



**TOWN OF NORTH REDINGTON BEACH
BOARD OF COMMISSIONERS REGULAR MEETING
OCTOBER 13, 2005 MINUTES**

CALL TO ORDER Mayor Queen called the meeting to order at 7:00 p.m. The meeting was held at the Town Hall building, 190 – 173rd Avenue, North Redington Beach, Florida.

All the members of the Board of Commissioners were present—Mayor Queen, Vice Mayor Knight, Commissioners Bennett, Blocker and Curtis.

Other attendees were: Jim Baldanza, Joe Baldanza, Brian Battaglia, Henry Browning, Gordon Beardsley and Glenn Bailey from the Pinellas County Planning Dept., Jeannie Carlson from the Beach Beacon, Ted Dahl, Marilyn Hall, Phyllis Johnson of the Clearwater Sun, Karl Klumpp, Chris Lauber of the Gulf Beaches Halfathon, Liz Limroth, Vicki Mallon, Frank Novak, John Pridde, Attorney George Rahdert, Peter Schuckert, Kai Sonnenschein, Ted Sonnenschein, Mr. and Mrs. Storma, Mr. Tillman, and others

PUBLIC INPUT - (15 MINUTES FOR ITEMS NOT ON AGENDA)

Jim Baldanza asked for an update on the crosswalks to which Mayor Queen responded. By the end of October or the first of November the additional three crosswalks would be in place. Then a traffic study will be done to determine if a push-button signal can be installed at one of the crosswalks. There will be an education process/period and then tickets will be written for those who break the law.

CONSENT AGENDA: SEPTEMBER 8 2005 SPECIAL AND REGULAR MEETING MINUTES; SEPTEMBER 21, 2005 WORKSHOP MEETING MINUTES;

Commissioner Bennett made a motion to pass the consent agenda and Commissioner Blocker seconded the motion. The resulting roll call vote was:

Commissioner Curtis	Yes	Commissioner Bennett	Yes
Vice Mayor Knight	Yes	Commissioner Blocker	Yes
Mayor Queen	Yes		

UNFINISHED BUSINESS:

A. ORDINANCE 2005-609 PERTAINING TO PARK FACILITIES FEE AND LAND DEDICATION FOR PARKLAND AND OPEN SPACE; ADDING SECTIONS 46-72(3) AND 46-75(d); PROVIDING FOR CREDIT FOR UNITS DEMOLISHED; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING AN EFFECTIVE DATE. PUBLIC HEARING AND SECOND AND FINAL READING.

The ordinance was read by title then Commissioner Bennett made a motion to adopt. The motion was seconded by Vice Mayor Knight. There was no discussion from the Board of the audience, so the roll was called. The vote was:

Commissioner Blocker	Yes	Vice Mayor Knight	Yes
Commissioner Bennett	Yes	Commissioner Curtis	Yes
Mayor Queen	Yes		

Motion carried. Ordinance 2005-609 adopted.

B. ORDINANCE 2005-610 PERTAINING TO THE MUNICIPAL ELECTION; AMENDING ARTICLE V SECTION 5.1 OF THE CHARTER; CHANGING THE PERIODS FOR QUALIFYING AS A CANDIDATE PROVIDING FOR INCLUSION IN THE CODE; PROVIDING AN EFFECTIVE DATE. PUBLIC HEARING AND SECOND AND FINAL READING.

The Town Clerk read the title Ordinance 2005-610. Commissioner Bennett made a motion to approve the ordinance. Commissioner Curtis seconded the motion. The roll call vote was:

Commissioner Curtis	Yes	Commissioner Bennett	Yes
Vice Mayor Knight	Yes	Commissioner Blocker	Yes
Mayor Queen	Yes		

Motion carried. Ordinance 2005-610 adopted.

