PLANNING & ZONING REGULAR MEETING
THURSDAY, NOVEMBER 20, 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: February 20, 2025
   2.20.25 PZ Final Minutes.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.A VAR-000562-2025- 11525 Gulf Blvd- A marine variance request to Sec. 69-71(a)(5) to permit a 14 ft x 16 ft boat lift to encroach 14 ft into the 20 ft setback.

1. Staff Report.docx
2. Application.pdf
3. Quitclaim Deed.pdf
4. Assignment of Exclusive Right to Boat Slip.pdf
5. Affidavit to Authorize Agent.pdf
6. Marine Variance Narrative.pdf
7. Condo Approval Letter.pdf
8. Adjacent Property Owner Letter.pdf
9. Dock Layout.pdf
10. Permit Application.pdf
11. Dock Photos.pdf

10.B SPEC-000580-2025- 2 92nd Ave- Special exception request for a single-family residential dwelling as regulated in Chapter 68, Division 4, RFM-30.

1. Staff Report.docx
2. Application.pdf
3. Affidavit to Authorize Agent.pdf
4. Warranty Deed.pdf
5. Special Exception Narrative.pdf

10.C SITE-000581-2025- 2 92nd Ave- Site plan approval request for a single-family residential dwelling.

1. Staff Report.docx
2. Application & Narrative.pdf
3. Affidavit to Authorize Agent.pdf
4. Warranty Deed.pdf
5. Architectural Plans.pdf
6. 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