PLANNING & ZONING REGULAR MEETING
THURSDAY, JULY 24, 2025 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

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1. **MEETING CALLED TO ORDER BY PRESIDING OFFICER**

2. **CELL PHONE ANNOUNCEMENT**

3. **PLEDGE ALLEGIANCE**

4. **ROLL CALL**
   Richard Harris- Chair
   Ross Sanchez- Vice-Chair
   Chris Downing- Board Member
   Marvin Shavlan- Board Member
   Grant Smith- Board Member
   Kara Simm- Board Member
   Jennifer Bonvouloir- Board Member
   *Gary Potenziano- Alternate Board Member**
   *Mark Zdrojewski- Alternate Board Member**

   **Per Sec. 70-3, alternate members shall only vote on any matter when a board member is unavailable.*

5. **APPROVAL OF MINUTES**

   5.A Approval of April 17, 2025, and June 19, 2025, meeting minutes
   4.17.2025 Minutes .docx
   6-19 PZ Meeting.docx

6. **STATUS UPDATE ON PRIOR PLANNING AND ZONING CASES**
   Staff will address questions, comments, and/or concerns from the Board pertaining to prior cases.

7. **HEARING PROCEDURES**
   City Attorney explains hearing procedures.

8. **ADMINISTRATION OF OATH**

9. EX-PARTE COMMUNICATION DISCLOSURE

10. PRESENTATION OF ITEMS

10.A VAR-000516-2025- 10112 Tarpon Dr- Four variance requests.

1st Variance Request: To Sec. 68-541 to allow a proposed 5' wide front staircase for an elevated structure to encroach 7 feet into the front yard setback.

2nd Variance Request: To Sec. 68-541 to allow a proposed cantilevered balcony to encroach 3'-4" into the front yard setback.

3rd Variance Request: To Sec. 68-458 to allow a proposed 55" high decorative wall to encroach 5'-2" into the front yard setback.

4th Variance Request: To Sec. 68-541 to allow a proposed cantilevered balcony to encroach 3'-6" into the waterfront setback.

1. Staff Report.docx
2. Application.pdf
3. Warranty Deed.pdf
4. Variance Narrative.pdf
5. Site Plan Variance Illustration.pdf
6. Architectural Plans.pdf
7. Survey.pdf

11. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

12. REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

13. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY MEETINGS
NEXT LPA MEETING: TBD

NEXT P&Z MEETING: TBD

14. ADJOURNMENT