PLANNING & ZONING REGULAR MEETING
THURSDAY, MAY 21, 2026 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

---

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: April 16, 2026
   04.16.26 PZ Minutes.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-000626-2026 - Approval of a variance request to Sec. 68-541 granting a 9.5-foot variance to the streetside setback for a staircase in conjunction with structural elevation improvements.
1. Staff Report - VAR-000626-2026.pdf
2. Application_Redacted.pdf
3. Proposed Site Plan.pdf
4. Alternative Site Plan.PDF

10.BVAR-000608-2026 - Approval of a variance request to Sec. 68-541 granting a 3.4-foot variance to the required waterfront setback in conjunction with structural elevation improvements.
1. Staff Report - VAR000608-2026 - 11600 5th St EAST.pdf
2. Application_Redacted.pdf
3. Site Plan.pdf

10.CVAR-000630-2026 - Approval of two (2) variances to the streetside setback to allow a staircase and balcony in conjunction with structural elevation improvements.
1. Staff Report - 59 Dolphin.pdf
2. Application - 59 Dolphin Drive_Redacted.pdf
3. Site Plan - 59 Dolphin Drive.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