BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, OCTOBER 14, 2026
MINUTES

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

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

Members Absent: None.

Other Municipal Officials Present: Town Manager Margaret Carey, Town Clerk Michelle Lowe, Public Works Supervisor Mike Pafumi, Town Attorney Nancy Meyer, Town Planner Dave Dixon, Chief Holroyd and Captain Dan Doherty (ISPD), Division Chief Williams (Seminole FD), Chief Belk (Madeira FD)

1. **ROLL CALL**
2. **CONSENT AGENDA**
   a. **MINUTES**

   Mayor Commissioner Schoos made a correction to the September 9, 2026, Regular Meeting minutes.

   Public Comment: None.

   Commissioner Harr moved to approve the minutes of September 9, 2026 First Budget Public Hearing and Regular Meeting, September 21, 2026 Final Budget Hearing, and September 30, 2026 Special Meeting, seconded by Vice Mayor Commissioner Hoyt.

   Upon vote, the motion was carried unanimously 5 to 0.
3. **APPEARANCES AND PRESENTATIONS**
   a. **MADEIRA BEACH FIRE RESCUE UPDATE –** Chief Belk noted they responded to 21 calls and reported that both their events for September 11th went well and thanked all who attended. Their new hires will staff the new fire station in January; orientation starts November 7.
   b. **SEMINOLE FIRE RESCUE UPDATE –** Division Chief Williams informed that Chief Schobel is on extended medical leave. He noted they are also in the process of building a new station in the Bay Pines area, which will help with Madeira Beach Fire not have to go out of their zone. He recommended the Town place information about e-bike and golf cart safety as they continue to see a rise in accidents involving both.
   c. **INDIAN SHORES PD UPDATE –** Chief Holroyd thanked Public Works Supervisor Pafumi for getting a manhole cover fixed on Gulf Blvd., as it has caused many calls. She noted ISPD recently purchased five catch poles to help catch stray dogs. Pinellas County informed ISPD that it is up to the police officers to catch, restrain, and drop off any stray animals.

   She also addressed a photo of a woman with an AR-style rifle on the beach with her dog. She noted she was educated that her dog must be on a leash and about the no-dogs-on-the-beach rule; however, she is allowed to open carry. She noted she is excited about the picnic and that ISPD will be receiving their accreditation and she will bring it in the next meeting.

4. OLD BUSINESS

Mayor Commissioner Schoos gave a brief reminder that public comment will be available on each agenda item and is limited to three uninterrupted minutes.

a. ORD 2026-05 Construction Activities – 2nd Reading

Town Attorney Meyer read the Ordinance by title.

Public Comment: None.

Vice Mayor Commissioner Hoyt moved to adopt ORD 2026-05, seconded by Commissioner Harr.

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

b. Updated name for Parks and Recreation Advisory Committee

Town Manager Carey noted the Parks & Beautification Committee would like to revert back to the previous name of Beautification Committee.

Commissioner Maynard moved to rename the Committee to Beautification Committee, seconded by Vice Mayor Commissioner Hoyt.

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

c. Real Estate Offer Update

Town Manager Carey noted the appraisal for the property in question came back at $390,000, and the seller is asking $385,840. She informed the Commission that if they chose to move forward with the purchase, the associated costs include closing costs and demolition. She noted LDU funds would be used to make the purchase.

Commissioner Smith asked if the house currently there could be used as a storage space for Town use.

Town Manager Carey informed that the house was substantially damaged, had been gutted, but could be repaired. She would also need to contact our insurance company to see the cost to insure the property.

Action: There was unanimous consensus to have Town Manager Carey negotiate the purchase of the property.

5. NEW BUSINESS

a. New EMS/Public Works Building Update

Chief Belk noted they have an on-site meeting every two weeks and are still on track for opening the Station in January 2027. He noted that the space the Town will have is located in the EMS part of the building, which will affect the monthly bills. He also noted that if Amendment 3 passes, they will need to address staffing for that station.

