



**BOARD OF COMMISSIONERS  
TOWN OF REDINGTON SHORES  
WORKSHOP MEETING**

**WEDNESDAY, NOVEMBER 20, 2024 – *immediately following the Regular Meeting at 6:00 P.M.***

**AGENDA**

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. APPEARANCES AND PRESENTATIONS**

**E. OLD BUSINESS**

1. Variance Discussion

**F. NEW BUSINESS**

1. Lookback Period and 50% Rule Discussion
2. Building Permit Fees

**G. MISCELLANEOUS**

Regular Meeting- Wednesday, December 11, 2024 – 6:00 P.M.  
Workshop Meeting- TBD

**H. ADJOURNMENT**

Pursuant to Florida Statutes § 286.0105, if any person or entity decides to appeal any decision made on any matter considered at any meeting or hearing of any Redington Shores Board or Commission, he, she or it will need a record of the proceedings and, for such purpose, he, she or it may need to ensure that a verbatim record of the proceedings is made, which record includes the legal arguments, testimony, and evidence upon which the appeal is to be based.

# **ITEM E.1.**



Town of  
**Redington Shores**  
*Nature's Beach*

Date: November 20, 2024  
To: Board of Commissioners  
From: Mike McGlothlin, Town Administrator  
Re: Variance Discussion

At the request of Commissioner Hoyt, the topic of Variance Costs is presented for discussion.

<u>MUNICIPALITY</u>	<u>RESIDENTIAL VARIANCE COST (low)</u>	<u>COMMERCIAL VARIANCE COST (high)</u>	<u>NOTES</u>
Belleair Beach	500	500	\$500 fee for a hearing with the BOA and an additional \$500 deposit in case a Special
Belleair Bluffs	1000	1000	includes \$350 advance fee
Belleair Shore	150	150	non-refundable
Clearwater	100	\$475	Clw no longer does variances; "Flexibility" is built into the Community Development FLS (Flexible Standard Development) fee = \$100 for single family; \$200 for Detache
Dunedin	1500	1500	
Gulfport	\$292	\$292	
Indian Rocks Beach	250	400	Existing, non-confirming conditions \$250; New projects or existing conforming conc
Indian Shores	250	250	
Kenneth City	400	400	
Largo	300	500	Largo does not have a "Variance" process, they have a "Hardship Review"; \$50 for e
Madeira Beach	1800	2000	Residential Dwelling up to 3 units = \$1800; Multi-Family, tourist dwelling, or comme
North Redington Beach	400	400	NRB uses a Special Magistrate, which this does not cover the cost, but they have so
Oldsmar	250	250	Initial application fee = \$250 ; Additional variances = \$75
Pinellas Park	250	500	application fee



<u>MUNICIPALITY</u>	<u>RESIDENTIAL VARIANCE COST (low)</u>	<u>COMMERCIAL VARIANCE COST (high)</u>	<u>NOTES</u>
Redington Beach	250	250	per application, processed by Town Staff
Redington Shores	1500	1500	non-refundable
Safety Harbor	250	250	plus \$25 "per code section requested" ; plus \$50 public notice fee
St. Pete Beach	250 - 500	250 - 500	The application fee for an administrative (de-minimis) variance is \$250. The applica
St. Petersburg	500	500	
Seminole	250	250	Ability to grant an "administrative variance" of up to 2 ft.
South Pasadena	250	500	\$100 Discount for additional requests ; non-refundable
Tarpon Springs	400	400	Includes application fee and advertising (recently updated June 2024)
Treasure Island	350	500	Additional variances = \$100; Multi-Family, Institutional, commercial = \$500 with ad
PINELLAS COUNTY (Unincorporated)			
	376	500	
Belleair			
Yellow = Previous 2024 Survey			
Grey = New 2024 Survey			
Orange = Waiting to Confirm with muni			



<u>MUNICIPALITY</u>	<u>(low)</u>	<u>(high)</u>	<u>RESIDENTIAL VARIANCE COST</u>	<u>COMMERCIAL VARIANCE COST</u>	<u>NOTES</u>
Madeira Beach	1800	2000			Residential Dwelling up to 3 units
Dunedin	1500	1500			
Redington Shores	1500	1500			non-refundable
Belleair Bluffs	1000	1000			includes \$350 advance fee
Belleair Beach	500	500			\$500 fee for a hearing with the BC
St. Petersburg	500	500			
Kenneth City	400	400			
North Redington Beach	400	400			NRB uses a Special Magistrate, w
Tarpon Springs	400	400			Includes application fee and adv
PINELLAS COUNTY					
(Unincorporated)	376	500			
Treasure Island	350	500			Additional variances = \$100; Mut
Largo	300	500			Largo does not have a "Variance"
Gulfport	292	292			
Indian Rocks Beach	250	400			Existing, non-confirming conditio
Indian Shores	250	250			
Oldsmar	250	250			Initial application fee = \$250 ; Ad
Pinellas Park	250	500			application fee
Redington Beach	250	250			per application, processed by To
Safety Harbor	250	250			plus \$25 "per code section requ
St. Pete Beach	250	500			The application fee for an admin
Seminole	250	250			Ability to grant an "administrative
South Pasadena	250	500			\$100 Discount for additional req
Belleair Shore	150	150			non-refundable
Clearwater	100	475			Clw no longer does variances; "F
Belleair					
Yellow = Previous 2024 Survey					
Grey = New 2024 Suvey					
Orange = Waiting to Confirm with muni					



