



MEETING AGENDA

March 18, 2008

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS MEETING
March 18, 2008
6:00 PM**

Welcome to the City of Treasure Island Commission Meeting. If you wish to speak on a topic which is on today's agenda, a speaker's form [available in the rear of the room] must be completed and given to the City Clerk. Please do not address the Commission from your seat, but rather from the podium where your comments can be heard by all and recorded as required by Florida law. Unscheduled topics may be presented under the Public Comments section of the agenda.

A. PLEDGE OF ALLEGIANCE: Led by Mayor Maloof

B. ROLL CALL:

Mayor Mary Maloof	
Commissioner Phil Collins	District 1
Commissioner Ed Gayton	District 2
Commissioner Bob Minning	District 3
Commissioner Alan Bildz – Vice Mayor	District 4

C. PUBLIC COMMENTS:

D. INSTALLATION OF NEWLY ELECTED COMMISSIONERS: by City Attorney

District 2:	Ed Gayton
District 4:	Alan Bildz

E APPROVAL OF MINUTES:

The minutes of the February 19, 2008 and March 4, 2008 meetings and workshops are available for approval.

F. ITEMS OF BUSINESS:

1. Motion- Acceptance of Election Canvassing Report
2. Motion- Appointment of Vice-Mayor
3. Res. 08-23 Signature Authority
4. Res. 08-17 Final Plat Approval, Bella Casa Townhomes– 119 99th Avenue (Quasi-Judicial Hearing)
5. Ord. 07-14 Emergency Housing (Second Reading & Public Hearing)
6. Res. 08-15 Appointment of a Library Board member
7. Res. 08-16 Appointment of a Code Enforcement Board member
8. Res. 08-24 Mediation with the City of St. Petersburg on Wastewater Treatment pursuant to the requirements of F.S. Chapter 164

G. ADJOURNMENT

Any person desiring to file an appeal to any action taken by the Commission at this meeting will need a record of the proceedings and for such purpose may be required to insure that a verbatim transcript is made. Said transcript shall be made by the appellant at his or her expense. The City maintains a video recording of all public hearings. In the event that you wish to appeal a decision, the recording may or may not adequately insure a verbatim record of the proceedings. Therefore, you may wish to provide a court reporter at your expense.

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS MEETING MINUTES
February 19, 2008**

The meeting was called to order at 6:00 p.m. by Mayor Maloof.

A. PLEDGE OF ALLEGIANCE: Led by Mayor Maloof

B. ROLL CALL:

Mayor Mary Maloof		Present
Commissioner Phil Collins	District 1	Present
Commissioner Ed Gayton	District 2	Present
Commissioner Bob Minning	District 3	Present
Commissioner Alan Bildz – Vice Mayor	District 4	Present

Mayor Maloof spoke regarding the passing of Richard Szlezak.

C. PUBLIC COMMENTS:

John Burke thanked Commissioner Collins for his help at the Yard Sale at the Isle of Capri. He also wanted to thank those who helped with planting the Sea Oats, including Commissioner Gayton and Minning.

Misha Instrum spoke regarding Publix. She came to object to a four slip boat dock on the Publix property. She believes it will be a hardship to the mainly residential area. She asked if it would be open 24 hours a day, and she wants to know who will maintain the dock. She stated it would be a huge environmental problem including the grounds, fish and sea life. She had a letter from the Army Corp. Engineers. She wants to know who will be paying the insurance. The commercial use is conflicting with residential area.

Commissioner Gayton suggested she go to the Planning and Zoning meeting on Thursday.

Mr. Julian Fant stated that he was still in shock about Richard Szlezak's passing. He then stated he and his wife, Millie enjoyed planting the sea oats, and helping with the Treasure Island Historical Society. While in Sunset Beach he noticed the pedestrian crossovers, and he asked if there is any possible way to extend them to Gulf Blvd., especially by Sloppy Joe's. Visitors to Treasure Island are not aware of the provision in the state statutes. Mr. Fant then wanted to know if the City is still collecting the road tax from the residents of Island Estates. We are not.

Mayor Maloof stated that we are not allowed to place the pedestrian signs on Gulf Boulevard.

Mr. Silverboard stated that there is an item on the workshop agenda that will improve the signage that will be at four of the five un-signalized locations as well as two pedestrian safety islands.

June Brown asked that they do something about the speeding on Paradise Island. There was a petition about three years ago for speed bumps, but nothing was done about it. The speeders don't care about the electronic speedometers. When the speed bumps were put around the clock tower, she was irritated. She believes people go faster down her straight away than they do around the clock tower. She commented about the picture taking devices.

Gary Lytell stated that he loves Treasure Island. He just lost his neighbor, Louis Ortiz. He stated that he has several ideas. There is a lot of speeding. He suggested the face recognition equipment. He believes this will help stop the speeding and bring revenue to the City. He stated that it is difficult to see because of the foliage. He suggested not removing the trees, but keeping them well trimmed. He suggested speed bumps and more lights. The Mayor stated that the camera issue has been approved by the state legislature. Mr. Silverboard stated that it has been brought up in the legislature this session.

D. APPROVAL OF MINUTES:

The minutes of the meeting and workshop of February 5, 2008 are available for approval. It was moved by Commissioner Bildz seconded by Commissioner Minning to approve the minutes as printed. Upon roll call the vote to approve was unanimous.

E. ITEMS OF BUSINESS:

1. Res. 08-10 Sun, Sand, & Swing

It was moved by Commissioner Collins and seconded by Commissioner Minning to approve the resolution.

Commissioner Collins asked about the parking after midnight, and whether it would be enforced, including towing, ticketing. Mr. Silverboard answered in the affirmative.

Commissioner Minning asked if there was any kind of ballpark figure on the "in kind" services that the city is providing for this event. Mr. Silverboard stated that it is about \$3,600.

Commissioner Bildz asked about the clean-up. The Recreation Dept. will be doing the clean up during the event and the Chamber will be doing the rest of it with our assistance as needed. Commissioner Bildz asked about the cost of the parking. Ms. Reiter stated that she was waiting for the resolution to pass, and they didn't want to publicize until it had passed. The cost will be publicized when they publicize the event.

Upon roll call the vote to approve was unanimous.

2. Res. 08-12 Disabled American Veterans

It was moved by Commissioner Collins and seconded by Commissioner Gayton to approve the resolution.

Commissioner Bildz stated there is no expiration date. Commissioner Collins stated that it could go on indefinitely for it is for those who can not get to Bay Pines. Mayor Maloof suggested that the Commission revisit it in a year. Commissioner Bildz suggested two years. Commissioner Collins moved to amend the resolution adding that it will be revisited in 2 years. The motion to amend was seconded by Commissioner Bildz. Upon roll call the vote to amend was unanimous. Upon roll call, the vote to approve the resolution as amended was unanimous.

3. Ord. 08-01 Amend the Election Ordinance (Second Reading & Public Hearing)

It was moved by Commissioner Bildz and seconded by Commissioner Minning to approve the resolution.

Ms. Kiefer gave a brief explanation of the ordinance.

The public hearing was opened by Mayor Maloof at 6:26 p.m.. There being no public comments the public hearing was closed at 6:26.

Upon roll call the vote to approve was unanimous.

F. ADJOURNMENT

The meeting was adjourned at 6:27 p.m. by Mayor Maloof.

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS WORKSHOP MINUTES
February 19, 2008**

The workshop was called to order at 6:35 p.m. by Mayor Maloof.

I. DISCUSSION ITEMS:

1. Presentation by David Healey, Executive Director of the Pinellas Planning Council on Transient Lodging Density

Mr. Healey gave a presentation on the ordinance which is an amendment to the County wide rules. The ordinance changes the number of transient lodging units that area allowed. It allows municipalities to consider it if you choose to, but doesn't force you to. It is up to local discretion. The three things that you have to do are: 1) Amend your comprehensive plan; 2) approve a development agreement; and 3) come up with specific design criteria. The gist of the ordinance is to change the number of hotel units that are allowed per acre.

Commissioner Minning asked what they used for height when calculating the units per acre. Mr. Healey said that they didn't use height, since it is a local determination. Commissioner Minning stated that they needed a third dimension to come up with a number. Mr. Healy stated that they used 12-15 stories.

Commissioner Gayton asked about the RFH estimate of 125 units needing 12-15 stories. Did they give an estimate on properties less than one acre? Mr. Healey stated that he doesn't remember, but there as a range was from 3-12 stories. His guess was somewhere between 5 and 8 stories. There are many variables. It has so much to do with configuration of the parcel, space, parking, etc...

Commissioner Collins clarified that RFM would be 5-8 stories. Mr. Healey answered in the affirmative. Commissioner Gayton asked for a brief explanation on highest and best use. Mr. Healey stated that it was not a planning term that they use. They had a brief discussion about "highest and best use".

Mr. Silverboard asked if there was a calculation made by the architect to come up the with the appropriate floor area ratio for each of the density levels. Mr. Healey stated that they did. The densities here are only the hotel rooms. There are other rooms like meeting rooms, restaurants, etc. Local governments are enabled to grant a variance to the total floor area requirements for these facilities. Mr. Silverboard clarified that they could have meeting rooms and the like and they would be able to do so under a variance process.

Commissioner Gayton asked in the category for RFH, what was the previous units per acre? Mr. Healey stated that 50 was the maximum. Commissioner Gayton clarified some of the other numbers.

Commissioner Bildz asked about the impervious service ratio, and whether they were still requiring storm drainage. Mr. Healey stated that it would be a site plan specific factor.

Commissioner Bildz asked who enforces the tourist tax. Mr. Healey stated that it is the Property Appraiser. Commissioner Bildz stated that he believes that we are losing a lot of tourist development tax money.

Tony Amico asked if the FAR included parking. Mr. Healey answered in the affirmative.

Noel Johnson asked if Mr. Healey had any examples of places that this was working. Mr. Healey stated that Clearwater Beach is an example. It isn't foreign to Pinellas County. Some of the new urban projects, including downtown St. Pete, use these densities. Clearwater created a density pool.

Ms. Kiefer under the operating characteristics section, does that mean the county will leave it up to the municipalities to enact their own local rules for length of stay? Do they see any potential legal issues? Mr. Healey stated that they do not. Ms. Kiefer asked why leave it to the local governments? Mr. Healey stated that they didn't want to get in the business of telling you what was best for your area.

Tom Rogers made comments about the ordinance and asked what the average hotel room size was. Mr. Healey stated that they looked at a range of 400-550 square feet. Mr. Rogers stated that those were good sized rooms, and would cut down on the density. A brief discussion on the ratios ensued.

Mayor Maloof thanked Mr. Healey for giving his presentation.

2. Consideration of request to remove the dune walkover at Sunset Vista Park

Tom Rodgers wrote a letter to Commission regarding the dune walkover at Sunset Vista Park. It is unsightly. If the city wants to remove it he will remove it at no cost to the City. The signs that are there now encourage people to go over the dunes. He would be willing to relocate the signs for the city as well.

Commissioner Bildz stated that he would be in favor of that. Commissioner Gayton agreed. Commissioner Minning got a copy of what it was supposed to look like in the design phase, and it doesn't look anything like what it was supposed to look like. Commissioner Minning stated that we are still negotiating with NOAA for the grant money.

Mr. Silverboard stated that this is more a Florida Community Trust issue or Florida Forever grant issue. If we remove the walkover we have to get their ok for it. He doesn't think it is a problem. If the Commission is amenable to the request he will contact Florida Community Trust and NOAA before the next meeting. We do provide a report to the Florida Community Trust. Mr. Silverboard stated that we will put a resolution on there to remove the walkover at their expense. Ms. Kiefer asked about getting all the permits. Mr. Silverboard stated that those weren't a problem.

Commissioner Gayton clarified that we were dismantling it, no relocating it. Mr. Silverboard stated that it was correct, and we would want to use the materials elsewhere. Commissioner Minning stated that the signs look good on paper. Commissioner Bildz agreed.

Commissioner Collins asked why not keep signs to the east side, but add signs to the west side. Commissioner Bildz stated that it was to keep people out of the dunes. Mr. Rodger said the signs are within the dune structure. Commissioner Gayton stated that there were supposed to

be trails. He felt that what Commissioner Minning was saying is that if we move the signs they will not correspond with the vegetation.

Commissioner Minning suggested that they throw it back to the Beach Stewardship committee. All were in agreement on that.

