



**BOARD OF COMMISSIONERS  
TOWN OF REDINGTON SHORES  
REGULAR MEETING  
WEDNESDAY, JUNE 10, 2026 – 6:00 P.M.**

**AGENDA**

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. CONSENT AGENDA**

1. **MINUTES** – Approval of: May 13, 2026, Special Meeting and Regular Meeting, May 27, 2026, Special Meeting

**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. Announcement Regarding Mayor's Position
2. Property Tax Reform Update

**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**

Planning & Zoning Board Meeting – Wednesday, June 17, 2026 – 6:00 P.M.

Parks & Recreation Advisory Committee Meeting – Wednesday, June 24, 2026 – 5:00 P.M.

Regular Workshop – Wednesday, June 24, 2026 – 6:00 P.M.

Regular Budget Workshop – Wednesday, June 24, 2026 – 6:00 P.M.

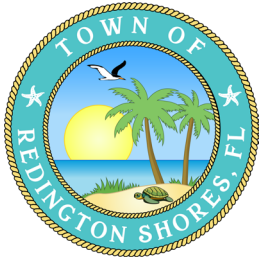
Movie in the Park Featuring Dolphin Tale – Saturday, June 27, 2026 – 7:00 P.M.

**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  
SPECIAL MEETING  
WEDNESDAY, MAY 13, 2026, 5:30 P.M.  
MINUTES**

A **Special Meeting** of the Board of Commissioners of the Town of Redington Shores, Florida, was convened at 5:30 p.m.

**Members Present:** Mayor Commissioner Tom Kapper, Vice Mayor Commissioner Erin Schoos, Commissioner Douglas Harr, Commissioner CJ Hoyt (virtual), Commissioner Larry Maynard

**Members Absent:** None

**Other Municipal Officials Present:** Town Manager Margaret Carey, Town Clerk Michelle Lowe, Attorney Robert Eschenfelder, Certified Court Reporter

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

**B. CLOSED / SHADE MEETING TO DISCUSS PENDING LITIGATION**

Attorney Eschenfelder read the public notice and closed the meeting to the public at 5:32 p.m. to convene an attorney-client session to discuss the pending case of Sunset Properties I, II, III and IV vs. Redington Shores, case no. 16-7726-CI.

**C. RE-OPEN PUBLIC MEETING**

The meeting was reconvened to the public at 5:53 p.m.

**D. CONSIDERATION TO AUTHORIZE SETTLING THE LITIGATION BASED ON THE TERMS AGREED TO BY PLAINTIFFS.**

Commissioner Harr motioned to authorize Attorney Eschenfelder to proceed with settling the litigation based on the terms agreed to by Plaintiffs, seconded by Commissioner Schoos.

Public Comment: None.

Upon vote:

Commissioner Harr – YES  
Commissioner Hoyt – YES  
Commissioner Maynard – YES  
Vice Mayor Commissioner Schoos – YES  
Mayor Commissioner Kapper - YES

**Motion was approved 5 to 0.**

**E. ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 5:54 p.m.

Respectfully submitted,

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Michelle Lowe, CMC  
Town Clerk

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Date Approved by Board of Commissioners



**BOARD OF COMMISSIONERS  
TOWN OF REDINGTON SHORES  
REGULAR MEETING  
WEDNESDAY, MAY 13, 2026, 6:00 P.M.  
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 (virtual), Commissioner Doug Harr, Commissioner Larry Maynard

**Members Absent:** none

**Other Municipal Officials Present:** Town Manager Margaret Carey, Town Clerk Michelle Lowe, Public Works Supervisor Mike Pafumi, Attorney Robert Eschenfelder, Chief Lee Ann Holroyd and Captain Dan Doherty (ISPD), Finance Director Amy Lockhart (Indian Shores), Chief Schobel (Seminole FD), Chief Belk (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 April 8, 2026, Regular Meeting and April 29, 2026, Workshop, seconded by Commissioner Maynard.

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

**3. APPEARANCES AND PRESENTATIONS**

**a. MADEIRA FIRE RESCUE UPDATE** – Chief Belk noted he has a newfound respect for Town Manager Carey and her position after serving as the Interim City Manager of Madeira Beach while a new Town Manager was hired. He noted Madeira Beach’s hurricane expo went well and thanked the Commission and staff for their attendance at the April 5k.

