

**CITY OF TREASURE ISLAND
BOARD OF COMMISSIONERS MEETING
February 22, 2005
7:00 p.m.**

A. PLEDGE OF ALLEGIANCE: Led by Mayor Maloof

B. ROLL CALL:

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

C. PUBLIC COMMENTS:

Mr. Charles Weisgerber asked why Voters Watch will not release its current member list. He listed several individuals that are no longer members.

Ms. Clara Lee Selby commented on the Mayor's Prayer Breakfast. She said all but one Commissioner attended and she thanked the members of the Friendship community Church for their time and effort and the Commission for participating.

Mr. Harry Black thanked the Public Works Director and the City Manager for eliminating the westbound toll and for getting the signage up indicating that the eastbound toll is \$1.00. He said he no longer has to wait to get back onto the island.

Mr. Black spoke on behalf of the Hotel/Motel Association and he presented a check in the amount of \$1,250 for the wounded serviceman. Mayor Maloof thanked Mr. Black and the Hotel/Motel Association for the donation. She said she is opening a special bank account for these donations.

Mr. Frank McConnell spoke on behalf of Voters Watch and he said that the names and telephone numbers of board member are printed on the agendas. He said a candidate requested a list of the members and the Voters Watch board voted unanimously not to provide the list.

Mr. McConnell stated that the candidate debates will take place on Friday, February 22nd at City Hall with the district 1 debate starting at 6:30 p.m. and the district 3 debate starting at 7:50 p.m.

Mr. Sid Rice read a letter requesting a retraction regarding the article, entitled "Property Owner Backs off Quest to Obtain Easement" printed in the Neighborhood Times of the St. Petersburg Times. He said that the request was for an easement of

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approximately 3 feet by 125 feet and not the entire 50 foot easement as was printed in the newspaper. Mr. Rice said that in exchange he was offering not only \$10,000 for a park in Sunshine Beach but also over \$13,000 square feet of beachfront land. He also said that he withdrew this request. Mr. Rice stated that a retraction was printed on page 1 of the Neighborhood Times of the St. Petersburg Times.

Mr. Rice read a letter from Ms. Lori Rice expressing a concern regarding the potential loss of tourism in Treasure Island and requesting that the residents pay close attention to the proposed Charter Amendments that will be on the March ballot.

Mr. Rice stated that JD Hadsall's statements are "incorrect and flat out lies". He questioned why Ms. Dominique Reiter presented the recommendations of the charter Review Committee to the Commission rather than the Chair, Mr. Hadsall.

D. MINUTES:

Motion was made by Commissioner Kraus and seconded by Commissioner Gayton to approve the minutes from the meeting of November 30th as written. Upon roll call, the vote to approve was unanimous.

E. ITEMS OF BUSINESS:

1. GFOA AWARD –

Finance Director Darren LaFrance reported that the Government Finance Officers' Association of the United States and Canada awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Treasure Island for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended September 30, 2003. He said the City has received this award for the last 23 consecutive years.

2. Ord. – Vacation of Utility Easement at 240 – 260 108th Avenue (1st reading) -

After hearing the reading of the ordinance vacating and relocating a utility easement on private property located at 240 – 260 108th Avenue, motion was made by Commissioner Gayton and seconded by Commissioner Kraus to approve the ordinance as read.

City Planner Lynn Rosetti stated that the ordinance has been modified to take effect after the relocation of the storm sewer. She stated that the second reading and public hearing is scheduled for Tuesday, March 22nd.

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Commissioner Bildz asked if a replat was required to combine the two existing properties into one property. The City Planner stated that a replat was not necessary and that the property will include one condominium building with 16 units.

3. Height/Parking Variance Request – TITYC (Public Hearing) –

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.

No exparté communication was reported.

The City Planner reported that she received a letter from the Paradise Island Investment Corporation in support of the multiple variance request.

The City Planner offered a verbal and video presentation and answered questions from the Commission.

Commissioner Gayton and Commissioner Kraus expressed concern regarding the number of parking spaces available for members as well as residents.

Commissioner Kraus suggested placing a cap of 900 members as a condition of approval as well as the City receiving current membership lists.

Mr. Don Mastry, the attorney for the applicant, presented the multiple variance request to the Commission. He stated that the Treasure Island Tennis & Yacht Club (TITYC) plans to demolish the existing structure and construct a two-story clubhouse in its place. Mr. Mastry said the existing clubhouse has met the end of its useful life and that a new clubhouse is necessary to meet the needs of the members. A statement of hardship on behalf of the applicant was submitted.

