PLANNING & ZONING REGULAR MEETING
THURSDAY, JANUARY 15, 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-00586-2025 Two (2) variances; inclusive of one (1) variance to Sec. 68-483 to allow an in-ground swimming pool in the required front yard at a setback of 10-feet,

and one (1) variance to Sec. 68-541 to reduce the minimum side yard setback to allow the construction of a new single-family residence.
1. Staff Report 586-2025 - Updated.pdf
2. Application_Redacted.pdf
3. Warranty Deed.pdf
4. Sunbiz- 12409 GULF BLVD LLC.pdf
5. Affidavit to Authorize Agent.pdf
6. Variance Narrative.pdf
7. Site Plan.pdf
8. Architectural Plan Set.pdf
9. Survey.pdf
10. DRC Notes.pdf

10.BVAR-000588-2025 Two (2) variances to Sec. 68-541 granting a 2.4-foot variance to the required front yard setback for the construction of an external staircase, and a 2.4-foot variance to the required side yard setback for the construction of an elevator shaft; both in conjunction with structural elevation improvements to adhere with current minimum flood elevation requirements.
1. Staff Report 588-2025.docx
2. Application_Redacted.pdf
3. Narrative Responses.pdf
4. Survey.pdf
5. Architectural Plans.pdf
6. Elevation Certificate.pdf
7. Property Deed.pdf
8. Site Plan.pdf

10.CSITE-000589-2025 Site Plan Review to allow construction of a new single-family dwelling.
1. Staff Report 589-2025.docx
2. Application_Redacted.pdf
3. Site Plan.pdf
4. First and Second Floorplans.pdf
5. Third Floor and Roofplans.pdf
6. Elevations.pdf
7. Landscaping Plan.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