PLANNING & ZONING REGULAR MEETING
THURSDAY, SEPTEMBER 17, 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**
   **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-000646-2026 - A request for after-the-fact variance approval to allow a zero-lot line setback within the streetside yard to permit a balcony constructed in conjunction with structural elevation improvements.
    1. Staff report VAR-000646-2026
    2. Approved Architectural Plans
    3. Final As Built Survey
    4. Application - 12501 Sunshine Lane Redacted
    12501 SUNSHINE STOP WORK ORDER

11. **PUBLIC COMMENTS FOR NON-AGENDA ITEMS**

12. **REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS**

12.A Comparison of Allowable Development Envelope for Residential Docks and Boat Lifts
Comparison of Allowable Development Envelope for Residential Docks and Boat Lifts.pdf

12.B Review of Building Permit Construction Valuations
Review of Building Permit Construction Values.pdf
New Construction Building Permit Valuations.pdf

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

14. ADJOURNMENT

One or more City Commissioners may be in attendance. For any person desiring to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Boulevard, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.