to the Fire Chief

ITEM F.3.



City of Seminole Fire Rescue

Achieving Service Through Dedication



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

March 5th, 2026

Dear Town Administrator,

Attached are the lists of Fire and Emergency Medical Service (EMS) responses to your Town for the month of February 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 Eleven (11) **Emergency Fire** responses for this time period with an average response time of 4:20 minutes.

Code F52	Code for Fire Incident/Fire Alarm
Code FIS	Elevator Rescue/Odor Investigation
Code RI	Motor Vehicle Collision

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- There were Twenty-Seven (27) **Emergency EMS** responses for this time period with an average response time of 4:50 minutes.

Code ME	Code for Medical Incident
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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: 0945115

Avg. Response: 00:04:20 -- Avg. Turnout: 00:01:00 -- Avg. ALS Response: 00:04:50 -- Avg. BLS Response: 00:04:15 -- Avg. Involved: 00:29:45

Criteria Used

Date Range Searched: 02/01/2026 to 03/01/2026

Municipality: REDINGTON SHORES

Incident	Date	Location	Code	Nature
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
6018486	02/02/2026 08:51:07		ME	10-CHEST PAINS
6018994	02/03/2026 03:13:11		ME	17-FALLS
6019136	02/03/2026 09:49:53		ME	28-STROKE (CVA)
6019933	02/04/2026 14:23:21		ME	6-BREATHING PROBLEMS
6020206	02/04/2026 22:13:47		F52	52-FIRE ALARM
6022260	02/08/2026 15:04:20		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6022527	02/09/2026 01:49:39		ME	26-SICK PERSON
6023371	02/10/2026 11:41:55		ME	17-FALLS
6023890	02/11/2026 07:17:44		ME	21H-HEMORRHAGE
6024001	02/11/2026 11:25:26		ME	9D-POSSIBLE DEATH
6024428	02/12/2026 03:41:08		ME	13-DIABETIC PROBLEMS
6024441	02/12/2026 05:06:20		FS	53
6025714	02/14/2026 04:22:29		ME	17-FALLS
6026458	02/15/2026 10:37:58		ME	12-SEIZURES
6026673	02/15/2026 17:37:18		F52	52-FIRE ALARM
6027248	02/16/2026 16:49:10		ME	17-FALLS
6027412	02/16/2026 22:12:43		ME	6-BREATHING PROBLEMS
6027493	02/17/2026 04:15:04		ME	12-SEIZURES
6027620	02/17/2026 10:28:20		F52	52-FIRE ALARM
6027733	02/17/2026 13:30:29		ME	32M-MEDICAL ALARM
6027985	02/17/2026 20:59:38		ME	1-ABDOMINAL PAIN
6028613	02/18/2026 23:21:34		ME	32M-MEDICAL ALARM
6028686	02/19/2026 04:20:52		ME	21H-HEMORRHAGE
6029185	02/19/2026 21:09:31		F52	52-FIRE ALARM
6029236	02/20/2026 00:49:11		F52	52-FIRE ALARM
6029739	02/20/2026 18:10:54		F52	52-FIRE ALARM
6030093	02/21/2026 11:50:06		ME	10-CHEST PAINS
6030950	02/23/2026 00:09:54		ME	230-OVERDOSE
6030957	02/23/2026 00:35:53		RI	77-MOTOR VEHICLE COLLISION
6032485	02/25/2026 18:54:48		RI	77-MOTOR VEHICLE COLLISION
6032777	02/26/2026 10:22:24		ME	31-UNCONSCIOUS / FAINTING (NEAR)
6032801	02/26/2026 11:10:38		F52	52-FIRE ALARM
6033423	02/27/2026 12:52:30		F52	52-FIRE ALARM
6033502	02/27/2026 15:22:22		ME	13-DIABETIC PROBLEMS
6034771	03/01/2026 19:00:04		ME	4-ASSAULT

ITEMS G.1. and G. 2



Town of
Redington Shores
Nature's Beach

Date: March 11, 2026
To: Board of Commissioners
From: Margaret Carey – Town Manager
Re: ORD2026-01 Change to Commissioner Term Length
ORD2026-02 Change to Election Date and Qualifying Period

After final review at the February 25, 2026 workshop, the draft ordinances are attached and ready for a 1st reading.

