

**CITY OF TREASURE ISLAND, FLORIDA
PLANNING AND ZONING BOARD
Sitting as the
LOCAL PLANNING AGENCY
Meeting and Public Hearing
February 19, 2009**

1. ROLL CALL:

Lynn Dayvault	Absent
Steve Ferguson	Absent
Susan Givens	Present
Daniel Helton	Present
Heidi Horak (Chair)	Absent
Kevin Johnson	Present
Pam MacIntyre	Present
Bill McAlduff	Present
Frank McConnell	Present
Kathy McCreary	Present
Susan Reiter	Absent
Joe Roberts	Present
Robert Shogren	Absent
Christopher Sierra (Vice-Chair)	Absent

The City Planner, Lynn Rosetti called the meeting to order at 1:14 pm and noted that the City Attorney, Maura Kiefer, and the Planning Associate, Steve DeMerritt were present. Ms. Rosetti noted the absence of the Chair and the Vice-Chair and suggested that the Board nominate a member to be acting Chair. Motion was made by Mr. Roberts and seconded by Ms. MacIntyre to nominate Frank McConnell as acting Chair. Mr. McConnell accepted and continued with the meeting.

It was noted that Mr. Dayvault, Mr. Ferguson, Ms. Reiter, Mr. Shogren, and Mr. Sierra phoned to report their absence.

A letter of resignation submitted by Ms. Starkey to be effective January 15, 2009 was introduced into the record.

2. MINUTES

2/19/09

The Chair requested that the minutes of the meeting of January 15, 2009 be amended to reflect that on page 3 the reference made by Mr. Silverboard regarding a dwelling unit consisting of not less than 500 feet was introduced by Mr. McConnell and the Board.

Ms. MacIntrye requested the minutes of January 15, 2009 on page 4, 1st paragraph correct the word caring to be *carrying*.

The minutes of the meeting of January 15, 2009 as amended were passed by unanimous consent.

3. ITEMS OF BUSINESS

a. Downtown Special Area Plan

The City Planner introduced Mr. Steve Schukraft of HDR Engineering and noted that he will offer a power point presentation regarding the Downtown. Mr. Schukraft began with a brief review of the Downtown Plan process which has led to the point where the Downtown Plan vision and development strategies presented in the Downtown Plan translate into a Special Area Plan to meet the Pinellas Planning Council's requirements.

Mr. Schukraft distributed Special Area Plan & Code, City of Treasure Island, Redevelopment Scenarios and noted that the workshop agenda consists of Density/Intensity discussion and a review of the scenarios. Mr. Schukraft began with an introduction, a review of conditions, plan concepts and a review of the preferred plan. Mr. Schukraft then reviewed the methods to guide development.

The City Planner offered a brief explanation of the timeline and the City's perception that the new PPC guidelines were met. Ms. Rosetti explained that with the change in City Managers there was a lapse in activity involving the downtown redevelopment.

Mr. Schukraft offered definitions of Intensity, Density and Floor Area Ratio and explained mixed use projects and their respective proportion to the gross land area of property.

The City Planner noted that the study area was expanded further north to include the Bayside Inn and further south to include Publix.

Heidi Horak arrived at 1:37 pm and resumed the Chair.

2/19/09

Mr. Schukraft stated that he has discussed with the City Planner the possibility of doing a stand alone Special Area Plan that would reference the expanded study area as a concept study but not be part of the regulatory document so that it would be a clean document that meets the requirements.

Mr. Schukraft began a review of the study site regarding density/intensity studies of the areas that are built out and the effects of surface parking and than with structured parking.

b. Continued Public Hearing from December 18, 2008 – Consideration of Land Development Revision to Dwelling Tourist Definition to include Multi-family.

The Chair opened the public hearing at 2:12 pm.

The City Attorney noted that this would be the third discussion and suggested that the public hearing could be continued after the Downtown Redevelopment discussion.

The Chair noted that there were no public comments.

Motion was made by Ms. Givens and seconded by Mr. Roberts to continue the public hearing after the Downtown Redevelopment discussion. Motion was passed by unanimous consent.

Meeting recessed at 2:15 pm.

Meeting reconvened at 2:25 pm

a. Downtown Special Area Plan discussion continued

The Chair opened the meeting to address questions from the Board.

Mr. Helton questioned units per acre.

Mr. McConnell questioned surface parking and structured parking.

Ms. MacIntyre questioned the reason building the structures close to the street was considered.

2/19/09

The City Planner explained that form based code gives the ability to have arcaded areas and courtyards. Ms. Rosetti noted that in the phase two plan Mr. Schukraft will be working with the Board on new codes that address the street scapes.

Ms. Givens questioned an increase in density and intensity and new zoning rules and the need to have the public informed.

Ms. Horak questioned the increase of density and intensity and the community response.

Ms. McCreary questioned the decisions made now and their effect in the future or in the next fifty years.

The City Planner referred the Board to page 30 of the Treasure Island Redevelopment Plan, Alternative three and noted that in the redevelopment profile is the assumption that there will be approximately 425 to 450 residential units on the 11 acres.

Mr. McConnell pointed out the importance of having a building step back to avoid the canyon affect.

The Chair noted that as much flexibility as possible should be provided and that what she sees is mostly use based codes and not form based.

The City Planner noted that the PPC rules dictate how you have to look at the code and how you have to calculate it. Ms. Rosetti explained that a pure form based code may resemble Celebration, a brand new town but Treasure Island is built out so therefore may have something like a hybrid.

