



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, AUGUST 12, 2026 - 6:00 P.M.**

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. CONSENT AGENDA

1. **MINUTES** – Approval of: July 8, 2026 Special Budget Hearing and Regular Meeting, July 29, 2026 Special Meeting and 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
4. Parks & Recreation Advisory Committee Presentation

F. OLD BUSINESS

1. ORD 2026-04 Redistricting – 2nd Reading
2. ORD 2025-08 Rezone from Commercial to Residential 109 180th Avenue East – 2nd Reading
3. ORD 2025-09 Amending Future Land Use Map – 2nd Reading
4. Holiday Decorations

G. NEW BUSINESS

1. Special Magistrate Agreement
2. Code Enforcement Contract with Pinellas County Sheriff's Office
3. Vacancy on Planning & Zoning Board
4. Special Event Updates
5. RES 01-2026 Public Entity Resolution with Valley Bank – Updating Authorized Signers

H. COMMISSION REPORTS

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

I. MISCELLANEOUS

Parks & Recreation Advisory Committee Meeting – Wednesday, August 26, 2026 – 5:00 P.M.
Budget Workshop - Wednesday, August 26, 2026 – 6:00 P.M.
Regular Workshop – Wednesday, August 26, 2026 – 6:00 P.M.
Special Budget Meeting – 1st Public Hearing – Wednesday, September 9, 2026 – 6:00 P.M.
Regular Meeting – Wednesday, September 9, 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 D.1.



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

A **Special 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 Douglas Harr, Commissioner CJ Hoyt, Commissioner Larry Maynard

Members Absent: None.

Other Municipal Officials Present: Town Manager Margaret Carey, Town Clerk Michelle Lowe, Attorney Robert Eschenfelder, Captain Doherty (ISPD), Chief Schobel (Seminole FD)

A. ROLL CALL

B. APPEARANCES AND PRESENTATIONS – None.

C. OLD BUSINESS

1. Adoption of Tentative Millage Rate

Town Manager Carey reviewed the process to adopt the millage rate. She noted that this meeting was to schedule and confirm the public hearing dates and set the proposed millage. This year, the tentative millage rate is 1.6896 mills, the same as last year. She informed the Commission that once set, the millage rate cannot be increased but can be lowered.

Commission Discussion:

Commissioner Hoyt noted that she supports keeping the millage the same, especially given the uncertainty surrounding the proposed constitutional amendment regarding property taxes.

Public Comment – None.

Commissioner Maynard moved to set the millage rate and confirm the proposed public hearing dates, seconded by Commissioner Hoyt.

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

D. NEW BUSINESS – None.

E. MISCELLANEOUS

F. ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 6:05 p.m.

Respectfully submitted,

Michelle Lowe, CMC
Town Clerk

Date Approved by Board of Commissioners



**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 61 properties under construction (not including the Yacht & Tennis Club) 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.
- 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



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
SPECIAL MEETING
WEDNESDAY, JULY 29, 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 Erin Schoos, Vice Mayor Commissioner CJ Hoyt, Commissioner Douglas Harr, Commissioner Larry Maynard

Members Absent: None

Other Municipal Officials Present: Town Manager Margaret Carey, Town Clerk Michelle Lowe, Town Attorney Nancy Meyer, Chief Lee Ann Holroyd and Captain Dan Doherty (ISPD), Building Official Mike Foley, Town Planner Dave Dixon, Madeira Beach Building Official Kathy Croteau

A. ROLL CALL

B. APPEARANCES AND PRESENTATIONS - None

C. OLD BUSINESS

1. District 3 Commissioner

Town Manager Carey noted that the Town received only one applicant for the District 3 Commissioner vacancy: Ken Smith. She asked him to introduce himself.

Mr. Smith noted that he has lived in Redington Shores for 15-20 years and grew up in the Town in 1951. He felt this was a good opportunity to serve his community.

Discussion: None.

Public Comment: None.

Commissioner Harr nominated Ken Smith to serve as District 3 Commissioner, seconded by Vice Mayor Commissioner Hoyt.

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

Mr. Smith was sworn in as District 3 Commissioner by Town Attorney Meyer.

D. NEW BUSINESS

1. Contract for Conducting Municipal Election – Pinellas County Supervisor of Elections

Town Manager Carey noted that this was a standard agreement for the November election regarding our referendum questions on term length.

Vice Mayor Commissioner Hoyt moved to approve the agreement with the Pinellas County Supervisor of Elections, seconded by Commissioner Harr.

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

E. MISCELLANEOUS

F. ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 6:08 p.m.

Respectfully submitted,

Michelle Lowe, CMC
Town Clerk

Date Approved by Board of Commissioners

ITEM E.1.



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

August 6, 2026

Mayor Erin Schoos
Town of Redington Shores
17425 Gulf Blvd.
Redington Shores, FL 33708

Dear Mayor Schoos,

For your review and consideration is the monthly report for July 2026.

SINGLE DEPARTMENT CALLS

TYPE OF CALL	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	TOTAL # OF SINGLE UNIT CALLS
Medical Incident Response	1	0	17	18
Support Incident (DC)	0	1	0	1
Special	0	1	0	1
Fire Alarm	0	0	1	1
Fire Incident Response Special	0	10	3	13
Fire Incident Response	1	0	3	4
Trauma Alert	0	0	1	1
				TOTAL 38

MULTI-DEPARTMENT CALLS

TYPE OF CALL	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	OTHER	TOTAL # OF MULTI UNIT CALLS
Fire Alarm	5	6	5	0	5
Fire Incident Response	0	1	1	0	1
Rescue Incident Response	1	1	2	0	4
Trauma	1	0	1	0	1
Water Rescue	1	1	1	0	1
Major Incident Response	1	1	1	Treasure Island, Largo, St. Pete, So. Pasadena, Clearwater	1
					TOTAL 13

GRAND TOTALS

	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	OTHER	TOTAL UNITS
TOTAL RESPONSES BY DEPARTMENT	11	22	36	1	70
					TOTAL EMERGENCY CALLS 51

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.



City of Seminole Fire Rescue

Achieving Service Through Dedication



Mayor Erin Schoos
Town of Redington Shores
17425 Gulf Boulevard
Redington Shores, FL 33708

August 3, 2026

Dear Mayor Schoos,

Attached are the lists of Fire and Emergency Medical Service (EMS) responses to your Town for the month of July 2026.

The report is self-explanatory with the exception of the type of Fire or Medical call referred to as "code". Only the codes which are reflected in this month's summary report are listed below.

There were Thirty (30) **Emergency Fire** responses for this time period with an average response time of 5:59 minutes.

Code F52	Fire Incident/ Fire Alarm
Code FIS	Elevator Rescue
Code FI	Outside Fire/ Fire Alarm
Code S	Fire Alarm Test
Code RI	Motor Vehicle Collision
Code MI	Gas Leak
Code M72	Water Rescue (Marine Unit Needed)

-
- There were Twenty (20) **Emergency EMS** responses for this time period with an average response time of 4:31 minutes.

Code ME	Medical Incident
Code TA	Trauma Alert

Should you have any questions regarding this report, please feel free to contact me at (727) 393-8711 ext. 217.

Sincerely,
William Schobel
Fire Chief

Prior Calls Search Results... 50 Calls Found- WorkID: 0976065

Avg. Response: 00:05:02 -- Avg. Turnout: 00:00:55 -- Avg. ALS Response: 00:04:31 -- Avg. BLS Response: 00:05:59 -- Avg. Involved: 00:34:21

Criteria Used

Date Range Searched: 07/01/2026 to 07/31/2026

Municipality: REDINGTON SHORES

Incident	Date	Response		Code	Nature
6107479	07/01/2026 14:07:35	05:52		ME	28-STROKE (CVA)
6108143	07/02/2026 17:52:18	06:28		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6108162	07/02/2026 18:30:58	07:28		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6108524	07/03/2026 11:46:42	04:55		F52	52-FIRE ALARM
6108597	07/03/2026 14:01:45	07:22		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6109320	07/04/2026 17:31:49	03:38		ME	28-STROKE (CVA)
6109608	07/04/2026 23:05:06	06:03		FI	67F-OUTSIDE FIRE (ENGINE)
6109758	07/05/2026 06:04:29	05:58		ME	26-SICK PERSON
6109970	07/05/2026 14:01:01	08:27		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6110127	07/05/2026 19:35:01	02:35		ME	17-FALLS
6110389	07/06/2026 09:58:23	03:25		F52	52-FIRE ALARM
6110530	07/06/2026 14:14:53	03:37		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6110653	07/06/2026 17:48:23	03:39		F52	52-FIRE ALARM
6111206	07/07/2026 16:23:24	07:14		F52	52-FIRE ALARM
6111230	07/07/2026 17:00:08	05:35		ME	26-SICK PERSON
6111521	07/08/2026 07:04:06	04:49		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6111559	07/08/2026 08:37:48	06:08		F52	52-FIRE ALARM
6112356	07/09/2026 14:12:58	06:02		MI	60M-GAS LEAK (CONFIRMED LEAK)
6112618	07/09/2026 21:26:17	03:03		TA	TA-TRAUMA ALERT
6113441	07/11/2026 08:12:22	02:40		ME	17-FALLS
6113892	07/12/2026 00:03:42	04:08		ME	17-FALLS
6113992	07/12/2026 05:23:29	07:08		ME	32P-PERSON DOWN
6114125	07/12/2026 11:31:09	03:30		ME	17-FALLS
6114357	07/12/2026 20:00:33	07:22		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6114463	07/12/2026 23:33:33	03:34		TA	TA-TRAUMA ALERT
6114464	07/12/2026 23:33:33	00:00		ME	31-UNCONSCIOUS / FAINTING (NEAR)
6114767	07/13/2026 13:21:04	00:32		S	AT-FIRE ALARM TEST
6115535	07/14/2026 16:39:30	04:58		RI	77-MOTOR VEHICLE COLLISION
6115847	07/15/2026 07:25:23	03:13		ME	21H-HEMORRHAGE
6115897	07/15/2026 09:12:28	05:46		F52	52-FIRE ALARM
6116250	07/15/2026 20:55:52	03:23		ME	32P-PERSON DOWN
6116478	07/16/2026 09:52:10	04:52		ME	26-SICK PERSON
6117060	07/17/2026 09:01:37	05:32		F52	52-FIRE ALARM
6117857	07/18/2026 14:32:44	03:42		FI	52-FIRE ALARM
6118065	07/18/2026 22:09:49	10:26		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6118069	07/18/2026 22:29:25	03:32		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6118166	07/19/2026 03:41:34	06:18		FI	52-FIRE ALARM
6118392	07/19/2026 13:47:11	04:22		FI	52-FIRE ALARM
6118406	07/19/2026 14:19:03	06:27		FI	52-FIRE ALARM
6118562	07/19/2026 20:27:48	04:12		M72	72M-WATER RESCUE (MARINE NEEDED)
6119801	07/21/2026 22:38:46	03:37		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6121143	07/24/2026 08:29:39	06:33		ME	26-SICK PERSON
6121332	07/24/2026 14:13:54	04:43		ME	6-BREATHING PROBLEMS
6121550	07/24/2026 21:00:39	07:43		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6121633	07/25/2026 00:53:05	05:12		RI	77-MOTOR VEHICLE COLLISION
6121831	07/25/2026 11:12:27	04:20		ME	19-HEART PROBLEMS
6121996	07/25/2026 16:03:33	06:20		ME	26-SICK PERSON
6123367	07/28/2026 02:24:56	03:57		ME	26-SICK PERSON
6123834	07/28/2026 19:58:04	08:02		FIS	56-ELEVATOR (ESCALATOR) RESCUE
6125541	07/31/2026 20:49:57	07:53		FIS	56-ELEVATOR (ESCALATOR) RESCUE

ITEM F.1.



Town of
Redington Shores
Nature's Beach

Date: August 12, 2026
To: Board of Commissioners
From: Margaret Carey – Town Manager Michelle Lowe –
Town Clerk
Re: Redistricting Ordinance - 2nd Reading

The ORD 04-2026 was approved at first reading on July 8, 2026.

At the April 29, 2026 Workshop, upon unanimous consensus, Commissioners agreed to direct 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.