NEW BUSINESS:

A. REQUEST FROM CHRIS LAUBER, OF THE FLORIDA GULF BEACHES MARATHON GROUP, FOR A ONE-YEAR PERMIT FOR HALFATHON ON DECEMBER 11, 2005

Mr. Lauber was seeking permission to close the northbound curbside lane of Gulf Boulevard from about 7:30 a.m. until 8:30 a.m. on December 11, 2005 for the fourth annual running of the Gulf Beaches Halfathon. Commissioner Bennett made a motion to approve a one-year permit as requested. Commissioner Blocker seconded the motion and the vote was:

Commissioner Blocker	Yes	Vice Mayor Knight	Yes
Commissioner Bennett	Yes	Commissioner Curtis	Yes
Mayor Queen	Yes		

Motion carried

B. ORDINANCE 2005-611, AN ORDINANCE OF THE TOWN OF NORTH REDINGTON BEACH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY UPDATING THE GOALS, OBJECTIVES AND POLICIES OF EACH ELEMENT OF THE PLAN TO ADDRESS CURRENT CONDITIONS AND OPPORTUNITIES, ADOPTING A LONG RANGE VISION FOR THE TOWN, PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR OTHER MODIFICATIONS THAT MAY ARISE FROM REVIEW OF THIS ORDINANCE AT THE PUBLIC HEARING AND/OR WITH RESPONSIBLE PARTIES, PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE. FIRST READING.

Mayor Queen read a statement telling anyone in the audience of the possibility of getting courtesy information from the Department of Community Affairs as to the status of this Comprehensive Plan amendment. He then read the ordinance by title. Commissioner Bennett made a motion to approve Ordinance 2005-611. The motion was seconded by Vice Mayor Knight. Commissioner Curtis asked about why this was being done? Vice Mayor Knight answered it is a statutory requirement to update the comprehensive plan and this is the completion of the update, part of which was approved at the beginning of the year. The Town has tried to keep the citizens informed via the town's website, www.townofnorthredingtonbeach.com. The roll was called and the vote was:

Commissioner Curtis	Yes	Commissioner Bennett	Yes
Vice Mayor Knight	Yes	Commissioner Blocker	Yes
Mayor Queen	Yes		

Motion carried. Ordinance 2005-611 was approved on first reading. It will be sent to DCA for their review and comments before a second reading is done.

C. ORDINANCE 2005-613, AN ORDINANCE OF THE TOWN OF NORTH REDINGTON BEACH, FLORIDA; AMENDING THE FUTURE LAND USE MAP OF THE TOWN BY CHANGING THE LAND USE DESIGNATION ON CERTAIN PROPERTY LOCATED AT 17307 GULF BOULEVARD AND KNOWN AS THE WINE CELLAR RESTAURANT (PARCEL 05/31/15/00000/220/0100), FROM RESIDENTIAL/OFFICE/RETAIL TO RESIDENTIAL HIGH WITH A RESORT FACILITIES OVERLAY; PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

Mayor Queen again read the statement that anyone could sign a designated list and receive courtesy information from DCA as to the status of this ordinance and land use change. Commissioner Bennett made a motion to approve ordinance 2005-613 following the reading by title. Vice Mayor Knight seconded the motion. Mayor Queen explained this ordinance came about after Mr. Sonnenschein requested a land use change to allow him to building a tourist facility that would enable him to keep the Wine Cellar. The change in density was necessary to make the building of a hotel, with restaurant and banquet facilities, financially feasible. The area is unusual in that it has no single-family zoning districts adjacent to it. He further explained, the original thought was to change to this same land use on the whole east side of Gulf Boulevard, but it was decided to treat each entity separately. The whole idea of attempting to maintain the tourist facilities and the mix within the Town came from the citizen survey. This change is part of the solution to the rapidly disappearing tourist units. Even if the land use is changed, the owners of the Wine Cellar property will have to go through the site plan review process with a development agreement. The Mayor encouraged public input and for people to ask questions.

Commissioner Curtis stated this request entails changing density from 15 units per acre to 50 units per acre. Approximately 88 units could be built on this property. The height of the building can be 40'—no change in height from the existing ordinances. He stated his concern that if this were allowed on both sides of the Boulevard, it could be like driving through a canyon. Vice Mayor Knight said the conversion ratio between tourist and permanent residential facilities should be about 4:1. The Town has come as close to that as the County plan would allow to encourage tourist facilities and maintain the balance within the community.

