PLANNING & ZONING REGULAR MEETING
THURSDAY, JUNE 19, 2025 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

---

1. **MEETING CALLED TO ORDER BY PRESIDING OFFICER**

2. **CELL PHONE ANNOUNCEMENT**

3. **PLEDGE ALLEGIANCE**

4. **ROLL CALL**
   Richard Harris- Chair
   Ross Sanchez- Vice-Chair
   Marvin Shavlan- Board Member
   Grant Smith- Board Member
   Kara Simm- Board Member
   Chris Downing- Board Member
   Jennifer Bonvouloir- Board Member
   *Gary Potenziano- Alternate Board Member**
   *Mark Zdrojewski- 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.A

SITE-000401-2023- 115 107th Ave- Site plan approval request to allow a commercial parking lot consisting of 243 parking spaces.

1. Staff Report.docx
2. Application.pdf
3. Warranty Deed.pdf
4. Pirate Square LLC - Sunbiz Filing.PDF
5. Affidavit to Authorize Agent.pdf
6. Survey.pdf
7. Civil Plans.pdf
8. Lighting Plan.pdf
9. Stormwater Report.pdf
10. Geotechnical Report.pdf
11. Waiver Request.pdf

10.B

SITE-000505-2025- 10700 Gulf Blvd- Site Plan approval request for a hotel consisting of 106 units.

1. Staff Report.docx
2. Application.pdf
3. Affidavit to Authorize Agent.pdf
4. Warranty Deed.pdf
5. Survey.pdf
6. Architectural Plans.pdf
7. Civil Plans.pdf
8. Landscape Plans.pdf
9. Drainage Report.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