

**CITY OF TREASURE ISLAND, FLORIDA  
PLANNING AND ZONING BOARD  
November 20, 2003**

**1. ROLL CALL:**

Gary Dion		Present
Susan Givens		Present
Marion Hubert		Present
Tom Lee		Present
Stan Long		Present
Joel Manings		Absent
Sharon McLendon		Absent
Tom Mumford		Present
Roseanne Petit	Chair	Present
Joe Roberts		Absent
Paul Schiano	Vice Chair	Present
Robert Shogren		Absent
Richard Valmain		Present
Earl Pfeiffer		Present
Larry Yost		Present

**FLOODPLAIN WORKSHOP (1:30 PM)**

Community Improvement Director/Building Official Michael Wichman conducted a workshop on the Floodplain Management Plan. He distributed Resolution No. 98-41 and Chapter 7 of *Goals and Action of the city of Treasure Island, Floodplain Management*.

Mr. Wichman began a review of the handouts and also passed around a map indicating floodplains.

Planning & Zoning Board meeting convened at 2:00 pm

**2. EXPARTE DECLARATIONS & ADMINISTRATION OF OATH:**

No exparte communication was reported. 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.

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### 3. ITEMS OF BUSINESS:

**[Case PZ-2003-35-SR - Site Plan Request] – Anthony Amico is requesting a site plan review/site plan modification at 8800-9000 West Gulf Boulevard. *Commercial General (CG)* relating to an existing restaurant for the addition of an outdoor seating area and related accessory parking lot.**

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

No abutting property owners were present.

#### **ACTION:**

Motion was made by Mr. Mumford and seconded by Mr. Lee to approve the site plan as red lined by applicant.

Upon roll call, the vote to approve was unanimous.

**[Case PZ-2003-36-SR – Site Plan Modification] The Vittoria Development Company is requesting a site plan modification at 12200 1<sup>st</sup> Street West. *Resort Facilities High (RFH-50)* to allow for the construction of a 10' x 20' pool pavilion which will be open on all four sides.**

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

No abutting property owners were present.

#### **ACTION:**

Motion was made by Mr. Mumford and seconded by Mr. Pfeiffer to approve site plan modification as presented.

Upon roll call the vote to approve was unanimous.

**[Case PZ-2003-34-SD – Subdivision Review] William Chaney and Radmil Smojver are requesting a preliminary and final replat of 8425 West Gulf Boulevard. *Residential Medium(RM-15)* for subdivision of *Sunset Beach Subdivision Unit No. 1*, Block 2, Lots 1, 2, 3, 4, 5, and 12, according to plat thereof as recorded in Plat Book 20, page 73, Public Records of Pinellas**

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**County. These lots are proposed to be divided into two lots suitable for multifamily development (New legal description: *DEL MAR AT SUNSET BEACH*, Block 1, lots 1 and 2.**

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

No abutting property owners were present.

Motion was made by Mr. Schiano and seconded by Mr. Lee to approve Subdivision Review for City Commission on condition all encroachments be removed.

Upon roll call vote to approve was unanimous.

**[Case PZ-2003-33-VR – Variance Request] Jane and Peter Ramsberger, 12321 Gulf Boulevard, are requesting a variance to allow an over height fence (5 feet) to be located between two existing buildings that each encroach into the Gulf Boulevard setback area. Resort Facilities Medium(RFM-30)**

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

The applicant addressed the Board.

No abutting property owners were present.

**ACTION:**

Motion was made by Mr. Pfeiffer and seconded by Mr. Schiano to grant the variance on condition that if a gate is installed it will swing inward and that the fence will be installed east of signage and from corner to corner of buildings.

Upon roll call the vote to grant the variance was unanimous.

**[Case PZ-2003-27-VR-D2(deferred from August 21, 2003) Joseph and Martha Marra, 715 123<sup>rd</sup> Avenue are requesting a variance to allow construction of a dock structure that would follow the location guidelines established for “ inside-corner” properties as shown in exhibit B within Section 69-91 of the City Code dealing with marine structures. Residential Urban (RU-75)**

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

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No abutting property owners were present.

**ACTION:**

Motion was made by Mr. Dion and seconded by Mr. Mumford to grant variance as proposed.

Upon roll call, the vote to grant the variance was approved with 8 ayes and 3 nays as follows:

Gary Dion	Aye	Earl Pfeiffer	Aye
Susan Givens	Aye	Paul Schiano	Aye
Marion Hubert	Aye	Richard Valmain	Nay
Tom Lee	Aye	Larry Yost	Nay
Stan Long	Aye	Roseanne Petit	Nay
Tom Mumford	Aye		

**[PZ-2003-28-VR-D (deferred from 7/17/03 meeting) Doris Gilbert, 134 116<sup>th</sup> Avenue is requesting a variance to allow the retention of a screen enclosure that encroaches into the rear yard setback area and also to increase the gross square footage of a non-conforming apartment building. *Resort Facilities Medium (RFM-30)***

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

Community Improvement Director/Building Official Michael Wichman addressed the Board. He presented documentation from his files relating to the permit application and pointed out his concerns with the documents. He answered questions of the Board.

Applicant addressed the Board. Packets were distributed to the Board and Ms. Gilbert began a page by page review of the documents enclosed in the packet.

City Attorney James Denhardt answered questions of the Board.

Abutting property owner Null DiGinovo addressed the Board. He stated that Ms. Gilbert is a good neighbor and he has no objection to granting the variance.

Mr. Richard Slezak, 12100 Gulf Boulevard addressed the Board. He stated he

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knows Ms. Gilbert to be a responsible property owner and believes she was confused with the permitting process and, therefore, should be granted the variance.

**ACTION:**

Motion was made by Mr. Long and seconded by Mr. Valmain to deny request for variance.

Upon roll call the vote to deny the variance was affirmed with 7 ayes and 4 nays as follows:

Gary Dion	Nay	Earl Pfeiffer	Nay
Susan Givens	Aye	Paul Schiano	Nay
Marion Hubert	Aye	Richard Valmain	Aye
Tom Lee	Aye	Larry Yost	Aye
Stan Long	Aye	Roseanne Petit	Aye
Tom Mumford	Nay		

**5. APPROVAL OF MINUTES:**

Motion was made by Mr. Yost and seconded by Mr. Valmain to approve the regular meeting minutes of October 16, 2003. The vote to approve the minutes was unanimous.

Next meeting December 18, 2003. Local Planning Agency meeting to convene at 1:00 pm.

**6. ADJOURNMENT:**

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Jennifer Nye  
Deputy City Clerk

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Roseanne Petit  
Chair