PLANNING & ZONING REGULAR MEETING
THURSDAY, JULY 16, 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: January 15, 2026, February 19, 2026, March 19, 2026 and May 21, 2026
   01.15.26 PZ Minutes.docx
   2.19.26 PZ minutes.docx
   03.19.26 PZ Minutes.docx
   05.21.2026 PZ Minutes.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.AVAR-000639-2026 - Approval of two (2) after the fact variances to the maximum fence or wall height within the streetside yard

1. VAR-000639-2026 - Staff Report.pdf
2. 2026 Boundary Survey.pdf
3. 2018 Property Survey.pdf
4. Application.pdf

10.BVAR-000640-2026 - Approval of a variance request to the minimum street side setback for the construction of new single-family residence

1. VAR-000640-2026 Staff Report.pdf
2. Property Survey.pdf
3. Buiding Plans.pdf
4. Variance Application.pdf

10.C

Approval of eleven (11) variances to the following sections of the Land Development Regulations:

1. 68-466: All parking areas shall be required to provide lighting during nighttime hours of operation
2. 68-486: Parking areas shall be surfaced by dust free paving material such as asphalt, bitumen, concrete, turf block or other similar materials
3. 68-486: Parking lots shall have each parking space and aisle marked
4. 68-486(K): Remote parking shall be more than 600 feet from the distance from the site serving principal use
5. 68-487: Off street loading, 1 loading berth is required
6. 68-561: Total open space between side lot lines shall be not less than 30 percent of the width of the lot.
7. 72-40: Landscaped strip of 3’ along abutting ROW with one tree every 35’ and hedge wall of 2’ min
8. 72-41(A): Screening from abutting properties is required, using wall/hedge no less than 3.5’ in height
9. 72-41(B) One (1) tree required for every 50 linear feet of landscape barrier
10. 72-42(A): Interior landscaping shall be at least 10% of total vehicular use area
11. Sec. 72-42(B): Terminal islands, interior island, and additional interior landscaping requirements for vehicular use areas.

1. VAR-000641-2026 Staff Report.pdf
2. Variance Application and Narrative(s).pdf
3. St Pete Lions Club - Civil Plans.pdf
4. St Pete Lions Club - Construction Plans.pdf
5. St. Pete Lions Club - Floor Plan & Elevations.pdf
6. St. Pete Lions Club - Landscape Plans.pdf
7. St. Pete Lions Club - Drainage Report.pdf
8. St. Pete Lions Club - Boundary Survey.pdf
9. Resolution 86-26 (Site Plan 267).pdf

10. 1986 Site Plan Approval Minutes (Site Plan 267).pdf
11. Site Plan 267 Memo.pdf

10. DSITE-000590-2025 - Approval of Site Plan Review for a commercial property consisting of two parcels under common ownership located along the east and west sides of West Gulf Blvd.
    1. SITE-000590-2025 - Staff Report.pdf
    2. Site Plan Review Application.pdf
    3. St Pete Lions Club - Civil Plans.pdf
    4. St Pete Lions Club - Construction Plans.pdf
    5. St. Pete Lions Club - Floor Plan & Elevations.pdf
    6. St. Pete Lions Club - Landscape Plans.pdf
    7. St. Pete Lions Club - Drainage Report.pdf
    8. St. Pete Lions Club - Boundary Survey.pdf
    9. Resolution 86-26 (Site Plan 267).pdf
    10. 1986 Site Plan Approval Minutes (Site Plan 267).pdf
    11. Site Plan 267 Memo.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