



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WORKSHOP MEETING
WEDNESDAY, JANUARY 29, 2025
MINUTES**

A **Workshop Meeting** of the Board of Commissioners of the Town of Redington Shores, Florida was convened at 6:00 p.m.

Members Present: Mayor Commissioner Lisa Hendrickson, Vice Mayor Commissioner Joe Licata, Commissioner CJ Hoyt, Commissioner Tom Kapper, and Commissioner Erin Schoos

Members Absent: None

Other Municipal Officials Present: Town Administrator Mike McGlothlin, Town Clerk Margaret Carey, Town Attorney Rob Eschenfelder, Building Official Rob Peebles

1. ROLL CALL BY THE TOWN CLERK

2. APPEARANCES AND PRESENTATIONS

Administrator McGlothlin said Mark Porter was unable to attend this evening to talk about the Utilities Undergrounding Project. He will be rescheduled on the next Regular meeting.

3. OLD BUSINESS – none.

4. NEW BUSINESS

a. Recording Meetings

Clerk Carey is seeking direction from the Commission regarding video recording of meetings. Attorney Eschenfelder advised that videos of Commission meetings that are posted to the public must be ADA compliant. The Town does not currently have the ability to make videos ADA compliant. Commission discussed. Clerk Carey mentioned that Attorney Eschenfelder suggested using an agenda management system that could also manage the video process. The Commission agreed about using an agenda management system and directed the Clerk to research possible vendors and bring back an update.

b. Building Department / Town Hall Hours

Administrator McGlothlin said at the last workshop we discussed options to expand Building Department and Town Hall hours to accommodate our residents – especially those needing hours after 4:00pm. Staff were directed to do more research. Administrator McGlothlin presented 3 research items. 1.) a straw poll was conducted at the Building Department update meeting on January 11 and residents expressed support for the expanded hours offered through the 4 10-hour day, 2.) survey of Barrier Island communities Building Department hours. Our late hours would be something that no other community is currently offering, 3.) A list of all Florida communities with the 4 10/hr workday.

Commissioners discussed options with the Town Administrator and Building Official. Commissioners were in favor of the later hours but were unsure how the residents would react to Town Hall only being open 4 days per week. They agreed to modify hours for Mondays and Wednesdays to be open from 10:00 am – 6:00 pm. But Tuesday, Thursday, and Friday will remain the same at 8:30 am – 4:00 pm. The new schedule will begin February 17 or sooner.

c. Building Permits -Discussion

Commissioner Kapper said he would like to understand why the permitting process is taking so long. Residents are very upset and want to get back in their homes. Building Official Peebles said that 75% of the Damage Assessment letters have gone out.

Mayor Hendrickson attended the BIG-C meeting this week and they are sending a letter to President Trump. Mayor Hendrickson is sending her own letter as well, requesting that we receive the same attention as California. Commissioner Kapper suggested sending to Governor DeSantis as well.

Mayor Hendrickson asked about streamlining the permitting process and what resources are needed to do so. What resources do you need? Building Official Peebles said he just needs time. Administrator McGlothlin said we need legislative help- Governor, President. And an understanding of volume.

Mr. Peebles said the floodplain review adds extra time to the process, but it is a requirement for the Town to remain in the NFIP flood insurance program. He explained that floodplain review goes hand in hand with the permit process as it all relates to the 49% rule and the 1 year look back. Commissioner Hoyt asked if eliminating the lookback would speed up the permitting process? No. That is not what is holding it up.

The 3 steps of the permit process include:

1. Building Code
2. Planning & Zoning
3. Floodplain Review

Each home needs 2 permits – 1.) Interior Demolition 2.) Rebuild.

Although Mr. Peebles as Building Official is the Floodplain Administrator, he has outsourced that part to a Floodplain Manager at SafeBuilt. That is his only job. Administrator McGlothlin mentioned that we had a FEMA audit this week and they reviewed our process and approved our process. Mr. Peebles said he worked on streamlining this week with the addition of a triage desk in Town Hall lobby. In addition, permit techs are set up at individual tables in the community room. We have taken the Building Department from 2 employees to 11.

