BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, NOVEMBER 18, 2026 - 6:00 P.M.

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. CONSENT AGENDA

1. **MINUTES –** Approval of: September 30, 2026 Workshop, October 14, 2026 Regular Meeting, October 28, 2026 Special Meeting & Workshop

E. APPEARANCES AND PRESENTATIONS

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

F. OLD BUSINESS

1. Election Results
2. ORD 2026-06 Shark Fishing – 2nd Reading
3. Purchase of Property Update
4. Code Enforcement Position

G. NEW BUSINESS

1. Town Signs and Logo

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 – November & December meetings - CANCELLED
Tree Lighting – Sunday, December 6, 2026 – 5:00 P.M.
Regular Meeting – Wednesday, December 9, 2026 – 6:00 P.M.
Volunteer Christmas Party – Saturday, December 12, 2026 – 5:00 P.M. Cocktail Hour, 6:00 P.M. Dinner
The Redington's Boat Parade – Sunday, December 13, 2026 – 6:00 P.M.
Golf Cart Parade – Saturday, December 19, 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
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

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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

Date Approved by Board of Commissioners

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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.

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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

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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

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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.

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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:

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- 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.

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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

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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

Date Approved by Board of Commissioners

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BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
SPECIAL MEETING
WEDNESDAY, OCTOBER 28, 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, Commissioner Ken Smith

Members Absent: None.

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

A. ROLL CALL

B. OLD BUSINESS

1. **Purchase of Property**
   Town Manager Carey noted the appraisal came back on the property at 209 176th St., located next to Spitzer Park. The original selling price was $385,840; the appraisal came back at $390,000, and Town Manager Carey negotiated the sale price to $360,000. She asked the Commission if they would like to move forward with purchasing this property.

   Discussion:

   The Commission thanked the property owner for considering the Town and allowing the Town to purchase the property.

   Public Comment:

NAME	ADDRESS	COMMENT
Joyce White	209 176th St	She said she had investors interested in purchasing the property, but she loves the neighborhood and wanted to give the Town the opportunity to purchase it. She tried to get help from various grant programs after the hurricanes but was not able to get any.

   Vice Mayor Commissioner Hoyt moved to approve the purchase of the property, seconded by Commissioner Harr.

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

C. NEW BUSINESS – None.

D. MISCELLANEOUS

E. ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 6:10 p.m.

Respectfully submitted,

Michelle Lowe, CMC
Town Clerk

Date Approved by Board of Commissioners

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BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WORKSHOP
WEDNESDAY, OCTOBER 28, 2026
Immediately following the Special Meeting
MINUTES

A **Workshop** of the Board of Commissioners of the Town of Redington Shores, Florida was convened at 6:10 p.m.

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

Members Absent: None.

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

1. **ROLL CALL**
2. **APPEARANCES AND PRESENTATIONS**
3. **OLD BUSINESS**
   a. **Town Picnic Recap Discussion**

   Town Manager Carey noted that, despite having to delay the event and the rain on the day of, the Town Picnic was a great event. Thanks to Vice Mayor Commissioner Hoyt's request for a sign-in sheet, we estimate about 200-225 people attended. After the event, staff held an after-action meeting and reviewed what went well and what could improve. The list of what went well exceeded everything else. She asked the Commission for feedback or suggestions for next year's Town Picnic.

   Discussion ensued regarding:

   - Staff did excellent work despite the weather.
   - Many people enjoyed the band.
   - People enjoyed the veggie burgers and the addition of wine to the beer cart.
   - Various compliments regarding the mural.
   - The bathroom trailer was a good addition.
   - Thanked Public Works for all their work getting Constitution Park ready for the event.

4. **NEW BUSINESS**
   a. **New Mural at Constitution Park**

   Town Manager Carey informed that artist Sam Stevenson had completed the beautiful postcard mural at Constitution Park. Staff suggested Ms. Stevenson add another mural on the other side of the building. Ms. Stevenson proposed an interactive mural featuring a beach scene with beach chairs that require the person to sit on the ground for the forced perspective.

   Discussion ensued regarding:

   - Placing a bench or Adirondack chairs in front of the mural instead of sitting on the ground.
   - The artist has done other local work in Redington Beach and she is great to work with.
   - Asked if the art is finished with anything to stop it from fading.

   Town Manager Carey noted she would ask Ms. Stevenson about the top coat on the mural.

