



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WORKSHOP MEETING
WEDNESDAY, JULY 29, 2026**

Immediately following the Special Meeting at 6:00 P.M.

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPEARANCES AND PRESENTATIONS

E. OLD BUSINESS

1. Town Survey
2. Holiday Lights

F. NEW BUSINESS

1. Variance Hearings
2. Building Department Topics
3. Parks and Recreation Advisory Committee
4. Veterans Park (Brick Program and Sign)
5. Sports Court at Thelma Spitzer Park

G. MISCELLANEOUS

Regular Meeting- Wednesday, August 12, 2026 – 6:00 P.M.

Parks & Recreation Advisory Committee Meeting – Wednesday, August 26, 2026 – 5:00 P.M.

Budget Workshop - Wednesday, August 26, 2026 – 6:00 P.M.

Workshop – Wednesday, August 26, 2026 – 6:00 P.M

H. 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.



Town of
Redington Shores
Nature's Beach

Date: July 29, 2026
To: Board of Commissioners
From: Margaret Carey – Town Manager
Re: Community Survey – follow up

This item was presented at the June 24, 2026 workshop. While Commissioners were generally in favor of the survey, they did not support spending the funds at this time.

This is an update that the vendor has agreed to modify the scope of the survey to reduce costs. Onpoint Insights has agreed to prepare **two** surveys – one for 2026 and another in 2027.

Cost:

2026 - \$4,960

2027 - \$4,960

HISTORY / BACKGROUND

Conducting a community survey will enhance public engagement and provide valuable input to support **strategic planning, budgeting, and capital improvement decisions**. Survey results will assist the Town in **identifying resident priorities**, measuring satisfaction with municipal services, and ensuring that future investments reflect the needs and preferences of the community. The survey will promote transparency, strengthen communication, and support data-driven decision-making by elected officials and staff.

Details:

- 8 weeks is the amount of time to complete a standard survey
- A 10% response is common.
- Surveys are conducted online—using a variety of formats.
- The survey can roll it out at the Picnic in October.
- Results are presented in a dashboard format and can be sorted in a wide variety of ways.
 - By age
 - By district
 - By family type
 - By length of residency, etc.

Example: Click [here](#) for an example of survey results.

ITEM E.2.



Town of
Redington Shores
Nature's Beach

Date: July 29, 2026
To: Board of Commissioners
From: Margaret Carey – Town Manager
Re: Holiday Decorations for Gulf Boulevard

Updated information to be supplied at meeting.

ITEM F.1.



Town of
Redington Shores
Nature's Beach

Date: July 29, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Variance Hearings

I have been working with the Town Attorney and Town Planners to review opportunities for improvement to the Variance Hearing process.

At issue are the:

- Application/Review/Consultation process
- Hearing procedural process

VARIANCE APPLICATION PROCESS

Current Process:

1. Applicant is referred to David Dixon (Town Planner) who determines if the request is appropriate for a variance consideration. Mr. Dixon will either:
 - a. Advise the applicant to submit an application, or
 - b. Work with the applicant and the Building Official to find an alternative route.

In either case, the Town Planner *does not* offer design advice. He just responds to what is proposed.

2. If the applicant chooses, they will submit the Variance Hearing application to the Town Clerk. *The Town cannot deny an applicant's right to apply for a hearing.*

For Discussion:

- Thoughts about this process?

HEARING PROCEDURAL PROCESS

Current Process:

The Magistrate makes 1 ruling – regardless of how many separate variances are requested under a single application.

For Discussion:

- How can the town promote separate rulings?
 - Require applicants to submit separate variance applications for each request.
 - Town Planner to present each variance individually to the magistrate.
 - Write separate staff reports for each variance.
- What is the appeal process for the applicant if he/she wants to contest the Magistrate's ruling?
 - ***The Code currently requires the appeal to go to the Commission who determines if legal error occurred and then the matter goes back to the Special Magistrate to reconsider based on the findings of the Commission. We have briefly discussed changing that (normally an appeal of a special magistrate should be taken by writ in circuit court)***
- It was previously reported that if a variance request is denied, the applicant must wait 1 year until applying again.
 - There is no mention of this in the town code.

ITEM F.2.



Town of
Redington Shores
Nature's Beach

Date: July 29, 2026
To: Board of Commissioners
From: Margaret Carey-Town Manager
Re: Building Department Topics

I have been working with the Town Attorney and Town Planner to review opportunities for improvement to Building Department codes and procedures.