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; SHORTEN THE 2027 MAYORAL TERM TO TWO 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 extending the term of office for Commissioners to three years would allow Commissioners 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 leave the term of office for the Mayor at three years; however, to maintain staggered mayoral and commissioner terms of office the Board of Commissioners wishes to shorten the 2027 mayoral term to two years and then in 2029 return the term of the Mayor to three-year terms; and

WHEREAS, the Board of Commissioners of the Town of Redington Shores finds that it is in the Town’s best interest to recommend the revisions 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~~ two 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 following the general election in 2027 will be for a period of two years. Commencing with the general election in ~~March 2000~~2029, 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. ~~Anything herein to the contrary notwithstanding, the first Commissioners elected from Districts 2 and 4 shall serve for terms of only one year,~~ 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 amendments 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 ____ day of _____ 2026, by the Board of Commissioners of the Town of Redington Shores, Florida.

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

Tom Kapper, Mayor

Attest:

Margaret Carey, Town Manager

EXHIBIT A

CHARTER AMENDMENT – REFERENDUM

REFERENDUM QUESTION # 1

COMMISSIONERS TERM OF OFFICE

Charter section 5 currently provides that the term of office for a Commissioner is two years. Should section 5 of the Charter be amended to convert terms of the Commissioners to three years?

Yes _____

No _____

REFERENDUM QUESTION # 2

MAYORAL 2027 TERM OF OFFICE

Charter section 5 currently provides that the term of office for the Mayor is three years. If Referendum Question #1 passes extending the term of office for a Commissioner to three years should the Charter be amended to provide the term of office for the Mayor following the 2027 general election only be two years to maintain staggered terms of office for the Mayor and Commissioners?

Yes _____

No _____

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 THE MAYOR AND 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 the Mayor and 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 the Mayor and 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 ~~second Tuesday in March~~ 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 ~~December~~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 ~~December~~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 ~~December~~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 ~~December~~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 _____ day of _____ 2026, by the Board of Commissioners of the Town of Redington Shores, Florida.

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

Tom Kapper, Mayor

Attest:

Margaret Carey, Town Manager

ITEM G.3.



Town of
Redington Shores
Nature's Beach

Date: March 11, 2026
To: Board of Commissioners
From: Margaret Carey – Town Manager
Re: Membership with Suncoast League of Cities

Potential membership with Suncoast League of Cities has been discussed by the Commission.

The following votes are needed to move forward:

1. Official consideration of membership to Suncoast League of Cities.
2. Appointment of a Representative and an Alternate.

**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.

ITEM H.1.



Town of
Redington Shores
Nature's Beach

Date: March 11, 2026
To: Board of Commissioners
From: Margaret Carey – Town Manager
Re: Site Plan Approval Request – 117 Wall Street

BACKGROUND:

On March 4, 2026 the Planning and Zoning Board heard a site plan review case for 117 Wall Street.

The applicant is requesting approval to construct an elevated deck located off the rear exit of a single-family residential structure which is to be elevated in the existing footprint after being destroyed by storms. Per Sec. 90-159 (E)(4)(a) when attached to residences, decks are an accessory structure subject to site plan review. Site plan approval from the Planning and Zoning Board and Town Commission are required for a building permit.

The Board approved the request with the following conditions:

- Deck depth not to exceed 10 feet.
- The deck will not be enclosed.
- The deck handrail shall be at least 75% transparent.
- Provide landscaping as visual screening around the deck.

ACTION:

This case is presented to the Commission for final consideration for approval.



