TOWN OF REDINGTON BEACH
BOARD REGULAR MEETING
AGENDA
Wednesday, February 4th, 2026
6:30pm

Town Hall **Assembly Hall**

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF AGENDA**

5. **PUBLIC FORUM: Non-Agenda Items Only NOTE: A three-minute time limit** applies to all comments from the public on non-agenda items only. If a person wishes to address the Board of Commissioners, **about a NON-AGENDA item**, please fill out a "Speakers Card" and give it to the Town Clerk prior to the start of the meeting.

6. **REPORTS**
   Public Safety
   Building/Code
   Public Works/Parks
   Finance
   Mayor
   Town Clerk
   Town Attorney
   Boards & Committees

7. **CONSENT AGENDA**
   A. Bill list for day ending January 30th, 2026
   B. Minutes for regular meeting of January 7th, 2026

8. **Appointment of Parks and Recreation Board member**

9. **UNFINISHED BUSINESS**
   A. Linda Fisher provides an update on the proposed zoning code.

10. **NEW BUSINESS**
    A. Code enforcement lien offer

11. **OTHER BUSINESS**

12. **ADJOURNMENT**

Note: The Town of Redington Beach Board of Commissioners meet the First Wednesday of each month beginning at 6:30 p.m.

The Town of Redington Beach Board of Commissioners may take action on any matter during this meeting, including items that are not set forth within this agenda.
Minutes of the Board of Commissioners meeting may be obtained from the Town Clerk's office. The meetings may be recorded. The Minutes are not transcribed verbatim. It is the policy of the Board of Commissioners to make "action minutes" of all meetings

Persons requiring a verbatim transcript of any Town meeting (for purposes of appeal or otherwise) should make arrangements to have a certified Court Reporter, at their own cost and expense, present at the meeting.

Persons who wish to appeal any decision made by the Board of Commissioners with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. (F.S 286.0105) **Notice Regarding Special Accommodations: (F.S. 286.26)**

In accordance with F.S. 286.26 persons with disabilities needing special accommodations to participate in this meeting should contact the office of the Town Clerk 727-391-3875 no later than 2:00 p.m. on the day prior to the meeting to make arrangements for such special accommodations.

AGENDA ITEM 7A.

CONSENT AGENDA

BILL LIST FOR DAY ENDING

JANUARY 30TH, 2026

INVOICE APPROVAL LIST BY FUND REPORT

Date: 01/05/2026
Time: 2:14 pm
Page: 1

Town of Redington Beach

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Fund: 101 General Fund							
Dept: 512 Town Clerk							
101-512-512.472 Election Expense							
	SUPERVISOR OF ELECTION	25388	Signature Verification	0	12/22/2025	12/22/2025	1.00
							1.00
101-512-512.490 Advertising							
	TAMPA BAY TIMES	68968-122425	Ordinance NO. 2026-01	0	12/24/2025	12/24/2025	59.80
							59.80
101-512-512.510 Office Supplies							
	APEX OFFICE PRODUCTS	2802632	Paper Towels	0	12/18/2025	12/18/2025	71.54
	PRIMO BRANDS	05L6710463346	Water Deliver11/23/25-12/22/25	0	12/24/2025	12/24/2025	319.10
							390.64
					Total Dept. Town Clerk:		**451.44**
Dept: 514 Legal Counsel							
101-514-514.121 Litigation							
	TRASK, DAIGNEAULT, LLP A	7012	Litigation December '25	0	01/01/2026	01/01/2026	6,412.50
							6,412.50
101-514-514.124 Town Attorney							
	TRASK, DAIGNEAULT, LLP A	7010	General December '25	0	01/01/2026	01/01/2026	3,735.00
							3,735.00
101-514-514.421 Special Magistrat							
	JORGE MARIN, P.A.	Special Magistrate 12/16/25	Special Magistrate 12/16/25	0	12/18/2025	12/18/2025	525.00
							525.00
					Total Dept. Legal Counsel:		**10,672.50**
Dept: 521 Law Enforcement							
101-521-521.340 Law Enforcemen							
	PINELLAS COUNTY SHERIFI	1713946	Law Enforcement Serv. Jan '26	0	01/01/2026	01/01/2026	30,137.00
							30,137.00
					Total Dept. Law Enforcement:		**30,137.00**
Dept: 522 Fire Control							
101-522-522.341 EMS (Seminole)							
	CITY OF SEMINOLE	26-108	Fire&EMS Jan.-March 2026	0	01/05/2026	01/05/2026	18,089.54
							18,089.54
					Total Dept. Fire Control:		**18,089.54**
Dept: 524 Protective Services							
101-524-524.310 Code Enforceme							
	TRASK, DAIGNEAULT, LLP A	7011	Code Enforcment December '25	0	01/01/2026	01/01/2026	3,375.00
							3,375.00
					Total Dept. Protective Services:		**3,375.00**
Dept: 539 Department of Public V							
101-539-539.440 P/W Utilities							
	DUKE ENERGY	ACT 9100 8957 0426	11/15/25-12/15/25	0	12/17/2025	12/17/2025	259.19
							259.19
101-539-539.520 Uniforms							
	MOSTON'S BUISNESS & SP(	1077	Public Works Hoodies	0	01/05/2026	01/05/2026	65.00
							65.00
					al Dept. Department of Public Works:		**324.19**
Dept: 541 Roads & Streets							

