



**TOWN OF NORTH REDINGTON BEACH
BOARD OF COMMISSIONERS SPECIAL MEETING
FEBRUARY 5TH, 2026**

CALL TO ORDER

Mayor Super called the February 5th, 2026 special meeting to order at 10:00 a.m. The meeting was held at the Town Hall building, 190 - 173rd Avenue, North Redington Beach, Florida.

Mayor Super, Vice Mayor Kennedy, Commissioners Nagrabski, Thornton and Messmore were present. Staff present was Town Clerk Mari Campbell and Town Attorney Jay Daigneault.

1. RENEWAL OF RESOLUTION 2024-293

Vice Mayor Kennedy made a motion to approve the renewal of Resolution 2024-293. Commissioner Messmore seconded the motion.

Mayor Super stated the resolution was initially passed after the hurricanes to help people store their belongings in pods and to have their trailers while docks were damaged. The Board discussed that those issues were coming to an end and the ordinances should begin being enforced again. The portion of the resolution regarding RV's is covered under the state legislation so the resolution isn't needed for the RVs to remain. The Board discussed and agreed to renew the resolution one final time and asked the Town Clerk to add the coming expiration to the town's newsletters so residents will have ample time to plan. There was no public input. The motion was approved by affirmation.

2. HIRING OF PUBLIC WORKS – PUBLIC WORK GROUNDS

Mayor Super stated we had found an employee for the Public Works Grounds position, Spenser Street. The Board had his resume to review. Commissioner Nagrabski explained he had interviewed Spenser and thought he would be a good addition to the town. Town Clerk Campell explained that the original \$20/hour that had been discussed was way low compared to neighboring towns starting salaries. She stated that the starting salary discussed was \$23/hour to which the Board agreed. She also explained that Spenser was going to begin working 37.5 hours a week due to him wanting to maintain his job serving at Salt Rock. He will still be considered full-time for benefits. The Board agreed to those hours.

Commissioner Nagrabski made a motion to hire Mr. Street. Commission Thornton seconded the motion. There was no further Board discussion. The motion passed by affirmation.

3. ORDINANCE REVIEW

The Board discussed future amendments to the ordinance regarding prohibiting stilt type homes. The town's current code was found to be unenforceable and will need to have a new code adopted. Changes that are more restrictive cannot be made until October 1st, 2027 however, there is currently proposed legislation to move that date forward to August of 2026.

The Board discussed allowing an open area to the rear of properties to allow outdoor living area and to also include language that would allow balcony overhangs on the front of the structures.

Town Attorney Daigneault said he would speak with the Building Official and Flood Plain Manager and draft an ordinance when the passage could occur.

The Board discussed properties that are elevating the structures by filling the lot to a high level. They discussed the issue of fencing, wall maintenance, rain runoff and wave action on these lots. They agreed more discussion needs to take place, with a possible consultant, before going forward with the amended ordinance, which can't be approved until either August 2026 or October 2027.

Town Clerk Campbell explained that the resolution to increase the variance fee needs to be amended and adopted. The Board discussed, and agreed, to increase the fee for variances, appeals and special exceptions to \$400 plus half of the actual Special Magistrate fee. This was based on the recent variance cases costing \$1500 - \$2000 for the Special Magistrate. Town Clerk Campbell will amend the resolution and place it on the February agenda.

The Mayor explained the Frog Pond has had tables outside at the front of the building since Covid and it does not comply with the town's ordinance. He added the new country bar wanted to add stools out front as well. Town Clerk Campbell explained the current code is unable to be enforced on a "strip mall" type establishment as you can't enclose all sides in front of the businesses. She added that the current code works well for "stand alone" businesses and a suggestion would be to amend the ordinance to allow "strip mall" type establishments to have a solid wall between the walkway and the parking area, with points of ingress for each business.

Town Attorney Daigneault stated he would amend the ordinance.

Commissioner Messmore had shared a video, from his security camera, showing a near miss with an e-bike. The Board discussed how dangerous the motorized bikes are on sidewalks. The Board agreed to pass an ordinance prohibiting them from sidewalks and stating they must travel in the bike lane in the direction of traffic. Town Attorney Daigneault said he would research and see if prohibiting them was allowed and would draft the ordinance if so.

4. WASTE PRO ANNUAL INCREASE

Town Clerk Campbell stated that the sanitation contract includes an annual price increase. This year Waste Pro is increasing the price by 3.79% which equals 70 or 79 cents per month depending on the option the resident has chosen. The Board agreed the price increase was more than reasonable and discussed that the service provided is the best they have experienced.

5. REVIEW OF BOARD APPLICANTS

The Board reviewed the applications for the Beach Advisory and Planning and Zoning Boards. They expressed their pleasure at having so many people wanting to volunteer. The Board made their selections and will appoint the chosen applicants at the February meeting.

6. MISCELLANEOUS

Commissioner Nagrabski invited everyone to the library grand re-opening on February 26th, from 5-7 pm. He stated they would be burying a time capsule as well.

There being no further business, the meeting adjourned at 11:12 am.

Respectfully submitted,



*Mari Campbell, CMC
Town Clerk*