



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WORKSHOP MEETING
WEDNESDAY, JANUARY 29, 2025 – 6:00 P.M.**

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPEARANCES AND PRESENTATIONS

E. OLD BUSINESS

1. Undergrounding Project Update – Mr. Porter attending

F. NEW BUSINESS

1. Recording Meetings
2. Building Department / Town Hall Hours
3. Building Permits – Discussion
4. Penalty/Deadline for Post-Storm Permitting
5. Prioritize CIP Projects
6. Town Administrator Role – Discussion
7. Library Board Chair and Backup Chair
8. Pier Property

G. MISCELLANEOUS

Regular Meeting- Wednesday, February 12, 2025 – 6:00 P.M.

Workshop Meeting- Wednesday, February 26, 2025 – 6:00 P.M.

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 F.1.



Town of
Redington Shores
Nature's Beach

Date: January 29, 2025
To: Board of Commissioners
From: Margaret Carey, Town Clerk
Re: Recording Commission Meetings

Traditionally, we have audio recorded our Commission meetings. Since the hurricanes, there have been requests by Commissioners and residents to video tape and livestream the meetings so that displaced residents are able to “see” the meeting. Staff would like direction from the Commission about the topic.

Discussion points:

- Which meetings are video recorded?
- Livestream versus prerecorded video
- Technology issues

ITEM F.2.



Town of
Redington Shores
Nature's Beach

Date: January 29, 2025
To: Board of Commissioners
From: Mike McGlothlin, Town Administrator
Re: Building Department/Town Hall Hours Discussion

At our last workshop meeting we began discussion regarding the topic of adjusting operating hours for the Building Department as well as potential adjustments to the operating hours for the Town Hall. At the end of that discussion, staff were directed to conduct additional research into the topic and report back to you as to those results.

Research:

- The results of the “straw poll” that was taken at the January 11, 2025, Building Department Informational Meeting showed overwhelming public support for the 4/10-hour operational model in contrast to the addition of adding periodic Saturdays for additional Building Department/Town Hall access.
- Attached survey of barrier island Building Department operating hours – under the 4/10-hour model we would be providing more total hours of access to our citizens and at times that make it more feasible for them to conduct business at the Building Department/Town Hall.
- Attached survey of Florida municipalities with a current 4/10- hour operational model in place. All feedback regarding the model was positive. You have also heard professional success stories from your Town Administrator, Town Clerk, and Building Official who have had operational experience working within the 4/10-hour model.

TOWN	BUILDING HOURS	SAT HOURS
BELLAIR BEACH	USE PINELLAS CO	NO SAT HRS
CLEARWATER	8 - 4 M - F	NO SAT HRS
INDIAN ROCKS BEACH	USE PINELLAS COUNTY	NO SAT HRS
INDIAN SHORES	8 - 4	NO SAT HRS
NORTH REDINGTON BEACH	USE SAFEBUILD	NO SAT HRS
REDINGTON SHORES	8:30 - 4	NO SAT HRS
REDINGTON BEACH	8:30 - 4	NO SAT HRS
ST PETE BEACH	9 - 1	NO SAT HRS
TREASURE ISLAND	9 - 3 TUES AND THUR	NO SAT HRS
SAFEBUILD	8 - 4	NO SAT HRS
PINELLAS COUNTY BLDG	M, T, TH, F 8 - 4 W 8 - 2	NO SAT HRS

FLORIDA MUNICIPALITIES WITH A 4-DAY WORK WEEK

Lakewood Ranch

Davie

Maitland

Winter Park

Hollywood

Lake City

Casselberry

Astatula

Ocean Breeze

Zolfo Springs

Bellevue

Chiefland

Dunellon

Hallandale Beach

Green Cove Springs

ITEM F.3.



Town of
Redington Shores
Nature's Beach

Date: January 29, 2025
To: Board of Commissioners
From: Margaret Carey, Town Clerk
Re: Building Permits Discussion

Commissioner Kapper requested this discussion item be placed on the agenda.