**NOTICE OF PUBLIC HEARING
TOWN OF REDINGTON SHORES
PLANNING AND ZONING BOARD
17425 GULF BOULEVARD
WEDNESDAY, MARCH 4, 2026 - 6:00 P.M.**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. OLD BUSINESS**
- E. NEW BUSINESS**
 - 1. Site Plan Review – 117 Wall Street
- F. PUBLIC COMMENT**
- G. 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.

A possible quorum of the Town of Redington Shores Commissioners may be present for the event listed. No official action will be taken.

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 Well 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 and Helene damaged the home. The 10x20 1st balcony we want will not impact our neighbors in any way. Both have 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 cursive script, appearing to read "Jim Bonnell".

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
Morris Cook

121 WALL ST
REDINGTON, SHORES
33708

STAFF REPORT



STAFF REPORT

CITY OF REDINGTON SHORES

PLANNING AND ZONING BOARD

Date of Meeting: March 4, 2026

Project Name: 117 Wall Street, Site Plan for Accessory Structure

Prepared by: Dave Dixon, Town Planner

Location: 117 Wall Street, Redington Shores

Request: Application for Site Plan Approval for a patio deck accessory structure.

Purpose:

This report summarizes the Site Plan Approval application for a deck accessory structure in the rear yard of a single-family residence proposed to be elevated and provides staff recommendations.

Background:

The applicant is requesting approval to construct an elevated deck located off the rear exit of a single-family residential structure which is to be elevated in the existing footprint after being destroyed by storms. Per Sec. 90-159(E)(4)(a) when attached to residences, decks are an accessory structure subject to site plan review. Site plan approval from the Planning and Zoning Board and Town Commission are required for building permit.

The proposal requests per Sec. 90-237, and per Sec. 90-75.F. that the Planning and Zoning Board recommend approval to a rear setback in the RS-7 zone of approximately to +-13 to 15 feet for the rear deck structure, or as modified slightly by concurrent seawall project. The request is due to the unique circumstances created when elevating the existing home, as the patio is being elevated into a deck with the same dimensions as previously existed on the ground.

Site Plan Review and Comments:

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

The applicant is elevating the structure in the previous footprint and square footage.

Code standards impacted by the Site Plan Application:

Standard	Standard	Proposed
Sec. 90-160. (a) Maximum building height	2.5 stories or 30 ft from design flood elevation (finished floor).	1 story above a ground floor non-living story or roughly 14.8 ft above design flood elevation.