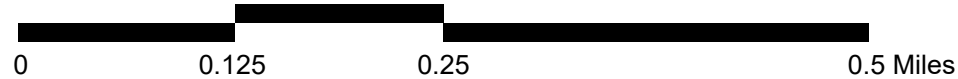
Erin Schoos, Mayor

Attest:

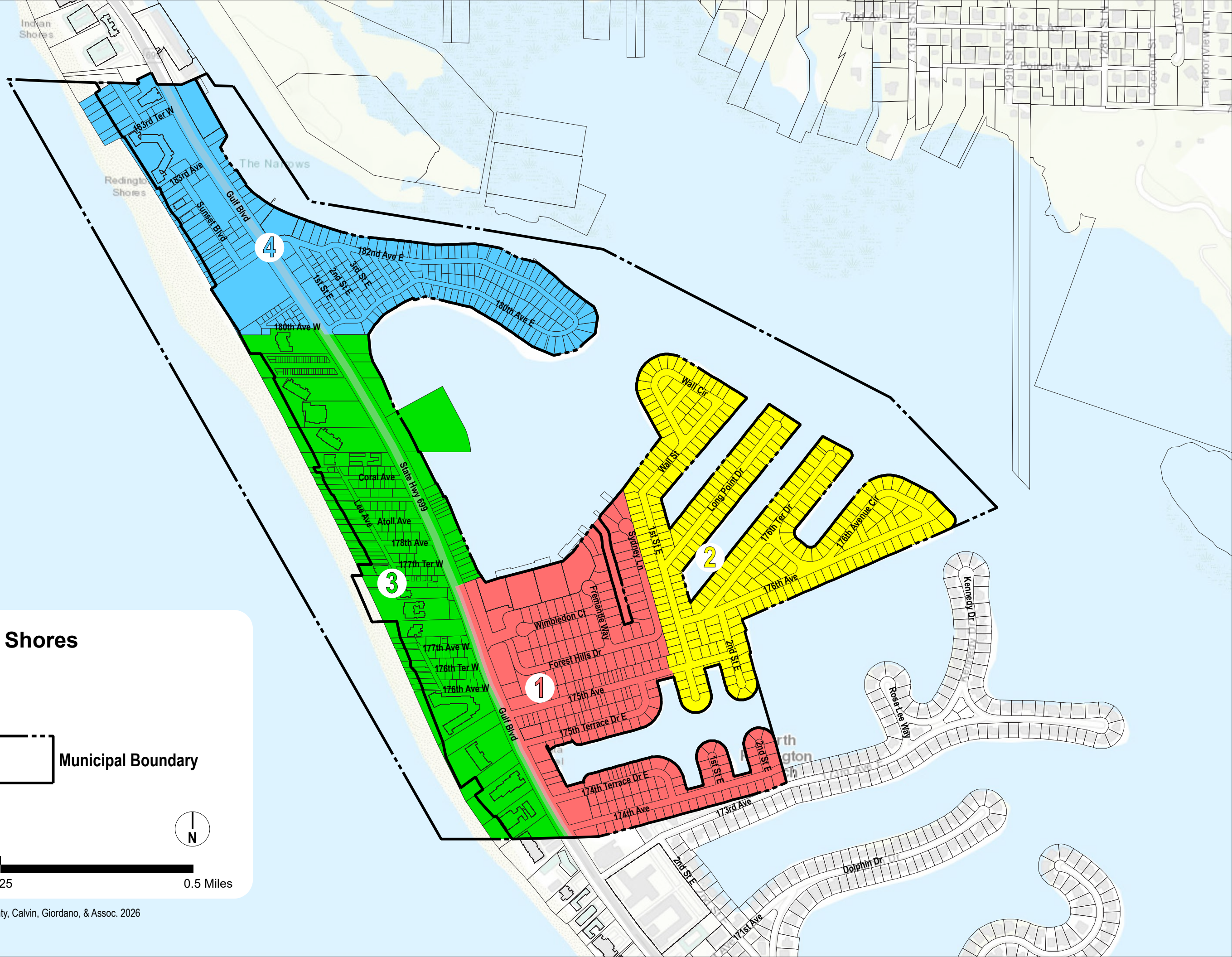
Michelle Lowe, Town Clerk

Town of Redington Shores Election Districts

- District 1
- District 2
- District 3
- District 4



Source: Town of Redington Shores, Pinellas County, Calvin, Giordano, & Assoc. 2026
FOR INFORMATIONAL PURPOSES ONLY.



Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

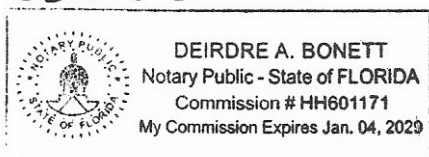
Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE NO. 2026-04 was published in said newspaper by print in the issues of 08/02/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant *Jill Harrison*
Sworn to and subscribed before me this **08/02/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

Dene Booth



TOWN OF REDINGTON SHORES NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Redington Shores' Board of Commissioners will hold a public hearing at **6:00 pm on Wednesday, August 12, 2026**, in the Commission Chambers at Redington Shores Town Hall, 17425 Gulf Blvd, Redington Shores, Florida to consider the following:

ORDINANCE 2026-04

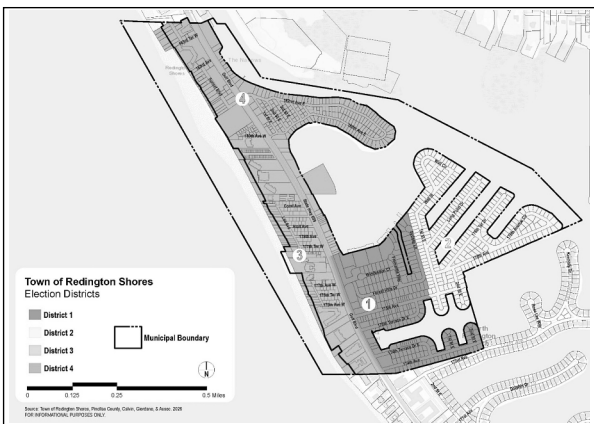
AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF REDINGTON SHORES, FLORIDA AMENDING THE BOUNDARIES FOR DISTRICTS 1, 2, AND 3; PROVIDING FOR SEVERABILITY; CODIFICATION; AND FOR AN EFFECTIVE DATE.

Interested parties may appear and be heard at the hearings or file a written notice of approval or objection with the Town Clerk prior to hearings. Any person who decides to appeal any decision made by the Board of Commissioners, with respect to any matter considered at such hearings, will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105. The inclusion of this statement does not create or imply a right to appeal the decision if such right does not exist as a matter of law.

Copies of the of the Ordinance and related materials are available for public inspection at the Town Clerk's Office, Redington Shores Town Hall, 17425 Gulf Blvd, Redington Shores, Florida, during regular business hours (8:30 am – 4:00 pm), Monday through Friday, exclusive of holidays, or on the Town's website at <https://townofredingtonshores.com>. For further information, call 727-397-5538.

The Town, in compliance with the Americans with Disabilities Act of 1990 (ADA), provides reasonable accommodations for all its official proceedings. If you wish to request an accommodation under the ADA, please contact the Town Clerk not less than 72 hours prior to the meeting by calling (727) 397-5538.

Michelle Lowe, CMC
Town Clerk



ITEM F.2.& F.3



Town of
Redington Shores
Nature's Beach

Date: August 12, 2026
To: Board of Commissioners
From: Margaret Carey - Town Manager
Re: Ordinance 2025-09 Amending Future Land Use Map of parcel 109 180th
Avenue East - 2nd Reading
and
Ordinance 2025-08 Rezone from Commercial to Residential

This ordinance was originally adopted on 2nd Reading January 14, 2026. The Town was later informed by Pinellas County that it should have been approved by the County first. We submitted all of the required documentation and the approvals have now been granted, but the town is required to repeat its 2nd reading to confirm adoption.

BACKGROUND

The resident at 109 180th Avenue East is requesting a rezone from commercial to residential. The resident is rebuilding a new home on a lot that was historically zoned commercial but has only had a residential home on it. The Planning and Zoning Board approved the request for Commission consideration at the Planning and Zoning Meeting on December 3, 2025.

ORDINANCE NO. 25-08

AN ORDINANCE OF THE TOWN OF REDINGTON SHORES, FLORIDA, AMENDING THE OFFICIAL ZONING MAP TO REDESIGNATE A 0.14-ACRE PARCEL (MORE OR LESS) LOCATED AT 109 180TH AVENUE EAST FROM C-NR GENERAL COMMERCIAL TO RS-10 MEDIUM/LOW-DENSITY RESIDENTIAL DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, James and Donna Gilmore (“Applicants”) own the property at 109 180th Avenue East, Parcel ID 31-30-15-88506-003-0060, more fully described in Exhibit “A” attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, the Property is currently zoned C-NR General Commercial; and

WHEREAS, Applicants submitted an application requesting the Property be rezoned from C-NR General Commercial to RS-10 Medium/Low-Density Residential District; and

WHEREAS, the Town Planner has found this request to be consistent with the Goals, Objectives, and Policies of the Town’s Comprehensive Plan and Land Development Code; and

WHEREAS, on December 3, 2025, the Planning and Zoning Board for the Town of Redington Shores, Florida, having heard testimony and evidence from the Applicants and the Town Planner recommended to the Board of Commissioners for the Town of Redington Shores to grant the rezoning request with the following conditions:

- (1) An application for a building permit shall comply with all RS-10 district zoning regulations as provided in § 90-161, Town of Redington Shores Code of Ordinances; and

(2) Additional buffering shall be provided at building permit if buffering on the property line between the RS-10 and C-NR zones does not meet the provision of § 90-173B:

- (a) The use shall not be closer than 50 feet to any residential district
- (b) The property line shall be screened by a ten-foot landscaped strip
- (c) A six-foot solid privacy fence or wall may be permitted as necessary to provide buffering for the residential district

; and

WHEREAS, after due and proper public hearings on the Applicants' rezoning application having been conducted by the Board of Commissioner for the Town of Redington Shores and the recommendations of the Planning and Zoning Board having been taken into consideration, the Commission found the rezoning request to be consistent with the Goals, Objectives, and Policies of the Town's Comprehensive Code and Land Development Code and approved the application.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS FOR THE TOWN OF REDINGTON SHORES, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That from and after the effective date of this Ordinance, the real property described in Exhibit "A" attached and made a part of this Ordinance by reference shall hereby be zoned RS-10 Medium/Low-Density Residential District as said zoning classification is more particularly described in the Land Development Code for the Town of Redington Shores with the following conditions:

- (1) An application for a building permit shall comply with all RS-10 district zoning regulations as provided in § 90-161, Town of Redington Shores Code of Ordinances; and
- (2) Additional buffering shall be provided at building permit if buffering on the property line between the RS-10 and C-NR zones does not meet the provision of § 90-173B:
 - (a) The use shall not be closer than 50 feet to any residential district
 - (b) The property line shall be screened by a ten-foot landscaped strip
 - (c) A six-foot solid privacy fence or wall may be permitted as necessary to provide buffering for the residential district.

Section 2. This Ordinance shall become effective immediately upon its final passage and adoption.

ADOPTED ON FIRST READING on the 10th day of December, 2025, by the Board of Commissioners for the Town of Redington Shores, Florida.

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

ATTEST:

Michelle Lowe, Town Clerk

Erin Schoos, Mayor

ORDINANCE NO. 25-09

AN ORDINANCE OF THE TOWN OF REDINGTON SHORES, FLORIDA, AMENDING THE FUTURE LAND USE MAP BY CHANGING THE LAND USE CATEGORY FOR PARCEL NUMBER 31-30-15-88506-002-0060 LOCATED AT 109 180TH AVENUE EAST FROM COMMERCIAL GENERAL TO RESIDENTIAL LOW MEDIUM; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the parcel located at 109 180th Avenue East, Parcel Number 31-30-15-88506-002-0060, as more fully described in Exhibit “A” attached hereto and incorporated herein (the “Property”), is currently designated as Commercial General on the Town’s Future Land Use Map; and

WHEREAS, James and Donna Gilmore (“Applicants”) have made application for the Property to be designated Residential Low Medium on the Town’s Future Land Use Map; and

WHEREAS, the Town Planner finds the request to be consistent with the goals, objectives, and policies of the Town of Redington Shores’ Comprehensive Plan; and

WHEREAS, on December 3, 2025, the Planning and Zoning Board for the Town of Redington Shores, having held a public hearing and duly considered the classification of the Property, recommended to the Board of Commissioners for the Town of Redington Shores to grant Applicants’ request, and

WHEREAS, after due and proper public hearings, consideration of the Planning and Zoning Board’s recommendation, and considering the classification of the Property, the Board of Commissioners for the Town of Redington Shores found the request to be

consistent with the goals, objectives, and policies of the Town of Redington Shores Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS FOR THE TOWN OF REDINGTON SHORES, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That Board of Commissioners for the Town of Redington Shores does hereby approve the change to the Town's future land use map for the Property described in Exhibit "A" attached hereto and incorporated herein by reference, from Commercial General to Residential Low Medium.

Section 2. That the Town of Redington Shores future land use map and Comprehensive Plan shall be amended or is hereby affirmed to conform to the designation herein.

Section 3. The effective date of this plan amendment shall be thirty-one (31) days after its adoption if the amendment is not challenged pursuant to § 163.3187, Fla. Stat. If the amendment is challenged, the amendment may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the adopted amendment is in compliance.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

[SIGNATURES ON THE FOLLOWING PAGE]

ADOPTED ON FIRST READING on the 10th day of December, 2025, by the Board of Commissioners for the Town of Redington Shores, Florida.

