

**CITY OF TREASURE ISLAND, FLORIDA
BOARD OF COMMISSIONERS WORKSHOP
June 5, 2007
IMMEDIATELY FOLLOWING REGULAR COMMISSION MEETING**

The meeting was called to order at 6:40 p.m. by Mayor Maloof.

I. DISCUSSION ITEMS:

1. Historic Preservation Presentation – Heidi Horak

Ms. Horak gave a presentation on Treasure Island's Mid-Century Modern Motels and Hotels. She started with showing the Atlantic Monthly's website, which has a video that showcases many of the hotels and motels in Treasure Island. She attended a conference on this subject last month. Cities and towns are using projects like this to bring themselves back to the forefront. There has to be a marketing plan in order for this to move forward. We are halfway there. There is already marketing out there. We have repeat visitors. South Beach in Miami is a good example of a successful project. She has provided the Commission with a list of things that could be easily done now. The first thing that should be done is to do an historic survey. A grant was obtained in the past, but returned. It has been suggested that we reapply for that grant. There is also tax relief available.

Ms. Horak showed some newspaper articles from previous years regarding motels in Treasure Island. She read several e-mails from out of town visitors encouraging the City to preserve the hotels and motels. She then showed some pictures that she had taken several years ago.

Ms. Horak introduced Dave Baber, General Manager of the Sarasota History Council. Mr. Baber gave brief comments on the economic impacts of historic preservation in the State of Florida. One of the most successful programs of the National Trust is the Association of Historic Hotels. Heritage tourists tend to stay longer and spend more. He discussed the historic preservation programs in Sarasota County and the City of Sarasota.

Ms. Horak discussed the booklet entitled Contributions of Historic Preservation to the Quality of Life in Florida, done by the University of Florida. There is information regarding the cost of renovating properties versus using historic incentives. She then discussed the relationship between the City of St. Petersburg and the beaches here at Treasure Island. Central Avenue is the link between the two. She clarified that this is more important to the City of Treasure Island than it is to her personally. She does not have a vested interest in this. The world sees Treasure Island for this resource, and we should take advantage of it.

Mayor Maloof stated that we need to go to the Chamber of Commerce and the Hotel/Motel association and ask them to work with us on this project. Ms. Horak stated that you would have to show them something to get them interested. She suggested forming an ad hoc committee.

Commissioner Minning asked about the TDR's (transfer of development rights). What would that get you in Treasure Island? Ms. Horak explained that you would have to designate the properties first. Commissioner Minning asked if you would still be limited by the current LDR's. City Planner, Lynn Rosetti, explained that the LDR's were written to accommodate this, and how it would affect Treasure Island. Commissioner Minning clarified that if a property sold their development rights they would be locked into the current density.

Commissioner Bildz asked how we would get started, and whether we should authorize the City Manager to apply for the grant. It is a 50/50 matching grant. Commissioner Gayton asked how much the grant is, and how we could get it. Ms. Rosetti explained that in 2000 it was \$20,000, and it was a matching grant. The City's match was her time. She has done some of the legwork already. Commissioner Collins asked if we could get the job done for the amount of the \$20,000 grant. Ms. Rosetti stated that we would have to get some advice from the State. Commissioner Collins stated that his concern was that in the past we have not gotten enough input from the actual property owners. He thinks this is a great project, but shouldn't we know whether the owners will be on board before we do the survey? Ms. Rosetti explained that first we need to categorize the properties to see if they are eligible, or whether there are groupings of properties of a certain theme. In order for preservation to be successful the property owners need to be involved. You need to be able to tell the owners that their properties are significant, so need to do the survey first.

Commissioner Minning stated that he would like to see what the grant would look like, and the affects on the budget to get this started.

This item will appear on the July 3rd workshop for further discussion.

2. Beach Maintenance Area Plan

Rick Raus gave a brief explanation of this item. The Beach Stewardship Committee and the Public Works Department took an area of the beach near the St. Pete property to test a beach maintenance plan that includes a "no rake" area. We do the normal raking up to the water, but we leave a 12 to 15 foot area around each dune, which gives the dunes a chance to establish. Commissioner Gayton asked for clarification on the area that this covers. Mr. Raus explained the area under discussion. Commissioner Gayton commended the Beach Stewardship Committee for the work that they did here. He asked why this particular area was chosen, and why we don't preserve the dunes south of 108th Avenue. Acres of dunes are being removed every month by private rakers. He feels that there are areas south of here that have a smaller beach and no dunes. He stated that he agrees with the plan, but feels that it doesn't go far enough. Mr. Raus explained that it was a recommendation of Delta Seven to test the process. They have spoken with the private raker, and he is improving his process. The next step to control him would be DEP. Commissioner Gayton stated that the area between 104th and 99th is devastated by the private raker. He feels that it is time for us to do something about the dunes that are being decimated. There is nothing to keep the water out of those properties. 80% of that beach front area is raked. He would rather send this back to the Beach Stewardship Committee for them to send us a strong resolution to preserve the dunes. He doesn't feel that this resolution is strong enough.