Mr. Schukraft assured the Board that a key constraint in the redevelopment will be evacuation routes. Mr. Schukraft noted that the Special Area Plan may indicate an entitlement for more density than will be provided under the Land Development Code. Mr. Schukraft noted that the next step will be to work with staff to figure out which of PPC's future land use categories best match what was discussed and then come up with a potential preliminary maximum development.

The City Planner stated that this will not go to referendum until the supporting

2/19/09

development regulations are developed and the code will show the form that it will have. Ms. Rosetti noted that all changes will require approval of the voters and there would not be a completed process until that approval happened.

Mr. Johnson discussed the sewer system and its ability to handle new development.

b. Continued Public Hearing

The Chair reopened the public hearing regarding the revision to the Dwelling Tourist definition to include multifamily.

The City Attorney distributed several handouts one of which was a revised draft of the Ordinance and also a page from the Pinellas Planning Council rules regarding their language in the definition of temporary lodging use.

The City Attorney stated that the Board has had two good discussions regarding the revision to Dwelling Tourist and that she has incorporated the Board comments in a revised Ordinance.

The City Attorney then offered a brief review of the new Ordinance amending Chapter 68-2 of the LDR's to amend the definition of Dwelling, Tourist to include Multi-family and to clarify that it is without regard to ownership or source of the right of occupancy. Ms. Kiefer emphasized the importance of including multi-family in the definition. The City Attorney then referred the Board to the second paragraph where she noted that the underlined and boldface sections were added to the Ordinance and also that they were taken from the PPC language.

Mr. McConnell requested clarification regarding the wording of the Ordinance in capturing the situation that if any one of those units is not being used on a basis that complies with the Ordinance then it is being treated as a tourist dwelling and that if any unit in that dwelling is not used in accordance with the Ordinance it is in violation.

The City Attorney stated that the definition tells what is a tourist dwelling and what is not and in order to say it is a violation you have to go to the district to where the house is located and the purposes allowed. Ms. Kiefer then stated that she was comfortable with the language as it is. The City Attorney then corrected the word home to dwelling in the second paragraph to read: *is not being used as a tourist dwelling*.

2/19/09

Motion was made by Mr. Roberts and seconded by Ms. McCreary to move forward to the City Commission the revised definition of Dwelling Tourist with the recommendation of the Board for approval. Motion was passed by unanimous consent.

Mr. Roberts amended his motion to include the correction of the word home to dwelling and Ms. McCreary seconded the amended motion. Motion was then made to refer the amended motion to the City Commission for approval. This motion passed by unanimous consent.

The Chair requested to amend the minutes of January 15, 2009 to delete the last sentence on page 3 *The Public Hearing was closed*. Motion was made by Ms. Givens and seconded by Ms. McCreary to delete The Public Hearing was closed. Motion was passed by unanimous consent.

c. Types of Zoning Codes

The City Planner began discussion regarding types of zoning and referred the Board to her memo of February 13, 2009 which included a packet of information regarding form based codes that she suggested for reading by the Board. Ms. Rosetti offered a review of several concepts regarding form based zoning and noted the differences between traditional zoning and form based zoning.

The Chair offered her thoughts regarding form based codes and expressed a desire to have a speaker from a fellow city that is presently using form based codes to address the Board. Ms. Horak noted her concerns with form based codes.

Mr. Schukraft noted that the key to drafting a code is the vision, plan code sequence where you work on the vision and get it clear and then code to what is agreeable to everyone.

Board discussion ensued regarding concerns with form based codes.

The meeting recessed at 4:10 pm.

The meeting reconvened at 4:20 pm.

2/19/09

d. Historic Preservation

The City Planner noted that Ms. MacIntyre and Ms. McCreary were to contact her to set up a time to go over the procedure to complete a master site file.

The Chair suggested that after their meeting with the City Planner Ms. MacIntyre and Ms. McCreary at the next meeting plan to assign each member a property and offer instructions to complete the master site file.

e. Board Discussion on Conservation Areas

Mr. Helton requested information on the procedure to set up a conservation area for the purpose of designating a sending area.

The City Planner noted that at the March meeting she will be bringing information to the Board pertaining to TDR's and anything she can find on conservation areas.

Mr. Helton stated that he has a proposed city ordinance prepared for discussion and perhaps to present to the City Commission for their input as to their interest in TDR's and sending and receiving areas.

4. Old Business

The Chair noted that she would like to move forward with the attendance rule that 2:00 to 5:00 pm be considered full attendance at meetings.

Mr. Roberts expressed a concern regarding the 15 minute leeway. Mr. Roberts stated that he is not in agreement with the attendance rules established at the last meeting and reminded the Board that he was asked to work on an attendance program but having seen what he just saw it disrupts everything.

The Chair referred to the minutes of the last meeting and read the motion pertaining to the new rules for attendance.

Mr. Roberts again expressed his concerns with the verbiage regarding the 15 minute leeway and noted the poor impression that allowing late arrivals would be to the public.

2/19/09

Mr. McConnell stated his concern with the present method of marking a member absent if they are not present for roll call and then noting their arrival time and suggested that members should be marked as present and then note their late arrival.

5. New Business

The City Planner distributed a flier regarding the pick a path – Bike Path meeting and offered a brief explanation of the agenda.

6. Adjournment

Motion was made by Ms Givens and seconded by Mr. McConnell to adjourn the meeting. The meeting was adjourned at 4:45 pm.

The next meeting will be a P & Z meeting on March 19, 2009 at 2:00 pm.
The LPA meeting will follow.

The City Planner noted that the items to be brought back will be her discussion on TDR's and the historic information. Ms. Rosetti also added one other item that will come to the Board from the City Commission regarding either reducing the number of Board members or splitting the Board.

A J. Sarko
Recording Secretary

Heidi Horak
Chair