

**CITY OF TREASURE ISLAND
BOARD OF COMMISSIONERS WORKSHOP
February 1, 2005
7:00 p.m.**

I. SILENT ROLL CALL BY DEPUTY CITY CLERK:

Mayor Mary Maloof		Present
Commissioner Phil Collins		Present
Commissioner Ed Gayton		Present
Commissioner Richard Kraus	Vice-Mayor	Present
Commissioner Alan Bildz		Present

II. PUBLIC COMMENTS:

Mr. Frank McConnell stated that the Civic Leaders group is meeting on the first and third Wednesdays from 5:00 p.m. to 6:30 p.m. in the Garden Room at the Community Center. He asked that the meetings be publicized and he stated that public comments will be taken at the end of the meetings.

Mr. Kent Davis requested that a "no wake zone" sign be placed in the waterway along 115th Avenue.

Mr. Davis stated that the sign with a stop and go red arrow at the intersection of Gulf Boulevard and Central Avenue has been removed. He asked that it be put back up in this location.

Ms. Karen Banks stated that she is the owner of *Beach Baby*. She thanked the Commission for authorizing the farmer's market to be held downtown on Saturdays.

III. MINUTES:

None.

IV. DISCUSSION ITEMS:

1. Treasure Island Partnership Business Survey Results (Professor Jay Mulki) –

Mayor Maloof announced that Professor Jay Mulki of the University of South Florida would be presenting the results of the Treasure Island Partnership's business survey.

Professor Mulki reviewed with the Commission the results of the survey entitled,

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“What do you want to do tonight?”

Commissioner Bildz asked what the Commission should do with these results.

Professor Mulki stated that the residents have indicated an overwhelming interest in having a chain grocery store. He said they also indicated they would like to see businesses that cater to both tourists and residents. He said the results indicate that Treasure Island is an active community.

Professor Mulki stated that the survey can be further refined by identifying gender, age, income levels and education levels.

Commissioner Collins stated that he felt a dinner theater that sells tickets for participating restaurants would be a good way to get foot traffic in the downtown area.

Mr. Ken Brown stated that this survey provides the Commission with invaluable information regarding what the community desires for businesses in Treasure Island. Mr. Brown thanked Professor Mulki for working with the Treasure Island Partnership to compile the results from the survey.

Mayor Maloof stated that the results of the survey provide the Commission with a map to focus on the businesses that the community is interested in having.

The City Manager stated that the results of the survey speak very loudly as to what types of businesses the community is interested in seeing in Treasure Island. He said most people are happy with the general character of the city but they feel there are some key things missing.

The City Manager stated that all of the barrier islands are experiencing a rapid change in the demographics due to the increase in real estate values. He said the response to the survey was overwhelming and that staff would bring back options for the Commission to consider.

Ms. Marie Barba stated that the community should define the type of architecture that is preferred. She asked if this issue could be incorporated into a future survey.

Mr. Sid Rice stated that the Commission needs to address the LDR's since the design of buildings is limited by the current Code.

Ms. Dominique Reiter complimented the owners of Topps and said that she thinks it's a great store.

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Mr. Lenny Kaul, Jr. stated that changes need to be made to the downtown district. He said he sees opportunities for Central Avenue and John's Pass as downtown areas but not Sunset Beach. He cautioned the Commissioners and asked that they confine redevelopment of the downtown to certain districts.

Mayor Maloof stated that the focus of the survey was to define the types of businesses that the community desires in Treasure Island.

Mayor Maloof thanked Professor Mulki for compiling and presenting the results of the survey. She said the TI Partnership may use his suggestions for refining the survey in the future.

2. Request for Free Use of the Community Center for Mayor's Prayer Breakfast (Friendship Community Church) -

The City Manager stated that Pastor David Okerstrom was present to address the Friendship Community Church's request for the free use of the Community Center to hold the Mayor's Prayer Breakfast on Saturday, February 19th at 8:00 a.m.