Mayor Queen said he reread the surveys received from the residents at the beginning of the comprehensive plan process. There were some that wanted no change—but change is inevitable. He pointed out these units would not be permanent residences and could not be with the present zoning.

Commissioner Blocker stated the Planning and Zoning Board has tried to induce developers to build tourist facilities on the west side of Gulf Boulevard, but the cost of the land is prohibitive. That is why, if the Town is going to maintain the mix, tourist facilities have to be allowed on the east side to have any.

Mr. Kai Sonnenschein spoke of his family's desire to own a hotel and save the tourist rooms at the same time. He said they will talk and draw up plans when they are sure of what can be built. He would like to expand the business with something economically feasible. Developers are always trying to buy the property for condominiums—but we are not interested because he and his family are happy here and want to stay. Commissioner Curtis thanked him saying the Wine Cellar is a landmark—part of the community that would be sorely missed.

Mr. Battaglia, attorney for Gull Harbor Condominium owners, spoke of his clients' concern that the project's compatibility with existing uses is key. Different land uses can coexist in relatively close proximity with no problems. However, the Board needs to remember the property to the South is a residential use and before any changes are made, the comfortable coexistence with existing uses should be ascertained. He also pointed out the entire Town is in a coastal high hazard area, and increasing density in that area is not viewed positively by the County. Evacuation is an issue. Since the site plan has not been submitted as yet, he suggested the Town needs to be sure current residents are protected from dissimilar uses with late hours, noisy patrons, etc. Height could also be a problem with long-term residents. Mayor Queen explained the issues mentioned have been considered. Both DCA and Pinellas County require evaluation of the impact of any development. Without any changes at all a forty-foot loud retail store could be built on this property. The Town should have some control through the site plan review and development agreement process to mitigate any adverse consequences. There will be public hearings along the way—more opportunity for public input.

Ms. Limroth, Manager of Gull Harbor Condominium, reiterated her need to protect their property and the long-term residents. She gave her support to Mr. Sonnenschein and his family's development of the property. She would not like to see a pool with water slides or a bar that is open until 2:00 a.m.

Commissioner Bennett and Vice Mayor Knight tried to reassure those present. Mr. Knight pointed out there are many safeguards along the way. Not only the Board of Commissioners, the DCA, the Pinellas Planning Council, the Board of County Commissioners all review for compatibility. Then the site plan process adds another layer. The Board shares these concerns as well as one for the vision of the Town to maintain the residences/businesses/tourist facilities mix.

Commissioner Curtis felt there may be others in the audience that had not given their opinions and asked for more comments. Ms. Storma stated her issues with the increase in traffic—especially with the addition of possible shops. She was also concerned the hotel could be changed into residential units.

There was no further discussion and the roll was called. The vote was:

Commissioner Curtis	No	He would like to have plans on which to base his judgment.
Commissioner Bennett	Yes	
Vice Mayor Knight	Yes	
Commissioner Blocker	Yes	
Mayor Queen	Yes	

Motion carried. Ordinance 2005-613 passed on first reading. DCA and the Pinellas Planning Council will have to review this land use change and make comments before the second and final reading.

D. ORDINANCE 2005-614, AN ORDINANCE OF THE TOWN OF NORTH REDINGTON BEACH, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE TOWN BY CHANGING THE LAND USE DESIGNATION ON CERTAIN PROPERTY, LOCATED ON THE SOUTH SIDE OF BATH CLUB BOULEVARD SOUTH AND KNOWN AS HAROLD RADCLIFFE PARK, (PARCELS 05/31/15/03168/000/0110 AND 05/31/15/03168/000/0120) FROM RESIDENTIAL SUBURBAN TO RECREATION/OPEN SPACE; PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

The Mayor again read the statement regarding signing in to get information from DCA about the status of this land use change and then read the ordinance by title. Commissioner Bennett made a motion and Commissioner Blocker seconded the motion to approve Ordinance 2005-314. The Mayor explained this change would make the land use and the use/zoning of Radcliffe Park mesh. This should have been done when the zoning changed. There was no further discussion so the call of the roll was made. The vote was:

Commissioner Blocker	Yes	Vice Mayor Knight	Yes
Commissioner Bennett	Yes	Commissioner Curtis	Yes
Mayor Queen	Yes		

Motion carried. Ordinance 2005-614 was passed on first reading. This land use change must now be sent to DCA and the Pinellas Planning Council for review and comments before the ordinance can have a second and final reading.

