



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, JULY 8, 2026 - 6:00 P.M.**
Immediately following the Special Meeting at 6:00pm

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. CONSENT AGENDA

1. **MINUTES** – Approval of: June 10, 2026, Regular Meeting, June 24, 2026, Budget Workshop & June 24, 2026, Workshop

E. APPEARANCES AND PRESENTATIONS

1. Chief Clint Belk, Madeira Beach Fire Rescue Update
2. Chief Bill Schobel, Seminole Fire Rescue Update
3. Chief Lee Ann Holroyd, Indian Shores PD Update

F. OLD BUSINESS

G. NEW BUSINESS

1. Appointment of a Vice Mayor
2. District 3 Vacancy
3. Forward Pinellas Interlocal Agreement
4. ORD 04-2026 Redistricting – 1st Reading
5. Help for Homeowners Rebuilding After the Hurricanes

H. COMMISSION REPORTS

1. Commissioner Harr – District 1
2. Commissioner Hoyt – District 2
3. Commissioner Maynard – District 4
4. District 3
5. Mayor Schoos
6. Town Attorney
7. Public Works Department
8. Building Department
9. Town Manager

I. MISCELLANEOUS

Re-Entry Tag Event at Town Hall – Wednesday, July 15, 2026 – 10:00 A.M. – 1:30 P.M.
Storytime at Town Hall – Monday, July 20, 2026 – 11:00 A.M.
Parks & Recreation Advisory Committee Meeting – Wednesday July 29, 2026 – 5:00 P.M.
Regular Workshop – Wednesday, July 29, 2026 – 6:00 P.M.

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

K. ADJOURNMENT

Pursuant to Florida Statutes § 286.0105, if any person or entity decides to appeal any decision made on any matter considered at any meeting or hearing of any Redington Shores Board or Commission, he, she or it will need a record of the proceedings and, for such purpose, he, she or it may need to ensure that a verbatim record of the proceedings is made, which record includes the legal arguments, testimony, and evidence upon which the appeal is to be based.

ITEM E.1.



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

July 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 June 2026.

SINGLE DEPARTMENT CALLS

TYPE OF CALL	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	TOTAL # OF SINGLE UNIT CALLS
Medical Incident Response	2	1	11	14
Support Incident (DC)	0	1	0	1
Special	0	2	0	2
Fire Alarm	0	0	2	2
Fire Incident Response Special	0	0	3	3
Trauma Alert	0	0	1	1
TOTAL				23

MULTI-DEPARTMENT CALLS

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

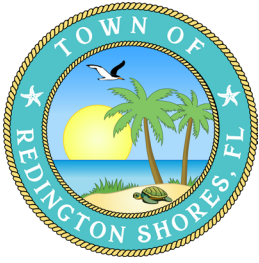
GRAND TOTALS

	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	LARGO	TOTAL UNITS
TOTAL RESPONSES BY DEPARTMENT	6	8	22	1	37
TOTAL EMERGENCY CALLS					28

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

Sincerely,
Trish Eaton
 Executive Assistant to the Fire Chief

ITEM D.1.



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, JUNE 10, 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, Commissioner Doug Harr, Commissioner Larry Maynard

Members Absent: none.

Other Municipal Officials Present: Town Manager Margaret Carey, Deputy 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), Chief Belk (Madeira FD)

1. ROLL CALL BY THE TOWN CLERK

2. CONSENT AGENDA

a. MINUTES

Commission Discussion: None

Public Comment: None

Vice Mayor Schoos moved to approve the minutes of May 13, 2026, Regular Meeting and May 27, 2026, Special Meeting, seconded by Commissioner Hoyt.

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

3. APPEARANCES AND PRESENTATIONS

a. MADEIRA FIRE RESCUE UPDATE – Chief Belk noted the new fire station is expected to be completed in January 2027, and the department is applying for appropriation funds to purchase a new fire truck. They will commence hiring staff for the new station on June 15th.

b. SEMINOLE FIRE RESCUE UPDATE – Chief Schobel noted there were 27 calls within the Town, and they recently put out a high-rise fire within 20 minutes. The fire was not within Redington Shores.

c. INDIAN SHORES PD UPDATE – Chief Holroyd noted that ISPD is working with the Sheriff's Office Intelligence to prevent any incidents similar to the teen takeover in Clearwater. She also presented an abandoned tags program.

4. OLD BUSINESS – none.

5. NEW BUSINESS

a. Property Tax Reform Update

Town Manager Carey announced that the Florida Legislature passed a proposed constitutional amendment on June second that would increase the homestead property tax exemption and restrict how cities and counties can use ad valorem tax revenue. She reviewed a handout provided by the Florida League of Cities.

