PLANNING & ZONING REGULAR MEETING
THURSDAY, SEPTEMBER 18, 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. **OATH OF OFFICE**

5. **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.*

6. **ELECTION OF CHAIR AND VICE CHAIR**

7. **REVIEW OF SUNSHINE LAW AND PUBLIC RECORDS LAW**

8. **APPROVAL OF MINUTES**

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

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

11. **ADMINISTRATION OF OATH**

12. EX-PARTE COMMUNICATION DISCLOSURE

13. PRESENTATION OF ITEMS

13A. VAR-000535-2025- 11700 7th St. E.-Variance request to Sec. 68-541 to allow a proposed 8’ wide front staircase for an elevated structure to encroach 8 feet into the 15-foot front yard setback.

1. Staff Report.pdf
2. Application.pdf
3. Warranty Deed.pdf
4. Variance Narrative.pdf
5. Site Plan.pdf
5. Survey & Site Plan 11700 7th St E current house.pdf
5. Survey & Site Plan 11700 7th St E proposed house.pdf
5. Survey & Site Plan 11700 7th St E.pdf
6. Architectural Plans.pdf
6. Architectural Plans complete blueprints.pdf
6. Architectural Plans.pdf
6. Drawings & Illustrations.pdf
7. Survey.pdf
8. Plat.pdf
2025-09-06 USPS Certificate of Mailing.pdf
Mailing Address Labels.pdf

14. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

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

16. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY MEETINGS
NEXT LPA MEETING: TBD
NEXT P&Z MEETING: TBD

17. ADJOURNMENT