PLANNING & ZONING REGULAR MEETING
THURSDAY, JUNE 18, 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**

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-000636-2026 Approval of three (3) after-the-fact variances to Sec. 68-541 to permit reduced streetside and interior side setbacks at a single-family residence

1. VAR-000636-2026 Staff Report.pdf
2. Site Plan - 35 Dolphin Dr.pdf
3. Building Permit Plans.pdf
cover page to variance package.jpeg
narrative page 1.jpeg
narrative page 2.jpeg

10.BSITE-000554-2025 Approval of a Site Plan Review for a development consisting of ten (10) townhomes
1. SITE-000554-2025 Staff Report.pdf
2. Building Plans.pdf
3. Construction Plans.pdf
4. Application_Redacted.pdf

10.CSITE-000620-2026 Approval of a Site Plan Review for a development consisting of three (3) townhomes
1. Staff Report SITE-000635-2026.pdf
2. Arch and Structrual Plans.pdf
3. Civil Plans-C-100.pdf
4. Civil Plans-C-101.pdf
5. Application_Redacted.pdf
6. Landscaping Plan 10356 Gulf Blvd.pdf

10.DVAR-000635-2026 Approval of a variance to Sec. 68-561 to reduce the open space requirement for a new development consisting of three (3) townhomes abutting a public beach.
1. VAR-000635-2026 Staff Report.pdf
2. Site Plan 10356 Gulf Blvd.pdf
3. Survey.pdf
4. Variance Application Redacted.pdf

10.ESITE-000433-2024 Approval of a Site Plan Review for the reconstruction of a commercial gas station and related infrastructure located within the PR-MU Gulf zoning district.
1. Staff Report - SITE-000433-2024.pdf
2. Civil Plans.pdf
3. Dry Floodproofing Calculations.pdf
4. Landscape Plan.pdf
5. Application_Redacted.pdf
6. Rally Sign Package.pdf
7. SWFWMD approval - Permit not required.pdf
8. Height Variance -Signed Development Order.pdf
9. Setback Variances Signed Development Order.pdf
10. Post Active Remediation Groundwater Monitoring Report.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