PLANNING & ZONING REGULAR MEETING
THURSDAY, FEBRUARY 19, 2026 – 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
   Mark Zdrojewski- Board Member
   Marvin Shavlan- Board Member
   Grant Smith- Board Member
   Ross Sanchez- Vice-Chair
   Chris Downing- Board Member
   Daniel Billingsley- Board Member
   *Valerie Acree- Alternate Board Member**
   *Gary Potenziano- 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 the following Planning and Zoning Minutes: October 23, 2025, and December 18, 2025.
   12.18.25 PZ MINUTES FINAL.pdf
   10.23.25 PZ Minutes.pdf

   5.B Approval of the following LPA Minutes: February 13, 2025, June 19, 2025, August 21, 2025, and January 15, 2025.
   2.13.25 LPA FINAL Minutes.pdf
   12.18.25 LPA MINUTES FINAl.pdf
   01.15.26 LPA Minutes Final.pdf

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.AVAR-000592-2026 A variance requesting approval of a 2.3' encroachment into the required side yard for an electrical meter platform in conjunction with structural elevation to adhere with current minimum flood elevation requirements.
1. Staff Report - 500 115th Ave.pdf
Complete Executed Variance Application Packet - 500 115th Ave.pdf

10.BVAR-000594-2026 An application requesting approval of two (2) variances to Sec. 68-541 granting a 6.8-foot variance to the required front yard setback for the construction of an external staircase, and a 5-foot variance to the required waterfront setback for the construction of a balcony; both in conjunction with structural elevation improvements to adhere with current minimum flood elevation requirements.
1. Staff Report - VAR-000594-2026.pdf
Variance Application Packet-City of Treasure Island-Chris and Diane Hawkins (1).pdf
Ownership 11385 8th St Hawkins.PDF
11385 Topo Survey (1).pdf

10.CSITE-000596-2026 A Site Plan Review to allow constructions of a new single-family dwelling
1. Staff Report SITE-000596-2026.pdf
10200 GULF BLVD TREASURE ISLAND_CF-1_01-19-2026.pdf
Site Plan Application Packet- City of Treasure Island.pdf

10.DVAR-000597-2026 An application requesting approval of two (2) variances to Sec. 68-541 to reduce the minimum interior side setback on the north and south sides of the parcel.
1. Staff Report - VAR-000597-2026.pdf
2. Application.pdf
2507-056 digital signed survey.pdf
8564_PDF Set-variance_1-19-26.pdf

10.ESITE-000598-2026 Site Plan Review to allow construction of a new single-family dwelling.
1. Staff Report SITE-000598-2026.pdf
Site Plan Application Packet- City of Treasure Island.pdf
8564_PDF Set-Site Plan approval_1-19-26.pdf

10.FSITE-000589-2025 Site Plan Review approval for a change of use from office to eating establishment (coffee shop) within the PR-MU-Core zoning district.
1. Staff Report SITE-000563-2025.pdf
2. Application.pdf
3. Affidavit to Authorize Agent.pdf

TREASURE ISLAND COFFEE SHOP_PERMIT SET_S&S.pdf
260127_A100_R1.pdf

10. GVAR-000599-2026 Approval of a variance request to Sec. 68-541 granting a 3-foot variance to the required side yard setback for the construction of a new Municipal Master Pump Station.
    MPS Staff Report - VAR-000599-2026.pdf
    TI MPS Replacement - 100% Design Plans.pdf
    MPS Site Phasing Plan.pdf
    MPS Site Demo.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