

**CITY OF TREASURE ISLAND, FLORIDA
PLANNING AND ZONING BOARD
January 16, 2003**

A. ROLL CALL:

Phil Collins		Present
Gary Dion		Present
Rex Huskey		Present
Thomas Lee		Present
Joel Manings		Absent
Sharon McLendon		Present
Tom Mumford		Present
Roseanne Petit	Chair	Present
Barry Scharf		Absent
Paul Schiano		Present
Robert Shogren		Absent
Richard Valmain		Absent
Gary Walker	Vice-Chair	Present
Jean Wendel		Present
Larry Yost		Present

B. EXPARTE DECLARATIONS & ADMINISTRATION OF OATH:

No exparte communication was reported.

Mr. Schiano stated that he has an interest in Case numbers PZ-2003-06-VR and PZ-2003-06-SR. He indicated he would not participate as a member of the Board during discussion and action on these cases. Mr. Schiano filed Memorandums of Voting Conflict for the two cases.

All applicants, witnesses, members of staff or other persons wishing to address any item before the Board of a quasi-judicial nature were duly sworn at this time.

C. ITEMS OF BUSINESS:

[Case PZ2002-31-VR – Carissa Cousins] Request of Carissa Cousins, owner of the property located at 111-90th Avenue for approval of a variance to allow an existing elevated deck to be expanded in a manner that would encroach into the side yard setback area by 3.6 feet –

Lynn Rosetti, the City Planner, offered a verbal and video presentation and answered questions of the Board.

Ms. Carissa Cousins answered questions of the Board.

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ACTION

Motion was made by Mr. Yost and seconded by Mr. Mumford to approve a variance of 1.3 feet with the following conditions:

- 1. Landscaping to take place on property next to street.
- 2. No permanent walls for the deck are to be constructed.

Upon roll call, the vote was unanimous:

[Case PZ-2003-01-VR – Carmine Pici] Carmine Pici is requesting a variance at 10118 Tarpon Drive to allow an addition that would encroach into the street setback area -

The City Planner offered a verbal and video presentation and answered questions of the Board.

Mr. Carmine Pici answered questions of the Board.

ACTION

Motion was made by Mr. Yost and seconded by Mr. Schiano to deny the variance.

Upon roll call, the motion to deny the variance failed with a vote of 5 ayes and 6 nays.

Phil Collins	Aye	Paul Schiano	Aye
Gary Dion	Aye	Gary Walker	Nay
Rex Huskey	Nay	Jean Wendel	Nay
Thomas Lee	Nay	Larry Yost	Aye
Sharon McLendon	Nay	Roseanne Petit	Nay
Tom Mumford	Aye		

Motion was made by Mr. Walker and seconded by Ms. Wendel to approve the variance with an 8 foot setback.

Upon roll call the motion to grant the variance passed with a vote of 10 ayes and 1 nay.

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Phil Collins	Aye	Paul Schiano	Aye
Gary Dion	Aye	Gary walker	Aye
Rex Huskey	Aye	Jean Wendel	Aye
Thomas Lee	Aye	Larry Yost	Nay
Sharon McLendon	Aye	Roseanne Petit	Aye
Tom Mumford	Aye		

[Case PZ-2003-02-VR – George and Jill Williams] George and Jill Williams are requesting variances at 30 82nd Avenue to allow the renovation and enlargement of the main structure –

The City Planner offered a verbal and video presentation and answered questions of the Board.

Mr. George Williams answered questions of the Board.

ACTION

Motion was made by Mr. Mumford and seconded by Ms. Wendel to approve the variance with the following conditions:

1. The area that currently makes up the second unit will be used for an office and storage area only.
2. The number of units will be reduced from three to two units.

Upon roll call, the vote was unanimous.

[Case PZ-2003-04-VR – El Nido Homeowners' Association] The El Nido Homeowners' Association is requesting a variance at 9915-9941 1st Street East to allow the addition of eight boat lifts in the boat slips of the existing dock –

The City Planner offered a verbal and video presentation and answered questions of the Board.

ACTION

Motion was made by Ms. Wendel and seconded by Mr. Dion to approve the variance.

Upon roll call, the vote was unanimous.

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[Case PZ-2003-05 SE - Leo and Billie Young] Leo and Billie Young are requesting a special exception at 117 – 121 108th Avenue to allow private club usage –

The City Planner offered a verbal and video presentation and answered questions of the Board.

Mr. A.J. Audet answered questions of the board.

ACTION

Motion was made by Mr. Dion and seconded by Mr. Mumford to approve the special exception with the following contingent on the City Commission’s decision regarding the parking variance requested by the American Legion Post #158.

Upon roll call, the vote was unanimous.

[Case PZ-2003-06-VR – Gail and Leslie Byrne] Gail and Leslie Byrne are requesting a variance at 212-220 108th Avenue to allow an over height fence in the street setback area –

The City Planner offered a verbal and video presentation and answered questions of the Board.

Gail Byrne answered questions of the Board.

ACTION

Motion was made by Mr. Collins and seconded by Mr. Lee to approve the variance.

Phil Collins	Aye	Tom Mumford	Aye
Gary Dion	Nay	Gary Walker	Aye
Huskey	Aye	Jean Wendel	Aye
Thomas Lee	Aye	Larry Yost	Aye
Sharon McLendon	Aye	Roseanne Petit	Aye

Paul Schiano abstained from voting due to his interest as a potential buyer of one of the condominium units.

[Case PZ-2003-06-SR – Gail & Leslie Byrne] Site Plan Review to allow the construction of a fifteen (15) unit family condominium development -

The City Planner offered a verbal and video presentation and answered questions of

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the Board.

Gail Byrne answered questions of the Board.

ACTION

Motion was made by Mr. Walker and seconded by Mr. Dion to approve the variance with the following conditions:

1. Proof of SFWMD approval for drainage retention prior to permits being issued.
2. City Public Works Director final approval of stormwater retention plan and traffic circulation plan.
3. Approval of irrigation plan for landscaping prior to permits being issued. Such is already noted on site plan.
4. Redline site plan to show recessed automatic gate with dimensions sizable enough to accommodate a vehicle entering from 108th Avenue.
5. Coordinate gate control with the Police and Fire Departments (letter to Building Officials file from each).
6. Redline revised height of fence in street setback area unless variance is granted.

Upon roll call, the vote was unanimous.

Mr. Schiano abstained from voting due to his interest as a potential buyer of one of the condominium units.

[Case PZ-2003-07-VR – Gary W. Bergamo] Gary Bergamo is requesting a variance to the 126th Avenue Street setback requirements to allow the expansion/renovation of an existing multifamily property –

The City Planner offered a verbal and video presentation and answered questions of the Board.

ACTION

Motion was made by Mr. Collins and seconded by Ms. Wendel to approve the variance.

Upon roll call, the vote was unanimous.

[Case PZ-2003-07-SR – Gary W. Bergamo] Gary Bergamo is requesting a site

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plan review to allow the expansion/renovation of an existing multifamily property –

The City Planner offered a verbal and video presentation and answered questions of the Board.

ACTION

Motion was made by Mr. Phil Collins and seconded by Mr. Schiano to approve the site plan with the following conditions:

1. Proof of SFWMD approval for drainage retention prior to permits being issued.
2. City Public Works Director final approval of stormwater retention plan and traffic circulation plan.
3. Approval of irrigation plan for landscaping prior to permits being issued.
4. Coordinate gate control with the Police and Fire Departments (letter to Building Official file from each).

D. APPROVAL OF MINUTES:

No minutes were approved.

E. ADJOURNMENT:

Jennifer L. Nye
Deputy City Clerk

Roseanne Petit
Chair