Pastor Okerstrom stated that the Friendship Community Church is asking that the Commission consider waiving the fee for the Community Center due to the nature of the event. He said the breakfast will cost \$10 per person to cover the cost of the food and he invited the Commissioners to attend. Pastor Okerstrom indicated that the Chaplain from Central Command and Lieutenant Colonel Dave West (currently in Iraq) of Mac Dill Air Force Base would be in attendance. He stated that tickets were on sale at Benjamin's Bokay and the Chamber of Commerce.

Mayor Maloof stated that she felt it would be a terrific event and she encouraged people to attend.

Mr. Lenny Kaul, Jr. stated that he would check with his civic association to see if the civic association could donate the money to cover the fee for the rental of the Community Center.

The Commission will consider a resolution authorizing the free use of the Community Center by the Friendship Community Church for February 19th at the Commission meeting on Tuesday, February 8th.

3. Bascule Bridge Traffic Control –

Public Works Director Don Hambidge stated that Mr. Jim Phillips from E.C. Driver and Mr. Jim Fitzer from Johnson Brothers were present to address the Commission regarding its options to ease the backup of traffic on the Causeway.

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The Public Works Director stated that eliminating the westbound toll between 4:00 p.m. and 7:00 p.m. seems to be easing traffic flow.

Mr. Jim Phillips stated that the Coast Guard may react favorably to reducing the number of bridge openings now that there is a definite impact on traffic flow. He estimated that the City has a 50/50 chance of getting the Coast Guard to reduce the number of openings to two per hour.

Mr. Phillips stated that he was not in favor of placing a right turn only lane into the Treasure Island Tennis and Yacht Club (TITYC). He said it would be difficult to widen the road there and then change it back after construction is complete.

The Public Works Director stated that the engineers and he were not in favor of placing a left turn lane at 79th Avenue and a right turn lane for Paradise Boulevard because it would create a one lane road for one-half of the Causeway in both directions.

Commissioner Gayton asked if the Public Works Director could move the cones back to 79th Avenue to prevent drivers from racing up the middle of the lane. The Public Works Director stated that he did not recommend this as it would force a single lane roadway back to St. Petersburg which will affect the flow of traffic through other intersections in St. Petersburg.

Commissioner Gayton recommended that the City place the cones back to 79th Avenue and take the cones out if they cause major backups. The Public Works Director stated that he would rather not adversely affect traffic back to Park Street.

The City Manager stated that the issue the Public Works Director and the engineers have deals with capacity. He recommended that the Commission authorize the Public Works Director and the engineers to remove the cones if they create gridlock back to Park Street.

Commissioner Kraus asked if eliminating the westbound toll from 4:00 p.m. until 7:00 p.m. is addressing the backup of traffic adequately. The Public Works Director stated that it seems to be working and that he was comfortable with it.

The City Manager stated that the impact on revenue with the elimination of the westbound toll during rush hour amounts to a decrease of \$14,000 per month thus far.

The City Manager stated that the City still needs to maintain and operate the Causeway and maintain a contingency fund during construction of the bascule bridge. He said if the City can get the Coast Guard to cooperate in reducing the

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bridge openings it will go a long way in helping to ease traffic flow on the Causeway.

Commissioner Kraus stated that the revenue is based on one day's figures. He asked if the Commission will be provided with reports on Causeway toll revenues. The City Manager stated that the Finance Director will provide the Commission with a weekly report.

Commissioner Gayton asked if the City has the authority to place "no wake" signs in the waterway along 115th Avenue. The City Manager stated that he would look into the matter and report back to the Commission.

Commissioner Kraus asked when the letter requesting a reduction in the number of bridge openings would be ready to send to the Coast Guard and the Mayor stated that the letter would be ready next week.

The Commission will consider a resolution approving a letter requesting that the Coast Guard authorize the City to reduce the number of bridge openings at the Commission meeting on Tuesday, February 8th.

4. Contract for SVTP Dune Restoration Project –

The City Manager reviewed with the Commission the status of the grant funds available for this project. He stated that if the Commission accepts the low bid from Tampa Contracting Services in the amount of \$46,500 and authorizes \$7,050 for professional design and contract fees, the grant total of \$53,550 would be reached.

