

**CITY OF TREASURE ISLAND, FLORIDA
PLANNING AND ZONING BOARD
June 21, 2007**

1. ROLL CALL:

Ron DiBiase	Absent
Stephen Gingrich	Absent
Susan Givens	Absent (arrived 2:05 pm)
Daniel Helton	Present
Heidi Horak (Vice-Chair)	Present
Parker Lilya	Present
Harry Long	Absent
Pam MacIntyre	Present
Joel Manings	Absent (arrived 2:05 pm)
Kathy McCreary	Present
Frank McConnell (Chair)	Present
Joe Roberts	Present
Robert Shogren	Present
Christopher Sierra	Absent
Ruthie Starkey	Present

Chair Frank McConnell called the meeting to order at 2:00 pm and noted that the City Attorney, Maura Kiefer, the City Planner, Lynn Rosetti and the Planning Associate Steve DeMerritt were present.

2. APPROVAL OF MINUTES:

Minutes of the meeting of May 17, 2007 were approved with the addition of an address for Mr. Robert Johnson and passed by unanimous consent of those present.

3. EXPARTE DECLARATIONS & ADMINISTRATION OF OATH:

Exparte Communication was reported by Mr. Lilya. He stated that he spoke with neighbors of the property in case PZ-2007-13-VR.

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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.

Mr. Manings arrived at 2:05 PM.

Ms. Givens arrived at 2:05 PM.

3. ITEMS OF BUSINESS:

[PZ-2007-08-SE – Special Exception] -Capri Isle Hospitalities, 286 107th Avenue, reconsideration of Special Exception to allow the construction of a commercial dock for an office building. *Resort Facilities Medium (RFM-30)*

ACTION:

A letter from the applicant, distributed to the Board by the City Planner, requested a deferral until the July 19, 2007 meeting. The request for deferral was passed by unanimous consent.

[PZ-2007-08-VR-D - Variance] – Capri Isle Hospitalities Strategies, Inc., 286 107th Avenue, is requesting a variance to allow the construction of a commercial dock that will exceed overall height and length allowed due to environmental factors. (Deferred from April 19, 2007 hearing. Carried over from May 17, 2007 meeting due to lack of quorum) *Resort Facilities Medium (RFM-30)*

ACTION:

A letter from the applicant, distributed to the Board by the City Planner, requested a deferral until the July 19, 2007 meeting. The request for deferral was passed by unanimous consent.

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[PZ-2007-11-SE – Special Exception] Sunset Bay Properties, LLC, 11125 Gulf Boulevard is requesting a special exception to allow the construction of a new commercial dock for a Condo-Hotel (Treasure Bay Condominium Resort). *Commercial General (CG)*

ACTION:

A letter from the applicant, distributed to the Board by the City Planner, requested a deferral to the July 19, 2007 meeting. The request for deferral was passed by unanimous consent.

[PZ-2007-13-VR – Variance] – Ruth Gey, 53 Dolphin Drive, is requesting a variance for a pool screen enclosure that will encroach into the waterfront yard setback area. *Residential Urban(RU-75)*

The Planning Associate offered a verbal and video presentation and answered questions of the Board.

The applicant's representative, Mr. Gerard Pici, addressed the Board. Mr. Pici stated that in his research of the property setbacks he was able to determine that the setback changed in 1985. Mr. Pici requested a continuance of the variance request in order to allow him to do further research so that he will be able to better present his case.

ACTION:

Discussion by the Board resulted in an agreement to allow a continuance. The vote for the request for a continuance was passed by unanimous consent.

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6. ADJOURNMENT:

The Chair declared the meeting adjourned at 2:25 pm.

The next meeting of the Planning and Zoning Board will be Thursday July 19, 2007 - time to be announced.

A J. Sarko
Recording Secretary

Frank McConnell
Chair