

**WORKSHOP MEETING
BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WEDNESDAY, MARCH 31, 2010 – 7:00 P.M.
MINUTES**

Present upon roll call: Commissioner Wojcik, Commissioner Kapper, Commissioner Holmes, Vice Mayor Branch, Mayor Adams absent

OLD BUSINESS

Discussion Proposed Ordinance – Transfer of Development Rights (TDR's)

Vice Mayor Branch explained that Mayor Adams is attending the Hurricane conference in Orlando, and then asked Commissioner Wojcik to open the discussion on TDR's. Commissioner Wojcik said that he was still dissatisfied with certain explanations of parts of the ordinance, such as a definition of "development rights" and not "transfer of development rights", no sunset clause to set time limits on TDR's, and whether both properties involved in TDR need to be within the Town limits. Commissioner Wojcik expressed concern that developers who wish to make use of this process may have long term plans that the Town would not be aware of, and that it would be more risk to leave the references in the Code than to take it out. Resident Louis Sanchez asked for more information, stating that density is good, but is the process mutually beneficial for the Town and the developer. Commissioner Holmes said that TDR is a tool to work with, and said the explanation from Attorney Denhardt provided at this meeting clarified issues and explained the benefits. Commissioner Kapper said the Town does not have much opportunity for development, and is not sure why it is needed. Steve Andrews, Building Official, offered his interpretation of development rights as density and intensity, and a tool that benefits the Town by building something without major hassles such as zoning changes, extensive meetings such as occurred for the PUD, and offers no changes to the Town's overall density. Mr. Andrews reminded the Commission that there are safeguards, and must pass approval of the Commission to even be considered. TDR's must be transferred from vacant property to another property in Town, and under strict guidelines. Commissioner Wojcik argued that Mr. Denhardt's letter did not clarify his questions, and that TDR's would open the Town to unexpected consequences. Vice Mayor Branch said that there seems to be no agreement at this time, and suggested more input, perhaps with Attorney Denhardt at a meeting.

Discussion – Proposed Ordinance – Landscape Maintenance Practices and the Use of Fertilizers

Vice Mayor Branch said that Pinellas County has passed an ordinance regulating fertilizer usage, and the Town's attorney has prepared a similar ordinance for Redington Shores. Vice Mayor Branch expressed concerns about the enforcement of such an ordinance, as did Commissioner Kapper, who also asked about proof that pollution issues from fertilizer really exist. There was continued discussion about the necessity for a Town ordinance if a County one is in place, as well as problems with enforcement. Vice Mayor Branch agreed that an important factor in the ordinance is well-informed property owners.

NEW BUSINESS

Discussion – Stop Sign Awareness

Commissioner Wojcik referred to several emails he has received regarding speeding and going through stop signs in the 182nd Ave. E. and 5th St. area. There were some suggestions for solutions, such as speed bumps, heavy duty striping, and white lines painted before the signs. Vice Mayor Branch said he is opposed to speed bumps because of the danger to emergency vehicles carrying patients. The solution would be to have stepped up police enforcement for awhile in the areas affected to deter the violations.

Respectfully Submitted,

Patti Herr
Deputy Town Clerk