3. Res. 08-11, Award of Mast Arm Signals and Crosswalk Improvement Bid

Mr. Silverboard explained that there is a grant from HUD for \$372,000. The purpose of that grant is to install a mast arm at Gulf Blvd and 107th Ave. and to improve crosswalks in various locations. There were plans drawn up that showed improvements to the mast arm as well as an additional mast arm at Paradise Blvd. & Causeway Blvd. That improvement was budgeted for at approximately \$220,000 in the LOISS fund. In the plan is a concrete walkway that connects with the bike trail.

When we went out to bid we got two separate bids, so we broke the bids down. There is one for the mast arms and crosswalk at Paradise, the other for 5 other crosswalks. There are 9 other crosswalks in the area. The bid came in much higher than we had money for. Mr. Silverboard gave an update on the project for the other crosswalks. The City got in a bid from the cross walk contractor (Atlantis, who bid \$122,772.20) The bid for the mast arms for Gulf Blvd. and Paradise Blvd. totals \$332,362.75. The bid for the crosswalks does not include the beacons. We can get them off a state contract for about \$22,000. The only other city expense would be landscaping material on Gulf Blvd. The contractor would be putting in the median and the dirt, and we'd put in the plants. The total cost of the project that is eligible for the grant is \$302,000. The remainder \$69,000 would be for the signage, contingency, and for the engineering fees. The LOISS funds available are approximately \$218,000. We are recommending that we award the bid for the mast arms to the low bidder, MPG and Co. in the amount of \$332,362.75. MPG has agreed to honor their bid, but charge us for the additional price of the mast arms. We are also recommending that we award the bid to Atlantis Construction Co. in a bid amount of \$122,772 for the installation for the beacons, the pedestrian crosswalks, the medians, and the ramp work. We are in the process for the applying for the permits from FDOT. We may not be able to put in the stamped asphalt. We should have an answer by the next meeting. If we are unable to put in the stamped crosswalks at that location then we will get back with the contractor and take that out of their bid. The last part that we want is authorization from the Commission to purchase the signals off the state contract.

Commissioner Minning clarified the figures. Mr. Silverboard stated that the crosswalks at Publix and 104th have been left out because we may need to do a turn lane there. Commissioner Minning asked if we had \$130,000 for that. Mr. Silverboard stated that the \$130,000 is budgeted for the bicycle path, but not for the signals. Mr. Silverboard said that FDOT will probably tell us to put the signals in. The estimated cost is about \$250,000. DOT told us that if we touch the crosswalk then we have to make the ramp and adjacent sidewalk compliant with ADA. There'd be an extensive expensive involved in making the changes.

Commissioner Bildz commented on the accident at Paradise and Causeway Blvd. He suggested that the pirate sign might be removed, and asked if something would be done about the tree at the same intersection. Mr. Silverboard stated that there is a limb that has an angle to it, but it is not really on this issue. Commissioner Bildz stated that we heard comments at the beginning of the meeting, and it appears that there are speeding issues there as well. Mr. Silverboard stated that we would be hearing some comments about those issues.

Commissioner Gayton commented on the signalized light at Paradise. He stated that if you are traveling west, you can make a left on the green arrow, and asked if there was consideration to make it a red arrow. Mr. Silverboard stated that there would be a green and a red arrow.

Commissioner Bildz said they did the same at West Gulf Blvd. It reduces the accidents.

This item will move forward to the next meeting agenda.

II. OLD BUSINESS:

Commissioner Bildz asked about the dune walkover grant. Rick Raus stated that this has been going round and round with DOT for some time. DOT changed the amount of the grant, which meant changing the LAP agreement. Notice to proceed said that we had to advertise the job. We advertised last fall, and received five bids. The low bidder was within the price range. We advertised early. We have sent them questions that we have not received answers to yet. We sent a letter today to see what they want us to do. Turtle season is coming up, so we are trying to think of alternatives. Bill Reedy and Mr. Raus have offered to go over and discuss things with them. He believes the communication within DOT is not good. Working with HUD is much easier than DOT.

Commissioner Bildz asked if he needed a letter from the Commission. Mr. Raus said it couldn't hurt. If they get a chance to go there he thinks they can have the breakdowns done within a few days. Mayor Maloof wished him good luck. Mr. Silverboard stated that there is a report coming to you all discussing the trials and tribulations.

Commissioner Gayton asked about the signs at the pedestrian crossings near Sloppy Joe's. Mr. Raus explained that they contacted FDOT back in December but we didn't hear back from them. Our crew moved the signs. Mr. Raus spoke to DOT about the missing crosswalk sign at Publix corner. DOT is trying to keep pedestrians away from the construction at Publix. Commissioner Gayton asked if they would be putting up a temporary crosswalk sign there. Mr. Raus stated that they are trying to keep pedestrians away from that corner. Mr. Raus questioned the liability issue to FDOT.

Mr. Silverboard stated that we need to talk to FDOT to put in temporary striping out there. Mr. Raus wanted to bring it to their attention thinking that they didn't know about it, but they did.

Commissioner Collins wanted to talk about video streaming. Commissioner Bildz stated that he has always been for that, but that Mark Santos said it was a bandwidth issue. Mr. Silverboard stated that it is an issue, and it is a money issue as well. There is a cost to it, and there is no money budgeted. The Commission can consider it at the budget time. Commissioner Collins thought it was a good idea. Commissioner Bildz stated that he would like to have it considered at budget time as well.

Commissioner Collins asked for Mr. Silverboard's comments about the Southwest Little League fees. Mr. Silverboard stated that the issue is that the SWLL uses Treasure Island and St. Pete Beach for their games, and any of the kids on the SPB fields are required to have a SPB activity card costing \$75/year. The little league runs two seasons, so a child could play a whole year on the activity card. The card is per person, but they sell family passes. Commissioner Collins thinks this is unfair. Mr. Silverboard stated that it is their city, and it is their rates. Cathy has had conversations with her counterpart in SPB about sharing recreation programs at resident rates to increase participation and there seems to be interest. In terms of changing the rate, SPB needs

to have their new Commission seated after the March 11th Election. SPB has had some issues about their new community center and problems paying for it, as well as general cut back in tax revenues. The City of Treasure Island is going to have to look at the fees for usage of our services as well.

Commissioner Collins asked for Mr. Silverboard's opinions about trimming the trees and fixing the signage. Mr. Silverboard stated that he knows the Commission got a lot of comments regarding the visibility, but he doesn't believe that was a factor in the accident. If the Commission believes that moving the sign is what we should do, he has no issue with that and we can have it done by the end of the week. Commissioner Minning stated that it wouldn't do any harm to move the pirate and trim the branches.

Mr. Silverboard stated that they did some research, and there have been quite a few accidents. Since 2004 there have been a total of 3 accidents. There is a perception of a lot of accidents, but there have been 2 during this period of time. Most of the accidents occurred coming out of Paradise Blvd. or Island Drive. All the other ones could be attributed to bridge construction.

Commissioner Collins asked that the City take pictures of where the pirate is now to be kept on record.

Commissioner Gayton stated that if we don't do something about the speed coming across the bridge there will be a lot more accidents. Commissioners Bildz and Minning agreed. Commissioner Minning asked if there was something can be done. Mr. Silverboard stated that they have already started directed patrols and enforced speed limits. The cost of an electronic board is \$4,280, which we do not have budgeted.

Mayor Maloof stated that it has been a concern for people coming in and out of Treasure Island Tennis and Yacht Club. Mr. Silverboard stated that they are looking for a new place for the Pirate.

Commissioner Bildz commented about the enforcement of conditions, and stated that it would be discussed at the next LPA meeting.

III. CITY MANAGER/CITY ATTORNEY REPORTS AND COMMENTS:

Ms. Kiefer stated that she gave them a memo tonight concerning the updated sewer surcharge.

Commissioner Gayton asked about Ms. Kiefer's appointment at Indian Rocks Beach. She answered that she is going to accept it, but it will not conflict with her schedule for the City of Treasure Island.

Mr. Silverboard reported that he has exchanged emails with Tim Garling, the new Director of the PSTA. He read a letter from Mr. Garling. He offered to meet face to face to discuss what the prior discussions had been. He will get back with him. He would suggest not being very hopeful. Commissioner Bildz stated it would be good for tourists in St. Pete who would like to take it straight to the beach. Mr. Silverboard stated that they told them that it was the most direct route to the beach. The tax cuts are impacting services across the board.

IV. REPORTS & COMMENTS BY COMMISSIONERS:

Commissioner Collins stated that the Isle of Capri Civic Assn. would like to erect a flag pole at Roselli Park (right by the score board) at their expense. We need permission from the City to do so. The Civic Association would pay the costs of the flap pole and erecting the flag pole. Mr. Silverboard stated that he would imagine that the Commission would like to give permission. Commissioner Collins stated that they would pay for any costs involved. Mr. Silverboard stated that we could put it on the next workshop. Commissioner Collins stated they are having a meeting on March 12 to discuss this. This meeting is the annual St. Patrick's Dinner, and tickets are available.

Commissioner Collins announced the Big C Meeting on Feb. 27th.

Commissioner Bildz asked about the discussion on highest and best use. Mayor Jim Lorenze will be making a presentation on that subject.

Commissioner Gayton commented about an article in the Paradise News regarding real estate taxes, and how we don't have enough money for the maintenance of the bridge. This article misrepresents what the City is receiving of that money. He gave a breakdown of where the tax dollars go.

Commissioner Gayton announced that the Isle of Palms garage sale will be held on March 8th.

Commissioner Minning commented that one of the fatalities in the Paradise/Causeway Blvd. accident was Mrs. Ortiz and he gave condolences to the family.

Commissioner Minning stated that the Elnor grant has been received and a clean up date will be set soon.

Mayor Maloof also commented on Mrs. Ortiz' passing, and extended her sympathy to the family.

V. PUBLIC COMMENTS:

Tony Amico suggested putting the pirate on the right side of the road coming into Treasure Island.

VI. ADJOURNMENT:

The workshop was adjourned at 8:35 p.m. by Mayor Maloof.

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS MEETING
March 4, 2008
6:00 PM**

The meeting was called to order at 6:10 p.m. by Vice-Mayor Bildz.

A. PLEDGE OF ALLEGIANCE: Led by Vice-Mayor Bildz

B. ROLL CALL:

Mayor Mary Maloof		Absent
Commissioner Phil Collins	District 1	Absent
Commissioner Ed Gayton	District 2	Present
Commissioner Bob Minning	District 3	Present
Commissioner Alan Bildz – Vice Mayor	District 4	Present

C. PUBLIC COMMENTS:

Nick Simonds spoke on behalf of the Gulf Beaches Library regarding Dick Szlezak. He will be missed.

Pam MacIntyre stated that she had several questions for the Commissioners. She asked when they would be investigating the City Attorney's outbursts against her. She then asked what needed to be done to review Special Exception Case # PZ2006-SE. She stated that they needed a procedure in place for board members or citizens to address it if anyone has a problem with the City Attorney. She stated that she does not have Channel 615. St. Pete Beach charges \$1.00 for their DVD's of the meetings. Our charge is \$6.00. She requested that the price of the DVD's be reviewed. Vice Mayor stated that they would be reviewing the price of the DVD's at the budget hearings. In regards to the P&Z case, he stated that the P&Z Board could review it again. Ms. MacIntyre stated that she can not get it put on the agenda. She wants the consensus of the board as to whether they remember the conditions of the case. Commissioner Bildz stated that they could consider a procedure for citizens to voice their concerns about city staff members.

Frank McConnell spoke on behalf of the Treasure Island Voters Watch. He thanked City staff and all who participated and made it a success.

Robbie Wellborn presented a petition to Vice-Mayor Bildz that has been signed by 190 residents of Sunset Beach. They are requesting the development and implementation of a residential parking permit ordinance for that area by December of 2008. They are still collecting signatures. Several area communities, including St. Pete Beach have these types of ordinances in place. She does not feel that the residents of Sunset Beach should suffer from the traffic problems in the area. This is an ongoing problem that is escalating.

Katie Mattice stated that she has been working with Robbie on this and concurs with her statements. She believes that this issue is affecting the quality of life on Sunset Beach. Every year there is an increase of parking problems and chaos in the neighborhood. The south end deals with the overflow from the beach pavilion. The center has its own problem. There is an event business being run at 8584 West Gulf Blvd. which offers valet parking to

its guests. The parking is on the neighborhood streets. Those on the north end have the problems from the beach goers and businesses. She urged the Commission to research and address this issue. Vice Mayor Bildz asked if it could be set as an agenda item at the next meeting. City Manager Reid Silverboard stated that it could go on the workshop agenda on March 18th, but if there are costs involved it would have to be a budget item on next year's budget.