Figure 1: Site Plan, rear deck in yellow

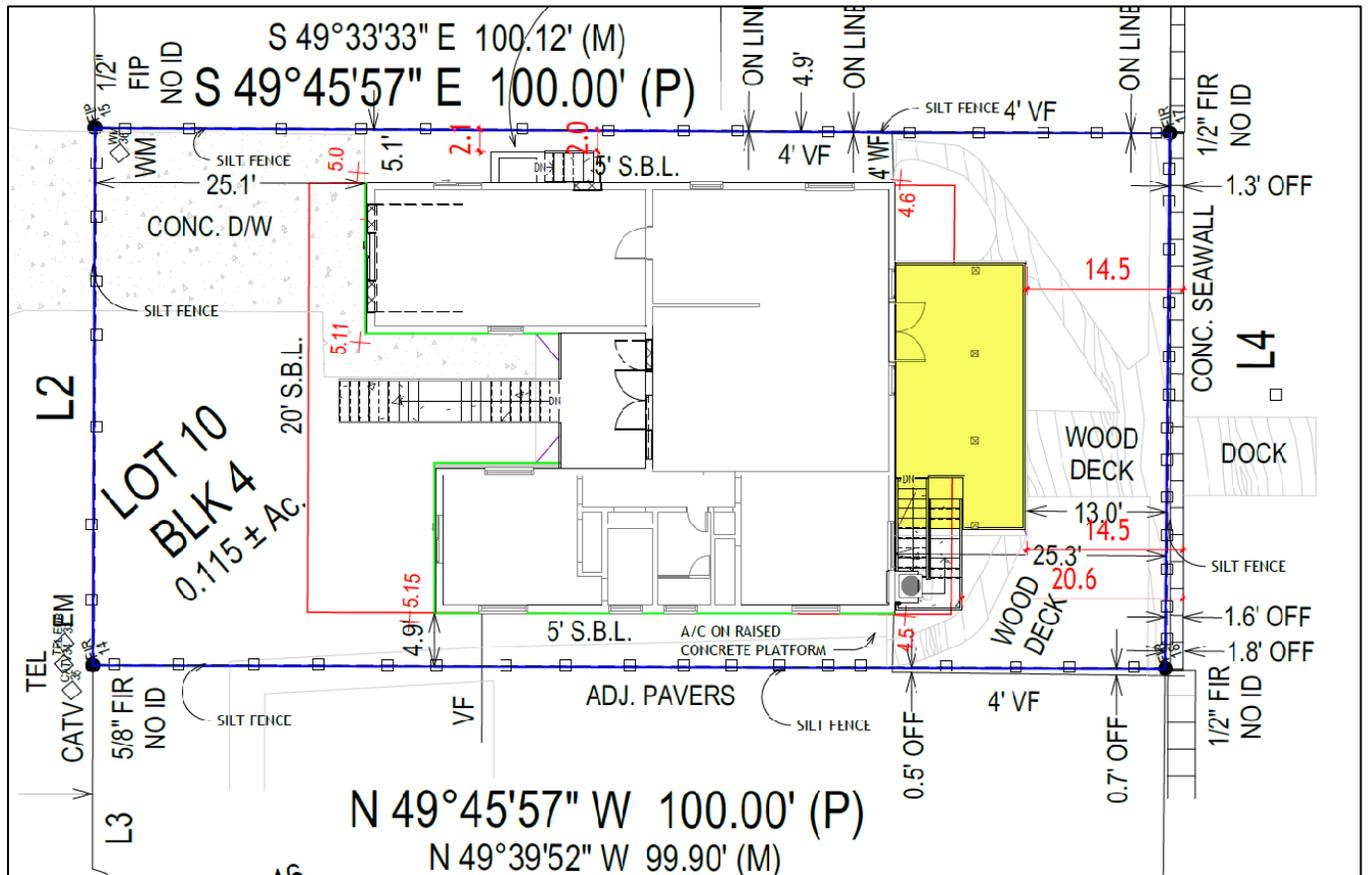
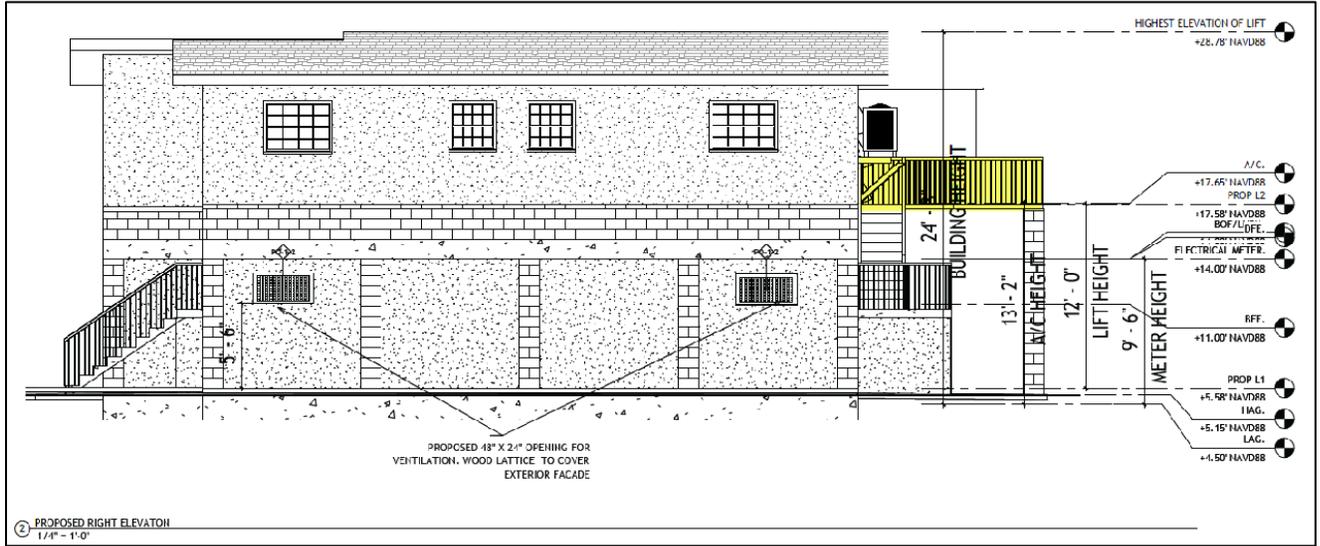


