



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, JULY 8, 2026, 6:00 P.M.**

Immediately following the Special Budget Meeting at 6:00pm
MINUTES

A **Regular Meeting** of the Board of Commissioners of the Town of Redington Shores, Florida was convened at 6:05 p.m.

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

Members Absent: None.

Other Municipal Officials Present: Town Manager Margaret Carey, Town Clerk Michelle Lowe, Town Attorney Nancy Meyer, Captain Dan Doherty (ISPD), Chief Schobel (Seminole 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 June 10, 2026, Regular Meeting, June 24, 2026, Budget Workshop & Regular Workshop, seconded by Commissioner Maynard.

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

3. APPEARANCES AND PRESENTATIONS

a. MADEIRA FIRE RESCUE UPDATE – None.

b. SEMINOLE FIRE RESCUE UPDATE – Chief Schobel noted there were 28 calls within the Town: 18 EMS and 10 fire calls. He advised that traffic is still congested and asked everyone to drive safely.

c. INDIAN SHORES PD UPDATE – Capt. Doherty stated that it was a busy beach week and that ISPD had many juvenile issues, but they were able to prevent any serious activity. He noted they spent a lot of time and resources dealing with teenagers at the San Remo Codo. They did observe that people were not as cognizant of properly disposing of the firework containers, and some caught fire. ISPD was able to put the small fires out themselves without the fire department's assistance.

4. OLD BUSINESS – None.

5. NEW BUSINESS

a. Appointment of a Vice Mayor

Mayor Schoos stated that she was aware of only one person interested in the Vice Mayor position. She nominated Commissioner Hoyt as Vice Mayor. She informed that Attorney Meyer advised a vote was not necessary, but she did need consensus.

Action: There was unanimous consensus to appoint Commissioner Hoyt as Vice Mayor.

b. District 3 Vacancy

Town Manager Carey noted that the vacancy was posted on the Town website, on social media, and on Town bulletin boards. The Town received two interested applicants: one who resides in District 3 and the other who currently resides in District 1, but will be in District 3 after the rezoning. She asked the Commission for their input on allowing the District 1 applicant to apply.

Town Attorney Meyer noted that the redistricting Ordinance would need to be adopted before they could be selected.

Discussion ensued regarding the current applicant that resides in District 3, the process for vacancies on the Commission, the timeline for adopting the redistricting Ordinance, the term expiration, and allowing 30 days to fill the vacancy.

Action: Update the closing date to July 22 and schedule a Special Meeting to appoint the District 3 Commissioner on July 29 prior to the Workshop.

c. Forward Pinellas Interlocal Agreement

Town Manager Carey noted that this agreement renews Forward Pinellas' services for an additional four years, expiring September 30, 2026, and includes updated fees. She stated that an agreement is needed to complete the adoption of the Comprehensive Plan and to approve any zoning applications that require County approval.

Commissioner Harr moved to approve the agreement with Forward Pinellas, seconded by Vice Mayor Commissioner Hoyt.

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

d. ORD 2026-04 Redistricting – 1st Reading

Town Attorney Meyer read the Ordinance title.

Discussion:

Mayor Schoos shared feedback from residents concerning the differing issues on the east and west sides of Gulf Blvd.

Discussion ensued regarding all residents being treated the same, how current districting allows the Mayor and a Commissioner from the Towers within the Yacht and Tennis Club to be appointed, different property types having different issues, and even distribution of voters in each district.

Commissioner Maynard moved to forward ORD 2026-04 to the second reading, seconded by Commissioner Harr.

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

e. Help for Homeowners Rebuilding After the Hurricanes

Town Manager Carey reviewed her memo. She noted that the Town could mirror Redington Beach's code regarding stairs in the setback.

Discussion:

Town Attorney Meyer spoke to establishing an administrative "exception" waiver that would eliminate the need for as many variance hearings. She noted the planner would be drafting a memo.

Several Commissioners agreed that a change was needed to address the recurring issues with elevated homes and their need to add stairs to access the second floor.

