

**WORKSHOP MEETING
BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
TUESDAY, OCTOBER 25, 2005
FOLLOWING SPECIAL MEETING @ 4:00 P.M.
MINUTES**

Present upon Roll Call: Commissioner Armstrong; Commissioner Holmes; Vice Mayor Lishamer; Mayor Beyrouti; Attorney Chris Hammonds.

OLD BUSINESS

1. Discussion Amending Fence Code

Commissioner Jody Armstrong reported that she has several sections of neighboring town codes that give information about fence requirements. She feels that the current codes for the Town are unclear. Attorney Chris Hammonds explained that the new wording of the fence height ordinance addresses mainly the option to have a 6 ft. fence rather than a 4 ft. fence anywhere in Town. The exceptions include any property that sits on the Gulf, intracoastal or bay areas, where 4 ft. fences must remain from the corner of the house to the water. Mayor Beyrouti suggested that solid fences would look more attractive in the Town, rather than fences requiring 45% open space for air flow. Discussions ensued with both residents and the Commission regarding exceptions with some properties' on corners, fences between back yards, and hedges being restricted as "fences". Attorney Hammonds said that restrictions on vegetation height may require amendments to the Landscape codes. Mayor Beyrouti requested that the attorneys revise the verbiage once more by the next Workshop meeting. Commissioner Armstrong recommended that more definitions be included, and categorized by type – such as side, rear, waterfront requirements, etc.

2. Ice House at Redington Long Pier

Mayor Beyrouti referred to the proposal from Ice House, Inc. to install an ice house at the Redington Long Pier. Fred Carlson from Ice House presented a new proposal showing the ice house placed 51 ft. from Gulf Blvd.. Vice Mayor Lishamer said that, after speaking with Attorney Denhardt, she was not inclined to approve of the placement, and that it should go at the end of the property. Attorney Hammonds said that the Commission had made it clear in the recent meeting that the structure should go next to the Pier. Commissioner Holmes concurred by stating that not much change had been made from the original placement. Mr. Carlson argued that the President of Angler's Cove had not approved of the placement by the condo; that it would cost too much to hook up to water lines on Gulf Blvd. if the ice house were placed at the rear of the lot; and that this is a marketing tool for the Pier to attract people. Commissioner Holmes asked if this is considered a separate business – something not permitted in the open space zoning. Mr. Carlson said yes, it was. The consensus of the Commission and several residents was that the ice house is not an appropriate structure for the property, and the Commission rejected the site for its current proposed location.

3. Utility Underground Loan Approval

Mayor Beyrouti said that the Town had originally been told by a bond council for SunTrust Bank that the loan for the undergrounding project, in the amount of \$5,000,000. would need to go for a referendum. This was a setback for the project. Mayor Beyrouti has since met with Adam Horne, representative with SunTrust Bank, and reviewed the Town Charter. He found that if the residents are not assessed anything for the loan – which is not the case – that a referendum is not required. The Mayor spoke with representatives with Holland & Knight,

who said they would prepare a statement of recommendation to the Town to go ahead with the loan request. Mayor Beyrouti hopes to be able to receive the letter, contact the utilities and phone companies involved and present the information by the next Workshop meeting. The Mayor said there would be a fee to Holland & Knight of between \$12-14,000, but that the cost is much less than going for a referendum. The undergrounding project can then coincide with the ongoing Phase 1 & 5 stormwater project, which will alleviate extra digging to the roads. Mayor Beyrouti said that the projected loan payments are already budgeted in the 2005/2006 budget.

Mayor Beyrouti added that there have been complaints from residents about the contractor for Phase 1 – Rowland, Inc. – with regard to their rapport with citizens, and with lack of care of residents’ property. The Mayor said that Vice Mayor Lishamer has been in constant contact with the contractor to improve conditions, but that Rowland has not been cooperative. When the current Building Official, Phil Charnock, determined that the miami curbing was not poured to specifications of 1 ¼” depth Vice Mayor Lishamer sent a letter to Rowland requesting they fulfill the contract per specs. Some damaged sprinkler systems were repaired by Rowland, then the contractor refused to repair any more, stating the sprinklers were in the ROW. As of this Workshop meeting there has been no response from Rowland to the request. Mayor Beyrouti asked that Attorney Denhardt act on this problem as soon as possible, and also asked that the attorneys review the contract with Rowland to see if there is any liability on their part for damage done in the Town’s ROW. Vice Mayor Lishamer indicated that there is a change order for \$5,419.04 from Rowland for rerouting the drainage on 175th Avenue because of a lateral pipe interference. The decision was made to discuss payment of the change order at the next Commission meeting.

NEW BUSINESS

1. Piling Requirements in A Zones

Mayor Beyrouti explained that the Florida Building Code requires foundation pilings for buildings in the V-Zone areas, but that the Town’s Code calls for pilings in all buildings 2 stories or more. Contractor Ricky Gannaway explained that all new construction requires engineering determinations of soil compaction and core sampling tests, which then dictate the need for or against pilings. Commissioner Holmes argued that foundation pilings are and added safety factor for all construction and should remain a requirement for all zones. Mayor Beyrouti said that if a certified engineer determines that pilings are not necessary, then they should not be part of the construction, and the Town Code should reflect the State Code. Commissioner Armstrong asked if the use of pilings affects FEMA discounts or approval; it does not. The Mayor recommended that the discussion whether to change Town Code to reflect Florida State Code for pilings be placed on the next Workshop agenda.

2. District Two Commissioner

Mayor Beyrouti stated that Marshall Reynolds, Commissioner District 2, resigned last week due to a very busy work and travel schedule. The Mayor said that, per Town Charter, a new Commissioner can be appointed to fill the remaining term until the March 2006 elections. Mayor Beyrouti requested that any interested residents (of 6 months or more) submit a resume to Town Hall for review. The advertisement will also be place on the Town’s cable channel 15.

3. Evaluation and Appraisal Report (EAR)

Mayor Beyrouti explained that the Pinellas Planning Council is hosting workshops for area cities to assist in the preparation of the EAR report, due in April, 2007. Mary Palmer, Town Clerk, attended a recent workshop and prepared tapes of the meeting and instructional booklets for the Commission. The EAR report is mandated as a periodic review of the Town’s Comprehensive Plan. The next scheduled workshop will be held on November 3, and will be attended by Mary Palmer, Commissioners Armstrong and Holmes, and Planning & Zoning Chairman Bob Holthaus.

MISCELLANEOUS

Mayor Beyrouiti said that the project at LaVistana II, which was given a PUD, includes a 10' easement for a public beach access. It is part of the PUD, but the owners now want it to be private, basically for insurance liability issues. Mayor Beyrouiti suggested that the Commission could decide to give it back to the owners for \$100,000, which could then be used to improve more Town beach accesses. The Mayor responded to questions about density on the site by stating that the easement was an incentive, and did not involve increase in density – that was given in exchange for the lot in Redington Beach. No decision to allow this beach access to become private was made at this time.

Respectfully Submitted,

Patti Herr
Administrative Secretary