Discussion:

Commissioner Maynard noted various aspects of the proposed constitutional amendment and the bill's lack of clarity.

Discussion ensued regarding budgeting, information on the proposed constitutional amendment, and a possible forum for residents.

b. Announcement Regarding Mayor's Position

Mayor Kapper announced his retirement and nominated Vice Mayor Schoos to serve as Mayor.

Discussion:

Commissioner Hoyt thanked Mayor Kapper for his service to the Town.

Former ISPD Chief Rick Swan thanked Mayor Kapper for their years of working together.

Chief Holroyd presented Mayor Kapper with a photo of ISPD as a token of appreciation for his support.

Public Comment – None.

Mayor Kapper moved to approve Vice Mayor Schoos for the position of Mayor, seconded by Commissioner Hoyt.

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

Mayor Kapper noted his history with the Town and thanked everyone in attendance for their support during his time serving the Town.

Town Manager Carey presented Mayor Kapper with a Certificate of Appreciation.

6. COMMISSION REPORTS

a. Commissioner Harr District 1 – none.

b. Commissioner Hoyt District 2

Attended the Big C, asked ISPD to help residents deal with construction companies; she has received various complaints spanning from noise to blocking roads; she thanked Mayor Kapper for his service and noted it was an honor to work alongside him.

c. Commissioner Maynard District 4 – none.

d. Vice Mayor Commissioner Schoos District 3

Thanked Mayor Kapper for volunteering for a difficult job. She attended the Big C and ISPD's HOA meeting. She noted that we have sea turtle nests on the beach and if anyone digs holes to be sure to refill them. The library has an Independence Day craft and asked anyone with children to stop by and participate.

e. Mayor Kapper – none.

f. Town Attorney – Town Attorney Meyer said it was an honor to work alongside Mayor Kapper during his tenure.

g. Public Works Department – Supervisor Pafumi noted that they updated the bus shelter at the County Lot. Verizon came out and will begin capping their utility boxes, and he is still waiting to hear from Spectrum about when they can begin addressing their utility boxes.

h. Building Department – none.

i. Town Manager – Town Manager Carey recognized Mayor Kapper's leadership during the last two hurricanes. She announced that Building Official Spencer will be replaced by temporary Building Official Debbie Nutter for six weeks, after which Mike Foley will be our permanent replacement.

7. PUBLIC COMMENT

NAME	ADDRESS	COMMENT
Ken Smith	17817 Lee Ave	Thanked the Police Department for their amazing response during the house party that ISPD broke up. He also thanked Pinellas County Sheriff's Office for their assistance with ISPD.

8. SWEARING IN

Town Attorney Meyer swore in Erin Schoos as Mayor.

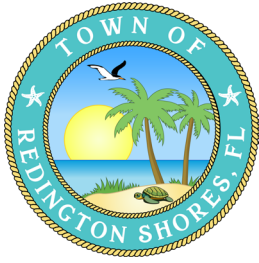
9. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 6:46 P.M.

Respectfully submitted,

Michelle Lowe, CMC
Town Clerk

Date Approved by Board of Commissioners



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
BUDGET WORKSHOP MEETING
WEDNESDAY, JUNE 24, 2026 - 6:00 P.M.**

MINUTES

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

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

Members Absent: none.

Other Municipal Officials Present: Town Manager Margaret Carey, Town Attorney Nancy Meyer, Town Clerk Michelle Lowe, Accountant Andy Tess, Chief Lee Ann Holroyd and Captain Dan Doherty (ISPD)

A. ROLL CALL

B. APPEARANCES AND PRESENTATIONS – none.

C. NEW BUSINESS

1. Policy Goals and Objectives FY26/27

Town Manager Carey reviewed the goals and objectives for the upcoming fiscal year. She asked the Commission if developing a Town Parks Master Plan was still something the Commission wanted to pursue.

Discussion ensued regarding the following:

- A previous consultant brought into the Parks & Recreation Committee, beautification of Town easements, co-op gardens, and Florida-Friendly landscaping.
- Waiting until most of the construction is completed before repaving roads.
- Pursuing grants and reasons for denial.
- Possibility of adding showers and foot washes at beach accesses.

2. Capital Improvement Plan

Town Manager Carey reviewed the Capital Improvement Plan (CIP).

Discussion ensued regarding different elements of the CIP:

- Streetlight project – Commissioner Hoyt noted that current streetlights are in violation of our Town Code and need to be addressed.
- The cost of streetlights.
- Town Hall improvements were added as a contingency in case Town Hall suffers any damage.
- Restricted funding and possible uses to assist in paying for streetlights.
- Accountant Tess reviewed the different types of funds: restricted, committed, and assigned.