Noel Johnson spoke regarding the fireworks. She thinks it is a bad idea. She feels that the city should not pay for them. She sees them all the time when private citizens shoot them off. They are illegal, they are messy, and they scare the birds. She thinks the money should be spent on the symphony or other entertainment instead of fireworks.

D. APPROVAL OF MINUTES:

None

E. ITEMS OF BUSINESS:

1. Res. 08-13 Dune Walkover at Sunset Vista Park

It was moved by Commissioner Minning and seconded by Commissioner Gayton to approve the resolution as read. Commissioner Minning requested that the fourth "Whereas" be eliminated from the resolution. He has not observed anyone walking through the dunes to read the signs. He also asked that section 1-a have the sentence "Sign relocations will follow the recommendation of the Beach Stewardship Committee" Commissioner Bildz stated that he felt that Public Works and City staff be the final say, with recommendations from the Beach Stewardship Committee. Commissioner Minning stated that there was no mechanism stating where they would be located. Under "C" he proposed that the sentence read "The walkover material will be stored in an area designated by city staff" It was moved by Commissioner Minning to make the above mentioned amendments to the resolution. It was seconded by Commissioner Gayton. Upon roll call the vote to amend was unanimous. Upon roll call the vote to approve the resolution as amended was unanimous. Mr. Silverboard stated that we would need a sign off from NOAA as they have an interest in the dune walkover. There shouldn't be a problem with removing the dune walkover or relocating the signs. Vice-Mayor Bildz thanked Mr. Roberts for offering this.

2. Res. 08-11 Traffic Signal Bid Award

It was moved by Commissioner Gayton and seconded by Commissioner Minning to approve the resolution as read. Commissioner Minning stated that there is no mention of the State of Florida contract pricing in the bottom of the resolution. It was moved by Commissioner Minning and seconded by Commissioner Gayton to amend the resolution to include the wording. There was a brief discussion about a beacon in the safety aisle. Commissioner Gayton stated that he thinks it should be included. Commissioner Minning and Vice-Mayor Bildz agreed. Upon roll call the vote to approve the amendment was unanimous. Upon roll call the vote to approve the resolution as amended was unanimous.

3. Ord. 07-14 Emergency Housing (First Reading)

It was moved by Commissioner Minning and seconded by Commissioner Gayton to approve the ordinance as read on first reading. Upon roll call the vote to approve was unanimous. This will appear on the March 18, 2008 agenda for second reading and public hearing.

F. ADJOURNMENT

The meeting was adjourned at 6:39 p.m. by Vice Mayor Bildz.

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS WORKSHOP
March 4, 2008
IMMEDIATELY FOLLOWING THE COMMISSION MEETING**

The workshop was called to order at 6:50 p.m. by Vice-Mayor Bildz.

I. DISCUSSION ITEMS:

1. Res. 08-17: Final Plat Approval – 119 99th Avenue (Quasi-Judicial Item – No Discussion)

Vice Mayor Bildz explained that there would be no discussion on this item until the hearing at the March 18th meeting. Commissioner Gayton asked where the back up information for this item was. It was explained that it would be in the packet before the next meeting.

2. Res. 08-14: Award of Bid For Fireworks

Recreation Director Cathy Hayduke gave a brief explanation of the bids that she had received. She received three bids this year. Staff is recommending Bay Fireworks due to the amount of shells that they would provide.

Commissioner Minning asked if there was a provision in the contracts to cover circumstances such as last year's issue. Ms. Hayduke stated that there was not. That was a fluke and not a common occurrence. None of the contracts stated that, but they did receive a rebate last year. In the event that something happens we could negotiate this.

Commissioner Gayton asked what the purpose of a rain date was. Ms. Hayduke gave an explanation of how a rain date show would be handled. We could choose not to have a rain date. Commissioner Gayton stated that they would be charging \$2,200 to have it on a date that nobody would show up. Commissioner Gayton asked if we would be charged if it were rained out. Mr. Silverboard stated that we would, and would have to negotiate that. He asked that these questions be answered and this item be brought to another workshop for further discussion. Ms. Hayduke stated that she will find out when the last possible date to sign contracts would be. Commissioner Gayton stated that he wants the full commission to discuss and vote on this issue. Commissioner Bildz suggested that they not move the item forward at all and cancel. It is \$15,000 that could be saved. He asked if anyone had contacted Madeira Beach. Ms. Hayduke stated that she had, and for this year they want their own show, but would consider a joint effort next year. This item will appear on the workshop of March 18, 2008.

3. Res. 08-15: Appointment of a Library Board Member

Vice Mayor Bildz gave a brief overview of this item. This item will move forward to the March 18, 2008 workshop agenda.

4. Res. 08-16: Appointment of Code Enforcement Board Members

Vice Mayor Bildz gave a brief overview of this item. City Staff recommends promoting John Watters to a full time member and appointing Steve Gingrich as the alternate member. This item will move forward to the next workshop agenda.

5. Consideration of Commencing Mediation with the City of St. Petersburg on Wastewater Treatment Pursuant to the Requirements of F.S. Chapter 164. (Requested by City Attorney)

City Attorney Kiefer gave a brief explanation of this item. She and the City Manager feel that they have exhausted the negotiation process however; the City of St. Petersburg does not. They will be meeting to discuss this further with them this week. There are two levels of dispute – the rate itself, and the surcharge and its relationship to the rate structure. St. Pete has taken the position that the surcharge is legal and is part of offsetting costs. Our position is that it is not legal. She is in the process of compiling federal documents to show the discussions that happened when Treasure Island first tied in to their system. Our position is that we are equity partners in this, and there are arguments that it is discriminatory treatment to charge Treasure Island when St Pete Beach is not charged.

Ms. Kiefer explained that all of our meetings are being monitored by St Petersburg. She is hesitant to discuss strategy in these meetings. If they pass the resolution she will be authorized to commence mediation. St. Pete can waive mediation if we agree to waive it. We can ask for a complaint for declaratory relief. We would be asking the court to render an opinion that the surcharge is illegal.

Commissioner Gayton stated that we have two separate issues. He asked if Ms. Kiefer agreed with that. She stated that she does not. He stated that we contracted with a consultant last fall to discuss rates, and asked where we stood with that. Ms. Kiefer stated that he is waiting for some financial information from Treasure Island to complete his study. Commissioner Gayton stated that the increase from 2006 to 2007 was 4.5%. The City of St. Petersburg has the right to increase those fees. His problem with this rate argument is that it is the opinion of that firm that we have no argument. Why are we entering into litigation over a 4.5% increase? He doesn't think we should get into litigation over the rate. The 25% surcharge is a different issue. Ms. Kiefer stated that as far as the rate goes, the letter says that they still have the right to increase rates, but they have to justify the rates. She is leaving it up to the consultant to decide if they have the proper justification. The surcharge is assessed to offset the cost of the treatment, which has an effect on the rate. She stated that she is not the utility expert, and wants the study finished before that decision is made. The fact remains that they did make an exception for St. Pete Beach. Commissioner Gayton stated again that the 25% surcharge has nothing to do with the bulk rate. He stated that our rate was lower than St. Pete Beach's rate. Every other city gets the same rate as ours. Ms. Kiefer stated that there is no way to know that, that even St. Petersburg does not know that. Commissioner Gayton stated that he does not want to make a decision to litigate without Mr. Ori's study. Ms. Kiefer stated that a question about the rates should not stop them from litigating the surcharge. If they get the study and want to litigate the rates later they can amend the complaint. Commissioner Gayton stated again that he is only talking about the rates. They are allowed to make a profit on their utilities. He does not feel that a 4.5% increase is out of sight. Ms. Kiefer stated that his interpretation could confuse the public. They can not separate the two issues. She has never said that they should litigate on the

rates. It is the surcharge. The rate is secondary. At a minimum they are looking at declaratory relief on the surcharge. Ms. Kiefer read a portion of a letter from Ms. Streeter, an attorney from St. Petersburg, in the letter. She stated that she advises the city that the surcharge is illegal. Commissioner Gayton stated that until he gets an opinion from Mr. Ori he will not move forward with litigation on the rates. Ms. Kiefer asked about mediation on the surcharge. He agrees with that. Ms. Kiefer stated that she is willing to speak with Commissioner Gayton privately regarding this issue, but feels that it would hurt the city if discussions continued at this point.

Commissioner Minning stated that he didn't see that the rate was an issue, but is anxious to see the study results. The City of St. Pete has offered to justify their rates. Ms. Kiefer stated that we will be taking them up on this. Commissioner Minning stated that the only tie in between the rate and the surcharge is a sentence in a letter. If that is the only tie in then they still have chapter 180 behind them. Their position is that they do not agree with the opinion of the attorney that they hired. He asked if the first step in litigation between cities is mediation. Ms. Kiefer stated that both parties can waive mediation and proceed straight to litigation. We are unable to have an executive session without litigation being filed.

Commissioner Bildz asked if we had an idea when we would have this report. Ms. Kiefer stated that she will arrange a conference call with him tomorrow. She hopes to have more detail for them within the next two weeks.

Commissioner Gayton asked where the City now stands on the issue of St. Pete's attending a meeting. Ms. Kiefer stated that we are meeting with them tomorrow and will discuss that at the meeting. Commissioner Gayton stated that he does not want to see a presentation until we get the study results from Mr. Ori. Ms. Kiefer stated that she has reasons for wanting to see the information. Ms. Kiefer asked if we could move this to the next meeting. Commissioner Minning read an excerpt from the above mentioned letter relating to the surcharge. Ms. Kiefer will provide them with more information and two proposed resolutions at the meeting. This process will take several months.

Commissioner Bildz confirmed that the money in question is going into an escrow account. Ms. Kiefer stated that we should pass a resolution to that effect.

II. OLD BUSINESS:

Commissioner Gayton asked about the status of the boat ramps. Mr. Silverboard gave an update. We are now ready to go to bid.

Commissioner Bildz asked about whether we could get the dune walkover structures done before turtle season, and do the decks later during turtle season. Mr. Silverboard answered in the affirmative.

Commissioner Gayton asked about the parking for the dune walkovers. The Beach Stewardship committee has issued recommendations. He asked how we should bring it up. Mr. Silverboard stated that there is a capital program to install parking meters at those locations in next year's budget.

III. CITY MANAGER/CITY ATTORNEY REPORTS AND COMMENTS:

Ms. Kiefer stated that we have oral arguments set for April or May in Atlanta on the federal case.

Mr. Silverboard stated that the Isle of Capri Civic Association is moving ahead with the installation of a flag at Roselli Park. We can take electricity off of the scoreboard. We have advised them to get an electrician and a permit for that project.

Mr. Silverboard reported that we have been contacted by Woods Consulting to ask if we were interested in public benefit money for public projects. We do have some projects that we would like to do, such as removal of pine trees at 128th Avenue. A property owner on 101st Avenue has also requested removal of pine trees. Mr. Silverboard stated that we have asked for money to plant native vegetation in the pond at Treasure Bay to improve the water quality.

Mr. Silverboard reported that we have been contacted by the producer of a reality television show, asking for permission to film their opening of the show on our beach. It would be minimal impact, with only about 25 people filming for about two hours. It would not involve heavy equipment, but probably hand held cameras. He recommends that they be allowed to film.

Mr. Silverboard discussed the Elnore Island project. We have received information from the contractor that they will be starting the project as soon as the weather warms up, probably the end of March or beginning of April. They will spray the Brazilian Peppers, and then will respray annually for the next three years.

Mr. Silverboard stated that we have gotten notice from the ISO Flood Insurance people. This is going to affect approximately 170 properties in Treasure Island. They are changing their rules effective May 1st, so that any structure that is even one foot out of compliance with the flood elevation rules, will be paying a substantially increased premium for flood insurance. They have put us on notice because we run a community flood insurance program and provide information to people that are interested in flood insurance. We can direct them to some information on the web, but they will have to get most of their information from their own carriers. It only affects properties that have been built since flood insurance went into affect, and were built in non-conformance. Commissioner Gayton asked if we had a list of those properties. Mr. Silverboard stated that due to privacy laws it is not available to the public, but someone can call in and ask if their property is on the list. Commissioner Minning asked for some clarification about who would be affected.

Commissioner Bildz asked about the reality show. He stated that he hopes that Treasure Island, Florida will be mentioned.

Commissioner Minning suggested that they dredge the pond at the golf course before they revegetate it.