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

ATTEST:

Michelle Lowe, Town Clerk

Erin Schoos, Mayor

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

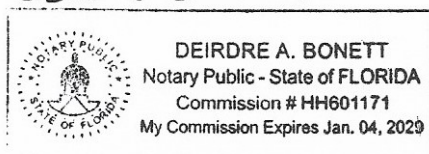
Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCES 2025-08, 2025-09 was published in said newspaper by print in the issues of 08/02/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jill Harrison
Sworn to and subscribed before me this **08/02/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

Deirdre Bonett



TOWN OF REDINGTON SHORES NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Redington Shores' Board of Commissioners will hold a public hearing at **6:00 pm on Wednesday, August 12, 2026**, in the Commission Chambers at Redington Shores Town Hall, 17425 Gulf Blvd, Redington Shores, Florida to consider the following:

ORDINANCE NO. 25-08

AN ORDINANCE OF THE TOWN OF REDINGTON SHORES, FLORIDA, AMENDING THE OFFICIAL ZONING MAP to Redesignate A 0.14-Acre PARCEL (MORE OR LESS) LOCATED at 109 180th avenue east from c-nr GENERAL commercial to rs-10 medium/low-density residential district; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 25-09

AN ORDINANCE OF THE TOWN OF REDINGTON SHORES, FLORIDA, AMENDING THE FUTURE LAND USE MAP BY CHANGING THE LAND USE CATEGORY FOR PARCEL NUMBER 31-30-15-88506-002-0060 LOCATED AT 109 180TH AVENUE EAST FROM COMMERCIAL GENERAL TO RESIDENTIAL LOW MEDIUM; AND PROVIDING FOR AN EFFECTIVE DATE

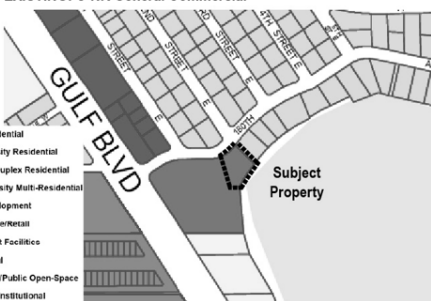
Interested parties may appear and be heard at the hearings or file a written notice of approval or objection with the Town Clerk prior to hearings. Any person who decides to appeal any decision made by the Board of Commissioners, with respect to any matter considered at such hearings, will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105. The inclusion of this statement does not create or imply a right to appeal the decision if such right does not exist as a matter of law.

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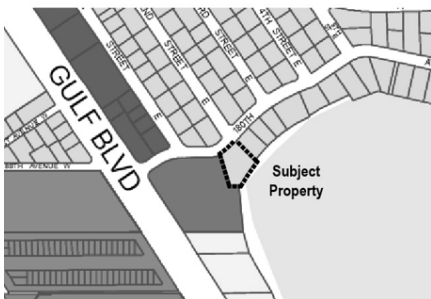
The Town, in compliance with the Americans with Disabilities Act of 1990 (ADA), provides reasonable accommodations for all its official proceedings. If you wish to request an accommodation under the ADA, please contact the Town Clerk not less than 72 hours prior to the meeting by calling (727) 397-5538.

Michelle Lowe, CMC
Town Clerk

EXISTING: C-NR General Commercial



PROPOSED: RS-10 Medium Low Residential



**BACKUP
DOCUMENTS
FROM P&Z
PACKET**

Town of Redington Shores, Florida
PROCEDURES FOR SUBMITTING AND PROCESSING APPLICATIONS FOR REZONING

(Please retain this sheet for reference)

1. Applications must be completed in full and submitted to the Town with filing fee and affidavit of ownership. Attach copy of survey if available. Applications will be processed and scheduled for the next available meeting.

NON-REFUNDABLE FILING FEE

Rezone (Only)	\$1,500.00+Advertising Fee
Rezone (As part of a Land Use Plan Map Amendment - LUPA)	\$2,500.00 **

**Added to the above fees will be the actual costs plus a 15% administrative fee for any advertising, consultants or other charges incurred by the Town for any of the above-referenced submittals other than those submittals initiated by the Town.

** Please call Town Clerk at (727) 3397-5538 for Advertising Fees quote**

2. Planning and Zoning Board - QUASI-JUDICIAL HEARING: Applications must be submitted and reviewed for efficiency and fees prior to scheduling a meeting with the Planning and Zoning Board. Property owners within 300 feet of the subject property will be notified by the Town by mail and the subject property will be posted with a sign stating the date of the public hearing. A legal advertisement will appear in a local newspaper at least fifteen (15) days prior to the meeting. The Planning and Zoning Board will recommend to the Town Commission an action on the application (approve or deny). Sec-90.124
3. Town Commission Action - QUASI-JUDICIAL HEARING: An Ordinance will be drafted and submitted for Town Commission agenda. Another legal advertisement will appear in a local newspaper and surrounding property owners will be re-notified. Allow thirty-five (35) days after Planning and Zoning Board action before the first reading of the Ordinance. The Town Commission meets the second Wednesday of each month. The second and final reading will be held approximately two weeks after the first reading, at which time the Commission will make a decision to approve or deny the application. Sec-90-124
4. The applicant and/or agent **MUST** be present at ALL Public Hearings before the Planning and Zoning Board AND Town Commission.
5. If the application is denied, an application cannot be resubmitted for one (1) year.
6. Applications must be submitted to the Town Clerk:

Town of Redington Shores
17425 Gulf Blvd.
Redington Shores, FL 33708
(727) 397-5538

The applicant understands that this application must be complete and accurate before a public hearing will be scheduled or advertised. Proof of ownership from a title company or licensed Florida attorney, or a deed, may be required upon request.

MINIMUM REQUIREMENTS FOR APPLICATION

1. Completed Application Form
2. Affidavit of Ownership
3. Application Fee paid by cash, check or money order to Town of Redington Shores, **NON-REFUNDABLE**
4. Advertising Fee** (Call for quote)

Town of Redington Shores, Florida
APPLICATION FOR REZONING

FOR OFFICE USE ONLY

CASE #: Z PZ MEETING: _____ TC/CRA MEETING: _____
PLAT SHEET: _____ RELATED CASES: _____ DATE RECEIVED: _____
ZONING DISTRICT: _____ LAND USE DESIGNATION: _____ RECEIPT NUMBER: _____

REQUEST AND PROPERTY INFORMATION

REQUEST: We are requesting to re-zone 109 180th Ave E, Redington Shores, FL 33708 from C-NR to RS-10.

The use of the property has been a single family residence since at least 1967. There is an office building located to the East, but the rest of the surrounding area is single family homes zoned RS-10. We believe this property should be grandfathered as a non-conforming use.

GENERAL LOCATION OF PROPERTY OR ADDRESS: 109 180th Ave E, Redington Shores, FL 33708

PROPERTY SIZE (Acreage or Square Feet): The lot is 6,094 sq ft.

CURRENT USE, NUMBER AND TYPE OF BUILDINGS: The current use is vacant land. The single family home that was built in 1967 was recently demolished in Sept 2025. There are plans to build a new elevated single family home.

PARCEL NUMBER(S): 31-30-15-88506-002-0060

LEGAL DESCRIPTION: LOT SURFSIDE, BLOCK BLK 2, SUBDIVISION LOT 6 & SW'LY 1/2 OF LOT 7
SUB NO. 3

OR METES AND BOUNDS DESCRIPTION (attach if lengthy): _____

OWNER / APPLICANT INFORMATION

PROPERTY OWNER: Jason & Diana Gilmore PHONE: (610-505-5195 and 484-433-9467

ADDRESS/CITY/ZIP: 14810 Crown Dr, Largo, FL 33774

AUTHORIZED AGENT: _____ PHONE: (_____)

ADDRESS/CITY/ZIP: _____

OTHER REPRESENTATIVE: _____ PHONE: (_____)

ADDRESS/CITY/ZIP: _____

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

Jason Gilmore & Diana Gilmore

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS OR GENERAL LOCATION:

109 180th Ave E, Redington Shores, FL 33708

LEGAL DESCRIPTION OF PROPERTY. Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach:

SURFSIDE SUB NO. 3 BLK 2, LOT 6 & SW'LY 1/2 OF LOT 7

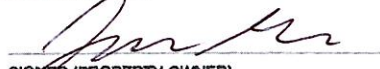
2. That this property constitutes the property for which an application is being made to the Town of Redington Shores, Florida (NATURE OF REQUEST):

We are requesting to re-zone 109 180th Ave E, Redington Shores, FL 33708 from C-NR to RS-10

3. That the undersigned (has/have) appointed and (does/do) appoint selves as (his/their) agent(s) to execute any petitions or other documents necessary to effect such application.

4. That this affidavit has been executed to induce the Town of Redington Shores, Florida, to consider and act on the above described property; to include Town representatives to enter upon property to make inspections as are necessary to visualize site conditions and/or determine compatibility.


SIGNED (PROPERTY OWNER)


SIGNED (PROPERTY OWNER)

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this

10/29/25

(Date)

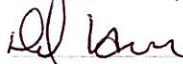
By Jason & Diana Gilmore
(Name of person acknowledging and title of position)

who is personally known to me or who has produced

Drivers license

(Type of identification)

as identification and who did (did not) take an oath.



Notary Public, Commission No. HH 312269



(SEAL ABOVE)

Dianah Hernandez

Name of Notary typed, printed or stamped)



Town of
Redington Shores
Nature's Beach

Date: December 3, 2025

To: Planning and Zoning Board

From: Dave Dixon, AICP
Town Planner

Re: Application for Rezoning and Land Use Map Amendment

Planning and Zoning Board Review: December 3, 2025

Board of Commissioners Review: _____

1. GENERAL INFORMATION

Request: The applicant is seeking a rezoning and land use map amendment from commercial to residential categories on a 0.14-acre (6,094 sf) waterfront parcel. The purpose is ultimately to construct a single-family residence, which is currently not permitted on the vacant lot that has commercial land use and zoning.

Applicant and Property Owner

James and Diana Gilmore
109 180th Ave East
Redington Shores, FL 33708

Physical Address

109 180th Ave East
Redington Shores, FL 33708

Legal Description

SURFSIDE SUB NO. 3 BLK 2, LOT 6 & SW'LY
1/2 OF LOT 7.

Parcel ID

31-30-15-88506-002-0060

Land Use

Existing Land Use Vacant/Single Family Residential	Proposed Land Use Single-Family Residential
Current Zoning C-NR, General Commercial	Proposed Zoning RS-10, Medium/low-density residential district
Current Future Land Use Map Category General Commercial (GC)	Proposed Future Land Use Map Category Residential Low Medium (RLM)

Figure 1: Subject Property



Figure 2: Current (L) and Proposed (R) Future Land Use Map

EXISTING: COMMERCIAL GENERAL

PROPOSED: Residential Low Medium

- Future Land Use Category
- Residential Urban
 - Residential Low Medium
 - Residential Medium
 - Residential High
 - Residential/Office/Retail
 - Resort Facilities Medium
 - Commercial General
 - Preservation
 - Recreation/Open Space
 - Institutional
 - Transportation/Utility
 - Resort Facilities Overlay

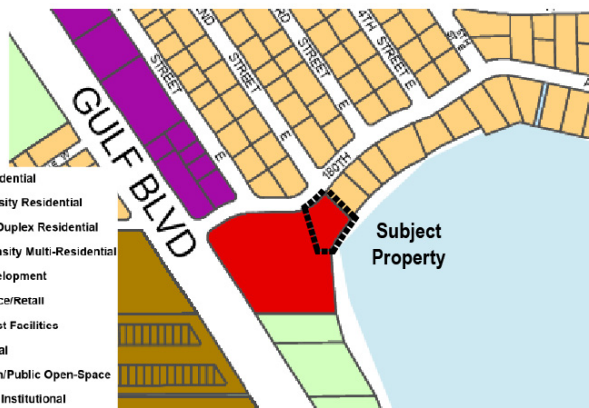


Figure 3: Current (L) and Proposed (R) Zoning Map

EXISTING: C-NR General Commercial

PROPOSED: RS-10 Medium Low Residential

- RS-7 Low-Density Residential
- RS-10 Medium/Low-Density Residential
- RD-15 Medium-Density Duplex Residential
- RM-15 Medium/High Density Multi-Residential
- PUD Planned Unit Development
- R/O/R-15 Residential/Office/Retail
- CTF Commercial Tourist Facilities
- C-NR General Commercial
- PP Outdoor Recreation/Public Open-Space
- PI Public/Semi-Public Institutional



2. BACKGROUND

This application is to change the permitted use of the property from general commercial business activities to single family residential only. To do so, both a land use map amendment and a rezoning amendment are required. The subject property has historically been a residential use since at least 1967 when the recently demolished residence was built.

Surrounding Property

Direction	Zoning / Future Land Use	Existing Uses
Northwest:	RS-10 / Residential Low Medium	Single-family residential
Northeast:	RS-10 / Residential Low Medium	Single-family residential
Southeast:	Water	Water
Southwest:	Commercial General	Office / Parking lot

3. ANALYSIS

Rezoning

The applicant is proposing to rezone the subject property from C-NR General Commercial to RS-10 Low/Medium Residential. The following is a summary of the development standards of the existing and the proposed zoning districts.

