PLANNING & ZONING REGULAR MEETING
THURSDAY, APRIL 17, 2025 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

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1. **MEETING CALLED TO ORDER BY PRESIDING OFFICER**

2. **CELL PHONE ANNOUNCEMENT**

3. **PLEDGE ALLEGIANCE**

4. **OATH OF OFFICE**

5. **ROLL CALL**
   Richard Harris- Chair
   Marvin Shavlan- Board Member
   Grant Smith- Board Member
   Ross Sanchez- Vice-Chair
   Chris Downing- Board Member
   Jennifer Bonvouloir- Board Member
   Kara Simm- Board Member
   *Gary Potenziano- Alternate Board Member**
   *Mark Zdrojewski- Alternate Board Member**

   **Per Sec. 70-3, alternate members shall only vote on any matter when a board member is unavailable.*

6. **APPROVAL OF MINUTES**

7. **STATUS UPDATE ON PRIOR PLANNING AND ZONING CASES** *Staff will address questions, comments, and/or concerns from the Board pertaining to prior cases.*

8. **HEARING PROCEDURES** *City Attorney explains hearing procedures.*

9. **ADMINISTRATION OF OATH**

10. **EX-PARTE COMMUNICATION DISCLOSURE**

11. **PRESENTATION OF ITEMS**

10A. VAR-000499-2025- 142 93rd Ave- Variance request to Sec. 68-541 to reduce the East (side) setback from the required minimum 7½ feet to 3 feet 10 inches and the South (front) setback from the required minimum 10 feet to 6 feet 8 inches for an approximate 222-square foot section of the proposed structure.
1. Staff Report.docx
2. Application.pdf
3. Warranty Deed.pdf
4. Variance Narrative.pdf
5. Survey.pdf
6. Architectural Plans.pdf
7. Plat- 1933 PB16-PG95.pdf
8. Neighbor Letter.pdf

12. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

13. REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

14. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY MEETINGS
NEXT LPA MEETING: TBD
NEXT P&Z MEETING: TBD

15. ADJOURNMENT

AGENDA ITEM NO. 10A.

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	April 17, 2025
SUBMITTED BY:	Jesse Miller, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	VAR-000499-2025- 142 93rd Ave- Variance request to Sec. 68-541 to reduce the East (side) setback from the required minimum 7½ feet to 3 feet 10 inches and the South (front) setback from the required minimum 10 feet to 6 feet 8 inches for an approximate 222-square foot section of the proposed structure.
BACKGROUND:	See attached Staff Report.
POLICY/PURPOSE:	N/A
STRATEGIC PLAN RELEVANCE:	N/A
ANALYSIS/DISCUSSION:	See attached Staff Report.
FUNDING:	N/A
MOTION:	See attached Staff Report.

ATTACHMENTS:

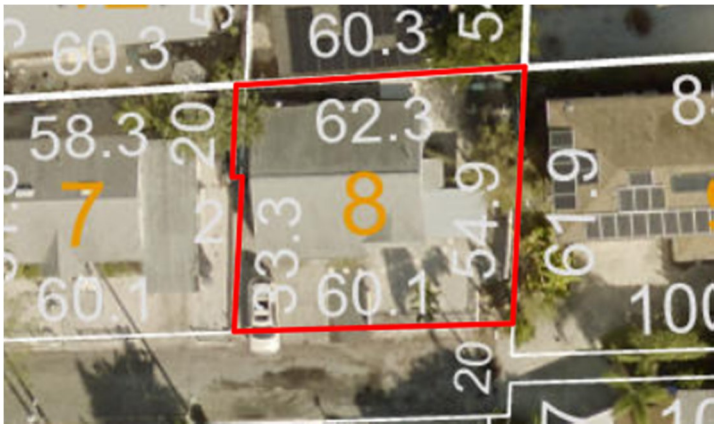
1. Staff Report.docx
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CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
10451 Gulf Blvd, Treasure Island, Florida 33706
(727) 547-4575

CASE NO. VAR-000499-2025
STAFF REPORT
THURSDAY, APRIL 17,2025, AT 2:00 P.M.

