

**BOARD OF COMMISSIONERS  
TOWN OF REDINGTON SHORES  
REGULAR MEETING  
WEDNESDAY, MARCH 12, 2008 – 7:00 P.M.  
MINUTES**

Present upon roll call: Commissioner Wojcik, Commissioner Branch, Vice Mayor Adams, Mayor Armstrong and Attorney Denhardt. Absent, Commissioner Holthaus.

**OATH OF OFFICE**

The March 11, 2008 Municipal Election for District One and District Three was cancelled due to no opposition. Bert Adams and Casey Wojcik incumbents were both Elected Unopposed to serve two-years. Attorney Denhardt read the Oath of Office to both.

Mayor Armstrong recommended appointing Commissioner Adams as Vice Mayor. Commissioner Branch moved to approve the recommendation, seconded by Commissioner Wojcik. Roll call: all yes.

APPROVAL OF MINUTES – Regular Meeting, Wednesday, February 13, 2008

Vice Mayor Adams moved to approve the minutes as stated, seconded by Commissioner Wojcik. Roll call: all yes.

APPROVAL OF BILLS – February 2008

Vice Mayor Adams moved to approve the February 2008 bills, seconded by Commissioner Branch. Roll call: all yes.

**COMMISSION REPORTS**

Mayor Armstrong

BIG-C – At the last meeting the three candidates for Pinellas County Property Appraiser Office were present for a question and answer forum. Mayor Armstrong encouraged all to get to know the candidates.

TDC – the new leadership of the TDC are joining strengths with Tampa and Orlando for increased tourism efforts.

Mayor Armstrong announced she will be attending the National Hurricane Conference this year.

Vice Mayor Adams, Commissioner District No 1

Indian Shores Police – all citations were down from last year.

Commissioner Branch, Commissioner District No 2

Stormwater and Paving Project – Commissioner Branch has been asked when this project will start. The engineers are just about completed with the last of the plans and the bidding process should start shortly.

Commissioner Wojcik, Commissioner District No 3

Gulf Beach Library – The fund raiser was very successful. Over \$7,000.00 was made for the Capital Fund.

Emergency Management – Commissioner Wojcik sends condolences on behalf of the Town, to Dick Fletcher's family. Mr. Fletcher played a big part in the Town's yearly Hurricane Awareness meetings. The Town has received a Memo of Understanding from FDOT to include all of our streets in their First Push of any storm generated debris. Plans are underway for the 2008 Hurricane Awareness Kickoff Meeting.

Commissioner Holthaus, Commissioner District No 4

Absent

## **OLD BUSINESS**

### **Parks and Recreation Recommendations**

Mayor Armstrong explained the Parks and Recreation Committee have recommended purchasing a sign for Del Bello Park that is required to finish the grant and an educational informational case. Commissioner Wojcik moved to approve the purchase not to exceed \$500.00, seconded by Commissioner Branch. Roll call: all yes. The gate the P&R recommended has been completed at no extra charge. Further discussion will be held on placing mulch at the park.

### **Approve RFP for Auditor Services**

Mayor Armstrong explained the Auditor Selection Committee has met and created an RFP for services and asked for approval of the RFP to move forward. Vice Mayor Adams moved to approve the RFP and to move forward, seconded by Commissioner Wojcik. Roll call: all yes.

### **Approve Pennies for Pinellas Interlocal Agreement**

Mayor Armstrong explained this agreement extends the agreement ten (10) years commencing January 1, 2010. Commissioner Wojcik moved to approve the agreement and for Mayor Armstrong to sign, seconded by Commissioner Branch. Roll call: all yes.

### **July 4<sup>th</sup> Fireworks Display**

Mayor Armstrong announced the Fireworks for July 2008 will be cancelled as the donations required have not been met and the deposit is due. All monies will be returned to those who donated.

### **Approval to Piggyback with Pinellas County for the Sewer Rehab**

Commissioner Branch explained this item will be tabled as the exact figures have not been received. Commissioner Branch asked if a Special Meeting could be held before the workshop. After discussion the Special Meeting will be held on Wednesday, March 19, 2008 at 7:00 p.m. for this item.

### **Town Parking Lot**

Mayor Armstrong explained this was not placed on the agenda, but the project is ready to move forward. Building Official Steve Andrews explained to the Commission bids have been received for the landscaping that include groundcover, borders; the parking lot area was quoted separately as well as the parking meter. On the landscaping three bids have been received from Seminole Nurseries, Palm Tree Direct Inc. and G S Lawn & Landscape, Inc. They are all close with the labor, some have items separated and different amounts listed, some included a sprinkler system, some not. Mr. Andrews recommends awarding the bid to Palm Tree Direct for the landscaping (\$12,731.00). For the parking lot two bids were received for the crushed asphalt, Bruce Keneagy Sod Company Inc. and A-Tractor. Bruce Keneagy does normally works with Palm Tree Direct, so therefore Mr. Andrews recommends awarding the bid to Bruce Keneagy (\$4,050.00). For the parking meter, many companies were contacted but only one quote has been received from Cale Company for \$7,500.00 for a coin only/ with AC power. Vice Mayor Adams stated he has spoken with a representative at St. Pete Beach in regard to the machines they purchased which are solar powered and accepts credit cards. This machine cost \$9,250.00 as quoted from Cale Company. Vice Mayor Adams reminded the Commission the monies for this project have been placed in the budget through the Transportation Impact Fee Fund, budget amount \$40,000.00. Vice Mayor Adams moved to award the landscaping bid to Palm Tree Direct, asphalt to Bruce Keneagy Sod Company and the solar powered parking meter with coin and credit card acceptor to Cale Company (\$9,250), seconded by Commissioner Wojcik. Roll call: all yes.

