

**CITY OF TREASURE ISLAND, FLORIDA  
PLANNING AND ZONING BOARD  
November 19, 2009**

**1. ROLL CALL:**

Lynn Dayvault	Absent
Cheri Ellsworth	Absent
Steve Ferguson	Absent
Susan Givens	Present
Daniel Helton	Absent (arrived 2:20 pm)
Heidi Horak (Chair)	Present
Kevin Johnson	Present
Jim Lorenz	Present
Bill McAlduff	Absent
Frank McConnell	Present
Kathy McCreary	Present
Susan Reiter	Absent (arrived 2:10 pm)
Joe Roberts	Present
Robert Shogren	Present
Christopher Sierra (Vice-Chair)	Present

Chair Heidi Horak called the meeting to order at 2:03 pm. It was noted that the City Attorney, Maura Kiefer, the City Planner, Lynn Rosetti and the Planning Associate Steve DeMerritt were present.

It was noted that Mr. Dayvault, Ms Ellsworth, Mr. Ferguson and Mr. McAlduff have reported their absence by phone.

**2. MINUTES**

Motion was made by Mr. Sierra and seconded by Ms. Givens to approve the minutes of the October 15, 2009 meeting and the November 4, 2009 Emergency meeting as printed. Motion was passed by unanimous consent.

**2. EX-PARTE COMMUNICATION:**

There was no Ex-parte communication reported.

**3. ADMINISTRATION OF OATH:**

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

**4. (a) ITEMS OF BUSINESS:**

**[PZ-1999-30-SR-M – Site Plan Modification] –South Beach Homeowners Association, 11360 Gulf Boulevard (South Beach Condo-Hotel) is requesting a site plan modification for the addition of a new in-ground Jacuzzi onto an existing in-ground swimming pool and deck for an existing Condo-Hotel. (Resort Facilities High) RFH-50**

The Planning Associate offered a verbal and video presentation and answered questions of the Board.

Susan Reiter Arrived at 2:10 pm.

Mr. Sierra questioned staff's condition #2.

Mr. Dave Littel, West Coast Design, the applicant's representative, addressed the Board. Mr. Littel questioned the staff condition #2 and requested that it be struck from the conditions.

Public Comments:

There were no public comments.

Daniel Helton arrived at 2:20 pm.

**ACTION:**

Motion was made by Mr. Sierra and seconded by Ms. McCreary to approve the site plan modification as requested with staff conditions #1, #3, #4, and #5.

Upon roll call the vote to approve was 6 ayes and 4 nays as follows:

Susan Givens        aye

Frank McConnell    nay

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Daniel Helton	Abstained	Kathy McCreary	aye
Heidi Horak	nay	Susan Reiter	aye
Kevin Johnson	aye	Joe Roberts	nay
Jim Lorenz	nay	Robert Shogren	aye
		Christopher Sierra	aye

**[PZ-2005-25-SR-M – Site Plan Modification] Treasure Island Tennis & Yacht Club of Pinellas County, LLC, 400 Treasure Island Causeway is requesting a site plan modification to allow a larger porte-cochere than what was originally approved in the November 17, 2005 site plan approval for the construction of a new clubhouse on the existing TITYC property. The City Commission granted variances to height and parking on February 8, 2005.**

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

Mr. Shogren noted that the Treasure Island Tennis & Yacht Club is now the Treasure Island Yacht & Tennis Club. Mr. Shogren also requested a legal interpretation of his ability to vote on this request due to his membership in the Club.

The City Attorney responded that unless Mr. Shogren would gain financially as a result of his vote, there would be no reason that he may not vote on this request.

The Chair requested that the condition be added to the staff reports to have structures constructed to substantially conform to the artist rendering.

Mr. Hani Matta, the applicant's architect, addressed the Board.

Public Comments:

There were no public comments.

**ACTION:**

Motion was made by Ms. Reiter and seconded by Mr. Sierra to approve the site plan modification as submitted and recommended by staff with the condition that the construction be completed to substantially conform to the rendering presented today. Upon roll call the vote to approve was passed by unanimous consent.

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**[PZ-2009-06-SR – Site Plan Review] –Treasure Isle Marine, LLC, 11025 Gulf Boulevard (Super Scoops) is requesting a site plan review relating to the addition of a new storage area onto an existing commercial building. Commercial General (CG)**

The Planning Associate offered a verbal and video presentation and answered questions of the Board.

The owner of Super Scoops, Monty Null, addressed the Board and noted that he was unaware of condition #2 and noted that the owner of the property will not agree to condition #2.

Public Comments:

There were no public comments.

**ACTION:**

Motion was made by Mr. Sierra and seconded by Ms. Givens to approve the site plan review as presented with staff conditions #1, #3, #4, #5.

Upon roll call the vote to approve was 10 ayes and 1 nay as follows:

Susan Givens	aye	Frank McConnell	aye
Daniel Helton	aye	Kathy McCreary	aye
Heidi Horak	aye	Susan Reiter	aye
Kevin Johnson	aye	Joe Roberts	aye
Jim Lorenz	nay	Robert Shogren	aye
		Christopher Sierra	aye

**7. CITY PLANNER/CITY ATTORNEY REPORT/COMMENTS:**

The City Attorney asked if the Board members had any other concerns that they would like her to research.

The Chair requested an opinion on the need for the Rules of Procedure to be changed to add the Pledge of Allegiance to the meeting.

Mr. Roberts requested clarification on parking regulations.

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The City Manager, Mr. Silverboard, addressed the Board and clarified the parking regulations related to the utilization of the beach area adjacent to a business structure.

**8. OLD BUSINESS:**

There was no old business.

**9. NEW BUSINESS:**

Mr. Lorenz requested discussion on the condition in staff reports related to negotiating for easements.

**10. ADJOURNMENT:**

Motion was made by Mr. McConnell and seconded by Mr. Sierra to adjourn. The meeting was adjourned at 3:12 pm.

Next P & Z meeting is scheduled for December 17, 2009 at 2:00 pm. There will be an LPA meeting following the P & Z meeting.

The Chair requested a Historic Preservation Sub-committee meeting after the LPA meeting if time allows.

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A J. Sarko  
Recording Secretary

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Heidi Horak  
Chair