The City Manager stated that he was not comfortable with the administrative proposed cost of \$10,525 from Phil Graham & Associates considering the size of the project. He said the City negotiated a modified fee of \$7,050.

Commissioner Kraus stated that the Commission previously approved \$10,525 for professional design and contract fees and he asked if anything had been paid. The City Manager responded negatively and stated that the services have not yet been provided.

Commissioner Kraus asked if this resolution serves the purposes of awarding the contract to Tampa Contractors and amending the previously approved resolution for professional design and contract fees and the City Manager responded affirmatively.

Commissioner Bildz asked why the City is providing a beach walkover to private property. The City Manager stated that staff is recommending a common boardwalk with walkover that will ensure the dunes are protected.

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Commissioner Bildz asked if the funds for the beach walkover in this location could be used towards the beach trail and the City Manager responded negatively.

The Public Works Director stated that there will be educational boards placed throughout the dune walkover and he recommended not making any changes to its design to ensure the use of the grant funds for this project.

The Commission will consider a resolution accepting the bid from Tampa Contracting Services in the amount of \$46,500 and amending the professional design and contract fees in the amount of \$7,050 with Phil Graham & Associates at the Commission meeting on Tuesday, February 8th.

5. Approve Purchase of Firefighter Protective Gear –

Fire Chief Charlie Fant reviewed with the Commission the request for approval to purchase 13 sets of firefighter personal protective gear.

Commissioner Collins asked if the gear is interchangeable. The Fire Chief responded negatively and indicated that the gear is custom fitted for the firefighters.

Commissioner Collins asked what happens with the gear if someone resigns. The Fire Chief stated that there is very little turnover of employees. He said the gear that is no longer being used is placed into the reserves and that the gear can be worn by others since it is not tightly fitted.

The Fire Chief stated that this gear has a five-year life expectancy.

The Commission will consider a resolution authorizing the purchase of firefighter protective gear at the Commission meeting on Tuesday, February 8th.

6. Approval of Modified Landscape Plan and Assignment of License Agreement for Carol Ann -

City Planner Lynn Rosetti reviewed the agenda cover memo requesting the Commission's approval of a modified landscape plan and assignment of the former Carol Ann Condo/Hotel license agreement with the Commission. She stated that the license needs to be assigned to the new ownership group, American Property Group, VI, LLC and the South Beach Condo Association.

Commissioner Gayton requested that the new agreement include a requirement that the portion of the property that is on city-owned land be made available for use by the public and the City Manager concurred.

Ms. Dominique Reiter asked if the agreement can be terminated within 15 days and

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City Attorney Maura Kiefer responded affirmatively.

The City Attorney recommended that the Commission execute a new agreement and she said she would like to review the relevant litigation history. Commissioner Collins asked how long it will take for the owner to provide proof of insurance and a revised drawing. The City Planner stated that proof of insurance and a revised drawing will be required right away and that the owner will have six months to obtain DEP approval for the sidewalk.

The Commission will consider a resolution approving a modified landscape plan and assignment of the Carol Ann license agreement at the Commission meeting on Tuesday, February 8th.

7. Proposed Schedule for Condo/Hotel Ordinance –

The City Manager reviewed with the Commission the proposed schedule for adoption of the revised condo/hotel ordinance. He said the second reading and ordinance adoption should be completed by the end of April.

Commissioner Gayton asked if the Commission passed a resolution next week referring the revised draft ordinance to the LPA, if the LPA could review it at its February 17th meeting and have the ordinance come back to the Commission for first reading and public hearing on February 22nd. He said the Commission could then have a special advertised meeting on March 1st for second reading and public hearing.

Deputy City Clerk Jennifer Nye stated that the first public hearing has to be advertised 7 days in advance and the second public hearing has to be advertised 5 days in advance. She also indicated that the St. Petersburg Times needs the ads 5 days in advance prior to the date they are to be published.

The City Manager stated that staff would look at the advertising requirements and the schedule and report back to the Commission.

The City Attorney stated that she wanted to be sure the Commission has the revised set of regulations dated February 1, 2005.

The Commission will consider a resolution referring the revised condo/hotel ordinance to the LPA at its Commission meeting on Tuesday, February 8th.