**b. SEMINOLE FIRE RESCUE UPDATE** – Chief Schobel noted there were 35 calls within the Town and informed the Town about the Seminole hurricane meeting on May 20.

**c. INDIAN SHORES PD UPDATE** – Chief Holroyd thanked staff for participating in the hurricane preparedness training and noted May 10 through 16 is Police Memorial Week.

**4. OLD BUSINESS**

**a. ISPD Contract and FY27 Budget**

Town Manager Carey stated that Indian Shores provided updated budget numbers earlier that afternoon and that, as a result, there would be no vote today, allowing the Commission to review the updated information.

Chief Holroyd reviewed the updated budget information for the following year. ISPD proposed a 5% increase for Fiscal Year 2027. She requested the Commission to vote on the proposed budget and the budget amount.

Discussion:

Discussion ensued regarding the contract approval timeline, ISPD’s deadline to receive the approved contract and budget, a cap on contract increases, the proposed fee for the following four years of the contract, renewal of the current contract vs. drafting a new contract, and the Town’s budget feasibility.

Attorney Eschenfelder informed the Commission that he would draft a new contract with terms reflecting the proposed 5% increase and would provide it for review. He asked the Commission for direction on what they want included in the new contract and for a special meeting to vote on it.

Public Comment:

NAME	ADDRESS	COMMENT
Jennie Blackburn	17717 Gulf Blvd	She did not understand how the proposed fee went from 600k to 800k back to 600k. She felt there were expenses that ISPD already incurred even if they were not representing our Town. For example, vehicle maintenance.
Mary Gerst	215 174 <sup>th</sup> Ave E	She was concerned about the timeline for ISPD to approve the budget and contract.
Rich Perez	17725 Long Point Dr	Noted that employees are the most expensive item in a budget. The Town should bare the cost of maintenance as they do provide us good service. He has seen ISPD in action and the sentiment is consistent with everyone that the Town should keep ISPD as our first responders.

Town Manager Carey thanked ISPD for the fantastic job they do for our Town and noted the discussion regarding their services is simply about whether the cost is sustainable. The initial numbers presented were shocking, and budget feasibility was the main concern. As the Town Manager, she did her due diligence, researched other options, including the Pinellas County Sheriff’s Office (PCSO), and provided the information to the Commission to make its decision.

Chief Holroyd noted that PCSO is an outstanding agency, but ISPD can provide a different level of service. ISPD officers are dedicated to serving the Community and building relationships within it, whereas the PCSO allows employees to bid for shifts, so you may not get the same officers, and they all have varying levels of experience. She informed that the numbers have changed as she receives direction from the Indian Shores Council and works within her budgetary constraints.

**Action:** Attorney Eschenfelder will work with the Town Attorney in Indian Shores to propose a new contract and schedule a special meeting to review and vote on it.

Town Manager Carey reviewed the organizational chart and noted that she is the liaison for all vendors, including police services and that the police department, like the Fire Departments, report to the Town Manager. Discussion ensued regarding ISPD reporting directly to the Mayor and Commission and the Town Manager’s role.

**5. NEW BUSINESS**

**a. RES 01-2026 Public Entity Resolution with Valley Bank – Updating Authorized Signers**

Town Manager Carey informed the Commission that there was an issue with the documents, and the item will be forwarded to a future Commission meeting.

**b. Second Amendment to the Interlocal Agreement with Pinellas County – Hours for the County Lot**

Town Manager Carey noted a business owner had requested that the County parking lot hours be extended to 10 p.m. The County proposed a contract amendment for a six-month pilot program to assess any unforeseen issues with the extended hours.

Commission Discussion: None.

Public Comment: None

Commissioner Maynard moved to approve the Agreement, seconded by Commissioner Harr.

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

**c. First Amendment to the Interlocal Agreement with Pinellas County – DEP Annual Regulatory Program and Surveillance Fee**

Town Manager Carey noted NPDES is set to expire, and this amendment extends the Agreement for an additional five years.

Commission Discussion: None

Public Comment: None

Commissioner Schoos moved to approve the Agreement, seconded by Commissioner Harr.

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

**d. Town Manager’s 6-month Evaluation Update**

Town Manager Carey noted she has completed six months and received her evaluation scores from Commissioners. The overall score was in the “exceeds expectations” category. She informed that the next evaluation will be her annual evaluation in August.