Town Manager Carey gave historical information for this project. She noted that there is not a current Commissioner or staff member who worked on this project originally. The original construction cost in 2018 was $2M, and over the years, due to rising construction costs, the overall cost has increased to $7.4M; the Town's portion due is $302,000. There will be another cost increase prior to the building's completion

b. Appointment of Big-C Representative to the Forward Pinellas Board

Town Manager Carey explained that the Big-C appoints a representative to the Forward Pinellas Board every year and requires each town to nominate someone to fill that position. The current representative is Madeira Beach Mayor Anne-Marie Brooks, and she has expressed her interest in continuing to serve in that role.

Vice Mayor Commissioner Hoyt moved to approve the Town's support for Mayor Anne-Marie

Brooks to serve as the Forward Pinellas representative, seconded by Commissioner Harr.

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

c. ORD 2026-06 Shark Fishing

Town Attorney Meyer read the Ordinance by title.

Vice Mayor Hoyt felt that it is egregious to allow shark fishing. A lot of work went into drafting and passing the original Ordinance.

Town Attorney Meyer stated the Town is limited to what it can enforce. She noted the Town can continue to prohibit shark fishing from Town-owned property.

Public Comment: None.

Commissioner Harr moved to adopt ORD 2026-06, seconded by Commissioner Smith.

Upon vote, the motion carried 4 to 1.

Vice Mayor Commissioner Hoyt voted no.

d. ORD 2026-03 Comprehensive Plan

Town Attorney Meyer read the Ordinance by title.

Town Manager Carey explained that the Comprehensive Plan is a long-term policy document that guides how a town will grow, develop, and provide services and must be consistent with the Countywide Plan. Florida Statute 163.3191 also requires each local government to complete an Evaluation and Appraisal Report (EAR) every 7 years. The Town last completed an EAR in 2018. The Comprehensive Plan was reviewed by both the County and the Town's Planning and Zoning Board, and she reviewed all the amendments and updates made to the document.

She noted the next step is for the Commission to approve the Ordinance for first reading; upon approval, the Comprehensive Plan is sent to other agencies and the state for an overall 70-day review. The Town will need to address any objections, recommendations, or comments and finalize the document. Once that process is complete, the Town will hold the second reading and adopt the new Comprehensive Plan. Once it is approved by the state, the new plan takes effect.

Forward Pinellas Program Planner Emma Wennick gave a brief overview of the next steps and informed that all the changes made were routine in nature. She answered questions regarding the different color underlined portions. She noted that red underlined text reflects changes made at the first Town Planning & Zoning Committee meeting, and blue underlined text reflects changes the Planning & Zoning Board made at their second meeting.

Public Comment: None

Commissioner Harr moved to adopt ORD 2026-03, seconded by Commissioner Maynard.

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

e. Site Plan – 17601 Gulf Blvd

Town Attorney Meyer explained the Quasi-judicial proceedings for the next three Site Plans. She noted that the Commission will use the findings of fact based on the evidence presented at the hearings to make a decision. She asked the Commission whether they had any ex parte communications or conflict of interest. Hearing none, she swore in everyone who would be providing testimony during the hearings.

Town Planner Dixon reviewed his memo and explained that this Site Plan application is to develop five detached single-family residences. He noted that the applicant proposed a 15’ rear setback, while staff suggested a 20’ rear setback when comparing the single-family product to typical zone districts. The Planning and Zoning Board (PZB) asked for the standard rear setback for the existing Yacht and Tennis Club residences and determined that 20’ is the typical minimum

setback. However, he recommended the possibility for additional vegetative landscape screening if a 20' rear setback could not be accommodated between the project and Forest Hills Dr.

He provided the Commission with several considerations if they wish to approve the Site Plan. He noted the Commission can approve, approve with conditions, or deny the application.

Katie Cole, representing the applicant, reviewed the application and requested the Commission consider allowing a 15' setback, as they already have increased landscaping and a wall as a buffer. She also requested the Commission allow the fences to be 6ft in the interior between the homes. She introduced Ely Payne of Baysite Engineering to answer any questions regarding the proposed plans.

