



**TOWN OF NORTH REDINGTON BEACH, FLORIDA
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
March 10, 2005**

CALL TO ORDER

The March 10, 2005 regular meeting was called to order at 7:00 p.m. by Mayor Radcliffe. The meeting was held at the Town Hall building, 190 - 173rd Avenue, North Redington Beach.

Commissioners Present: Mayor Radcliffe, Commissioner Bennett, Commissioner Curtis, Vice Mayor Knight and Commissioner Queen.

Others Present: Jim and Ronnie Baldanza, Joe and Terry Baldanza, Curtis and Shirley Blocker, Vicki Bridegroom, Henry Browning, Jeanne Carlson from the Beach Beacon, John Creighton, Bo and Steve Freidman, Norm Harbison, Margie and Ed Imo, Phyllis Johnson or the Clearwater Sun, Jeanne and Bob Kedzorski, Gail Knight, Karen and Dennie Neilson, Frank Novak, Ian Pierce, Jack Powell, Alice Radcliffe, Mr. and Mrs. Kenny Schrader, Scott and Penny Zaccaria, Attorney Edwin Peck and others

PLEDGE OF ALLEGIANCE Mayor Radcliffe led the audience in the pledge to our flag.

PUBLIC INPUT Mr. Novak light-heartedly accused the Board of taking another chairman from the Planning and Zoning Board and said the Commission is getting a good man in Curtis Blocker.

CONSENT AGENDA: February 10, 2005 Regular and March 1, 2005 Special Meeting Minutes

Commissioner Bennett made a motion to accept the consent agenda. Vice Mayor Knight seconded the motion and a roll call vote was taken.

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

Mayor Radcliffe thanked the staff, volunteers, everyone who had worked and helped make the last years excellent for him and for the town. He stated he believed this is the best Commission the town has ever had. He raised two areas that he believes need revisiting--extending the term of the mayor and commissioners to three years and increasing the salary of the paid officials saying the job entails a good deal of work.

UNFINISHED BUSINESS:

A. INSTALLATION OF OFFICERS

William "Bill" Queen	Mayor	Unopposed
Richard L. Bennett	Commissioner Seat 1	Unopposed
Gary Curtis	Commissioner Seat 2	Unopposed

Mr. Peck swore in Mr. Bennett and Mr. Curtis as Commissioner and Mr. Queen as Mayor and each signed the oath of office.

B APPOINTMENT TO FILL VACANT COMMISSIONER SEAT 4 Mayor Queen explained that at a special meeting held March 1st, after interviewing each of three applicants, Joanne Templeton, Edward Faasen and Curtis Blocker, the Board of Commissioners decided to appoint Mr. Blocker to fill Seat 4. He thanked the other two applicants for their willingness to serve. Vice Mayor Knight made a motion to appoint Curtis Blocker to Commission Seat 4. Commissioner Curtis seconded the motion and a roll call vote was taken:

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

Mr. Peck then swore in Mr. Blocker to fill the vacant seat. He signed the oath of office.

C. APPOINTMENTS OF VICE MAYOR AND ADMINISTRATIVE COMMISSIONERS OF PUBLIC WORKS, PUBLIC SAFETY AND BUILDING

Mayor Queen made the following recommendations to fill the administrative positions: Public Works, Commissioner Curtis; Public Safety, Commissioner Blocker; Building, Commissioner Bennett; and Vice Mayor, Commissioner Knight. Commissioner Bennett made a motion to approve the Mayor's recommendations. Vice Mayor Knight seconded the motion to which a call of the roll followed:

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

D. ORDINANCE 2005-603: AN ORDINANCE PERTAINING TO THE SITE PLAN REVIEW PROCESS; AMENDING SECTION 98-92, **REVISING THE DESIGN CRITERIA, SETTING MINIMUM STANDARDS TO BE INCORPORATED INTO ALL NEW CONSTRUCTION, ADDITIONS AND SUBSTANTIAL IMPROVEMENTS;** PROVIDING FOR INCLUSION IN THE CODE; PROVIDING AN EFFECTIVE DATE. PUBLIC HEARING AND SECOND AND FINAL READING.

Following the reading of the title of the ordinance, Vice Mayor Knight made a motion to approve Ordinance 603. Commissioner Bennett seconded the motion. There was no discussion either from the Board or the audience. The vote resulting from the call of the roll was:

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

Motion carried. Ordinance 2005-263 approved.

E. ORDINANCE 2005-604: AN ORDINANCE PERTAINING TO THE SITE PLAN REVIEW PROCESS AND DEVELOPMENT AGREEMENTS; CREATING SECTION 98-98 **PROVIDING FOR DEVELOPMENT AGREEMENTS;** CREATING SECTION 98-99, **REQUIRING TWO PUBLIC HEARINGS PRIOR TO ENTERING INTO A DEVELOPMENT AGREEMENT;** CREATING SECTION 98-100, **PROVIDING FOR REQUIREMENTS OF A DEVELOPMENT AGREEMENT, ANNUAL REVIEW AND RECORDING;** PROVIDING FOR INCLUSION IN THE CODE; PROVIDING AN EFFECTIVE DATE. PUBLIC HEARING AND SECOND AND FINAL READING.

The Town Clerk read the ordinance by title. Commissioner Bennett made a motion to approve the ordinance and Commissioner Curtis seconded the motion. The mayor reminded everyone the Planning & Zoning Board had worked on these ordinances before. There was no public or board discussion. 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 2005-604 adopted.