   Public Comment:

NAME	ADDRESS	COMMENT
Loretta Fricks	235 176th Ave E	She suggested adding a small concrete ledge to the wall where the chairs are.

DRAFT

Action: There was unanimous consensus to have Ms. Stevenson work on a new mural at Constitution Park and provide a new draft to be reviewed by the Commission.

5. NEW BUSINESS

a. Park Project Updates

Town Manager Carey provided an update on two park projects. She informed that staff was directed to research the feasibility of a dog park in town. She noted that staff would be tabling this project discussion until spring to allow more time to research the most cost-effective options. The second update was on the kayak launch. She noted staff had difficulty getting vendors to respond, concerns about parking and trash, and a lack of interest from other residents. She asked the Commission how they wanted to proceed with this project.

Discussion:

Vice Mayor Commissioner Hoyt stated both projects came from the Coffee with a Commissioner event in February. She noted she did not have time to reach out to residents but felt the kayak launch was worth pursuing.

Commissioner Harr was not sure how many people would use it and noted it would be available to the public, not just residents in the area, including people who do not have waterfront homes.

Public Comment:

NAME	ADDRESS	COMMENT
Thomas Newcomb	214 176th Ave E	If you build it, they will come. As far as parking, they can park in the right-of-way, drop off the kayak at the launch, and park at their home or in public parking.

Mayor Commissioner Schoos asked why not use the kayak launch at Nature's Park. She felt they should gauge the Town's interest and then decide whether to move forward with the project.

Action: Gauge public interest in the Kayak launch and move the project to spring.

Public Comment:

NAME	ADDRESS	COMMENT
Julie Newcomb	214 176th Ave E	She could have a petition signed by other residents in favor of the kayak launch. She noted that Nature's Park kayak launch was slimy and difficult to use.
Thomas Newcomb	214 176th Ave E	He suggested the staff and Commission go see the kayak launch at Bay Pines Memorial Park. He noted it is a good example of a kayak launch.
Loretta Fricks	235 176th Ave E	She is in favor of exploring the kayak launch but noted it is difficult to get feedback. She felt the Halloween block party would be a good chance to get feedback.

b. November and December Meetings

Town Clerk Lowe asked the Commission if they wanted to hold a November or December Workshop meeting.

Town Manager Carey noted there were no pressing items.

Action: Unanimous consensus to not have Workshops in November or December.

c. Movie in the Park – November 13

Town Clerk Lowe informed that staff were holding a Movie in the Park event Friday, November 13 at 6:00 p.m., featuring the movie Migration. She noted Awesome Outdoor Cinema would be providing the projector, screen, and snow cones. Staff will be using the popcorn machine to provide popcorn for this event.

d. Holiday Events

Town Clerk Lowe reviewed the upcoming holiday events and noted they are on the calendar on the Town Website.

Town Manager Carey noted the Yacht Club would like to be included in the golf cart parade. Commissioner Harr and Management Analyst Soto met with the Yacht Club and drove around the community for a potential route through the Yacht Club.

DRAFT

Commissioner Smith asked if there is a cut-off in the number of participants.

Town Manager Carey noted that staff encourage people to register for the event so they have a rough idea of how many vehicles will participate. There is no set number, and people can join the day of as well.

6. MISCELLANEOUS

7. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 6:45 P.M.

Respectfully submitted,

Michelle Lowe, CMC
Town Clerk

Date Approved by Board of Commissioners

DRAFT

ITEM E.1.

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

November 3, 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 October 2026.

SINGLE DEPARTMENT CALLS

TYPE OF CALL	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	TOTAL # OF SINGLE UNIT CALLS
Medical Incident Response	0	1	14	15
Fire Alarm	1	0	0	1
Fire Incident Response	0	1	4	5
Support Incident (Medical)	0	0	1	1
				TOTAL 22

MULTI-DEPARTMENT CALLS

TYPE OF CALL	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	TOTAL # OF MULTI UNIT CALLS
Fire Alarm	3	5	5	5
Medical Incident Response	0	1	1	1
				TOTAL 6

GRAND TOTALS

	MADEIRA BEACH	SEMINOLE	PINELLAS SUNCOAST	TOTAL UNITS
TOTAL RESPONSES BY DEPARTMENT	4	8	25	37
				TOTAL EMERGENCY CALLS 28

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

Sincerely,
Trish Eaton
Executive Assistant to the Fire Chief

ITEM 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

November 3, 2026

Dear Mayor Schoos,

Attached are the lists of Fire and Emergency Medical Service (EMS) responses to your Town for the month of October 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 Ten (10) **Emergency Fire** responses for this time period with an average response time of 4:10 minutes.