Public Comment

NAME	COMMENT
Ryan Kiehn	We need data regarding the permitting process to assess where it can be improved.
Jennie Blackburn	Any elected official can contact State, County, Federal officials
Stella Zervos	Thank you to the Commission. Should also include information about insurance when writing to the President.
DJ Van Fossan	The bottleneck is in the Floodplain process. Is an Excel spreadsheet really necessary for contractors?
Christy Herig	Might want to consider code changes regarding elevating property. Do we have a grant summary yet?
Colleen Woodburn	Has suggestions for improvement. Will follow up with Clerk. Floodplain process takes so long. It will take a year to get all the permits issued.
Mary Gerst	Spoke about the permit process.
Alan Garvik	Spoke about Substantial Damage letters.
Marie Palena	We need clarification/breakdown of Building Department Update metrics

ACTION ITEMS:

- Administrator McGlothlin to provide a grant program update. Commissioner Hoyt expressed concern about the February 17 deadline for the FMA grant program.
- Clerk Carey to follow up with Ms. Woodburn.
- Commissioner Hoyt will try to contact Representative Anna Paulina Luna.

d. Penalty/Deadline for Post-Storm Permitting

Building Official Peebles reported the FEMA audit went well overall, with the exception that we were “dinged” for code compliance. We need to set a date for permit compliance – to stop the grace period. Mr. Peebles suggests April 9. We must show compliance for FEMA. The Commission discussed and Mayor Hendrickson said the Town will not set a date until every homeowner receives their Damage Assessment letter.

Attorney Eschenfelder asked how many code compliance citations have been issued? The Code Enforcement Officer should be coordinating with the attorney.

Administrator McGlothlin will coordinate with code enforcement and follow up. He will get code compliance on task.

e. Prioritize CIP Projects

Administrator McGlothlin presented the Capital Improvement Projects (CIP) for the 2024-25 fiscal year. He discussed details of each project and together with the Commission, they prioritized the projects as follows:

- Utilities Undergrounding Project (highest priority)
- Sewer System Improvements
- Stormwater Infrastructure

All other FY2024-25 Projects

- Public Beach Access Point
- Town Hall Lighting Enhancements
- Tractor and Beach Rake
- Lift Station Generator Acquisition (HMGP)
- Street Lighting Project (this also includes the gravel lot. Will try to package with Utilities Undergrounding on West side of Gulf Blvd.)
- Street/Sidewalk Improvement Project

Additionally, in consideration of the post-storm recovery focus, It was decided to **pause** the following projects:

- Nature Park Sign Project
- County Parking Lot Improvements
- Constitution Park Parking Lot
- Town Hall Merchandising Project
- Town Hall Lot Resurfacing

Commissioner Hoyt asked Administrator McGlothlin if we can apply for a grant for the sewer project. Yes, the CDBG grant. We still need to work it out. Just need a couple hours in the office to complete.

f. Town Administrator Role – Discussion

This item was originally requested by Commissioner Kapper but was covered under a different topic. No discussion.

g. Library Board Chair and Backup Chair

Mayor Hendrickson recommends Commissioner Schoos be assigned to represent the Town on the Gulf Beaches Library Board. Mayor Hendrickson will continue to serve as Commissioner Schoos' alternate. No objections.

h. Pier Property

Administrator McGlothlin reported that the owner of the Pier property contacted the Town to see if we are interested in purchasing the property. The Mayor asked each Commissioner their thoughts on the purchase.

Commissioner Kapper – We don't need another park. We cannot afford it at this time.

Commissioner Hoyt – There is a long history with this property and we need to tread carefully. We cannot afford it at this time.

Commissioner Schoos – Would be interested to hear Attorney Eschenfelder's thoughts. The pier is an icon in the community. Would be interested in hearing more about this.

Commissioner Licata – Could there be a potential revenue stream? Could provide an additional beach access. Would be interested in hearing more about this.

Mayor – Would be interested in keeping it an open space and could be a potential revenue stream and additional beach access. Would be in favor of checking it out further.

Attorney Eschenfelder – January, 2023 the Board formally voted to direct the Town Administrator (Schoobridge) to check out the purchase of the property. There are definitely options and opportunities that could offset the purchase.

The Board directed the Attorney to discuss further with Administrator McGlothlin and to return with a recommendation.

Public Comment: Jennie Blackburn – Our residents want the pier.

5. PUBLIC COMMENT

NAME	COMMENT
Larry Maynard	Residents are frustrated with the recovery process
Collen Woodburn	Should not have edited the Building Dept. event video

6. MISCELLANEOUS

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

7. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 8:54 pm.

Respectfully submitted,


Margaret Carey
Town Clerk

2.12.25
Date Approved by Board of Commissioners