

TOWN OF REDINGTON SHORES
WORKHOP MINUTES
TUESDAY, DECEMBER 3, 2002 – 7:00 P.M.

Present upon roll call: Commissioner Dopp, Commissioner O'Connor, Mayor Beyrouti.
Absent, Commissioner Foerster.

OLD BUSINESS

Amendment to CTF Zoning District – Mayor Beyrouti

Mayor Beyrouti explained that this workshop meeting was called in regard to a request that was brought before the Commission about two months ago from residents, Mr. & Mrs. Knobloch. The Knoblochs own the Sand Vista Motel, located at 17495 Gulf Blvd. They would like to construct a nine-unit condominium on this property. They would also purchase the duplex behind this property, using the property for accessory uses (pool, parking). The current zoning for this property is Commercial Tourist Facility, (CTF) which does not allow multi-family dwellings. Mayor Beyrouti explained that moving forward and redevelopment is not only a town issue but also a county issue. It is the Town's responsibility to help find ways where investors can develop properties and bring more tax dollars to the Town. Mayor Beyrouti explained that this is the reason the Town has hired Dr. Moore to help study the concerns for future development. It could take roughly two years before a master plan is in place from Dr. Moore, but at this point it is the responsibility of the Commission to address this request from the Knoblochs so they will know how to proceed with their investment of their property.

It was suggested to the Commission by David Healey, from the Pinellas Planning Council to amend the CTF district to allow multi-family, the Commission at that point wanted to workshop that idea. The concern is that a good portion of the CTF district is populated with residential homes. Mayor Beyrouti pointed out to the Commission that if the Commission does choose to allow multi-family in the CTF, they would not be changing density or height limitations.

Commissioner Dopp told the Commission that she has asked Attorney Denhardt if just the areas of the CTF district along Gulf Boulevard could be amended to allow multi-family. Attorney Denhardt will explore this request, but is doubtful that it is allowed. Commissioner Dopp expressed to the Commission she has a concern about amending the zoning, until there has been input from Dr. Moore and residents of the area.

Mayor Beyrouti expressed that at this time the Commission cannot allow a zoning amendment until the process with Dr. Moore is completed and residents have been heard, but was wondering if anyone had any ideas as to how to help the Knoblochs in regard to their request. Mayor Beyrouti explained that any spot zoning change would be a lengthy process.

Jackie Knobloch address the Commission explaining what they wanted to achieve and telling the Commission they have spoken to the neighbors in the area and none have opposition to the development.

It was asked if the Commission could ask Dr. Moore to look at this area first then give the Commission a preliminary recommendation based on his findings. The Commission then will be able to make a decision based on these findings.

After further discussion Mayor Beyrouti told the Kno... that the Commission would look into if an amendment could be done separately on this property, (this could take a month or two) and the Commission will also ask Dr. Moore to start with the CTF District first.

Resident, Mike Glick submitted to the Commission a list of eight concerns, which he read to the Board, concerning the project at 17720 Lee Avenue. Mayor Beyrouti thanked Mr. Glick for bringing his concerns to the Commission and they will be responded to.

Commission Dopp spoke to the Commission about revising the parking ordinance and in the mean time put a 90-day hold on the Police Department not enacting the part of the ordinance where tickets are given for parking on any portion of the road. Commission Dopp told the Commission this section of the code has been a problem for the residents who live on the cul-de-sacs in town. Commissioner O'Connor suggested putting the hold on just the areas in town that are of concern.

Mike Nadeau asked the Commission about removing the hill at Constitution Park. Commissioner O'Connor explained to the Commission that they are working on the layout for the new park area, and this hill is an obstruction from the picnic area to the play area. Mayor Beyrouti asked for a professional layout.

There being no further discussion the meeting was adjourned.

Respectfully submitted

Mary F. Palmer, CMC
Deputy Town Clerk