

**WORKSHOP MEETING
BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
TUESDAY, NOVEMBER 30, 2004 – 4:00 P.M.**

MINUTES

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

OLD BUSINESS

Common Wall Duplex

Town Administrator, Don Lusk, briefly explained the problem of zero lot lines and duplexes being built and sold as single units. He described past discussions of the proposed ordinance. He explained that the definitions were changed and added to in order to allow for this type of project, and he request that the definitions and lots sizes be amended to reflect the new type of duplex ownership. Mr. Lusk briefly went over the proposed changes and explained the necessity for them, he also pointed out the zoning districts that would be affected by the changes.

A long discussion followed about the definitions of a duplex, different types of ownerships, zoning issues, etc. Vice Mayor Lishamer questioned dividing a sub-standard lot into smaller lots by dividing a duplex building. Building Official, Mike Nadeau, stated that this would not be giving the owners anything not already available through a condo type of ownership, the lot sizes would still be the same, only the type of ownership would change. He explained that the proposed changes would allow the owner more freedom to make personal changes like fences, pools, internal remodeling, etc. Commissioner Reynolds stated this would allow owners more freedom and make development easier, since it would update the old definitions to fit the newer types of development and ownerships available today. A discussion followed on the definition changes and how it would affect projects under construction and future development projects in the Town.

Commissioner Armstrong asked if the original reason to update the definitions was to allow persons currently living in the structure to rebuild in the case of a disaster. Mr. Lusk explained that this was not the only reason for the changes, and that the Commission had asked that the Codes be updated to reflect the newer building types, etc.

Commission Holmes questioned the decisions being made as “band-aids” for development projects as they come into the Town and the legality of using definitions to circumvent the land development regulations and existing zoning. He stated that an agenda item for this meeting was ”Rewrite Land Development Regulations”, and questioned the rush to make changes, instead of waiting for the Rewrite. He objected to the definition for a Duplex, and asked why the type of ownership was not included like it was for the other added definitions, including Duplex Townhouse, Dwelling Unit, Multifamily, etc. He stated that historically a duplex was defined as “two single family units, under one roof, and owned by a single entity”, and he asked why we were changing this definition now to include a “Duplex Townhouse” to allow a developer to build a project in the CTF zoning area. He felt that the Commission was in a reactive mode and playing with words to allow new zoning uses for developments on a case-by-case basis. Mr. Lusk explained the Code was antiquated and the changes were necessary to update the Code to reflect the newer types of buildings and developments, as well as different types of ownerships available today. He stated the “Band-aids” were needed to keep going forward with development, while waiting for the Rewrite, which could take over a year to complete.

A detailed discussion followed about the definitions and how the wording should be changed to avoid confusion between building types and types of ownership, zoning issues, and possible title issues. The Board members asked Town Attorney Hammonds several questions on zoning definitions, and possible problems with property titles. Attorney Hammonds explained present zoning definitions and how the proposed changes would affect projects in the different zoning areas, he also will check on any possible problems with titles and report back to the Board.

After a lengthy discussion of the proposed changes, definitions, new types of construction, ownership issues and types, and rising values of property the consensus, of the Board members present, was to change the term "Duplex Townhouse" to "Two-Unit Townhouse." Commissioner Reynolds explained that the State did not recognize Two Unit Condos, but two unit Townhouses were allowed, also financing was not currently available for two-unit condos. He went on to explain that due to the rapid appreciation of land in the area diminishing returns would be available for developers as time went on. Commissioner Holmes stated the Code needed to be updated, and until the Rewrite was completed, the Commission needed to be flexible with changes or "band-aids" to allow development to keep moving forward. He suggested the Commission commit to completing the Rewrite within the next six months.

After another detailed discussion of the proposed changes, the Mr. Lusk asked the Commission how they wanted the Staff to proceed. The consensus was to have the Town Attorney work with the Town Administrator and Building Official to make the requested changes and report back a proposed ordinance to the Commission at the next workshop meeting. The Board asked that the proposed Ordinance be ready two weeks in advance of the workshop meeting to allow time for them to study the issues.