3. Accountant – FY26 Draft Budget Discussion

Accountant Andy Tess explained the documents provided in his financial analysis, starting with the millage rate and estimate of taxable value. He explained that the Town was close to breaking even on total revenues and expenditures. There is only a \$4,000 deficit. He informed that if the proposed constitutional amendment to increase the homestead exemption passes, the Town can adjust the timeline for its scheduled capital improvement projects and research and pursue additional grant opportunities. He noted the Town is also awaiting FEMA reimbursement as FEMA closes out projects.

Town Manager Carey stated she updated a property tax presentation from the City of Dunedin with our information, which states only facts as required by the Florida Statutes. Pending the Commission's direction, staff can organize a public forum and invite the County Property Appraiser to attend and answer questions.

D. OLD BUSINESS – none.

E. MISCELLANEOUS – none.

F. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:59 PM.

Respectfully submitted,

Michelle Lowe, CMC
Town Clerk

Date Approved by Board of Commissioners



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WORKSHOP
WEDNESDAY, JUNE 24, 2026**

Immediately following the Budget Workshop at 6:00pm

MINUTES

A **Workshop** of the Board of Commissioners of the Town of Redington Shores, Florida was convened at 7:00 p.m.

Members Present: Mayor Commissioner Erin Schoos, Commissioner CJ Hoyt, Commissioner Doug Harr (virtual), Commissioner Larry Maynard

Members Absent: none

Other Municipal Officials Present: Town Manager Margaret Carey, Town Clerk Michelle Lowe, Public Works Supervisor Mike Pafumi, Town Attorney Nancy Meyer, ISPD Chief Holroyd and Capt. Doherty

1. ROLL CALL

2. APPEARANCES AND PRESENTATIONS

a. Forward Pinellas Local Agency Grant Program Information

Whit Blanton, a representative of Forward Pinellas, informed the Commission that Forward Pinellas was formed in 2014 through the merger of the Pinellas Planning Council and the Metropolitan Planning Organization (MPO). Now, the three MPOs representing Hillsborough, Pasco, and Pinellas counties are consolidating into a single organization to serve all three counties. He reviewed the merger process and also highlighted their Local Government Grants Program: Planning Grants and Capital Grants, including the timeline from application to grant award. He encouraged the Town to reach out regarding any projects that might qualify for these grants.

3. OLD BUSINESS – none.

4. NEW BUSINESS

a. Community Survey

Town Manager Carey said that she met a representative from Onpoint Insights at the FCCMA Conference, who conducts community surveys, and noted that it is a low-cost way to gather community feedback. Results provide demographic information including age, district, length of residency, and family size. The process takes about 8 weeks: 4 to prepare and 4 to be actively open. She proposed that a good time to start the process would be August, so it would be live during the annual Town Picnic. She noted the cost estimate is \$9,000, and they assist in preparing the questions, which can be used to educate.

Discussion ensued regarding incentivizing people to complete the survey, gauging resident satisfaction, and asking for a reduced price.

Action: Unanimous consensus to table the survey until a decision is made on the proposed constitutional amendment to increase the homestead exemption.

Public Comment

Jeannie Blackburn	17717 Gulf Blvd.	Agrees with conducting a survey and felt the price was reasonable. Even if there is only a 10% involvement you get to hear from the community.
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Barry Taylor	300 182 nd Ave E	Success of the survey depends on the questions. There are several companies out there, ask for sample questions. Doesn't feel like now is the right time.
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b. Holiday Light Decorations –

Public Works Supervisor Pafumi reviewed the options of buying Christmas decorations vs. continuing to rent holiday lights. He recommended that the Town continue renting, as the disadvantages of owning include the cost of storage, reliance on a neighboring town for a bucket truck, and the maintenance, upkeep, and potential replacement of the decorations.

Discussion ensued regarding finding other vendors to rent holiday decorations from, the need for the Town to be conservative, and contacting Duke to repair any non-working streetlights.

Public Comment

Jeannie Blackburn	17717 Gulf Blvd.	Sounds logical to use a qualified outside vendor and is less of a burden to the Town.
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c. Construction Topics

Commissioner Hoyt noted that she has received various complaints regarding construction work, including vehicles blocking roads, noise, generator use, and work outside allowed hours.

ISPD Captain Doherty advised that people should call the non-emergency police phone number and report issues as they occur so they can be documented and an officer can be dispatched. He noted that if they go out and it is a Code issue, they inform Deputy Klapka, the Town's Code Enforcement Officer.

Commissioner Hoyt also stated the Town needs to address the lighting issues. New constructions that elevate their homes have motion-sensing lights that cast a cone of light onto neighboring properties.

Town Attorney Meyer stated the Town Code already addresses lighting in Chapter 109, Section 2; however, it is hard to control, but it will allow Code Enforcement to educate homeowners or issue a citation to bring them into compliance.

