

**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
TUESDAY, MAY 11, 2004 – 7:00 P.M.
MINUTES**

Present upon roll call: Commissioner Armstrong, Commissioner Reynolds, Commissioner Holmes, Vice Mayor Lishamer and Attorney Denhardt. Absent Mayor Beyrouti.

Approval of Minutes – APRIL 13, 2004, Regular Meeting; April 27, 2004, Workshop Meeting.

Commissioner Holmes moved to approve the minutes as presented, seconded by Commissioner Reynolds. Roll call: all yes.

Approval of Bills

Commissioner Holmes moved to approve the bills for May 2004 as presented, seconded by Commissioner Armstrong. Roll call: all yes.

COMMISSION REPORTS

Vice Mayor Lishamer, Commissioner District No 1

Vice Mayor Lishamer asked Mike Nadeau to report on the under grounding project. Mr. Nadeau reported to the Commission a time line of the project. A survey needed to be done for the directional boring in the Right-of way. Commissioner Reynolds moved to allow the expenditure of roughly \$1,300.00 for the survey, seconded by Commissioner Armstrong. Roll call: all yes.

Commissioner Reynolds, Commissioner District No 2

Commissioner Reynolds moved to allow Mike Nadeau to attend the Building Official Conference June 6 – 9th, registration and lodging \$756.00, plus expenses, seconded by Commissioner Armstrong. Roll call: all yes.

Commissioner Armstrong, Commissioner District No 3

Commissioner Armstrong reported that she had attended a meeting for Tampa Bay Care Operation/Donation 2-1-1 food drive. Non-perishable items can be dropped off at Town Hall June 14 – June 17. Volunteers are needed on Saturday, June 18th to sort the items and anyone wishing to volunteer can call 518-3346. If anyone is unable to transport the items they may call Commissioner Armstrong for assistance.

The palm trees on Gulf Boulevard and 175th Avenue have been trimmed and the light on the north end of town has been repaired. The low-pressure problem on island #9 has been repaired.

The 50th Anniversary Committee would like to solicit to the local artist in town for a logo design for the 50th anniversary year. Commissioner Armstrong will post this on the bulletin boards and the access channel.

Commissioner Holmes, Commissioner District No 4

Commissioner Holmes moved to approve for Town Clerk Mary Palmer to attend the Florida Association of City Clerk Conference and expenditure of approximately \$522.00 plus expenses, seconded by Commissioner Reynolds. Roll call: all yes.

Commissioner Holmes reported that the Town's Hurricane Awareness meeting is scheduled for Tuesday, June 1, 2004 at 7:00 p.m. The panel will consist of the same people as last year and Commissioner Holmes encourages all Commissioners to attend.

Commissioner Holmes reported that himself and Steve Jordan attended a course on FEMA requirements for public assistance in the event of a disaster. This is extremely important for documentation for funds. The maintenance staff will also be attending classes on debris removal. The Town will be developing a debris removal plan and meetings will be held with staff and the Commission.

Town Administrator, Don Lusk

Mr. Lusk told the Commission he is working on a PUD Ordinance that he will present to the Commission.

OLD BUSINESS

Proposed Tree Ordinance – Commissioner Reynolds

Commissioner Reynolds told the Commission that the ordinance is ready to go to Attorney Denhardt for final format. Vice Mayor Lishamer asked if verbiage could be provided that allows the Town to plant in the right-of-way area in conjunction with town projects and beautification. Attorney Denhardt told the Commission that the Commission could add anything to the ordinance. Commissioner Reynolds stated he would not want to see something in the ordinance that allows the town to do something and not the citizens. After further discussion it was decided that the Town could beautify the right-of-way now, so therefore nothing needs to be added to the ordinance. Commissioner Reynolds moved to send the ordinance to Attorney Denhardt, seconded by Commissioner Holmes. Roll call: all yes.

Appointment to Boards – Commissioner Reynolds

Commissioner Reynolds told the Commission his appointment of Mark Sheffield to the Parks and Recreation Committee should have been Darci Sheffield. Commissioner Reynolds moved to appoint Darci Sheffield to the Parks and Recreation Committee, seconded by Commissioner Armstrong. Roll call: all yes. Commissioner Reynolds is still looking for two people for the 50th Anniversary Committee, as the two people he had asked had to decline. Vice Mayor Lishamer also stated she is looking for another person.