1. Construction Hours – noise versus “working”
2. Town Planner Topics:
 - a) Administrative waivers/exceptions
 - b) Additional setback encroachments
 - c) Clarification of electric utility setbacks
 - d) Nonconforming sites and pervious area
 - e) Consideration for nonconforming “grandfathered” rebuilds

Town Planner David Dixon, and a representative from the Building Department will be in attendance to discuss these topics.

1. CONSTRUCTION NOISE

The verbiage in the Redington Shores ordinance prohibits the loud and raucous noise caused by the construction work during the designated times and days. See below.

Sec. 101-2. **Enumeration of noises.**

The following acts, as limited herein, are declared to be public nuisances in violation of this chapter, namely:

- A. *Exhaust from engines, whistles, pile drivers, etc.* Discharge into the open air of the exhaust of any steam engine or stationary internal combustion engine except through a muffler or other device which will effectively prevent loud and raucous noises therefrom.
- B. *Pile drivers, etc.* The operation between the hours of 6:00 p.m. and 7:00 a.m. on any day or at any time on Sunday and legal holidays of any pile driver, steam shovel, pneumatic hammer, derrick, dredge, steam or electric hoist or other appliance, the use of which is attended by loud and raucous noise.
- C. *Blowers.* The operation of any blower or power fan or any internal combustion engine, the operation of which causes loud and raucous noise, unless the noise from such blower or fan is muffled or such engine is equipped with a muffler device sufficient to prevent loud and raucous noise.
- D. *Horns, signaling devices, etc.* The sounding of any horn, whistle or other audible signaling device so as to create a loud and raucous noise.
- E. *Radios, amplifiers, phonographs, etc.* The using, operation or permitting to be placed, used or operated any radio, amplifier, musical instrument, phonograph or other device for the producing or reproducing of sound in such manner as to cause loud and raucous noise.
- F. *Sound trucks.* No amplifier or loudspeaker in, upon or attached to a sound truck or other device for amplifying sound shall be operated or permitted to operate within the town for advertising purposes or to attract the attention of the public.
- G. *Animals, birds, etc.* The keeping of any animal or bird which habitually causes a loud and raucous noise.
- H. *Defect in vehicle or load.* The use of any motor vehicle so out of repair, so loaded or in such manner as to create loud grating, grinding, rattling or other loud and raucous noise or which is not equipped with a muffler in a good working order and in constant operation so as to prevent loud and raucous noise.
- I. *Construction or repairing of buildings.* The erection (including excavating), demolition, alteration or repair of any building so as to create a loud and raucous noise other than between the hours of 7:00 a.m. and 6:00 p.m. on any day or at any time on Sunday, and on legal holidays, unless the building official makes a written determination that such activities are necessary to avoid imminent danger to the public health or safety or reasonably certain loss of property, and the activities take place only for so long as to eliminate such imminent danger or risk of property.
- J. *Schools, public buildings, churches, hospitals.* The creation of any loud and raucous noise heard within any school, public building, church or any hospital or the grounds thereof while in use which interferes with the workings of such institution or which disturbs or annoys patients in the hospital.
- K. *Illegal fireworks.* The use of any fireworks deemed illegal by state statute, or county or town code.

(Ord. No. 04-08, 7-13-2004; Ord. No. 12-03, 6-13-2012; Ord. No. 114-01, § 1, 3-24-2014; Ord. No. 2023-12, § 1, 10-11-2023)

Recommendation: Consider updating code to prohibit construction work during designated hours and days.



Town of
Redington Shores
Nature's Beach

Date: July 23, 2026
To: Board of Commissioners
From: Dave Dixon, Town Planner
Re: Code amendments and actions to assist rebuilding property owners.

Commissioners:

As the community sees additional reconstruction in the post-2024 storm season, the Town continues to take action with the Land Development Code (LDC) to assist local residents, homeowners, and businesses.

Of growing importance is ensuring the LDC facilitates those owners elevating their residences – not only single-family homes but duplexes, triplexes or fourplexes – as some owners discover their lot or structure does not conform to the latest code. Below is an outline of recent and ongoing efforts to facilitate rebuilding:

Recent code updates:

Residential:

- **Allow stairs in setbacks:** Up to 4 feet into front and rear and 2 feet into side setbacks:
- **Allow footings/foundation in setback:** Up to 3 feet.
- **Mechanical equipment setback reduction:** 5-foot-minimum side setbacks reduced to 2 feet.
- **Lot coverage max increase:** From 40% to 45% maximum on single family lots.