Code F52	Fire Incident/ Fire Alarm
Code FI	Outside Fire/ Fire Alarm

- There were Sixteen (16) **Emergency EMS** responses for this time period with an average response time of 4:15 minutes.

Code ME	Medical Incident
Code MS	Medical Assist

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... 26 Calls Found- WorkID: 0992905

Avg. Response: 00:04:32 -- Avg. Turnout: 00:00:53 -- Avg. ALS Response: 00:04:15 -- Avg. BLS Response: 00:04:10 -- Avg. Involved: 00:33:26

Criteria Used

Date Range Searched: 10/01/2026 to 10/31/2026

Municipality: REDINGTON SHORES

Incident	Date	Response	Location	Code	Nature
6162929	10/05/2026 09:23:36	05:20	[redacted]	F52	52-FIRE ALARM
6163959	10/06/2026 22:43:59	04:53		ME	26-SICK PERSON
6164340	10/07/2026 15:03:08	18:19		ME	11-CHOKING
6164649	10/08/2026 02:12:03	04:09		ME	13-DIABETIC PROBLEMS
6165462	10/09/2026 11:22:02	04:21		F52	52-FIRE ALARM
6165822	10/09/2026 23:21:09	04:29		FI	52-FIRE ALARM
6165898	10/10/2026 03:09:02	03:12		FI	52-FIRE ALARM
6166678	10/11/2026 11:37:58	06:44		FI	52-FIRE ALARM
6166853	10/11/2026 18:03:02	07:21		FI	52-FIRE ALARM
6169009	10/15/2026 11:34:29	03:39		ME	26-SICK PERSON
6169907	10/16/2026 19:40:03	03:27		MS	53M-CITIZEN ASSIST (MEDICAL)
6169928	10/16/2026 20:49:10	03:19		ME	30-TRAUMATIC INJURIES
6170440	10/17/2026 18:52:25	02:49		ME	6-BREATHING PROBLEMS
6170626	10/18/2026 03:03:20	04:57		ME	17-FALLS
6171952	10/20/2026 11:02:35	01:33		F52	52-FIRE ALARM
6172648	10/21/2026 14:14:37	04:10		ME	21L-LACERATION
6172808	10/21/2026 19:03:09	04:02		ME	28-STROKE (CVA)
6173024	10/22/2026 08:07:29	02:44		ME	1-ABDOMINAL PAIN
6173034	10/22/2026 08:27:33	06:42		ME	17-FALLS
6173516	10/23/2026 01:55:15	05:21		ME	4-ASSAULT
6173897	10/23/2026 17:27:47	03:39		F52	52-FIRE ALARM
6174721	10/25/2026 04:40:53	03:41		FI	67F-OUTSIDE FIRE (ENGINE)
6176020	10/27/2026 11:02:02	04:33		F52	52-FIRE ALARM
6177908	10/30/2026 10:28:45	03:31		ME	17-FALLS
6178348	10/31/2026 01:54:39	06:02		ME	4-ASSAULT
6178645	10/31/2026 15:10:16	05:30		ME	32M-MEDICAL ALARM

ITEM F.1.

Town of Redington Shores
Nature's Beach

Date: November 18, 2026

To: Board of Commissioners

From: Margaret Carey, Town Manager

Re: Election Results Discussion

Here is a summary of the November 3, 2026 General Election results that directly affect the Town.

REDINGTON SHORES – REFERENDUM QUESTION #1 – No (54.11%)
Increasing Commissioner term length from 2 years to 3 years

REDINGTON SHORES – REFERENDUM QUESTION #2 – Yes (61.5%)
IF #1 is approved, adjusting the Mayor's term to keep staggered between the 2 groups of Commissioners – to avoid always falling on the same election cycle.

STATE OF FLORIDA AMENDMENT 3 – Yes
Property Tax Reform
Countywide – 56.76%
Statewide – 62%

Implication: As previously discussed, changes take effect on January 1, 2027. Homestead Exemptions will be increased to $150,000 in 2027 and $250,000 in 2028. This will represent revenue losses to our Town that will affect budgets beginning with FY2028. Redington Shores has prepared for the possibility of this outcome. Over the coming months, I will work closely with our Accountant to evaluate the budget and identify potential expenditure reductions and/or fee adjustments to propose for consideration. As previously discussed, the Town is in a favorable position due, in part, to the significant number of non-homesteaded properties within our community. Assuming we do not experience substantial increases to our existing contractual obligations or other operating expenses, I am optimistic that the Town will be able to manage the anticipated impact effectively.