Public Comment:

Christy Herig	17609 1 st St E	She noted generators are not always the reason for noise, it is often a compressor and pneumatic tools.
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5. MISCELLANEOUS

6. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 8:09 P.M.

Respectfully submitted,

Michelle Lowe, CMC
Town Clerk

Date Approved by Board of Commissioners

ITEM G.3.



Town of
Redington Shores
Nature's Beach

Date: July 8, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Interlocal Agreement – Forward Pinellas

The town's current agreement with Forward Pinellas expires 9-30-2026. The agreement sets the terms for our "as needed" services with Forward Pinellas – for regional planning. Currently, we are using their services to complete updates to our Comprehensive Plan. The Plan will be presented to the Planning and Zoning Board in July and then presented to the Commission in August or September for final approval/adoption.

The new agreement would begin 10-1-2026 and remain in place for 4 years, with an opportunity to extend for 1 additional 4-year period. The agreement may be terminated at any time with 30 days notice by either party.

Attorney Meyer reviewed the agreement and found no concerns.

Staff recommendation: approve the new interlocal agreement.

FORWARD PINELLAS

P: (727) 464.8250
F: (727) 464.8212
forwardpinellas.org
310 Court Street
Clearwater, FL 33756



June 12, 2026

Margaret Carey, Town Administrator
Town of Redington Shores
17425 Gulf Blvd.
Redington Shores, FL 33708

Dear Ms. Carey:

Please find enclosed for consideration and approval by the Town of Redington Shores a new interlocal agreement for planning, mapping and special project services as approved by the Forward Pinellas Board at its June 8, 2026 meeting.

At present, there is an existing interlocal agreement for said services with your Town that expires on September 30, 2026. The new agreement is essentially the same, with new term dates, some minor language changes, and an update in staff hourly rates to reflect the full range of potential services and current salaries.

The attached agreement provides the basis for any assistance request from your Town to be submitted. However, there is no obligation to request such assistance, and Forward Pinellas will only provide services as are requested and mutually acceptable to both parties.

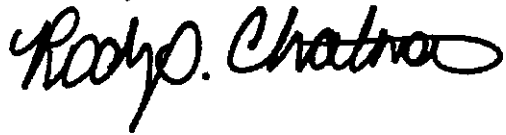
This new agreement begins on October 1, 2026 and will remain in place for four years, with an opportunity to extend for one additional four-year period by mutual agreement. However, the agreement may be terminated at any time with proper notice by either party.

If the agreement is satisfactory, please have it executed and return it to us for filing. After which, we will return a copy to you for your records.

Please call me with any questions or concerns that you may have. I am also available to address your Commission concerning the agreement if need be.

We appreciate the opportunity to continue our mutually productive relationship in the future.

Sincerely,

A handwritten signature in black ink that reads "Rodney Chatman". The signature is written in a cursive style with a large, sweeping flourish at the end.

Rodney Chatman, AICP
Planning Division Manager

Enclosure

cc: The Honorable Mayor Kapper
Michelle Lowe, Town Clerk

INTERLOCAL AGREEMENT
FOR
PLANNING AND MAPPING SERVICES AND/OR SPECIAL PROJECT WORK
WITH THE
TOWN OF REDINGTON SHORES

THIS INTERLOCAL AGREEMENT FOR PLANNING AND MAPPING SERVICES AND/OR SPECIAL PROJECT WORK, hereinafter referred to as “Agreement”, is made and entered into this _____ day of _____, 20____, by and between FORWARD PINELLAS, in its role as the Pinellas Planning Council and the Pinellas County Metropolitan Planning Organization (hereinafter referred to as “Forward Pinellas,”) and the TOWN OF REDINGTON SHORES (hereinafter referred to as the “Local Government”), individually known as a “Party” and collectively known as the “Parties.”

WHEREAS, Forward Pinellas and the Local Government entered into an interlocal agreement to provide planning and mapping services on October 1, 2018 and subsequently amended the agreement to extend the term for an additional four (4) years; and

WHEREAS, the current interlocal agreement between the Parties expires on September 30, 2026; and

WHEREAS, Forward Pinellas desires to continue to provide planning and mapping services and/or special project work to the Local Government on an as needed and as available basis; and

WHEREAS, the Local Government desires to have the option to engage Forward Pinellas staff to provide planning and mapping services and/or special project work; and

WHEREAS, related planning and mapping services and/or special project work can be provided in support of the Countywide Plan as may be requested by the Local Government; and

WHEREAS, Forward Pinellas can provide the Local Government additional planning and mapping services and/or special project work through its agreement with the Pinellas County Enterprise Geographic Information Systems (GIS); and

WHEREAS, due to the expiration date of the previous agreement and desire to clarify the Parties and scope of work, it is necessary to replace the previous agreement; and

WHEREAS, Forward Pinellas and the Local Government desire to cooperate in the provision of said planning and mapping services and/or special project work to maximize efficiency and minimize cost and ensure the maximum degree of coordination and accuracy.

