PLANNING & ZONING REGULAR MEETING
THURSDAY, DECEMBER 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. **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 Minutes: July 24, 2025.
   07.24.2025 PZ Minutes FINAL.pdf

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-000582-2025- 11160 8th St. E. - Two (2) variances to Sec. 68-541 to reduce the minimum side and front yard setbacks to allow the construction of external staircases in conjunction with structural elevation to adhere with current minimum flood elevation requirements.
    1. Staff Report.pdf
    2. Applications.pdf
    3. Warranty Deed.pdf
    4. Variance 1 Narrative.pdf
    5. Variance 2 Narrative.pdf
    6. Additional Narrative.pdf
    7. Site Plan.pdf
    8. Architectural Plans.pdf
    9. Survey.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