Non-residential:

- **Alternative parking reductions/credits:** Allows existing businesses mechanism to reduce minimum parking requirements if alternative transportation parking is provided:
 - Boat slips.
 - Bicycle racks.
 - On-street parking areas.
 - Small vehicle/golf cart or electric vehicle stalls.
 - Automated or valet parking.
 - Nonconforming/older business may provide what they have prior to rebuilding/redevelopment from parking standards with agreement approved by commission. (this applies citywide, whereas above bullets are for Gulf Blvd)



Town of
Redington Shores
Nature's Beach

Upcoming updates and other actions:

- **Administrative Waivers/Exceptions:** Enable a process to waive up to a certain percentage (e.g. 10% - 20%) of a standard if a project meets specific criteria. May be approved administratively, that is, without scheduling for a board or commission meeting.
- **Additional setback encroachments:** Consider additional stair, balcony/platform, equipment, shed, or other encroachment specifically for residential elevation projects.
- **Clarification on electric utility setbacks:** Incorporate the required Duke Energy 5-foot setback into code and provide additional setback exceptions for existing or elevated buildings.
- **Nonconforming sites and pervious area:** Include options for permeable materials for nonconforming sites.
- **Consideration for nonconforming ("grandfathered") rebuilds:** Consider site elements, landscape, docks, parking, etc, in list of elements to be permitted in nonconforming rebuilds, with added criteria.



Town of
Redington Shores
Nature's Beach

Date: April 8, 2026
To: Board of Commissioners
From: Margaret Carey – Town Manager
Re: Help for Homeowners Rebuilding After Hurricanes

The Commission previously asked the Building Official to work with the Town Planner to identify potential code updates based on issues arising from the rebuilding process after Hurricanes Helene and Milton. While a complete list is not ready at this time, I do have 2 items to discuss.

1. Extending the setback to allow for the building of stairs on elevated homes.

Homeowners who are elevating their homes are being forced to apply for a variance when the new staircase(s) are extending into the setback. Based on current criteria, some variances are being denied, leaving owners with no option but to wait 1 full year to apply again if they cannot find another compliant option.

The Town previously changed its code to allow elevated homes to put stairs into the setback. Sec. 90-159(I)(2) says:

(2) Stairs associated with new construction or substantial improvements that provide access to the lowest residential floor shall encroach no further than 48 inches into the front and rear setback area. Such stairs shall encroach no further than 24 inches into the side setback area.

Possible Solution: The Town of Redington Beach adopted a similar provision (Appendix A Section (5)(B)(1) which ***allows stairs to encroach up to 4 ½ feet into any required setback.***

Staff Recommendation: The Commission could discuss allowing a larger encroachment.

2. Establishing an administrative “exception” or waiver.

Planner Dixon provided the following information that can provide added flexibility if written criteria is met. Here are examples from other towns:

Town Name and Admin Exception/Waiver/Variance Approved	Process and Other Code Distinctions
Key West, Florida (1)Reduction in the front, rear yard, and non-shoreline setback requirements... by no more than ten feet and side yard setback by no more than 20 percent; as well as landscaping and parking requirements	Development Review Committee → City Planner Final
St. Pete Beach, Florida De Minimis Variances only - not to exceed 12 inches for setbacks and accessory structure height	City Manager with noticing
Fort Myers Beach, Florida (1)Street, rear, side, or waterbody setbacks may be modified to permit the remodeling of or additions to existing structures that are nonconforming with regard to a specific setback so long as no further diminution of the setback occurs	City Planner Director must ensure that modified setbacks may not be less than five feet*
Marco Island, FL Minor after-the-fact yard encroachments not to exceed a maximum of five inches. Minor after-the-fact yard encroachments of up to 20 percent of the required yard, not to exceed a maximum of two and one-half feet. Minor after-the-fact yard encroachments of up to 25 percent of the required yard, not to exceed a maximum of five feet.	City Director approves or sends denial to board meeting for standard variance.
Monroe County, FL Keys Reduction of front or rear yard non-shoreline setback requirements up to ten (10) feet; and reduction of non-shoreline side yard setback requirements... by up to five (5) feet Front yard setback reduction of the front yard non-shoreline setback... by up to ten (10) feet	City Planner

Town Name and Admin Exception/Waiver/Variance Approved	Process and Other Code Distinctions
Port Richey, FL Up to three inches from setback requirements as set forth in this Land Development Code.	City Manager or designee
Bradenton, FL Lot square footage, lot width at the building line, and street frontage, and is only applicable to existing lots of record.	City Planner
Cocoa Beach, FL Waivers from LDC regulations. <u>Waivers of ten (10) percent</u> or less to adopted LDC regulations.	City Planner – can defer to Planning Board if they see fit.
Key Biscayne, FL The maximum amount of the waiver is 20 percent of the requirement. Notwithstanding, for height of Structures, the maximum waiver shall be for additional height not exceeding 12 inches.	City Director
Longboat Key, FL Administrative Building Coverage Waiver. Up to five percent maximum of additional building coverage for ADA and FEMA purposes ONLY.	Planning and Zoning Board approves.