Commission discussion included the required setback, setbacks of surrounding properties, height of surrounding fences, landscape buffering, the impervious surface requirement, stormwater management, and ensuring the properties are consistent with the design of the Yacht Club.

Public Comment: None.

Commissioner Smith moved to approve the Site Plan for 17601 Gulf Blvd with the conditions listed below, seconded by Vice Mayor Commissioner Hoyt.

1. Allow for 6-foot interior site walls or fences.
2. All comments from local, county, or state agencies, including Town Public Works, Pinellas County, and FDOT, regarding access/circulation, drainage, and provision of utilities shall be addressed prior to building permit issuance.
3. Applicant shall provide a letter from FDOT acknowledging adequate access and circulation for post-development conditions.
4. Applicant is to provide revised and accurate calculations of required landscaping at building permit issuance.
5. Provide an FDOT letter of no objection or similar for proposed Gulf Blvd street trees at building permit issuance.
6. Provide adequate landscape buffering with shrubs on all opaque fences or walls facing public streets.
7. Drainage infrastructure shall be provided at the time of each individual lot and residence's development. Applicant shall verify drainage compliance with all applicable agencies and incorporate any comments as requested.
8. Water and sewer utility connections shall be in accordance with the Town's rules and regulations, which shall be adopted from time to time by the Board of Commissioners of the Town of Redington Shores. Per Sec. 124-3, for connections to the town sewer and sewage disposal system, the applicant shall pay all the charges, fees, and rates as provided for by Town Code.
9. Geotechnical report recommendations shall be incorporated into project design prior to building permit issuance.
10. Each individual lot shall not exceed the maximum impervious coverage of 0.7 (70%).
11. A rear setback and buffer of 15 feet, an upper floor step-back, consisting of the primary facade of the highest floor facing the rear yard being set back 8' from the primary facade of the lower 2 stories. And additional landscape screening along the rear buffer.
12. Applicant will work with staff to verify the design of the five residential structures and the color scheme of the development is consistent with homes immediately adjacent in the Redington Shores Tennis and Yacht Club. Design shall be reviewed and approved by the Building Official and/or Zoning Official at building permit issuance.
13. Short-term rentals are not permitted per Ord. 2017-08.

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

Mayor Commissioner Schoos called for a recess at 7:32 p.m.

The meeting resumed at 7:40 p.m.

f. Site Plan – 44 181st Ave W

Town Attorney Meyer reviewed the quasi-judicial proceedings and asked the Commission if they had any ex parte communication or conflict of interest. There were none.

Town Planner Dixon reviewed his memo regarding the site plan application for 44 181st Ave W. He noted this application is to redevelop a nonconforming lot with a single-family residence. The applicant is requesting a 10' front setback, where a 15' front set back is required; side setbacks of 4' where 5' are required; and rear setbacks of 5' where 10' is required; Additionally, the minimum pervious surface required is 30% and the applicant is requesting 23%, and finally lot coverage of 55% is proposed where 45% is required.

The single-family residence is proposed at three stories in total with two living floors above a ground floor two-door garage with the height of the first finished floor 4' above design flood elevation (DFE, usually equal to finished floor elevation). The total height of the building is proposed at 29' - 7 ¼" above DFE, and the RS-10 zoning district has a maximum height of 30' measured from vertical distance from the design flood elevation to the average height of the highest gable of a pitch or hip roof. Based on the 1940 plat which drew a 35' frontage by 53' – 6" depth, makes a new home of modern construction built to existing zoning not feasible.

Commission discussion included:

- The square footage requirement of the home and the feasibility of building within the existing footprint.
- The zoning of the property.
- The difference between the Variance process and Site Plan process and how they determine which one it falls under.

Applicant and property owner, Elaine Lapierre, stated that it was never their intention to tear down their home. During the hurricanes, their home was damaged, and they had to rebuild. She noted they tried to honor their neighbors and keep their old Florida home design.