Commissioner Minning agrees with Commissioner Gayton. He stated that what they have in front of them is in response to requests to the Beach Stewardship Committee to come up with a plan. He would propose that we take this in two parts. He would not recommend taking this back – it is a good step forward. He would suggest a separate proposal to extend the plan further south. There is an ordinance on our books that prohibits the destruction of the dunes. Code Enforcement should be enforcing this ordinance. He would be in favor of coming up with a similar map and extending this further south. This is just giving you a visual idea of the ordinance that already exists.

Commissioner Bildz stated that it was his understanding that Code Enforcement only deals with private property and the dunes are public property. Who would enforce this? Commissioner Collins stated that he feels that whoever is paying these rakers should be the one cited for this.

City Planner, Lynn Rosetti, stated that this week the Code Enforcement Officers will be citing two owners who are doing damage to their dunes.

City Attorney Maura Kiefer asked Commissioner Bildz what his concern was regarding the private property vs. public property and Code Enforcement. She stated that if a private property owner was the one responsible for the damage to the dunes, then the Code Enforcement officers could handle this. Ms. Kiefer stated that she will discuss this with the City Manager.

Mr. Silverboard stated that the appropriate action would be to discuss this with Steve West at DEP. He could rescind the permits if they are found in violation.

Commissioner Gayton stated that 25 feet of Sea Oats were destroyed by Tropical Storm Barry over the weekend. He asked if they could get more of them. Sunshine Beach Homeowners' Association is willing to plant them if they are provided. He then asked about the jetty at Sunshine Beach. Commissioner Minning stated that an order was placed last week for 750 one gallon Sea Oats. Mr. Raus stated that we may get 250 for the July planting. Commissioner Minning stated that the University of South Florida will be doing the jetty study. They hope to have an update on this at the next Beach Stewardship meeting.

This item will move forward to the June 19, 2007 meeting agenda.

3. Friendship Community Church Donation

The Friendship Community Church has donated \$100 to the City of Treasure Island Recreation Department. Mayor Maloof gave an explanation of why donations are accepted in this way. It is a way of acknowledging the generosity of the organizations. This item will move forward to the June 19, 2007 meeting agenda.

Dumpster Purchase

Hal Bruce gave a brief explanation of the proposed dumpster purchase. They went out to bid on this item, and got one bid back. It is the same price as last year. Commissioner Minning asked if the City recoups their cost on this. Mr. Bruce explained that it is built into the solid waste fees. This item will move forward to the June 19, 2007 meeting agenda.

Mayor Maloof explained that Mr. Hambidge is not here tonight because he is attending an FDOT conference, where he is presenting our bridge project. She commented that she is pleased that he has received the recognition.

4. Budget Workshop Schedule

Mr. Silverboard stated that the Commission adopted a budget schedule that called for workshops to discuss the budget between the dates of June 20th and July 2nd. The budget will not be ready by then, nor will the sessions in Tallahassee be finished by then. Additional time would allow for us to make the appropriate adjustments. We anticipate having a budget prepared and out to the Commission by June 29th, unless there is something that occurs with the special legislative session. He has spoke with other City Managers in the area, and everybody is up in the air on how to approach their budgets this year due to the uncertainty coming from Tallahassee. Our approach will be to do a normal budget, as well as one that includes cutbacks, and we will need some time to do that. Commissioner Gayton had asked some questions, and felt uncomfortable with setting the tentative millage rate on July 3rd. We have not received the numbers that we need to set the tentative millage rate. We need the preliminary assessed values from the Property Appraiser. We use that to calculate the proposed rollback rate, and what we are proposing for the millage rate for the upcoming year. We don't expect to receive that from the Property Appraiser until sometime after June 20th. By statute, they do not have to provide it until July 1st. There are other timeframes based on when we receive that that we have to meet in order to determine the tentative millage rates and set the public hearings. He suggested that they start reviewing the budget in workshops the week of July 9th.

Commissioner Gayton commented that he doesn't feel that there is any advantage to eliminating a workshop and shortcutting the process. Commissioner Bildz agrees, but pointed out that we can't raise the millage rate, but could go lower. Commissioner Gayton proposed eliminating items 2 and 3 on the resolution, and setting the budget workshops for the week of July 9th. Commissioner Collins asked if the meetings could be held in the mornings. Commissioner Bildz stated that afternoons were better for him. Commissioner Gayton suggested one morning, and one afternoon. Mayor Maloof suggested an all day meeting. Commissioner Gayton stated that there were questions that staff needed to prepare answers for, which were presented at the next meeting.

It was suggested to meet July 9th and 10th from 1:00 to 4:30. Other meetings will be scheduled as necessary.