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
101-541-541.467	Maint - Street Lig						
	DUKE ENERGY	ACT. 9100 8950 2929	11/15/25-12/15/25	0	01/05/2026	01/05/2026	3,792.42
							3,792.42
						Total Dept. Roads & Streets:	**3,792.42**
Dept: 571 Libraries							
101-571-571.000	Libraries						
	GULF BEACHES PUBLIC LIB		2nd Quarter Allocation	0	01/01/2026	01/01/2026	8,448.50
							8,448.50
						Total Dept. Libraries:	**8,448.50**
Dept: 572 Parks and Recreation							
101-572-572.430	Utilities						
	DUKE ENERGY	ACT. 9100 8957 0252	11/12/25-12/10/25	0	12/12/2025	12/12/2025	32.47
							32.47
101-572-572.462	Maintenance - Gr						
	KAYLA ROBERTSON		Lights at Beach Park, Proseco	0	01/02/2026	01/02/2026	98.84
							98.84
101-572-572.527	Tools & Equipme						
	PINELLAS CENTRAL ACE	ACT. 268	Primer blubs, Spark Plugs...	0	12/31/2025	12/31/2025	56.08
							56.08
						Total Dept. Parks and Recreation:	**187.39**
Dept: 573 Board of Parks & Recre							
101-573-573.480	Public Relations/I						
	KAYLA ROBERTSON		Lights at Beach Park, Proseco	0	01/02/2026	01/02/2026	98.61
							98.61
						al Dept. Board of Parks & Recreation:	**98.61**
						Total Fund General Fund:	**75,576.59**
Fund: 400 Storm Water							
Dept: 535 Storm Water							
400-535-535.540	Clean Drains & L						
	SEMINOLE SEPTIC	7165924	Storwater cleaning 12/31/25	0	01/02/2026	01/02/2026	1,928.08
							1,928.08
						Total Dept. Storm Water:	**1,928.08**
						Total Fund Storm Water:	**1,928.08**
						Grand Total:	**77,504.67**

