PLANNING & ZONING REGULAR MEETING
THURSDAY, APRIL 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**

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.AADMNAPP-000616-2026 Appeal of an administrative determination regarding the reconstruction of a nonconforming multifamily structure at 12625 Sunshine Lane and

whether the Land Development Regulations permit an increase in habitable square footage beyond that which existed prior to September 19, 1995.
1. ADMNAPP-000616-2026_StaffReport.pdf
2. Variance Application.pdf
3. Proposed Variance Plans.pdf
4. Applicant Appeal Letter.pdf
Letter of Objection from 12615 Sunshine Ln (Neighbor).pdf

10.BVAR-000611-2026 Approval of two (2) after the fact variances to the required streetside setbacks to permit the Duke Energy meter platforms constructed at both sides of a previously approved multifamily development.
1. Staff Report - VAR-000611-2026 - 11605 1st St E.pdf
4. Application_Redacted.pdf
5. As Built Survey.PDF
6. Approved Plans.PDF

10.CVAR-000613-2026 Approval of two (2) after the fact variances to allow two staircases, including one providing access to the Duke Energy meter platform, constructed within the streetside and interior side setbacks in conjunction with structural elevation improvements.
1. Staff Report - VAR-000613-2026 - 55 79th Terrace.pdf
5. Combined Application_Redacted.pdf

10.DVAR-000614-2026 Approval of a variance to Sec. 68-541 granting a 2-foot variance to the required front yard setback to permit a cantilevered balcony in conjunction with structural elevation improvements
1. Staff Report - VAR-000614-2026 - 127 86th Terrace Staff Report.pdf
4. Application_Redacted.pdf
5. Site Plan.pdf
6. Architectural Plans.pdf

10.EVAR-000621-2026 Approval of three (3) variances to Sec. 68-541 to permit reduced side and waterfront setbacks for a new staircase and balcony in conjunction with structural elevation improvements.
1. Staff Report VAR-000621-2026 - 10220 Tarpon Drive.pdf
4. Application_Redacted.pdf
5. Variance Request Narrative Form.pdf
6. Survey 10220 Tarpon Dr.pdf
7. Architectural Plans.pdf

10.FVAR-000622-2026 Approval of a variance to Sec. 68-541 to permit a 5.5-foot variance to the waterfront setback for a staircase in conjunction with structural elevation improvements.
1. Staff Report - VAR-000622-2026 - 12350 6th St E Staff Report.pdf
4. Variance Application_Redacted.pdf
5. Variance Narrative.pdf
6. Proposed Stair Layout.pdf
7. Alternate Site Plan.pdf
8. Alternate Floorplan.pdf
9. Alternate Site Elevations.pdf

10. Survey with proposed markup.pdf
11. Previous Waterfront Setback Variance.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