II. OLD BUSINESS:

Commissioner Collins stated that he had received an e-mail from Don Hambidge regarding the paving project. He confirmed that the dates have not changed. He asked if the city would be notifying residents about the project. Mr. Silverboard answered in the affirmative. Mr. Silverboard also confirmed that they would be identifying potholes and getting them filled as soon as possible.

Commissioner Collins asked about the decorative tiles on the bridge, and how it would be addressed. Mr. Silverboard has had a conversation with Mr. Hambidge about it, and he is still working on this with the contractor.

Commissioner Gayton discussed a staff recommendation regarding Community Appearance Codes. They were referred to the LPA. Public hearings were held on March 6th and March 20th. He would like to discuss section 68:45 regarding vacant land. He asked why they kept bringing them back to the Code Enforcement board rather than enforcing the law. He suggested removing this from the code if it wasn't going to be enforced. He asked what the Commission's position was on this vacant land. Mr. Silverboard stated that it is probably not practical to require owners to plant ground cover in the midst of a drought when we can not water. The alternative would be to put something like stone or shell down. He has told the Code Enforcement officers to enforce the codes.

Attorney Kiefer suggested that this item be workshopped. There have been several sites brought to the code board for debris, which needs to be removed before a ground cover can be put down. Commissioner Collins asked about the property on 107th. Mr. Silverboard stated that they have been issued a permit to cut down the pilings, and there is a contract in place to construct a motel on that site. Staff is working on a proposed ordinance to handle that type of situation. We can require that they cut the grass, but we still have the pilings. Projects can start and then stop. This is an area of our code that needs to be addressed. Commissioner Minning stated that he is in favor of enforcing the ordinance. The Commission was in agreement on that. Commissioner Minning asked if the city can clean up a property and lien the property. Ms. Kiefer stated that the code board is going through the process with this property now, and explained the procedure. Mr. Silverboard stated that they would be seeing an ordinance to address that.

Mr. Silverboard stated that the City Attorney would need to take a look at the license for the shuffleboard courts regarding the city taking them back. Commissioner Gayton stated that they were given permission early on to demo them, but they did not do that. We have to check into the agreement again.

Commissioner Gayton asked for a consensus regarding instructing the City Manager to have the ordinances enforced.

Commissioner Minning asked about the status of the drum circle. He received e-mail from a citizen. Commissioner Bildz stated that he gets complaints as well about the trash left behind. Mr. Silverboard stated that he has asked Public Works to put more barrels out, and has asked staff about an ordinance that would address these events. Ms. Kiefer stated that there are several statutes that address this, as well as an administrative policy, and will work on another ordinance. She has been working with the Police Chief, and they have been monitoring the situation.

Mayor Maloof commented that she had gone to the beach to take pictures of the sand sculpture, and there are now people coming to the event in costume. It has become a big event. Commissioner Gayton gave the correct spelling of Mr. Coward's name for the reporter.

III. CITY MANAGER/CITY ATTORNEY REPORTS AND COMMENTS:

Ms. Kiefer stated that she had a meeting tomorrow with the St Pete attorney regarding the establishment of the erosion control line.

Mr. Silverboard stated that he had e-mailed the Commission a copy of the letter received from NOAA regarding the grant and information that they want. He will be working with Commissioner Minning **on this**.

IV. REPORTS & COMMENTS BY COMMISSIONERS:

Commissioner Collins thanked staff for the BIG-C meeting that they had with Dick Fletcher as the guest speaker. He gave a brief report on the content of the meeting. He has drafted a thank you letter to send to him.

Commissioner Collins thanked the Chamber of Commerce for their work on the Sun, Sand & Symphony event. They did a fabulous job.

Commissioner Gayton reported that the Isle of Palms Civic Association has met with Lynn Rosetti regarding the setback requirements. They discussed Code Enforcement. He suggested that people come to city hall and get a code enforcement complaint worksheet, complete it, and return it to the building department. It goes into a file and gets numbered, and a report is generated.

Commissioner Minning added that the code enforcement department will follow up with a response to the filing party.

Commissioner Minning agreed with Commissioner Collins regarding Sun, Sand & Symphony, and also thanked city staff.

Mayor Maloof stated that she has received a letter from the Library Cooperative. They are looking for board members. Applications must be in by June 15th.

Mayor Maloof stated that they had received the announcement for the 2007 institute for elected officials. It will be held in October in Ft. Lauderdale.

Mayor Maloof gave a reminder that there are now water restrictions.

Mayor Maloof thanked the Chamber of Commerce on the great job at Sun, Sand & Symphony.

IV. PUBLIC COMMENTS:

B C Acton spoke regarding the flooding at the corner of Bayshore and 83rd. Tropical Storm Barry came through at the same time as high tide. There was at least a foot of water on the road, and when cars came through there was a wake that flooded properties. She suggested putting barriers on Bayshore during these times, diverting traffic.

VI. ADJOURNMENT:

The meeting was adjourned at 8:55 p.m. by Mayor Maloof.