	Existing C-NR Zoning	Proposed RS-10 Zoning
Uses <i>Note: This is not a complete use list for C-NR, see Sec.90-165 in the 2025 code.</i>	Permitted Uses - Professional office, except for any special use identified in Section 90-165.B. - Retail sales, except for the sale of boats, vehicles, heavy equipment, and any special use identified in Section 90-165.B. - Medical, dental and eye doctors, including other similar health-related professions. - Professional services. - Personal services, except for any special use	Permitted Uses - Single-family dwellings - Municipally owned or operated parks and playgrounds - Accessory structures Special Uses (with Permit) - Home occupations Prohibited Uses - Transient rentals

	identified in Section 90-165.B. 6. Financial institutions. 7. Studio schools: art, sculpture, music, dance, pottery and like instruction. 8. Automotive service facilities, excluding body repair and major vehicular repair. 9. Laundromat and dry-cleaning pickup facilities. 10. Restaurants. 11. Liquor stores. 12. Bars/restaurants/lounges. 13. Fast-food service, snack bars (non-drive-in or drive-through). 14. Government/public service uses. <i>Special Uses (with Permit)</i> 15. Commercial uses, limited to: 16. Garden supplies and plant nurseries. 17. Gas and service stations. 18. Marinas and light marine repair facilities. 19. Laundry and dry-cleaning facilities. 20. Department stores. 21. Furniture stores. 22. Supermarkets. 23. Parking garages. 24. Passenger car rentals. 25. Delivery services. 26. Rental of bicycles, scooters, and beach related items. 27. Tattoo parlors.	
--	---	--

	28. Commercial recreation uses. 29. Transient rentals <i>Prohibited Uses</i> 1. Residential uses	
Min. Lot Area	-	4,356 SF
Min. Front Yard	20 ft. at 1 story. 30 ft. at 3 stories.	20 ft.
Min. Side Yard	5 ft. at 1 story. 15 ft. at 3 stories.	5 ft..
Min. Rear Yard	20 ft. at 1 story. 30 ft. at 3 stories.	20 ft. or 20% of lot depth if less than 100 ft.
Max. Height	30 ft. or 3 stories.	30 ft. or 2.5 stories.
Max. Density	Non-Residential: 0.55 FAR Residential: 24 dwelling units/Acre Temporary Lodging: 40 dwelling units/Acre	10 dwelling units/Acre
Min. Pervious Area	20% of lot	30% of lot
Min. Living Area	-	First floor: 1,000 square feet. Second floor: 500 square feet.

It is unclear without further surveying information if the parcel meets the minimum lot width requirement of 50 feet or minimum depth of 90 feet.

Land Use Map Amendment

The proposed small scale land use map amendment from Commercial General (GC) to Residential Low Medium (RLM) is consistent with *Sec. 90-156. Correlation of zoning districts and future land use plan categories* when rezoned to the proposed RS-10 zone district.

The land use map amendment changes the permitted density on the site from 24 residential dwelling units per acre (40 units per acre for temporary lodging) to 24 residential units per acre. The RS-10 zoning, however, would only permit one dwelling unit total.

4. FINDINGS

Staff finds the rezoning and land use map amendment is consistent with the comprehensive plan, specifically the following polices:

Policy 1.1.6:

The Town shall encourage the conservation of existing residences and residential areas, which meet density and related land use requirements to maintain the beach residential community orientation.

Policy 1.1.6:

Existing residential areas shall be protected from the encroachment of incompatible activities; likewise, other land use areas shall be protected from the encroachment of incompatible residential activities.

Policy 1.2.1:

In order to minimize incompatibility when residential and commercial land uses share a common boundary, the Town shall require the installation of buffering, as appropriate, where there is a change of use or increase in intensity.

The proposed rezoning and land use map amendment removes the potential of a commercial business in a single-family neighborhood and would only permit a single-family residence of a consistent size and scale with adjacent properties. Because the lot is not adjacent to Gulf Boulevard, commercial zoning and land use is not warranted. Any commercial use on the property would not benefit from the Gulf Blvd visibility and access required by most businesses.

The prior residence stood since 1967 but cannot be rebuilt without the rezoning and land use map amendment as residential uses are not allowed in commercial zones. This proposed amendment removes a historical inconsistency that allows the owner to construct a commercial building which may prove detrimental to the community's general welfare.

It is unknown why the lot was commercially zoned or if it was ever used for business activities. The lot was platted as a residential neighborhood, except lots directly adjacent to Gulf Blvd. This part of the Surfside Subdivision has been used for residential for about 60 years. Due to historical platting and land use patterns that no longer exist, amending the property's land use and zone to residential would prevent future detrimental effects on neighbors.

5. RECOMENDATIONS

Should the Planning and Zoning Board consider recommending approval of the proposed rezoning and land use map amendment, Staff recommends the following:

- (1) An application for a building permit shall comply with all RS-10 district zoning regulations as provided in Sec. 90-161.
- (2) Additional buffering shall be provided at building permit if buffering on the property line between the RS-10 and C-NR zones does not meet the provisions Sec. 90-173.B:
 - (a) The use shall not be closer than 50 feet to any residential district.
 - (b) The property line shall be screened by a ten-foot landscaped strip.
 - (c) A six-foot solid privacy fence or wall may be permitted as necessary to provide buffering for the residential district.

ITEM F.4.



Town of
Redington Shores
Nature's Beach

Date: August 12, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Holiday Decorations

Attached is the updated quote for the purchase of holiday decorations.

Cost to purchase 40 pieces: \$21,452.40

Annual cost for installation: \$4,500.00

Additional information regarding storage will be presented at the meeting.



From Moments to Memories -
American Craftsmanship in Every Space

Company Address PO Box 4365
Bethlehem, Pennsylvania 18018
United States

Created Date 8/4/2026
Expiration Date 8/31/2026
Quote Number 00028093

Prepared By Sarah Geiler
Phone (954) 633-2146
Email sknoess@holidayoutdoordecor.com

Bill to Phone 727-397-5538
Email townadmin@redshoresfl.com

Address Confirmation Required: Please verify all information below.

Account Name REDINGTON SHORES
Bill To Name Margaret Carey
Bill To 17425 Gulf Blvd
Redington Shores, Florida 33708
United States

Ship To Name Margaret Carey
Ship To Phone 727-397-5538
Ship To TOWN OF REDINGTON SHORES
17425 GULF BLVD
REDINGTON SHORES, Florida 33708
United States

Deposit Information

If products are made to order, a deposit is required upon acceptance of this quote. The deposit percentage is listed below. Note: Sales tax (if applicable) is excluded from the deposit invoice and will be billed with the final product shipment.

Deposit 50%

Product Code	Product	Product Line Description	Line Item Description	Price	Quantity	Total Price
PM-SLB-ACR72-CW	6' Sil Anchor Pole Mount with 101 C7 Lamps in Cool White and Orange. LED.	6' Sil Anchor Pole Mount with 101 C7 Lamps in Cool White and Orange. LED.	20% Discount	\$648.80	3.00	\$1,946.40
PM-SLB-CRB72-MC	6' Sil Crab Pole Mount. Measures 6'H x 6.5'W w/ 126 C7 Lamps in Red and Orange. LED.	6' Sil Crab Pole Mount. Measures 6'H x 6.5'W w/ 126 C7 Lamps in Red and Orange. LED.	20% Discount	\$720.00	3.00	\$2,160.00

Account Terms DUE UPON RECEIPT

- 20% Restocking fee and shipping on all returns
- No returns without proper authorization
- 4% Credit Card payments fee
- Custom Items are NOT returnable
- After Account Terms due date, a monthly interest charge of 1.5% will be added on past due accounts (18% APR)

QUOTE ACCEPTANCE INFORMATION

Signature: _____

Name: _____

Title: _____

- Please refer to our Terms and Conditions, [here](https://holidayoutdoordecor.com/terms-conditions/) or at <https://holidayoutdoordecor.com/terms-conditions/>



From Moments to Memories -
American Craftsmanship in Every Space

PM-SLB-DFN72-MC	6' Sil Dolphin Pole Mount. Measures 6'H x 5.5'W w/ 100 C7 Lamps in Blue and Teal. LED.	6' Sil Dolphin Pole Mount. Measures 6'H x 5.5'W w/ 100 C7 Lamps in Blue and Teal. LED. 30 Lbs	20% Discount	\$660.80	4.00	\$2,643.20
PM-SLB-SLBT72-MC	6' Sil Sailboat Pole Mount. Measures 6'H x 4.5'W w/ 140 C7 Red, Orange, Yellow, Teal, and Purple LED	6' Sil Sailboat Pole Mount. Measures 6'H x 4.5'W w/ 140 C7 Red, Orange, Yellow, Teal, and Purple LED 32 LBS	20% Discount	\$757.60	3.00	\$2,272.80
PM-SLB-SEHR72-MC	6' Sil Sea Horse Pole Mount. Measures 6'H x 2.66'W w/ 73 C7 Orange and Yellow LED.	6' Sil Sea Horse Pole Mount. Measures 6'H x 2.66'W w/ 73 C7 Orange and Yellow LED.	20% Discount	\$504.80	3.00	\$1,514.40
PM-SLB-SHL72-PK	6' Sil Sea Shell Pole Mount. Measures 6'H x 3'W w/ 61 C7 Pink LED.	6' Sil Sea Shell Pole Mount. Measures 6'H x 3'W w/ 61 C7 Pink LED.	20% Discount	\$637.60	3.00	\$1,912.80
PM-SLB-SUN72-MC	6' Sil Sun Pole Mount. Measures 6'H x 3'W w/ 90 C7 Red, Orange and Yellow LED.	6' Sil Sun Pole Mount. Measures 6'H x 3'W w/ 90 C7 Red, Orange, and Yellow LED.	20% Discount	\$578.40	5.00	\$2,892.00
PM-SLB-TRTL72-MC	6' Sil Turtle Pole Mount. Measures 6'H x 5'W w/ 140 C7 Orange and Green LED.	6' Sil Turtle Pole Mount. Measures 6'H x 5'W w/ 140 C7 Orange and Green LED.	20% Discount	\$799.20	4.00	\$3,196.80
PM-SLB-GULL72-CW	6' Sil Seagull Pole Mount. Measures 6'H x 6.33'W w/ 62 C7 Lamps Cool White LED.	6' Sil Seagull Pole Mount. Measures 6'H x 6.33'W w/ 62 C7 Lamps Cool White LED.	20% Discount	\$400.00	3.00	\$1,200.00
SHIPPING	SHIPPING			\$1,714.00	1.00	\$1,714.00
INSTALLATION-NO-STORAGE	White Glove Package	Labor & Equipment - Installation & Removal (Not including Storage)		\$4,500.00	1.00	\$4,500.00

- Applicable Sales Tax will be added to Final Invoice
- All shipping is estimated at time of order. Actual shipping costs may vary.

Subtotal \$25,952.40
Total Price \$25,952.40
Grand Total \$25,952.40

Account Terms DUE UPON RECEIPT

- 20% Restocking fee and shipping on all returns
- No returns without proper authorization
- 4% Credit Card payments fee
- Custom Items are NOT returnable
- After Account Terms due date, a monthly interest charge of 1.5% will be added on past due accounts (18% APR)

QUOTE ACCEPTANCE INFORMATION

Signature: _____

Name: _____

Title: _____

- Please refer to our Terms and Conditions, [here](https://holidayoutdoordecor.com/terms-conditions/) or at <https://holidayoutdoordecor.com/terms-conditions/>

ITEM G.1.



Town of
Redington Shores
Nature's Beach

Date: August 12, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Special Magistrate Agreement

It is best practice for the Town to appoint more than one Special Magistrate, especially now that our hearings occur more often. Currently Redington Shores is only contracted with one attorney to hear our cases. I reached out to Attorneys Meyer and Eschenfelder for a recommendation. They highly recommended Attorney Pam Cichon. Ms. Cichon currently serves as a Special Magistrate in Redington Beach and is familiar with coastal beach town issues. Ms. Cichon would be pleased to contract with our town.

Please see the attached agreement prepared and approved by our attorneys.

Staff recommendation: Approve the contract with Pam Cichon for Special Magistrate services.

PAMELA CICHON

Attorney at Law - Arbitrator



St. Petersburg, Florida 33713

EMPLOYMENT

Hearing Officer- Bureau of Administrative Reviews, Florida Dept. of Highway Safety and Motor Vehicles 11/8/2025 - 7/17/2026. Conducted daily hearings for the state in matters concerning driver license suspensions by taking witness testimony, reviewing documentary and video evidence, hearing argument from attorneys, and rendering over 200 written final orders.

City Attorney - City of Temple Terrace, FL 11/7/2017 - 7/11/2025. Director of the City's Legal Department. Provide legal advice to the City's five-member Council, the City Manager, all City boards, and staff. Draft and review contracts, ordinances, resolutions, and procurement documents. Represent the City in all legal matters including lawsuits, employee arbitrations, EEOC claims, code enforcement prosecutions, and risk protective orders. Work closely with Dept. of Community Development and developers re: annexations, re-zoning issues, comp plan amendments, and site plan reviews; with Dept. of Public Works regarding contracts, water quality issues (PFAS), and procurement; with HR and all city departments re: personnel matters.

Partner - Rahdert, Steele, Reynolds & Driscoll, PL 9/1/2014 - 11/1/2017. Primary duties: Litigation attorney. Complex business litigation; labor and employment; land use and zoning; plaintiff and defendant personal injury.

Assistant Attorney General - Florida Department of Legal Affairs, Child Support Enforcement Division, St. Petersburg 6/2014 - 8/30/14. Temporary position. Represented the Florida Dept. of Revenue in hearings before the family court judges, hearing officers, general magistrates, and administrative law judges in cases involving child support.

