

**CITY OF TREASURE ISLAND, FLORIDA  
PLANNING AND ZONING BOARD  
Sitting as the  
LOCAL PLANNING AGENCY  
March 19, 2009**

**1. ROLL CALL:**

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

The Chair, Heidi Horak, called the meeting to order at 4:08 pm and noted that the City Attorney, Maura Kiefer, was absent and that the City Planner, Lynn Rosetti, the Planning Associate, Steve DeMerritt were present.

It was noted that Mr. Sierra phoned to report his absence and Ms. Givens had to leave due to a medical issue and also that Ms. Reiter will need to leave at 4:15 pm.

**2. MINUTES**

Motion was made by Ms. MacIntyre and seconded by Mr. Ferguson to approve the minutes of the meeting of February 19, 2009 as printed. The motion to approve was passed by unanimous consent.

### **3. ITEMS OF BUSINESS**

#### **a. Consideration to Reduce Size of the Board from City Commission**

The City Planner began a brief review of the request by the City Commission to have the Board discuss a possible reduction in the size of the P & Z Board and return the information to the Commission.

Ms. McCreary stated that previously there had been three or four vacancies on the Board so she felt that a reduction would have been by attrition but since presently there is just one vacancy a reduction could present problems.

The City Planner explained that perhaps the Board should regard the reduction from a philosophical stand point in that in 1995 there were two Boards that were combined into one 15 member Board which could continue both agendas. Ms. Rosetti stated that the City Commission was wondering if 15 members is too big of a Board and noted that it would not be necessary to remove anyone but that through attrition the Board could be reduced to an agreed upon number.

Mr. Roberts stated that he felt the lack of advertising the vacancies has hindered the effort to attract volunteers and noted that you don't fix what is not broken.

Mr. McConnell stated that he feels a Board of this size allows a broad diverse reading on the wishes of the community and that it is important to maintain the diversity.

The Chair stated that she thinks that there is not a workable situation for the planning function. Ms. Horak noted that there is not enough time spent on the planning function and things get put off. Ms. Horak stated that she feels a small planning board is needed and that it should meet at least twice a month. The Chair noted that she would defer to the Board's wishes to maintain a 15 member Board but felt a smaller Board could be more effective for the planning function.

Mr. McConnell reminded the Board that quite a few months ago there was considerable discussion about the ability to set up sub groups to meet and discuss, make no final decisions, but could make recommendations to the Board. Mr. McConnell noted that there was approval from the City Attorney that a sub group is a possibility.

The Chair noted that the discussions with the City Attorney seem to have everybody nervous regarding Sunshine Laws and to move anything forward would still require Board approval.

3/19/09

The Chair requested input from the City Manager regarding his opinion on sub committee meetings and TV options and requested that the City Planner bring this information back to the Board.

The City Planner explained that for committee meetings there would be no TV time and a sub committee would be a working group of the Board.

**ACTION:**

Motion was made by Mr. McConnell and seconded by Ms. McCreary to leave the size of the P & Z Board as is for now. Motion was passed by unanimous consent.

**b. Attendance at Meetings**

The City Planner noted that the Board had requested that she provide language pertaining to attendance to be included in the Rules of Procedure. Ms. Rosetti stated that what she has extrapolated after reading the minutes is the language shown in her memo of March 12, 2009 Section 1 (d) and requested the Board review and discuss the language.

Upon a request for clarification as to what is the present procedure for marking attendance, the Recording Secretary noted that the 15 minute leeway is presently being used but in the past a Board member was marked absent if they were not present for roll call and a notation of the time arrived was made as was the time a member left the meeting.

The Chair noted that she is in agreement with the past practice of marking a member absent if they are not present for roll call and noting their arrival time but that she has a problem with a member being marked present for roll call and leaving the meeting early. Ms. Horak agrees with the 5:00 pm or conclusion of the meeting constituting full attendance.

Mr. Helton stated that placing more restrictions on the Board members will not help in acquiring new volunteers.

Ms. McCreary stated that she has not noticed any abuse in attendance since she has been a Board member.

Ms. MacIntyre stated that she believes the issue is that people do not want to stay for the LPA portion of the meeting.

3/19/09

The Chair, in the absence of a motion to move forward, instructed the Recording Secretary to resume the past practice in marking attendance.

**c. Transfer of Development Rights/Conservation Areas Update**

The City Planner deferred this topic to the April meeting.

Mr. Helton noted that he has been reporting on TDR's for at least three months and would like to see Conservation zones with a sending and receiving area which is what TDR's are about, presented to the City Commission to see if there is any interest in moving forward.

Motion was made by Mr. McConnell and seconded by Ms. McCreary to authorize Mr. Helton and Ms. Horak to make a presentation to the City Commission about possible Transfer Development rights to and from Conservation Areas and explore if there is interest in moving forward. Motion was passed by unanimous consent.

The City Planner requested clarification on whether she is to prepare any educational workshop on TDR's and Conservation Areas.

The Chair responded that at some point an educational workshop would be a good idea but for now the City Planner should not be concerned with an April workshop.

**d. Historic Preservation Update**

Ms. MacIntyre reported that there was a visit made to the Trails End Motel which was chosen at random and that she spoke to Stuart Schriver who is the owner. Mr. Schriver contributed great background information regarding the motel and therefore she and Ms. McCreary were able to complete the Historical Structure form. Ms. MacIntyre noted that as soon as Historical Structure is mentioned the owners believe their options will be limited. Ms. MacIntyre discussed several of the trade offs that owners may be interested in pursuing. Ms. MacIntyre noted that after a Google search and checking with the property appraiser the Master Site File was completed.

Mr. Shogren left the meeting at 4:47 pm

Ms. McCreary noted that one of the problems that owners are dealing with is the highest and best use concept used to assess property taxes.

3/19/09

Ms. McCreary offered a brief review of the architectural aspects of the Trails Inn along with a photo display.

The Chair noted that Historic Preservation will be one of the topics of the first sub committee meeting.

**e. Bike Path Meeting**

The Chair announced the second Bike Path meeting to be held at 6:00 pm today in the City Hall Auditorium.

**4. Old Business**

The Chair requested permission from the Board to speak with Steve Schukraft , our HDR consultant, regarding designing into the code the retention of flexibility, adaptability and diversity in the redevelopment codes.

The City Planner noted that HDR is working on the Special Area Plan and that they have not started to work on the development regulations.

Motion was made by Mr. Roberts and seconded by Ms. MacIntyre to permit the Chair to speak with Steve Schukraft, HDR Consultant. Motion was passed by unanimous consent.

The Chair requested that some Board members speak to the Civic Associations educating residents regarding the Special Area Plan.

**5. New Business**

There was no new business.

**6. Adjournment**

Motion was made by Ms. MacIntyre and seconded by Mr. McConnell to adjourn. Meeting was adjourned at 5:05 pm.

Next LPA meeting will be April 16, 2009 following the regular P & Z meeting.

---

A J. Sarko  
Recording Secretary

---

Heidi Horak  
Chair