

**CITY OF TREASURE ISLAND, FLORIDA
PLANNING AND ZONING BOARD
March 20, 2003**

A. ROLL CALL:

Phil Collins		Present
Gary Dion		Present
Thomas Lee		Present
Joel Manings		Present
Sharon McLendon		Absent
Tom Mumford		Present
Roseanne Petit	Chair	Present
Barry Scharf		Absent
Paul Schiano		Present
Robert Shogren		Present
Richard Valmain		Present
Gary Walker	Vice Chair	Present
Larry Yost		Present

B. EXPARTE DECLARATIONS & ADMINISTRATION OF OATH:

Mr. Valmain reported that he had exparte communication with Mr. And Mrs. Bakos. He indicated that he would not participate as a member of the Board during discussion and action on Case # PZ-2003-13-VR. Mr. Valmain filed a Memorandum of Voting Conflict for the above-mentioned case.

All applicants, witnesses, members of staff or other persons wishing to address any item before the Board of a quasi-judicial nature were duly sworn at this time.

C. ITEMS OF BUSINESS:

Mr. Chuck Coward, the City Manager, stated that the City Commission received a letter from Mr. Gary Walker on behalf of the Planning & Zoning Board requesting that the City provide legal insurance for board members. In addition the letter requested reimbursement of the costs incurred by Ms. Roseanne Petit and Mr. Gary Dion as a result of the ethics complaints filed against them. The City Manager reported that the Commission has asked the City Attorney to review this request and advise the City regarding the matter. The City Manager stated that he will present the Planning & Zoning Board with the Commission's decision as soon as it is available.

Ms. Petit reported that Mr. Rex Huskey and Ms. Jean Wendel have resigned from the Board. She stated that the new Commission would appoint individuals to replace Mr. Huskey and Ms. Wendel.

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[Case PZ-2003-08-SR Treasure Island Investors, LLP - Tabled] Request of Treasure Island Investors, LLP for a site plan review of a previously approved site plan for construction of a five-unit multifamily development at 11270 Gulf Boulevard. Modifications relate to swimming pool location, drainage and traffic circulation -

Ms. Lynn Rosetti, the City Planner, offered a verbal and video presentation and answered questions of the Board.

Architect David Lattel answered questions of the Board.

Mr. Yost asked if there is a penalty for making changes to an approved site plan without coming before the Planning & Zoning Board for a modification.

Mr. Mike Wichman, the Building Official, indicated that he would look into the matter.

No abutting property owners were present.

ACTION

Motion was made by Mr. Schiano and seconded by Mr. Lee to approve the site plan modification subject to City Staff's recommendations: that include:

1. SWFMD approval of on-site stormwater retention.
2. FDOT approval of ingress/egress access points.
3. Public Works Director's approval of on-site stormwater retention and traffic circulation plan.
4. Signage indicating ingress/egress access points ("IN" and "OUT" directional signs (Brick pavers).
5. Landscape irrigation plan approval/final landscape approval.
6. All exterior lighting shall be directed onto the site and shall be appropriately shielded to meet all turtle shielding requirements.
7. Final approval of Public Works Department for solid waste plan (rollout dumpster inside the building).

Upon roll call, the vote to approve was unanimous.

[Case PZ-2003-12-SR – Southern Exchange Bank] Request of Southern Exchange Bank for a site plan review to allow the expansion of a previously approved bank building located at 180 107th Avenue -

The City Planner offered a verbal and video presentation and answered questions of the Board.

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Mr. Brian Leggett, the Building Contractor answered questions of the Board.

No abutting property owners present.

ACTION

Motion was made by Mr. Mumford and seconded by Mr. Schiano to approve the site plan review.

Upon roll call, the vote to approve was unanimous.

Mr. Yost made comments about the colonial style of the bank building not matching the overall downtown beach theme. He asked if it is possible to review the architecture for buildings in the downtown area.