**6. COMMISSION REPORTS**

**a. Commissioner Harr District 1**

Attended the ribbon-cutting for Wahoos Bayside Pub and Grill (Wahoos), and they are now serving their full menu.

**b. Commissioner Hoyt District 2**

Attended the Property Tax public forum, State of the Beaches Town Hall, Indian Shores Police Department (ISPD) Emergency Preparedness Training, the Big C, and the Wahoos ribbon cutting.

**c. Commissioner Maynard District 4**

Provided an update on the potential elimination of property taxes. He noted that there is a redistricting of the county that will affect the northern and southern parts of the county.

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

Thanked ISPD for hosting the emergency preparedness training; Public Works addressed the debris buildup in the County lot and she informed that the black skimmers are now in her district.

**e. Mayor Kapper – none.**

**f. Town Attorney –** Attorney Eschenfelder noted that he had received correspondence regarding shark fishing and that all legal research had been completed and mirrored state regulations. He noted SB 803 will go into effect July 1 and the Town will need to examine the fee schedule and make the necessary changes.

**g. Public Works Department –** Supervisor Pafumi contacted Spectrum and Verizon to address the broken green utility boxes throughout the Town.

**h. Building Department – none.**

**i. Town Manager –** Town Manager Carey noted that April was a busy month; she informed that she would be attending the FCCMA conference in Orlando and reviewed her report. She is

scheduling the County to speak at a future Commission meeting to answer questions from the public about the County Beach access lot.

7. **PUBLIC COMMENT** – none.

8. **ADJOURNMENT**

There being no further business before the Board, the meeting adjourned at 7:08 P.M.

Respectfully submitted,

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Michelle Lowe, CMC  
Town Clerk

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Date Approved by Board of Commissioners

DRAFT



**BOARD OF COMMISSIONERS  
TOWN OF REDINGTON SHORES  
SPECIAL MEETING  
WEDNESDAY, MAY 27, 2026, 6:00 P.M.  
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 Douglas Harr, Commissioner CJ Hoyt, Commissioner Larry Maynard

**Members Absent:** None

**Other Municipal Officials Present:** Town Manager Margaret Carey (virtual), Town Clerk Michelle Lowe, Deputy Clerk/Management Analyst Rafael Soto, Attorney Robert Eschenfelder, Chief Lee Ann Holroyd and Captain Dan Doherty (ISPD), Indian Shores Mayor Diantha Schear

**A. ROLL CALL**

**B. APPEARANCES AND PRESENTATIONS - None**

**C. OLD BUSINESS**

**1. Contract for Law Enforcement Services**

Commissioner Schoos moved to approve the Contract with Indian Shores Police Department (ISPD) for Law Enforcement Services, seconded by Commissioner Harr.

Discussion:

Commissioner Maynard thanked the ISPD for their attendance, but felt he could not approve the contract as written. He recommended that an escalation cap be included to avoid the need for an annual amendment to the contract.

Discussion ensued regarding varying escalation caps, ISPD's annual contract process, ISPD's satisfaction with the contract, and the Town's interest in continuing to work with ISPD.

Public Comment: None.

Upon vote:

Commissioner Harr – YES

Commissioner Hoyt – YES

Commissioner Maynard – NO

Vice Mayor Commissioner Schoos – YES

Mayor Commissioner Kapper - YES

**Motion was approved 4 to 1.**

**D. NEW BUSINESS – None.**

**E. MISCELLANEOUS**

**F. ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 6:18 p.m.

Respectfully submitted,

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Michelle Lowe, CMC  
Town Clerk

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Date Approved by Board of Commissioners

DRAFT

# **ITEM E.1.**



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

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June 1, 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 May 2026.

**SINGLE DEPARTMENT CALLS**

TYPE OF CALL	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	TOTAL # OF SINGLE UNIT CALLS
Medical Incident Response	1	1	15	17
Support Incident (Fire)	1	1	0	2
Fire Incident Special	0	1	0	1
Special	0	2	0	2
<b>TOTAL</b>				<b>22</b>

**MULTI-DEPARTMENT CALLS**

TYPE OF CALL	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	TREASURE ISLAND	TOTAL # OF MULTI UNIT CALLS
Fire Alarm	2	4	4	0	4
Medical Incident	0	0	1	1	1
<b>TOTAL</b>					<b>5</b>

**GRAND TOTALS**

	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	TREASURE ISLAND	TOTAL UNITS
<b>TOTAL RESPONSES BY DEPARTMENT</b>	4	9	20	1	34
<b>TOTAL EMERGENCY CALLS</b>					<b>27</b>

