

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

**1. ROLL CALL:**

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

The Chair, Heidi Horak, called the meeting to order at 1:04 pm and noted that the City Attorney, Maura Kiefer, was absent and the City Planner, Lynn Rosetti, and the Planning Associate, Steve DeMerritt were present.

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

It was noted by the City Planner that in the absence of a quorum no official business is allowed to be conducted by the Board.

The Chair requested that the question of opening a meeting without a quorum be placed under items of business for the next meeting.

**2. MINUTES**

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Motion was made by Ms. Givens and seconded by Ms. McCreary to approve the minutes of June 18, 2009 as printed. Motion was passed by unanimous consent.

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

#### **a. Downtown Redevelopment/Special Area Plan Discussion**

Mr. McConnell began discussion related to the Downtown Redevelopment and referred to an issue in which he requested to have a legal interpretation that pertains to discussion at the City Commission/Planning & Zoning Joint Workshop regarding intensity/density controls.

The City Planner noted that the question is presently being investigated with the Consultant and DCA. Ms. Rosetti stated that there is nothing in Chapter 163 of the Florida Statutes pertaining to intensity/density controls and that a legal opinion may be required from our City Attorney or a land use attorney.

The City Planner noted that she sits on the Planners Advisory Committee which is part of the Pinellas Planning Council which is made up of Planning Directors from the County and explained that the limits found in our City Code are also the upper limits that are in our Comprehensive Plan but noted that is not the case with all cities.

The Chair suggested that the City Planner discuss with the Consultant language to be inserted in Section 3 of the Downtown Redevelopment Plan that clearly states the intention of the Board.

The Chair requested Board discussion regarding the Consultants assumption about ground floor retail and having a contained three stories up to the street type environment.

The City Planner explained that the Special Area Plan is what the City is required to do because the County changed how they go about approving Special Area Plans. The City Planner noted that our Downtown Plan did not meet the requirements even though the County said that it would. Ms. Rosetti noted that during the week long review of the original Downtown Plan it had been reviewed by the community, the stakeholders, and all the property owners and that their input and recommendations were noted.

The Chair reviewed the density in the downtown plan and requested Board input. Discussion ensued regarding the use of residential development in the

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downtown.

**4. City Planner and/City Attorney Reports/Comments**

No City Planner or City Attorney Reports

**5. Old Business**

There was no old business.

**6. New Business**

Mr. Sierra requested that the Rules of Procedure be amended to include the Pledge of Allegiance.

**7. Adjournment**

Motion was made by Mr. Sierra and seconded by Ms. Givens to adjourn.

Meet was adjourned at 1:55 pm.

Next LPA meeting will be December 17, 2009 following the P & Z meeting.

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A J. Sarko  
Recording Secretary

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Heidi Horak  
Chair