

**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, FEBRUARY 14, 2018 – 6:00 P.M.
MINUTES**

Present upon roll call: Commissioner Drumm, Commissioner Henderson, Commissioner Neal, Vice Mayor Kapper, Mayor Adams and Attorney Denhardt.

APPROVAL OF MINUTES – Regular Meeting, January 10, 2018; Workshop Meeting, January 31, 2018

Commissioner Henderson moved to approve the minutes as submitted, seconded by Commissioner Drumm. Roll call: all yes.

RATIFICATION OF BILLS – January/February 2018

Commissioner Henderson moved to ratify the bills as presented, seconded Commissioner Neal. Roll call: all yes.

COMMISSION REPORTS

Mayor Adams

Mayor Adams started his reports saying this will be his last full meeting with the town, since he has chosen to not run again in this election. He stated it has been a pleasure and thanked everyone for their support throughout the years.

Gulf Boulevard Beautification – needed 22 easements from residents along Gulf Blvd and are now down to only needing two to be signed. Hopefully the project will start in July. Commissioner Henderson thanked Mayor Adams for all his work on this project.

Fire - There were three non-emergencies with an average response time of eight minutes and thirty-three seconds and five emergencies with an average response time of six minutes and twenty-two seconds.

EMS - There were twelve non-emergencies with an average response time of five minutes and twenty-six seconds and fourteen emergencies with an average response time of five minutes and thirty-four seconds.

Vice Mayor Kapper, Commissioner District No 1

Building Department – Vice Mayor Kapper started his report giving the number of permits issued for last calendar year – 463 building permits, 112 electrical permits, 137 mechanical permits and 93 plumbing permits. In January 2018 – 93 permits were issued, none were for new construction. Total revenue collected for January 2018, \$19,093.00.

Commissioner Neal, Commissioner District No2

Commissioner Neal first thanked Mayor Adams for all his time he served for the Town of Redington Shores.

Sewers – Commissioner Neal submitted a picture of a televised sewer line showing the build up of grease in the line. Commissioner Neal encouraged residents not to do this as it only is costing them money for the upkeep of the lines and removing blockages in the system.

Commissioner Neal also encouraged residents to use the sidewalk on 175th Ave as it is safer than walking in the street. Also, Commissioner Neal stated residents should not be parking on the sidewalks.

Commissioner Henderson, Commissioner District No 3

Commissioner Henderson reported taking credit cards at town hall should be coming soon. The contract is in the review process.

Commissioner Henderson stated the Everbridge Notification System the Town will be using should be set up to use this Hurricane Season. Commissioner Henderson and staff will be joining a webinar this week and, in the future, to learn the system.

Commissioner Henderson reminded everyone about Mayor Adams retirement party to be held on March 10th at Seabreeze. Tickets are on sale at town hall, non-will be sold at the door.

Commissioner Drumm, Commissioner District No 4

Gulf Beaches Library – the appraisal of the building has been completed and the committee will start working with the Madeira Beach building department for the building renovation. On February 15th the library will have tax help available for those who need it. A book sale will be held on March 16th.

OLD BUSINESSFirst Reading Ordinance 18-02 – Beach Access Usage

Attorney Denhardt read Ordinance 18-02 by title. Vice Mayor Kapper moved to approve Ordinance 18-02 on first reading, seconded by Commissioner Henderson. Roll call: all yes.

Resolution 02-18 – Opposing Offshore Drilling and Usage of Seismic Airgun Blasting

Attorney Denhardt read Resolution 02-18 by title. Vice Mayor Kapper moved to adopt Resolution 02-18, seconded by Commissioner Drumm. Roll call: all yes.

Approve – Smoke Testing Sanitary System

Commissioner Neal state the smoke testing will help to locate any cracks, damage, etc. in the sewer system. Commissioner Neal moved to approve the expenditure of the testing in the amount of \$11,555.00, seconded by Vice Mayor Kapper. Roll call: all yes.

