PLANNING & ZONING REGULAR MEETING
THURSDAY, MARCH 19, 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-000602-2026 An application requesting a variance to Sec. 68-561 to permit a reduction to the required alternate setbacks to allow a duke meter platform at a new

construction multifamily development
1. Staff Report VAR-000602-2026 - 10126 Gulf Blvd.pdf
2. Updated Application_Redacted.pdf
3. Site Plan.pdf

10.BSMOD-000615-2026 Site Plan Modification approval to amend the proposed alternate setbacks
1. Staff Report SMOD-000615-2026 - 10126 Gulf Blvd.pdf
2. SMOD Application.pdf
3. Site Plan.pdf

10.CVAR-000604-2026 An application requesting approval of four (4) variances to Section 68-541 to permit reduced side, waterfront, and streetside setbacks in conjunction with structural elevation improvements
1. Staff Report VAR-000604-2026 - 12570 6th St E.pdf
2. Application_Redacted.pdf
3. Site Plan.pdf

10.DVAR-000605-2026 Approval of a variance request to Section 68-541 granting a 3.9-foot variance to the required side yard setbacks for a staircase in conjunction with structural elevation improvements
1. Staff Report VAR-000605-2026 - 10138 Yacht Club Dr.pdf
2. Application_Redacted.pdf
3. Site Plan.pdf

10.EVAR-000606-2026 Approval of a variance request to Section 68-541 granting a 4.9-foot variance to the required side yard for a staircase in conjunction with structural elevation improvements
1. Staff Report - VAR-000606-2026 - 11160 5th St E.pdf
2. Architectural Plans.pdf
3. Application.jpeg
4. Affidavit to Authorize Agent.jpeg
5. Elevation Drawings.pdf

10.FVAR-000607-2026 An application requesting approval of four (4) variances to Section 68-541 to permit reduced side, rear, and streetside setbacks in conjunction with structural elevation improvements at an existing multifamily development
1. Staff Report -VAR-000607-2026 - 11095 1st St E.pdf
2. Application_Redacted.pdf
3. Proposed Site Plan.pdf
4. Front Elevation.pdf
VARIANCE REQUEST NARRATIVE FORM.pdf

10.GVAR-000609-2026 Approval of a variance request to Section 68-541 granting a 1.1-foot variance to the required side yard setback for a staircase in conjunction with structural elevation improvements
1. Staff Report - VAR-000609-2026 - 11380 8th St E.pdf
2. Application_Redacted.pdf
3. Site Plan.pdf
Plan Set.PDF

10. HVAR-000610-2026 Approval of two (2) variances to Section 68-541 granting a 2.4-foot variance to the east and west side property lines for the construction of a new single family residence on a substandard parcel
    1. Staff Report - VAR-000610-2026 - 50.5 81st.pdf
    2. Application_Redacted.pdf
    3. Site plan 2-25-2026.pdf
    NARRATIVE 2 17.pdf
    Notable flooding Events.pdf
    Shay-Affidavit (002).pdf
    260217a - 50.5 81st Ave Revised Proposed Placement.pdf
    HousePlanFactors.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