

**WORKSHOP MEETING
BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WEDNESDAY, MAY 13, 2020 - 6:00 P.M.
VIA ZOOM WEBINAR
MINUTES**

ROLL CALL: Commissioner Drumm, Commissioner Blackburn, Commissioner Neal, Vice Mayor Robinson, Mayor Henderson, Attorney Denhardt and Rubenstein

Attorney Denhardt spoke about the procedures for conducting a virtual meeting by Zoom. As well as stating that for a public comment to be made, the commenter will need to state their name and address before approaching the Commission. In order to speak the commenter will need to either raise a virtual hand or, if joining via telephone, they can press *6 on the telephone.

OLD BUSINESS

1. Proposed Ordinance - Regulations Associated with Vacation Rental Properties

Vice Mayor Robinson spoke about the regulations regarding vacation rental properties, amending section 90-92 to include the definition for vacation rentals. Further stating the amendment of section 90-103 to include vacation rentals, creating new sections 90-106 to establish obtaining a certificate for use and zoning for vacation rentals. Vice Mayor Robinson thanked the Town Clerk, Mary Palme, for her research she developed on what other towns were doing in regard to the rentals.

Vice Mayor Robinson read portions of the ordinance in regard to the standards set for rental businesses. Vice Mayor Robinson stated this ordinance will give the police department a stronger ordinance to enforce when dealing with situations occurring at the rental properties. Commissioner Drumm spoke about page two section "D" where the owner would need to be on a register. Commissioner Drumm also asked about the register being a requirement for smaller businesses. Attorney Rubenstein mentioned that it is not required for the hotels to have the register. Discussion continued about the idea of having the hotels, motels, and rentals hold a register for the guests in case of any damages or legal issues occur during their stay.

Chief Swann offered guidance on the idea of having a register in the sense that if something legally occurred it would help the police locate who is supposed to be renting the unit. Vice Mayor Robinson stated that the register would be beneficial to have for the businesses and town to assist the police department when needed. Vice Mayor Robinson stated the section to eliminate page nine section two. Vice Mayor Robinson spoke about page ten paragraph three on maximum capacity, Commissioner Blackburn stated her concern for the those who want to have more people on site that what is allowed. Attorney Rubenstein stated the Ordinance, as currently written, has a limit except during the day they can have more visitors.

Vice Mayor Robinson also brought up the penalties for the renting license, section eleven subsection E, item A. Mayor Henderson asked about the topic of family being in the home as long as the owner is present and being able to have more than the occupancy level allows. Attorney Rubenstein stated she would look into the issue but did not think the Town could dictate how many family members are allowed. Chief Swann stated that the more clarity that the police have the easier it is to enforce. Vice Mayor Robinson stated this requires an annual recertification which would require assistance from the attorneys to help draft the certification. Town Clerk, Mary Palmer, gave clarification on the difference between the Business Tax Receipt from the Town to the new Annual Recertification. Attorney Rubenstein also stated that there is no fee administered with this type of certification, but a fee could be assigned. Vice Mayor Robinson asked Mary to look into the fees that would be administered. Commissioner Blackburn clarified that if they do not obtain the certificate, they will receive a

\$100 fine, but that there is no deadline until the next deadline to receive the license. Discussion took place about the deadline being within ninety days to obtain the certification. Attorney Rubenstein stated that the way the ordinance is written there is no penalty deadline but could provide that the violator has a time period. Attorney Rubenstein mentioned this ordinance needs to be referred to the Planning and Zoning board as the LPA committee.

Public comment was allowed for discussion and speakers were advised that the commenter had three minutes to speak. Mr. Salvatore Celeste resides in the CTF zone on Lee Avenue. Mr. Celeste stated he was not a permanent resident yet but was planning to within the year. Mr. Celeste stated he agreed with the Commissioners on implementing a registry to easily track renters when it comes to situations where the police have to be involved. Ms. Leslee Coppock stated her appreciation on the ordinance and being able to have someone to call in case something occurs.

Town Clerk Mary Palmer read an email from Mrs. Carol Muszik about the specific regulations that would require a \$10,000.00 bond and the possibility of not having their license renewed based upon the renters not following the noise ordinance or their conduct. Chief Swann spoke about the constant noise ordinance violations while renters are in the property and the conduct of the renters. Further stating that eventually someone needs to be held responsible for who the property is being rented to. Chief Swann went on to state by holding the owner accountable if helps with knowing who they are renting to. Mary Palmer continued reading the email from Mrs. Muszik asking about the occupancy levels in the homes for family vacationing together. Clarification was made by Vice Mayor Robinson about how the ordinance is written, stating that currently it allows for two-person occupancy per room plus two additional persons per property for up to twelve. Further stating that children under three are not counted. Chief Swann reminded the Commission about holiday parties being allowed for an unnumbered amount of people to attend. Chief Swann stated the police department will not regulate the amount of people sleeping in a bedroom, but that when two hundred people are converging on the home, that it needs to be controlled. Mary Palmer went on to read the email from Mrs. Muszik, stating the town should check with the rental managers the amount of paperwork the town is wanting due to most of the information is confidential. Discussion took place between the Commissioners about the registry and what would be included in it.

Vice Mayor Robinson asked Mayor Henderson to write an article on the chronic nuisance ordinance for residents to better understand. Mayor Henderson mentioned the consensus was to move forward with sending the ordinance onto the LPA.

2. Proposed Ordinance – Securing Properties of Seasonal Owners and Construction Sites during Hurricane Season

Vice Mayor Robinson mentioned the requirements on page two stated that if the owner will be absent from the home for more than 30 days, the home will need to be secured during hurricane season. Vice Mayor Robinson stated to add in a portion that requires owners to have their homes secured year-round, not just during hurricane season. Commissioner Drumm mentioned that on page one it stated "...of winds at 150-mph", whereas, everywhere else it mentioned "...up to 150-mph winds", therefore it will need to be changed.

Bruce Cooper, Building Official, stated his only concern was with the 150-mph wind speed. Official Cooper stated to possibly use terminology that could cover the wind because someone could not determine if it meets 150-mph wind speed. Chief Swann mentioned to use storm warning when a storm advisory is issued. Attorney Rubenstein stated she would look into the correct terminology.

NEW BUSINESS

1. Discussion – Amend Parking Ordinance – Eliminating Parking on Streets West of Gulf Blvd.

Mary Palmer mentioned she has received complaints from others who stated the area is very small and cannot get through and driveways being blocked. Chief Swann stated from his first day parking has been an issue, stating that the roads are not wide enough for emergency response vehicles to go down the street. Chief Swann

is not opposed to eliminating the parking, but ultimately stating people would appreciate it. Mayor Henderson stated that large oversize trucks that go down the street sometimes require assistance from others to back out. Mayor Henderson stated that the west side of Gulf Blvd there is not street parking as it is. Commissioner Drumm stated he would like to see no street parking in the entire town. Chief Burford stated it is a serious concern with preventing the drivers of the trucks to get down the road. Commissioner Neal stated in District 2 people will park on the street, when having parties, and notify the police when it happens, Chief Swann stated that it had worked well with the notifications.

Discussion took place regarding the notifications that are sent to the police department when residents want to park on the street when it comes to holding parties. Mr. Bill Karjewski, stated his concerns over the Constitution Park area and the COVID crisis. Mr. Karjewski also stated his concern for the construction in the area on Sunset Blvd, and the contractors having too many vehicles to where no one could get down. Mr. Karjewski also stated that the parking signs in the area are faded as well in the area. Ms. Casandra Rearden mentioned she was in favor of the elimination of the parking on the streets. Ms. Rearden asked about where the guests would be able to park if they were visiting. Discussion took place about giving residents parking permits. Chief Swann stated the system that is in place now where the resident notifies town hall who then notifies the police department is working out well. Consensus was to move forward with the elimination of parking on the west side of Gulf Blvd.

2. Discussion – Increase Parking Fees at the County Park

Mayor Henderson began the discussion by noting the Commissioners spoke once before about raising the fee from \$1.00 to \$2.00, but that after recent research has realized that the neighboring towns charge about \$2.50 an hour, Madeira Beach charges about \$3.00 an hour. Mayor Henderson also spoke about raising the price of a parking ticket being \$25.00, further stating she called some of the local beach cities and found them to be charging about \$50.00 for a ticket. Chief Swann stated he made the same recommendation to Indian Shores to raise the fines for the tickets to \$50.00 and raise the parking at Tiki Gardens from \$2.00 to \$3.00 an hour, as well as raising the fee for the ticket after 15 days from \$50.00 to \$75.00. Chief Swann also stated the citation must coincide with the parking fee. Discussion took place on if the Indian Shores Police Department enforces the parking at the County Lot and at the Tiki Gardens Lot, Chief Swann confirmed that both lots are patrolled by the Police Department. Commissioners discussed about the last time the parking fees were raised and possibly charging by hour instead of a daily rate. Vice Mayor Robinson stated his approval of raising the parking fee to \$2.50 and raising the ticket fee to \$75.00, further stating his agreement with Commissioner Drumm on taking away the all-day parking passes. Discussion continued about how to raise the rates. Consensus was to move forward with raising the parking fees to \$2.50.

Attorney Rubenstein stated the topic will be addressed at the next regular meeting to vote upon.

3. Discussion – Relaxation of Building Permit Fees for Medical Front Line

Commissioner Neal spoke about the importance of giving the medical personnel a break in building permit fees on their home only. Furthermore, stating that this relaxation should cover the hospitality workers as well. Commissioner Drumm asked about the ability to verify the person's employment by possibly asking for a W-2. Discussion ensued about the length of time and what type of relaxation would take place. Whether that be giving them more time in having a permit or giving out free permits. Vice Mayor Robinson asked about clarifying what exactly a first responder would cover. Commissioner Blackburn thanked Commissioner Neal for the thought but suggested putting ideas in getting N-95 masks or PPE equipment instead since they are having a hard time retrieving them.

MISCELLANEOUS

Regular Meeting – Wednesday, June 10, 2020 – 6:00 p.m.

Workshop Meeting – Wednesday, June 24, 2020 – 6:00 p.m.

Respectfully Submitted,

Sarah Mauter
Deputy Town Clerk