Mr. Chambers stated that the TITYC requested that the Commission consider capping membership at 978 rather than 900 for debt service purposes.

Commissioner Kraus asked where the staging area would be located. Mr. Larry Gerwig, design builder, stated that while there is no firm plan for the staging area, the proposed plan is to have the staging area located in the grass area in the front flowing into the new construction, old tennis court location

A member of TITYC for close to 30 years stated that membership will decrease initially during then first phase of construction and then it will increase. He said the membership of TITYC normally fluctuates in the area of 800 members. The member stated that parking has not been a problem in the past and it will not be a

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problem in the future.

Mr. Jeff Chambers spoke as the current Commodore and as a member of the TITYC for 33 years and he said that a new clubhouse is necessary due to a lack of integrity in the current structure and the fact that it is antiquated.

Ms. Susan Stevens said she is looking forward to the landscaping of the TITYC parking lot since it currently looks like an "asphalt jungle". She stated that the increase in social functions that would result from the construction of a larger clubhouse may disrupt the neighbors. Ms. Stevens said she was in favor of placing a cap on the membership.

A member of the TITYC stated that the larger banquet room will be located inside the building so the noise would not bother the neighbors. He said he would rather not see the Commission place a cap on the membership due to the percentage of members that the club may lose as a result of the construction.

Mr. Rick Coyle, President of the Treasure Island Villas stated that the condominium association is in favor of granting the multiple variance request to the TITYC.

Commissioner Collins stated that if the TITYC increases its membership then parking may become an issue.

City Manager Ralph Stone stated that the TITYC is subject to the City's Code which has not been updated and therefore, it is a multi-use building that is required to meet residential standards.

The City Manager stated that since most banquet events will be held in the evening that the parking spaces requested are adequate.

Motion was made by Commissioner Kraus and seconded by Commissioner Gayton to approve the multiple variance request with the condition that the membership be capped at 900 allowing the City Manager at his request to be provided with a membership list from the TITYC to make sure membership is in compliance and if the club deemed it necessary to exceed the membership, the club would re-address the parking to provide additional parking for the additional membership and also not have the existing parking area utilized as a staging area

City Attorney Maura Kiefer stated that she was concerned regarding the legality of the City imposing a membership limitation on the TITYC. She said she would like the opportunity to research the issue.

Commissioner Kraus asked if the TITYC would accept the membership cap of 900.

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Commissioner Bildz stated that it is a soft cap because the TITYC would be required to re-address parking if the club wished to increase its membership over 900.

Commissioner Kraus asked if the TITYC would be amenable to capping its membership at 900 and Mr. Chambers responded affirmatively. He said the club could live with the membership cap as long as the club is not required to provide additional parking if the TITYC is able to show that no additional parking spaces are needed to increase its membership in excess of 900. Commissioner Kraus stated that he was in favor of Mr. Chamber's proposal.

Mr. Sid Rice stated that the LDR's should have been addressed to help the club with the use of shared parking. He suggested the TITYC consider stacking cars for special events to fit more cars in less space.

Mr. Rice asked if the height variance could be passed due to the referendum that requires that any changes to the LDR's be voted on by the electorate. The City Manager stated that the City Attorney indicated that the Commission is able to consider the variance request.

Commissioner Gayton stated that he would not be in favor of making stacked parking a condition of the variance approval.

Mr. Mastry stated that at some point construction will affect the parking lot when the tennis courts are under construction. He stated there is no intent of the TITYC to cause a parking hardship.

The City Manager asked the Commission to clarify if the TITYC will be permitted to use any of the parking lot for a staging area. He suggested that the motion be amended to include the statement that the TITYC make every effort to minimize the effect of construction on parking.

An amended motion was made by Commissioner Kraus and seconded by Commissioner Gayton that the Commission grant the multiple variance request with a membership cap of 900, with membership records available to the City Manager as requested and to keep the utilization of the parking lot for construction equipment or materials to a minimum.

Upon roll call, the multiple variance request was granted with a vote of 4 ayes and 1 nay as follows:

Mayor Maloof	Aye
Commissioner Collins	Nay

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Commissioner Gayton	Aye
Commissioner Kraus	Aye
Commissioner Bildz	Aye

4. Res. – Forwarding Removal of Fences from Site Plan Review Exemptions for LPA Review –

After hearing the reading of the resolution recommending that the City Commission forward a consideration to remove fences from the site plan review exemptions found in Section 70-33 of the Land Development Regulations to the Planning & Zoning Board for Local Planning Agency review, motion was made by Commissioner Gayton and seconded by Commissioner Bildz to approve the resolution as read.