ITEM F.4.



Town of
Redington Shores
Nature's Beach

Date: January 24, 2025
To: Board of Commissioners
From: Rob Peebles, Building Official
Re: Storm-Related Permitting Cut-offs/ Fee Review

Commissioners:

The Building Department suspended penalties for homeowners and contractors doing work without a permit for the purposes of storm related clean-up. We allowed residents to apply for permits after the work was completed. This eliminated delays that may have increased damage to homes by allowing residents to make their homes Safe, Secure, and Sanitary immediately after the storms.

FEMA regulations require that all work related to storms be documented as part of the NFIP. To remain NFIP compliant, we must ensure that all residents affected by the storms receive permits. The FEMA guideline is vague, "within a reasonable timeframe".

I recommend the following:

1. The deadline to apply for Storm-Related (after the fact) permits without penalty be extended until April 9, 2025.
2. On April 10, 2025 Storm-Related (after the fact) permit fees will be charged in accordance with our Town fee schedule and ordinances.
3. On June 9, 2025 Any resident affected by the storms who has not pulled a permit to make repairs will be pursued by Code Compliance for work not done or done without a permit.
4. Redington Beach has approved the above recommendations
5. On April 10th the following fess will apply to all after the fact storm-related permit applications per the published fee schedule:

Redington Beach: 2x permit fees

Redington Shores 5x permit fees

USER FEES SCHEDULE

Building and Development Review Services	FY24 Adopted
<p>•Minimum permit fees shall be \$100.00 per required trade inspection regardless of value unless listed in schedule. Fees for permits or services not specified in the fee schedule shall be based on \$100.00 per inspections and \$125.00 min plan review fee.</p> <p>•All building permit are subject to the Florida Building Permit Surcharges Per. FS 553 and FS 468 (2.5% of permit fees value or \$4.00 minimum) and a Technology Fee per schedule.</p> <p>Work exempt from Building Permits.</p> <p>• A Building Permit is not required for minor repairs where the valuation does not exceed \$500.00, unless there is a structural component, or includes electrical, mechanical , or plumbing trades. (See FBC 105.2.2)</p> <p>•No building permit is required for fences of chain link, vinyl or wood 6' or less in height, paving, Driveways, flatwork, work of a strictly cosmetic nature (painting, wallpapering, trim, kitchen cabinets, etc.), but may require Zoning Clearance, Environmental/Habitat and Regulatory Services/Right of way permits.</p> <p>•See Chapter 1 section 105.2, of the Florida Building Code with Pinellas County Amendments and the Pinellas county website for more information.</p> <p>Contract Communities Only</p> <p>Pinellas County Building Services performs Building Official, Plan Review, Zoning Verification, Permitting and Construction inspections by Interlocal Agreement for a number of incorporated Municipalities. These municipalities have local ordinances regulations, and zoning that differ from the unincorporated portion of the County. In some cases, items exempted from permitting by the unincorporated ordinances and regulations will require permits and inspection in the municipalities.</p> <p>When in doubt about whether a permit is required in these municipalities, please contact our office at 727-464-3888 or check the Building Services website at http://www.pinellascounty.org/build/.</p> <p>Express Permits (On-Line) http://www.pinellascounty.org/build/permitting.htm</p> <p>ALL PERMITS SUBJECT TO DEVELOPMENT REVIEW SERVICES (DRS) FEES, ZONING, HABITAT, RIGHT OF WAY, UTILITIES, SITE PLAN, IMPACTS. SEE DRS FEE SCHEDULE FOR MORE INFORMATION.</p>	
<p>II. Permit Fees General</p>	
<p>II-A. Permit Fee Minimum (Per trade for single trip inspections when there is no specific permit fees specified within the fee schedule)</p>	\$100.00
<p>II-B. "After-the-Fact" permit fees</p>	
<p>II-B-1. Shall be two (2) times the normal permit fees.</p>	
<p>II-B-2. Any subsequent "After-the-Fact" permit issued to the same licensed contractor within the following twelve (12) months shall be ten (10) times the normal permit fees.</p>	
<p>* Fixed Fee Permits are calculated on the historical average number of expected inspections. The County reserves the right to limit or increase the number of inspections and adjust fees accordingly.</p>	
<p>* No credit or fee reduction for "Master Plan" permits.</p>	
<p>III. Plan Review (fees are non-refundable)</p>	
<p>III-A. Plan Review Commercial (Charges on original plan review, revisions, and interiors).</p>	25.0% of permit fee; Min. \$125.00
<p>III-B. Plan Review Residential (Charges on original plan review, revisions, and interiors).</p>	25.0% of permit fee; Min. \$125.00
<p>III-C. Plan Review Revisions and Supplements, Residential and Commercial</p>	\$50.00 First page; \$15.00 each add page
<p>III-D. Plan Review Fee subject to an Interlocal Agreement where a Building Permit is not issued by Pinellas County Building Services (Charges on original plan review, revisions, and interiors).</p>	Additional 10.0%
<p>III-E. Building Life Safety Fire Resistance Review Charges to all Commercial New, Remodel and Addition permits.</p>	\$125.00
<p>III-F. Expedited Plan Review (Manager approval required)</p>	
<p>III-F-1. Residential</p>	\$400.00
<p>III-F-2. Commercial</p>	
<p>III-F-2-a. Between 0-5,000 sq. ft.</p>	\$500.00