## **NEW BUSINESS**

### **Planning and Zoning Recommendation – 17710 Lee Ave. Misty Isles**

Mayor Armstrong asked Tom Kapper, Chair of the Planning and Zoning Board (P&Z) to address the Commission. Mayor Armstrong explained the minutes from the meeting have been supplied to the

Commission. Mayor Armstrong reported part of this project is considered for a FEMA Grant to raise the building out of the floodplain. Mayor Armstrong asked Mr. Kapper if there was no grant would the decision of the board be the same. Mr. Kapper stated it would, as the grant was not taken into consideration. Commissioner Wojcik stated the new building is supposed to fit in the footprint of the old building, but according to calculations the new building is bigger than the old building and shifted. Mr. Kapper stated the board was told by the Building Official that the board would not be considering any setbacks, just review the site plan. The board reviewed the site plan and approved recommending the project with stipulations. Mr. Andrews stated if the building is to follow the same footprint of the existing building, the building should be moved back to the original setting, which would change setbacks. Mr. Andrews stated there are some inconsistencies with the plan. Mr. Andrews told the Commission the case before the Planning and Zoning Board was a special exception to allow the existing nonconforming structure to remain the same density and setbacks in light of having mitigation being done for flood and wind damage, and for which there are sections of code allowing the P&Z to recommend approval under the guidelines of the site plan section and the nonconforming section of the flood damage ordinance. Mayor Armstrong asked the applicant J.J. Beyrouti to clarify the number of units in the structure. Mr. Beyrouti explained to the Commission the building now has four units; the proposed project is 4 levels over parking with three units. The height bonus is from lowering the density and for providing two extra parking spaces. The P&Z Board and the Building Official have recommended approval of the project. Attorney Denhardt asked Mr. Andrews to clarify if the property at this time would support the density of three units, but not the density of four units. Mr. Andrews stated it was close; it would not support four units, and actually would support 2.6 units.

Attorney John Phillips, representing the Azzarelli family, neighbors to the south of the project addressed the Commission. The Azzarelli family is not in favor of the proposed project, it is contrary to public policy. The initial plan to FEMA for the project is totally different than what is being proposed today. The proposed building is too big and tall for the size lot, actually an extension of a nonconforming use.

Dawn Ottley, representing the Shores Condominium asked for confirmation from the Commission that Mr. Beyrouti will adhere to the stipulations stated in the P&Z recommendation. The Commission stated the stipulations would be upheld. Mrs. Ottley asked if the new building would extend beyond the existing building out onto the added deck. Mr. Beyrouti explained the balconies will be where the deck is now.

Mr. Gonzalez asked if the beach access next to the proposed project would remain the same and in the same spot, the Commission stated the access will remain the same.

Mr. Tom Azzarelli addressed the Commission stating the letter notifying the neighbors was not delivered to him until the day of the meeting, as a wrong address was used. Mr. Steve Azzarelli sent in a letter of protest in regard to the notification of the meeting and placement of the sign for the meeting. Town Clerk, Mary Palmer stated she was told by Mr. Steve Azzarelli the letter was not received until the day before the meeting, this is the first time hearing the letter was received the day of the meeting.

Much discussion ensued between the Commission, residents, and Azzarelli family members questioning the setbacks (which show different from the old plat and the new plat on the beach side), height and the building structure extending out to the Coastal Construction line, bonuses obtained and the three units allowed vs. the 2.6 by code. After a lengthy discussion Mayor Armstrong voiced concern on what the actual setbacks for the building are and would like clarification on the actual setbacks. Commissioner Branch stated he sees nothing wrong with the proposed project, but is concerned on the notification to the neighbors. Commissioner Wojcik stated that variances and special exceptions are forever and need to be considered seriously. Vice Mayor Adams stated he likes the idea of the building, but is concerned about the notification to the surrounding neighbors. After no further discussion, Vice Mayor Adams moved to approve the site plan and special exception as recommended by the Planning and Zoning Board, seconded by Commissioner Branch. Roll call:

Commissioner Wojcik, no; Vice Mayor Adams, yes; Mayor Armstrong, no, Commissioner Branch, yes. Motion failed. Vice Mayor Adams moved to send the applicant back to the P&Z, seconded by Commissioner Branch. Roll call: all yes.

Planning and Zoning Recommendation – 17817, 17819, 17821 Gulf Blvd.

There was an error on the first plat, where the northern and southern most lots were plated incorrectly. Vice Mayor Adams moved to approved the replat, seconded by Commissioner Wojcik. Roll call: all yes.

Approval of Records Disposition Request

Commissioner Wojcik moved to approve the request, seconded by Commissioner Branch. Roll call: all yes.

Proclamation May 2008 Older Americans Month

Mayor Armstrong Proclaimed May 2008 Older Americans Month.

**PUBLIC COMMENTS**

Mr. Gonzalez asked the Commission when they will be getting the bench back at the beach easement next to the Gulf Mariner. Mr. Andrews stated the bench should be placed in about two weeks.

Attorney Denhardt introduced Attorney Regina Kardash who will be working along with Attorney Denhardt in his office.

**MISCELLANEOUS**

Mayor Armstrong announced the following meeting dates:

Special Meeting – Wednesday, March 19, 2008 – 7:00 p.m.

Workshop Meeting – Wednesday, March 26, 2008 – 7:00 p.m.

Regular Meeting – Wednesday, April 9, 2008 – 7:00 p.m.

Respectfully submitted

Mary F. Palmer, MMC  
Town Clerk