Statement of Activity

Town of Redington Beach

January 1-28, 2026

DISTRIBUTION ACCOUNT	TOTAL
Income	
Gross Profit	
Expenses	
General Fund Expenditures	
101.511 Legislative Expenditures	
101.511.120.000 Salaries & Wages	
101.511.210.000 FICA Matching	
Total for 101.511 Legislative Expenditures	
101.512 Town Clerk Expenditures	
101.512.120.000 Salaries & Wages	2,948.92
101.512.210.000 FICA Match	222.18
101.512.310.000 Professional Services	1,650.00
101.512.410.000 Telephone	200.00
101.512.411.000 Internet Services	159.99
101.512.490.000 Advertising	91.80
101.512.510.000 Office Supplies	109.37
Total for 101.512 Town Clerk Expenditures	**$5,382.26**
101.513 Finance & Admin Expenditures	
101.513.120.000 Salaries & Wagies	1,712.00
101.513.140.000 Overtime Pay	
101.513.210.000 FICA Match	130.96
Total for 101.513 Finance & Admin Expenditures	**$1,842.96**
101.522 Fire Control Expenditures	
101.522.340.000 Fire Department Services	18,089.54
Total for 101.522 Fire Control Expenditures	**$18,089.54**
101.524 Protective Services Expenditures	
101.524.120.000 Salaries & Wages	
101.524.129.000 Overtime Pay	
101.524.210.000 FICA Match	
Total for 101.524 Protective Services Expenditures	
101.539 Department of Public Works Expenditures	
101.539.120.000 Salaries & Wages	4,855.20
101.539.129.000 Overtime Pay	
101.539.210.000 FICA Match	368.49
101.539.520.000 Uniforms	65.00
Total for 101.539 Department of Public Works Expenditures	**$5,288.69**
101.572 Parks & Recreations Expenditures	
101.572.462.000 Maintenance - Grounds	927.00
Total for 101.572 Parks & Recreations Expenditures	**$927.00**

Statement of Activity

Town of Redington Beach

January 1-28, 2026

DISTRIBUTION ACCOUNT	TOTAL
Board of Parks & Recreations Expenditures	
101.573.480.000 Public Relations/Promotion	454.68
Total for Board of Parks & Recreations Expenditures	**$454.68**
Total for General Fund Expenditures	**$31,985.13**
Stormwater Fund Expenditures	
400.535 Stormwater Expenditures	
400.535.441.000 Utility Mailing Costs	565.50
Total for 400.535 Stormwater Expenditures	**$565.50**
Total for Stormwater Fund Expenditures	**$565.50**
Total for Expenses	**$32,550.63**
Net Operating Income	**-$32,550.63**
Net Other Income	
Net Income	**-$32,550.63**

BILL LIST SIGNATURE PAGE
BOARD OF COMMISSIONERS MEETING
FEBRUARY 4TH, 2026

_____

Mayor Will

_____

Vice Mayor Thompson

_____

Commissioner Cariello

_____

Commissioner Kornijtschuk

_____

Commissioner Murray

ATTEST:

_____

Adriana Nieves, CMC

Town Clerk

AGENDA ITEM 7A.

CONSENT AGENDA

MINUTES FOR REGULAR MEETING
JANUARY 7TH, 2026

TOWN OF REDINGTON BEACH, FLORIDA
BOARD REGULAR MEETING MINUTES
Wednesday, January 7th, 2026
6:30 p.m.

Having been duly advertised as required by law, the **Regular Meeting** of the Board of Commissioners of the Town of Redington Beach, Florida, was held on **Wednesday, January 7th, 2026 at 6:30 pm,** in Redington Beach Town Hall at 105 164th Avenue, Redington Beach, Florida.

Mayor Will called the **Regular Meeting** to order and led the pledge of allegiance.

Roll Call:

	Present	Absent
Commissioner Cariello	X	
Commissioner Murray	X	
Vice Mayor Thompson	X	
Commissioner Kornijtschuk	X	
Mayor Will	X	
Town Attorney Meyer	X	
Town Clerk Nieves	X	

Approval of Agenda: A motion by Commissioner Kornijtschuk and seconded by Commissioner Cariello to approve the agenda. No public comment. Motion passed unanimously.

Public Forum:
Greg Unger 15829 Redington Drive, suggested hiring a part-time code enforcement officer and use the extra funds on road improvements and drainage improvements.

John Rodgers, 16331 Redington Drive, reported that he has a rat problem, due in large part to the "zombie" house next door. He reported seeing rats entering and exiting the structure through a broken window. He expressed frustration with the code enforcement process. Vice-Mayor Thompson noted that the vacant code enforcement position will be filled soon and the new person will pick up the existing cases.

Camile Menendez, 16208 1st St E, expressed concerns about safety. She noted that the abandoned houses in the area present significant health and safety concerns, specifically regarding pools with stagnant water and structures containing mold.

Additionally, there are concerns regarding the safety of the demolition process. Specifically, how will the removal of mold-infested structures be managed to ensure that neighboring residents are not adversely affected.