NOW THEREFORE, in consideration of the covenants made by each Party to the other and of the advantages to be realized by this Agreement, Forward Pinellas and the Local Government agree as follows:

Section 1. Authority

This Agreement is entered into pursuant to the general authority of Section 163.01, Florida Statutes, relating to interlocal agreements and the specific authority of Sections 6(3) and 6(6) of Chapter 2012-245, Laws of Florida, as amended.

Section 2. Term

The term of this Agreement shall be from October 1, 2026 through September 30, 2030; which term may be renewed by mutual written agreement, signed by both Parties, for one additional four-year period through September 30, 2034, unless terminated as provided for elsewhere in this Agreement.

Section 3. Scope of Services

- A. The Scope of Services is provided in Exhibit A attached hereto and hereby made a part of this Agreement.
- B. Any assistance provided or project undertaken as provided for in the Scope of Services may, upon mutual agreement of Forward Pinellas staff and the Local Government, be more specifically detailed as to methodology, schedule, work product, and cost in a memorandum of understanding executed consistent with and pursuant to this Agreement.
- C. Responsibility for the correctness of information provided to Forward Pinellas for use in rendering planning and mapping services and/or special project work under this Agreement, and any liability related thereto, lies with the Local Government.
- D. All requests for planning and mapping services and/or special project work to be provided under this Agreement shall be in writing by an authorized representative of the Local Government.
- E. Forward Pinellas reserves the right to accept or reject and to schedule all requests for planning and mapping services and/or special project work based on the ability of the Forward Pinellas staff to produce the requested planning and mapping and/or special project product(s) pursuant to the required timetable there for.

Section 4. Charges

- A. Payment and charges for services rendered under this Agreement shall be as provided for in Exhibit B, Payment and Rate Charge Schedule, attached hereto and hereby made a part of this Agreement.
- B. Ongoing planning and mapping services and/or special project work will be charged as a lump sum or on a time and material basis as mutually agreed by the Local Government and Forward Pinellas staff in accordance with the terms of this Agreement.
- C. The Local Government agrees to make payment to Forward Pinellas for all properly invoiced requisitions as set forth in Exhibit B, within forty-five days of submission.
- D. The fee schedule may be revised by mutual written consent, signed by both Parties, and included as an addendum to this Agreement.

Section 5. Use of Product

- A. The Local Government shall have the exclusive control of the public distribution of all information produced by Forward Pinellas prior to its adoption. Forward Pinellas shall not voluntarily distribute information prior to its adoption by the Local Government without prior approval.
- B. Forward Pinellas has the right to use any information produced under this Agreement for similar purposes upon removing all reference to the Local Government.
- C. The Local Government shall have the exclusive control of the public distribution of mapped information provided under this Agreement.
- D. Nothing contained in this Agreement shall prohibit either Party hereto from complying with a public records request submitted pursuant to Chapter 119, Florida Statutes.
- E. Forward Pinellas shall retain all rights to the original data as compiled for and used in the production of the Countywide Plan Map from which the Local Government map is produced.

Section 6. Accounting and Records

- A. Forward Pinellas shall establish an accounting process to identify the costs and revenues associated with the Agreement. All accounting documentation shall be available for inspection, upon request, by the Local Government at any time during the period of this Agreement and for a minimum of three years after payment is made, or the requisite statutory record retention period, whichever is longer.

- B. All charged costs shall be supported by the properly executed payroll, time records, invoices, contracts or vouchers, evidencing in proper detail the nature and propriety of the charges.

Section 7. Notice

Notice by either Party to the other pursuant to this Agreement shall be given in writing and hand delivered or mailed as follows:

Forward Pinellas: Forward Pinellas
Attn: Whit Blanton, Executive Director
310 Court Street, 2nd Floor
Clearwater, FL 33756

Local Government: Town of Redington Shores
17425 Gulf Blvd.
Redington Shores, FL 33708

Section 8. Construction

This Agreement shall be construed as an expression of inter-agency cooperation enabling each Party to make the most efficient use of its powers in furtherance of the respective and common objectives. However, this Agreement shall not be construed as delegating or authorizing the delegation of the constitutional or statutory duties of either Party to the other.

Section 9. Termination

This Agreement may be terminated by either Party at any time by giving the other Party not less than thirty days' notice of such termination. In the event this termination provision is exercised by either Party, the Local Government shall remain liable to Forward Pinellas for charges incurred up to such termination.