Senior Assistant City Attorney - City of St. Petersburg, FL 11/1989 - 8/2013. Primary duties: Litigator and legal adviser. Defended the municipal corporation in state and federal court jury trials and on appeal in matters involving labor/employment (FMLA, ADA, whistleblower, EEOC, contract interpretation) and zoning/land use with a 98% success rate. Defended the city in tort cases (auto negligence, premises liability, false arrest) and sec. 1983 claims with a 95% success rate. Served as legal adviser to the Board of Adjustment/Community Preservation Commission 1990-2013; legal adviser to the Condemnation/Demolition Staff (handled all condemnation appeals) and the Historic Preservation staff; City prosecutor 1989-94. Worked with nearly every department of the City in either labor/employment, environmental, or insurance defense matters. Routinely provided training to new managers regarding performance evaluations and to new police officers regarding reduction of risk. Represented the City in binding arbitrations and before the Civil

Service Board in discipline and contract interpretation matters. Drafted ordinances, contracts, land development regulations, and changes to the City's personnel manual. Advised the City Council on land use issues and settlement of claims.

Senior Assistant Attorney General - State of Florida Dept. of Legal Affairs, Criminal Appellate Division - Daytona Beach, FL 11/1986 - 11/1989. Represented the State and certain government officials in criminal felony appeals, including capital murder cases where the death penalty was imposed, in state and federal courts. Handled habeas corpus petitions and post trial motions, performed substantial legal research, persuasive writing, and oral advocacy. Drafted proposed legislation and provided guidance and research assistance to prosecutors and trial court judges. Resigned to accept higher paying job with the City of St. Petersburg.

Bar Admissions: The Florida Bar # 321508 member in good standing
The Texas Bar # 24040167 member in good standing (inactive)
Supreme Court of the United States (1989)
United States Court of Appeals - 11th Circuit (1988)

PART TIME QUASI-JUDICIAL EXPERIENCE

Office of the Florida Attorney General - Florida New Motor Vehicle Arbitration Board - Arbitrator 2003-2005. Served on arbitration panels hearing and deciding cases brought under the Florida Lemon Law.

Pinellas County School Board - Hearing Officer 1990-1999. Heard appeals of student expulsions and submitted written findings of fact with recommended sanctions to the School Board. Volunteer position.

Juvenile Drug Court, Sixth Judicial Circuit - Hearing Officer 1994-2000. "Sentencing" of first time juvenile offenders for crimes that involve drugs or alcohol. Volunteer position.

Pinellas County Traffic Court - Magistrate 1991-1993. Served as hearing officer presiding over trials of civil traffic infractions.

Pinellas County Value Adjustment Board - Special Master
Fall 1990 and 1991. Heard appeals of ad valorem tax assessments on commercial properties and submitted written recommended decisions to the Board.

Completed required 40 hour training for Traffic Court Magistrate (1990) and 25 hour training for Juvenile Drug Court Hearing Officer (1994).
Certified as a Circuit Court Mediator by the Supreme Court of Florida (1991- 2014). Completed all state requirements to serve as an Arbitrator.

EDUCATION

University of Florida - Gainesville, FL Bachelor of Arts in English with Honors
Stetson University College of Law - St. Petersburg, FL Juris Doctorate Degree

University of Central Florida - Orlando, FL Completed one semester in the Public Administration Master's Degree Program, 1989. Left to start job for City of St. Petersburg.

Pepperdine University - Malibu, CA Completed summer program in Advanced Trial Advocacy, 2000.

AFFILIATIONS and COMMUNITY ENGAGEMENT

The Florida Bar Government Lawyers Section Executive Council (1990-present) (*Chair 2005, Secy. 1993-95*); The Florida Bar City, County, Local Government Section member (2018-2024); Hillsborough County Bar Association member (2018-2025); St. Petersburg Bar Association member (1989-2017); Community Law Program volunteer (1990-2014); The Florida Bar Judicial Nominating Procedures Committee (2012-2015); Lawyers for Literacy tutor (2011-2016); Board of Directors, Gulfcoast Legal Services, Inc. (1990-2019) (Pres. 1998; Secy. 2001-02 & 2012-14); The Florida Bar Rules of Evidence Committee (2010-12) Legislative Committee Chair responsible for tracking legislation; The Florida Bar Client's Security Fund Committee(former Chair); St. Petersburg General Hospital volunteer; Suncoast Tiger Bay Club member (Board of Directors 2007-09); Mainsail Art Festival Volunteer (1998-2010); Quaker Parakeet Society member (Treasurer 2013-2015); Florida Bar Traffic Court Rules Comm. (1992-1996); St. Petersburg Bar Association Community Law Program Board of Directors (1989-1998) (Chair 1991); Central Florida Legal Services, Inc. Board of Directors (1987-89)

Awards: Outstanding Overall Service to Pro Bono Efforts 1988 for Volusia County;
Florida Bar President's Pro Bono Award -7th Judicial Circuit 1989.

References: Honorable Judge Amy Williams - 6th Judicial Circuit (727)582-7200
Ernest Mueller, former Assistant City Attorney for St. Petersburg, Tampa,
Temple Terrace (813)507-2869
Andy Ross - Mayor of City of Temple Terrace (813) 997-5969
Meredith Abel - former Council member, City of Temple Terrace
(813)997-1637
Shauna Morris, Esq. - former attorney for City of Dunedin (727)278-3577
Gil Schisler - City Council member, City of Temple Terrace (813) 843-5111
William Drake, Esq. - former litigation supervisor, City of St. Petersburg
(727) 773-6576

AGREEMENT FOR CODE ENFORCEMENT SPECIAL MAGISTRATE SERVICES

THIS AGREEMENT is made and entered into on the 12th day of August, 2026 (the “Effective Date”), by and between the Town of Redington Shores, a Florida municipal corporation (the Town) and Pam Cichon, with an address of 3161 12th Avenue North, St. Petersburg, FL 33713 (the Contractor), collectively referred to as the Parties, as follows:

WHEREAS, the Redington Shores Code of Ordinances provides for certain quasi-judicial code enforcement and land use matters to be heard before a Special Magistrate; and

WHEREAS, the Town periodically procures, on a non-exclusive basis, the contractual services of qualified attorneys to serve as Special Magistrate in order to ensure the Town has a sufficient number of Magistrates to provide such services where recusals or availability may require alternative assignment of cases; and

WHEREAS, the Town Commission has reviewed the qualifications of the Contractor to serve as Special Magistrate and finds the Contractor to be qualified; and

WHEREAS, the Commission finds that it is in the Town’s best interests to enter this Agreement with the Contractor to provide Special Magistrate services.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. Scope of Services.

Contractor shall provide to the Town the following Special Magistrate services as the Town may require, and under the following conditions:

- The Contractor shall conduct hearings as provided for in Florida Statutes Chapter 162, and the Town Code (including its Land Development Code) related to the enforcement the Town Code and associated permits.
- When providing Special Magistrate services, the Contractor will be acting as a Town official performing a municipal police power function. Therefore, in the execution of her duties, the Contractor shall at all times observe all applicable laws, including compliance with Florida’s Sunshine Law, the Public Records Law, Florida’s Ethics Code for Public Officers and Employees (Part II of Florida Statutes Chapter 112), and Florida Statutes Chapter 162 (including compliance with the caselaw interpreting hearings conducted thereto).
- In performing as Special Magistrate, the Contractor must also become familiar with, and comply with the Florida Code of Judicial Conduct, including the opinions which have been published related to that Code’s applicability to quasi-judicial officers serving as code enforcement Special Magistrates.

- The obligations of the Contractor expressly include the agreement of the Contractor (and, if applicable, the firm for which the Contractor works) not to undertake representation of the Town for any other matter during his term without the express prior approval of the Town Commission, after having consulted with the Town Attorney, after having reviewed the ethical considerations of such representation.
- The Contractor must have and maintain a sound and current understanding of the procedural and evidence rules (including relevant interpretive caselaw) associated with local government quasi-judicial hearings.
- The Contractor shall serve at the pleasure of the Town Commission, and shall not be deemed an employee of the Town.
- The Town will not be responsible for the provision of clerical or administrative support for the Special Magistrate's legal research or drafting of orders or opinions. However, the Town Manager may assign the Town Clerk, or such other Town agent, volunteer or employee as may be appropriate, to serve as the hearing clerk, who's responsibility it will be to receive or send correspondence related to a proceeding (including providing parties notices of hearing and transmitting final written opinions to parties), to transfer any pre-hearing pleadings, motions, correspondence or briefs to the Special Magistrate, and to maintain the official record of the proceedings (including the retention and maintenance of exhibits submitted by Parties).
- Depending on the nature of the proceeding, the Town's case or legal arguments may, or may not, be presented by a Town employee (including an employed or contracted Town Planner, code enforcement officer, or building official), or by an attorney from the Town Attorney's Office. Hearings will be conducted at **Town Hall, 17425 Gulf Blvd, Redington Shores, FL 33708**, unless the Town determines security or logistical considerations require an alternative location. The Special Magistrate will not be expected to provide hearing space.
- The scope of the Special Magistrate's jurisdiction and authority shall be set forth in the relevant Town Code, as further limited by relevant statutory or caselaw. The Special Magistrate shall not be entitled or empowered to rule upon legal questions not within her jurisdiction, including but not limited to ruling on the constitutionality of the Town Code, whether a portion of the Town Code is preempted by a federal or state law, or whether a Town employee or official acted in a constitutional manner or complied with any federal or state law. Notwithstanding the foregoing, the Special Magistrate will be authorized to rule on any defenses raised by a party subject to a citation or violation notice which are based on the application of facts to the Town Code, or which are founded on the Town's failure to adhere to the substantive or procedural terms of the Town Code, Florida Statutes Chapter 162, or Chapter 163 (related to land use cases).

- The Contractor will be expected to verbally rule upon motions and objections made during a hearing, to administer oaths to witnesses called by a party, and to control her hearing room and the conduct of the proceedings according to the Judicial Cannons and Town Code (including any resolutions or administrative rules of procedure adopted by the Town relevant to the matter at issue).
- Final orders and opinions are to be made in writing, with said writing containing findings of fact and conclusions of law. Final orders and opinions shall be dated and electronically signed by the Contractor. In the event the Town adopts a standard form or format for its quasi-judicial orders, the Contractor shall use such form or format.
- To ensure parties receive timely resolution of the matter, the Contractor shall, absent exceptional circumstances, render a final order or opinion within thirty (30) calendar days after closing the hearing and taking the matter under advisement. Unless a different process is required by a given portion of Town Code or state law, all final orders and opinions must be transmitted via email to the hearing clerk designated by the Town. The hearing clerk, not the Special Magistrate, shall then transmit the final order or opinion to the parties in the manner prescribed by law.
- The Contractor will, when performing services for the Town, be interacting with the Town's residents, business owners, employees and officials on a regular basis. The Contractor must, during all such interactions, dress in a professional manner befitting of her role, and must treat all such persons with professionalism and respect.
- The Contractor shall be entitled to communicate with the Town Attorney for the purposes of gaining an understanding of the contents and organization of the Town Code, the Town's code enforcement and appeals process, procedures and forms, and similar matters of general information. However, the Contractor shall not conduct *ex-parte* communications with the Town Attorney or any Town official with respect to a specific case, appeal, or other matter before her.
- The code enforcement jurisdiction of the Special Magistrate is not exclusive. Code violations or appeals may be pursued by another lawful remedy at the option of the Town or the Code Enforcement Deputy.
- Assignment of a matter to Contractor or any other contracted Special Magistrate shall be made by the Town-appointed hearing clerk who will, once a new matter requiring a hearing arises, inform the selected Special Magistrate of the assignment and the identity of the party or parties, and shall provide a copy of the initial variance application or enforcement file (including all supporting attachments, photographs and correspondence as may exist up to the date of the assignment) so the Contractor may review the party identities and basic facts to review for conflicts. Upon assignment, the Special Magistrate shall review the matter to ensure she does not have any ethical conflicts such as would require recusal. However, conflict check materials shall not be considered to be in evidence at a hearing, and it will be up to the parties to present their witnesses and documentary evidence formally at the

hearing. The Special Magistrate shall, once a matter is assigned, work with the assigned hearing clerk to schedule the hearing in a prompt manner.

- If Contractor determines prior to the hearing convening that recusal is required, she shall inform the hearing clerk in writing (including email) of the reason for the recusal or other inability to serve. If the Contractor convenes a hearing only to then determine that recusal is required, she shall recess the hearing and enter a formal order of recusal which the hearing clerk will transmit to the parties.
- The Town may contract with more than one attorney/firm for Special Magistrate services so as to allow for matters to proceed in the event of a recusal, and so as to ensure redundancy of capacity for this service.

2. Term, Extension.

A. The initial term of this Agreement shall be from the Effective Date through 11:59 p.m., September 30th 2027. The Parties agree that unless the Town, in its sole discretion, provides notice of intent not to renew at least thirty (30) calendar days prior to the end of the initial term, this Agreement shall automatically renew on October 1st 2027, for a renewal term through 11:59 p.m. of September 30th 2028. Thereafter, unless the Town, in its sole discretion, provides notice of intent not to renew at least thirty (30) calendar days prior to the end of the renewal term, this Agreement shall automatically renew on October 1st 2028. Thereafter, this Agreement may continue to automatically renew on the same annual dates unless notice is provided by the Town in the manner set forth above.

