

**TOWN OF NORTH REDINGTON BEACH  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
SEPTEMBER 11, 2003 MINUTES**

**CALL TO ORDER**

Mayor Harold Radcliffe called the regular meeting of the Board of Commissioners to order at 7:15 p.m. The meeting was held at the Town Hall building, 190 – 173<sup>rd</sup> Avenue, North Redington Beach, Florida.

The members of the Commission present were: Mayor Harold Radcliffe, Vice Mayor Richard Bennett and Commissioners Gary D. Curtis, Raymond D. Jagielski and Jerry Knight.

Others present were Jeff Busch, John Creighton, Tim Condron, Marilyn Hall, Dave Hawkins, Rick Johnson, Jane Lee, Frank Novak, Sandy Oestreich, Larry Pflueger, Bill Queen, Paul Sudahof, David Yost, Val Wadsworth and others.

**PRESENTATION OF PLAQUE TO VAL WADSWORTH**

Mayor Radcliffe presented a plaque to Val Wadsworth to commemorate her many years of interest in and service to North Redington Beach as the mayor's wife, an original member of the Sea Turtle Education Committee, a long-time member of the Planning and Zoning Board and a lifeline for the plants in Town Hall. (This was moved to this position on the agenda.)

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

Mr. Busch spoke negatively about the \$10,000 budgeted for the Oktoberfest picnic. He would like the picnic to return to the volunteer program it has had in the past with a budget of \$2,000-\$3,000. Commissioner Jagielski advised those present because the picnic is also a celebration of 50 years of incorporation for the Town more venture money was budgeted. That money should cover the cost of the 500 commemorative mugs that will be distributed and the tents that will provide some shelter.

Mayor Radcliffe informed everyone the town's website, [townofnorthredingtonbeach.com](http://townofnorthredingtonbeach.com) is available.

Mr. Novak congratulated the Commissioners on their plan to meet applicants for board positions before appointing someone.

**CONSENT AGENDA: SEPTEMBER 11, 2003 MINUTES - SPECIAL AND REGULAR MEETING**

Commissioner Jagielski made a motion to approve the consent agenda. The motion was seconded by Commissioner Curtis and unanimously approved by voice vote.

**UNFINISHED BUSINESS:**

**A. APPOINTMENT OF MEMBER AND ALTERNATE MEMBER TO BEACH ADVISORY BOARD**

Because neither applicant for the open positions on the Beach Advisory Board could be present, Vice Mayor Bennett made a motion to table this appointment until the October meeting. The motion was seconded by Commissioner Jagielski and approved unanimously by affirmation.

**B. APPOINTMENT OF ALTERNATE MEMBER TO PLANNING AND ZONING BOARD**

Two of the applicants for the Planning and Zoning Board, John Creighton and Jim Whelan, were in attendance. Commissioner Knight made a motion to appoint John Creighton citing the need for geographic diversity on this board. The two applicants were asked to speak of their reason for applying for this Board. Mr. Whelan applied for the Board about a year ago when he was told of a shortage of applicants and would happily serve. Mr. Creighton spoke of his involvement with Civil Defense, elections and neighborhood and town projects. He likes to support the Town and looks forward to other responsibilities. Commissioner Jagielski seconded the motion. Commissioner Curtis stated his appreciation for all who applied and noted both applicants were qualified. However, he pointed out Mr. Whelan's application had been received 8 months before Mr. Creighton's. Mayor Radcliffe stated that criteria had been used before, but it doesn't insure the best candidate is appointed. A vote of the motion was done by a roll call. The vote was:

Commissioner Knight	Yes
Commissioner Jagielski	Yes
Vice Mayor Bennett	Yes
Commissioner Curtis	No

(because Mr. Whelan sits on no other board and because of the date of his application)

Mayor Radcliffe	Yes
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Motion carried.

**C. RESOLUTION TO SUPPORT PREPARATION OF JOINT EVALUATION AND APPRAISAL REPORT FOR BARRIER ISLANDS GOVERNMENTAL COUNCIL COMMUNITIES BY THE PINELLAS PLANNING COUNCIL - LARRY PFLUEGER**

Mr. Pflueger of the Pinellas Planning Council explained to the Commissioners every community and county has a comprehensive plan in place. Law requires each entity to produce an audit—Evaluation and Appraisal Report (EAR). This can be difficult for small communities, so to make the process easier, Pinellas Planning Council has suggested a number of entities do a joint EAR. Coastal communities have a good number of problem areas in common such as roads, redevelopment, drainage, etc. The idea has been approved by the State. Each entity has a specific “due date” to submit their EAR. North Redington’s report is due February 1, 2007. Mr. Pflueger suggested the joint report could address common issues as one with the other towns and different issues would be addressed by each community in separate appendices. The details, which may involve consultants other than PPC, would be ironed out at a time closer to the actual report writing. Probably a steering committee would work on the basic framework and put issues in the proper place, but in the end the Planning and Zoning Board will do most of the work and send it to the B.O.C. for approval.