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.**

Prior Calls Search Results... 27 Calls Found- WorkID: 0964247

Avg. Response: 00:05:10 -- Avg. Turnout: 00:00:55 -- Avg. ALS Response: 00:05:21 -- Avg. BLS Response: 00:06:08 -- Avg. Involved: 00:42:28

Criteria Used

Date Range Searched: 05/01/2026 to 06/01/2026  
Municipality: REDINGTON SHORES

Date	Time	Incident	Code	Nature	Response	Turnout	Involved	Apparatus Involved
05/01/26	01:22:21	<a href="#">6069816</a>	ME	19-HEART PROBLEMS	00:08:16	00:00:58	00:34:39	E26 359
05/01/26	19:00:24	<a href="#">6070258</a>	ME	1-ABDOMINAL PAIN	00:04:39	00:00:20	00:46:05	T28 492
05/01/26	21:00:48	<a href="#">6070323</a>	ME	17-FALLS	00:02:28	00:00:24	00:26:39	T28 491
05/04/26	09:33:40	<a href="#">6071693</a>	S	AT-FIRE ALARM TEST	00:00:52	00:00:00	00:51:11	SE400 SE401
05/05/26	05:09:50	<a href="#">6072200</a>	FIS	56-ELEVATOR (ESCALATOR) RESCUE	00:08:39	00:01:00	00:30:18	E31
05/07/26	16:03:02	<a href="#">6073770</a>	ME	21L-LACERATION	00:15:03	00:00:27	01:44:41	R23 PD2 683 SB501 E26 476
05/08/26	20:40:31	<a href="#">6074517</a>	ME	31-UNCONSCIOUS / FAINTING (NEAR)	00:02:17	00:00:56	00:37:22	E26 191
05/09/26	15:45:39	<a href="#">6074952</a>	ME	26-SICK PERSON	00:03:11	00:01:06	00:33:24	E26 471 D27
05/10/26	18:36:09	<a href="#">6075608</a>	ME	17-FALLS	00:03:11	00:00:53	00:24:31	E127 PD3 462
05/11/26	09:10:22	<a href="#">6075932</a>	S	AT-FIRE ALARM TEST	00:00:29	00:00:00	00:45:13	SE401 SE402 SE400
05/11/26	09:46:22	<a href="#">6075960</a>	ME	32M-MEDICAL ALARM	00:05:41	00:00:15	00:14:52	T25
05/13/26	10:53:29	<a href="#">6077154</a>	F52	52-FIRE ALARM	00:03:58	00:00:24	00:20:15	E31 T28 31FD T29 D27
05/15/26	05:22:52	<a href="#">6078224</a>	ME	17-FALLS	00:03:39	00:02:01	00:42:48	E127 431
05/19/26	06:48:54	<a href="#">6080575</a>	F52	52-FIRE ALARM	00:05:39	00:00:34	00:30:30	E127 T25 D29 T28 SEFD
05/20/26	20:10:53	<a href="#">6081665</a>	ME	26-SICK PERSON	00:03:37	00:01:29	00:43:38	E26 472
05/21/26	00:02:24	<a href="#">6081736</a>	ME	28-STROKE (CVA)	00:04:58	00:01:20	01:08:58	E26 329
05/21/26	07:10:14	<a href="#">6081817</a>	ME	26-SICK PERSON	00:04:19	00:00:56	00:29:38	E26 452

05/21/26	10:52:01	<a href="#">6081931</a>		F52	52-FIRE ALARM	00:04:10	00:00:15	00:30:33	E31 E27 31FD T29 D29
05/22/26	19:49:56	<a href="#">6082839</a>		F52	52-FIRE ALARM	00:02:18	00:00:07	00:19:53	E31 T28 31FD T25 D29
05/22/26	22:09:54	<a href="#">6082907</a>		ME	30-TRAUMATIC INJURIES	00:05:40	00:01:43	02:09:43	T28 342
05/24/26	05:51:41	<a href="#">6083710</a>		ME	10-CHEST PAINS	00:20:59	00:02:26	00:49:58	E26 479
05/24/26	10:03:28	<a href="#">6083802</a>		ME	6-BREATHING PROBLEMS	00:03:52	00:00:54	01:20:14	E26 453 PD1
05/24/26	11:43:13	<a href="#">6083854</a>		FS	53F-CITIZEN ASSIST (FIRE)	00:08:20	00:00:39	00:23:26	T25 WATER
05/24/26	12:10:32	<a href="#">6083862</a>		FS	53F-CITIZEN ASSIST (FIRE)	00:09:30	00:01:16	00:24:04	E31 WATER
05/29/26	12:17:54	<a href="#">6086811</a>		ME	30-TRAUMATIC INJURIES	00:11:20	00:00:07	00:23:11	S29 E31 453
05/31/26	05:37:49	<a href="#">6087852</a>		ME	6-BREATHING PROBLEMS	00:04:21	00:01:54	00:40:20	E26 490
05/31/26	13:53:05	<a href="#">6088064</a>		ME	17-FALLS	00:03:26	00:00:54	00:40:56	E26 334