Estimated Revenue Reduction:
FY2028 - $139,783
FY2029 - $265,967

ITEM F.2.

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE TOWN OF REDINGTON SHORES AMENDING CHAPTER 56 (ANIMALS), ARTICLE III (SHARK FISHING) SECTION 56-30 (SHORE-BASED SHARK FISHING PROHIBITED) OF THE TOWN OF REDINGTON SHORES CODE OF ORDINANCES RELATED TO SHARK FISHING; MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

WHEREAS, while properly-regulated off-shore/deep sea shark fishing may lawfully occur, the taking of smaller, younger sharks on-shore, such as the killing of an endangered tiger shark in 2023, which, when killed, was pregnant, is environmentally irresponsible; and

WHEREAS, § 56-30 of the Redington Beach Town Code creates a prohibition on shore-based shark fishing; and

WHEREAS, Part 635 (Atlantic Highly Migratory Species) of Title 50 (Wildlife and Fisheries) of the United States Code of Federal Regulations provides, at 50 C.F.R. § 635.4, for the issuance for certain Atlantic tuna, swordfish, or shark fishing permits by the National Marine Fisheries Service; and

WHEREAS, Florida Administrative Code § 68B-44.009(3) allows the Florida Fish and Wildlife Conservation Commission to issue a shore-based shark fishing permit; and

WHEREAS, while the Town's current regulation was requested by numerous Town residents and had been adopted in similar form in other Florida jurisdictions, based on an argument of preemption through Florida Statutes § 379.2412, and concern over litigation against such regulations, these other jurisdictions are repealing or revising their regulations; and

WHEREAS, while Florida Statutes § 379.2412 does generally preempt the power to regulate the taking or possession of saltwater fish to the State, it does allow a local government to prohibit, for reasons of protecting the public health, safety, or welfare, saltwater fishing from real property owned by that local government; and

WHEREAS, the Town Commission finds that its current shore-based shark fishing regulation should be revised to acknowledge the State's general authority to allow shore-based shark fishing from private lands, but also finds that to protect the public's health, safety, and welfare, shore-based shark fishing should continue to be prohibited from any property owned by the Town.

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

Section 1. Section 56-30 of the Code of Ordinances for the Town of Redington Shores is hereby amended to read as follows:

ARTICLE III. – SHARK FISHING

Sec. 56-30. Shore-based shark fishing ~~prohibited~~

A. Notwithstanding the possession of a permit issued pursuant to Florida Administrative Code § 68B-44.009(3) or 50 C.F.R. § 635.4, a person may not participate in shore-based shark fishing from any property owned by ~~in the jurisdictional waters~~ of the town.

B. No person may participate in shore-based shark fishing from any property not owned by the town without possession of current shore-based shark fishing permit issued by the Florida Fish and Wildlife Conservation Commission pursuant to Administrative Code § 68B-44.009(3).

C~~B~~. For purposes of this article, the term "shark" shall have the same meaning as is set forth in FAC § 68B-44.002(2).

D~~C~~. For purposes of this article, the term "shore-based shark fishing" shall mean the targeting or harvesting any species of shark when fishing from shore, wade fishing, or fishing from any structure attached to shore, including, but not limited to, bridges, piers, docks, and jetties. Fishing from shore or any structure attached to shore by or with any of the following gear or methods shall constitute shore-based shark fishing regardless of the species targeted or harvested.

(1) Fishing with a metal leader greater than four feet in length.
(2) Using a fighting belt, fighting harness, or similar device used in conjunction with a fishing rod to give the angler a mechanical advantage when reeling in a fish.
(3) Deploying bait by any means other than casting from shore or casting while wade fishing, including but not limited to, transporting or dropping the bait by or from a vessel, surfboard, drone, or by swimming.
(4) Deploying bait by means other than casting shall not constitute shore-based shark fishing if the bait is attached to a hook for which the maximum distance measured between two points inside the curve created by the hook does not exceed 1.5 inches, when measured at the widest dimension.

