BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WORKSHOP
WEDNESDAY, SEPTEMBER 30, 2026
Immediately following the Special Meeting
MINUTES

A **Workshop** 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, Vice Mayor Commissioner CJ Hoyt, Commissioner Douglas Harr, Commissioner Larry Maynard

Members Absent: Commissioner Ken Smith

Other Municipal Officials Present: Town Manager Margaret Carey, Town Clerk Michelle Lowe, Town Attorney Nancy Meyer, Building Official Mike Foley

1. **ROLL CALL**
2. **APPEARANCES AND PRESENTATIONS**
   a. **Presentation of the FY2026 Audit**

   Auditor Peter Schatzel, of Wells, Houser & Schatzel, P.A., provided an overview of the audit and noted that they will soon be starting work on the September 30, 2026, audit.

   b. **Pinellas County Customary Use Presentation**

   Pinellas County Public Works Director Kelli Hammer Levy gave an overview of the current nourishment program. Pinellas County approved a one-time emergency beach renourishment project on Sand Key, Treasure Island, and Upham Beach. Due to the enormous cost, continued County-led beach nourishment without support from the US Army Corps of Engineers (USACE) is financially unsustainable. That project was deemed the last and only time Pinellas County will construct beach nourishment without federal support. She explained that the goal of adopting a Customary Use Ordinance in the Town is to meet the public-use requirement to receive federal cost-share benefits. It formally recognizes the public's long history of enjoying spaces, such as our local beaches, for activities like walking, sunbathing, swimming, fishing, and other recreational activities.

   Pinellas County Public Works Director Hammer Levy informed that the County has collected 674 total documentations of public use of the beach from Redington Shores. She noted there is no set number that needs to be met, but she wants the Town to feel comfortable before moving forward with adopting a Customary Use Ordinance. She noted the County is still collecting documentation and asked if anyone has documentation or oral history they can submit online through the portal. Town Attorney Meyer stated that this documentation would be used if the Town gets into litigation. The Town wants to have as much documentation as possible establishing the historical use of the beach in court.

   Discussion ensued regarding:

   - The need to establish public use of the beach.
   - Different ways to submit documentation and oral testimony.
   - USACE next steps include construction easement acquisitions, project permitting, design when construction easements are in hand, and tentative construction in 2030.

3. **OLD BUSINESS**
   a. **Noncompliant Homes**

   Town Manager Carey noted the process of following up with noncompliant homes began in April 2025. The process was delayed due to a change in Building Department leadership. As we approach two years after Hurricanes Helene and Milton, staff is beginning the follow-up process to bring these properties into compliance. The Building Department has sent certified letters to each property owner in the most current list of non-compliant homes. Building Department staff are keeping individual files

on each property for documentation purposes for future compliance steps, and Building Official Foley has started visual street-view inspections to correct the list. She said the next step is to send follow-up letters with a 30-day deadline to respond.

b. Code Enforcement Program Update

Town Manager Carey noted at the August 12th Regular Meeting that it was decided to renew the Code Enforcement contract with the Pinellas County Sheriff's Office (PCSO) for another year, but staff was directed to add this topic to a future workshop agenda.

Discussion ensued regarding the following:

- Hiring a part-time code enforcement officer for 20 hours a week.
- Creating a hybrid program of having an in-house employee and keeping the PCSO.
- Advertising the job opening through the website, social media, and Indeed.
- Delineating their responsibilities.
- Preparing the code vehicle.
- Training schedule and updating the citation process to go through the Town's Special Magistrate.
- Next steps include scheduling interviews and deciding who will participate in the panel interviews.

Action: The Commission directed the Town Manager to hire a part-time in-house Code Enforcement Officer, while keeping the PCSO Deputy as well – creating a hybrid program.

c. Town Signs

Town Manager Carey presented design options for the Town Sign project, noting that these do not include the sign at Nature's Park. She is collaborating with Commissioner Maynard to select a unique sign for the park at a later date. She also noted that they will place a temporary sign at Veterans Park for the November 10th Veterans Day Ceremony and Rededication.

Town Manager Carey also presented an updated logo design to the Commission for consideration.

Discussion included maintaining consistency in all town signage, considering various color options, and hiring a designer to redo the Town Logo.

Action: Unanimous consensus to hire a designer to work on a new Town logo and design signage.

Public Comment:

NAME	ADDRESS	COMMENT
Jennie Blackburn	17717 Gulf Blvd Unit 202	She noted that if you have someone driving by you have three seconds to get their attention. She recommended not having too many other animals to the logo to have two or three elements in the sign.

4. NEW BUSINESS

a. Real Estate Offer

Town Manager Carey informed that a resident contacted the Town with an offer to sell their property, which sits adjacent to town-owned property. Before moving forward, she asked the Commission if they were interested in purchasing the property.

Action: Unanimous consensus to have the Town Manager get an appraisal of the property.

5. MISCELLANEOUS

6. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 7:18 P.M.
Respectfully submitted,

Michelle Lowe, CMC
Town Clerk

11/18/2026
Date Approved by Board of Commissioners