DESCRIPTION: Variance request to Sec. 68-541 to reduce the East (side) setback from the required minimum 7½ feet to 3 feet 10 inches and the South (front) setback from the required minimum 10 feet to 6 feet 8 inches for an approximate 222-square foot section of the proposed structure.

SITE LOCATION: 142 93rd Avenue
Treasure Island, FL 33706



PARCEL ID #: 25-31-15-74412-000-0080

LEGAL DESCRIPTION: REUER SUB LOT 8 & N 20 FT OF E 2 FT OF LOT 7

PROPERTY OWNER: Chatrick Clark

GENERAL INFORMATION:

Future Land Use: RM (Residential Medium)

Zoning: RM-15 (Residential Medium)

Adjacent Property (Use):

North: 141 94th Ave. – Single-Family Residential

West: 136 93rd Ave. – Single-Family Residential

South: 145 93rd Ave. – Single-Family Residential

East: 148 93rd Ave. – Single-Family Residential

Site Area: Approximately 0.07 acres (3,289 square feet)

Flood Zone: AE-9, Flood Insurance Rate Map
Community Panel No. 12103C0194H, August 24, 2021.



PROPERTY HISTORY/SUMMARY:

The subject property contains a 3,289 square foot slab on grade single-family residence, originally constructed in 1928. This structure was damaged during the 2024 hurricanes. The lot has a unique and peculiar shape, which occurred at an unknown time after this parcel of land was platted in 1933, see Plat Bk 16 / Pg 95.

The applicant is seeking to replace the current structure to comply with current minimum flood elevation standards (Base Flood Elevation plus two feet). The proposed structure will be elevated approximately 12.5 feet above the existing grade (14 feet above sea level). The proposed structure would include a garage at ground level below the existing house.

TREASURE ISLAND CODE OF ORDINANCES:

ARTICLE VIII. – BUILDING SETBACK LINES
Sec. 68-541. – Setback classifications.
Sunset Beach
93rd Avenue: A and Reuer Sub.
(1) Class A:
Lots 3,001 or more square feet:
Street: 10 feet
Side: 7 ½ feet
Rear: 10 feet

DIVISION 4. – VARIANCES
Section 69-91. – Procedure

(a) Requests for variances from the requirements of this chapter shall be heard by the planning and zoning board. No variance may be granted unless the applicant establishes, by substantial competent evidence, that:

(1) A literal enforcement of the provisions of this article would result in extreme hardship due to the unique nature of the project and the applicant's property;

(2) The variance being sought to be granted is the minimum variance that will make possible the reasonable use of the applicant's property; and

(3) The granting of the requested variance will be in harmony with the general intent and purpose of the chapter and will not be injurious to the area involved or otherwise detrimental or of adverse effect to the public interest and welfare.

(b) In granting any variance, the planning and zoning board may prescribe appropriate conditions and safeguards.

(c) The planning and zoning board shall prescribe a reasonable time limit not to exceed one year within which the action for which the variance is granted shall be initiated.

(d) Variances shall not be deemed to set precedence for other applications should they be either standard applications or those requiring variances.

(e) In no event shall the planning and zoning board grant variances permitting construction of structures which interfere with or violate the riparian rights of adjacent properties.

ARTICLE VII. – SUPPLEMENTARY LOT AND USE REGULATIONS
DIVISION 4. NONCONFORMING USES
Section 68-512. – Regulations

No existing building or premises devoted to a nonconforming use shall be enlarged, extended, reconstructed, substituted or structurally altered, except when changed to a conforming use or when required to do so by law and as follows:

(1) *Restoration.* Any nonconforming structure which has been damaged or made unsafe or unusable to an extent less than 50 percent of its fair market value may

be restored or reconstructed for its intended use provided the floor area of such use, building or structure shall not exceed the floor area which existed prior to such damage. All repairs shall be substantially completed within one year after damages occur or such use shall not be rebuilt except as a conforming use.