IV. REPORTS & COMMENTS BY COMMISSIONERS:

Commissioner Gayton announced that the Isle of Palms would be having their garage sale on Saturday from 8 a.m. to 2 p.m.

Commissioner Minning asked if there has been a break through with St. Pete on the sand sharing project. Ms. Kiefer stated that Nicole Elko has offered her assistance in speaking with the attorneys in St. Petersburg. Ms. Kiefer asked if we have inquired as to whether we can proceed without St. Petersburg. Commissioner Minning stated that the County has taken the position that they would prefer not to do that.

Commissioner Bildz stated that he received a phone call regarding the special exception given to Publix for the docks. The caller requested a slow speed zone in that area. Mr. Silverboard stated that it is a complex process involving other agencies. He suggested that they get the opinion of several people before going forward with something like this. Commissioner Gayton stated that they have been trying to get "No Wake" signs in several areas. We have applications completed for several areas, and perhaps we could get this area piggy backed on those applications. He requested that we check in with Chief Casey about how we were doing with the areas that we have already applied for. Mr. Silverboard stated that we have a request from Madeira Beach that we set up a slow speed no wake area in the area of John's Pass. There will be an ordinance coming before you at the first workshop in April for that area. Madeira Beach has already passed their ordinance and they are waiting for us to get our portion done. Commissioner Minning asked for clarification of what area they were referring to.

Commissioner Bildz reported that the Sunset Beach Civic Association meeting was held last night. The Mayor gave a State of the City address. Due to the recent legislation there may be some fund raisers coming up to fund city activities.

Commissioner Bildz stated that the Sunset Beach garage sale will be held on March 22nd.

Commissioner Bildz made an announcement about "Green Day in the Park" on March 15th. There will be many activities.

IV. PUBLIC COMMENTS:

Heidi Horak gave a report from the conference that she attended recently. It was an environmental law conference. The theme was "Reducing Florida's Footprint and Stepping Up To the Global Challenge". The overriding theme was global sea rise due to thermal expansion and what that will do to Florida. We are under more pressure than any other area of the United States. She encouraged them to take note of the P&Z's recommendations in reference to storm water as it will become an economic issue as well as well as an environmental one. She commented that in the future there will be no flood insurance subsidies on the barrier islands, or no insurance available. Density pressures on barrier islands were discussed as well. There was discussion about public health issues due to storm surges.

VI. ADJOURNMENT:

The workshop was adjourned at 8:06 p.m. by Vice-Mayor Bildz.



CITY OF TREASURE ISLAND
AGENDA COVER MEMORANDUM

March 18, 2008

Item No. F-1

DATE: March 12, 2008

TO: Reid Silverboard, City Manager

FROM: Dawn Foss, City Clerk

SUBJECT: Election Canvassing Report

The report from the Election Canvassing Board will not be completed until the week of 3/17/08 due to canvassing the provisional ballots. Since it was a county sponsored election the County Election Canvassing Board will be issuing the report. The report, if available, will be read at the meeting.

RECOMMENDATION:

Staff recommends that the Commission pass the following motion:

I move that we accept the report of the Canvassing Board for the March 11, 2008, municipal election.



CITY OF TREASURE ISLAND AGENDA COVER MEMORANDUM

March 18, 2008

Item No. F-2

DATE: March 12, 2008
TO: Reid Silverboard, City Manager
FROM: Dawn Foss, City Clerk
SUBJECT: Appointment of a Vice-Mayor

Annually, after the City Election, the City Commission appoints a Vice-Mayor to serve in the capacity of the Mayor when the Mayor is not present at Commission meetings and other city related functions. A motion to elect a Vice-Mayor is required.

RECOMMENDATION:

Staff recommends that the following motion be passed:

I move that Commissioner () be appointed to serve as Vice-Mayor of the City of Treasure Island until the Tuesday following the March, 2009 General Election of the City of Treasure Island.



CITY OF TREASURE ISLAND
AGENDA COVER MEMORANDUM

March 18, 2008

Item No. F-3

DATE: March 12, 2008

TO: Reid Silverboard

FROM: Dawn Foss, City Clerk

SUBJECT: Signature Authority

Annually, after the City elections, a new Vice-Mayor is appointed to serve in the absence or incapacity of the Mayor. The Vice-Mayor has signature authority on the City's bank accounts. A resolution must be passed authorizing the signature authority after the Vice Mayor is appointed.

RESOLUTION NO. 08-23

A RESOLUTION RELATIVE TO SIGNATURE AUTHORITY TO DRAW UPON FUNDS ON DEPOSIT IN THE NAME OF THE CITY OF TREASURE ISLAND, FLORIDA AND THE ACCESS TO SAFETY DEPOSIT BOXES RENTED IN THE NAME OF THE CITY OF TREASURE ISLAND; AUTHORIZING THE USE OF A SIGNATURE FACSIMILE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission has confirmed the appointment of Reid Silverboard, effective on May 7, 2007, as City Manager and Ruth Chapman as Finance Director; and

WHEREAS, Mary Maloof is Mayor of the City of Treasure Island; and

WHEREAS, () has been appointed to serve as Vice-Mayor of the City of Treasure Island; and

WHEREAS, it is necessary to change the signature authority in connection with the City of Treasure Island accounts and access to safety deposit boxes in the name of the City.

NOW, THEREFORE, THE CITY OF TREASURE ISLAND DOES RESOLVE:

That the following individuals be, and they are hereby authorized to sign drafts and checks drawing funds on deposit in banks in the name of the City of Treasure Island and to have access to the contents of safety deposit boxes leased by the City of Treasure Island:

Mary Maloof	Mayor
()	Vice-Mayor
Reid Silverboard	City Manager
Ruth Chapman	Finance Director

Further that the City Manager, Reid Silverboard, and the Finance Director, Ruth Chapman, be and they are hereby authorized to issue checks on city bank accounts using a mechanically reproduced signature facsimile. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida, sitting on the 18th day of March, 2008, by Commissioner () who moved its adoption; was seconded by Commissioner () and upon roll call, the vote was:

YEAS:

NAYS:

ABSENT OR ABSTAINING:

Mayor Mary Maloof

ATTEST:

Dawn M. Foss, City Clerk



CITY OF TREASURE ISLAND
AGENDA COVER MEMORANDUM
March 13, 2008
Item No. E-4

DATE: February 25, 2008
TO: Mayor and Commissioners
FROM: Lynn Rosetti, City Planner
SUBJECT: Final Plat for Bella Casa Townhomes located at 119 99th Avenue

BACKGROUND – On January 17, 2008, the Planning and Zoning Board approved a preliminary plat for a six-unit townhouse at 119 99th Avenue subject to *staff conditions and to modify the staff condition regarding the alley to delete pavement and substitute a permeable surface to be from the western boundary of the property through the parking lot at Blind Pass Lagoons and be subject to the approval of the Public Works Director.*

On February 21, 2008, the Planning and Zoning Board made a recommendation that the City Commission approve the final plat subject to conditions pertaining to alley improvements, the required parking plan, height of screening, seawall repair, and stormwater retention as outlined in the Final Plat staff report and as further listed in the conditions of site plan approval found in PZ-2008-01-SR (approved January 17, 2008). The conditions of approval are listed below:

- 1. Delete paving the alley and substitute a permeable surface to be from the western boundary of the property through the parking lot at Blind Pass Lagoons and subject to the approval of the Public Works Director.*
- 2. Proof of SWFWMD approval/exemption for drainage retention prior to permits being issued- **COMPLETED**; Final approval of the City Public Works Director of the stormwater retention prior to permits being issued; and the applicant shall install a trench drain along the property line bordering Boca Ciega Bay draining into the retention ponds on the north and south sides of the property.*
- 3. The applicant shall be required to prepare and present to the City Planner and Public Works Director for their review and approval a parking plan for the property that eliminates any potential parking conflicts prior to the issuance of any building permits. This plan shall be recorded with the deed documents of each individual townhouse. **COMPLETED***
- 4. The applicant shall correct the perimeter fencing note to read that the maximum height*

for the fence and columns within the street setback area shall be limited to three (3) feet in height, and the maximum height for the perimeter fence and columns within the waterfront setback area shall be limited to 30 inches. This shall be done on the drawings prior to the Board meeting to the satisfaction of the City Planner. COMPLETED

5. *Prior to permits being issued, the applicant shall confer with the Building Official to determine if any repairs to the seawall are necessary and schedule any such repair at the applicant's expense. All seawall repairs shall be completed to the satisfaction of the Building Official prior to any certificate of occupancy being issued.*

DISCUSSION – A staff report is attached for the Commission's review and consideration. Of note is that on page four (4) of the staff report under *Sec. 74-91 General Requirements*, an existing alley to the south of the subject property was identified that currently exists with a dirt and shell surface. As a condition of plat approval, staff recommended that the alley be paved in a manner that meets City standards and to be approved by the Public Works Department prior to any certificate of occupancy being issued. However, the Planning and Zoning Board has recommended that the conditions of approval be modified regarding the alley to "delete pavement and substitute a permeable surface to be from the western boundary of the property through the parking lot at Blind Pass Lagoons" in a manner subject to the Public Works Director approval.

Staff's recommendation was initially made because it is believed that with more intense usage, the alley may require more frequent maintenance by the Public Works Department, creating an additional expense for the City. Although staff understands the Board's interest in limiting pavement for increased permeability, staff finds that in this case it is in the City's best interest to have the developer pave the portion of the alley abutting the subject property at his expense. Otherwise, it is likely that the City will incur increased maintenance costs pertaining to this alley. Beyond that, increased usage will also increase the amount of dust generated by the alley's increased usage and this may generate citizen complaints. Such complaints might lead to the City eventually having to finance the pavement of the alley with City money.

RECOMMENDATION – Staff recommends approval of Resolution 08-17 approving the final plat of 119 99th Avenue subject to the Planning and Zoning Board conditions of approval, except that staff recommends that the portion of the alley abutting the subject property be paved at the expense of the developer to reduce the City's need to maintain the alley and also prevent the City's taxpayers from possibly having to finance its paving at a later date.

Attachments: Staff Report, Survey, Final Plat, P& Z Board Minutes



CITY OF TREASURE ISLAND

PLANNING AND ZONING BOARD

120 – 108th Avenue, Treasure Island, Florida 33706
Telephone No. (727) 547-4575; Fax (727) 547-4584

**CASE NO. PZ-2008-01-SD Final Plat
STAFF REPORT
February 21, 2008; 2:00 p.m., Planning and Zoning Board**

APPLICANT: Treasure Island Development, LLC
1000 South Harbour Island Boulevard
Tampa, Florida 336022

DESCRIPTION: Request for subdivision of SAWYER AND HARRELL'S ADDITION TO BOCA CIEGA PASS SUBDIVISION, Block 5, Lot 9, together with all lands lying between the boundary of that lot and the high water line of Boca Ciega Bay, as recorded in Plat Book 3, Page 41, Public records of Pinellas County. This lot is proposed to be replatted into seven parcels (Lots 1 – 6, and Tract "A") in a manner suitable for townhouse development (New legal description: BELLA CASA TOWNHOMES, LOTS 1, 2, 3, 4, 5, 6, and Tract "A"). Lots 1 – 6 are proposed for townhouse development, and Tract "A" is a common area.

GENERAL INFORMATION:

- A. Location:** 119 99th Avenue
- B. Land Use:** Resort Facilities Medium (RFM-30)
- C. Adjacent Property (Use):**
- | | |
|--------|---|
| North: | Multifamily Residential |
| South: | Single-family and Multifamily Residential |
| East: | Boca Ciega Bay |
| West: | Single-family and Multifamily Residential |
- D. Site Area:** Approx. 18,073 sq. ft./ 0.415 Acre
- E. Flood Zone:** AE, Elevation 11, Community Panel No. 125153 0194 G, Revised September 3, 2003.

F. Site Legal:

Original Parcel:

Lot 9, Block 5, SAWYER AND HARRELL'S ADDITION TO BOCA CIEGA PASS SUBDIVISION, together with all lands lying between the boundary of that lot and the high water line of Boca Ciega Bay, as recorded in Plat Book 3, Page 41, Public records of Pinellas County.

