

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 to 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.

Mary Maloof, Mayor

Phil Collins – District 1

Ed Gayton – District 2

Bob Minning – District 3

Alan Bildz – District 4

ATTEST:

Dawn M. Foss, City Clerk