(2) *Repairs.* Normal maintenance, repair, and incidental alteration of a structure containing a nonconforming use is permitted, provided that it does not extend the area or volume of space occupied by the nonconforming use. It is the intent of these regulations to encourage the conservation, maintenance, and rehabilitation of existing residential land uses. Therefore, a building or other structure containing nonconforming residential uses may be altered in any way to improve interior livability; provided that no structural alterations shall be made which would increase the number of dwelling units.

(3) *Site alterations.* Site alterations, including but not limited to off-street parking rearrangement or enlargement of nonbuilding recreational facilities of a nonconforming use are permitted, provided that the proposed alterations do not increase the degree of nonconformity. In order to encourage rehabilitation or redevelopment of an existing nonconforming use, the planning and zoning board may approve a site plan which includes an increase in gross floor area of up to ten percent of the existing gross floor area (not to exceed the maximum allowable under the property's designated zoning district), subject to a finding by the board that the overall degree of nonconformity on the site is significantly reduced and that additional adverse impacts will not be created. In conjunction with this site plan approval, the board may grant an exemption from variance requirements for any and all remaining nonconformities. These site plan and variance exemption provisions may be applied only once to any specific property.

(4) *Exception.* Restoration, repairs and site alterations can be made to existing single-family dwellings in zoning districts which allow such single-family dwellings, provided that such restorations, repairs or site alterations do not increase the number of dwelling units, increase density, increase the degree of the nonconformity, or result in a different type of nonconformity from that which is already considered to be grandfathered.

(5) *Nonconforming density.* Existing residential dwelling, tourist dwelling, and hotel/motel uses which are nonconforming as to density shall not require a variance to permit the otherwise allowable addition or alteration to the building or site, provided that the density is not increased.

(6) *Repair and reconstruction of existing commercial, residential, and hotel/motel structures and uses.*

a. Residential structures/uses and their permitted accessory uses are grandfathered in the RU-75, RM-15, RFM-30, RFH-50, and CG zoning districts.

b. Hotel/motel structures/uses and their permitted accessory uses are grandfathered in the RFM-30, RFH-50, and CG zoning districts.

c. In the event that any residential or hotel/motel structure is damaged or destroyed by a hurricane, tornado, fire, flood, wind, storm or other natural

disaster, it can be repaired or reconstructed in a manner which guarantees that each unit and all permitted accessory uses can be restored to the same square footage which existed as of September 19, 1995. If the F.A.R. allowed in the current Code is greater than the September 19, 1995 level, then the square footage or F.A.R. may increase up to the currently allowed maximum so long as the project meets all provisions of the Code. If the numbers of units allowed in the current Code is greater than the September 19, 1995 level, then the number of units may increase up to the currently allowed maximum so long as the project meets all other provisions of the Code. Repairs and reconstruction shall adhere to all flood management regulations in effect. In the event that such flood regulations require the elevation of a structure, the city shall permit the height of the structure to be increased the minimum necessary to accommodate the required flood elevation. If the repairs or reconstruction cannot be made in accordance with these Code provisions, the city shall grant the owners relief from such Code provisions to permit the grandfathered units and all existing legally permitted accessory uses to be restored without creating a greater nonconformity than existed prior to the disaster.

d. Nothing contained in this section shall relieve the owner/developer of the obligation to restore the damaged structure in compliance with the building code as adopted in section 64-1 and Life Safety Code as adopted in section 64-1. Nothing contained herein shall be construed to permit more dwelling units or an increase in square footage of the structure than existed prior to September 19, 1995. The burden of proof as to what existed prior to September 19, 1995, shall rest with the property owner based upon a site plan on file at city hall. If no site plan is presently on file, each property owner shall provide the city with a site plan, as-built surveys, or architecturally-sealed floor plans. The plans or surveys shall provide enough information to determine the existing legally permitted development on the site. Single-family and two-family structures are exempt from the site plan requirements.

e. Commercial structures/uses and their permitted accessory uses are grandfathered in the RFM-30, RFH-50, and CG zoning districts.