8. Redevelopment Options for Property Located at 12504 1st Street West -

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The City Manager stated that the survey should have indicated the address of the right-of-way immediately south of the proposal as 125th Avenue and not 126th Avenue and that the preservation land offered for exchange totals 13,440 square feet and not 30,449 square feet.

The City Planner reviewed with the Commission the owner Sid Rice's request for the city to vacate a right-of-way of 2.84 feet to facilitate the development of a proposed four unit residential condominium project.

The City Manager stated that Mr. Rice and his representatives were present to answer any questions of the Commission.

The City Manager stated that one of the proposed Charter amendments (if passed) will preclude the Commission from taking action regarding City-owned beachfront or beach access properties in the future.

The City Manager stated that there are a number of benefits the community would realize by taking action to vacate this right-of-way.

Mr. Kevin Besselo, a representative of the owner, stated that this request involves taking a problem piece of property and turning into 4 upscale, luxury condo units. He said the property owner is willing to relinquish 13,440 feet for a 2.84 foot right-of-way. Mr. Besselo said the owner is also willing to donate \$10,000 to establish a park in Sunshine Beach. He said he felt the Commission should consider the addition to the tax base that will be realized from the proposed condo units.

Commissioner Gayton asked if this request could be handled as a variance and the City Planner responded negatively. She said that preservation land use has a density of zero.

Commissioner Kraus asked if the property could be developed into three units. The City Manager stated that he did not know if the owner would consider redeveloping the property into three units.

Commissioner Collins asked if the owner could decrease the aggregate size of the units. The City Planner stated that zero density is tied to the land and not the building.

Mr. Lenny Kaul, Jr. recommended that the Commission table acting on this request until after the electorate votes on the proposed charter amendments.

Ms. Dominique Reiter presented the Commission with a map depicting City-owned

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property throughout Treasure Island. She requested that the Commission table the request until after the election.

Mr. Paul Schiano stated that he is direct neighbor to the property in question. He said he feels the present property is a nuisance to the neighboring property owners. Mr. Schiano spoke in favor of granting the request and he said that the City would not lose the entire right-of-way, just 2 ½ feet. He said he felt the neighborhood would also be in favor of granting this request. Mr. Schiano stated his concern regarding the noise that would be created during construction.

Ms. Mary Daughtry asked whether this would be a far trade for the City since the City would be getting beachfront property that nothing can be built on. She said she felt the timing was too close to the Charter amendments coming before the electorate. Ms. Daughtry urged Sunshine Beach residents to state their opinions regarding this proposal.

Mr. Frank McConnell stated that this request raises a critical issue of using public land to allow an increase in density. He asked that the Commission look at the implications and the precedence that may be set before acting on the request.

Commissioner Kraus stated that he was in favor of waiting until the electorate votes on the proposed Charter amendments.

Commissioner Gayton stated that he did not feel the Commission could make an informed decision without receiving a site plan to review. He stated that he was not in favor of rushing this through and Commissioner Bildz concurred.

Commissioner Bildz asked why a replat is necessary. The City Planner stated that it would unify the property and provide a clear title and legal description to create a new legal entity.

Mr. Besselo stated that the property owner is more than willing to meet the conditions requested. He said the construction of this building would not include the use of pile drivers.

The City Manager stated that the property owner can choose to build a 12 unit hotel without requiring any consideration on the part of the City.

Commissioner Collins stated that he had no problem with the concept and that it was the timing of the request that concerned him.

Commissioner Gayton suggested that the Commission move the request forward to the next meeting and that the Commission solicit input from the Sunshine Beach

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residents.

Ms. Dominique Reiter asked if there would be time to pass the ordinance before the March election. The City Manager stated that an ordinance for first reading will be provided for next Tuesday's meeting.

Ms. Reiter stated that she felt the Commission could be rushing to judgment if it acts on this. She urged the voters to come out and vote on the proposed Charter amendments.

The City Attorney stated that she would need an accurate survey and a deed in order to draft an ordinance.

The Commission will consider an ordinance vacating a right-of-way to facilitate the development of a four unit condominium at 12504 First Street West at the Commission meeting on Tuesday, February 8th.

