



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WORKSHOP MEETING
WEDNESDAY, NOVEMBER 20, 2024
MINUTES**

A **Workshop Meeting** of the Board of Commissioners of the Town of Redington Shores, Florida was convened at 9:00 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, Deputy Clerk Jolie Patterson, Town Attorney Robert Eschenfelder, Building Officials Hudson and Peebles

1. ROLL CALL BY THE TOWN CLERK

2. APPEARANCES AND PRESENTATIONS – none

3. OLD BUSINESS

a. VARIANCE FEE DISCUSSION

Administrator McGlothlin introduced the topic and Commissioner Hoyt elaborated to explain the history and provided the current comparison research of variance costs for the Pinellas County communities. Redington Shores' cost of \$1,500 is very high in comparison.

Commissioner Discussion:

Mayor Hendrickson asked if a property is granted a variance and the house is demolished due to the storm, does the variance stay? Attorney Eschenfelder said yes, it stays.

Commissioner Kapper asked if we know what the town's costs are to process a variance request. Administrator McGlothlin said it is hard to determine. We were planning to study the costs, but we haven't received any applications to study. McGlothlin expressed concern that if we drop the fee too far, we may end up absorbing the costs.

Commissioner Licata is in favor of temporarily reducing the fee to study costs.

Attorney Eschenfelder suggested the town could lower the fee until the end of this fiscal year and evaluate at that time whether to keep it.

The Commission directed the Town Attorney to prepare a resolution temporarily reducing the fee to \$750.

Public Comment: Ryan Kiehn asked if all the other towns are charging a lower fee, are they all losing money?

4. NEW BUSINESS

a. LOOKBACK PERIOD AND 50% RULE DISCUSSION

Administrator McGlothlin presented a summary of information provided by Attorney Eschenfelder explaining the Town's definition of substantial damage, lookback period, 50% (49%) Rule, Floodplain Administrator, substantial damage/improvement, and look back period - as defined in the Town Code. Administrator McGlothlin cautioned against making changes that may jeopardize our Community Rating System (CRS) score or participation in the National Flood Insurance Program (NFIP).

Attorney Eschenfelder explained that substantial damage does not include a look back period. Substantial Improvement does. The attorney also cautioned that a lot of people are rushing to change their percentage but keep in mind it is not retroactive.

Mayor Hendrickson is in favor of leaving everything the way it is and staying consistent with the County. Commissioners discussed.

No direction or follow-up was given to staff.

Public Comment:

NAME	COMMENT
Ryan Kiehn	The information is very confusing and should be put on the website in an easy-to-understand format
N/A	It is not helping residents to simply follow other towns
Kim Harr	The 1% difference does not result in a substantial discount as compared to the flood insurance premium discount with CRS credit

b. BUILDING PERMIT FEES

Administrator McGlothlin explained there has been interest expressed by residents and others about potentially waiving permit fees related to the hurricane recovery.

Mayor Hendrickson said we need to be sensitive to the fact that our residents are going through a lot, but the town has expenses to cover such as outsourcing of Building Department staff, but she is open to the discussion of hardships. Mayor Hendrickson also expressed the need for improved permitting technology. Residential permitting should be offered online.

The Commission discussed but did not direct staff to make any changes to fees.

Public Comment: None.

5. MISCELLANEOUS

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

6. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 10:12 pm.

Respectfully submitted,



Margaret Carey
Town Clerk



Date Approved by Board of Commissioners