NEW BUSINESS

Approval FY 02/03 Audit Report – Mayor Beyrouti

Vice Mayor Lishamer told the Commission approval is needed for the FY 02/03 Audit Report. Commissioner Reynolds moved to approve the FY 02/03 Audit Report, seconded by Commissioner Armstrong. Roll call: all yes.

FY 04/05 Budget Process – Administrator, Don Lusk

Mr. Lusk told the Commission that he would be speaking to each of them as to what they will need in the budget. He will be keeping the same budget process as last year, but will be changing the format the following year. Commissioner Holmes noted that the date of September 6th is Labor Day. Mr. Lusk will change the date and distribute a new copy.

Planning & Zoning Recommendation – 17495 Gulf Blvd., - Commissioner Reynolds

Commissioner Reynolds asked a representative from the project to address the Commission. Mr. Housh Ghovae, with North Side Engineering, addressed the Commission stating the project would consist of 10 Condo/Hotel units, which, developers can purchase and put in a pool, those units will be available for the public to lease at least six times a year. Attorney Denhardt asked if the owner could rent on their own or only through a rental pool. Mr. Ghovae stated they can rent on their own and the units are designed for long stays and/or one night. Mrs. Knoblock the owner of the project stated there is a 30-day minimal rental. Attorney Denhardt asked if an owner could live there year round. It was stated that the owner could live there year round and homestead the property. Attorney Denhardt voiced concern that there is one density in that location if you are developing a hotel/motel or transit type use, but if you are developing permanent residential condominiums you are not allowed as many units. Mr. Ghovae stated they are not building a condominium complex, they are building a

condo/hotel. Commissioner Reynolds asked if they would be licensed by the State as a hotel. It was stated that they would. Commissioner Holmes asked if there were condominium documents. Mr. Knoblock stated that there were. Vice Mayor Lishamer stated that when this project is pulled up on multiple listings, they are listed as condominiums, not condo/hotel and the 30-day minimum does not represent transit use. Vice Mayor Lishamer also stated that when reading over the minutes of the Planning and Zoning several people in the audience had questions and concerns that this was going to be a condominium and the zoning you were granted was for CTF use, RM-15, which would be 25 units per acre, which is how you got 10 units; however the minutes stated that several board members expressed concern over the type of units and the future use of them as condominiums. The Knoblocks' stated in the Planning and Zoning meeting that they would be used for tourist and rented out as an all suite facility. Vice Mayor Lishamer stated that there is clearly a conflict in how these units are being marketed and the condo docs do not mention condo/motel and a condo/motel typically would not have a 30-day minimum rental and if you are doing a condo/motel the guidelines would be a little different. At this point Attorney Denhardt suggested placing everyone under oath since this is turning into a quasi-judicial type hearing. Attorney Denhardt gave the oath to all who would be speaking. Mrs. Knoblock stated that transit housing is described as six-months or less, Vice Mayor Lishamer stated that the town code states differently. Vice Mayor Lishamer asked if the Commission should table this recommendation until next month so more review can be done. Mr. Ghovae asked if the Commission would take a short recess so he can confer with his clients. Commissioner Holmes asked if the Town has anything in the code that deals with condo/hotel, it was stated that there was none. Mr. Ghovae stated to the Commission that his clients would like to table this item until the next meeting. Attorney Denhardt asked the Knoblocks to submit an approved set of condominium documents to the Building Official for record, which they indicated they would submit the paper work.

Proclamation – Proclaiming June 15, 2004 Big Brothers Big Sisters Centennial – Mayor Beyrouti

Attorney Denhardt read the proclamation proclaiming June 15, 2004 Big Brothers, Big Sisters Centennial.

Proclamation – Proclaiming May 8 – 16, 2004 National Tourism Week – Mayor Beyrouti

Attorney Denhardt read the proclamation proclaiming May 8 – 16, 2004 National Tourism Week.

Proclamation - Proclaiming May 10, 2004 World Lupus Day – Mayor Beyrouti

Attorney Denhardt read the proclamation proclaiming May 10, 2004 World Lupus Day.

PUBLIC COMMENTS - None

MISCELLANEOUS

Vice Mayor Lishamer announced the following meeting dates:

Workshop Meeting – Tuesday, May 25, 2004 – 4:00 P.M.

Regular Meeting - Tuesday, June 8, 2004 – 7:00 P.M.

Commissioner Holmes announced that himself and Mr. Lusk would not be attending the workshop meeting on May 25, 2004, as they will be at the Governors Hurricane Conference.

Respectfully submitted

Mary F. Palmer, CMC
Town Clerk