Section 10. Filing; Effective Date

As required by Section 163.01(11), Florida Statutes, this Agreement shall be filed with the Clerk of the Circuit Court of Pinellas County, Florida, after execution by the Parties, and shall take effect upon such filing.

Section 11. Successor Agency

In the event Forward Pinellas is reconstituted as a new agency, merged with another agency, or its legal status is otherwise altered, this Agreement will be automatically assigned to any new agency that assumes the planning and mapping services and/or special project work currently performed by Forward Pinellas. This assignment shall be effective without the need for any further written agreement between the Parties. The Local Government shall retain the right to terminate this agreement in accordance with Section 9.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the dates referenced below.

FORWARD PINELLAS

Attest:

By: _____
Whit Blanton, FAICP
Executive Director

Date: _____

Witness: _____

Title: _____

Date: _____

LOCAL GOVERNMENT

Attest:

By: _____
Michelle Lowe
Town Clerk

Date: _____

Erin Schoos
Mayor

Date: _____

EXHIBIT A

SCOPE OF SERVICES

- I. Ongoing Planning Services
 - A. Forward Pinellas agrees to consider requests by the Local Government for ongoing planning services and to provide such services as Forward Pinellas staff time and schedule permit.
 - B. Ongoing planning services may include, but are not limited to, review and interpretation of the comprehensive plan and land development regulations, comprehensive plan and land development regulation amendments, assistance with applications for development approval, traffic analysis, transportation planning, and data collection, as determined to be consistent with the mission and role of Forward Pinellas.

- II. Mapping Services
 - A. Forward Pinellas agrees to consider requests by the Local Government for mapping services and to provide such services as Forward Pinellas staff time and schedule permit.
 - B. Mapping services may include, but are not limited to, provision of custom or standard printed or electronic map products, as determined to be consistent with the mission and role of Forward Pinellas.
 - C. Forward Pinellas staff will serve as a liaison to the Pinellas County Enterprise Geographic Information Systems (EGIS) if such additional mapping services are required.

- III. Special Planning Projects
 - A. Forward Pinellas agrees to consider requests by the Local Government for assistance with special planning projects and to provide such assistance as Forward Pinellas staff time and schedule permit.
 - B. Special planning projects may include, but are not limited to, plan or land development regulation assessments, neighborhood or special area plan development, special transportation and/or planning studies and such other special projects as may be related to or in furtherance of the comprehensive and/or transportation planning process, including customary ancillary and support activities needed to conduct such projects, as determined to be consistent with the mission and role of Forward Pinellas.

EXHIBIT B

PAYMENT AND RATE CHARGE SCHEDULE

I. Ongoing Planning and Mapping Services

Forward Pinellas shall requisition by invoice for ongoing planning and mapping services on a time and materials basis as follows:

A. Materials - at the cost to Forward Pinellas

B. Time - based on the following loaded hourly rates:

1.	Executive Director	\$158.00/hour
2.	Planning Manager	\$98.00/hour
4.	Principal Planner	\$68.00/hour
5.	Planner/Analyst	\$51.00/hour
8.	Communications Specialist	\$55.00/hour
9.	Administrative Support	\$36.00/hour

C. Forward Pinellas shall provide the Local Government, upon request, a price quote based on the product(s) ordered in each request for services. There is no charge for current Geographic Information System (GIS) shapefiles distributed via email.

II. Special Planning Projects

Forward Pinellas shall requisition by invoice for special planning projects in the amount and according to a schedule agreed upon in advance between the Local Government and Forward Pinellas staff for each such special project.

ITEM G.4.



Town of
Redington Shores
Nature's Beach

Date: April 8, 2026
To: Board of Commissioners
From: Margaret Carey – Town Manager
Michelle Lowe – Town Clerk
Re: Redistricting Ordinance

At the April 29, 2026 Workshop, upon unanimous consensus, Commissioners agreed to have Attorney Meyers write an ordinance adopting the draft election district changes.

Attached is the ordinance with updated map for your consideration.

ORDINANCE 26-04

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF REDINGTON SHORES, FLORIDA AMENDING THE BOUNDARIES FOR DISTRICTS 1, 2, AND 3; PROVIDING FOR SEVERABILITY; CODIFICATION; AND FOR AN EFFECTIVE DATE.