**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)
PENALTIES: 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

From: Ata Tursucu <ata.tursucu@gmail.com>

Sent: Wednesday, January 15, 2025 10:13 PM

To: Commissioner Dist. 2 <comdist2@redshoresfl.com>; Ata Tursucu <ata.tursucu@gmail.com>

Subject: Flood

Hi CJ,



I sincerely appreciate your offering me help with my home flooding problem at the Redington Shores City hall meeting last Saturday.

That meeting was full of distraught elderly folks who are confused about the whole process.

I believe most of them want to stay in their homes but do not exactly know how to proceed. The presenter, Mr Robert Peebles did his best in trying to explain the procedure. The bottom line is THE HOMEOWNERS NEED TO APPEAL THE "SUBSTANTIALLY DAMAGED" letters.

Mr Peebles told the audience that "THE APPEAL MUST BE DONE BEFORE April 9, 2025". I believe this is too soon of a deadline for the elderly confused folks.

LET'S SLOWDOWN FOR GOD'S SAKE.

Mr Peebles also said that the decision for the 'SUBSTANTIALLY DAMAGED' letters was based on the data Tidal Basin data and that **data 'WAS GARBAGE'**.

Well, if the data is garbage then why are we, the elderly folks, being forced to spend our limited funds on Private Appraisers to appeal?

In our specific situation, like other elderly folks, we do not know whether to sell or repair yet.

We are leaning towards selling however it may take time and we may miss the April 9, 2025 deadline.

WE FEEL THIS APRIL 9, 2025 DEADLINE SHOULD BE EXTENDED.

Best regards.

Ata Tursucu

ata.tursucu@gmail.com

727 417-2228 mobile

ITEM F.5.



Town of

Redington Shores

Nature's Beach

Date: January 29, 2025
To: Board of Commissioners
From: Mike McGlothlin, Town Administrator
Re: Prioritization of CIP Projects

In order for the completion of the designated projects that were identified and approved during this year's budget process, which resulted in the developed Five-Year Capital Improvement Plan (CIP), and for staff to receive clear direction and established priorities for their successful accomplishment, discussion and decision making is needed.

Accordingly, for your review and discussion, is the attached Five-Year CIP document. The needed discussion should be focused on identifying which projects are to be retained, which are desired to be paused, and a realistic ranking of overall project priorities for this work to be done.

Five-Year Capital Improvement Plan - Town of Redington Shores, Florida

Please see the below drafted projects, with allocation projections through budget year FY 2028-29 to be completed during workshop(s), for consideration to be included in the FY2024-25 budget year. Capital projects identified are those that exceed total costs of \$24,999.