Proposed Townhouse Subdivision:

Lots 1 through 6 and Tract "A", a common area, "BELLA CASA TOWNHOMES" SUBDIVISION, lying the S.E. ¼ of Section 26 and the S.W. ¼ of Section 25, Township 31 South, Range 15 East, City of Treasure Island, Pinellas County, Florida. **To be recorded in the Public Records of Pinellas County following final plat approval.**

BACKGROUND:

The applicant is requesting the subdivision of Lot 9, Block 5, SAWYER AND HARRELL'S ADDITION TO BOCA CIEGA PASS SUBDIVISION, together with all lands lying between the boundary of that lot and the high water line of Boca Ciega Bay, as recorded in Plat Book 3, Page 41, Public records of Pinellas County. It is proposed to be replatted into seven parcels (Lots 1 – 6, and Tract "A") in a manner suitable for townhouse development (New legal description: BELLA CASA TOWNHOMES, LOTS 1, 2, 3, 4, 5, 6, and Tract "A"). Lots 1 through 6 are proposed for townhouse development, and Tract "A" is a common area.

The preliminary plat was presented to the Planning and Zoning Board on January 17, 2008, and was approved subject to *staff conditions and to modify the staff condition regarding the alley to delete pavement and substitute a permeable surface to be from the western boundary of the property through the parking lot at Blind Pass Lagoons and that all are subject to the Public Works Director approval.*

The final plat has been prepared and is being presented to the Planning and Zoning Board for its recommendation to the City Commission.

STAFF ANALYSIS:

1. ARTICLE II. ADMINISTRATION

Sec 74-31. Procedure for Securing Approval of Subdivision.

(a). Preliminary plat approved by Planning and Zoning Board.

Before acting to grant the preliminary approval or to reject the proposed subdivision, the Planning and Zoning Board shall receive reports from the City Planner certifying compliance with, or noting deviations from, the subdivision requirements and commenting on any other items, which bear upon the public interest in the proposed subdivision.

Comments: *The preliminary plat was presented to the Board showing compliance with specific criteria as set forth by the townhouse and subdivision regulations. The Board approved the preliminary plat subject to "staff conditions and to modify the staff condition regarding the alley to delete pavement and substitute a permeable surface to*

be from the western boundary of the property through the parking lot at Blind Pass Lagoons and that all are subject to the Public Works Director approval."

After preliminary approval has been granted by the Planning and Zoning Board or the City Commissioners, the final plat of the subdivision shall be prepared and submitted for final approval within one (1) year from the date of the preliminary approval. No improvements shall be made in the subdivision other than grading until the preliminary plat has been approved and detailed plans for such improvements have been approved by the building official.

Comments: The applicant has submitted the final plat to the Planning and Zoning Board for review. In addition, the applicant submitted a site plan for the Board's review which was approved with conditions on January 17, 2008. Detailed plans for development may be submitted to the Community Improvement Department for review and approval, but no work will commence unless a permit has been issued by the Building Official.

(b). Final plat approved by Planning and Zoning Board and City Commissioners.

Before granting final approval to the plat, the Planning and Zoning Board shall receive reports from staff. After being reviewed by the Board, the plat, with the Board's recommendations, shall be transmitted for Commissioners' approval. The Commissioners may require reports certifying compliance with the *Subdivision* requirements of the Land Use Regulations from City staff, and the Planning and Zoning Board before granting final approval to a subdivision plat.

Comments: The final plat is being presented to the Planning and Zoning Board for review and recommendation to the City Commission. The following analysis shows compliance to specific criteria as set forth by the townhouse and subdivision regulations.

Sec. 74-32. Authority Of Planning And Zoning Board To Be Advisory Only.

The Planning and Zoning Board's actions and decisions shall be advisory only, and shall be in no way binding on the Commissioners which shall have the sole power to make decision in accordance with the Land Development Regulations.

Comments: The parcel being subdivided is located within an approved subdivision and is a plat of record. The requirements of the land development regulations found in Chapter 74. SUBDIVISIONS, have previously been met. The major focus of this analysis will relate to the townhouse development rules because the lot being subdivided is already in place.

2. ARTICLE III IMPROVEMENTS

Sec. 74-61. Installation of Improvements and Utilities

Installation of improvements and utilities is a requirement for all subdivisions within the city limits, and the cost of any or all such construction shall be borne by and paid for by the owner or subdivider when such improvements and utilities are installed. The City may require the installation of crosswalks and side walks on any street having a right-of-way greater than 60 feet, or which have a length of more than one thousand (1,000) feet or when set forth in the minutes of a Planning and Zoning Board meeting and two-thirds of the Board present and voting deemed it necessary and recommends that sidewalk be constructed along a street or streets.

Comments: The subject property being subdivided is a platted lot totaling approximately 18,073 sq. ft. (0.42 Acres). The gross area for the purposes of computing density or intensity is $0.42 \times 15/AC = 6.22$ Units Max. The total land area is within the property boundaries of the subject parcel, and specifically exclusive of any submerged land or public right-of-way.), and is in an approved subdivision, with utilities and improvements already in place. Connections from the property to existing mains will be at the expense of the subdivider including backflow preventer and fire main. Currently, no sidewalk exists along the portion of 99th Avenue that abuts the subject property. Site inspection of 99th Avenue within the general area reveals that there are no existing sidewalks. As such, staff does not recommend a requirement that the subdivider install a public sidewalk due to low traffic volumes in the area and because it is a dead-end street that terminates at Boca Ciega Bay.

Sec. 74-62. Seawalls

Seawalls shall be installed on all waterfront property fronting on channels at the cost and expense of the owner or subdivider. Seawalls may also be required when in the opinion of the commission there is danger of erosion.

Comments: The subject property is a waterfront property lot that has an existing seawall which appears to require some minor repairs. All necessary repairs to the existing seawall will be at the expense of the owner of subdivide. Within the conditions of approval of any site plan, there shall be a condition of approval that stipulates conference and inspection by the Building Official to determine the extent of required repairs and when such repairs must be completed.

Sec. 74-63 Storm Drainage

Special drainage facilities to carry storm water from subdivision or several subdivisions are necessary these facilities shall be constructed and installed and paid for by the owners or subdividers and the city.

Comments: Drainage facilities are already in place, connected to all the improvements and utilities in the district. Provisions for adequate retention and disposition of the first one (1) inch of storm water on site is a requirement for site plan approval, and also requires a SWFWMD permit according to permitting regulation. Condition #17 of the site plan conditions of approval includes additional drainage requirements by the Board.

3. ARTICLE IV. GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS

Sec. 74-91 General Requirements

All proposed subdivisions shall be in conformity with a plan for the most advantageous development of the entire neighboring area and shall conform substantially to the existing or amended plans of the planning and zoning board. Whenever a tract to be subdivided embraces any part of a thoroughfare, boulevard, or parkway, so designated by the planning and zoning board, such part of such proposed public way shall be platted by the subdivider in the location and to the width recommended by the planning and zoning board.

Comments: The parcel being subdivided is in the RFM-30, Resort Facilities Medium, Land Use District, and it abuts 99th Avenue on the north and an alley on the south which will provide access to and from the proposed townhouse lots. The alley currently exists with a dirt and shell surface. As a condition of subdivision and site plan approval, staff

recommended that the alley be paved in a manner that meets City standards and is approved by the Public Works Department prior to any certificate of occupancy being issued. However, the Planning and Zoning Board has recommended that the conditions of approval be modified regarding the alley to “delete pavement and substitute a permeable surface to be from the western boundary of the property through the parking lot at Blind Pass Lagoons and that all are subject to the Public Works Director approval.”

Sec. 74-92 to Sec. 74-101 pertains to the relationship of proposed streets to adjoining street systems, names widths, block lengths and widths, grades curves etc. will not apply as none was proposed, since the parcel being subdivided is abutting 99th Avenue on the north. The existing alley on the south that abuts the subject property shall be improved to the satisfaction of the City.

Sec. 74-102. Lot Dimensions.

The size shape and orientation of lots shall be accurate for the location of the proposed subdivision and for the type of development contemplated, and shall conform to the following.

- (1) Every lot or parcel of land shall abut a public street;

Comments: The subdivision is abutting a public street, 99th Avenue on the north which is providing access to and from the proposed townhouse lots in compliance to the above requirement. A twenty foot access easement is located along the side of the subject property, and a 12 foot access easement is located along the rear of the subject property. Alley access is also to be provided to serve the townhouse lots. The individual lots will be served by these access easements, the street and alley ingress/egress points, and a site plan condition of approval that the subdivider prepare and submit to the City Planner a parking plan that eliminates any potential parking conflicts relating to parking outside of the enclosed garages. Such plan will have to meet the approval of the City and be recorded with the deed documents of each individual townhouse. No permits shall be issued prior to the approval and public records recordation of such parking plan.

- (2) Insofar as practical, side lot lines shall be right angles to straight street lines or radial to curved street lines;

Comments: The overall lot to be subdivided complies with this requirement. However, as noted in #1 above, the existing lot to be subdivided is irregular in shape and the individual lots are not at right angles to the street lines of 99th Avenue. However, access to the individual lots is provided in a manner that is at right angles to 99th Avenue.

- (3) Every lot shall have a minimum lot width of seventy (70) feet, except that every corner lot shall have a minimum mean lot width of seventy-five (75) feet, but in no case shall the frontage upon a public street be reduced below forty (40) feet;

Comments: For townhouses the above criteria does not apply.

THE FOLLOWING SHALL APPLY FOR TOWNHOUSE DEVELOPMENT

Sec. 68-490. Residential Uses-Townhouses.

To encourage and facilitate attractive design of townhouses, the following general set of standards shall be used by the city in reviewing plans for such development. An illustration of

the application of these general standards is included and is hereby made a part of this chapter.

(1) Overall density shall not exceed the maximum permitted in the district as set forth in section 68-431, the schedule of lot and bulk regulations.

Comments: *See Site Data Table on page 8 for the land development regulation requirements. It shows the maximum allowed multifamily density for this site (0.42 X 15/AC = 6.225 maximum units) being six (6) units/acre.*

(2) The minimum individual unit width shall be 16 feet, and the maximum coverage for an individual lot shall be 50 percent.

Comments: *The minimum individual unit is 16 feet wide and the maximum coverage for an individual lot is 49%, which is in compliance with the 50% coverage requirement.*

(3) No less than three townhouses shall be located within a building group and no interconnection or overlapping between individual dwelling units shall be permitted and no part of any portion of any building group shall be nearer than 20 feet to any part of any portion of any other building group nor nearer than ten feet to any side lot line of the overall lot.

Comments: *There is only one group, which consists of six (6) units, without interconnection or overlapping and no other building group. The closest side setback to the side lot line of the overall lot is 12.19 feet. At one point, a portion of the building is 10.00 feet from the street setback.*

(4) Each building group shall have provided on the overall lot, a 20-foot access to the interior or rear of the block with at least one such access for each 15 townhouses or portion thereof; provided however, that the city's site plan review ordinance regarding the maximum length of a building shall also be applied. The screening requirements of section 68-462 shall apply hereto.

Comments: *The building group is provided with a dedicated utility, drainage, and access easement 20 feet wide along the west side of the overall lot, with a 12 feet wide access along the rear (south side) of the parcel. The maximum length of a building was 150 feet in the old land development regulations, but that regulation was removed when the land development regulations were amended on June 18, 1985. For the Boards information, the building group is approximately 96 feet wide. The proposed townhouses will be required to comply with the screening requirements of section 68-462. Review of the approved site plan shows five-foot perimeter fencing along with a three-foot landscape buffer around the perimeter of the subject property.*

(5) Each interior individual townhouse lot not having a street front access shall have a minimum access easement of 12 feet provided along the rear property line of such lot.

Comments: *All individual townhouse lots are proposed with street front access. A dedicated access and utility easement is provided both rear (12 feet minimum) and side (20 foot minimum access and utility easement).*

(6) Townhouse developments, in addition to complying with all applicable sections of this chapter, shall comply with one of the following methods of land transfer and ownership:

- a. The subdivision of the whole tract into individual parcels in accordance with this chapter, together with the platting of the property for record in accordance with the state plat law and applicable ordinances of the city;
- b. Providing for the development of the entire tract in accordance with this chapter, retaining, however, title to all of the lands in the name of a condominium corporation and providing for all other usual condominium documents and procedures;
- c. Providing for the development of the entire tract in accordance with this chapter, retaining, however; title to all of the lands in single ownership by recording a duly executed unity of title in the office of the clerk of the circuit court of the county, thereby stipulating that such tract shall not be eligible for further subdivision.

Comments: *The applicant elects a above.*

- (4) Every lot shall have a minimum lot area of six thousand (6,000) square feet;

Comments: *For townhouses the above requirement does not apply.*

- (5) Every lot shall have a depth no greater than three times the mean width, and no less than ninety (90) feet.

Comments: *For townhouses the above requirement does not apply.*

Sec. 74-103. Utility Easements.