ARTICLE III- APPEALS TO ADMINISTRATIVE DECISIONS; SPECIAL EXCEPTIONS AND VARIANCES

DIVISION 3. – VARIANCES

Section 70-221. – Procedure

(1) An application for such variance has been received by the city manager or specified designee, stating the special conditions and circumstances applying to the building, structure, or land for which such variance is sought. The applicant shall submit a narrative that explains the variance being requested in a manner that addresses the criteria specified in subsection (d) as they relate to the specific request. Since each application is considered based upon the unique

circumstances presented by such application, prior decisions of the board or commission shall not constitute grounds for the granting of any variance.

(2) The board or commission has received a report from the city manager or specified designee that evaluates the application based on the criteria required by this section.

(3) The board or commission holds a public hearing after written and posted notice has been given to the extent provided by chapter 70.

(4) The board or commission has considered the following criteria and find that they have been substantially satisfied and a hardship exists:

   a. The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee;
   b. Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same zoning district;
   c. Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building; structure, or land;
   d. The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant agent's agents, or the applicant's predecessors in title;
   e. The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land;
   f. Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances:
      1. *Redevelopment.* If the proposed project involves the redevelopment or utilization of an existing developed or partially developed site.
      2. *Substandard lot(s).* If the proposed project involves the utilization of an existing legal nonconforming lot(s).
      3. *Neighborhood character.* If the proposed project promotes the established development pattern of a block face, including setbacks, building height, and other dimensional requirements.
      4. *Public facilities.* If the proposed project involves the development of public parks, public facilities or public utilities.
      5. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.
   g. The granting of the variance will be in harmony with the general purpose and intent of this chapter;
   h. The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) In granting any variance, the planning and zoning board or city commission may prescribe appropriate conditions and safeguards in conformity with the land

development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) Under no circumstances shall the planning and zoning board or city commission grant a variance to permit a use not generally or by special exception permitted in the zoning district involved or any use expressly or by implication prohibited by the land development regulations.

(7) The granted variance shall be valid for one-year. To remain in effect after one-year, one of the following must have occurred:
   a. An extension of time has been approved by the approving body;
   b. Building permits relating to the requested variance have either been applied for or granted; or
   c. A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.

ANALYSIS OF LAND DEVELOPMENT REGULATIONS:

The criteria for reviewing a variance for approval or denial is contained in the City of Treasure Island Land Development Regulations – Sec. 69-71. Staff's analysis of the land development regulations is provided below. The applicant's narrative is included in this agenda packet as a separate attachment.

1. **The variance is in fact a variance as set forth within the land development regulations and within the province of the board or commission based upon the opinion of the city manager or his designee.**

   The setback variance being requested is set forth within the City's Land Development Regulations and under the purview of the Planning and Zoning Board.

2. **Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.**

   The applicant is seeking to replace an existing structure that does not comply with the existing setback and floodplain management requirements of the land development regulations. However, due to the irregularly shaped lot with side lot lines that are not parallel to one another, redevelopment of a standard single-family home on this site is challenging. However, the nonconforming use regulations of Section 68-12(6) permit reconstruction of nonconforming structures with the same square footage that existed previously if the extents of the nonconforming setbacks are not increased.

3. **Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building, structure, or land.**

   Strict application of the setback standards of the land development regulations would

permit reconstruction of a house of the same square footage as existed previously as long as the extents of the nonconforming setbacks are not increased.

4. **The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.**

   The irregularly shaped lot is a peculiar circumstance that is not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.

5. **The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land.**

   The proposed setback reductions are not the minimum variances that will make possible reasonable use of the property. Section 68-12(6) permits reconstruction of the same square footage that existed previously if the extents of the nonconforming setbacks are not increased. The applicant is proposing a two-story structure, significantly increasing the square footage above the size of the existing single-story residence. The applicant has not demonstrated that a smaller structure could not be built without a variance or with a smaller variance.

