LOCAL PLANNING AGENCY
THURSDAY, OCTOBER 22, 2026 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

This meeting will immediately follow the Planning and Zoning Board Meeting

1. **MEETING CALLED TO ORDER BY PRESIDING OFFICER**
2. **PLEDGE ALLEGIANCE**
3. **CELL PHONE ANNOUNCEMENT**
4. **ROLL CALL**
5. **APPROVAL OF MINUTES**

   5.A Approval of the June, 18, 2026 and August 20, 2026 LPA Minutes
   08.20.2026 LPA_LM.docx
   06.18.2026 LPA Minutes_LPA.docx

6. **PRESENTATION OF ITEMS**

   6.A Continued Board Discussion Regarding Structure Regulations

7. **LOCAL PLANNING AGENCY ISSUES, COMMENTS, OR DISCUSSION**
8. **REPORTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS**
9. **NEXT LPA MEETING**
10. **PUBLIC COMMENTS**
11. **ADJOURNMENT**

One or more City Commissioners may be in attendance. For any person desiring to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Boulevard, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.

AGENDA ITEM NO. 5.A

Item Cover Page

LOCAL PLANNING AGENCY AGENDA ITEM REPORT

DATE:	October 22, 2026
SUBMITTED BY:	Tia Payton, Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Approval of the June, 18, 2026 and August 20, 2026 LPA Minutes
BACKGROUND:	Minutes of public meetings are governed by Florida Statute 286.011. The minutes are not required to be verbatim. Minutes will, however, include: the location, time and duration of the meeting; identification of attending Commission Members; titles of topics that were considered; action taken, in the form of motions, seconds, and votes on the motions. The City Clerk's office recognizes the historical value of providing context. To that end, the City Clerk's office may add a summary of discussions and additional details.
POLICY/PURPOSE:	The purpose of this item is to review and approve minutes.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	There is no cost associated.
MOTION:	I move to approve the minutes, as presented.

ATTACHMENTS:
08.20.2026 LPA_LM.docx
06.18.2026 LPA Minutes_LPA.docx

LOCAL PLANNING AGENCY
THURSDAY, AUGUST 20, 2026 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MINUTES

1. MEETING CALLED TO ORDER BY PRESIDING OFFICER

Chair Harris called the meeting to order at 3:31pm.

2. PLEDGE ALLEGIANCE

The item was not addressed.

3. CELL PHONE ANNOUNCEMENT

Chair Harris asked all in attendance to silence their cellphones.

4. ROLL CALL

Present:
Richard Harris, Chair
Ross Sanchez, Vice Chair
Chris Downing
Marvin Shavlan
Grant Smith
Mark Zdrojewski

Absent:
Ross Sanchez, Vice Chair
Valerie Acree
Daniel Billingsley

5. APPROVAL OF MINUTES – None.

6. PRESENTATION OF ITEMS

6.A Review of Ordinance 2026-16 – Establishing Chapter 61, Procedures

6.B Review of Ordinance 2026-17 - Amending Chapter 68, Zoning Regulations

6.C Review of Ordinance 2026-18 - Chapter 72, Landscaping

6.D Review of Ordinance 2026-19 – Amending Chapter 74, Subdivisions Mr. Jared Schneider, Kimley Horn, introduced himself and Ms. Brooke Fleming. Ms. Fleming gave a presentation, as detailed in the background material. Mr. Downing asked Ms. Fleming to highlight specific interpretations. Mr. Shavlan inquired about documents having a redline. Principal Planner Braydon Evans explained the documents had strikethroughs and underlines but could provide a redline in the future.

Ms. Fleming continued the presentation. Chair Harris inquired if the parking requirements could be included for all zones. Ms. Fleming noted it could be repetitive for some of the zoning districts. Planner Evans explained the standards were unique for each zoning district. Mr. Downing inquired about the impact of the tourist accommodation. Ms. Fleming explained tourist dwelling covered the short-term rental. Mr. Smith noted tourist dwelling was a category. Planner Evans relayed that tourist dwelling was defined in the City code. Chair Harris suggested emphasizing the limitations in the code. Mr. Smith said buildings were being built for short-term rental accommodation and inquired if there was a requirement to register with the City. Planner Evans confirmed all businesses in the City were required to get a business tax license and explained the term tourist dwelling was grandfathered in and that the chart was to protect the nature of commercial use versus residential use. City Attorney Pamela Cichon emphasized that if the ordinance was changed then the City would not be able to revert to the previous version and that the ordinances being considered were part of a reorganization of the City Codes.