E. ORDINANCE 2005-612, AN ORDINANCE PERTAINING TO CODE ENFORCEMENT HEARINGS' AMENDING SECTION 2-97; PROVIDING THAT COSTS MAY BE ASSESSED IF THE TOWN PREVAILS AT THE HEARING; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING AN EFFECTIVE DATE. FIRST READING.

The title of the ordinance was read and a motion was made by Commissioner Bennett to adopt Ordinance 2005-612. Vice Mayor Knight seconded the motion. Mayor Queen explained the State law says we can collect reasonable costs for Code Enforcement hearings where the respondent is found not in compliance. We now pay for

two attorneys, one acting for the Town and one as the Special Master, each time a Code Enforcement hearing is held. This ordinance would allow us to be reimbursed for some of those costs. In answer to Jim Baldanza's question, the ordinance has several opportunities to come into compliance before a hearing is held. This option would be for those who choose not to bring their property into compliance. There would be no cost to the resident who complies within the given time frame. The vote by call of the roll was:

Commissioner Curtis	Yes	Commissioner Bennett	Yes
Vice Mayor Knight	Yes	Commissioner Blocker	Yes
Mayor Queen	Yes		

Motion carried. Ordinance 2005-612 was passed on first reading.

F. ORDINANCE 2005-615, AN ORDINANCE PERTAINING TO THE ADOPTION OF A CAPITAL IMPROVEMENT PLAN FOR THE YEARS 2006-2010; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING AN EFFECTIVE DATE. FIRST READING.

Vice Mayor Knight made a motion to adopt Ordinance 2005-615 following the reading by title. Commissioner Bennett seconded the motion. A copy of the Capital Improvement Plan will be posted with the ordinance. There was no discussion. Therefore, a roll call vote was taken on the motion resulting in the following vote:

Commissioner Blocker	Yes	Vice Mayor Knight	Yes
Commissioner Bennett	Yes	Commissioner Curtis	Yes
Mayor Queen	Yes		

Motion carried. Ordinance 2005-615 was passed on first reading.

G. MISCELLANEOUS

- Mayor Queen announced the holiday schedule.
 1. A tree lighting ceremony will be held at Radcliffe Park near the gazebo on Friday, December 2nd at 6:30 p.m..
 2. The house decorating contest will be judged on Wednesday, December 15th from 7:00 to 9:00 p.m.
 3. The boat parade will be held Sunday, December 18th starting at the south end of Redington Beach about 6:00 p.m. and heading north through the intracoastal "fingers".
- Commissioner Blocker reported on his adventures riding with each shift deputy during the last month. Eight hours with the day shift Deputy netted one traffic stop with an average speed during that time of 35-37 M.P.H. His time the evening shift Deputy resulted in spending several hours with a drug violation and ensuing arrest as well as time at the jail awaiting the violator's incarceration. The evening shift Deputy spent a good deal of time checking tags and came up with a teenage driver with no license and no permission to take the car he was driving. Again, some time doing radar showed about 35 M.P.H. as the speed of choice. The citations for the past month were up.
- The Board of County Commissioners has agreed to move forward on a master plan for beautifying Gulf Boulevard in two phases—underground the utilities and improve the streetscape. Vice Mayor Knight read the title of a resolution he proposed to inform Pinellas County of our continuing interest in improving Gulf Boulevard and to appoint Mayor Queen to a committee of beach officials that will work with the County to decide on financing options and an overall plan. He made a motion to adopt Resolution 110 which Commissioner Blocker seconded.

The vote by roll call was:

Commissioner Curtis	Yes	Commissioner Bennett	Yes
Vice Mayor Knight	Yes	Commissioner Blocker	Yes
Mayor Queen	Yes		

Motion carried.

There being no further business, the meeting adjourned at 8:14 p.m.

Respectfully submitted,

Sharon V. Proehl, CMC
Town Clerk