

TOWN OF REDINGTON SHORES  
BOARD OF COMMISSIONERS  
**SPECIAL MEETING**  
TUESDAY, SEPTEMBER 28, 2004  
FOLLOWING WORKSHOP MEETING @ 4:00 P.M.  
MINUTES

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

**Mayor Beyrouti announced this is a Special Meeting and Advertised Public Hearing and encourages input from the residents.**

Ordinance 04-14, First Reading and Advertised Public Hearing, Voluntary Annexation – Mayor Beyrouti

Vice Mayor Lishamer announced that she would be abstaining from voting on Ordinance 04-14 and 04-15 for a possible conflict of interest. Attorney Denhardt read Ord. 04-14 by title. Commissioner Holmes moved to adopt Ord. 04-14 as stated, seconded by Commissioner Armstrong. Mayor Beyrouti asked for any discussion. There being none, roll call: Commissioner Armstrong, yes; Commissioner Reynolds, yes; Commissioner Holmes, yes; Mayor Beyrouti, yes.

Ordinance 04-15, First Reading and Advertised Public Hearing, Development Agreement, 17715 Gulf Blvd. – Mayor Beyrouti

Attorney Denhardt read Ord. 04-15 by title. Commissioner Holmes moved to adopt Ord. 04-15 as stated, seconded by Commissioner Armstrong. Mayor Beyrouti asked for any discussion. Mr. Mike Crawford from the Pinellas Planning Council addressed the Commission in regard to the Development Agreement and some minor changes to be made. Mr. Steve Page and Mr. Bob Lyons the developers of the project agreed to the changes. Commissioner Holmes moved to amend his motion to include the changes as stated by Mr. Crawford, seconded by Commissioner Armstrong. Roll call: on the motion and amended motion, Commissioner Armstrong, yes; Commissioner Reynolds, yes; Commissioner Holmes, yes; Mayor Beyrouti, yes.

Ordinance 04-12, Second Reading and Advertised Public Hearing, PUD – Mayor Beyrouti

Attorney Denhardt read Ord. 04-12 by title. Commissioner Holmes moved to adopt Ord. 04-12 as stated, seconded by Commissioner Reynolds. Mayor Beyrouti asked if there was any discussion. There being none, roll call: all yes.

Ordinance 04-16, First Reading and Advertised Public Hearing – PUD for 17715 Gulf Blvd. – Mayor Beyrouti

Attorney Denhardt read Ord. 04-16 by title. Commissioner Holmes moved to adopt Ord. 04-16 as stated, seconded by Commissioner Reynolds. Mayor Beyrouti asked if there was any discussion. Resident Gail Conroy asked if density is being increased. Mayor Beyrouti told Ms. Conroy that the density is actually being decreased. Ms. Conroy asked that during construction that the site area be cleaned during hurricane season. Mayor Beyrouti thanked Ms. Conroy for

her comment. Administrator Lusk told the Commission that they are also approving a Preliminary Site Plan on this first reading; the Commission is assigning zoning categories. Roll call on motion and second: all yes.

Ordinance 04-17, First Reading and Advertised Public Hearing – Development Agreement, 17495 Gulf Blvd. – Administrator Lusk

Attorney Denhardt read Ord. 04-17 by title. Mr. Joe Jorgeson addressed the Commission and stated that Mr. & Mrs. Knobloch have decided not to pursue this Development Agreement. Mr. Jorgeson went on to review with the Commission the reasons why the Knoblochs' are not pursuing the agreement, which are based on the proposed Condo/Hotel Ordinance. Attorney Denhardt stated that this agreement is with Sand Castle Inc., and asked who is Sand Castle Inc. Mr. & Mrs. Knobloch indicated that they were Sand Castle Inc. Attorney Denhardt asked if it is their request to withdraw this Agreement; Mr. & Mrs. Knobloch stated they are requesting withdrawal. Attorney Denhardt asked if they are also withdrawing their site plan. Mr. & Mrs. Knobloch stated they are not withdrawing the site plan. Attorney Denhardt asked Mr. & Mrs. Knobloch if they understand that the site plan approval does not give you authority to build any kind of a hotel. Mr. Knobloch stated it allows a hotel but not a condo. Attorney Denhardt stated a hotel without kitchens. Mr. Knobloch stated the site plan was approved with kitchens. Attorney Denhardt and Building Official Nadeau indicated that kitchens were not approved. Attorney Denhardt stated the site plan was approved and it was clarified that the site plan approved the dimensional aspects, the footprint, ingress, egress, etc., no construction plans or use.