WHEREAS, § 8(B) of the Town's Charter provides that the Town Commission may, from time to time and by ordinance, change the boundaries of the Town's election districts as it may deem expedient so that each district shall contain as nearly as possible the same number of electors; and so long as such revision does not occur within six months of a Town election; and

WHEREAS, § 8(C) of the Town's Charter provides that in each instance where the Commission revises the boundaries of the districts, it shall, in addition to considering the numbering and population distribution requirements, attempt to develop district boundaries which would prevent or make less likely the election of more than one Commissioner (excluding Mayor-Commissioner) from any on homeowner or condominium association, with the intent that no on homeowner or condominium association should hold a majority of the Town Commission seats; and

WHEREAS, the Commission revised the Town's election districts in Ordinance 12-02, adopted on April 11, 2022; and

WHEREAS, the Commission modify the boundaries of District 3 and District 4 in Ordinance 25–04, adopted on September 24, 2025, and

WHEREAS, at that time, the Commission recognized that due to the disparity of electors between districts, a broader redistricting examination was in order to ensure the Charter’s “rough equality” mandate is restored; and

WHEREAS, a review of the districts determined as of March 12, 2026, there were 1511 voters, broken down per district as follows:

District One - 399

District Two - 417

District Three - 319

District Four - 376

WHEREAS, to obtain “rough equality” each district should have approximately 378 voters; and

WHEREAS, the following changes help accomplish that goal:

- Redington Shores Yacht and Tennis Club moved from District 2 to District 1
- 1st Street East, 2nd Street East and a portion of 175th Avenue East moved from District 1 to District 2
- An area west of Gulf Boulevard moved from District 1 to District 3

WHEREAS, these adjustments resulted in the following voters per district:

District 1 - 386

District 2 - 369

District 3 - 380

District 4 - 376

WHEREAS, the Commission decided it was in the Town's best interest to adopt this Ordinance so each district would contain "as nearly as possible the same number of electors."

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

Section 1. The recitals above are restated and incorporated herein.

Section 2. The Town's election districts, as adopted by Ordinance 12-02 and Ordinance 25-04, are hereby amended as outlined in the map attached hereto as Exhibit "A".

Section 3. The Town Planner shall create a new election districts map depicting the new boundaries.

Section 4. The Town Manager is directed to ensure the Pinellas County Supervisor of Elections is provided with a copy of the Town's new election districts, and that the new election district map is published for the Town residents on the Town's website.

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 portion, as the Board of Commissioners would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 6. Since this Ordinance does not revise the Town Code, the Town Clerk shall not transmit this Ordinance to the Town's Code Codifier, and the Codifier shall not codify this Ordinance.

Section 7. Pursuant to Florida Statutes §166.041(4)(a), prior to the date the public notice of the public hearing for this Ordinance was published, the Town prepared and posted on its website a business impact estimate which included: 1) a summary of the Ordinance, a statement of public purpose to be served by the Ordinance, b) an estimate of the direct economic impact of the Ordinance on private, for-profit businesses in the Town, c) an estimate of direct compliance costs that businesses may reasonably incur due to the Ordinance, d) identification of any new charge or fee on businesses created by the Ordinance or for which businesses will be financially responsible, e) an estimate of the Town's regulatory costs and of revenues from any new charges or fees imposed on businesses to cover such costs; and f) a good faith estimate of the number of businesses likely to be impacted by the Ordinance.

Section 8. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

[SIGNATURES ON THE FOLLOWING PAGE]

ADOPTED ON FIRST READING on this 8th day of July, 2026, by the Board of Commissioners of the Town of Redington Shores, Florida.

ADOPTED ON SECOND AND FINAL READING on the 12th day of August, 2026, by the Board of Commissioners of the Town of Redington Shores, Florida.

Erin Schoos, Mayor

Attest:

Michelle Lowe, Town Clerk

ITEM G.5.



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
<p>Key West, Florida</p> <p>(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</p>	<p>Development Review Committee → City Planner Final</p>
<p>St. Pete Beach, Florida</p> <p>De Minimis Variances only - not to exceed 12 inches for setbacks and accessory structure height</p>	<p>City Manager with noticing</p>
<p>Fort Myers Beach, Florida</p> <p>(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</p>	<p>City Planner</p> <p>Director must ensure that modified setbacks may not be less than five feet*</p>
<p>Marco Island, FL</p> <p>Minor after-the-fact yard encroachments not to exceed a maximum of five inches.</p> <p>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.</p> <p>Minor after-the-fact yard encroachments of up to 25 percent of the required yard, not to exceed a maximum of five feet.</p>	<p>City Director approves or sends denial to board meeting for standard variance.</p>
<p>Monroe County, FL Keys</p> <p>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</p> <p>Front yard setback reduction of the front yard non-shoreline setback... by up to ten (10) feet</p>	<p>City Planner</p>