9. Height/Parking Variance Request - TITYC (No Discussion) –

The City Manager stated that the Deputy City Clerk has verbally communicated with the Florida Commission on Ethics (who is reviewing the issue of possible voting conflicts) and that staff is waiting for a reply. He recommended that the Commission move forward with the scheduled public hearing on February 8th.

The City Attorney stated that she contacted Florida Municipal Attorneys Association was not able to answer the question regarding voting conflicts.

A public hearing for this multiple variance request is scheduled for Tuesday, February 8th.

10. Request to Support Florida League of Cities' Key Priority Issues –

The City Manager stated that the Florida League of Cities is requesting that the Commission support its request to adopt a resolution that support's the League's key legislative priority issues. He indicated that he reviewed a CD detailing the priorities and he said that some of the priorities would benefit Treasure Island while that none of them would negatively impact this community.

Commissioner Bildz asked the City Manager to research the first 3 key priority issues and the City Manager stated that he would do so and report back to the Commission.

The Commission will consider a resolution supporting the Florida League of Cities'

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key priority issues at the Commission meeting on Tuesday, February 8th.

11. Anonymous Donation of 100 Videotapes –

The Commission will consider a motion accepting the anonymous donation of 100 videotapes at the Commission meeting on Tuesday, February 8th.

V. OLD BUSINESS:

Commissioner Gayton requested that staff research the status regarding National Oceanic & Atmospheric Administration (NOAA) grant funds available for the extension of the beach trail and that staff report the findings back to the Commission. He recommended that the project be divided into 3 sections.

The City Manager stated that he has a meeting scheduled with NOAA and FDEP to discuss the beach trail for next week. He said the grant funds (over \$300,000 from the oil spill) are still available and that the City has funds budgeted in this fiscal year's budget for this project. The City Manager stated that he would place the item on the agenda for discussion after his meeting next week.

VI. CITY MANAGER/CITY ATTORNEY REPORTS AND COMMENTS:

The City Manager stated that the Community Improvement Department held its first workshop for contractors, engineers and architects in the Garden Room at the Community Center. He said that ideas were solicited on how the department can improve its service to the contractors. The City Manager stated that another workshop will be held next month.

VII. REPORTS & COMMENTS BY COMMISSIONERS:

Commissioner Kraus stated that Paradise Island Civic Association (PICA) held a wine and cheese event and installation of officers on Friday, January 28th.

Mayor Maloof stated that the Mayor's Council will meet with the state legislative delegation this month.

Mayor Maloof stated that she and her husband attended County Commissioner John Morroni's Gold Shield dinner along with Commissioner Bildz and his wife on Friday, January 28th. She said the proceeds were donated to the Children's Burn Foundation.

VIII. PUBLIC COMMENTS:

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Mr. Frank McConnell spoke on behalf of the Civic Leaders group. He said the members have been asked to elicit information from the individuals they represent. Mr. McConnell said public comments are being taken at the end of the Civic Leaders' meetings.

Mr. John Burke stated that 60 people participated in the Gulf Beaches Rotary Golf and Tennis Challenge and that the event raised close to \$6,000. He said the City will receive half of the proceeds.

Ms. Mary Daughtry asked if it was possible for the TITYC to provide for parking underneath the building to decrease the number of parking spaces the club is requesting.

Ms. Daughtry stated that several residents in Sunset Beach have indicated that their recycling is not being picked up regularly since May of last year. She said she has apprised Commissioner Bildz of the situation. Commissioner Bildz stated that he is looking into the matter and waiting for an answer.

Ms. Daughtry thanked the commission for the opportunity to serve on the Charter Review Committee and she encouraged people to get out and vote on March 8th.

Ms. Dominique Reiter suggested that the police officers patrolling the bridge wear colored vests so they can assist with traffic control as well as bridge surveillance.

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IX. ADJOURNMENT:

Mary Maloof, Mayor

Phil Collins - District 1

Ed Gayton - District 2

Richard Kraus - District 3

Alan Bildz - District 4

ATTEST:

Ralph Stone, City Clerk