Project Description	Funding Source	Cost of Project	2024	2025	2026	2027	2028
Parks							
Public Beach Access Point	Park Improvements	\$ 25,000.00	\$ 25,000.00				
Nature Park Sign Project	Park Improvements	\$ 25,000.00	\$ 25,000.00				
County Parking Lot Improvements	Park Improvements	\$ 25,000.00	\$ 25,000.00				
Constitution Park Parking Lot	Park Improvements	\$ 40,000.00	\$ 40,000.00				
Public Works							
UTV w/Beach Maintenance	Machinery & Equip.	\$ 30,000.00	\$ 30,000.00				
Public Works Vehicle	Machinery & Equip.	\$ 50,000.00	\$ 50,000.00				
Town Hall Lighting Enhancements	Improvements	\$ 45,000.00	\$ 45,000.00				
Tractor & Beach Rake	Machinery & Equip.	\$ 75,000.00	\$ 75,000.00				
Administration							
Town Merchandising Project	Advertising	\$ 25,000.00	\$ 25,000.00				
Town Hall Parking Lot Resurfacing	Improvements	\$ 35,000.00	\$ 35,000.00				
Stormwater							
Stormwater Infrastructure	Stormwater System	\$ 2,000,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	
Sewer							
Lift Station Generator Acquisition	Improvements	\$ 150,000.00	\$ 150,000.00				
Sewer System Improvements	Improvements	\$ 4,000,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00
Streets							
Street Lighting Project	Improvements	\$ 166,500.00	\$ 83,250.00	\$ 83,250.00			
Street/Sidewalk Imp. Project	Improvements	\$ 83,250.00	\$ 83,250.00				
Utilities							
Utilities Undergrounding Project	Improvements	\$ 2,500,000.00	\$ 2,500,000.00				
Totals		\$ 9,274,750.00	\$ 4,191,500.00	\$ 1,083,250.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 500,000.00

ITEM F.6.



Town of
Redington Shores
Nature's Beach

Date: January 29, 2025
To: Board of Commissioners
From: Margaret Carey, Town Clerk
Re: Town Administrator Role Discussion

Commissioner Kapper requested this discussion item be placed on the agenda.

ITEM F.7.



Town of
Redington Shores
Nature's Beach

Date: January 29, 2025
To: Board of Commissioners
From: Lisa Hendrickson, Mayor
Re: Library Board Representation

In compliance with the guidelines outlined in the *Commissioners Procedural Manual*, I am recommending Commissioner Schoos be assigned to represent the Town on the Library Board moving forward.

Commissioner Schoos is a regular patron of the library and has exhibited great support for its initiatives over the past year. Her familiarity with the library's programs and commitment to its success make her an excellent choice for this role.

Additionally, I will continue to serve as Commissioner Schoos' alternate to ensure consistent representation and support for the Board's initiatives.

Thank you,
Lisa

ITEM F.8.



Town of
Redington Shores
Nature's Beach

Date: January 29, 2025
To: Board of Commissioners
From: Mike McGlothlin, Town Administrator
Re: Pier Property Discussion

On Friday January 17, 2025, I met with the current owner of the Redington Shores Pier property. At this meeting the property owner stated that he now desires to sell this property, and while he said that he has multiple interested parties who would like to purchase it he wanted to inquire as to the Town's interest in acquiring the property.

No monetary discussions took place and no further agreements to proceed further were made. However, I did tell the property owner that given the subject matter I would need to bring this to the attention of the Board of Commissioners (BOC) in order to discuss and gauge potential interest in the opportunity.

After the meeting concluded I then contacted Mayor Hendrickson and briefed her on the above conversation. Mayor Hendrickson replied that given the topic and need for the full BOC to be aware of the opportunity, and to engage in the necessary discussion, the topic should be added to the agenda for this evening's workshop meeting.