The need to first update our comprehensive plan was firmly established. A good deal of discussion took place regarding whether it would be better to join the group for the EAR or to do one for North Redington Beach only. The Board of Commissioner will set a workshop to decide the method by which the comprehensive plan will be updated and the best process to complete an EAR. It was confirmed that updating the plan does not preclude writing an EAR because they are different things.

**NEW BUSINESS:**

**A. EMERGENCY ORDINANCE 2003-575 PERTAINING TO THE BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD; AMENDING SECTION 82-35 BY SUBSTITUTING THE PINELLAS COUNTY, FLORIDA, AND INCORPORATED AREAS FLOOD INSURANCE STUDY DATED SEPTEMBER 3, 2003 FOR THE FLOOD INSURANCE STUDY DATED SEPTEMBER 2, 1982; PROVIDING AN EFFECTIVE DATE**

The ordinance was read by title. A motion to approve the emergency ordinance was made by Commissioner Knight and seconded by Vice Mayor Bennett. Mr. Peck explained this will allow the new flood insurance maps that resulted from this 2003 study to become effective now and adjust the ordinance to reflect the new study. A roll call vote was taken with the following results:

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

Motion carried. Ordinance 2003-575 passed.

**B. ORDINANCE 2003-574 PERTAINING TO THE BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD; AMENDING SECTION 82-35 BY SUBSTITUTING THE PINELLAS COUNTY, FLORIDA, AND INCORPORATED AREAS FLOOD INSURANCE STUDY DATED SEPTEMBER 3, 2003 FOR THE FLOOD INSURANCE STUDY DATED SEPTEMBER 2, 1982; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING AN EFFECTIVE DATE. FIRST READING.**

The ordinance was again read by title. Commissioner Jagielski made the motion to approve and Commissioner Knight seconded the motion. The following is the result of a roll call vote:

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

Motion carried. Ordinance 2003-574 passed on first reading.

**C. RECOMMENDATIONS OF PLANNING AND ZONING BOARD REGARDING  
1. LOT COVERAGE**

Mr. Queen informed the Board of Commissioners the Planning and Zoning Board researched other communities and their impervious area ratios. The average, he reported, was 70% impervious, 30% pervious. The range goes from Indian Rocks Beach with no ratio to North Redington Beach with 50-50. The Planning and Zoning Board felt this restriction inhibits property owners from building what they want. Pool decks and larger driveways are a problem and therefore P & Z recommends the Board of Commissioners change the lot coverage to 70 percent of the lot area. The P & Z Board confirmed the Town gets 50 points for requiring open space with the Community Rating System, which gives discounts on flood insurance. Losing some of those points would not effect the discount the Town enjoys. They agree the required greenspace gives a positive ambiance and would like to keep that. They would also like to keep pools impervious.

Commissioner Curtis raised the question of stormwater runoff that could be accelerated if less permeable area is required. Commissioner Jagielski said our ordinances require stormwater runoff to the streets or to the bay anyway.

Mayor Radcliffe spoke against the 70-30 saying the open space is one of the things that make N.R.B. unique. He doesn't want to see a "row house look" in the town. He would rather see 60-40 than 70-30 and see P & Z consider not just lot coverage, but a formula that includes other criteria/considerations such as floor area ratio. People want to put perhaps too large a house on such small lots. He stated increasing the impervious requirement would not stop people from asking for more.

Commissioner Knight stated he would support more impermeability. However, he has no problem with adding another level of control the mayor suggested.

Commissioner Jagielski spoke for the change mentioning it would be easier for Pinellas County to enforce. He feels the Town should have more compassion for those people who can't have a regular driveway because of the lot coverage limitation. The fact people can build larger homes and a pool deck and a larger driveway in other towns may convince them to move elsewhere. It is difficult to get a decent-size home, drive and deck on 3,000 square feet of lot area.

Mr. Johnson from the Pinellas County Building Department spoke of his experience with the other beach communities with which he works. He verified what Mr. Queen said of other towns ISRs as well as the fact variances are still requested when the impervious ratio is higher, but probably not as many.

Mr. Yost showed pictures of newly constructed homes whose owners were asking for variances. He opposed the increase reiterating the greenspace is very valuable and makes our town better, not worse than others.

Ms. Oestreich also spoke against the change. She felt the trend is back to basics and more percolation through more open space is good for the environment.