Leslie Wilkins, 505 161st Avenue, reported that the Planning Board is meeting on Wednesday, January 21st, 2026. One issue they will discuss is raising the building height to 35 feet to allow for higher garage floors.

Reports:

Public Safety

- Commissioner Murray reported that there was less crime in the city in 2025 than there was in 2024. He also reported about an intruder who entered a residence on 4th St E and used the facilities before the homeowner returned. He was caught by the PCSO and will face charges. Mayor Will reminded all to report anything that seems out of the ordinary to law enforcement.

Building/Code

- Vice Mayor Thompson reported that there are over 100 active permits, with an additional 60 in the que.

Public Works/Parks

- Commissioner Cariello reported that all is quiet in public works. The Park Board is planning a Mardi Gras party on 2/7/26.
- Ben Kirk representing the Park Board reported that the NYE sunset toast had about 40-50 people. The event was good and low cost.

Finance

- Nothing to report

Mayor

- Nothing to report

Town Clerk

- Nothing to report

Town Attorney

- Nothing to report

Boards and Committees

- Nothing to report

CONSENT AGENDA

A. Bill list for day ending December 31st, 2025
B. Minutes for regular meeting of December 3rd, 2025
C. Minutes for workshop meeting of September 3rd, 2025
D. Minutes for Special meeting of September 3rd, 2025
E. Minutes for first budget hearing September 3rd, 2025
F. Minutes for regular meeting of September 10th, 2025
G. Minutes for final budget hearing September 15th, 2025

A motion by Commissioner Cariello and seconded by Commissioner Murray to approve the consent agenda. No public comment. Motion passed unanimously.

UNFINISHED BUSINESS

A. Final reading and adoption of Ordinance 2026-01: AN ORDINANCE OF THE TOWN OF REDINGTON BEACH, FLORIDA, AMENDING § 6-32 OF THE TOWN

CODE RELATED TO FINE FOR UNPERMITTED WORK; MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

A motion by Commissioner Kornijtschuk and seconded by Commissioner Cariello to approve Ordinance 2026-01. Mayor Will noted that this is a correction to the permit fee schedule which was adopted by resolution at a previous meeting. No board discussion. No public comment. Motion carried with a roll call vote.

	Motion	Second	Aye	Nay	Absent
Commissioner Kornijtschuk	X		X		
Commissioner Murray			X		
Commissioner Cariello		X	X		
Vice Mayor Thompson			X		
Mayor Will			X		

B. **Town Hall Roof Replacement** – Mayor Will explained that the town hall roof needs to be replaced. Staff gathered estimates from 3 companies to replace the roof with shingles and 3 companies to replace it with metal. Commissioner Kornijtschuk reported that the funds are already budgeted for the roof. He also noted that he prefers Burke Roofing for a metal roof and Drew Roofing for a shingle roof. Commissioner Murray questioned whether the expense of a metal roof is worth the higher price. Vice Mayor Thompson agreed with Commissioner Murray that a metal roof isn't worth the additional expense. He also noted that he has used Old Time roofing and found their work to be acceptable. Commissioner Cariello noted that he, too, has used Old Time roofing with satisfaction and prefers a shingle roof.

Leslie Wilkins, 505 161st Ave asked if the property insurance would be affected if the Town got a metal roof versus a shingle roof. Commissioner Kornijtschuk noted that if the difference is significant it would be worth exploring.

Steve Smith 16217 Redington Drive, noted that perhaps the town could request a 10 year warranty on workmanship from Old Time, similar to the higher estimate of Drew Roofing.

Greg Unger, 15829 Redington Drive, stated that his new shingle roof survived the winds of Hurricane Milton and doesn't think a metal roof is worth the additional expense.

Motion by Commissioner Murray to contact Old Time Roofing, request a 10 year warranty on workmanship, and if not, to use Drew Roofing for a shingle roof. Second by Commissioner Cariello. Motion carried unanimously.

NEW BUSINESS

NONE

OTHER BUSINESS

NONE

With no further business, motion to adjourn was made by Commissioner Cariello and seconded by Commissioner Murray. Regular meeting was adjourned at 6:58pm.

