

**CITY OF TREASURE ISLAND, FLORIDA  
PLANNING AND ZONING BOARD  
August 21, 2003**

**1. ROLL CALL:**

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

**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.

**3. ITEMS OF BUSINESS:**

**[Case PZ-2002-27-SE – Kenneth Brown] Request of Kenneth Brown for a six-month extension of time for a special exception approval granted to 9546 and 9600 West Gulf Boulevard (Lots 19, 20, 21, 22 and 23-24) for single-family development -**

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

The applicant answered questions of the Board.

City Attorney Jim Denhardt recommended that the motion include a stipulation requiring the applicant to provide letters from the individual property owners.

No abutting property owners were present.

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**ACTION:**

Motion was made by Mr. Dion and seconded by Mr. Mumford to approve the special exception with the stipulation that the applicant provide letters from individual property owners and that the signed paperwork from the new buyers will be returned prior to September 19, 2003. Upon roll call, the vote to approve was unanimous.

**[Case PZ-2003-27-VR-D – Joseph & Martha Marra] Request of Joseph P. and Martha Marra for a variance at 715 123<sup>rd</sup> Avenue to allow the enlargement of a dock –**

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

The applicant answered questions of the Board.

Ms Cecelia Milazzo-Whittaker and Mr. David Whittaker, abutting neighbors at 12175 7<sup>th</sup> Street East, spoke against the granting of the variance.

Building Official Mike Wichman answered questions of the Board.

**ACTION:**

Motion was made by Mr. Valmain and seconded by Ms. McLendon to table the variance until the Planning & Zoning Board Meeting on September 18, 2003.

Upon roll call, the vote to table the variance failed with 5 ayes and 6 nays as follows:

Gary Dion	Nay	Joe Roberts	Nay
Susan Givens	Aye	Paul Schiano	Nay
Joel Manings	Nay	Richard Valmain	Aye
Sharon McLendon	Aye	Larry Yost	Aye
Tom Mumford	Nay	Roseanne Petit	Aye
Earl Pfeiffer	Nay		

Motion was made by Mr. Mumford and seconded by Mr. Yost to table the variance until the Planning & Zoning Board Meeting on September 18, 2003.

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

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Gary Dion	Aye	Joe Roberts	Nay
Susan Givens	Aye	Paul Schiano	Nay
Joel Manings	Aye	Richard Valmain	Nay
Sharon McLendon	Aye	Larry Yost	Aye
Tom Mumford	Aye	Roseanne Petit	Aye
Earl Pfeiffer	Aye		

**[Case PZ-2003-29-VR – Lynn Lamer – Request of Lynn Lamer for a variance at 12304 Lagoon Lane to allow a proposed multifamily (4 units) structure to encroach into the 123<sup>rd</sup> Avenue setback area –**

Mr. Dion stated that he has an interest in the property and recused himself from voting.

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

The applicant and Mr. Harland, her representative, answered questions of the Board.

Mr. Hugh Ruckdeschel an abutting property owner, asked questions of the Board and the applicant's representative.

The City Attorney asked abutting neighbors Mr. Ruckdeschel and Mr. Perkins if they had any objections to the granting of the variance and they both indicated that they did not.

**ACTION:**

Motion was made by Mr. Mumford and seconded by Mr. Valmain to approve the variance subject to the following conditions:

1. An increase in the amount of landscaping in the side and front yard areas. Although not stipulated exactly how much, the enhanced landscape plan offered will need to meet the approval of both staff and the Board during the site plan review process; and
2. Require an additional 10 feet of setback off Lagoon Lane as shown on the schematic "site plan" attached for the Board's review. (review for the purposes of this variance request).

Upon roll call, the vote to approve was unanimous.

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**[Case PZ-2003-30-SR – Playa Uno, LLC – Request of Playa Uno, LLC for a site plan review at 292 107<sup>th</sup> Avenue (Blue Nose Motel) to allow the construction of a proposed five-unit multifamily condominium –**

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

The Applicant's representative, Mr. Jim Connelly answered questions of the Board.

No abutting property owners were present.

**ACTION:**

Motion was made by Mr. Valmain and seconded by Mr. Mumford to approve the site plan review subject to staff's recommendations as follows:

1. Proof of SWFWMD approval (or exemption) 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 and final landscaping prior to certificate of occupancy being issued.

Upon roll call, the vote to approve was unanimous.

**In Other Business:**

The City Planner distributed a flyer regarding the 2003 Sun Coast APA Annual Awards Dinner and asked anyone that is interested in attending to contact her.

The City Planner stated that if the Commission sends the variance criteria back to the Planning & Zoning Board for review that the Board would also sit as the Local Planning Agency at the September meeting.

Ms. Petit informed the Board members that the Commission is considering imposing term limits for boards and committees.

The Board discussed term limits and the affect on the Board members.

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**4. APPROVAL OF MINUTES:**

Motion was made by Mr. Schiano and Ms. McLendon to approve the regular meeting minutes of July 17<sup>th</sup>. The vote to approve was unanimous.

Motion was made by Ms. McLendon and seconded by Mr. Yost to approve the minutes from the Workshop meeting of July 17<sup>th</sup>.

**5. ADJOURNMENT:**

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Jennifer L. Nye  
Deputy City Clerk

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Roseanne Petit  
Chair