To provide for public service poles, conduits, storm drains, sewers or gas mains (but not both), an easement not less than 10 feet width, not less than five (5) feet on each side of the common rear lot line and in other locations where necessary, shall be provided. No building or other obstruction shall be erected and no trees or shrubbery shall be planted on any easement, other than fences and hedges approved by the city, and such fences and hedges shall be cleared away by the property owner whenever necessary in the opinion of the city.

Comments: *A 12-foot (rear) utility/drainage and access easement, a 20-foot side access and utility/drainage easement have been provided.*

Sec.74-104. Sites for Public Uses.

In subdividing property, due consideration shall be given by the subdivider and the Planning and Zoning Board to the reservation or dedication of suitable sites for schools, parks, and other public uses.

Comments: *The proposed replat of the subject property to a six (6) unit townhouse is a redevelopment of previously developed property. No public reservations or dedications are required as a condition of redevelopment.*

Sec. 74-105. Variances.

Where because of topographical or other conditions peculiar to the site strict adherence to the provisions of the regulations would cause an unnecessary hardship, the Planning and Zoning

Board may recommend and the Commissioners authorize a variance, disregarding recommendations of the Planning and Zoning Board if it chooses.

Comments: *There are no topographical, special conditions or circumstances peculiar to the subject property that is not applicable to other similarly situated lots in the district.*

The proposed townhouse lots are in the RFM-30 Resort Facilities Medium Land Use District, and are in full compliance with the Townhouse Regulations of Section 68-490. Site Data shows full compliance, as shown on the succeeding table.

SITE DATA

<u>Category</u>	<u>Existing</u>	<u>Required (Allowed)</u>	<u>Proposed</u>
Land Use:	RFM-30	-----	RFM-30
Land Use District:	Resort Facilities Medium	-----	Same
Permitted Use:	Residential Multifamily	-----	Multifamily (6 Townhouses)
Gross Lot Area:	18,073 SF (0.42 Acres)	-----	0.42 Acres
Gross Area for Density Purpose	18,073 SF (0.42 Acres)	-----	0.42 Acres
Min Lot Area (Multifamily)	18,073 SF (0.42 Acres)	--9000SF--	18,073 SF (0.39 Acres)
Density (max)	M-Family 15/Acre	0.42AC (15/AC)=6 Max	6 Unit Townhouses
Max. Building Height (ABFE)	Vacant	60 FT/5 Liv. Lev.	26.83FT/2 Liv. Levels
Building Coverage	-0-	50%All Districts	28%(5,104 SF/18,073 SF)
Vehicular Use Area	-0-	-----	5,600 SF
ISR	-0-	70%	12,390/18,073 SF=68.6%
Retention Area	-0-	18,073 (.083) = 1500 CF	1,739 CF
Open Space	100%	-----	5,583 SF = 31.5%
Parking Spaces.	-0-	12 Spaces	12 Parking Spaces

Proposed lots are in compliance with the minimum requirements for townhouses in the RFM-30 Land Use District (coverage percentages are noted on site plan).

4. ARTICLE V. PLATS

Sec. 74-131. Preliminary Plat; Content and Form.

The preliminary plat was submitted in compliance with the requirements of Sec. 74-131 *Preliminary plat; content and form, and was approved by the Board on January 17, 2008.*

Sec. 74-132. Final Plat; Form and Content.

The final plat as submitted is in compliance with the requirements of Sec. 74-132. *Final Plat; content and form.*

Comments: *The applicant has submitted the final plat for review and approval by the Planning and Zoning Board and for forwarding to the City Commission.*

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board **RECOMMEND APPROVAL** to the City Commission of the Final Plat subject to conditions pertaining to alley improvements, required parking plan, height of screening, and seawall repair, and stormwater retention as outlined in this staff report and listed as in the conditions of site plan approval found in PZ-2008-01-SR.

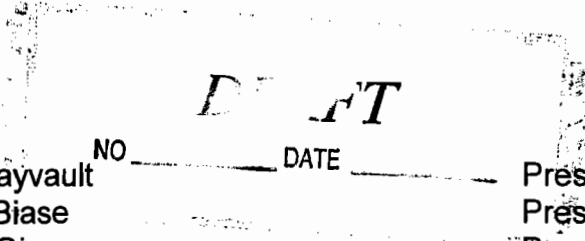
FINAL PLAT:

Action: Recommend Approval Recommend Denial Tabled

Comments:

DRAFT

**CITY OF TREASURE ISLAND, FLORIDA
PLANNING AND ZONING BOARD
February 21, 2008**



1. ROLL CALL:

	NO	DATE	
Lynn Dayvault			Present
Ron DiBiase			Present
Susan Givens			Present
Daniel Helton			Present
Heidi Horak (Chair)			Present
Kevin Johnson			Present
Harry Long			Absent (arrived 2:30 pm)
Pam MacIntyre			Present
Joel Manings			Present
Kathy McCreary			Present
Frank McConnell			Present
Joe Roberts			Absent
Robert Shogren			Present
Christopher Sierra (Vice-Chair)			Absent
Ruthie Starkey			Present

Chair Heidi Horak called the meeting to order at 2:02 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 Mr. Roberts and Mr. Sierra phoned to report their absence.

2. APPROVAL OF MINUTES:

Motion was made by Ms. Givens and seconded by Ms. MacIntyre to approve the minutes of the meeting of January 17, 2008 as corrected. The correction as requested by Mr. McConnell is to be on page (4), 5th paragraph to read: *Mr. McConnell expressed a concern with late information from the City but stated that he would not like to see the applicant penalized because of it and also that he is not comfortable with the traffic flow.* Upon a voice vote the motion was passed by unanimous consent.

2/21/08



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. ITEMS OF BUSINESS:

[PZ-2008-01-SD – Final Plat] – Treasure Island Development, LLC, 119 99th Avenue, is requesting a subdivision of Sawyer and Harrell’s addition to Boca Ciega Pass Subdivision, Block 5, Lot 9, together all lands lying between the boundary of that lot and the high water line of Boca Ciega Bay, as recorded in Plat Book 3, Page 41, Public records of Pinellas County. This lot is proposed to be replatted into seven parcels (Lots 1 – 6, and Tract “A”) in a manner suitable for townhouse development (New legal description: Bella Casa Townhomes, Lots 1, 2, 3, 4, 5, 6, and Tract “A”. Lots 1 – 6 are proposed for townhouse development and Tract “A” is a common area. *Resort Facilities Medium (RFM-30)*

The City Planner offered a brief review of the previous approval of the preliminary plat and then began a verbal and video presentation regarding the final plat and answered questions of the Board.

Ms. MacIntyre requested clarification of the 10 day requirement regarding preliminary/final plats to be given to the Board members.

The City Planner explained that the interpretation of Administration is that the 10 day requirement relates to the applicant getting the preliminary/final plats to the office. Ms. Rosetti went on to explain the process presently in place for dealing with preliminary/final plats.

Mr. Helton questioned the planned surface of the alley.

The City Planner explained that both the staff recommendation for paving and the Board recommendation for dirt and shell will be presented to the City commission.

Ms. MacIntyre questioned whether there is a report from the Building Official.

Ms. Starkey suggested that the codes presently in use be updated to reflect the current procedures followed by staff.

2/21/08

NO

DRAFT

DATE

The City Planner read from the City Charter Section 4.04 which relates to the powers and duties of the City Manager who has the ability to appoint whom he deems necessary employees administrative duties and he can also appoint certain administrative officers to perform certain functions. Ms. Rosetti explained that when she was hired there was no City Planner and the City Manager at that time assigned her specific duties. She stated that the Charter would take precedence over the outdated Codes.

The City Building Official, Mr. Neal Schwartz, was duly sworn in and addressed the Board giving an explanation of the development review process that staff presently utilizes.

The City Planner explained the conditions of the site plan approval regarding a parking plan and stated that the applicant has submitted a parking plan to staff and upon the hiring of a new Public Works Director the plan will be reviewed.

There were no public comments.

Mr. McConnell requested clarification regarding the side setback.

ACTION:

Motion was made by Ms. Givens to approve the final plat. The Chair requested an amendment to the motion to state to recommend to the City Commission for approval as presented with stated conditions of staff as noted on the staff report. Ms. Givens agreed to the amendment and Ms. McCreary seconded the motion as amended.

Upon roll call the vote to approve the motion was passed by unanimous consent.

~~**[PZ-2008-02-VR – Variance] – Yvonne Nelson, 118 86th Avenue is requesting a variance to allow an addition that will encroach into the rear yard setback area of a single-family structure. Residential Medium (RM-15)**~~

~~Mr. Helton recused himself from this case as a noticed neighbor.~~

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

**City of Treasure Island
Planning and Zoning Board**

FOR OFFICE USE ONLY

- Variance
- Administrative Appeal
- Preliminary/Final Plat
- Subdivision
- Special Exception

Name: Treasure Island Development, LLC

Address: 119 99th Avenue

Case No. PZ-2008-01-SD

Date: February 21, 2008

REQUEST: A request for the subdivision (final plat) of an existing lot to be divided into a six-unit townhouse subdivision located at 119 99th Avenue.

Motion: to recommend to City Commission to approve final plat with stated conditions of staff as noted

Moved by: Ms. Givens

Second by: Ms. McCreary

P & Z Board Members	YES	NO	ABSENT	ABSTAIN
Lynn Dayvault	✓			
Ron DiBiase	✓			
Susan Givens	✓			
Daniel Helton	✓			
Heidi Horak	✓			
Kevin Johnson	✓			
Harry Long			✓	
Pam MacIntyre	✓			
Joel Manings	✓			
Frank McConnell	✓			
Kathy McCreary	✓			
Joe Roberts			✓	
Robert Shogren	✓			
Christopher Sierra			✓	
Ruthie Starkey	✓			

ACTION:

- Variance ↑ Granted ↑ Denied
- Administrative Decision ↑ Upheld ↑ Overruled
- Preliminary Final Plat ↑ Approved ↑ Denied (Advisory to City Commission only)
- Site Plan Review ↑ Approved ↑ Denied (Appeal to City Commission within 30 days)
- Special Exception ↑ Approved ↑ Denied

Any approvals are subject to staff recommendations, unless otherwise specified by the Board.

CONDITIONS/STIPULATIONS/COMMENTS:

on staff report.

Presiding Member [Signature]

Date 3-5-08

Recording Secretary [Signature]

Date 2-21-08

City Planner [Signature]

Date 2/21/2008

**CITY OF TREASURE ISLAND
FLOOD PLAIN DEVELOPMENT APPLICANT FOR DEVELOPMENT ORDER
SUBDIVISION APPLICATION**

OFFICE USE ONLY:

Fee 01-32900 Preliminary \$500.00 Final \$250.00

1. **APPLICANT:**

Name of Owner: Treasure Island Development, LLC
 Address: 1000 South Harbour Island Blvd
 City: Tampa State: FL Zip: 33602
 Phone (home): _____ Phone (work): (813) 760-5671
 Contact Person: Trevor Howard Phone: 481-5049
 Contact Address: 1601 3rd St. S. St. Petersburg, FL 33704.

2. **PROPERTY DESCRIPTION:**

Street Address: 119 99th Ave. City of Treasure Island
 Land Use: RMF30 Site Area: 18,073 Sq. Ft
 Legal Description: Sawyer & Horrell addition
 Lot: 9 Block: 5 Subdivision: to Boca Ciega Pass
 Present Zoning District: RMF 30 Flood Zone: AE-11

Description of Adjacent Properties:

North: Multifamily East: Boca Ciega Bay.
 South: Single & Multifamily West: Single & Multifamily

3. **SUBDIVISION REQUEST:**

WITH REFERENCE TO ORIGINAL (PROPERTY) PARCEL: Lot 9 together with all lands lying between that lot and the HW line of Boca Ciega Bay
 TO NEW SUBDIVISION PARCEL: Subdivide into 6 unit subdivision / 6-unit townhouse subdivision Block 5

4. Required attachments and filing fee must accompany this application. The date of application shall be the date the application is complete with all required attachments and fees.
5. Preliminary plat approved by the Planning and Zoning Board, and final plat approved by Planning and Zoning Board and City Commission.

I hereby certify that the information contained herein is correct to the best of my knowledge. All provisions of laws and ordinances governing this type of issue will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction

Trevor Howard
 SIGNATURE

Jan 4 / 2008
 DATE

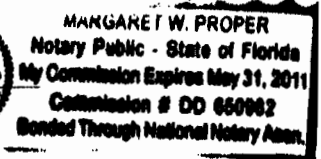
STATE OF FLORIDA COUNTY OF PINELLAS

Before me this date personally appeared Trevor Howard, who being duly sworn, deposes and says that the above is a true and correct certification, and who is personally known to me or who has produced Id. # 30804690080 identification and who did (did not) take an oath.

