

**CITY OF TREASURE ISLAND, FLORIDA
PLANNING AND ZONING BOARD
January 20, 2005**

1. ROLL CALL:

Susan Givens (Vice Chair)	Present
Martin Heinrich	Absent
Heidi Horak	Present
C. Susan Keller	Absent
Parker Lilya	Present
Pam MacIntyre	Present
Joel Manings	Present
Frank McConnell	Present
Sharon McLendon	Present
Tom Mumford	Absent
Joe Roberts	Present
Paul Schiano (Chair)	Present
Robert Shogren	Present
Christopher Sierra	Present
Ruthie Starkey	Present

Chair Paul Schiano called the meeting to order at 2:04 pm and noted that the City Attorney and City Planner were 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:

The Chair explained to all the applicants that the P & Z Board will vote on Cases as they are presented and will make no suggestions to change the applicants' request. The intention of the Board is to expedite the meeting.

[Case PZ-2005-05-SR – Site Plan Review] T I Group Investments, 10800, 10810, 10836 Gulf Boulevard. The City Planner informed the Board that this case has been deferred due to needed revisions to the Site Plan.

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[Case PZ-2004-04-SR – Site Plan Review Extension] Serena Bay, L.L.C., 260 108th Avenue is requesting a six-month extension of time until August 18, 2005 for a Site Plan approval to begin a 16-unit multifamily development project. *Resort Facilities Medium (RFM-30)*

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

ACTION:

Motion was made by Mr. Roberts and seconded by Mr. Lilya to grant the six-month extension of Site Plan approval to August 18, 2005. Upon roll call the vote to grant the extension was unanimous.

[Case PZ-2004-07-SR – Site Plan Review Extension] – Lynn Lamer, 12304 Lagoon Lane is requesting a one-year extension of Site Plan approval until February 16, 2006 to begin a four-unit multifamily development project. *Residential Medium (RM-15)*

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

ACTION:

Motion was made by Mr. Lilya and seconded by Ms. Horak to grant the one-year extension of Site Plan approval to February 16, 2006.

Upon roll call the vote to grant was 9 ayes and 3 nays as follows:

Susan Givens	aye	Sharon McLendon	aye
Heidi Horak	aye	Joe Roberts	aye
Parker Lilya	aye	Paul Schiano	aye
Pam MacIntyre	nay	Robert Shogren	aye
Joel Manings	aye	Christopher Sierra	nay
Frank McConnell	aye	Ruthie Starkey	nay

[Case PZ-2005-01-SR – Site Plan Review Modification] Ronald Orzechowski,

1/20/05

160 107th Avenue is requesting a Site Plan Modification to allow the construction of a new larger awning on the front of an existing restaurant (Foxy's). Commercial General (CG)

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

The Applicant Ronald Orzechowski addressed the Board.

The Applicant's contractor Ken Stevens addressed the Board.

ACTION:

Motion was made by Mr. Roberts and seconded by Mr. Sierra to approve Site Plan Modification without recommended restriction. Upon roll call the vote to approve was unanimous.

[Case PZ-2005-02-VR – Variance Request] – Raymond and Jeri Smith, 8089 and 8099 Bayshore Drive are requesting multiple variances to allow the retention of an existing garage that encroaches into the street and side setback area as part of a new residential structure. Residential Medium (RM-15)

Ms. Horak requested clarification from the City Planner on variance criteria.

The City Attorney has informed the Board that upon her review of this case and her review of 68-512 her opinion is that a variance is not required.

The City Planner explained the revision for variance criteria to have it pertain specifically to Treasure Island which is addressed in Ordinance 04-01.

Discussion continued regarding the standards related to variance criteria and the absence thereof.

ACTION:

Motion made by Mr. Sierra and seconded by Mr. Roberts to make a specific finding of fact that the property owner has not abandoned his non-conformance of use and that a variance is not required for his needs. Upon roll call the vote to approve was unanimous.

The Applicants Attorney Jim Hellinger Jr. addressed the Board.

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[Case PZ-2005-03-VR – Variance Request] Harold and Holly Kriviski are requesting a variance to Section 68-483 to allow the retention of a pool waterfall element in a manner that exceeds the height allowed for pool decks. Residential Urban (RU-75)

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

The Applicant addressed the Board.

ACTION:

Motion was made by Mr. Roberts and seconded by Mr. Sierra to grant the variance as requested.

Upon roll call the vote to grant was 9 ayes and 3 nays as follows:

Susan Givens	aye	Sharon McLendon	nay
Heidi Horak	nay	Joe Roberts	aye
Parker Lilya	aye	Paul Schiano	nay
Pam MacIntyre	aye	Robert Shogren	aye
Joel Manings	aye	Christopher Sierra	aye
Frank McConnell	aye	Ruthie Starkey	aye

[Case PZ-2005-04-VR – Variance Request] Playa Uno, L.L.C. is requesting a variance to allow an over height, decorative, see-through fence in the street and waterfront setback area. Resort Facilities High (RFM-30)

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

Applicants Architect Pete Alfonso addressed the Board.

ACTION:

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Motion was made by Ms. Horak and seconded by Mr. Sierra to grant variance as amended to a 5' fence height and a 5'4" post height. Upon roll call the vote to grant was unanimous.

4. APPROVAL OF MINUTES:

Motion was made by Mr. Sierra and seconded by Mr. Roberts to approve the minutes of the regular meeting of November 18, 2004 as written. The voice vote to approve was unanimous.

5. ADJOURNMENT:

Motion was made by Ms. McLendon and seconded by Ms. Starkey to adjourn. The voice vote to adjourn was unanimous.

Meeting was adjourned at 3:26 pm. Next meeting will be February 17, 2005 at 2:00 pm.

A J. Sarko
Recording Secretary

Paul Schiano
Chair