	Rank	2024 Population	2020 Population	Annual Change	Density (/mi <sup>2</sup> )	Area (mi <sup>2</sup> )	Type
St. Petersburg	1	264,982	259,266	0.54%	4,287	61.8 City	
Clearwater	2	116,689	117,333	-0.14%	4,458	26.2 City	
Largo	3	82,131	82,597	-0.14%	4,409	18.6 City	
Palm Harbor	4	62,281	61,787	0.56%	3,588	17.4 CDP	
Pinellas Park	5	53,481	53,381	0.05%	3,311	16.2 City	
Dunedin	6	35,884	36,066	-0.13%	3,421	10.5 City	
Tarpon Springs	7	26,114	25,146	0.94%	2,820	9.3 City	
Seminole	8	19,200	19,406	-0.27%	3,702	5.2 City	
Safety Harbor	9	16,923	17,049	-0.19%	3,436	4.9 City	
Oldsmar	10	14,801	14,920	-0.20%	1,655	8.9 City	
Gulfport	11	11,617	11,768	-0.33%	4,201	2.8 City	
St. Pete Beach	12	8,686	8,868	-0.53%	4,086	2.1 City	
Treasure Island	13	6,504	6,575	-0.28%	4,207	1.5 City	
South Pasadena	14	5,268	5,348	-0.38%	8,636	0.6 City	
Kenneth City	15	4,950	5,050	-0.50%	6,933	0.7 Town	
Belleair	16	4,566	4,282	1.58%	2,638	1.7 Town	
Madeira Beach	17	4,035	3,890	0.90%	4,109	1 City	
Indian Rocks Beach	18	3,629	3,672	-0.30%	4,295	0.8 City	
Belleair Bluffs	19	2,277	2,312	-0.39%	4,950	0.5 City	
Redington Shores	20	2,159	2,177	-0.23%	6,542	0.3 Town	
Belleair Beach	21	1,611	1,633	-0.37%	3,377	0.5 City	
North Redington Beach	22	1,464	1,482	-0.34%	5,609	0.3 Town	
Redington Beach	23	1,371	1,378	-0.15%	3,819	0.4 Town	
Indian Shores	24	1,191	1,193	-0.08%	3,566	0.3 Town	

County, City and State	April 1, 2020 Census Count	April 1, 2021 Estimate	April 1, 2022 Estimate	April 1, 2023 Estimate	Population Change for 2020-2023	Percent of Population Change 2020-2023
Pinellas County	Muni	964,490	972,852	974,689	15,582	1.60%
Unincorporated Pinellas County	275,669	275,985	276,681	276,501	832	0.30%
St. Petersburg	258,308	260,778	264,220	265,782	7,474	2.90%
Clearwater	117,292	117,800	119,208	118,904	1,612	1.40%
Largo	82,485	83,071	84,286	84,431	1,946	2.40%
Pinellas Park	53,093	54,239	55,092	55,572	2,479	4.70%
Dunedin	36,068	36,116	36,102	36,083	15	0.00%
Tarpon Springs	25,117	25,359	25,752	25,849	732	2.90%
Seminole	19,364	19,358	19,476	19,428	64	0.30%
Safety Harbor	17,072	17,105	17,039	17,059	-13	-0.10%
Oldsmar	14,898	14,905	14,924	14,928	30	0.20%
Gulfport	11,783	11,777	11,801	11,806	23	0.20%
St. Pete Beach	8,879	8,867	8,878	8,879	0	0.00%
Treasure Island	6,584	6,570	6,586	6,583	-1	0.00%
South Pasadena	5,353	5,359	5,417	5,428	75	1.40%
Kenneth City	5,047	5,034	5,053	5,052	5	0.10%
Belleair	4,273	4,324	4,372	4,367	94	2.20%
Madeira Beach	3,895	3,886	3,939	3,994	99	2.50%
Indian Rocks Beach	3,673	3,696	3,719	3,717	44	1.20%
Belleair Bluffs	2,311	2,317	2,332	2,324	13	0.60%
Redington Shores	2,176	2,180	2,181	2,194	18	0.80%
Belleair Beach	1,633	1,632	1,643	1,641	8	0.50%
North Redington Beach	1,495	1,493	1,495	1,501	6	0.40%
Redington Beach	1,376	1,372	1,375	1,380	4	0.30%
Indian Shores	1,190	1,193	1,207	1,212	22	1.80%
Belleair Shore	73	74	74	74	1	1.40%
<b>Florida</b>	<b>21,538,187</b>	<b>21,898,945</b>	<b>22,276,132</b>	<b>22,634,867</b>	<b>1,096,680</b>	<b>5.10%</b>