Mr. Hawkins spoke in favor of allowing more impervious area. He said people want 3000-4000 square-foot homes with pool decks and driveways. Without going the more expensive route of multiple stories, an owner cannot have those things with the 50-50 rule.

Mr. Novak, a member of the P & Z Board, told of the work P & Z did before they approved the 70-30 percentage. If that is too much, perhaps a compromise could be worked out.

Commissioner Knight confirmed with Mr. Queen and Mr. Johnson recent variance requests could have been accommodated with an impervious ration of 60-40.

Mr. Whelan, who has been trying to finish a renovation to his Dolphin Drive home, has no driveway because he was over 50% of his lot area with a 2000 foot house and a pool deck. He asked for some relief. He mentioned the turfblock drive, the half paved/half stone drive in town that have resulted from the lot coverage rule.

Mr. Sudahoff, a fairly new resident complemented the town as being the best around, but he would also like to see more impervious area. He agreed perhaps the house size of should be part of the formula.

Mr. Busch agreed with the good appearance of the town. He felt the greenspace rule make the town better, not worse. Those people who are tearing down houses to build new should plan for a driveway and deck along with their house so the rules can be met.

Mr. Condron suggested allowing more decking in the back where people live and greenspace in the front.

Mayor Radcliffe complimented the Planning and Zoning Board on their work, but asked them to review the matter a little deeper. There are more things to be considered such as floor-area-ratios. Perhaps driveways should be required first. Mr. Queen agreed to research the issue further and bring it back to the Board.

## **2. HEIGHTS OF SEAWALLS**

Mr. Queen informed the Board this issue arose with two people who were trying to build higher seawalls. P & Z members found most other communities require seawalls to be 5 feet above mean high tide. In NRB it

appears some existing seawalls have sunk causing erosion behind the wall. After several suggestions such as a minimum 5' in height, build to match the highest existing seawall in town were reviewed, the Planning and Zoning Board arrived at a recommendation to require seawalls be built as high as the highest seawall within 1,000 feet.

Commissioners made the following observations:

- a. Aesthetically having all seawalls match is a positive and if a specific height were required they would all eventually match. Less attention would have to be paid to runoff onto neighboring properties. Having a definite elevation could work better in the long run.
- b. Five feet measured from the National Geodetic Vertical Datum seems to be the norm. However, other town use that figure as a minimum with no maximum height.
- c. If the road were lower than the seawall, extra drainage arrangements would be required.  
Mr. Busch supports higher seawalls because above all else, lots need to be protected.  
Planning & Zoning will revisit the issue at their next meeting.

Mr. Condron is one of the people who was attempting to build a higher seawall when work stopped because of the contiguous rule. He would like some resolution to his problem. After some discussion by the Board about the cause and effect of Mr. Condron's situation Commissioner Jagielski made a motion to pass an emergency ordinance to set the maximum height of seawalls on the bay at five feet above NGVD stating an approaching hurricane constituted an emergency. Vice Mayor Bennett seconded the motion. The roll call vote was taken with the following results:

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

Motion carried.

#### **RIGHTS-OF-WAY STUDY**

Mr. Queen showed maps of the town received from Pinellas County on which he proposed imposing information about the widths of the rights-of-way from surveys received at the town hall at the county building department. Mayor Radcliffe explained most rights-of-way in town are 50 feet with 25 feet of paved roadway generally near the center. He felt the R/O/W in the cul-de-sacs need to be maintained because of the difficulty maneuvering large vehicles around them. The mayor commended the Planning and Zoning Board on their efforts. P & Z will address this matter at their next meeting.

#### **E. MISCELLANEOUS.**

Commissioner Curtis questioned the status of getting the striping done on Rosa Lee Way citing safety and the need to get the work accomplished. Commissioner Jagielski will see that the work is done. Commissioner Curtis thanked Mr. Peck and his friend for their assistance in cleaning the beach following the Labor Day weekend.

Commissioner Jagielski stated the gazebo in Radcliffe Park is near completion. He informed the Board of the status of the plans for the Oktoberfest saying tickets are available for \$10 at the Town Hall, tents are ordered and the mugs are being embellished with the town's logo.

Vice Mayor Bennett stated the municipal election will be moved to March 9, 2004 and qualifying for candidates will be in December rather than January. He learned at a conference in Amelia Island the \$30 million designated state funding for beach renourishment is in jeopardy and he will bring a resolution to the next meeting to support continuing the stable funding established by Dennis Jones.

Commissioner Knight advised those present that any addition including sponsors to the brochure to be handed out for the 50<sup>th</sup> Anniversary of North Redington Beach needs to be done by the following Wednesday.

There being no further business, a motion was made, seconded and approved to adjourn. The meeting adjourned at 10:25 p.m.

Respectfully submitted,

Sharon V. Proehl, CMC  
Town Clerk