ITEM F.3.



Town of
Redington Shores
Nature's Beach

Date: July 29, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Parks and Recreation Advisory Committee

Commissioner Maynard has suggested that the name, duties, and purpose of the Parks and Recreation Advisory Committee be reviewed and updated to reflect the evolving needs and focus of the town.

The current Committee is outlined as follows:

DUTIES – It shall be the duty of the parks and recreation advisory committee:

1. To make a continuing study of the parks and recreational matters and needs of the town, and to make periodic reports to the board of commissioners of its advice and recommendations.
2. In conjunction with the town bookkeeper and the town clerk, to make recommendations regarding financing and financial feasibility of proposals.
3. To investigate and report to the board of commissioners on any other public lands matters within the town or on any matters referred to it by the board of commissioners.

For Discussion:

- Committee name.
- Committee purpose and duties.
- How can the Committee be more helpful?



Town of
Redington Shores
Nature's Beach

PARKS AND RECREATION ADVISORY COMMITTEE

COMPOSITION – The committee shall consist of five members who shall reside in the Town of Redington Shores. Nominations shall be made by the commissioners from districts I and III in the odd-numbered years, and nominations shall be made by the commissioners from districts II and IV in the even-numbered years. The mayor-commissioner shall nominate the fifth member of the parks and recreation advisory committee with such nomination being made in the even-numbered years. All terms shall be for a period of two years. In addition, the commission at large shall nominate the two alternate members for two-year terms, with one position being appointed in the even-numbered years and with one position being appointed in the odd-numbered years.

DUTIES – It shall be the duty of the parks and recreation advisory committee:

1. To make a continuing study of the parks and recreational matters and needs of the town, and to make periodic reports to the board of commissioners of its advice and recommendations.
2. In conjunction with the town bookkeeper and the town clerk, to make recommendations regarding financing and financial feasibility of proposals.
3. To investigate and report to the board of commissioners on any other public lands matters within the town or on any matters referred to it by the board of commissioners.

PROCEDURES- The committee shall establish and promulgate rules and regulations for its own procedure not inconsistent with the provisions of this article. The committee shall meet as determined by its chairperson and as requested by the commission or as required in the procedure manual and in any event shall meet not less than one time per year.

Three members of the Committee shall constitute a quorum. No member of the Committee shall vote on any matter in which he or she has a personal interest. Any member having any interest or stake in lands, equipment, contracts or finances for parks or recreational matters must identify the interest to the Committee.

The members of the committee shall elect one of its members as a chairperson, to serve for a period of one year.

The committee shall appoint a secretary who shall attend all meetings of such committee and shall make a report of all of its proceedings, which report shall set forth the reasons for its decisions, the vote of each member participating therein, the absence of any member and any failure of a member to vote, which record shall be filed in the office of the town clerk and shall be kept as a public record. All meetings of the committee shall be open to the public.

RESOLUTION NO. 06-2023

A RESOLUTION OF THE TOWN OF REDINGTON SHORES, FLORIDA, REPEALING RESOLUTION 01-2022 AND RE-ASSIGNING THE BEAUTIFICATION MISSION OF THE FORMER BEAUTIFICATION COMMITTEE TO THE PARKS AND RECREATION ADVISORY COMMITTEE; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Commissioners had previously established a Community Beautification Committee (CBC) by Resolution 01-2022 and a Parks and Recreation Advisory Committee (PRAC) by Resolution 02-2022; and

WHEREAS, the PRAC board has existed in the Town since initially being formed in 1984; and

WHEREAS, at its May 31st 2023 workshop meeting, the Town Commission determined that the PRAC was not as active as it has historically been, and that it could meet both its current mission and the mission of the CBC, and that the duties of the CBC should therefore be merged under the PRAC.

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

Section 1. Continued Existence of Committee.

The Parks and Recreation Advisory Committee (PRAC) shall continue to exist as a volunteer advisory board. Current PRAC members shall continue to serve in their current terms. Future appointments shall be made in the manner set forth in § 5-5 of the Town Code.

Section 2. Purpose of Committee.

It shall be the duty of the PRAC:

- A. To make a continuing study of the parks and recreational matters and needs of the town, and to make periodic reports to the Town Administrator and Board of Commissioners of its advice and recommendations.
- B. To make recommendations regarding financing and financial feasibility of proposals to the Town Administrator and Board of Commissioners.
- C. To investigate and report to the Town Administrator and Board of Commissioners on any other public lands matters within the town or on any matters referred to it by the Town Administrator and Board of Commissioners.

