**PLANNING & ZONING REGULAR MEETING**
**THURSDAY, OCTOBER 22, 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**
   **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 June, 18, 2026, and August 20, 2026 PZ Minutes
   08.20.2026 PZ Meteting_LM.docx
   06.18.2026 PZ minutes_LM.docx

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.AAdoption of Rules of Procedure
    Res 2026-08 - Rules of Procedure.pdf
    Planning & Zoning Board, Local Planning Agency Rules of Procedure (Draft).pdf

    10.BVAR-000648-2026 - Approval of an after the fact variance to Sec. 68-541 to allow a 7’ encroachment into the required streetside setback to permit a staircase in conjunction with structural elevation improvements.
    1. Staff report VAR-000648-2026.pdf

2. Approved Architectural Plans.PDF
3. Final As Built Survey.PDF
4. Application - 12501 Sunshine Lane_Redacted.pdf

10.CVAR-000649-2026 - Approval of an after the fact variance to Sec. 68-541 to allow a 2.53' encroachment into the required side yard for a staircase and electrical meter platform in conjunction with construction of a new single-family residence.
1. Staff Report.pdf
2. Application - 11000 9th St_Redacted.pdf
3. FINAL SURVEY- REVISED - 11000 9th St.PDF
4. Attachments - 11000 9th St.pdf

10.DVAR-000650-2026 - Approval of two (2) variances, to the streetside and rear setbacks, for the construction of a new single-family residence.
1. Staff Report 107 95th Ave.pdf
2. 107 95th Ave - Variance Application_Redacted.pdf
3. 107 95th Ave - Variance Site Plan.pdf
4. 107 95th Ave - Survey.pdf
5. 107 95th Ave - House Cross Sections.pdf

10.EVAC-000651-2026 - 2026 - Recommendation to the City Commission for a request to vacate approx. 11,100 sq. ft. (0.25 acres) of 1st Street East, a public right-of-way contiguous to the water of Boca Ciega Bay.
1. Staff Report VAC-000651-2026.pdf
2. Legal Description and Sketch.pdf
Resolution 2026-09 - 1st Street East ROW Vacation.pdf

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

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

12.APlanning and Zoning Board | Local Planning Agency Board Member Orientation Handbook
Orientation Handbook Final.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.*