B. Notwithstanding the foregoing, either Party may terminate this Agreement at any time during a term for any or no reason upon giving the non-terminating Party at least thirty (30) calendar days prior written notice. However, any such termination shall not relieve Contractor of the obligation to bring to conclusion any matter currently before her as Special Magistrate even if such conclusion extends past the termination date. Nor does any such termination relieve the Town of its obligation to pay all properly-submitted invoices for undisputed work performed by Contractor, including work performed to bring a matter to conclusion past the termination date.

C. The indemnification obligations set forth in this Agreement survive the expiration or termination thereof.

3. Payment

A. Pursuant to Florida Statutes §§ 218.73 and 218.74, Contractor shall be paid **\$220.00** per hour for all Special Magistrate services performed not more than forty-five (45) days after Contractor has submitted to the Town a proper and undisputed invoice, which invoice shall be submitted only after the Contractor's required services have been completed.

B. Improper payment requests shall be addressed by the Town as provided for in Florida Statutes § 218.76, and any disputes with respect to payment of an invoice shall be determined as provided

for in that statute and any associated Town procurement codes or procedures applicable to resolution of vendor payment disputes.

4. Amendments.

This Agreement may only be amended by a written Amendment executed by both Parties.

5. Severability.

In the event that any provision or portion of this Agreement shall be found to be invalid or unenforceable, then such provision or portion may be severed and such invalidity or unenforceability shall not affect the validity or enforceability of any other provision or portion of the Agreement.

6. Miscellaneous Terms.

A. **Qualifications.** Contractor represents and warrants to the Town that she is lawfully entitled to provide the services required herein under the laws of the State of Florida, and will continue to meet throughout the term(s) of this Agreement all of the qualifications required by the Town, including status as a current Florida licensed attorney in good standing. Contractor must immediately inform the Town Manager and Town Attorney in the event she has any required license (including Florida Bar membership in good standing) suspended or revoked, or is disciplined by The Florida Bar, the state bar of a foreign state, or any other governmental regulatory agency.

B. **Attorney Fees.** In any action brought between the Parties to enforce or construe the terms of this Agreement, each Party shall bear its own attorneys' fees and costs, including any fees incurred on appeal, regardless of the resolution of the case or appeal(s).

C. **Immigration Compliance; E-Verify.** Contractor acknowledges that she is responsible for complying with the provisions of the Immigration Reform and Control Act of 1986, 8 U.S.C. § 1324a, *et seq.*, and regulations relating thereto. Failure to comply with the above statutory provisions shall be considered a material breach and shall be grounds for immediate termination of this Agreement. The Contractor's employment of unauthorized aliens is a violation of § 274A(e) of the Federal Immigration and Employment Act. The Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired during the term of this Agreement, and shall require the same verification procedure of any Subcontractors authorized by the Owner. Pursuant to Florida Statutes § 448.095(5), Contractor (unless Contractor employs no one else) shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. Contractor's contract with the Town cannot be renewed unless, at the time of renewal, Contractor certifies in writing to the Town that it has registered with and uses the E-Verify system (or that it is not an employer). If Contractor enters into a contract with a subcontractor, the subcontractor must provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and Contractor shall maintain a copy of such affidavit for the duration of the contract. If Contractor develops a good faith belief that any subcontractor with which she is

contracting has knowingly violated Florida Statutes § 448.09(1) (making it unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States) Contractor shall terminate the contract with the subcontractor. If the Town develops a good faith belief that Contractor has knowingly violated Florida Statutes § 448.09(1) (making it unlawful for any person knowingly to employ, hire, recruit, or refer, either for herself or himself or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States) the Town shall terminate this contract. Pursuant to Florida Statutes § 448.095(5)(c)(3), termination under the above-circumstances is not a breach of contract and may not be considered as such.

D. Indemnification, Preservation of Immunity. Each Party hereby agrees to fully indemnify and hold harmless the other, its officers, employees, and agents from and against any and all claims, losses, costs, expenses, actions and causes of action, including reasonable attorney's fees at all levels, arising out of or by reason of any damage or injury to persons or property suffered or claimed to have been suffered, by any intentional, reckless or negligent act or omission of the indemnifying party, its directors, officers, employees, or agents in the carrying out of the terms and conditions of this Agreement. The Party claiming right to indemnification ("Claimant") will give the indemnifying Party ("Indemnitor") prompt notice of any such claim and the Indemnitor will undertake the defense thereof by representatives of its own choosing. In the event Indemnitor, within a reasonable time after notice of claim, fails to defend, the Claimant shall have the right to undertake the defense, compromise or settlement of such claim on behalf of and for the account and risk of the Indemnitor, subject to the right of the Indemnitor to assume such defense at any time prior to settlement, compromise or final determination thereof. Notwithstanding the foregoing, in the event either Party reasonably believes that counsel defending any such action has unacceptable conflicts of interest or otherwise lacks the skill to adequately protect such Party's interest, such Party reserves the right to defend itself with its own counsel or retained counsel at the Indemnitor's expense, unless the Claimant is found negligent or otherwise responsible for the occasion of the litigation. Nothing herein shall be interpreted as a waiver by the Town of its rights, including the procedural requirements and limited waiver of immunity, as set forth in Florida Statutes § 768.28, or any other statute, and the Town expressly reserves these rights to the full extent allowed by law.

E. No Third-Party Beneficiary. This Agreement is for the benefit of the Parties and their respective successors and permitted assigns, and it is not the intent of the Parties to enter this Agreement for any other person's or entity's benefit, and no person or entity not a Party to this Agreement is intended to have standing to file any court action seeking the enforcement or interpretation thereof.

F. Jurisdiction, Venue, Applicable Law. In the event of any litigation between the Parties with respect to the interpretation or enforcement of this Agreement, same shall be conducted, if in state court, in the appropriate circuit or county court in and for Pinellas County, Florida, and if in federal court, in the United States District Court for the Middle District of Florida, Tampa Division. In any such litigation, the substantive and procedural laws of the State of Florida shall be applied.

G. Public Records. In accordance with Florida Statutes § 119.0701, the Contractor shall:

1. Keep and maintain public records required by the Town to perform the service.
2. Upon request from the Town's custodian of public records, provide the requesting Town with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the Town.
4. Upon completion of the contract, transfer, at no cost, to the Town all public records in possession of the Contractor or keep and maintain public records required by the Town to perform the service. If the Contractor transfers all public records to the Town upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Town, upon request from the Town's custodian of public records, in a format that is compatible with the information technology systems of the Town.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT THE TOWN OF REDINGTON SHORES, TOWN CLERK'S OFFICE, AT:

TELEPHONE: 727.397.5538

EMAIL: townclerk@townofredingtonshores.com

ADDRESS: 17425 Gulf Blvd, Redington Shores, FL 33708

H. Assignment and Subcontracting. The Town has selected Contractor for her stated skills, resources, abilities and unique experience, as represented to the Town by Contractor's solicitation response and via other means. Contractor has represented to the Town that she has the in-house capabilities, resources and expertise to perform the services required by this Agreement except as otherwise expressly set forth in this Agreement. Therefore, except in the case of a sale, transfer or assignment of all or substantially all of the assets of Contractor to a successor who has asserted its intent to continue the business of Contractor, Contractor shall not assign or transfer any right or duty under this Agreement to any other party without the prior written consent of the Town. In the unlikely event Contractor asserts it is necessary to subcontract for the services of third parties to

perform the services required under this Agreement not already provided for therein, Contractor shall first obtain prior written approval of the Town Commission. Approval to utilize any third party shall not relieve Contractor from any direct liability or responsibility to the Town pursuant to the provisions of this Agreement, or obligate Town to make any payments other than payments due to Contractor as outlined in this Agreement. While requests to subcontract are strongly discouraged and unlikely to be granted, in the event the Town grants such permission, Contractor is obligated to ensure any such subcontractor's contract expressly incorporates the terms and conditions of this Agreement and acknowledges the Town as an intended third-party beneficiary thereof.

I. **Notices.** Any and all notices sent pursuant to this Agreement shall be given in writing via certified mail or overnight courier and shall be delivered to the following addresses:

As to Contractor:

Pam Cichon
3161 12th Avenue, North
St. Petersburg, FL 33713
pdcichon@gmail.com

As to Town:

Redington Shores Town Manager
17425 Gulf Blvd
Redington Shores, FL 33708

J. **Human Trafficking Affidavit.** At the Town's request, the Contractor shall provide the Town with the no-coercion affidavit required by Florida Statutes § 787.06(13), in the form provided by the Town's attorney.

K. **Personal Identifying Information:** Pursuant to Florida Statutes § 287.138, in the event the services provided hereunder would require the Contractor to possess the personal identifying information of citizens provided by the Town, Contractor will be required to complete a Foreign Country of Concern Attestation.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed on the Effective Date.

Town of Redington Shores

Contractor

By: _____
Mayor-Commissioner

By: _____
Pam Cichon, Esq.

ITEM G.2.



Town of
Redington Shores
Nature's Beach

Date: August 12, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Code Enforcement Contract with Pinellas County Sheriff's Office

BACKGROUND

The town's contract with the Pinellas County Sheriff's Office for code enforcement services must be renewed annually. Our current contract will expire on 9-30-26.

The updated contract is attached and includes an increased hourly rate from \$63.73 to \$67.55.

Code enforcement averages about 40 hours per month, so the new rate represents an approximate increase from \$2,550 to \$2,700/month.

RECOMMENDATION

I recommend approving the new updated contract.

CONTRACT FOR CODE ENFORCEMENT SERVICES

THIS AGREEMENT is made and entered into by and between the TOWN REDINGTON SHORES, a municipal corporation of the State of Florida (hereinafter "TOWN"), and BOB GUALTIERI as SHERIFF, PINELLAS COUNTY, FLORIDA (hereinafter "SHERIFF").

WITNESSETH:

WHEREAS, the TOWN is a municipality within the boundaries of Pinellas County, Florida, and wishes to purchase code enforcement services for that area of land within its municipal boundaries in addition to those required to be provided by the SHERIFF prior to the execution of this Agreement; and

WHEREAS, the TOWN has requested that the SHERIFF furnish code enforcement services to its inhabitants and citizens; and

WHEREAS, the TOWN desires that the SHERIFF furnish code enforcement services for an estimated twenty-four (24) hours per week and duly perform any and all necessary and appropriate functions for the TOWN; and

WHEREAS, the SHERIFF has indicated his desire and willingness to accept and fulfill the responsibilities herein before mentioned.

NOW, THEREFORE, in consideration of the mutual promises contained herein and given by each party to the other, the parties do hereby covenant and agree as follows:

1. That the recitations set forth above are incorporated herein by reference in their entirety.

2. **LEGAL AUTHORITY.** This Agreement is entered into pursuant to the Provisions of Section 163.01, F.S., the "Florida Interlocal Cooperation Act of 1969". The parties entering into this Agreement are fully cognizant of the constitutional limitations on the transfer of powers as set forth in Article VIII, Section 4 of the Constitution of the State of Florida and it is the express purpose of this Agreement only to enter into a contract for the provision of police services for certain code enforcement functions and shall not be deemed in any manner whatsoever to authorize the delegation of the constitutional or statutory duties of either of the parties pursuant to the provisions of Section 163.01(14), F.S. This Agreement at all times shall be construed consistent with such constitutional and statutory limitations. The duties and responsibilities set forth in this Agreement to be performed by the parties shall be performed in a manner that is constitutionally permissible and all portions of this Agreement shall be interpreted and administered by the parties accordingly.

3. **INDEMNIFICATION.** With regard to providing code enforcement services, the SHERIFF will defend and pay any litigation or judgment against the TOWN, its agents or employees, arising out of the performance of the services to be provided under this Agreement. Lawsuits and claims that may be filed from time to time hereunder shall be handled by the SHERIFF in accordance with normal procedures. The SHERIFF shall defend such lawsuits or claims and pay judgments or settlements in accordance with law.

Nothing contained herein shall be construed to limit or modify the provision of Florida Statute 768.28 as it applies to the TOWN and the SHERIFF. Nothing herein shall abrogate or expand the sovereign immunity enjoyed by the SHERIFF and the TOWN pursuant to the provisions of Chapter 768, Florida Statutes, nor shall any third party receive any benefit whatsoever from the indemnification provided herein.

4. INDEPENDENT CONTRACTOR. The SHERIFF, for the purposes of this Agreement, is and shall remain an independent contractor; provided, however, such independent contractor status shall not diminish the power and authority vested in the SHERIFF and his sworn officers.

5. SOVEREIGN IMMUNITY. The parties hereto agree that nothing contained herein shall in any way waive the sovereign immunity that they enjoy presently under the Constitution and statutes of the State of Florida and particularly with respect to Chapter 768, Florida Statutes. The parties agree that the TOWN's determination to provide code enforcement services by contract is an exercise of the legislative planning function of the TOWN and that at no time will the TOWN exercise any specific operational control over the activities of any of the employees of the SHERIFF or shall it perform or undertake any acts that are over and above a planning level function with regard to the administration of this Agreement.

6. PROVISION OF SERVICES. SHERIFF will provide one (1) part-time Community Policing Deputy/Code Enforcement, who shall be provided on an as-needed basis. The specific hours of work of this community policing deputy shall be determined by his or her supervisor after consultation with the Town Administrator. The community policing deputy will investigate and take enforcement actions for violations of the TOWN'S Code of Ordinances, will track and prepare statistical reports for the TOWN concerning the numbers and types of violations issued on a monthly basis, and interact with both citizens and businesses to address and resolve code violation related issues. The community policing deputy will, in conjunction with the TOWN'S attorney, prepare and present code violation cases before the TOWN'S Magistrate as necessary, and, in conjunction with the TOWN'S

administrative/clerical staff, prepare citations, send notices of violations and appeal hearings, and perform other related administrative tasks.