Public Comment:

NAME	ADDRESS	COMMENT
Pete Morell	181st Ave W	He used to own the property in question and told the property owner that they are not allowed to park on any of their vacant lots or stage materials or vehicles. He noted the street is very tight and any parked vehicles on the road can block access.
Ginger McQuigg	61 181st Ave W	She stated that the streets and lots are very narrow and it is hard to get in and out of that neighborhood.
Jennifer Beasley	41 181st Ave W	She had to tear down her house and was not able to raise it. The Town was difficult to work with and they required her to have the required setbacks and she felt that it wasn't fair they are allowing this applicant to build outside the same footprint.

Town Attorney Meyer stated that Mr. Morell's comments about vehicle parking are not to be addressed. Only the site plan information.

Commission discussion included:

- If this applicant is allowed to have the setbacks they are requesting, it is setting a precedent for other properties to do the same.
- The minimum square foot requirement.
- The goal is to allow property owners to rebuild their home.
- Having the applicant go through the Variance process.
- The property's current setbacks are less than what they are requesting.

Town Attorney Meyer stated that whether the Site Plan or Variance process is used is at staff's discretion. Regardless, the same conversation would be taking place. She stated that if the Commission wishes, they could table the Site Plan; however, it would cost the applicant money. Regardless, the same decision needs to be made with the information provided.

Commissioner Smith moved to approve the Site Plan for 44 181st Ave W with staff recommendations listed below, seconded by Commissioner Harr.

1. Applicant should work with staff to incorporate interlocking pavers, pervious pavement, or other pervious paving materials into the grading and drainage plans where possible prior to issuance of building permit.
2. Where mechanical equipment is located in side setback on elevated platforms, applicant shall try to incorporate low-side-profile equipment to maintain the two-foot setback from side lot lines. In addition, applicant should work with staff to determine if mechanical equipment may be located to mitigate impacts to neighbors.

Upon vote, the motion was carried unanimously 4 to 1.

Commissioner Maynard voted no.

Mayor Commissioner Schoos called for a recess at 8:28 p.m.

The meeting resumed at 8:31 p.m.

g. Site Plan – Lot 5 on 175th Ave E

Town Attorney Meyer asked the Commission if they had any ex parte communication or conflict of interest. There were none.

Town Planner Dixon reviewed his memo regarding the site plan application for Lot 5 on 175th Ave E. He noted the owner and applicant, Mark Scott, is requesting approval to construct a new duplex on an approximately 5,027-square-foot vacant lot on 175th Ave E.

The duplex is proposed as two habitable stories over a ground-floor garage and storage level, with an accessory roof deck and partial third floor. The lot is zoned RD-15 (Medium Density Duplex Residential District), where duplex residences are a permitted use. The currently vacant lot is 84’ deep, which is less than the minimum required 90’.

The proposal requests the Board of Commissioners consider the Planning and Zoning Board’s recommendation, and per sections 90-237 and 90-75(F) of the code, approve the following deviations from the site plan guidelines:

- A rear yard of 16’ - 5” is proposed, when approximately 16’ – 9.6” is the minimum guideline. Per Sec. 90-162, on lots less than 100’ in depth the rear setback shall be 20 percent of the depth. In this case a depth of 84’ means the rear setback is 16’ – 9.6”.
- A maximum building height of 39’ - 10” while the maximum allowable height is 30’. This exceeds the height guideline by approximately 9’ 10” as measured from the design flood elevation (or DFE, which is the FEMA base flood elevation plus the Town-required 3’ of freeboard) to the average height of the highest gable of a pitch or hip roof.

Commission discussion included whether the elevator towers were covered, as well as the stormwater plan and drainage.

Town Planner Dixon noted that yes, the elevator towers were covered and the roof is partially covered. He also noted that stormwater is listed in the conditions and states the applicant must have additional drainage that shall exceed the drainage requested.

Applicant Mark Scott stated he is requesting the Town allow his building to be the same height as others in the immediate area.

The Commission requested the applicant provide the Town a survey showing the height of the adjacent building.