NEW BUSINESSPlanning and Zoning Recommendation – 17307 Gulf Blvd. (Old Wine Cellar Property)

Mr. Goins of AG Development addressed the Commission, giving a detailed background of himself. Mr. Goins explained he has been working on this project for awhile. The project is 18,500 sq. ft. with the majority of the development in North Redington Beach. Variances needed at another time for buildings to be at ground level and designed so that all facilities handle storm surge. Mr. Goins explained he is trying to eliminate the traffic on Gulf Blvd. from having to make a U-turn to gain entrance into the development.

Concerns of the Commission were stacking of cars on 174th Ave. East, and more traffic on the street going into a residential area. Also, the new fire station that is going to be built just down the road. After discussion Commissioner Henderson made the following motion, as to the site plan at 17307 Gulf Boulevard, the old Wine Cellar property, I move that the Town Commission make the following Findings of Fact:

- 1) That the proposed 24-foot drive aisle on the northeast portion of the property located in the Town of Redington Shores and any ingress/egress to or from 174th Ave. will cause an increase in traffic on 174th Ave., and is incompatible with the neighborhood and surrounding uses.
- 2) That an 8-foot, solid masonry wall is necessary between the proposed project and the residential parcels contiguous to the projects that are located in the Town of Redington Shores in order for the project to be compatible with the neighborhood and surrounding uses that are located in the Town of Redington Shores.
- 3) That the Town of Redington Shores is specifically not approving at this time any future development on the portion of the Site Plan labeled as “Future Building Pad.”

Based upon the foregoing Findings of Fact, I move approval of the Site Plan, but only in accordance and subject to the following conditions:

- 1) That any portion of the 2-foot drive aisle that is within the Town of Redington Shores as depicted in the northeasterly portion of the Site Plan be eliminated.
- 2) That any curb cut onto 174th Ave. be eliminated, and that there be ingress/egress from the parcel onto 174th Ave.
- 3) That a solid 8-foot high masonry wall be required along any portion of the property line of the development that is contiguous to any residential properties located within the Town of Redington Shores
- 4) That any future development on the portion of the Site Plan labeled as "Future Building Pad," must first be submitted to the Town of Redington Sores as an Amended Site Plan, and that if any future building on such location desires a drive-thru facility, that it obtain conditional use approval from the Town of Redington Shores prior to any permit being issued.
- 5) That within 30-days the applicant submits written confirmation from FEMA that the elevation issue if granted a variance does not affect the Redington Shores flood insurance rates of the residents of the Town of Redington Shores.
- 6) That within 30-days, the applicant submits to the Town of Redington Shores a new Site Plan depicting all of the changes as set forth in these conditions, seconded by Commissioner Drumm. Roll call: all yes.

Mr. Goins asked for clarification of Conditional Use. Attorney Denhardt stated drive thrus are not allowed in Town and might be a third variance, but is a conditional use. Mr. Goins asked if he comes back with the phase two plan, eliminating the potential stacking issue, what is the process. Attorney Denhardt stated it would require a new application to the Planning and Zoning Board.

Approval of Splitting Cost to Lay Pavers – Beach Access at 178th Ave. West and Lee Ave.

Vice Mayor Kapper stated he met with the owner of the property, he asked if the town would split the cost to pave the beach access. Commissioner Henderson stated this item should be workshopped first. This is not a budgeted item and the town has not expressed any desires, nor has had any residents asking for the pavers to be placed. This item will be placed on the next workshop agenda.

PUBLIC COMMENTS

Resident, Steve Cottle, 960 182nd Ave. East, stated he lives next to a public access and has had people fish from the access in the early morning, which causes his dog to bark. Mayor Adams stated this item will be placed on the workshop agenda.

Christine Warren, stated people are using the bus stop garbage cans for their animal excrement, which smells very bad. Mayor Adams stated they will look into this matter.

MISCELLANEOUS

Mayor Adams announced the following meeting dates:

Workshop Meeting – Wednesday, February 28, 2018 – 6:00p.m.

Regular Meeting – Wednesday, March 14, 2018 – 6:00 p.m.

Respectfully submitted,

Mary F. Palmer, MMC
Town Clerk