

**CITY OF TREASURE ISLAND, FLORIDA  
PLANNING AND ZONING BOARD  
June 19, 2003  
2:00 p.m.**

**A. ROLL CALL:**

Gary Dion		Present
Susan Givens		Present
Marion Hubert		Present
Tom Lee		Present
Stan Long		Absent
Joel Manings		Present
Sharon McLendon		Present
Tom Mumford		Absent
Roseanne Petit	Chair	Present
Joe Roberts		Present
Paul Schiano		Present
Robert Shogren		Absent
Richard Valmain		Absent
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-2002-14-VR – Lynn Lamer] Request of Lynn Lamer for a one-year extension on variances granted at 12304 Lagoon Lane due to extenuating dock and seawall permitting issues –**

City Planner Lynn Rosetti explained that the applicant is asking for a one-year extension due to dock and seawall permitting issues.

Ms. Petit asked how many variances were requested by the applicant previously.

The City Planner stated that 3 variances were requested and 2 variances were granted.

Mr. Dion recused himself from voting on this case.

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Mr. Hugh Ruckdeschel, an abutting property owner, stated that he was not opposed to granting the extension but he stated that the seawall extended 10 feet into the road right-of-way. He also stated that the retainer wall running up the side of the fence is illegal and should be removed.

Ms. Petit indicated that the issue of the seawall is not related to the extension of the variances requested by the applicant.

Building Official Michael Wichman indicated that the first variance request, to allow the construction of a multi-family structure to encroach into the 123<sup>rd</sup> Avenue setback area, was denied. He also indicated that the second and third variances were approved for a 30" high fence for a distance of 30' from the Lagoon Lane property line then increasing to a height of 6'.

The City Planner indicated that the seawall is a separate issue that is permitted through the Building Department.

**ACTION:**

Motion was made by Mr. Schiano and seconded by Mr. Lee to approve the one year extension for a 30" high fence for 30' from Lagoon Lane and then up to a 6' fence for the remainder of the lot line. Upon roll call, the vote to approve was unanimous.

**[Case PZ-2003-23-VR – Kevin & Cheri McNally] Request of Kevin & Cheri McNally for a variance at 16 Treasure Lane to allow the enlargement of an existing bedroom in a manner that would encroach into the side setback area**

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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.

**ACTION:**

Motion was made by Mr. Walker and seconded by Mr. Dion to approve the variance with the condition of rain gutters on the south side of the property. Upon roll call, the vote to approve the motion passed with a vote of 10 ayes and 1 nay as follows:

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**Ayes**

Susan Givens  
Marion Hubert  
Gary Dion  
Tom Lee  
Sharon McLendon  
Joel Manings  
Joe Roberts  
Gary Walker  
Larry Yost  
Roseanne Petit

**Nays**

Paul Schiano

**[Case PZ-2003-24-VR – Harold & Barbara Van Eychen] Request of Harold & Barbara Van Eychen for variances to allow the enlargement of an existing garage that would encroach into the street setback area –**

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.

**ACTION:**

Motion was made by Ms. Givens and seconded by Mr. Dion to approve the variance with a requirement that the space remains used for a garage. Upon roll call, the motion passed with a vote of 10 ayes and 1 nay as follows:

**Ayes**

Susan Givens  
Marion Hubert  
Gary Dion  
Tom Lee  
Sharon McLendon  
Joel Manings  
Joe Roberts  
Gary Walker  
Larry Yost  
Roseanne Petit

**Nays**

Paul Schiano

**D. APPROVAL OF MINUTES:**

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

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minutes from the meeting of May 15, 2003 as written. Upon roll call, the vote to approve was unanimous.

**In Other Business:**

The City Manager addressed Mr. Ruckdeschel's comments on the seawall at 12304 Lagoon Lane by indicating that the City did give permission for the applicant to extend the seawall to connect with an existing City seawall. He said that if the seawall was not extended, a 10 foot gap would exist that would cause erosion. He said that from his point of view, the City received 10 feet of seawall at no cost making the whole area much more stable.

Mr. Yost asked what Mr. Ruckdeschel meant when he said that the retaining wall was illegal.

The City Manager stated that there is an issue that the City and County Building Department's are working to resolve regarding the location of the retaining wall in the water.

**E. ADJOURNMENT:**

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Jennifer L. Nye  
Deputy City Clerk

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Roseanne Petit  
Chair