**ITEM G.2.**



Town of  
**Redington Shores**  
*Nature's Beach*

Date: June 10, 2026  
To: Board of Commissioners  
From: Margaret Carey, Town Manager  
Re: Property Tax Reform

#### BACKGROUND

On June 2nd, the Florida Legislature passed a proposed constitutional amendment that would significantly increase the homestead property tax exemption and restrict how cities and counties can use ad valorem tax revenue. The amendment passed the House and Senate and will now appear on the November 2026 General Election ballot, where it will require 60% voter approval to take effect.

With this amendment heading to voters, *the Florida League of Cities (FLC) encourages local governments to educate residents about how property tax revenues are generated and how they are used.*

*Source: Florida League of Cities*

#### NEXT STEPS

Attached you will find information that is helpful when speaking with residents. Staff have also added detailed tax information to the website under the "Finance" page, as well as posting information to Facebook and Instagram and have flyers in the lobby of town hall.



### What portion of my property taxes goes to the Town of Redington Shores?

When your annual property tax is sent off to the Pinellas County Tax Collector, that money is divided among several government agencies. **Only about 11% of your total property tax bill goes to the Town of Redington Shores.** The majority goes to Pinellas County government (41%) and Pinellas County Schools (36%). Special districts receive 12%.

### What do Town property taxes fund?

For Fiscal Year 2026, we estimate Redington Shores will collect close to \$1.8 million in ad valorem (property tax) revenue, **which is invested in essential services, including:** Law Enforcement (\$649,000), Fire and Emergency Services (\$293,000), Parks (\$155,000), Roads & Streets (\$216,500), Library Services (\$55,150)

### Has Redington Shores raised property tax rates recently?

Your property tax rate is determined by the millage rate. The town's **current millage rate of 1.6896 mills is the 3<sup>rd</sup> lowest** rate among all Pinellas County cities and towns. We have kept that low millage rate for many years despite rising costs.