7. ENFORCEMENT OF LAWS. The SHERIFF shall discharge his responsibility under this Agreement by the enforcement of all County ordinances applicable within the TOWN and the ordinances of the TOWN. The SHERIFF shall bring appropriate charges for violations of all ordinances.

8. FINES AND FORFEITURES. All fines and forfeitures rendered in any court as a result of charges made by the SHERIFF shall be distributed as provided by general law and the rules of the Court.

9. DEPUTY EQUIPMENT. The SHERIFF shall provide each deputy who provides services under this Agreement with a patrol automobile and all other necessary and appropriate equipment. Deputies providing services under this Agreement shall operate out of the Sheriff's Administration Building or the North District Station. The cost of operating and maintaining these facilities and the cost of purchasing, maintaining and repairing equipment used under this Agreement shall be borne by the SHERIFF.

10. LAW ENFORCEMENT PERSONNEL, SWORN AND UNSWORN. The SHERIFF shall be responsible for the appointment, training, assignment, discipline and dismissal of all his law enforcement personnel, whether sworn or unsworn, performing services under this Agreement.

11. NOTICE. Notice as required to be given hereunder shall be given to the following persons:

- A. The Sheriff of Pinellas County:
Bob Gualtieri, Sheriff
P. O. Drawer 2500
Largo, FL 33779-2500

B. Town of Redington Shores:
Town Administrator
17425 Gulf Blvd.
Redington Shores, Florida 33708

12. TERM AND EFFECTIVE DATE. The term of this Agreement shall be from the 1st day of October 2026, through September 30, 2027. The TOWN is responsible for filing this Agreement with the Clerk of the Court on or before October 1, 2026.

13. COMPENSATION. The SHERIFF shall invoice the TOWN monthly for the services of the Community Policing Deputy/Code Enforcement based upon the actual number of hours worked at a rate of SIXTY-SEVEN DOLLARS AND FIFTY-FIVE CENTS (\$67.55) per hour, which shall be due upon receipt.

14. TERMINATION. Either party to this Agreement may terminate this Agreement without cause upon written notice to be given not less than 60 days prior to the requested termination date, said notice to be deemed delivered when a copy is delivered to the other party and a receipt signed by the other party.

15. THIRD PARTIES. In no event shall any of the terms of this Agreement confer upon any third person, corporation, or entity other than the parties hereto any right or cause of action for damages claimed against either of the parties to this Agreement arising from the performance of the obligation and responsibilities of the parties herein or for any other reason.

16. ENTIRE AGREEMENT. This Agreement reflects the full and complete understanding of the parties to it and may be modified or amended only by a document in writing executed by the parties hereto and executed with the same formality of this Agreement.

17. NON-ASSIGNABILITY. The SHERIFF shall not assign or delegate the obligations, responsibilities or benefits imposed hereby or contained herein to any third party or in any manner contract for the provision of the services required to be performed herein by a third party

without the express written consent of the TOWN, which consent must be agreed to by the TOWN at a public meeting and which consent may be withheld within the sole discretion of the TOWN.

The remainder of the page left intentionally blank.

IN WITNESS WHEREOF, the parties to this Agreement have caused the same to be signed by their duly authorized representatives this _____ day of _____ 2026.

ATTEST:

TOWN OF REDINGTON SHORES

Town Clerk

Mayor

SHERIFF OF PINELLAS COUNTY, FLORIDA

Bob Gualtieri, Sheriff

ITEM G.3.



Town of
Redington Shores
Nature's Beach

Date: August 12, 2026
To: Board of Commissioners
From: Michelle Lowe, Town Clerk
Re: Vacancy on Planning & Zoning Board

BACKGROUND

The Town advertised the vacancy for an At-Large Alternate position on the Planning & Zoning Board on our website. We received one interested applicant, Marv McGuire; his biography and resume are attached.

Currently, there is another vacancy on the Board for a District 4 position due to Merv Dickerson's resignation.

RECOMMENDATION

Staff recommends appointing Marve MacGuire to the At-Large Alternate position with the term expiring in January 2028.

Marv McGuire (Commander, U.S. Navy, Ret.)

Head of Investor Relations | Grovia Capital

Marv McGuire is a retired U.S. Navy Commander with 25 years of distinguished service, followed by a decade in corporate leadership supporting national defense programs. Before founding **Heartsill Capital Partners** and later **Grovia Capital**, Marv served as Senior Director of Business Development for multiple federal defense contractors, including IBM. There, he led enterprise-level sales and strategic pursuits supporting the U.S. Army, Navy, Air Force, and Special Operations Forces; managing the complete lifecycle of customer engagement, growth, and delivery.



Like many military families, Marv and his wife, Victoria, moved frequently throughout his service, buying and managing several properties along the way. What began as “accidental landlording” evolved into a deep passion for real estate investing. The lessons learned from managing those early properties ultimately became the foundation for a career dedicated to helping others achieve financial freedom through real estate.

Today, Marv serves as **Head of Investor Relations for Grovia Capital**, a private equity firm he co-founded with Victoria and three exceptional partners. Grovia helps investors build lasting wealth through strategic real estate investments across the South and Southeast. The firm’s philosophy is simple but powerful: **protect the downside, create upside, and do it predictably**. They focus on durable performance through careful asset selection, thoughtful improvements, and transparent communication.

Marv holds a **Bachelor of Science in Political Science** from the **United States Naval Academy**, a **Master of Public Administration** from the **University of Oklahoma**, and a **Master of Financial Management** from the **Naval Postgraduate School** in Monterey, California.

A three-time brain cancer survivor and multiple-time military deployer, Marv’s resilience and faith shape his approach to life, leadership, and investing. His next personal mission: to section-hike all 2,200 miles of the Appalachian Trail.

Marv and Victoria have been married for over 33 years and live in **Redington Shores, Florida**. Together, they have four children and own interests in more than **1100 multifamily units** across Florida, Georgia, South Carolina, North Carolina, and Texas.

MARVIN H. McGUIRE IV

Redington Shores, FL | (813) 526-9488 | marvmcguire4@gmail.com

BOARD-LEVEL & EXECUTIVE PROFILE

Board-ready executive, investor, and former U.S. Navy Commander with 25+ years of leadership spanning federal contracting, private sector growth, and real estate investment. Proven ability to advise senior leadership teams, guide strategic direction, and oversee complex organizations through periods of growth, transformation, and operational scale.

Brings a unique combination of governance-level perspective, capital allocation experience, and operational depth. Demonstrated success influencing enterprise strategy, building high-performing teams, and driving measurable financial and organizational outcomes across multiple industries.

COMMISSIONER-RELEVANT EXPERTISE

- Corporate Governance & Advisory
- Strategic Planning & Enterprise Growth
- Capital Allocation & Investment Strategy
- Risk Management & Operational Oversight
- Mergers, Partnerships & Market Expansion
- Federal Contracting & Government Markets
- Organizational Leadership & Culture Development
- Financial Performance & Value Creation

PROFESSIONAL EXPERIENCE

Co-Founder & Managing Partner

Heartsill Capital Partners (HCP) | Feb 2023 – Present

- Co-founded and scaled a real estate investment platform focused on multifamily and alternative assets.
- Provide strategic leadership across acquisitions, capital formation, and portfolio management.
- Contributed to growth of a portfolio exceeding \$125M+ in assets under management and 1100+ units.
- Lead investment committee activities including deal selection, underwriting oversight, and risk evaluation.
- Advise investors and partners on long-term wealth strategies, tax efficiencies, and portfolio diversification.
- Established governance frameworks, reporting standards, and operational systems to support scalable growth.

Partner / Strategic Advisor

Grovia Capital | Jul 2025 – Present

- Advise leadership on capital raising strategy, investor engagement, and market positioning.

- Support evaluation of investment opportunities and strategic partnerships.
- Contribute to scaling initiatives, aligning operational capabilities with growth objectives.

Chief Operating Officer (COO)

Wraith Metalworks | Sep 2025 – Present

- Provide executive oversight of operations, financial performance, and strategic execution.
- Partner with leadership to define and implement long-term growth strategy.
- Introduce performance metrics and operational frameworks to improve efficiency and scalability.
- Align cross-functional teams to drive execution against strategic priorities.

Senior Business Development Executive – DoD Markets

Octo Consulting Group (IBM Subsidiary) | Feb 2016 – March 2023

- Led growth strategy for Department of Defense markets within a \$300M IT services organization.
- Advised executive leadership on market expansion, pipeline strategy, and client engagement.
- Built and maintained senior-level relationships across Army, Navy, Air Force, and Special Operations.
- Influenced revenue growth through strategic positioning and capture of high-value contracts.

United States Navy – Commander (Retired)

- 25-year career leading global operations, logistics, and multi-functional organizations.
- Led organizations of 1,000+ personnel across 13 subordinate units.
- Ranked #1 of 330 officers at United States Special operations Command, MacDill AFB, FL.
- Directed large-scale operational planning, resource allocation, and crisis response initiatives.
- Managed logistics and operational support for 20,000+ personnel worldwide.

BOARD & ADVISORY IMPACT

- Guided strategic decision-making across government, private sector, and investment organizations.
- Oversaw multi-functional operations with responsibility for performance, risk, and resource allocation.
- Advised on capital deployment strategies across real estate and business investments.
- Established scalable systems and governance processes to support organizational growth.
- Built and led high-performing teams aligned with long-term strategic objectives.

EDUCATION

- Senior Executive Program, Columbia University
- M.S., Financial Management, Naval Postgraduate School
- M.S., Public Administration, University of Oklahoma
- B.S., Political Science, United States Naval Academy

ITEM G.4.



Town of
Redington Shores
Nature's Beach

Date: August 12, 2026
To: Board of Commissioners
From: Michelle Lowe, Town Clerk
Re: Special Events Update

BACKGROUND

As we plan for our fall and winter events, we would like to confirm a few details.

Coffee with the Commissioners

The initial event took place on February 28. The Commission expressed interest in holding another event, starting at 10 a.m. instead of 9 a.m. Following Commissioner Smith's appointment at the July 29 meeting, staff would like to schedule another event.

Potential dates for 10-11 a.m.:

- Wednesday, August 19, 2026
- Saturday, August 22, 2026
- Saturday, August 29, 2026
- Saturday, September 12, 2026

Town Picnic

Every year the Town hosts the Town Picnic on the second Saturday of October. This year the event will be held on Saturday, October 10. Last year, Admin Assistant Connie Mowrey introduced the 50/50 raffle to the event, and it was a success; the proceeds were donated to the Seaside Seabird Sanctuary. Staff would like to confirm the beneficiary of the 50/50 raffle.

Upcoming Special Events

- Coffee with the Commissioners – TBD
- Town Picnic – Saturday, October 10, 2026
- Halloween Trunk or Treat – Thursday, October 29, 2026
- Veterans Day Ceremony & Rededication - Tuesday, November 10, 2026
- Movie in the Park - Friday, November 13, 2026
- Christmas Tree Lighting – Sunday, December 6, 2026
- Holiday Parade - Sunday, December 13, 2026

ITEM G.5.



Town of
Redington Shores
Nature's Beach

Date: August 12, 2026
To: Board of Commissioners
From: Michelle Lowe, Town Clerk
Re: Public Entity Resolution with Valley Bank

With changes in staff and Commission our authorized signers need to be updated with Valley Bank. A Resolution, adopted by the Board of Commissioners, is required to update the Town's authorized signers.

Accounts to be updated at Valley Bank include:

- Capital Projects fund
- Sewer Fund
- General Fund



RES 01-2026

Branch: 861 Government Services

Phone: _____ Fax: _____

Bank Representative: _____

Signature

PUBLIC ENTITY RESOLUTION

I, Margaret Carey, the undersigned, being duly elected or appointed and acting as the Town Manager of Town Of Redington Shores ("Public Entity"), located at 17425 Gulf Blvd Redington Shores FL 33708FL, organized and existing under the laws of the State of FL, hereby certify to Valley National Bank ("Valley") that at a meeting of the Board of Trustees or such other governing body (the "Governing Board"), as may be authorized or required by law to designate depositories and to transact, or delegate the authority to transact, the financial business of the Public Entity, duly called and held on the 7 day of April, 2026, in accordance with all applicable laws and organizational documents, the following resolutions were duly adopted, and that the said Resolutions have not been revoked or amended and remain in full force and effect.