Section 2. For purposes of codification of any existing section of the Code of Ordinances for Redington Shores herein amended, words **underlined** represent additions to original text, words **~~stricken~~** are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. 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 provision, as the Board of Commissioners would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the Code of Ordinances for the Town of Redington Shores contained in Section 1 of this Ordinance as provided for therein, and shall not codify the exordial clauses nor any other sections not designated for codification.

Section 5. Pursuant to Florida Statutes § 166.041(4), this Ordinance shall take effect immediately upon adoption.

ADOPTED ON FIRST READING on the 14th day of October, 2026, by the Board of Commissioners of the Town of Redington Shores, Florida.

ADOPTED ON SECOND AND FINAL READING on the 18th day of November, 2026, by the Board of Commissioners of the Town of Redington Shores, Florida.

Attest:

_____
Erin Schoos, Mayor

_____
Michelle Lowe, Town Clerk

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

Ordinance No. 2026-06

AN ORDINANCE OF THE TOWN OF REDINGTON SHORES, FLORIDA, AMENDING PART II, CHAPTER 56 (ANIMALS), ARTICLE III (SHARK FISHING), SECTION 56-30 (SHORE-BASED SHARK FISHING PROHIBITED) OF THE TOWN OF REDINGTON SHORES CODE OF ORDINANCES RELATED TO SHARK FISHING; MAKE RELATED FINDINGS; PROVIDING FOR CODIFICATION; SEVERABILITY, AND FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- x The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
    a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
    b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
    c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

[1] See Section 166.041(4)(c), Florida Statutes.

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

This Ordinance amends the Town's Code to bring it into compliance with Section 379.2412, Florida Statutes.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the [City/Town/Village], if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the [City's/Town's/Village's] regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

None

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None

4. Additional information the governing body deems useful (if any):

N/A

ITEM F.3.

Will be discussed at the meeting.

ITEM F.4.

Town of Redington Shores
Nature's Beach

Date: November 18, 2026

To: Board of Commissioners

From: Margaret Carey – Town Manager

Re: Code Enforcement Position

The Commission directed me to hire a part-time inhouse Code Enforcement Officer and to keep the Pinellas County Deputy as well – creating a hybrid Code Enforcement Program.

Clerk Lowe and I advertised the position on our website, Indeed, and with the Florida Association of Code Enforcement Officers. We received a number of resumes from potentially qualified applicants.

Two rounds of interviews were conducted with 2 separate panels. 4 applicants were interviewed in the 1st round and 3 finalists were invited back for the 2nd round. After careful consideration, an offer was extended to Brendan Lally who accepted the offer. Brendan will begin the position on Monday, November 30th.

I am coordinating with the various Town departments and cooperating entities to develop a comprehensive training program. Brendan will attend the December 9 Regular Meeting for a formal introduction.

ITEM G.1.

Town of Redington Shores
Nature's Beach

Date: November 18, 2026

To: Board of Commissioners

From: Margaret Carey – Town Manager

Re: Town Logo and Sign Project Update

At the September 30th Workshop Commissioners decided to take a fresh look at design ideas for the Town Signs update project. This time, designer Netta Radice was hired to assist with creating a new sign template that captures the most appropriate aesthetic for the town. As a first step, Netta suggested updating the logo to more accurately represent our town and to update to an improved graphic.

Netta will present her design ideas to the Commission at the workshop.

ITEM H.7.

Town of Redington Shores
Nature's Beach

Date: November 12, 2026

To: Board of Commissioners

From: Michael Pafumi, Public Works Department Supervisor

Re: Public Works Department Monthly Report – October

Public Works Department October

Routine daily activities conducted by the Public Works Dept.

- Daily check of the four 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 October not including normal daily activities:

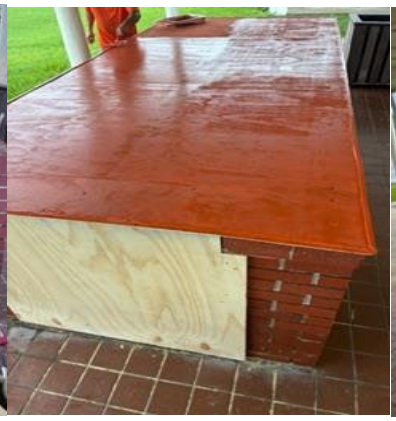
- Manhole repair (MOT utilized) across from Town Hall




- Pothole repair 182 Ave East




- Enclosed brick structure at Constitution Park


ITEM H.8.