Ms. Fleming continued the presentation, and, answering Mr. Smith stated the Procedure Chapter was Chapter 61. Chair Harris asked if changes to redevelopment areas were part of the scope of work. Mr. Schneider answered it was part of phase 2. Mr. Downing asked if these ordinances finished phase one and inquired about phase two. Mr. Schneider answered yes the ordinances presented were the end of phase one. Planner Evans stated phase two was paused and the scope would be updated. Ms. Fleming added phase two would involve discussions with the public, the LPA Board, and City Commission.

Prompted by Mr. Shavlan, Ms. Fleming explained the phrase Community Improvement Director was changed to Community Development Director, and plats were transferred to administrative review. Mr. Shavlan asked about a word correction for shall instead of may. Ms. Fleming explained that shall could not be used due a senate bill. Mr. Shavlan inquired how the majority could call for a meeting due to Sunshine Laws. Deputy City Clerk Tia Payton explained an email could be sent to staff and staff could reach out to the rest of the board or it could be discussed during a meeting.

7. Mr. Downing moved to recommend the four ordinances 2026-16, 17, 18, 19 to the City Commission, seconded by Mr. Shavlan, and carried six to zero. LOCAL PLANNING AGENCY ISSUES, COMMENTS, OR DISCUSSION - None

8. REPORTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

Chair Harris commented on the Raftelis presentation, would like a 6-over-1 hotel with amenities from the Gators property and would like to see what code changes would be needed.

9. NEXT LPA MEETING

The next LPA meeting would follow the next Planning and Zoning meeting on September 17, 2026. Mr. Downing inquired if there was a topic for the next LPA meeting.

10. PUBLIC COMMENTS

Mr. Mark Hohe, District 3, thought revisiting the enabling ordinance was a good decision and wanted to hear the LPA board member's thoughts on the previous Commission meeting. Chair Harris explained what the planned development enabler would do.

Mayor John Doctor explained the role of the board and the Commission and expressed gratitude for Chair Harris and the LPA board members.

11. ADJOURNMENT

The meeting adjourned at 4:32pm.

_____
Ross Sanchez, Chair

Attest:

_____
Tia Payton, Deputy City Clerk

LOCAL PLANNING AGENCY
THURSDAY, JUNE 18, 2026 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MINUTES

1. MEETING CALLED TO ORDER BY PRESIDING OFFICER

Chair Harris called the meeting to order at 3:20 pm

2. PLEDGE ALLEGIANCE

The item was not addressed.

3. CELL PHONE ANNOUNCEMENT

Chair Harris asked all in attendance to silence their cellphones.

4. ROLL CALL

Present
Richard Harris, Chair
Marvin Shavlan
Grant Smith
Daniel Billingsley
Valerie Acree

Absent
Ross Sanchez, Vice Chair
Chris Downing
Mark Zdrojewski

5. APPROVAL OF MINUTES- None

6. PRESENTATION OF ITEMS

6.A Review of Ordinance 2026-20 - Amending Administrative Waivers and Allowable Encroachments

Interim Community Development Director Maryellen Edwards read the ordinance by title only and explained the12-foot balcony restriction was removed and increased to 5-feet deep, and said the second change was a special administrative waiver for encroachment. Principal

Planner Braydon Evans explained the past 6 months of variances were reviewed and staff determined what should be reviewed internally and what should be reviewed by the Local Planning Agency (LPA). Director Edwards explained the setback would have to be 10 feet or less for staff to be able to approve it.

Chair Harris inquired how many of the cases would be covered by the change. Planner Evans explained it would have reduced the number of cases from 30 to 11 as 19 of the cases would have been reviewed by staff. Chair Harris appreciated the changes and noted the number of houses being raised would decrease. Planner Evans noted staff expected more demand in the future. Mr. Shavlan said that it could be read as the property owner would only get the width of the sidling glass doors and the balcony would only be the size of the doors. Interim Director Edwards said it could be amended to say the width of the yard. Chair Harris asked if the line was five feet from the property line. Planner Evans explained that the five feet from the property line mentioned the depth not the width. Mr. Smith received clarification from staff that if the balcony went beyond 5 feet that staff would approve it. City Attorney Nancy Stuparich said that the ordinance was compliant with the comprehensive plan (Comp Plan).

Ms. Acree moved to approve a Resolution 2026-03, Chapter 68 Balcony, and Ordinance for 2026-20, as amended; seconded by Mr. Shavlan, and carried five to zero.