Approved: February 4th, 2026

_____

Adriana Nieves, CMC, CFM

Town Clerk

AGENDA ITEM 8

APPOINTMENT OF PARKS AND RECREATION BOARD MEMBER

REV 2023-12-29

TOWN OF REDINGTON BEACH, FLORIDA

APPLICATION FOR APPOINTMENT

NAME: Catie Wiernasz

ADDRESS: 15804 1st ST E **Redington Beach, FL 33708**

PRIMARY PHONE #: 813-391-7587 (cell) **SECONDARY ~~PHONE~~ #:** contact info. catiewiernasz@gmail.com

How long has Applicant been a Redington Beach resident? 10 years

Applicant is a qualified elector of the Town: X **YES** ____ **NO**

SEEKING APPOINTMENT TO: (Check one)

☐ **Board of Commissioners**

☐ **Planning Board**

☒ **Park Board**

☐ **Board of Adjustment**

☐ **Finance Committee**

☐ **Regular Member**

☒ **Alternate Member**

EDUCATIONAL BACKGROUND:

College: Michigan State University **Location:** East Lansing, MI

Major: MS Nursing **Degree:** MSN

EMPLOYMENT INFORMATION:

X **Currently Employed** ____ **Retired**

Most recent employment:

Employer: Moffitt Cancer Ctr **Phone:** 813-745-8024 (office)

Address: 12902 Magnolia Drive CS&2-NUR ADMIN **City, State, Zip Code:** Tampa, FL 33612

Position: Director, Client Services + Operations **How long:** 23 years

Why do you want to serve on the Commission? I want to strengthen our community spaces & activities for neighbors to connect and get to know each other

Applicant Signature Catie Wiernasz **Date** 1/16/2026

For Office Use Only:

Date Considered by Commission: ____ Date of Appointment: ____

Term: ____ Term Expires on: ____

AGENDA ITEM 9A.

CODE ENFORCEMENT LIEN OFFER

TOWN OF REDINGTON BEACH
105-164th AVENUE
REDINGTON BEACH, FL 33708
PHONE: 727-391-3875
FAX: 727-397-6911
www.townofredingtonbeach.com

February 2, 2026

To: Mayor and Board of Commissioners

From: Adriana Nieves, Town Clerk

Re: 15802 3rd St E., Code Enforcement Lien Offer

A code enforcement violation was determined by the Special Magistrate on June 20, 2025. The Magistrate imposed a deadline to bring the violation into compliance of July 25, 2025, with an established fine of $40.00 per day. As of January 12, 2026, the date the property owner submitted a settlement offer, 171 days have elapsed.

As of that date, the total accrued fine was **$6,840.00**.The property owner reported that he is currently under contract to sell the home, and has offered **$3,000.00** to resolve the matter.

As the local governing body, you have the authority to either accept, reply, or refuse this offer. Documentation regarding the violation and the order from the Special Magistrate is attached for your review.

Respectfully submitted,

Adriana Nieves, CMC Town Clerk

COURTESY NOTICE

DATED APRIL 23, 2025

TOWN OF REDINGTON BEACH
105 - 164th AVENUE
REDINGTON BEACH, FL 33708
PHONE: 727-391-3875 FAX: 727-397-6911
www.townofredingtonbeach.com

COURTESY WARNING NOTICE

Date Issued: 4/23/2025

Property Owner's Name: Ryan Mullican

Owner's Mailing Address: 15802 3rd St E
Redington Beach, FL 33708 - 1717

Property Address: 15802 3rd St E, Redington Beach, Florida

THIS COURTESY NOTICE IS TO INFORM YOU THAT A COMPLIANCE INSPECTION WAS CONDUCTED AT YOUR PROPERTY AND A CODE VIOLATION OF THE TOWN'S ORDINANCE WAS FOUND. THIS COURTESY NOTICE IS CONSIDERED A **WARNING, NOT A CITATION** AND WE ARE AVAILABLE TO ASSIST WITH INFORMATION TO ACHIEVE VOLUNTARY COMPLIANCE. YOU ARE NOT SUBJECT TO FINES AT THE PRESENT TIME. IF THE REFERENCED VIOLATION(S) ARE CORRECTED WITHIN THE TIME SPECIFIED IN THIS COURTESY WARNING NOTICE OR IF YOU NEED ADDITIONAL TIME TO COMPLY THE VIOLATION(S), PLEASE CONTACT YOUR CODE INSPECTOR AT THE NUMBER PROVIDED IN THIS WARNINNG. IF THE VIOLATION(S) ARE NOT CORRECTED WITHIN THE TIME SPECIFIED, YOU MAY BE ISSUED A NOTICE OF VIOLATION AND HEARING NOTICE TO APPEAR BEFORE A SPECIAL MAGISTRATE.

Code Violation(s):

Chapter 12 - Nuisances

Sec. 12-2. - Public nuisances declared.

(6) Motor vehicles (including motorcycles) parked, kept or stored in the street, right-of-way, or on private land which is not in mechanical operating condition for immediate locomotion under its own power, or which are not currently licensed and registered as required by state law.

(Ord. No. 2019-06, § 1, 10-3-19; Ord. No. 2020-05, § 1. 5-6-20)

Sec. 12-113. - Maintenance requirements.

(a) Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items included, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.

(b) Visible front and side yards shall be landscaped and maintained to the neighborhood standard at the time registration was required.

(c) Landscape shall include, but is not limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock, bark or artificial turf/sod designed specifically for residential installation. Landscape shall not include weeds, gravel, broken concrete, asphalt or similar material.

(d) Maintenance shall include, but is not limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and palm fronds.

(Ord. No. 09-01, § 1, 4-7-09)

Sec. 12-114. - Security requirements.

(a) Properties subject to this section shall be maintained in a secure manner so as not to be accessible to unauthorized persons.

(Ord. No. 09-01, § 1, 4-7-09)

How to Comply:

1. **Mow and Maintain Vegetation –** Regularly cut grass, weeds and other vegetation in front and rear yards to ensure they do not exceed **12 inches** in height.

2. **Debris Removal –** Remove any trash/debris, dead vegetation and accumulation of notices/newspapers.

3. **Vehicle Maintenance –** Make sure all vehicles visible on property are in mechanical operating condition and have a valid license plate.

4. **Security –** Secure/lock any and all windows, doors and other openings that could allow access to unauthorized persons.

Days to Comply: 14 days

Please be mindful of the above Code provisions and maintain your property in compliance with those provisions as failure to do so may result in a Notice of Violation and Notice of Hearing where a Magistrate may impose fines and a lien.

Should you have any questions regarding the above, please do not hesitate to call the Town of Redington Beach at (727) 391-3875.

Thank you,

Marquis Fitzgerald
Code Enforcement Officer Town of Redington Beach

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Courtesy Warning Notice was mailed by First Class Mail; mailed by Certified Mail, Return Receipt Requested; to the above-named Property Owner(s) on this 23rd day of April, 2025.

By:

Marquis Fitzgerald
Code Enforcement Officer Town of Redington Beach

NOTICE OF VIOLATION/
NOTICE OF HEARING
DATED MAY 27, 2025

TOWN OF REDINGTON BEACH
NOTICE OF VIOLATION
and
NOTICE OF HEARING

TOWN OF REDINGTON BEACH, FLORIDA
Petitioner,
Vs.
Ryan Mullican
Respondent

Case Number: RB25-0135

Property Address: 15802 3rd St E

YOU ARE HEREBY FORMALLY NOTIFIED that you have been found in violation of Chapter 12 Nuisances, **Sec. 12-2 Public nuisances declared, Sec. 12-113 Maintenance requirements and Sec. 12-114 Security requirements** of the Town of Redington Beach Town Code as set forth in the Courtesy Warning Notice dated April 23, 2025, which you have not resolved within the time allotted in that Notice. **YOU ARE ALSO HEREBY FORMALLY NOTIFIED that the Town's Special Magistrate will convene a hearing at 9:00am on the 20th day of June 2025, at Redington Beach Town Hall 105 164th Avenue, for the purpose of considering the violation and imposition of a fine.**

If you wish to present your side of the case, you must appear before the Special Magistrate on that date. Failure to appear may result in the Special Magistrate proceeding in your absence. Should you be found in violation of the above Code Section(s) the Town of Redington Beach Special Magistrate has the power by law to levy fines of up to $250.00 a day ($500.00 per day for repeat violators) against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance and the Town shall be entitled to recover attorney's fees and all costs incurred in prosecuting the case before the Special Magistrate. If the violation is corrected before the date of the hearing stated above, the case still may be presented to the Special Magistrate and a fine may be assessed.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the amount of time necessary to correct the alleged violation, should you be found to be in violation of the Town Code. If you wish to have any witnesses subpoenaed or have any other questions, please contact the town clerk, within five (5) days at 105 164th Avenue, Redington Beach, FL 33708, telephone number 727-391-3875.

Marquis Fitzgerald, Code Enforcement Officer

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed by First Class Mail; mailed by Certified Mail, Return Receipt Requested; and Posted on the Property and at Town Hall to the above-named Respondent on this 27th day of May, 2025.

By:

Marquis Fitzgerald,
Code Enforcement Officer

SPECIAL MAGISTRATE HEARING
AND WRITTEN ORDERS
DATED JUNE 26, 2025

105 164th Avenue
Redington Beach, FL 33708
Phone: 727-391-3875
Fax: 727-397-6911
Email: info@townofredingtonbeach.com
Website: www.townofredingtonbeach.com

June 26, 2025

RE: Final Order from Special Magistrate Hearing

Case Number: RB25 - 0135

Property Address: 15802 3rd St E

Dear Ryan Mullican,

This letter serves as formal notice of the Final Order issued as a result of the Special Magistrate Hearing held on June 20, 2025 by the Town of Redington Beach regarding the above-referenced case.

As per the Final Order, compliance must be achieved no later than **July 25, 2025**. It is important to understand that it is **the sole responsibility of the violator** to contact the Code Officer **once all violations have been corrected**. Upon notification, the Code Officer will schedule a re-inspection to confirm that compliance has been achieved. Failure to comply by the deadline or to notify the Code Officer of compliance may result in the accrual of daily fines and/or further enforcement action as authorized by the Town Code and the Final Order.

If you have any questions or need clarification on the steps required to bring the property into compliance, please contact the Code Enforcement Office at (727) 391-3875.
Thank you for your prompt attention to this matter.

Sincerely,

Marquis Fitzgerald,
Code Enforcement Officer,
Town of Redington Beach

TOWN OF REDINGTON BEACH, FLORIDA
SPECIAL MAGISTRATE ORDER

Town of Redington Beach, Florida,

Petitioner, **Case No. RB25-0135**

v.

RYAN MULLICAN
15802 3rd Street E
Redington Beach, Florida. 33708-1717

Respondent.

FINDINGS OF FACT,
CONCLUSIONS OF LAW
AND ORDER IMPOSING LIEN

This cause came for public hearing before the Special Magistrate on 06/20/2025 at which the Respondent was not present. Upon confirming that notice was proper and having heard testimony under oath from Code Officer Marquis Fitzgerald and Respondent, received evidence, and heard argument, this Special Magistrate issues this Findings of Fact, Conclusions of Law and Order Imposing Lien as follows:

Findings of Fact

1. That **Ryan Mullican,** Respondent, is the owner(s) of interest in property located at **15802 3rd Street E, Redington Drive,** Redington Beach, Florida (Subject Property).

2. That notifications regarding violations of the Town of Redington Beach Code of Ordinances, in the form of a Courtesy Warning Notice, and Notice of Violation and Notice of Hearing were received by the undersigned as evidence in this hearing. Said notifications were properly provided to Respondent.

3. That the Subject Property is legally described as:

LONE PALM BEACH 2nd ADD BLK 16, LOT 11

PARCEL NO. 04-31-15-52560-016-0110

4. That Section 12-2(6) of the Redington Beach Code of Ordinances states, in pertinent part:

> Motor vehicles (including motorcycles) parked, kept or stored in the street, right-of-way, or on private land which is not in mechanical operating condition for immediate locomotion under its own power, or which are not currently licensed and registered as required by state law.

5. That Section 12-113 of the Redington Beach Code of Ordinances states, in pertinent part:

(a). Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items included, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.

(b) Visible front and side yards shall be landscaped and maintained to the neighborhood standard at the time registration was required.

(c) Landscape shall include, but is not limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock, bark or artificial turf/sod designed specifically for residential installation. Landscape shall not include weeds, gravel, broken concrete, asphalt or similar material.

(d) Maintenance shall include, but is not limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings and palm fronds.

6. That Section 12-114(a) of the Redington Beach Code of Ordinances states, in pertinent part:

   Properties subject to this section shall be maintained in a secure manner so as not to be accessible to unauthorized persons.

7. That Subject Property has overgrowth of weeds and vegetation, junk, trash, debris, accumulation of notices/newspapers, and an inoperable and unregistered motor vehicle.

8. That the dwelling located on the Subject Property is unsecured with an exterior French door ajar.

Conclusions of Law

1. That the overgrowth of grass and weeds , accumulation of notices/newspapers, and accumulations of junk, trash, and debris violates Section 12-113, Town of Redington Beach Code of Ordinances.

2. That the inoperable and unregistered motor vehicle violates Section 12-2(6), Town of Redington Beach Code of Ordinances.

3. That the unsecured dwelling on the Subject Property violates Section 12-114(a), Town of Redington Beach Code of Ordinances.

Order on the Findings of Fact, Conclusions of Law And Order Imposing Lien

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes, and Chapter 2, Article III, Town of Redington Beach Code of Ordinances, it is hereby ordered that the Respondent correct said violation(s) by **7/25/2025 (Deadline Date)** or a daily fine will be imposed for each day the violation(s) continues past the Deadline Date. Upon considering the gravity of the violation(s), any actions taken by the Respondent to correct the violation(s), and any previous violations committed by the Respondent, I determine **the daily fine to be $40.00 a day**. It is Respondent's responsibility to notify the Town's Code Compliance Department that the violations have been corrected.

The Special Magistrate authorizes the Town Clerk to record this order in the Official Records of Pinellas County as a lien against all real and personal property owned by the Respondent, provided that the same shall not constitute a lien against homestead property of the Respondent. The filing of a Non-Compliance Affidavit/Report with the Town Clerk's Office (and copy provided to Respondent) after the Deadline Date shall constitute notice that violation

was not corrected by the Deadline Date and a daily fine has begun to accrue. After three (3) months from the recording of this lien which remains unpaid, the undersigned Special Magistrate authorizes the Town Attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.

Respondent has a right to appeal this order. Those rights are waived if not timely exercised.

DONE AND ORDERED this 26th day of June, 2025.

E. Mueller

Ernest Mueller
Special Magistrate

AFFIDAVIT OF NON-COMPLIANCE

DATED JULY 25, 2025

TOWN OF REDINGTON BEACH, FLORIDA
CODE ENFORCEMENT

TOWN OF REDINGTON BEACH, FL

Petitioner,

vs.

CASE # **RB25-0135**

RYAN MULLICAN
15802 3RD ST E
REDINGTON BEACH, FL 33708 - 1717

Respondent(s).

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, personally appeared Marquis Fitzgerald, Code Enforcement Officer of the Town of Redington Beach, Florida, who, after being duly sworn, deposes and says:

1. That on June 20, 2025, the Code Enforcement Special Master held a public hearing and issued its Order in the above matter.

2. That on July 25, 2025, Respondent(s) did not request re-inspection.

3. That a re-inspection was performed on July 25, 2025, which revealed that the corrective action ordered by the Code Enforcement Special Master had not taken place and the property is still not in compliance.

FURTHER AFFIANT SAYETH NOT.

Code Enforcement Officer
Town of Redington Beach

SWORN TO AND SUBSCRIBED before me this 25th day of July, 2025, by Marquis Fitzgerald who is personally known to me.

Kacie DuBois
Notary Public - State of Florida
My Commission Expires: 2/2029

(SEAL)

KACIE DUBOIS
MY COMMISSION # HH 637508
EXPIRES: February 5, 2029