

**CITY OF TREASURE ISLAND, FLORIDA
PLANNING AND ZONING BOARD
December 20, 2007**

1. ROLL CALL:

Ron DiBiase	Present
Susan Givens	Present
Daniel Helton	Present
Heidi Horak (Chair)	Present
Kevin Johnson	Present
Harry Long	Absent
Pam MacIntyre	Present
Joel Manings	Present
Kathy McCreary	Absent
Frank McConnell	Present
Joe Roberts	Present
Robert Shogren	Present
Christopher Sierra	Absent (arrived 2:20 pm)

Chair Heidi Horak called the meeting to order at 2:05 pm and noted that the City Attorney, Maura Kiefer, the City Planner, Lynn Rosetti and the Planning Associate Steve DeMerritt were present.

The Chair noted that Ms. McCreary has an excused absence.

2. APPROVAL OF MINUTES:

The minutes of the meeting of November 15, 2007 were approved as corrected and passed by unanimous consent.

3. EXPARTE DECLARATIONS & ADMINISTRATION OF OATH:

No Exparte Communication was reported. 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.

4. ELECTION OF NEW VICE-CHAIR

The Chair opened the floor for any volunteers or for nominations for Vice-Chair. Mr. Roberts was nominated and declined, Mr. McConnell was nominated and declined, Mr. Manings was nominated and declined, Mr. Sierra was nominated and in his absence was unanimously elected as the Vice-Chair.

5. ITEMS OF BUSINESS:

[PZ-2007-23-SR – Site Plan Review] – Henry and Lois Tisdale, 7675 Bayshore Drive are requesting a site plan review to allow the development of a new residential structure on a multifamily property in a manner that reduces the existing nonconforming density to a conforming density. *Residential Medium (RU-15)*

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

Mr. Sierra arrived at 2:20 pm.

The City Attorney noted that Mr. DiBiase should recuse himself as he was a noticed neighbor. Mr. DiBiase agreed to recuse himself from this case.

The applicants' son, Mr. Steve Tisdale an area building contractor for twenty-five years, addressed the Board.

Mr. Helton questioned the height of the existing wall and the necessity the wall reducing the glare of headlights.

Ms. MacIntyre suggested the applicant make a change to the design of the front elevation. The applicant presented a rendering of the structure design.

Mr. McConnell requested verification that the design is in essence of what will be built.

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Public comments:

Mr. Arthur Penny, Community Association Manager for Mansions by the Sea, addressed the Board and expressed concern with stormwater runoff direction, traffic flow and noise generated by the roof top deck.

Mr. Bob Homan, a resident of the Mansions by the Sea, addressed the Board and expressed a concern with the safety, security and quality of life that would be affected by the proposed construction of this structure.

The applicants' son, Mr. Steve Tisdale, addressed the Board and stated that there is ample room for the construction and the roadway will not be affected.

Mr. Arthur Penny again addressed the Board regarding the congestion created by the construction of this structure.

ACTION:

Motion was made by Mr. Helton and seconded by Ms. Givens to approve the site plan as presented with the condition that the four foot wall be finished in the same material as the structure and meets the fence requirement in the setback area.

Mr. Sierra offered an amendment to the motion as an additional condition that the property is completed substantially in the same format that is provided in the artist rendering. Mr. Helton agreed to amend his motion and Ms. Givens agreed to amend her second.

The chair requested that Mr. Helton include an addition to his motion to state to be in compliance with all the conditions stated in the staff report.

Upon roll call the motion to approve the site plan was passed by unanimous consent with Mr. DeBiase abstaining.

6. OLD BUSINESS:

There was no old business.

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7. NEW BUSINESS

There was no new business.

8. ADJOURNMENT:

Motion was made by Ms. Givens and seconded by Ms. MacIntyre to adjourn the meeting.

The Chair declared the meeting adjourned at 3:05 pm.

The next meeting of the Planning and Zoning Board will be Thursday, January 17, 2008 at 2:00 pm.

A J. Sarko
Recording Secretary

Heidi Horak
Chair