Town Name and Admin Exception/Waiver/Variance Approved	Process and Other Code Distinctions
<p>Port Richey, FL</p> <p>Up to three inches from setback requirements as set forth in this Land Development Code.</p>	<p>City Manager or designee</p>
<p>Bradenton, FL</p> <p>Lot square footage, lot width at the building line, and street frontage, and is only applicable to existing lots of record.</p>	<p>City Planner</p>
<p>Cocoa Beach, FL</p> <p>Waivers from LDC regulations. <u>Waivers of ten (10) percent</u> or less to adopted LDC regulations.</p>	<p>City Planner – can defer to Planning Board if they see fit.</p>
<p>Key Biscayne, FL</p> <p>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.</p>	<p>City Director</p>
<p>Longboat Key, FL</p> <p>Administrative Building Coverage Waiver. Up to five percent maximum of additional building coverage for ADA and FEMA purposes ONLY.</p>	<p>Planning and Zoning Board approves.</p>

ITEM H.7.



Town of
Redington Shores
Nature's Beach

Date: July 1, 2026
To: Board of Commissioners
From: Michael Pafumi, Public Works Department Supervisor
Re: Public Works Department Monthly Report – June

Public Works Department June

Routine daily activities conducted by the Public Works Dept.

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

- New digital speed sign placed on 175th Terrace



- Refreshing of mulch at Nature Park



ITEM H.8.



Town of
Redington Shores
Nature's Beach

Date: June 1, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Building Department Update

PERMIT STATS

Here are the permit stats from 6/1/2026 to 6/30/2026:

Permits Applications received: 49

Issued Permits: 28

Under Review: 13

Pending: 3

Disapproved: 0

Payment Pending: 0

Ready to Issue: 1 (*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: 4

Current Open Permits: 423

APPEALS

Appeals Received: 0

Appeals Resolved: 0

Appeals in Progress: 0

Appeals cancelled: 0

INSPECTIONS

Total Number of Inspections Completed: 282 in the month of June 2026

PHONE CALLS

MONTH: **427**

DAILY AVERAGE: **20**

WALK-IN

MONTH: **90**

DAILY AVERAGE **4**

UPDATED FEE SCHEDULE

This has been postponed until the new Building Official, Mike Foley, starts. His anticipated start date is July 6.

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 May (0)

June 2026

This has been postponed until the new Building Official starts.

Staff are reviewing the Master List to make sure the current number of Non-Compliant properties is accurate. Once confirmed first notice will be sent. Second notice letter will go out for those already received notices – date has not been determined yet.

ITEM H.9.



Town of
Redington Shores
Nature's Beach

Date: July 8, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Monthly Update – Town Manager's Report

Here are the highlights from June 5, 2026 – July 3, 2026:

- Town Clerk, Michelle Lowe, attended the FACC (FL Assoc. of City Clerks) annual conference in Orlando June 8-10.
- Ongoing coordination with Pinellas County regarding establishing customary use. Consultant historians were onsite reviewing photos and records
- Ongoing discussions with Pinellas County staff regarding improvements to the County Beach Access parking lot and resident concerns. An onsite community meeting will be scheduled soon.
- Attended Movie in the Park June 27th. It was a great evening with residents and we all enjoyed the movie, Dolphin Tale. A fall/winter movie is being considered. Maybe a holiday movie?
- Worked with our Accountant to develop the draft FY27 budget.
- Researched potential code updates to assist homeowners rebuilding after the hurricanes.
- Met with the Parks & Recreation Advisory Committee Chairperson to discuss topics and potential projects.
- Staff planned the July 1st and 2nd town hall event celebrating Independence Day. Crafts for the kids, lemonade, and apple pie are among the surprises.
- Our college interns are busy working on the following projects: creating content for social media, developing and designing merchandise ideas, assisting staff with planning the annual picnic, and creating and planning a re-entry tag event. They are also assisting staff in researching: grants and other potential community projects.



Upcoming Projects and Priorities:

- New CAP Building Official, Mike Foley, will start on June 6th to replace Eve Spencer.
- FY27 Budget preparation.
- Comprehensive Plan Update will be presented by Forward Pinellas at the July P&Z meeting.
- Follow up with the County to schedule the onsite neighborhood meeting at the beach access parking lot.
- Continue follow-up with Pinellas County regarding Customary Use ordinance.
- Work with sewer and roads contractors to plan road improvements for FY27 and beyond.
- Continue next steps for Utility Undergrounding Project. Currently waiting on Duke.

ELECTION UPDATES:

- Next election date: November 3, 2026 (referendum for term length)
- Next *commissioner* election date: November 2027

UPCOMING MEETINGS/EVENTS:

- July *tba* – Rescheduled P&Z Meeting
- July 8 – Special Budget Meeting to adopt tentative millage rate 6pm
- July 8 – Regular Commission Meeting 6pm
- July 29 – Parks and Rec Advisory Committee Meeting – 5pm
- July 29 – Commission Workshop – 6pm