# **ITEM F.1.**



Town of  
**Redington Shores**  
*Nature's Beach*

Date: November 20, 2024  
To: Board of Commissioners  
From: Mike McGlothlin, Town Administrator  
Re: Lookback Period and 50% Rule Discussion

At the request of Commissioner Hoyt, the topic of the Town of Redington Shores' "Lookback Period" and "50% (49%) Rule" is set as an agenda item.

In researching this topic for discussion, I coordinated with Attorney Eschenfelder and the attached supporting documentation is included for your consideration.

From a staff perspective, careful consideration should be extended to this topic so that resulting decisions do not adversely affect our current Community Rating System (CRS) score, nor do we jeopardize the Town's participation in the National Flood Insurance Program (NFIP).

**As provided by Attorney Eschenfelder:**

Redington Shores Town code § 63-34 defines “substantial damage” as:

Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 49 percent of the market value of the building or structure before the damage occurred.

FEMA's definition of the same term (found at 44 C.F.R. § 59.1, reads the exact same, except it says 50 percent, not 49 percent.

Nothing in the Town's floodplain code provides for a “lookback period” related to substantial damage. That concept only applies to the definition of “substantial improvement” in the Code, which is:

*Substantial improvement.* Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a one-year period, the cumulative cost of which equals or exceeds 49 percent of the market value of the structure before the improvement or repair is started. For each building or structure, the one-year period begins on the date of the first improvement or repair of that building or structure subsequent to May 8, 2013. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

- (1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
- (2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.
- (3) Costs for repairs whose express purpose is to repair wind and flood damage to pre-damage condition provided the costs of such measures plus the cost of any other improvements and repairs undertaken at the same time, do not exceed 49 percent of the market value of the structure before the damage occurred.

Subsection (B) of Town Code § 63-37 (powers and duties of floodplain administrator) provides that the Town's floodplain administrator is:

authorized and directed to administer and enforce the provisions of this part 2. The floodplain administrator shall have the authority to render interpretations of this part 2 consistent with the intent and purpose of this part 2 and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this part 2 without the granting of a variance pursuant to article X of this part 2.

Subsection (D) of that same section provides:



*Substantial improvement and substantial damage determinations.* For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

- (1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
- (2) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, together with a one-year cumulative improvement valuation of previous additions or remodeling if applicable, to the market value of the building or structure;
- (3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; the determination requires evaluation of previous permits issued for improvements and repairs as specified in the definition of "substantial improvement"; and
- (4) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the Florida Building Code and this ordinance is required.

Town Code § 63-37(A) provides that the "building official is designated as the floodplain administrator." Therefore, the ONLY opinion that matters in terms of the substantial damage determination is that of the Building Official (who, of course, may be informed by the assessments being performed or which already have been performed by FDEM).

Finally, I caution (as I have before) that as the weeks and months progress and permit applications begin to come in, the building official/floodplain administrator must ensure owners do not intentionally divide up what really is one project into smaller projects with the goal of avoiding the 50% (or 49% in Redington Shores) rule. The FEMA *Substantial Improvement/Substantial Damage Desk Reference* ([https://www.fema.gov/sites/default/files/documents/fema\\_nfip\\_substantial-improvement-substantial-damage-desk-reference.pdf](https://www.fema.gov/sites/default/files/documents/fema_nfip_substantial-improvement-substantial-damage-desk-reference.pdf)) addresses "phased improvements" and "incremental repairs" as follows:

The term "phased improvement" refers to a single improvement that is broken into parts. For a number of reasons, owners may wish to schedule anticipated improvements over a period of time, and they may request separate permits for each phase. Local officials should take care to ensure that phased improvements do not circumvent the substantial improvement requirements. Concern about phased improvements is one reason why some communities adopt requirements that accumulate the value of improvements over time (Section 5.7.3).

Experienced plan reviewers can usually tell if the work described in a permit application adequately identifies all the work needed to complete the improvement. One approach is to remind the applicant that the application is a legal document and that it is the applicant's responsibility (or the responsibility of the applicant's design professional or contractor) to accurately complete the application. It is also reasonable for the local official to request that the applicant state, in writing, that the work proposed is all the anticipated work and that the work can be done for the stated cost estimate.

Some communities address deliberate phasing of improvements in the permit application or other document. Appendix D includes sample affidavits that the community may require be signed by owners and contractors to confirm that the work described in an application is all of the work that will be done.