Ordinance 04-18, First Reading and Advertised Public Hearing – Condo/Hotel Ordinance – Administrator Lusk

Attorney Denhardt read Ord. 04-18 by title. Commissioner Holmes moved to approve Ord. 04-18 as stated, seconded by Commissioner Reynolds. Vice Mayor Lishamer told the Commission she disagrees with the comments made by Mr. Jorgeson in regard to the proposed Ordinance. Vice Mayor Lishamer asked Attorney Denhardt in regard to Item #7 – “Exclusive Rental Agency” as she did have concern about this. Attorney Denhardt stated that this was adopted from a combination from several municipalities and concerns from the Town Commission. Mayor Beyrouiti suggested taking out #7 all together, as it is too restrictive. Vice Mayor Lishamer suggested leaving it in, but adding at “or at the owners discretion”. Mayor Beyrouiti stated it is forcing an owner to use an agency and paying them for the service. Commissioner Reynolds suggested removing the word “exclusive” and add, “or owners may rent their units directly at their own discretion”. The Commission discussed the duration that the units can be rented and the option in the ordinance that allows a unit being used for onsite management if so desired by the Association. Commissioner Reynolds suggested Item #1 – change to six times a year instead of twelve. Item #7 – Delete first two sentences and add, Condo Association and owners may subscribe to rental by a rental agency selected by such Condo Association, all owners may make such units available through such agency, or owners may rent their unit. Item #12, two periods, to three periods. Commissioner Holmes amended his motion as to Item 7, adding a line that gives the owner the right to either use a rental agent or to rent the unit themselves if they so desire. Vice Mayor Lishamer referred to Item #15, the size of the units being 850 square feet, which she

Special Mtg

9/28/04

felt was too restrictive and is it determined from interior walls and does it include balconies. Vice Mayor Lishamer would like to see 1000 square feet per unit. Commissioner Reynolds suggested rewriting this ordinance and having an agenda item for another workshop. Attorney Denhardt explained that if this Ordinance is passed on first reading and there are substantial changes for second reading the Commission would have to start over again at first reading. There being no further discussion, Vice Mayor Lishamer seconded the amended motion. Roll call on the amendment and second, Commissioner Armstrong, yes; Commissioner Reynolds, no; Commissioner Holmes, yes; Vice Mayor Lishamer, yes; Mayor Beyrouti, yes. Roll call on original motion and second, Commissioner Armstrong, yes; Commissioner Reynolds, no; Commissioner Holmes, no; Vice Mayor Lishamer, yes; Mayor Beyrouti, yes.

Mayor Beyrouti announced the Town Picnic will be October 9, 2004.

Administrator Lusk announced the second readings on the ordinances discussed tonight will be held at a Special Meeting, Thursday, October 7, 2004 @ 7:00 p.m.

**MISCELLANEOUS**

Mayor Beyrouti announced the following meeting dates:  
Special Meeting – Thursday, October 7, 2004 –7:00 p.m.  
Regular Meeting – Tuesday, October 12, 2004 – 7:00 p.m.  
Workshop Meeting – Tuesday, October 26, 2004 – 4:00 p.m.

Respectfully submitted,

Mary F. Palmer, CMC  
Town Clerk