F. ORDINANCE 2005-605 AN ORDINANCE PERTAINING TO CANVASSING THE BALLOTS FOR THE TOWN'S ELECTION; **PROVIDING FOR THE BOARD OF COMMISSIONERS TO APPOINT ONE OR MORE PERSONS TO CANVASS THE ELECTION BALLOTS;** PROVIDING FOR INCLUSION IN THE CODE; PROVIDING AN EFFECTIVE DATE. PUBLIC HEARING AND SECOND AND FINAL READING.

The ordinance was read by title, Commissioner Bennett made a motion to adopt, Vice Mayor Knight seconded the motion. There was again no discussion, so the roll was called.

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

Motion carried. Ordinance 2005-605 approved.

NEW BUSINESS:

A. ORDINANCE 2005-602: AN ORDINANCE PERTAINING TO ZONING; **AMENDING SECTION 78-1, THE DEFINITION OF TOURIST DWELLING UNIT;** AMENDING SECTION 98-257 BY **ADDING CONDO-HOTEL TO PERMITTED USES** AND PROVIDING FOR ALL DEVELOPMENTS TO BE SUBJECT TO THE SITE PLAN REVIEW PROCESS; AMENDING SECTION 98-258 BY **DECREASING THE DENSITY OF RESIDENTIAL DWELLING UNITS FROM 20 UNITS PER ACRE TO 15 UNITS PER ACRE;** PROVIDING FOR RESTRICTIONS AND CONDITIONS FOR **TOURIST DWELLING UNITS;** PROVIDING FOR INCLUSION IN THE CODE; PROVIDING AN EFFECTIVE DATE. FIRST READING AND PUBLIC HEARING

Vice Mayor Knight made a motion to approve Ordinance 2005-602 on first reading and Commissioner Bennett supported the motion. The purpose of this ordinance and the comprehensive plan amendment is to attempt to save the tourist industry in town by making constructing condominiums less attractive. This ordinance reduces density for residential structures from 20 to 15 units per acre. The proposed amendment to the comp plan will increase the tourist unit density from 25 to 50 UPA and is the second step working toward the stated goal. Tampa Bay Regional Planning Council will have the amendment on their agenda on March 14th. Commissioner Bennett pointed out this limits condo development, and if the amendment is not approved, he wanted to make sure that building in town does not stagnate. The Board felt even if the amendment failed, which no one believes will happen, the density could be reinstated. This ordinance is a step toward the mix the people wanted. There being no discussion from the audience, the vote was taken by roll call:

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

Motion carried. Ordinance 2005-602 was passed on first reading.

B. RECOMMENDATION OF PLANNING AND ZONING BOARD REGARDING DEVELOPMENT AT 17000 GULF BOULEVARD

John Creighton, Vice Chair of the Planning and Zoning Board presented the three recommendations made at the last P & Z meeting. The site plan review process has barely started for the property at 17000 Gulf Boulevard and in order for the owners to move forward, incorporating as much of the design criteria as possible, these recommendations were made: 1) Allow the owners to use 20 units per acre rather than 15 if the plans are submitted in time; 2) permit 12 units to be built rather than 11--this has become moot since the new survey shows their property to be larger than the .60 acres required to allow 12 units; and 3) allow them to use the existing 15-foot side setback rather than the new 18-foot requirement. He had a drawing presented at the P & Z meeting showing an elevation of the proposed building with a mansard roof, which added an extra 8' 10" to the height of the building. The idea of give and take through development agreements was raised and Commissioner Bennett suggested an easement for undergrounding behind the sidewalk on Gulf Boulevard. Mr. Powell said he had no problem with the easement. Another possible point of give and take was the beach access beside this property. Mr. Powell thought he probably would be able to do some landscaping, add pavers and make it better looking. There are still issues still to be resolved. Mr. Powell said his plans should be ready very soon.

Vice Mayor Knight made a motion to support the recommendations of the Planning and Zoning Board. The motion was seconded by Commissioner Bennett and the resulting vote was:

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

Motion carried. Recommendations approved.

C. APPOINTMENT OF STEVE SUZANSKI AS REGULAR MEMBER OF THE PLANNING AND ZONING BOARD

Mr. Suzanski is the alternate of the P & Z Board that has served longest, so Commissioner Blocker made a motion to appoint him as a regular member. The motion was seconded by Commissioner Curtis and voted upon at the call of the roll:

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

Motion carried.

D. MISCELLANEOUS

- **RESOLUTION 2005-103: ENCOURAGING THE PINELLAS COUNTY BOARD OF COMMISSIONERS TO INITIATE AN AGGRESSIVE PROGRAM OF COMPREHENSIVE PLAN CHANGES AND ECONOMIC INCENTIVES TO SECURE THE TOURIST INDUSTRY AS A PRIMARY ELEMENT OF THE COUNTY'S ECONOMIC BASE.** Vice Mayor Knight read the title and explained the survey regarding the impact of the loss of tourist dollars funded by the County. The survey says the county would face no big financial change, but the beach communities would realize a large change in loss of business. County Commissioner John Morroni asked each community to let them know of their feelings on the condo conversion issue. This resolution asks the County to implement changes to the comp plan density and to give economic incentives for maintaining tourist facilities. Not every community in the BIGC shares this view and support for tourism away from the beaches is much less than here. Therefore Vice Mayor Knight felt we need to get this to the BOCC as soon as possible. Vice Mayor Knight made a motion to pass the resolution and Commissioner Bennett seconded. Ms. Friedman stated her contact with several people who have asked about property for retirement purposes. The others present felt the people may be looking for investment, not retirement, property. The vote was taken by roll with the following results:

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

- By the second week in April there should be fewer lines on the poles and the poles should begin to disappear.

There being no further business the meeting adjourned at 7:59 p.m.

Respectfully submitted,

Sharon V. Proehl, CMC, Town Clerk