

**CITY OF TREASURE ISLAND, FLORIDA  
PLANNING AND ZONING BOARD  
April 17, 2003**

**A. ROLL CALL:**

Gary Dion		Present
Tom Lee		Present
Joel Manings		Present
Sharon McLendon		Present
Tom Mumford		Present
Roseanne Petit	Chair	Absent
Paul Schiano		Present
Robert Shogren		Present
Richard Valmain		Present
Gary Walker	Vice Chair	Present
Larry Yost		Present

**B. 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.

**C. ITEMS OF BUSINESS:**

**[Case PZ-2002-13-VR – Atul Shah] Request of Mr. Atul Shah for a six-month extension to a variance granted by the Board last year for a pool screen enclosure at 10033 South Yacht Club Drive –**

City Planner Lynn Rosetti stated that she received a letter from the applicant indicating that Mr. Atul would like to withdraw his request for an extension to the variance for a pool screen enclosure as he has obtained a building permit.

**[Case PZ-2003-16-SR – T.A. Smith Development, Inc.] Request of T.A. Smith Development, Inc. for a site plan review at 10045 Gulf Boulevard to construct a duplex residential development –**

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

The applicant answered questions of the Board.

No abutting property owners were present.

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**ACTION:**

Motion was made by Mr. Dion and seconded by Mr. Lee to approve the site plan review with a stipulation to check with the Federal Department of Transportation (FDOT) regarding sidewalk requirements. Upon roll call, the vote to approve was unanimous.

**[Case PZ-2003-17-SE – Kosmos Kosmakos] Request of Kosmos Kosmakos for a special exception at 9610 Gulf Boulevard to allow the addition of a charter boat business –**

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

The applicant and Francis McIntyre answered questions of the Board.

**ACTION:**

Motion was made by Mr. Schiano and seconded by Ms. McLendon to approve the special exception with the condition of a limit to one boat and that the boat be of such a type so as to not be excessively noisy. Upon roll call, the vote to approve was unanimous.

No abutting property owners were present.

**[Case PZ-2003-18-VR – Jim Loncarski] Request of Boja Jim Loncarski for a variance at 10107 Tarpon Drive to allow an addition that would encroach into the south side setback area by 1.5 feet –**

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

The applicant and the Contractor, Mr. Don Saunders, answered questions of the Board.

Building Official Michael Wichman answered questions of the Board.

Attorney Terry Buchert spoke on behalf of the abutting neighbors, David and Terry Long, and stated that they objected to the granting of this variance.

**ACTION:**

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

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variance. Upon roll call, the vote was unanimous.

**IN OTHER BUSINESS:**

Mr. Yost asked the City Planner for a status on the City’s architectural review design as well as the seven criteria established for granting variances.

Mr. Schiano suggested scheduling a workshop to discuss these issues after the new board members have been appointed. The City Planner agreed that a workshop would be scheduled after the appointments have taken place.

The Board discussed the current status of Ordinance 02-06.

Motion was made by Mr. Schiano and seconded by Mr. Dion to make a recommendation to the Commission not to revoke Ordinance 02-06 in its entirety. The Board discussed the motion made by Mr. Schiano regarding Ordinance 02-06.

Upon roll call, the vote to approve the motion was passed with a vote of 6 ayes and 4 nays as follows:

**Ayes**

Gary Dion  
Tom Lee  
Tom Mumford  
Paul Schiano  
Gary Walker  
Larry Yost

**Nays**

Joel Manings  
Sharon McLendon  
Robert Shogren  
Richard Valmain

**D. MINUTES:**

Motion was made by Ms. McLendon and seconded by Mr. Yost to approve the minutes from the meeting of March 20, 2003 as written. Upon roll call, the vote to approve was unanimous.

**E. ADJOURNMENT:**

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Jennifer L. Nye  
Deputy City Clerk

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Gary Walker  
Vice-Chair