Figure 2: Elevation



Sec. 90-159(E)(4) Open area and accessory structures.

Standard	Proposed
<p>(a) Accessory structures such as roof decks are permitted, providing the construction of the deck is in such a manner that the undercarriage of the structure is concealed with an exterior wall structure that maintains the continuity of the existing structure and meets all applicable building codes..</p>	<p>The deck is fully integrated into the building design and no structural members or undercarriage are exposed.</p>
<p>(b) Other decks attached to the sides of a structure that meet all side, front and rear setbacks and meet all applicable building codes with an exposed undercarriage.</p>	<p>Rear setback deviation requested from guidelines per Sec. 90-237 of +-13-15 feet.</p>

Sec. 90-237 Mandatory site plan review

B. Site plan design criteria.

(1) Density and design harmonious with the environment and meeting the zoning district requirements. The use must be appropriate to the neighborhood with regard to street width, alignment and traffic access. Parking areas and yards shall be screened with evergreen planting where necessary for privacy and noise control. Planted buffer strips up to 20 feet in width may be required. Opaque fencing may, at the discretion of the board of commissioners, be allowed where necessary.

Finding: The primary use of a single-family residence meets all code requirements (as proposed) and will be elevated in the same footprint. This is considered in harmony with other nearby homes that are also being elevated in the same footprint and configuration. To mitigate potential impacts from the elevated deck, the Board may consider the following:

- *Apply a condition that the deck will not be enclosed.*
- *Require the handrail surrounding the deck to be more transparent than the required 70% transparency to 75% or more.*
- *Providing landscaping as visual screening around the deck.*

(2) The location of buildings and structures on the site and the provision of minimum front, rear and side yards shall be established based on desired standards for the neighborhoods. Desired standards may be at variance with prevailing standards. Such yards must be designed to conserve scenic amenities, particularly where water frontage is involved.

Finding: The footprint and size of the primary residence is consistent with the prevailing standards for setbacks of the immediately adjacent properties. With letters of approval from adjacent neighbors acknowledging the proposed deck makes no significant impact to their properties, the deck structure can be found to satisfy this provision.

Comprehensive Plan:

Staff finds the proposed site plan is consistent with the goals, objectives and policies of the comprehensive plan.

Staff Recommendations:

Staff recommends the Planning and Zoning Board, should they approve, include the following considerations:

1. The deck shall not be enclosed.
2. The railing shall have at least 75% transparency.

Planning and Zoning Board Consideration

The Planning and Zoning Board shall review the application for Final Site Plan Approval for conformity to the site plan guidelines within the Code and shall make one of the following recommendations to the town commission:

1. The application follows the guidelines of Section 90-237 and is approved as submitted;
2. The application follows the guidelines of Section 90-237 and is approved with conditions;
3. The application follows the guidelines of Section 90-237 and is not approved as submitted;

ITEM 1.7.