Public Comment:

NAME	ADDRESS	COMMENT
Terrie Laird	148 175th Ave E	She noted she had difficulty gathering records to determine what the height of the surrounding homes are. She asked the Commission to provide that number.
Bill	--	Felt there would be issues with stormwater. Asked if possible to tie in the curb underground.

Commission Discussion:

Vice Mayor Commissioner Hoyt asked whether the applicant could tie into the stormwater system underground.

Town Planner Dixon stated he does not believe the Town has the system the public comment refers to. That would be a possibility if the Town updates its infrastructure.

Town Attorney Meyer informed the Commission they can request the applicant to provide a survey, but they have to decide how to move forward.

Discussion ensued regarding whether to approve with a set height that the applicant cannot exceed, require the applicant to provide a survey and approve whatever height that measurement is, continue the hearing until they know the height of the neighboring property, and determine which property should be used as a comparison.

Applicant Mark Scott requested the Commission consider approval and allow him to build to the maximum height of the adjacent property.

Commissioner Maynard moved to approve the Site Plan for Lot 5 on 175th Ave E with staff recommendations listed below, seconded by Commissioner Smith.

1. Maximum building height shall be no higher than the maximum height approved for the adjacent property. The applicant shall provide a survey determining nearby duplex heights, to the satisfaction of the Board of Commissioners, prior to building permit issuance.
2. The Board of Commissioners shall consider whether the accessory roof deck meets accessory structure criteria, and in doing so may request the applicant modify the structure or accessory deck height including: reconfiguring the upper platform so the stair/elevator towers are centered on the structure so the overall building matches the design of similar duplexes in the RD-15 zoning district; removing the spiral staircases; or removing the second upper platform, as what is proposed exceeds the minimum design necessary for the functional use as an accessory deck, and may expose stairs or structural elements that otherwise are required to be concealed.
3. Pervious areas in the front yard of the subject property shall be landscaped appropriately to improve and maintain the streetscape and exceed the minimum drainage requirements.
4. Applicant shall provide a recorded legal document to the Town providing for the means of maintenance of attached and common portions of the structure (i.e. roof areas, common

walls, and yards).

Upon vote, the motion was carried unanimously 4 to 1.

Commissioner Harr voted no.

Vice Mayor Commissioner Hoyt asked if the Commission wanted to direct the Town Attorney to amend the current Ordinance, changed in 2015, to revert to 35-ft building height from the 30 ft at design flood elevation.

Action: Unanimous consensus to have the Town Attorney draft and an amendment to the 2015 Ordinance.

6. COMMISSION REPORTS

a. **Commissioner Harr District 1** – He informed Indian Shores will have the Army Corps of Engineers (USACE) discuss Customary Use on November 16.

b. **Commissioner Hoyt District 2** – Asked for the USACE event details be emailed. She noted she keeps getting complaints regarding the Town app and residents not being able to attach photos. She attended the Big C meeting and has been getting questions on the upcoming referendum questions. Asked staff to provide context for residents. Town Attorney Meyer noted she can review whatever the Town puts together.

c. **Commissioner Smith District 3** – None.

d. **Commissioner Maynard District 4** – None.

e. **Mayor Schoos** – She noted the picnic is October 17th and thanked Public Works for all their hard work at Constitution Park. The park looks great as does the mural.

f. **Town Attorney** – None.

g. **Public Works Department** – None.

h. **Building Department** – None.

i. **Town Manager** – She noted the Town is ready for town picnic and thanked Public Works. She informed that due to the Redington's Boat Parade being scheduled on Sunday, December 13th, the golf cart parade has been moved to December 19th. The County installed the new bus stop and lastly, we are scheduling interviews for the code enforcement officer position. She informed there are currently three potentially qualified applicants but will interview a total of five.

7. MISCELLANEOUS

8. PUBLIC COMMENT – None.

9. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 9:31 P.M.

Respectfully submitted,

Michelle Lowe, CMC
Town Clerk

11/18/2026
Date Approved by Board of Commissioners