RESOLVED:

1. Valley National Bank, located and authorized to do business in FL, is hereby designated as a depository of this Public Entity.
2. The Town Manager, Town Clerk, Mayor, Commissioner, Commissioner, Commissioner, Commissioner (Indicate by Title person(s) authorized, e.g., Supervisor, Chief Fiscal Officer, etc.) of the Public Entity, or any one of them, is/are hereby authorized to open a bank account or accounts from time to time with Valley for and in the name of the Public Entity with such title or titles as he/she or they may designate.
3. Until the further order of the Governing Board, pursuant to Paragraph 11 hereof, the maximum amount which may be kept on deposit at Valley at any time is N/A, provided, however, that Valley shall have no duty to determine whether the balances on deposit at any time exceed such maximum amount or to take any action with regard to these deposits.
4. The Town Manager, Town Clerk, Mayor, Commissioner, Commissioner, Commissioner, Commissioner (Indicate by Title person(s) authorized, e.g., Supervisor, Chief Fiscal Officer, etc.) of Public Entity, signing Singly (For purposes of signing items, indicate, e.g., singly, any two, etc.)

and their successors and any other person authorized by statute, regulation or court order on behalf of the Public Entity ("Authorized Person(s)") is/are hereby authorized to sign, by hand or by facsimile (including, but not limited to, electronically generated) signature(s), checks, drafts, acceptances and other instruments (hereinafter collectively referred to as "Items(s)"). Notwithstanding the above, any Authorized Person is authorized singly to: (1) initiate Automated Clearing House ("ACH") debits without a signature; or (2) give instructions, by means other than the signing of an Item, with respect to any account transaction, including, but not limited to, the payment, transfer or withdrawal by wire, computer or other electronic means (now existing or hereafter developed), of funds, credits, items or property at any time held by Valley for account of the Public Entity ("Instructions").

5. The Town Manager, Town Clerk, Mayor, Commissioner, Commissioner, Commissioner, Commissioner (Indicate by Title person(s) authorized, e.g., Supervisor, Chief Fiscal Officer, etc.) of the Public Entity, is/are hereby authorized without further action of this Governing Board to execute the Valley form entitled "Funds Transfer Agreement", thereby designating one or more individuals, whether or not such individuals be designated as "Authorized Persons", for the purpose of the verification of payment orders and issuance of written confirmations.
6. Valley is hereby authorized to honor and pay items, whether signed by hand or by facsimile (including, but not limited to, electronically generated signatures(s)). In the case of facsimile signatures, Valley is authorized to pay any Item if the signature resembles the specimens filed with Valley by the Public Entity, regardless of how or by whom such signature was affixed and whether or not the form signature used on such Item was actually prepared by or for the Public Entity. Valley is further authorized to honor and pay Depository Transfer Checks, ACH Debits, Instructions, and other orders given singly by any Authorized Person, including such as may bring about or increase an overdraft and such as may be payable to or for the benefit of any Authorized Person or employee individually, without inquiry as to the circumstances of the issuance or the disposition of the proceeds thereof and without limit as to amount.

7. Valley is hereby authorized to accept for deposit, for credit, for collection, or otherwise, Items whether or not endorsed by any person or by stamp or other impression in the name of the Public Entity without inquiry as to the circumstances of the endorsement or lack of endorsement or the deposition of the proceeds.
8. The Public Entity agrees to be bound by the "All About Your Accounts – Account Disclosures", currently in effect and as amended hereafter, as well as any signature card, deposit ticket, checkbook, passbook, statement of account, receipt, instrument, document or other agreement, such as, but not limited to, funds transfer agreements and security procedures delivered or made available to Public Entity from Valley, and by all notices posted at the office of Valley at which the account of the Public Entity is maintained, or on a website that Valley maintains or participates in, in each case with the same effect as if each and every term thereof were set forth in full herein and made a part hereof.
9. The Town Manager, Town Clerk, Mayor, Commissioner, Commissioner, Commissioner, Commissioner
(Indicate by Title person(s) authorized, e.g., Supervisor, Chief Fiscal Officer, etc.)

of the Public Entity or any one or more of them is/are hereby authorized to act for the Public Entity in all other matters and transactions relating to any of its business with Valley including, but not limited to, the execution and delivery of any agreements or contracts necessary to affect the foregoing Resolutions.
10. Valley is hereby released from any liability and shall be indemnified against any loss, liability or expense arising from honoring any of these Resolution.
11. Each of the foregoing Resolutions and the authority thereby conferred shall remain in full force and effect until written notice of revocation or modification by presentation of new Resolutions and Valley's Signature Card Form shall be received by Valley, provided that such notice shall not be effective with respect to any revocation or modification of said authority until Valley shall have had reasonable opportunity to act following receipt of such notice and shall not be effective with respect to any checks or other instruments for the payment of money or the withdrawal of funds dated on or prior to the date of such notice.

12. The Town Manager, Town Clerk, Mayor, Commissioner, Commissioner, Commissioner, Commissioner
(Indicate by Title person(s) authorized, e.g. Supervisor, Chief Fiscal Officer, etc.)

Or any other officer of the Public Entity is hereby authorized and directed to certify, under the seal of the Public Entity or not, but the like affect in the latter case, to Valley the foregoing Resolutions, the names of the officers, Authorized Persons and other representatives of the Public Entity and any changes from time to time in the said Officers, Authorized Persons and representatives and specimens of their respective signatures. Valley may conclusively assume that persons at any time certified to be officers, Authorized Persons or other representatives of the Public Entity continue as such until receipt by Valley of written notice to the contrary.

13. The authority given hereunder shall be deemed retroactive and any and all acts hereunder performed prior to the passage of these Resolutions are hereby ratified and approved.

I CERTIFY that there is no provision in the statutes applicable to, or organizational documents of, the Public Entity limiting the power of the Governing Board to pass the foregoing Resolutions, and that the same are in conformity with the provisions of said statutes and organizational documents.

I FURTHER CERTIFY that the persons designated by the Public Entity as "Authorized Persons" on the Bank's Signature Card Form currently on file with Valley National Bank: (1) if officers of the Public Entity, have been duly elected or appointed to and now hold the offices in the Public Entity set forth opposite their respective names, and (2) if not officers of the Public Entity, are current employees who have been designated and empowered, in accordance with all proper procedures relating to the delegation of authority of the Public Entity, to exercise such authority as is provided for in these Resolutions or on the Valley National Bank Signature Card Form as is set forth opposite their respective names.

NAME	TITLE	SIGNATURE
<u>Margaret Carey</u>	<u>Town Manager</u>	<u></u>
<u>Michelle Lowe</u>	<u>Town Clerk</u>	<u></u>
<u>Erin Schoos</u>	<u>Mayor</u>	<u></u>
<u>Cynthia Hoyt</u>	<u>Commissioner</u>	<u></u>
<u>Douglas Harr</u>	<u>Commissioner</u>	<u></u>
<u>Larry Maynard</u>	<u>Commissioner</u>	<u></u>

7. Valley is hereby authorized to accept for deposit, for credit, for collection, or otherwise, Items whether or not endorsed by any person or by stamp or other impression in the name of the Public Entity without inquiry as to the circumstances of the endorsement or lack of endorsement or the deposition of the proceeds.
8. The Public Entity agrees to be bound by the "All About Your Accounts – Account Disclosures", currently in effect and as amended hereafter, as well as any signature card, deposit ticket, checkbook, passbook, statement of account, receipt, instrument, document or other agreement, such as, but not limited to, funds transfer agreements and security procedures delivered or made available to Public Entity from Valley, and by all notices posted at the office of Valley at which the account of the Public Entity is maintained, or on a website that Valley maintains or participates in, in each case with the same effect as if each and every term thereof were set forth in full herein and made a part hereof.
9. The Town Manager, Town Clerk, Mayor, Commissioner, Commissioner, Commissioner, Commissioner
(Indicate by Title person(s) authorized, e.g., Supervisor, Chief Fiscal Officer, etc.)

of the Public Entity or any one or more of them is/are hereby authorized to act for the Public Entity in all other matters and transactions relating to any of its business with Valley including, but not limited to, the execution and delivery of any agreements or contracts necessary to affect the foregoing Resolutions.
10. Valley is hereby released from any liability and shall be indemnified against any loss, liability or expense arising from honoring any of these Resolution.
11. Each of the foregoing Resolutions and the authority thereby conferred shall remain in full force and effect until written notice of revocation or modification by presentation of new Resolutions and Valley's Signature Card Form shall be received by Valley, provided that such notice shall not be effective with respect to any revocation or modification of said authority until Valley shall have had reasonable opportunity to act following receipt of such notice and shall not be effective with respect to any checks or other instruments for the payment of money or the withdrawal of funds dated on or prior to the date of such notice.

12. The Town Manager, Town Clerk, Mayor, Commissioner, Commissioner, Commissioner, Commissioner
(Indicate by Title person(s) authorized, e.g. Supervisor, Chief Fiscal Officer, etc.)

Or any other officer of the Public Entity is hereby authorized and directed to certify, under the seal of the Public Entity or not, but the like affect in the latter case, to Valley the foregoing Resolutions, the names of the officers, Authorized Persons and other representatives of the Public Entity and any changes from time to time in the said Officers, Authorized Persons and representatives and specimens of their respective signatures. Valley may conclusively assume that persons at any time certified to be officers, Authorized Persons or other representatives of the Public Entity continue as such until receipt by Valley of written notice to the contrary.

13. The authority given hereunder shall be deemed retroactive and any and all acts hereunder performed prior to the passage of these Resolutions are hereby ratified and approved.

I CERTIFY that there is no provision in the statutes applicable to, or organizational documents of, the Public Entity limiting the power of the Governing Board to pass the foregoing Resolutions, and that the same are in conformity with the provisions of said statutes and organizational documents.

I FURTHER CERTIFY that the persons designated by the Public Entity as "Authorized Persons" on the Bank's Signature Card Form currently on file with Valley National Bank: (1) if officers of the Public Entity, have been duly elected or appointed to and now hold the offices in the Public Entity set forth opposite their respective names, and (2) if not officers of the Public Entity, are current employees who have been designated and empowered, in accordance with all proper procedures relating to the delegation of authority of the Public Entity, to exercise such authority as is provided for in these Resolutions or on the Valley National Bank Signature Card Form as is set forth opposite their respective names.

NAME	TITLE	SIGNATURE
Kenneth Smith	Commissioner	

IN WITNESS WHEREOF, I have hereunto set my hand as Town Manager of the said Public Entity this
12th day of August, 2026.

Signature

Margaret Carey

Name

Town Manager

Title

Attest (Second Officer)

[To be attested to if the person executing these Resolutions is also
a signatory on the Public Entity's account(s)]

Signature

Michelle Lowe

Name

Town Clerk

Title

ITEM H.7.



Town of
Redington Shores
Nature's Beach

Date: August 6, 2026
To: Board of Commissioners
From: Michael Pafumi, Public Works Department Supervisor
Re: Public Works Department Monthly Report – July

Public Works Department July

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 July not including normal daily activities:

- Verizon/Fios working to replace utility boxes.



- Utility box shade placed at Nature Park



- Bike rack placed at Emergency beach access



ITEM H.8.



Town of
Redington Shores
Nature's Beach

Date: Aug 3, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Building Department Update

PERMIT STATS

Here are the permit stats from 7/1/2026 to 7/31/2026:

Permits Applications received: 52

Issued Permits: 25

Under Review: 13

Pending: 0

Disapproved: 0

Payment Pending: 0

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

Incomplete Applications 2 (waiting on documents)

Closed: 10

Current Open Permits: 417

APPEALS

Appeals Received: 0

Appeals Resolved: 0

Appeals in Progress: 0

Appeals cancelled: 0

INSPECTIONS

Total Number of Inspections Completed: 158 in the month of July 2026

PHONE CALLS

MONTH: **399**

DAILY AVERAGE: **19**

WALK-IN

MONTH: **69**

DAILY AVERAGE **3**

UPDATED FEE SCHEDULE

This has been postponed until the new Building Official, Mike Foley, starts.

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.

July 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: August 12, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Monthly Update – Town Manager's Report

Here are the highlights from July 4, 2026 to August 7, 2026:

- Welcomed a new District 3 Commissioner – Ken Smith.
- New CAP Building Official, Mike Foley, started on July 27.
- Finalizing dates for an onsite meeting for neighbors of the County Beach Access lot and a County representative to discuss concerns.
- Gathering quotes for a new sail shade for the playground at Thelma Spitzer Park.
- Updated the Variance application form and package – to clarify process and update old language. Uploaded to the website.
- Met with the Parks & Recreation Advisory Committee Chairperson to discuss topics and to follow up on recommended projects.
- 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. They are also assisting staff in researching: grants and other potential community projects.

Upcoming Projects and Priorities:

- Ongoing coordination with Pinellas County regarding establishing customary use. The County is in need of any information prior to 1950.
- 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
- FY27 Budget preparation.
- Holiday events and decorations are being planned.
- Comprehensive Plan Update will be presented by Forward Pinellas at an upcoming P&Z meeting.
- Working 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 (Districts 2 and 4)

UPCOMING MEETINGS/EVENTS:

- August 11 – Happy 1 year anniversary to Public Works Tech **Matt Harner!**
- August 18 – Happy 1 year anniversary to Management Analyst **Rafael Soto!**
- August 18 – Primary Election – Town Hall is a Polling Place 7am – 7pm
- August 20 – Town Manager 1 year evaluations due from Commissioners
- August 26 – Budget Workshop 6pm
- August 26 – Commission Workshop *immediately following Budget Wkshp*
- August/Sept. *tba* – Rescheduled P&Z Meeting
- Sept. 7 – Labor Day – Town Hall closed
- Sept. 8 – Happy Birthday **Rafael**
- Sept. 9 – First Budget Public Hearing 6pm
- Sept. 9 – Regular Meeting *immediately following Budget Public Hearing*