Town of
Redington Shores
Nature's Beach

Date: March 4, 2026
To: Board of Commissioners
From: Michael Pafumi, Public Works Department Supervisor
Re: Public Works Department Monthly Report – February

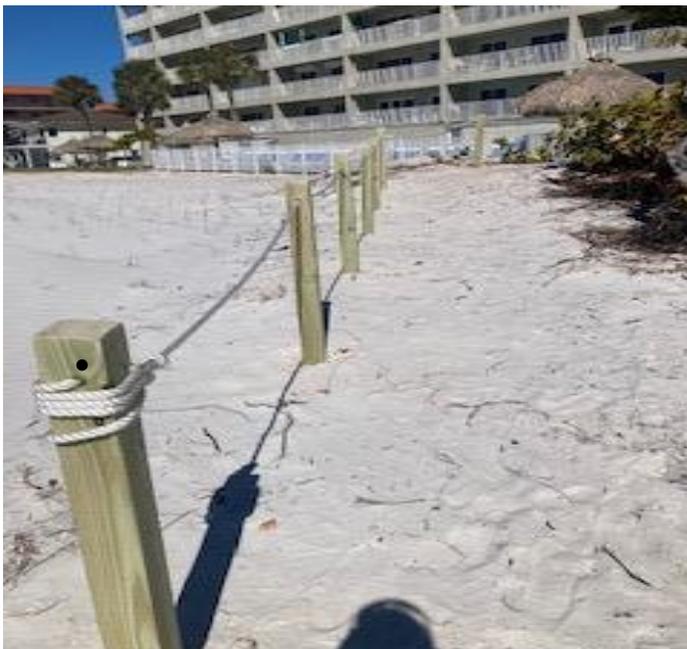
Public Works Department February Monthly Report

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 February not including normal daily activities:

- Beach access located next to the old pier was granted a permit by DEP to establish a natural walkway with guideposts and ropes. This access is now open.



- Beach access #12 was re-shelled.



- Parking blocks at the “gravel lot” were repositioned and secured to the ground to prevent being displaced.



- 2 missing signs were replaced in the bay at Nature Park.



- Work has begun to clean out, install weed barrier and re-shell the medians at the County Parking Lot.



- 2 Radar Solar Speed Display Signs were replaced on 175th Ave East.



- 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.

- Continuing work on the medians at The County Parking Lot.

ITEM 1.8.



Town of
Redington Shores
Nature's Beach

Date: March 2, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Building Department Update

PERMIT STATS

Here are the permit stats from 2/1/2026 to 02/28/2026:

Permits Applications received: 40

Issued Permits: 17

Under Review: 16

Disapproved: 1

Payment Pending: 1

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

Incomplete Applications 1 (waiting on documents)

Closed in February: 3

Current Open Permits: 554

APPEALS

Appeals Received: 1

Appeals Resolved: 0

Appeals in Progress: 1

Appeals cancelled: 0

INSPECTIONS

Total Number of Inspections Completed: 344 in the month of February 2026

PHONE CALLS

MONTH: **564**

DAILY AVERAGE: **30**

WALK-IN

MONTH: **106**

DAILY AVERAGE **5.5**

UPDATED FEE SCHEDULE

Data gathered, our next step is to meet with the Attorney to finalize the internal cost analysis to ensure our proposed fees accurately reflect the staff time and resources required for permitting and inspections.

NON-COMPLIANT HOMES

Identified 46 homes that were non-compliant; of the 46 homes

Substantially Damaged – 20 letters were sent certified

Non-Substantially Damaged – 26 letters were sent certified

Responded – 5 property owners responded

Removed From List – 1 property

Second notice letter will go out – date has not been determined yet.



Town of
Redington Shores
Nature's Beach

Date: March 4, 2026

To: Board of Commissioners

From: Eve Spencer – Building Official

Re: Building Department Topics: Progress Report & Compliance Strategy

ITEM 1: Evaluation of Building Permit Fee Schedule

Status: In Progress. The Department has completed the initial phase of determining costs associated with building permit services. Staff is now transitioning to an analysis of revenue trends based on historical permit volume. This study will assess if current revenue effectively offsets operational costs. Should a deficit be identified, staff will develop a proposal for fee adjustments to ensure full cost recovery.