Town of Redington Shores
Nature's Beach

Date: Nov. 2, 2026
To: Board of Commissioners
From: Margaret Carey, Town Manager
Re: Building Department Update

PERMIT STATS
Here are the permit stats from 10/1/2026 to 10/31/2026:

Permits Applications received: 45

Issued Permits: 25
Under Review: 9
Pending: 0
Disapproved: 0
Payment Pending: 1
Ready to Issue: 2 *(could be waiting on contractor updated credentials and/or insurance, first permit to close, or HOA approval letters)*
I**ncomplete Applications** 1 (waiting on documents)
Closed: 6
Current Open Permits: 191

APPEALS
Appeals Received: 1
Appeals Resolved: 0
Appeals in Progress: 1
Appeals cancelled: 0

INSPECTIONS
Total Number of Inspections Completed: 174 in the month of October 2026

PHONE CALLS
MONTH**: 356**
DAILY AVERAGE**: 16**

WALK-IN
MONTH**: 74**
DAILY AVERAGE **3**

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

NON-COMPLIANT HOMES

Sept 2026
Identified 265 homes that were non-compliant against the Master List

Certified letters were mailed on the following dates 2/3/26; 2/10/26; 9/9/26; 9/11/26; 9/14/26; 9/23/26 & 9/25/26 – 2nd notices will be mailed in Nov. 2026 giving property owners time to comply in the meantime.

- Substantially Damaged - 29 properties
- Non-Substantially Damaged - 183
- Started the restoration efforts, however not completed – 53

Oct 2026
Response status since non-compliant letters were mailed 9/9-9/25/26; Letters mailed in February received second notices during 9/9-9/25/26 time frame to avoid any further delay.

- Substantially Damaged - 21 properties
- Non-Substantially Damaged – 92 properties
- Started the restoration efforts, however not completed – 45

ITEM H.9.

Town of Redington Shores
Nature's Beach

Date: November 18, 2026

To: Board of Commissioners

From: Margaret Carey, Town Manager

Re: Monthly Update – Town Manager's Report

Here are the highlights from October 9, 2026 – November 13, 2026:

- New Code Enforcement position. 2 rounds of interviews were conducted, and Brendan Lally accepted the Town's offer. His first day is November 30, 2026.
- The Town Picnic was a success despite the rainy start. In true Redington Shores fashion, our residents showed up and enjoyed a great day of music, food, and friendship!
- Veterans Day and Park rededication event on November 10 was a success. Many residents and elected officials attended the event and reception.
- Commissioners and Staff attended the flagpole dedication at Surfside Subdivision on November 10.
- Development/design of updated Town signage. Designer Netta Radice will present design ideas for the updated Town logo (and future signage) at the November 18, 2026 Regular meeting. .
- Staff are working on details for the various upcoming holiday events and Townwide decorations.
- Rafael, Madison, and Margaret are working with the other Redingtons to plan details for the Holiday Boat Parade on December 13.
- The Trunk-or-Treat event was so much fun! It was well attended with at least 7 trunks and lots of trick or treaters. Staff also dressed up for the event. This is a great annual event that is easy and low cost.
- November General Election – Voters did not approve extending Commissioner terms to 3 years. This will be discussed further at the November Regular meeting.

Upcoming Projects and Priorities:

- EMS/Public Works Building. Building completion is anticipated for January 2027. We are waiting for the County to update the various interlocal agreements for the project. They will be presented to the Commission at an upcoming meeting.
- Ongoing planning with Pinellas County staff regarding improvements to the County Beach Access parking lot and resident concerns.
- 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 *Commissioner* election date: November 2027 (Mayor, Districts 2 and 4)



UPCOMING MEETINGS/EVENTS:

- Nov. 13 – Movie in the Park
- Nov. 16 – Customary Use Presentation at I.S. - 6pm
- Nov. 18 – Regular Commission Meeting - 6pm
- Nov. 26-27 – Town Hall Closed for Thanksgiving
- Dec. 6 – Holiday Tree Lighting
- Dec. 9 – Regular Commission Meeting - 6pm
- Dec. 12 – Holiday Party
- Dec. 13 – Holiday Boat Parade
- Dec. 17 – Judging for Holiday House Decorating Contest
- Dec. 19 – Golf Cart Parade





VETERANS DAY EVENT





TRUNK-OR-TREAT



FLAGPOLE DEDICATION AT SURFSIDE