Sworn to and subscribed before me this 4th day of January 2008

Margaret W. Proper
 Notary Public

My Commission Expires 5/31/2011

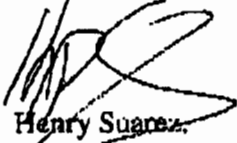


December 28, 2007

Dear Ms. Rosetti and the staff at the City of Treasure Island.

This letter serves as my authorization for Trevor Howard, P.E. of Howard Civil Engineering, LLC, to act as my agent in securing permits for the development of the Bella Casa Townhomes project.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Suarez", written over a horizontal line.

Henry Suarez
Managing member
Treasure Island Development, LLC

CITY OF TREASURE ISLAND, FLORIDA
PUBLIC NOTICE

APPLICANT: Treasure Island Development, LLC
1000 South Harbour Island Boulevard
Tampa, Florida 33602

PROPERTY ADDRESS: 119 - 99th Avenue

TREASURE ISLAND
CITY COMMISSION
PUBLIC HEARING

CASE NO CC-2008-01-SD-FINAL PLAT

DATE: Tuesday, March 18, 2008 TIME: 6:00 p.m.

Treasure Island City Hall Auditorium, 120 – 108th AVENUE

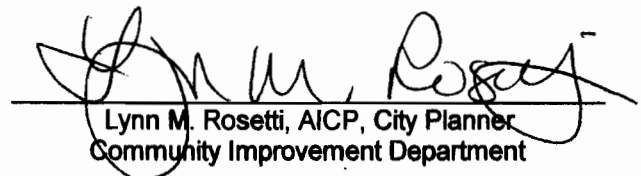
The **City Commission** will meet to consider a request for the subdivision (final plat) of existing Lot 9, together with all lands lying between boundary of that lot and the high water line of Boca Ciega Bay, Block 5, Sawyer and Harrell's Addition to Boca Ciega Pass. This lot is proposed to be divided into a six-unit townhouse subdivision and will legally be described as Lots 1 through 6, and Tract A (common area), Bella Casa Townhomes Subdivision. The property has a Land Use designation of Resort Facilities Medium (RFM-30).

PLANS FOR THIS APPLICATION MAY BE REVIEWED AT THE COMMUNITY IMPROVEMENT DEPARTMENT, 120 - 108 AVENUE, TREASURE ISLAND, FLORIDA, BETWEEN THE HOURS OF 8:00 AM AND 4:30 PM, MONDAY TO FRIDAY. FOR FURTHER INFORMATION CALL THE COMMUNITY IMPROVEMENT DEPARTMENT AT 547-4575.

Communications between Commission members and public. Because ex-parte communications are presumptively prejudicial (as they are inherently improper to quasi-judicial proceedings), all oral communications concerning the case between a Commission member and the applicant or the public are discouraged by Federal Law, unless made at the hearing on the case. In the event a Commission member receives a written ex-parte communication, the commission member shall immediately submit written communication to city staff so that it can be placed on file and any interested party can have an opportunity to review its contents.

ANY PERSON DESIRING TO FILE AN APPEAL TO THE DECISION MADE, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE MAY BE REQUIRED TO INSURE THAT A VERBATIM TRANSCRIPT IS MADE. SAID TRANSCRIPT SHALL BE MADE BY THE APPELLANT AT HIS OR HER EXPENSE. THE CITY MAINTAINS A TAPE RECORDING OF ALL PUBLIC HEARINGS. IN THE EVENT THAT YOU WISH TO APPEAL A DECISION, THE TAPE MAY OR MAY NOT ADEQUATELY INSURE VERBATIM RECORD OF THE PROCEEDINGS, THEREFORE, YOU MAY WISH TO PROVIDE A COURT REPORTER AT YOUR EXPENSE.

NOTE: THE STAFF COMMENTS AND OTHER CORRESPONDENCES MAY ALSO BE VIEWED AT THE COMMUNITY IMPROVEMENT DEPARTMENT OFFICE.


Lynn M. Rosetti, AICP, City Planner
Community Improvement Department

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Detail by Entity Name

Florida Profit Corporation

SUAREZ FINANCIAL GROUP, INC.

Filing Information

Document Number P99000016659
FEI Number 593560711
Date Filed 02/19/1999
State FL
Status ACTIVE

Principal Address

1000 SOUTH HARBOUR ISLAND BLVD
STE 2609
TAMPA FL 33602

Changed 04/27/2006

Mailing Address

PO BOX 1839
TAMPA FL 33601

Changed 04/13/2001

Registered Agent Name & Address

SUAREZ, HENRY R
1000 SOUTH HARBOUR ISLAND BLVD
STE 2609
TAMPA FL 33602 US

Name Changed: 04/13/2001

Address Changed: 04/27/2006

Officer/Director Detail

Name & Address

Title MR

SUAREZ, HENRY R
PO BOX 3398
TAMPA FL 33601

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DIVISION OF CORPORATIONS

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Detail by Entity Name

Florida Limited Liability Company

TREASURE ISLAND DEVELOPMENT, LLC

Filing Information

Document Number L05000089961
FEI Number 203450911
Date Filed 09/13/2005
State FL
Status ACTIVE
Effective Date 09/07/2005

Principal Address

1000 SOUTH HARBOUR ISLAND BOULEVARD
SUITE 2609
TAMPA FL 33602

Mailing Address

PO BOX 1839
TAMPA FL 33601

Registered Agent Name & Address

F & L CORP
ONE INDEPENDENT DRIVE, SUITE 1300
JACKSONVILLE FL 32202 US

Manager/Member Detail

Name & Address

Title MGR
SUAREZ FINANCIAL GROUP, INC.
1000 SOUTH HARBOUR ISLAND BOULEVARD
TAMPA FL 33602

Annual Reports

Report Year Filed Date

2006 04/27/2006
2007 04/25/2007

Document No.

A - 1

Prepared by and returned to:
Aubrey O. Dicus, Esquire
Battaglia, Ross, Dicus & Wein, P. A.
NTCS, Inc.
P. O. Box 41100
St. Petersburg, Florida 33743
PIN# 26/31/15/78786/005/0090
File # 457-05Y

WARRANTY DEED

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

THIS WARRANTY DEED is given this 23 day of September 2005, by GINO J. CENIANNI, a married man, and PATRICIA H DeCANDIDO, a married woman ("Grantors"), to TREASURE ISLAND DEVELOPMENT, LLC, existing under the laws of the State of Florida ("Grantee"), whose mailing address is 1000 South Harbour Island Boulevard, Suite 2609 Tampa, Florida 33602.

WITNESSETH, that the Grantor, for and in consideration of ONE MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,600,000 00) and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and sold to the Grantees, and Grantee's heirs, successors and assigns forever, the following real property, in Pinellas County, Florida and described as follows:

Lot 9, together with all lands lying between the boundary of that lot and the high water line of Boca Ciega Bay, Block 5, SAWYER & HARRELL'S ADDITION TO BOCA CIEGA PASS, according to the plat thereof as recorded in Plat Book 3 at Page 41, Public Records of Pinellas County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the current year.

More commonly known as: 119 - 99TH Avenue, Treasure Island, Florida 33706

✓ This property is not the homestead of the Grantors as defined by the Constitution of the State of Florida.

TOGETHER with all of the tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining, subject only to all easements, covenants, conditions, restrictions, reservations, and like matters of record, if any, (provided, however, that this reference shall not serve to re-impose same) and ad-valorem taxes for the current year and all subsequent years; and, the Grantor does hereby covenant with the Grantee that the Grantor is fully seized of the described real property in fee simple; that the Grantor has good right and lawful authority to sell and convey the described real property; that the described real property is free from encumbrances, except taxes accruing subsequent to December 31, 2004; that the Grantees shall have quiet possession of the described real property; that the Grantor will execute or procure any further necessary assurances of title to the described real property; and that the Grantor hereby fully warrants the title to the described real property and will defend the same against the lawful claims of all persons whomsoever

Signed, sealed and delivered in the presence of:

Laura Carey
Laura Carey

Printed Name:
J. B. Feld
Printed Name
JAMES B. FACKENHON

GINO J. CENTIANNI
GINO J. CENTIANNI

STATE OF FLORIDA

COUNTY OF Pinellas

BEFORE ME personally appeared on this 23rd day of September 2005, GINO J. CENTIANNI who is personally known to me or produced a FL ID as identification, and who acknowledged to and before me that she executed the foregoing conveyance. Heine



Notary Public State of Florida

Dolores A. Hartley
Notary Public DOLORES A. HARTLEY

IN WITNESS WHEREOF, the Grantors have executed this deed as of the day and year first above written

Signed, sealed and delivered in the presence of:

James B. Foxworth

Print Name: James B. Foxworth

Nancy C. Amann

Print Name: Nancy C. Amann

Patricia H. DeCandido L.S.
PATRICIA H. DeCANDIDO

STATE OF FLORIDA
COUNTY OF Pinellas

BEFORE ME personally appeared on this 23 day of September 2005, PATRICIA H DeCANDIDO who is personally known to me or produced FD as identification, and who acknowledged to and before me that she executed the foregoing conveyance.

Notary Public State of Florida

(Seal)



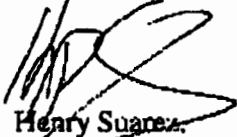
Nancy C. Amann
Notary Public

December 28, 2007

Dear Ms. Rosetti and the staff at the City of Treasure Island.

This letter serves as my authorization for Trevor Howard, P.E. of Howard Civil Engineering, LLC, to act as my agent in securing permits for the development of the Bella Casa Townhomes project.

Sincerely,



Henry Suarez,
Managing member
Treasure Island Development, LLC

RESOLUTION NO. 08-17

A RESOLUTION APPROVING THE FINAL PLAT OF BELLA CASA TOWNHOMES, GENERALLY LOCATED AT 119 99TH AVENUE; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the City Commission of the City of Treasure Island, Florida, that the final plat of Bella Casa Townhomes, generally located at 119 99th Avenue is hereby Approved.

This Resolution shall take effect immediately upon its adoption.

The foregoing Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida, sitting on the day of March 18, 2008 by Commissioner _____ who moved its adoption; was seconded by Commissioner _____ and upon roll call, the vote was:

YEAS:

NAYS:

ABSENT OR ABSTAINING:

Mary H. Maloof, Mayor

ATTEST:

Dawn Foss, City Clerk



CITY OF TREASURE ISLAND AGENDA COVER MEMORANDUM

March 18, 2008

Item No. F-5

DATE: March 10, 2008

TO: Mayor and Commissioners

FROM: Reid Silverboard, City Manager

SUBJECT: Ord. 07-14, Emergency Housing, 2nd Reading of Ordinance

One of the lessons communities in Florida learned from the 2004 and 2005 hurricanes is the need of impacted communities to make provisions in their Land Development Code for accommodating temporary housing during the recovery period.

Staff has reviewed ordinances from several Florida communities and has crafted a proposed ordinance that would permit, upon a declaration of a housing emergency by the City Commission, the use of mobile homes, travel trailers and recreational vehicles as temporary housing by individuals who have been displaced from their primary residence located within the City of Treasure Island due to damage from the disaster.

Only one temporary dwelling would be permitted per single-family property that has had its principal residential structure damaged and declared unsafe for occupancy by the Building Official. The temporary dwelling would have to be removed once the residence has been repaired or after 18 months, whichever occurs first.

In order to use a temporary dwelling on a property, it would have to be connected to sanitary sewer and electric service by licensed contractors. It would also have to meet setbacks to the maximum extent possible.

The City Commission considered Ordinance 07-14 at its Regular meeting on March 4, 2008 and approved it on first reading.

Recommendation

Staff recommends the Commission approve Ordinance 07-14 on second reading.