The City Planner stated that the Commission expressed a concern regarding developments adding fences and walls that were not shown on the original site plans. She said that fences are currently exempted from site plan review unless required for screening purposes. The City Planner stated that a resolution has been prepared to consider removing fences from the site plan review exemptions found in Section 70-33 of the LDR's to the LPA for its review and recommendations.

Commissioner Bildz asked if the Planning & Zoning board is prohibited from taking official action regarding fences since they are exempt. The City Planner stated that fences can be an integral part of site plan review especially when screening requirements. She said if a fence is shown on the site plan it becomes part of the official review. She said not all site plans require fencing.

Commissioner Bildz asked if the Vittoria would be required to obtain a new site plan if the LPA agrees that fences should be removed from the site plan review exemptions. The City Planner stated that the Vittoria would be required to obtain a site plan modification.

Commissioner Bildz asked if a resolution is necessary to save historical icons such as the buccaneer statue as redevelopment occurs. The City Manager stated that the buccaneer as a sign is not in compliance with the current Code. He said the city could ask the owner to preserve the statue for use elsewhere.

The City Planner stated that she understood that the owner of the buccaneer is interested in retaining the buccaneer.

5. Res. – Authorizing the Use of the Community Center & Park for Anique Car/Motorcycle Show -

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After hearing the reading of the resolution approving the request from Sloppy Joe's Restaurant to use the Community Center and Park on Sunday, April 10, 2005, to hold an antique car show and motorcycle show to benefit the Moffit Cancer Center, motion was made by Commissioner Kraus and seconded by Commissioner Gayton to approve the resolution as read.

Upon roll call, the vote to approve was unanimous.

6. Res. – Endorsing Recommendations of the Pinellas Assembly –

After hearing the reading of the resolutions endorsing the recommendations from the Pinellas Assembly process that are found to be "areas of agreement" listed in Exhibit A; and providing an effective date; and to agree in concept to the recommendations from the Pinellas Assembly process that are found to be "areas for further discussion" listed in Exhibit B, motion was made by Commissioner Gayton and seconded by Commissioner Kraus to approve the resolutions as read. Upon roll call, the vote to approve was unanimous.

7. Motion – Proposed Staffing Hours for Sunset Beach Pavilion –

Recreation Director Cathy Hayduke stated that she adjusted the staffing hours at the Pavilion to accommodate for sunset times and that the Commission was provided with a schedule of the proposed staffing hours.

Motion was made by Commissioner Bildz and seconded by Commissioner Collins to revise the Beach Pavilion staffing hours based on the proposed staffing schedule making the correction of closing at 7:00 p.m. in the month of October.

Commissioner Bildz requested that the sign at the Beach Pavilion be changed to reflect the closing time of sunset.

Upon roll call, the vote to approve was unanimous.

8. Motion – Accept Donation from Gulf beaches Rotary to the Recreation Department -

Motion was made by Commissioner Kraus and seconded by Commissioner Bildz to accept the check in the amount of \$2,851.00 from the Gulf Beaches Rotary Golf and Tennis Challenge for the Treasure Island Recreation Department and requested that the Mayor send a thank you letter. Upon roll call, the vote to approve was unanimous.

9. Motion – Accept Donation from an Anonymous Donor of \$150.00 –

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Motion was made by Commissioner Gayton and seconded by Commissioner Collins to accept three checks (\$50.00 each) totaling \$150.00 from an anonymous donor to help celebrate the 50th anniversary of Treasure Island.

The checks are to be donated to the Fire Department, the Police Department and City Hall.

Upon roll call, the vote to approve was unanimous.

F. CITY MANAGER/CITY ATTORNEY REPORTS:

1. Farmers Market -

The City Manager reported that the Farmers Market agenda item was withdrawn from the agenda.

G. REPORTS BY COMMISSIONERS:

Commissioner Collins stated that the Mayor's Prayer Breakfast was a wonderful event. He commented that there were servicemen (who he referred to as heroes) that served in Iraq present at the breakfast. Commissioner Collins stated that the Chaplain gave a very moving account of how the Staff Sergeant makes sure that he is protected.