NEW BUSINESS

Rewrite Land Development Regulations

Don Lusk explained the need for the Rewrite of the Code. He recommended the Town hire the Pinellas Planning Council (PPC) for the estimated amount of \$50,000.00 to rewrite the Code, he explained that by doing this the Town would not have to go out for bids, since the PPC is another government agency, and could avoid incurring delays and extra advertising costs, etc. The PPC were used previously for the PUD Ordinance, and were fully capable of the Rewrite. After a short discussion the Commission asked Mr. Lusk to contact the PPC and ask them make a presentation to the Commission on their proposal for a Rewrite, as soon as possible.

Resignation – Marie Hamilton

Commissioner Holmes reported that he had authorized an ad to be placed in the newspaper and had the job opening faxed to other municipalities in the area. The response has been very good and the Town should have a large pool of applicants to choose a replacement. Marie reported that the Town has received over 20 applications and over 50 phone calls in response to the employment ad in the newspaper. There was a short discussion on the newspaper ad and requirements for the job. Mr. Lusk explained that he would work with the Town Clerk, Mary Palmer, and Commissioner Holmes to sort through the applications and choose the top five applicants, rate them and bring their recommendation for hire to the Commission. He explained the need to hire a replacement with a strong background and experience in Permitting, Occupational Licensing, etc. since Mary will not have time for extensive training. Marie explained that due to a possible health issue, the move might be delayed or cancelled, and she would get back to the Board as soon as possible with information on her resignation date. Vice Mayor Lishamer stated the Town would miss Marie and wished her well in her move.

MISCELLANEOUS

Commissioner Armstrong reported that 15 of the Holiday decorations are not lighting. She asked that the Board authorize her to have Progress Energy come in and check on the problem, she presented a proposal from Progress Energy on the possible cost of repairs, rentals, or purchase of receptacles for the Holiday decorations.

Mike Nadeau suggested that we ask D'Andrea Electric come out and check them, since they would be both faster and cheaper than Progress Energy. Commissioner Holmes pointed out that a Commissioner was authorized to approve up to \$2,500.00. Commissioner Armstrong will direct Steve Jordan, Public Works supervisor, contact D'Andrea Electric and have them come out and check on the problem and give him an estimate of repair costs.

Commissioner Armstrong announced the Tree Lighting ceremony for Sunday December 5, 2005 at 5:00 P.M. and asked all the Commissioners to attend.

Commissioner Armstrong asked the Board for a plan for Beach Access Maintenance, as she has received several complaints about the conditions of our Beach Accesses. A short discussion followed on the beach accesses and possible ways of improving them, financing the improvements, and how other cities in the area are doing it. Commissioner Armstrong explained the requirements for grants for these improvements, and is looks doubtful that the Town could qualify for grant funds. She requested that the Town Administrator have photos taken and presented to the Commission showing the condition of the accesses at the next workshop meeting, so a plan could be discussed to repair and maintain them. The Town Administrator reported that one of the beach accesses had a bench stolen from it, and asked for permission to replace the bench. The Commission decided to have the bench replaced.

Commissioner Armstrong requested that the Noise Ordinance be redrafted, and that this item be put on the next workshop agenda. A short discussion followed on the current Noise Ordinance and the problems with enforcement of the Ordinance; the ways noise is measures, and possible improvements to the Ordinance. The problem seems to be with amplified music in all areas in Town. This could lead to residents being sited for violation of this ordinance for simply having a radio on in their yard. The Commission decided to have this place on the next workshop agenda for study and discussion.

Administrator Lusk reported that the undergrounding project was on schedule. A short discussion followed about the undergrounding projects and costs.

Commissioner Holmes pointed out that the BIG-C Meeting had reported that the Commission had decided to lower the speed limit on Gulf Boulevard to 35 mph. This is incorrect, since the Commission had decided to leave the speed limit on Gulf Boulevard at 40 mph.

Building Official, Mike Nadeau, reported that the Phase II grant has been submitted to SWFWMD.

There was a short discussion on the Parsley's Park annexation and the need to have the voting districts changed to reflect the population changes, and how the re-division of the voting districts should be done.

Vice Mayor Lishamer announced the following meetings:

Regular Meeting – Tuesday, December 14, 2004 – 7:00 p.m.

Workshop Meeting – Tuesday, December 28, 2004 –4:00 p.m.

Town Holiday Party – Saturday December 11, 2004 – 4:00 to 7:00 p.m.

ADJOURNMENT

Respectfully submitted,

Marie Hamilton, Admin. Secretary