#### Sec. 5.6.2, SI/SD Desk Reference.

"Incremental repairs" are similar to phased improvements and refer to a single repair project that is broken into parts. When buildings have sustained damage, regardless of the cause, it is fairly common for some owners to undertake restoration and repairs over a period of time. Sometimes the initial work is only the minimum necessary to make the building safe enough to reoccupy (provided reoccupancy is allowed by the community). Sometimes the owner's financial situation does not allow all the repairs to be done at the same time.

The definition of "substantial damage" makes it very clear that the substantial damage determination must consider all costs necessary to restore damaged structures to their before-damage condition. Even if an owner elects to perform less work or make repairs over time, the community must require the applicant to provide an estimate of the costs to fully restore the structure. Section 4.4 includes guidance on estimating the costs of work performed by the owner or volunteers and the costs of donated or discounted materials.

# **ITEM F.2.**





Town of  
**Redington Shores**  
*Nature's Beach*

Date: November 20, 2024  
To: Board of Commissioners  
From: Mike McGlothlin, Town Administrator  
Re: Building Permit Fees

At the request of Commissioner Hoyt, as well as from several inquiries from community citizens, the topic of Building Permit Fees is added as an agenda item.

Attached for your reference is a copy of the Town's Permit Fee Calculations Schedule, with the additional note that the Town's Ordinances reflect a fee five times the cost for work conducted without a permit. Also, these fees are arrived at by the noted formula(s) and change from project to project based upon associated costs.

While FY2024-25 budgeted revenue for Building and Inspections was estimated at \$329,210, this figure did not, of course, consider revenue or expenses associated with the recovery from two major hurricanes that impacted the Town within a very short time.

Additional factors to be considered include the associated costs with the Town's contracted building services provider versus current full-time salary demands, as discussed in the 11/20/2024 BOC regular meeting, and that the Town of Redington Beach, with whom we have a building service relationship with, has also not waived their permitting fees.

**TOWN OF REDINGTON SHORES  
PERMIT FEE CALCULATIONS SCHEDULE**

Application Fee: \$35.00 for every Permit
All fees to be set by the Town Commission
Building \$35 + See Fee Schedule Attached Mechanical \$35 + 0.40/K if part of new construction (Total Project Cost) Plumbing \$35 + 1.30/K if part of new construction (Total Project Cost) Electrical \$35 + 1.50/K if part of new construction (Total Project Cost)
Building & misc. \$35 + \$10.00/K (NOT new construction project) Renovation, Addition, or Remodel. Mechanical, Plumbing, & Electrical \$35 + \$10.00/K of sub-contract, if a separate project Docks: (\$35 + \$10.00/K) Sitework: Grubbing, landscape: (\$35 + \$10.00/K) Swimming Pool, (\$35 + \$10.00/K) Paving: \$35 + \$10.00/K Sprinkler System(fire): (\$35 + \$10.00/K) Demolition: (\$35 + \$10.00/K)
<b>PENALTIES:</b> Work started without a permit: Penalty is Five Times the above subtotal. Second Offense is Ten Times the above subtotal. Re-inspection Fee: \$45.00
Plan Review Fee: If the project is over \$5,000.00, or requires a plan or product approval, add nonrefundable 20% of above subtotal, due at time of submission.
Right of Way Fee (ROW) \$45.00
Building Code Surcharge Fees: 2.5% of permit total or \$4.00 minimum.
Transportation Impact Fee: Per Pinellas County Ordinance
LDU for new residential and new and improved commercial construction Ord. 90-120*
Fire Safety Fee – New construction or replacement: Multi-family \$25 per unit; Single family \$100 per unit
Sewer Tap-In Fee - \$400.00 per Unit
Business Occupancy & Fire Inspection Fee - \$45.00 per unit

PERMITS EXPIRE AFTER 6 MONTHS; OVER \$25,000 EXPIRE AFTER 9 MONTHS  
90 DAY 1 TIME EXTENSION MINIMUM FEE \$45.00

**NEW CONSTRUCTION FEE SCHEDULE**

Project Range		Permit Fee	Project Range		Permit Fee
From	To	Rate Per \$1000	From	To	Rate Per \$1000
\$0	\$500,000	\$10.00	\$13,000,001	\$14,000,000	\$6.50
\$500,001	\$10,000,000	\$7.50	\$14,000,001	\$15,000,000	\$6.25
\$10,000,001	\$11,000,000	\$7.25	\$15,000,001	\$16,000,000	\$6.00
\$11,000,001	\$12,000,000	\$7.00	\$16,000,001	>>>>	\$5.75
\$12,000,001	\$13,000,000	\$6.75			

\* Land cost + Construction cost ÷ 50,000 = LDU's  
LDU's x \$500 ea. = Total Fee