Mr. Schiano agreed that he would also like to see uniformity among the architectural style of the buildings in the downtown area.

The City Planner indicated that architectural themes could be addressed if the downtown area is redeveloped. She stated that the Planning & Zoning Board could schedule a workshop to discuss the matter further.

Motion was made by Mr. Yost and seconded by Mr. Shogren to request that the City Planner provide the Board with a report of design and review guidelines for the downtown area.

Upon roll call, the vote to approve was unanimous.

[Case PZ-2003-13-VR – James & LeeAnn Bakos] Request of Mr. and Mrs. Bakos for approval of the renovation and enlargement of an existing non-conforming (duplex) structure -

The City Planner offered a verbal and video presentation and answered questions of the Board.

The applicants answered questions of the Board.
No abutting property owners were present.

ACTION

Motion was made by Mr. Yost and seconded by Mr. Walker to approve the variance with the modifications submitted by the applicants as follows:

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Total increase in gross square footage reduced from 1,701 sq. ft. to 1,136 sq. ft.
Total proposed gross square footage reduced from 3,015 sq. ft. to 2,450 sq. ft.

Upon roll call, the motion to approve the variance with the modifications as stated was approved with a vote of 9 ayes and 1 nay.

Phil Collins	Aye	Paul Schiano	Nay
Gary Dion	Aye	Robert Shogren	Aye
Thomas Lee	Aye	Gary Walker	Aye
Joel Manings	Aye	Larry Yost	Aye
Tom Mumford	Aye	Roseanne Petit	Aye

Mr. Valmain abstained from voting on this case.

[Case PZ-2003-14-SE – Carl Ystrom and the City of Treasure Island] Request of Mr. Carl Ystrom and the City of Treasure Island for a special exception at 117 104th Avenue to allow a temporary business office at this location –

The City Planner offered a verbal and video presentation and answered questions of the Board.

The applicants answered questions of the Board.

No abutting property owners were present.

ACTION

Motion was made by Mr. Mumford and seconded by Mr. Shogren to approve the special exception request for use of a temporary business office at this location.

Upon roll call, the vote to approve was unanimous.

[Case PZ-2003-EI Nido Homeowners Association/James Brennan] Request of EI Nido Homeowners Association/James Brennan to allow the expansion of the existing multi-use dock by adding 16 additional feet of dock, another 24 foot catwalk and a ninth cradle lift –

The City Planner offered a verbal and video presentation and answered questions of the Board.

Mr. John Ryan from Advanced Marine Construction answered questions of the Board.

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The applicant answered questions of the Board.

No abutting property owners were present.

ACTION

Motion was made by Mr. Dion and seconded by Mr. Mumford to approve the variance as requested.

Upon roll call, the variance was approved with 10 ayes and 1 nay.

Phil Collins	Aye	Robert Shogren	Aye
Gary Dion	Aye	Richard Valmain	Aye
Thomas Lee	Aye	Gary Walker	Aye
Joel Manings	Aye	Larry Yost	Nay
Tom Mumford	Aye	Roseanne Petit	Aye
Paul Schiano	Aye		

In Other Business:

Ms. Petit reported that she went to Tallahassee for an ethics hearing regarding the ethics complaint filed against her. She reported that the ethics complaint against her was dismissed as the Ethics Commission found no probable cause for the complaint.

Mr. Dion stated that he did not go to Tallahassee to defend himself against the ethics complaint filed against him and he had not been contacted by Ethics Commission with the results of the hearing.

Mr. Petit stated that she would not be present at the April and May Planning & Zoning Board meetings. She stated that Mr. Walker would serve as the chairperson at the April and May meetings.

D. APPROVAL OF MINUTES:

Motion was made by Mr. Walker and seconded by Mr. Lee to approve the minutes of February 20, 2003 as written. Upon roll call, the vote to approve was unanimous.

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E. ADJOURNMENT:

Jennifer L. Nye
Deputy City Clerk

Roseanne Petit
Chair