

**WORKSHOP MEETING
BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
TUESDAY, JULY 27, 2004 – 4:00 P.M.**

MINUTES

Present upon roll call: Vice Mayor Lishamer, Commissioner Armstrong, Commissioner Reynolds, and Commissioner Holmes. Mayor Beyrouti came in a few minutes late.

Commissioner Armstrong reported briefly about the 50th Anniversary Committee's progress in choosing two 50th Anniversary Logos from among the ones submitted to the Committee from local artists. The two designs selected by the Committee were from local artist, 'Nooks' Dahmer. Commissioner Armstrong introduced Ms. Dahmer, who presented the two original Town 50th Anniversary Logo designs to the Board. Ms. Dahmer explained that she had also reduced these Logo designs for use with the Town Letterhead. The Board will approve the selection these designs for the Official Town 50th Anniversary Logos at the next regular meeting. The Logos will be used during the upcoming Town 50th Anniversary celebrations for Town letterhead, Banners, Limited addition prints, T-shirts, Coffee mugs, etc.

OLD BUSINESS

Debris Removal Contract & Debris Removal Monitor Contract – Commissioner Holmes reported one of the most important tasks after a disaster is getting back onsite to access damages, etc. in order to do this, debris must be removed from public access roads, etc. Pinellas County is currently working with a consulting firm to re-vamp their Debris Removal and Debris Removal Monitoring programs to bring them into compliance with reimbursement rules from FEMA. The County has invited the local communities to become a part of the Bid package for Debris Removal and Debris Removal Monitoring, which are separate contracts. The Town has indicated an interest in this proposal to the County. The County is not ready for the final stages at this time.

Commissioner Holmes reported that currently the Town has a contract with Waste Management for Debris Removal and Debris Removal Monitoring. According to FEMA this is not allowed, since the same company is both removing and monitoring the removal of debris following a disaster. This makes our current contract invalid for reimbursement from FEMA. The contract is renewed automatically each year unless written notice is given to the contractor 60 days prior to the renewal date. Commissioner Holmes and Administrator Lusk are recommending that the 60-day notice be given to Waste Management, and the Town join the County program for Debris Removal and Debris Removal Monitoring, to bring us into compliance for reimbursement from FEMA. The Town will still be covered during this Hurricane season, since the contract with Waste Management will not expire until November 12, 2004. He has meetings scheduled with the County and will report the information at the next regular meeting. Commissioner Holmes will ask that the Mayor be authorized at the meeting to sign the 60-day notice letter to cancel the contract with Waste Management.

FY 2004/2005 Millage and Budget Discussion – Mayor Beyrouti announced that, per the proposed Budget, the millage rate will remain the same at 1.68. This is one of the lowest in the County. He asked if there was any discussion, there was none.

L.D.U. Revision – Mayor Beyrouti asked Administrator Lusk to report on the Land Development Use Revision. Mr. Lusk reported that a draft Ordinance was ready for the Board of Commission to study. He read the proposed changes to the Board and that they consider these changes for the next regular meeting.

Mayor Beyrouti stated that the Town of Redington Shores was very progressive in their programs. The term 'Livable Community' is being used to describe communities where developers work with the public officials to design into their developments public improvements, sidewalks, street lighting, etc. which reflects the same designs as the surrounding areas or the municipality's visioning designs. Because of projects like this L.D.U. Revision, our Town is ahead of most communities in becoming a "Livable Community".

Discussion of Condo Hotel / Development Agreement – Mayor Beyrouti stated this is an issue which is affecting many beach communities and also the County he has researched several other communities on how they are handling this issue. He gave a brief report on how St. Pete Beach is handling a large development of a condo hotel, using deed restrictions, development agreements, etc. He asked Administrator Lusk to report on the progress of this issue.

Administrator Lusk presented to the Board a draft of a development agreement that has been developed for the project at 17495 Gulf Boulevard. He reported in detail the points of the draft agreement. He asked that the Town Attorney look at the draft agreement and make any changes necessary to protect the Town's interests. Attorney Denhardt reported on the draft development agreement and the proposed condo hotel project. He explained the CTF zoning district restrictions and how they would need to change in order to allow this project. He reported that a development agreement is only valid for five years per the Florida Statutes, and this could become an issue of enforceability later on. He reported details of the problems involved in enforcing the restrictions and the steps that have been taken with the developer and owner of the proposed project and their concerns and options. He proposed amending the Town Ordinances to both define and list restrictions for a Hotel Condo, i.e. all units would have mandatory membership in the condo association, all units would be available for rental at all times, units could not be used as time-share units, all units would need to be leased a certain number of times per year, all units licensed by Hotel/Motel commission and hold Town occupational licenses, a Rental Office/Manger be located onsite to rent all units and keep records of all rental activities, this unit would be owned in common by the condo association and used of onsite management, room sizes, and kitchen requirements, and owner occupancies restrictions. Attorney Denhardt explained the CTF district zoning and how it is created to allow transient rental facilities and tourist business in the area. He also discussed Deed Restrictions, and Development Agreements and how these can be combined to enforce restrictions for a project of this type

A detailed discussion followed on the types of changes needed for Ordinances, Deed Restrictions, and Development Agreements to be used on these projects. Also, discussed were the zoning issues, the requests for kitchens in the proposed project, and the ways these restrictions could be enforced in the future.

John Mealing, the buyer of the proposed project, explained the project to the Board and how he planned to use investors to fund the building of the Condo / Hotel and how it would be managed for tourists onsite, etc. He has several places in both France and Canada that are managed the same way. He does not want owners living on the property and the units will be managed as transient rental units. Mr. Mealing stated that the kitchens were necessary to attract family rentals for the units. He indicated that he was willing to use both the Development Agreement and Deed Restrictions to conform to the Town's requirements for the project to go forward. A detailed discussion followed on the options to allow the project and still protect the CTF zoning.

Mayor Beyrouti asked the Town Administrator and the Town Attorney to work with the buyer/owner to define the Condo/Hotel and the restrictions needed to protect the CTF zoning as well as the Ordinance changes needed in the future. They were asked to develop a Development Agreement contingent on Deed Restrictions and Local Management of the rental units, to protect the Town's interests, and still allow the proposed project to go forward.

Local Mitigation Strategy – Commissioner Holmes reported on the Local Mitigation Strategy was received from the County and we have been a member of this since 1998, the document is finished and will be adopted by the County at their next meeting. He briefly discussed the items in the document and how they relate to Grant funds throughout the year. He passed out a CD-disk copy of the document for the Board to review for the next regular meeting for a Resolution.

NEW BUSINESS

Florida Gulf Beaches Half Marathon – Administrator Lusk reported this will be a Resolution for the next regular meeting.

MISCELLANEOUS

Mayor Beyrouti announced the following meetings:

Regular Meeting – Tuesday, August 10th, 2004 – 7:00 p.m.

Special Meeting – Thursday, August 26, 2004, 2004/2005 Proposed Millage and Ad Valorem Tax and Amend and Adopt FY 2004/2005 Tentative Budget – 7:00 p.m.

Workshop Meeting – Tuesday, August 31st, 2004 – 4:00 p.m

ADJOURNMENT

Respectfully submitted,

Marie Hamilton, Admin. Secretary