It shall further be the duty of the PRAC to meet periodically to study, discuss, debate, and make recommendations to the Town Commission on preserving and improving the Town's beauty and unique aesthetic. Work may include recommendation regarding:

- Public lighting fixtures
- Public art
- Public sidewalks and rights-of-way
- Town-owned/installed signs
- Town-owned/installed banners
- Road medians, and
- Landscape and hardscape within Town property

Section 3. Work Product.

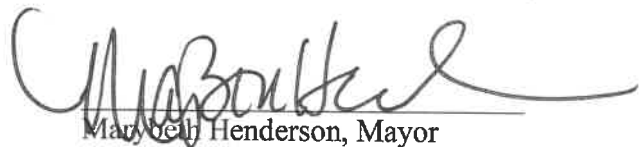
Pursuant to Town Code § 5-9, the PRAC's analysis and recommendations shall be presented to the Town Administrator and Board of Commissioners in its annual report, or on such more frequent basis as the Board of Commissioners, Town Administrator, or PRAC deems appropriate.

Section 4. Resolution 01-2022, which established a Community Beautification Committee, is hereby repealed in its entirety.

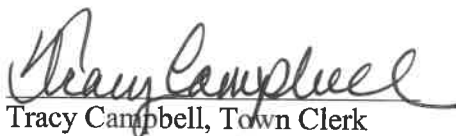
BE IT FURTHER RESOLVED that if any section, subsection, sentence, clause, provision or word of this Resolution is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Resolution shall not be affected by such invalidity, such that any remainder of the Resolution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

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

DULY ADOPTED with a quorum present and voting this 14th day of June, 2023.


Mary Beth Henderson, Mayor

Attest:


Tracy Campbell, Town Clerk

ITEM F.4.



Town of
Redington Shores
Nature's Beach

Date: July 29, 2026
To: Board of Commissioners
From: Michelle Lowe, Town Clerk
Re: Veterans Park

Veterans Park is located at 17720 Gulf Blvd. in front of La Vistana Condominiums. The park consists of two parcels donated by La Vistana in August 2017.

Commissioner Maynard requested that staff expand the existing engraved pavers, install a sign to improve park identification, and organize a Veterans Day rededication ceremony.

Brick Paver Program

Staff distributed a Google Form to assess community interest in purchasing engraved pavers. Twenty respondents expressed interest in acquiring 20 to 25 pavers.

Each paver with engraving costs \$35. Installation for all pavers is estimated at \$1,250. The total projected cost for 25 pavers, including installation, is \$2,125.

Staff recommends selling them for \$50 each. While this does not fully cover costs, it maintains affordability for participants.

Park Sign

Veterans Park currently lacks a sign. All Town signage will be updated with the new logo, and new signs should be consistent with the other signs.

Rededication and Veterans Day Event

Staff is currently working on holding a flag ceremony for Veterans Day. The date is dependent on the availability of a Color Guard.

ITEM F.5.



Town of
Redington Shores
Nature's Beach

Date: July 29, 2026

To: Board of Commissioners

From: Margaret Carey, Town Manager

Re: Adding a Sports Court to Thelma Spitzer Park

A District 2 resident has offered to pay for the construction of a basketball court that could also function as a multipurpose sports court. The resident would pay for all costs to build the court. The town would be responsible for maintenance.

THELMA SPITZER PARK – ALL PURPOSE SPORTS COURT
Redington Shores, FL

A flexible space for basketball, pickleball, soccer, roller hockey and active play for all ages.



SPACE & LAYOUT

- Fits the existing grassy area behind Thelma Spitzer Park
- Court Size: 60' x 90' (half court basketball)
- Multi-use design for year-round play
- Leaves open green space around for passive use and spectators



MULTI-SPORT USE

- Basketball**
Half court with adjustable hoop
- Pickleball**
Games for singles or doubles
- Soccer**
Use side goals for small-sided games
- Roller Hockey / Street Hockey**
Smooth surface ideal for inline play
- Active Play for All Ages**
A safe, inclusive space for kids, teens and families

FEATURES

- Durable, sport court surface with color coating
- Multiple game lines for maximum versatility
- Low-maintenance and ~~weather-resistant~~ Adjustable basket(s) - Hoall hoop
- Side goals stay in place for easy multi-sport use
- LED lighting optional for evening play
- Benches and open perimeter for spectators



Lighting option for safe evening play

Thelma Spitzer Park