ITEM 2: Legislative Mandate Compliance Status

Item 2a: Milestone Inspections (FS 553.899)

Status: In Progress. A specialized "Milestone" permit type is now active to receive reports and automate the 10-year tracking cycle. Following the initial outreach to affected condominiums, 14 of the 25 required reports have been received. A second formal request for compliance is being dispatched to the remaining associations.

Item 2b: Utilization Reports

Status: In Progress. Staff has gathered the necessary data for the 2024–2025 fiscal year. We are currently finalizing the report for publication on the Town website to meet state transparency mandates.

ITEM 3: Ordinance and Website Updates

Item 3a: Ordinance Realignment

Status: In Progress. While the core intent of the current ordinance remains sound, technical nuances requiring refinement have been identified. Staff is currently collaborating with Town Legal to modify Building Division ordinances to align with the most recent code editions.

Item 3b: Digital Interface

Status: Not Started. A proposal is forthcoming to update the Building Department website to provide enhanced public resources and direct access to local code requirements.

ITEM 4: Action Plan for Expired Permits

Status: In Progress. Initial notification letters were sent to applicants with expired files. To date, 6 of 12 applications have been successfully closed out. Following the expiration of the 30-day grace period, staff is now screening the remaining 6 applications for non-compliant substantially damaged structures. For standard properties where no work is evident, applications will be voided; where unauthorized work is suspected, Code Enforcement will be dispatched for site verification.

ITEM 5: Post-Storm Damage Compliance (Hurricane Helene & Milton)

Status: In Progress. The Department is actively monitoring recovery progress for damaged properties:

Substantially Damaged (SD): Of 20 identified properties, 4 have responded. One is pursuing FEMA program compliance, while three are currently arranging for appeals.

Non-Substantially Damaged (NSD): Of 26 identified properties, 4 have responded. One case is closed, and three owners are appealing the initial damage assessment.

ITEM 6: Streamlining Recommendation: Express Permitting Process

Status: In Progress. Staff is developing a streamlined "Express" track for "like-for-like" replacements on non-substantially damaged properties. This process utilizes distinct permit types—EXPMech, EXPElec, EXPPlumb, and EXPBldg—to bypass traditional plan reviews and accelerate permit timelines.

Target Launch Date: May 1, 2026.

ITEM 1.9.



Town of
Redington Shores
Nature's Beach

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

Here are the highlights from February 7, 2026: - March 6, 2026

- Hired and Appointed a new Town Clerk. Michelle Lowe will begin March 23rd.
- Completed the “Coffee with Commissioners” event on February 28 and documented feedback from the event. Residents liked the format of a drop-in event and the ability to meet with their Commissioner individually. Next event will begin at 10am instead of 9.
- Completed the Flood Workshop on March 5th.
- Fixed the computer issue for the outdoor digital sign. It is up and running again.
- Repaired and reopened the beach access between the Pier Property and Sea Oats.
- Coordinated social media campaign for Flood Week – March 9-15 to spread awareness and educate residents.
- Met with Sewer and Stormwater contractors to discuss budget and project progress.
- Met with ISPD command staff to discuss current issues. Construction traffic has been an issue on the crowded back streets. Speed signs have been effective to address speed complaints.
- Met with the Code Enforcement Deputy to discuss community outreach and education opportunities – such as reminding residents to clearly post their address.

Upcoming Projects and Priorities

- March 19 - CPR training for staff is scheduled onsite.
- March 20-21 - Annual Town Yard Sale.
- March 23 - Welcome lunch for Michelle Lowe (staff and Commissioners).
- March 26 - Wildlife Lighting Education event at Indian Shores (staff will attend).
- March 27 – tentative Ribbon Cutting for Krajewski Public Service Building at Indian Shores.
- Still gathering Town Manager 6-month performance evaluations.
- Planning for an updated Commissioner group photo.
- Follow up with Attorney Meyer regarding Customary Use ordinance requested by Pinellas Co,
- Continue next steps for Utility Undergrounding Project.
- Planning a spring Hurricane Workshop with Indian Shores.
- Follow up with 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.
- Review of the Capital Improvement Plan to update progress and plan for upcoming projects.