Ord 07-14, Emergency Housing Cover Memo 2nd Reading 3-18-08

ORDINANCE NO. 07-14

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA; AMENDING CHAPTER 10 PERTAINING TO CIVIL EMERGENCIES; ADDING A NEW ARTICLE PERTAINING TO EMERGENCY HOUSING; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the impact associated with hurricanes may create a state of emergency in the City of Treasure Island; and

WHEREAS, the devastation created by hurricanes may cause damage to all types of dwellings in the City, and as a result residents will be seeking housing assistance from the Federal Emergency Management Agency; and

WHEREAS, due to the damage to dwellings within the City caused by a hurricane, the City Commission may find it necessary to declare a housing emergency in order to allow residents and citizens to avail themselves of other temporary housing options; and

WHEREAS, such an emergency would constitute an immediate threat to the life, health and safety of the citizens of the City.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Treasure Island, Florida, as follows:

Section 1: Chapter 10, TITLED “CIVIL EMERGENCIES” of the City of Treasure Island Code of Ordinances is hereby amended as follows:

ARTICLE III. EMERGENCY HOUSING.

Sec. 10-87. Storage.

- c. (1) In the event of a declared emergency resulting in damage to property from a natural disaster, the time limitations imposed by this section for portable storage units shall be waived until such time as the city commission declares an end to the emergency. The use of the

portable storage unit shall cease either upon the repair or reconstruction of the individual's residence or no later than 18 months after the date the city commission declares a housing emergency, whichever occurs first. The City Manager may grant one or more extensions of 30 days provided sufficient progress, in the sole opinion of the City Manager or designee, is being made to repair or rebuild the principal structure.

Sec. 10-88. Emergency Housing.

(1) In the event a housing emergency is declared to exist by the city commission following a natural disaster, and subject to the conditions contained in this section, temporary structures such as mobile homes, travel trailers and recreational vehicles may be used as temporary housing by individuals who have been displaced from their primary residence located within the city of Treasure Island due to damage from the disaster, until such time as the city commission declares an end to the housing emergency.

(2) The following conditions shall apply to the use and placement of temporary structures such as mobile homes, travel trailers and recreational vehicles placed on properties only after the city commission declares a housing emergency following a natural disaster:

- a. A maximum of one (1) travel trailer/mobile home/recreational vehicle for the sole occupancy by the existing residents of the damaged home will be allowed on an existing home site providing the following conditions exist on the site:
- b. The home located on the site has been declared "unsafe" by the City's Building Official or designee.
- c. The travel trailer/mobile home/recreational vehicle must be properly connected to the city's sanitary sewer system in accordance with codes in effect at the time.
- d. Electrical service must be available on site and shall be properly connected to the travel trailer/mobile home/recreational vehicle.

- e. Only licensed contractors will be allowed to apply for a permit and perform any work related to the connection of plumbing, electrical, and mechanical service systems to the travel trailer/mobile home/recreational vehicle.
- f. Setback requirements shall be complied with to the maximum extent possible; but in no event shall a temporary structure be placed on the public right-of-way.
- g. The use of mobile homes, recreational vehicles, or travel trailers as temporary residences in zoning districts where such use is prohibited prior to the declaration of the housing emergency shall cease either upon the repair or reconstruction of the individual's residence or the city commission declares an end to the housing emergency, whichever occurs first;
- h. Housing sites for multiple temporary dwelling units established by the Federal Emergency Management Agency and approved by the city commission may be established in any zoning district;
- i. Legal and proper disposal of all sanitary sewer is required;
- j. Water and/or sewer connection to previously unserved locations will require permits and the payment of applicable connection fees.
- k. No person shall occupy a temporary dwelling unit prior to inspection of the electrical and plumbing connections to the unit and approval by the City's Building Official or designee.

Section 2. Severability. It is declared to be the intent of the City Commission of the City of Treasure Island, Florida, that if any section, subsection, sentence, clause or provision of this ordinance is held invalid, or unconstitutional by any court of competent jurisdiction, the remainder of the ordinance shall be construed as not having contained said section, subsection, sentence, clause or provision and shall not be affected by such holding.

Section 3. Effective Date. This Ordinance shall take effect upon adoption by the City Commission.

FIRST READING on the 4th day of March, 2008.

SECOND READING and PUBLIC HEARING on the 18th day of March, 2008.

Mary Maloof, Mayor

ATTEST:

Dawn Foss, City Clerk

Approved for Legal Sufficiency:

Maura Kiefer, City Attorney



CITY OF TREASURE ISLAND AGENDA COVER MEMORANDUM

March 18, 2008

Item No. F-6

DATE: March 7, 2008

TO: Reid Silverboard, City Manager

FROM: Dawn Foss, City Clerk

SUBJECT: Res. 08-15, Appointment of Library Trustee

Mr. Richard Szlezak served as a Library Trustee from September 2, 1977, until his recent passing. The vacancy created by his passing now needs to be filled. There is one application on file from Patricia Hubbard to serve as a Library Trustee. The City Clerk has spoken with Ms. Hubbard to confirm that she is still interested in serving, and she has answered in the affirmative.

RECOMMENDATION:

Staff recommends that Patricia Hubbard be appointed as a Library Trustee for a term ending on August 31, 2009.

RESOLUTION NO. 08-15

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND APPOINTING PATRICIA HUBBARD TO FILL THE VACANCY ON THE LIBRARY BOARD.

WHEREAS, Richard Szlezak; had served as a Library Trustee since September 2, 1977, and

WHEREAS, Mr. Szlezak passed away while serving as a Library Trustee, therefore creating a vacancy, and

WHEREAS, the City Commission of the City of Treasure Island desires to fill the vacancy.

NOW, THEREFORE THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND DOES HEREBY RESOLVE:

That Patricia Hubbard be, and she is hereby appointed to fill the vacancy on the Library Board for a term expiring on August 31, 2009.

The foregoing Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida, sitting on the 18th day of March, 2008 by Commissioner () who moved its adoption; was seconded by Commissioner () and upon roll call, the vote was:

YEAS:

NAYS:

ABSENT OR ABSTAINING:

Mary Maloof, Mayor

ATTEST:

Dawn Foss, City Clerk



CITY OF TREASURE ISLAND AGENDA COVER MEMORANDUM

March 18, 2008

Item No. F-7

DATE: March 7, 2008
TO: Reid Silverboard, City Manager
FROM: Dawn Foss, City Clerk
SUBJECT: Res. 08-16 Appointment of Code Enforcement Board Members

On February 22, 2008 a letter of resignation was received by Code Enforcement Board member Thomas Walkowiak, due to new time constraints.

John Watters and Bill Bennington are currently serving as alternates to the Code Enforcement Board. Mr. Watters was appointed on 05/15/07 for a term expiring on 08/31/10. Mr. Bennington was appointed on 11/20/07 for a term expiring on 08/31/10. Mr. Watters has indicated his willingness to serve as a regular member of the Board.

If one of the alternate members of the Code Enforcement Board is moved up to a regular member it will create a vacancy for an alternate member. There is one application by Stephen Gingrich on file for the Code Enforcement Board. Mr. Gingrich has indicated his willingness to serve on the Code Enforcement Board.

RECOMMENDATION:

Staff recommends that John Watters be appointed as a regular member of the Code Enforcement Board for a term expiring on 08/31/09, and appointing Stephen Gingrich as an alternate member of the Code Enforcement Board for a term expiring on 08/31/10.

RESOLUTION NO. 08-16

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND APPOINTING INDIVIDUALS TO FILL THE VACANCIES ON THE CODE ENFORCEMENT BOARD.

WHEREAS, a vacancy exists on the Code Enforcement Board; and

WHEREAS, there is a provision in the Code Enforcement Board rules for alternate members; and

WHEREAS, the City Commission desires to appoint individuals to fill said vacancies at this time.

NOW, THEREFORE THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND DOES HEREBY RESOLVE:

1. That the following individual be and he is hereby appointed to fill the vacancy on the Code Enforcement Board:

John Watters for a term expiring 08/31/09

2. That the following individual be and he is hereby appointed to fill the position of alternate to the Code Enforcement Board:

Stephen Gingrich for a term expiring 08/31/10

The foregoing Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida, sitting on the 18th day of March, 2008 by Commissioner () who moved its adoption; was seconded by Commissioner () and upon roll call, the vote was:

YEAS:

NAYS:

ABSENT OR ABSTAINING:

Mary Maloof, Mayor

ATTEST:

Dawn Foss, City Clerk

Res 08-16, Appt to Code Enforcement Board 3-18-08

RESOLUTION 08-24

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND, FLORIDA, ADOPTED PURSUANT TO SECTION 164.1052, FLORIDA STATUTES, DECLARING THE INTENT OF THE CITY COMMISSION TO INITIATE THE CONFLICT RESOLUTION PROCEDURES SET FORTH IN CHAPTER 164, FLORIDA STATUTES; FINDING THAT A CONFLICT EXISTS WITH THE CITY OF ST. PETERSBURG, FLORIDA, ARISING FROM THE EXPIRATION OF THAT CERTAIN WRITTEN INTERLOCAL AGREEMENT FOR TREATMENT OF WASTEWATER EXECUTED JANUARY 3, 1984 AND THE PROPOSED NEW RATES AND 25% SURCHARGES TO BE CHARGED BY THE CITY OF ST. PETERSBURG, FLORIDA IN THE NEW INTERLOCAL AGREEMENT FOR WASTEWATER SERVICES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Treasure Island, Florida (“CTI”) entered into an Interlocal Agreement for wastewater services with the City of St. Petersburg, Florida (“CSP”) on January 3, 1984 providing for the treatment of wastewater at the Northwest Sewage Treatment Facility for a period of 25 years.

WHEREAS, said Interlocal Agreement expired on January 3, 2008.

WHEREAS, a draft Agreement was submitted by CSP to CTI’s Public Works Director on May 31, 2007.

WHEREAS, a meeting was held among CSP’s Water Resources Special Projects Manager and Assistant City Attorney, and CTI’s Public Works Director and City Attorney on July 2, 2007, to discuss wastewater service issues.

WHEREAS,

WHEREAS,

WHEREAS, Chapter 164, Florida Statutes, entitled the “Florida Governmental Conflicts Resolution Act,” (“Act”) provides that governmental entities in dispute must attempt to negotiate their differences pursuant to the procedures outlined in the Act prior to commencing litigation regarding the conflict; and

WHEREAS, Section 164.1052, Florida Statutes, requires the governing body of the government entity initiating the conflict resolution procedures to adopt a resolution expressing its intent to initiate such procedure.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Treasure Island, Florida:

Section 1. The above-referenced “WHEREAS” clauses are true and correct and are incorporated herein by reference.

Section 2. The City Commission of the City of Treasure Island, Florida, hereby expresses its intent to initiate the conflict resolution procedure pursuant to section 164.1052, Florida Statutes, with the City of St. Petersburg, Florida concerning the proposed Interlocal Agreement for Wastewater Services.

Section 3. The City Commission of the City of Treasure Island, Florida, finds that it has a conflict with the City of St. Petersburg, Florida, concerning the above-referenced proposed Interlocal Agreement for Wastewater Services. The issues in conflict include the legality of the proposed rates and the “out-of-city” 25% surcharge which could approximate up to Six Million Dollars (\$6,000,000.00) over the next ten years.

Section 4. The City Commission of the City of Treasure Island, Florida, hereby directs the City Manager through coordination with the City Attorney to forward a certified copy of this Resolution, as well as the required Conflict Resolution Letter, to City Attorney John Wolfe of the City of St. Petersburg, Florida, within five (5) days, by certified mail, return receipt requested, pursuant to Section 164.1052(1), Florida Statutes. The Conflict Resolution Letter shall include all items required by Section 164.1052(1), Florida Statutes, including without limitation:

- a. Description of the conflict between CTI and CSP;
- b. List of governmental entities with which CTI has a conflict;
- c. CTI’s justification for initiating the conflict resolution procedures of this Act; and
- d. Suggestions as to which individuals should be in attendance at the Conflict Assessment Meeting.

The City Manager is directed to also send a copy of the letter to any other state, county or other local governmental entity that may be affected by the CSP’s actions or by a settlement arising out of the Conflict Assessment Meeting, or whose interests may be substantially affected by the resolution of the conflict, or any other governmental entity the City Manager seems appropriate.

Section 5. The appropriate City officials are hereby authorized and directed to take all steps necessary to effectuate this Resolution.

Section 6. All Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 7. **Severability.** If any word, phrase, clause, sentence or section of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

Section 8. Effective Date. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED by the City Commission of the City of Treasure Island, Florida, this **18th** day of March, 2008, on a motion by Commission Member _____ and seconded by Commission Member _____.

Bildz _____
Collins _____
Gayton _____
Minning _____

Ayes: _____
Nays: _____
Absent or Abstaining: _____

Mary Maloof, Mayor

ATTEST:

Dawn Foss, City Clerk

Approved as to Form and Legal Sufficiency:

Maura J. Kiefer, City Attorney