### What happens if property taxes are eliminated?

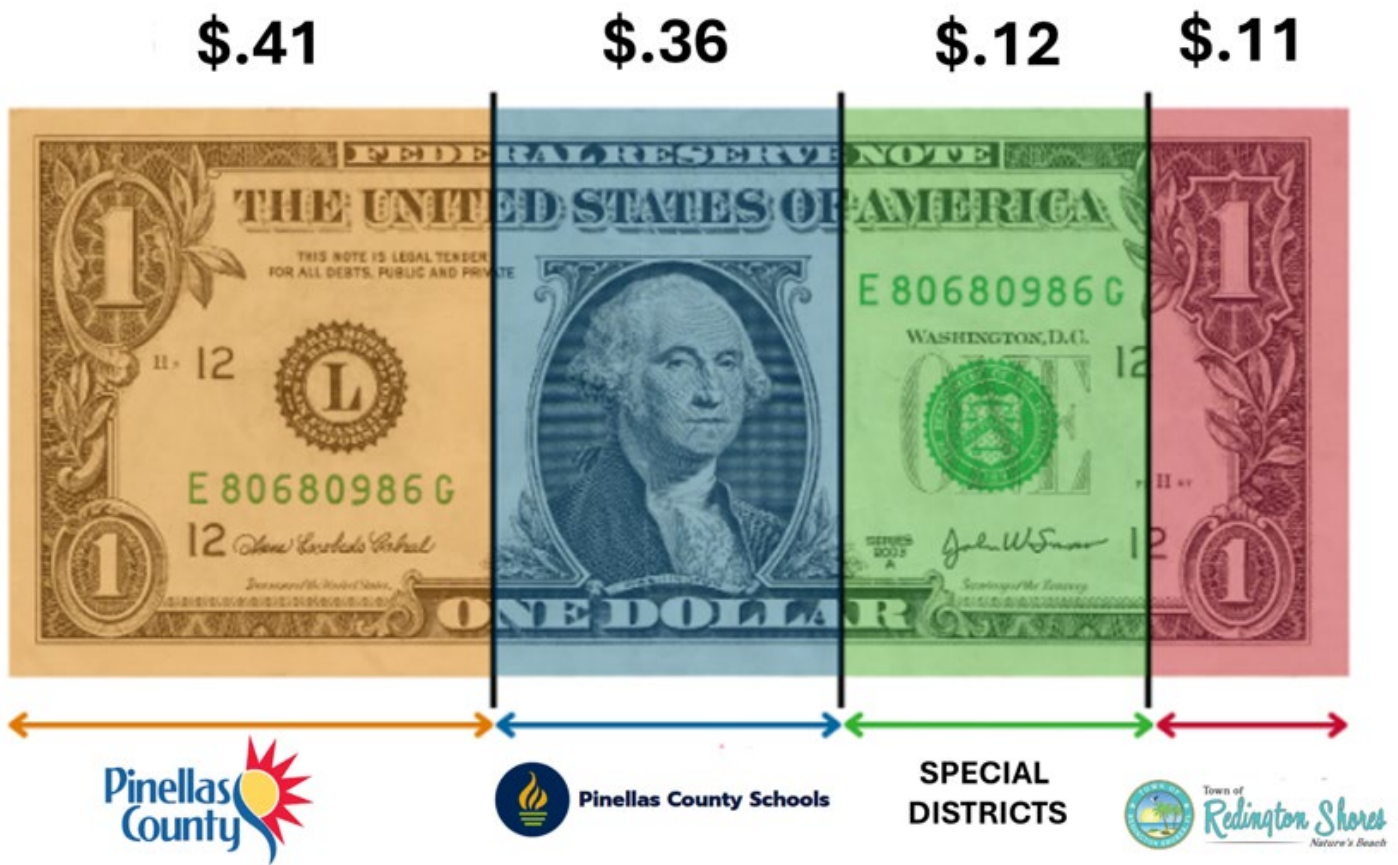
Eliminating local property taxes won't eliminate costs, **it just shifts them.** Think higher sales taxes, new fees, or cuts to those essential Town services. It will also reroute decision-making from local communities to Tallahassee.

### Isn't Florida already a low-tax state?

Yes. **Florida ranks among the most tax-efficient states in the nation.** Our property tax burden is about half that of Texas, thanks to smart spending, local accountability, and the "Florida Formula" that keeps dollars and decisions close to home



### BREAKING DOWN YOUR PROPERTY TAX DOLLARS



**ITEM H.7.**



Town of  
**Redington Shores**  
*Nature's Beach*

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

**Public Works Department May**

**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 May not including normal daily activities:**

- Spectrum/ Verizon formulating plan to remove obsolete utility boxes. Verizon has a tech assigned. Spectrum is currently assigning a tech. (approx. 50 total).



- Town Hall front retaining wall/ turf repair.



- Painting/ replacement of plexiglass/ installation of bench at County Lot shelter.



- County Parking Lot dune area cleared of debris/ small median re-shelled.



**ITEM H.8.**



Town of  
**Redington Shores**  
*Nature's Beach*

Date: June 10, 2026  
To: Board of Commissioners  
From: Margaret Carey, Town Manager  
Re: Building Department Update

CAP Government, our Building Department contractor, has notified us that Eve Spencer will no longer be serving as the town's Building Official.

Beginning Monday, June 8, Deborah "Debbie" Nutter will be filling in as the town's temporary Building Official.

Mike Foley is our permanent replacement, and he will start on Monday, July 6. Debbie will stay on board until Mike is trained.

Tom Smith is still performing Plan Review, and Amy Nimeth is still performing Floodplain Review.