7. LOCAL PLANNING AGENCY ISSUES, COMMENTS, OR DISCUSSION

Chair Harris explained that the planned development (PD) ordinance was not to match the County height and density, expounded upon properties that had not recovered from the storms, stated the commercial district was stagnated, and proposed to amend the Comp Plan to allow 80 feet in height and 100 units per acer. Ms. Acree asked if his recommendation was 7 feet over 1 foot. Chair Harris replied it depended on construction and explained what the PD ordinance did. Mr. Shavlan inquired if it was a small-scale amendment. Chair Harris said any areas that could rezone to PD and would affect downtown area, RFM-50, would have to rezone, have recommended approval by LPA and approval by the City Commission. Ms. Acree asked what the process was. Chair Harris said a recommendation would go to the City Commission to direct staff to make the amendment to the Comp Plan. Prompted by Mr. Shavlan, Chair Harris explained the amendment would apply to the whole City as it would be an amendment to the Comp Plan and inquired if the recommendation could meet the deadline for the City Commission agenda. Deputy City Clerk Payton confirmed the letter could make the deadline of June 26, 2026. Interim Director Edward explained there were restrictions dependent upon the Countywide Plan. Attorney Stuparich confirmed the letter would be to direct staff to create an ordinance, explained there was not an ordinance or letter, and said the consistency would have to be reviewed,

Interim Director Edward explained a letter would have to be recommended to the City Commission and said the Comp Plan amendment would have to go through meetings with the County and the State.

Attorney Stuparich said technical review would be needed and explained small scale Comp Plan amendments were parcel specific. Mr. Shavlan inquired if a special meeting could be held on the following Tuesday to talk about the subject. Attorney Stuparich said instead voting on it today, the LPA could vote during a special meeting for further discussion and further explained that the vote would be a request to the City Commission to move forward with an ordinance. Mr. Smith noted the LPA would not have the statistics by the master planner.

Chair Harris expanded upon his recommendation. City Manager Charlie Van Zant said that a discussion item could be on the July 7, 2026, City Commission agenda and was unsure if a special meeting would get them there quicker. Discussion continued on the recommendation letter. Mr. Shavlan explained that a special meeting could provide legal protection. Attorney Stuparich noted that fellow members do not have any backup to look up. Mr. Shavlan asked why the LPA could not vote to direct the City Attorney to do an amendment of an ordinance. Mr. Smith noted that it would be a reach to give the LPA that power due to the Commission not directing the staff. After further discussion, Interim Director Edwards explained that the Comp Plan did not have height restrictions. Discussion continued on the increased height and density. Mr. Smith said he would not support a decision that would have affected the legacy of the City without substantial evidence and did not believe the amendment was needed.

Mr. Shavan asked if there was recommendation with certain conditions and read an executive summary into the record. Chair Harris explained loose guidelines were needed and like to have would be a height of 80ft and 100 units per acer. **Chair Harris said his recommendation was to make a recommendation to direct City staff, which included the City Manager, and based on additional information that the City would get from Raftelis on the 7th, but to get the ball rolling and come up with an amendment to the City Comp Plan to maximize to a height of 80 feet and a maximum density of 100 units per acre; seconded by Mr. Shavlan.**

Chair Harris called for public comment.

Mark Hohe, 225 104th Ave, stated the current happenings did not seem well, noted PDs did not have guardrails regarding height, and noted three individuals would be making that decision. Mr. Shavlan inquired if Mr. Hohe was there when he was talking about the Comp Plan. Chair Harris reiterated the recommendation he was proposing and would like to see more commercial development. Mr. Smith said some large properties were waiting for ordinances to change or for land value to increase.

The motion carried four to one; Mr. Smith voted no.

8. REPORTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS- None.

9. NEXT LPA MEETING

The next LPA Meeting would follow the Planning and Zoning Board meeting on July 16th, 2026.

10. PUBLIC COMMENTS

Chair Harris called for public comment with no response.

11. ADJOURNMENT

The meeting adjourned at 4:35

_____
Ross Sanchez, Chair

Attest:

_____
Tia Payton, Deputy City Clerk

AGENDA ITEM NO. 6.A

Item Cover Page

LOCAL PLANNING AGENCY AGENDA ITEM REPORT

DATE: October 22, 2026

SUBMITTED BY: Tia Payton, Community Development

ITEM TYPE: For Consideration and Discussion

AGENDA SECTION: PRESENTATION OF ITEMS

SUBJECT: Continued Board Discussion Regarding Structure Regulations

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS: