

**CITY OF TREASURE ISLAND, FLORIDA
PLANNING AND ZONING BOARD
Sitting as the
LOCAL PLANNING AGENCY
November 20, 2008**

1. ROLL CALL:

Lynn Dayvault	Present
Susan Givens	Present
Daniel Helton	Present
Heidi Horak (Chair)	Present
Kevin Johnson	Present
Pam MacIntyre	Present
Bill McAlduff	Present
Frank McConnell	Present
Kathy McCreary	Absent
Susan Reiter	Present
Joe Roberts	Present
Robert Shogren	Present
Christopher Sierra (Vice-Chair)	Present
Ruthie Starkey	Absent (arrived 1:44 pm)

Chair Heidi Horak called the meeting to order at 1:34 pm and noted that the City Attorney, Maura Kiefer, was absent, the City Planner, Lynn Rosetti, and the Planning Associate, Steve DeMerritt were present.

It was noted that Ms. McCreary phoned to report her absence and Ms. Starkey e-mailed to report that she would arrive late for the LPA meeting.

2. MINUTES

The approval of the minutes of the October 16, 2008 meeting was deferred to the next LPA meeting.

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3. ITEMS OF BUSINESS

a. Economics of Historic Preservation

The Chair began a discussion regarding the Economics of Historic Preservation and referred the Board to the first of two publications that were distributed. Ms Horak reviewed the publication Economic Impacts of Historic Preservation in Florida.

The Chair then referred the Board to another publication, Contributions of Historic Preservation to the Quality of Life in Florida and to page #17 relating to incentives to promote historic preservation.

Ms. Starkey arrived at 1:44 pm.

The Chair noted that it is recognized that for every dollar you spend on historic preservation there is a return of ten and also that the heritage tourist spends more money and is a higher quality tourist.

The Chair suggested that a small exercise or study by a small group relating to a fictional hotel on the west side of Gulf Boulevard may be useful in trying to explain historic preservation to property owners. Ms. Horak then reviewed the costs and incentives relating to the restoration of an apartment complex in St Petersburg as presented on page 17 of Historic Preservation to the Quality of Life in Florida.

The Chair referred the Board to her memo dated November 16, 2005 regarding immediate preservation steps to take for Treasure Island's Mid Century Modern motels and hotels. Ms. Horak began a review of a list of things the Commission could do to begin historic preservation as presented in her memo and noted that the things necessary to institute a historic preservation area in 2005 are the same things necessary today.

The City Planner described the areas or districts of historic preservation. Ms. Rosetti then explained the process of developing a historic preservation area and offered a brief review of her experiences as a historic preservation planner for the City of St Petersburg.

The Chair discussed and offered copies of articles that she found in her research of historic preservation.

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The Chair adjourned the meeting at 2:05 pm and noted that the LPA meeting will reconvene after the P & Z meeting.

The LPA meeting reconvened at 3:42 pm.

The Chair requested a roll call due to the fact that several people have left the meeting. In attendance were: Lynn Dayvault, Daniel Helton, Kevin Johnson, Pam MacIntyre, Bill McAlduff, Frank McConnell, Susan Reiter, Robert Shogren and Heidi Horak. Absent were: Susan Givens, Joe Roberts, Christopher Sierra and Ruthie Starkey.

3. a) Economics of Historic Preservation Cont'd

The Chair noted that she has discovered that there is a Historic Preservation element in the Comprehensive Plan and that it states that the City shall assist property owners in the identification, preservation and protection of historical and architectural significant housing structures and also describes how it shall be done.

Mr. Dayvault presented a scenario of a hotel that is being renovated and that wished to enhance the pool area with a lighted block wall and that they were told due to safety issues it could not be done. The Chair indicated that this is an example of a situation where historic preservation could have helped the owners to renovate without ignoring the safety issues but allowing some flair in the enhancements.

The Chair is requesting that the City and the City Commission implement legislation that effectively costs nothing. Ms. Horak stated that a TDR Ordinance could be put in place by a change in the Comprehensive Plan. The Chair suggested that she would like to develop a profile of the financial advantages to property owners involved in Historic Preservation.

The Chair stated that the Board will need to be involved in talking to hotel owners to receive input as to their interest in a Historic Preservation area and also to inform them of the financial advantages.

Mr. Helton suggested that an internet search to see what other cities have done with TDR's could prove helpful and save time for the Board if they wish to institute TDR's.

The City Planner offered a review of her experience in acquiring federal grant monies for Historic surveys and the type of survey that was and also would be required to be conducted to obtain federal grant money.

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Mr. McConnell suggested developing a series of steps to allow the Board to proceed with a plan to present to property owners. Mr. McConnell suggested presenting two real examples of the economics of Historic Preservation along with any perceived problems.

The Chair noted that the research from other cities regarding TDR's will be put on the agenda for the next LPA meeting.

Discussion ensued regarding the proposed survey of property owners to be conducted by the Board.

The City Planner stated that most Historic Preservation programs seem to get a real kick off when there is a grass roots organization in the community that is actively involved in pushing for preservation. Ms. Rosetti then presented a brief review of what took place in St Petersburg in the beginning of their attempt to organize Historic Preservation.

Mr. Shogren left the meeting at 4:40 pm

The Chair organized the Board's participation in producing a list of the potential hotels that they may wish to contact in the future regarding the possibility of Historic Preservation.

Ms. Reiter left the meeting at 5:00 pm.

(Technically at this point the meeting is suspended due to lack of a quorum)

b). Downtown Special Area Plan Agreement

The City Planner noted that direction has been received from the City Commission to execute the contract for the Downtown Special Area Plan and she then described the changes that were made to the area. Ms. Rosetti noted that HDR will offer a presentation to the Board to address the language from October 19, 2006 pertaining to the LPA approved general direction of the Downtown Plan providing that the plan better address the downtown tie-in to the beach and parks.

The Board decided to plan on a 1:00 pm meeting prior to the planned December 18th P & Z meeting and also possibly a meeting on December 10th at 4:00 pm to refresh and organize their thoughts on the Downtown special Area Plan.

Mr. McConnell left the meeting at 5:10 pm.

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c). Land Use Discussions/Citizen Participation Survey

The Chair referred the Board to her e-mail dated November 5, 2008 regarding an online survey pertaining to land use decisions which was developed by the Environmental and Land Use Law Section of The Florida Bar.

d). Discussion Regarding Dock Regulations Pertaining to Condo-Hotels

To be put back on the Agenda for the January meeting.

e). Possibility of Second Monthly LPA meeting.

A second meeting is already planned for December.

The Chair requested that TDR's and the list of possible example hotels be placed on the agenda for the meetings in December.

4. Old Business

There was no old business.

5. New Business

There was no new business.

6. Adjournment

Motion was made by Mr. Helton and seconded by Ms. MacIntyre to adjourn the meeting. The meeting was adjourned at 5:20 pm.

Next LPA meeting will be Wednesday, December 10, 2008 at 4:30 pm.

There will also be a meeting of the LPA on December 18, 2008 at 1:00 pm.

A J. Sarko
Recording Secretary

Heidi Horak
Chair