NAME	ADDRESS	COMMENT
Christy Herig	17609 1 st St E	She noted the setbacks went through P&Z for approval. She noted 2 ft. is enough width for stairs; she felt the 4.5 ft. may be too wide and thought 36 in. or 40

		in. should be considered. She cautioned against increasing encroachment into the side setbacks, as the parcels are already small.
Danny Pownall	135 175 th Terr Dr	Stated he is still not back on the island after the storms. He is extremely frustrated as his variance request was denied by the Special Magistrate. He felt he had a hardship that was not reflected in the Staff report. He stated he would not have submitted an application or paid the fees had the Planner told him his application would be denied. He asked for more transparency in the Variance process. Because his variance requests were denied, he now has to wait a year to reapply. He requested the Commission consider changing the Code to help residents get back into their homes.

Town Attorney Meyer clarified that the hardship the Variance application refers to is a legal definition. The hardship is a product of the land such as an oddly shaped piece of property.

NAME	ADDRESS	COMMENT
Benette Walling	17746 Wall Cir	He cautioned the Commission against changing the side setbacks and reminded they are in place to protect the neighboring properties.

Action: Ask Planner Dixon to be at the July Workshop with recommendations for potential code updates.

6. COMMISSION REPORTS

- a. **Commissioner Harr District 1** – Thanked ISPD and PCSO for their effort during the 4th of July. He also thanked Town staff for helping with July events. He noted the Town is still waiting to hear back from the Grant application they submitted to purchase the pier property.
- b. **Commissioner Hoyt District 2** – She noted many residents are still evacuated and waiting for programs. In District 2, there are 21 newly built properties or in the process of being built, 61 vacant properties or under construction in the process of being repaired*, 12 empty lots, 9 properties listed for sale, and 3 houses being elevated. Many residents have been dealing with construction issues including blocked roads and delivery vehicles.
- c. **Commissioner Maynard District 4** – Governor DeSantis signed 200 new bills to include: requirement to post the adopted budget on the website, conducting a budget exercise to try to reduce the budget, teaching 3rd graders to read and write in cursive, and schools having to post conspicuous photos of George Washington and Abraham Lincoln.
- d. **District 3** – None.
- e. **Mayor Schoos** – Thanked ISPD for all their hard work and being quick to clear the streets of construction vehicles. She enjoyed all the 4th of July festivities and appreciated all the effort that went into celebrating.
- f. **Town Attorney** – None.
- g. **Public Works Department** – Town Manager Carey reported that, with all the recent rain, there have been reports of flooding, and Public Works has been checking storm drains. She also noted there is a new speed sign at 174th Terr Dr.
- h. **Building Department** – Town Manager Carey informed the replacement Building Official starts Monday, July 15, and Kathy from CAP will be helping him get up to speed.

*Corrected by Commissioner Hoyt during August 12, 2026, Regular Meeting

- i. **Town Manager** – Town Manager Carey enjoyed all the July 4th events. She is working on resident issues and trying to identify areas for improvement. She will be adding more information to the website regarding construction concerns. Encouraged residents to use the website to report issues.

7. MISCELLANEOUS

8. PUBLIC COMMENT

NAME	ADDRESS	COMMENT
Theresa Galivan	18306 Sunset Blvd	Spoke about her property, Shore Mariner. She requested that the Town replace the boardwalk destroyed by the hurricane and make the stairs now in place ADA-compliant. Because it hasn't been rebuilt, she has had people trespassing on her property, smoking at the access right by her wall, and constant noise from it being a loading and unloading zone. She has contacted ISPD several times to report trespassing.

Discussion ensued regarding the Town not rebuilding the walkover due to lack of dunes, installing a fence or pilings, and placing signage around the property.

NAME	ADDRESS	COMMENT
Benette Walling	17746 Wall Cir	He had three topics. 1. Requested the Town create a new code enforcement program. The current program relies on public reporting, and since you can no longer report anonymously, it encourages retaliation. 2. Asked the Town to maintain ROW. Currently, the ROW in front of houses is not being maintained by all property owners, resulting in overgrowth in some areas. 3. Asked the Town to put together a volunteer group to mow these ROW areas.

Discussion ensued regarding the landscaping code and starting the Code Enforcement process if the property is in violation; the public, not the Town, can create volunteer groups, and speaking directly to your neighbor who is not addressing their ROW before reporting to Code Enforcement.

NAME	ADDRESS	COMMENT
Amy Baker	17920 Gulf Blvd # 1604	Asked how much the engraved bricks would be. She would prefer them to be at an affordable price point.

9. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 7:40 P.M.

Respectfully submitted,



Michelle Lowe, CMC
Town Clerk



Date Approved by Board of Commissioners