Town of  
**Redington Shores**  
*Nature's Beach*

Date: June 1, 2026  
To: Board of Commissioners  
From: Eve Spencer, Building Official  
Re: Building Department Update

**PERMIT STATS**

Here are the permit stats from 5/1/2026 to 05/31/2026:

**Permits Applications received: 49**

**Issued Permits: 28**

**Under Review: 12**

**Disapproved: 0**

**Payment Pending: 2**

**Ready to Issue: 2** *(could be waiting on contractor updated credentials and/or insurance, first permit to close, or HOA approval letters)*

**Incomplete Applications 0** (waiting on documents)

**Closed: 7**

**Current Open Permits: 437**

**APPEALS**

Appeals Received: 1

Appeals Resolved: 1

Appeals in Progress: 0

Appeals cancelled: 0

**INSPECTIONS**

Total Number of Inspections Completed: 209 in the month of May 2026

**PHONE CALLS**

MONTH: **405**

DAILY AVERAGE: **20**

**WALK-IN**

MONTH: **84**

DAILY AVERAGE **4**

**UPDATED FEE SCHEDULE**

Meeting with the Attorney to work on 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**

### **February 2026**

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 – 6 property owners responded

Removed From List – 1 property

Letters returned unclaimed or unable to forward (10)

### **March 2026**

Non-Compliant Properties added in March (5); 2 of the 5 responded

April 2026

Non-Compliant Properties added in April (0)

May 2026

Non-Compliant Properties added in April (0)

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

**ITEM H.9.**



Town of  
**Redington Shores**  
*Nature's Beach*

Date: June 10, 2026  
To: Board of Commissioners  
From: Margaret Carey, Town Manager  
Re: Monthly Update – Town Manager's Report

Here are the highlights from May 8, 2026 – June 5, 2026:

- Attended/hosted the Community Hurricane Workshop at Indian Shores Town Hall.
- Participated in Hurricane Preparedness Week by launching a social media campaign, spreading awareness about preparation and safety reminders.
- Celebrated Municipal Clerks Week.
- Had discussions with Pinellas County staff regarding improvements to the County Beach Access parking lot and discussed resident concerns. An onsite community meeting will be scheduled soon.
- Ongoing coordination with Pinellas County regarding establishing customary use. Town staff will assist County staff with gathering historical information and coordinating meetings with town residents.
- Participated in training for the new Forerunner program. This software program will house elevation certificates and property information for each residence in Redington Shores. The mobile app tool will enable staff to perform damage assessments following major storms – without having to depend on outsourced entities.
- Celebrated Public Works Appreciation Week. Created social media posts to share with residents.
- Spoke with a GIS mapping vendor to explore the product and request a quote. This mapping software is an inexpensive, useful tool to place all the town's various maps in one place. Examples of maps include: election districts, CIP projects (sewer/roads), zoning, etc. The maps can be added to the town's website for resident use as well.
- I attended the FCCMA Annual Conference in Orlando. This was a great networking event to meet other Town/City Managers and discuss common issues and learn about new products and processes, such as community surveys and applicable uses of AI in municipal government operations.
- Updated the town's website to add information about the proposed property tax reform and to explain tax dollars and how the funds are used. Also added a social media post.
- Completed plans for Movie in the Park and added to social media and the website.
- Worked with our Accountant to begin preparation for upcoming Budget Workshops.
- Two college interns joined our team for the summer. Welcome to Charles Algera and Danielle Shipp!

#### Prepare Ahead

We may not be able to control weather conditions, but with only a little bit of planning, we can take all possible precautions to ensure our personal safety and protect our homes from severe damage.

#### Stay Connected

Staying connected to important information can help you, your family, and your business s

- Sign-up for Alert Pinellas, a free notification service.
- Ready, Set, Protect – Webinar Series
- Tune in to Spectrum Public Access channel 642
- Check this website frequently

#### Turn Around Don't Drown



#### Upcoming Projects and Priorities:

- New CAP Building Official, Mike Foley, will start on June 6<sup>th</sup> to replace Eve Spencer.
- June 27 – Movie in the Park event, featuring the movie Dolphin Tale.
- FY27 Budget preparations.
- Work with sewer and roads contractors to plan road improvements for FY27 and beyond.
- Follow up with the County to schedule the onsite neighborhood meeting at the beach access parking lot.
- Continue research for potential dog park and kayak launch.
- Continue follow-up with Attorney Meyer and Pinellas County regarding Customary Use ordinance.
- Continue next steps for Utility Undergrounding Project. Currently waiting on Duke.
- Comprehensive Plan Update will be presented by Forward Pinellas at the June 17 P&Z meeting.
- Continue to work with Rafael Soto on follow up related to the FEMA reimbursement as well as HMGP grant applications.