6. **Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the land development regulations shall include, but not be limited to, the following circumstances: Redevelopment; Substandard lot(s); Neighborhood character; Public facilities; Architectural and/or engineering considerations.**

   Redevelopment – Section 68-12(6) permits reconstruction of the same square footage that existed previously if the extents of the nonconforming setbacks are not increased. The applicant is proposing a two-story structure, significantly increasing the square footage above the size of the existing single-story residence. Therefore, literal enforcement of the code would not create an unnecessary hardship.

   Substandard lot(s) – N/A- The parcel meets the minimum width, depth, and area for the RM-15 (Residential Medium) Zoning District.

   Neighborhood character – The neighborhood consists of single-family structures.

   Public facilities – N/A- The requested variance is not connected to a proposed project that involves the development of public parks, public facilities or public utilities.

   Architectural and/or engineering considerations – The requested variance is related to the design and construction of a structure that would render it more disaster resistant.

7. **The granting of the variance will be in harmony with the general intent and purpose of this chapter.**

Granting of the variance would permit the development of a larger house than would otherwise be permitted on this site, and the applicant has not demonstrated that a smaller house could not be built on this site without a variance or with a smaller variance. Therefore, the proposed variance is not in harmony with the general intent and purpose of the zoning regulations.

8. **The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.**

   Granting the variance would permit the development of a larger house than would otherwise be permitted on this site as well as on the other lots within this neighborhood. The proposed house would be out of character and potentially detrimental to the surrounding neighborhood.

STAFF RECOMMENDATION:

Staff recommends **DENIAL** to a variance request to Sec. 68-541 to reduce the East (side) setback from the required minimum 7½ feet to 3 feet 10 inches and the South (front) setback from the required minimum 10 feet to 6 feet 8 inches for an approximate 222-square foot section of the proposed structure. Based on the analysis of the criteria in Sec. 70-221 above, finding that they have not been substantially satisfied and that an unnecessary hardship does not exist.

Staff's recommendation is based on the criteria set forth in Sec. 70-221 and the following:

- Sec. 68-512. – Nonconforming Use Regulations.

April 17, 2025
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

CASE NO. VAR-000499-2025
LOCATION: 142 93RD AVENUE, TREASURE ISLAND, FL 33706

The Planning and Zoning Board has determined that an extreme hardship **DOES / DOES NOT** exist pursuant to Sec. 70-221 of the Treasure Island Code of Ordinances, and has moved to:

[ ] APPROVE [ ] DENY
[ ] CONTINUE [ ] APPROVE WITH CONDITIONS

A variance request to Sec. 68-541 to reduce the East (side) setback from the required minimum 7½ feet to 3 feet 10 inches and the South (front) setback from the required minimum 10 feet to 6 feet 8 inches for an approximate 222-square foot section of the proposed structure

CONDITIONS:

1. The proposed structure shall be substantially consistent with the plans prepared by Lodestone Design Group, dated March 3, 2025.

_____ _____
Richard Harris, Chair Date
Planning & Zoning Board

Case Number: _____

City of Treasure Island Planning and Zoning Board or City Commission Review Application

Please use blue or black ink only. Failure to complete this form in its entirety will result in this application being returned without review. Note: A separate application is required for each request.

Property Owners: Chatrick Clark

Address: Treasure Island, FL 33706

Treasure Island, FL 33706

Phone: 720-984-9550

Fax: _____

Email: chatrickclark@gmail.com

Agent: _____

Address: _____

_____

Phone: _____

Fax: _____

Email: chatrickclark@gmail.com

List all Legal Owner(s) of Property: Chatrick Clark

Chatrick Clark

Complete legal description (may be placed on attached separate page): Lot 8 and the North 20 feet of the East 2 feet of lot 7, Reuer Subdivision, according to the plat thereof re

Lot 8 and the North 20 feet of the East 2 feet of lot 7, Reuer Subdivision, according to the plat thereof recorded in Plat Book 16, page 95, of the Public Records of Pinellas County, FL.

Development Name: Clark Residence

Site Location/Address: 142 93rd Ave Treasure Island, FL 33706

Area of Development (Acreage or Square Feet) 3289 square feet

Parcel Identification Number (list all): 25-31-15-74412-000-0080

Application Request: Respectfully request a variance for front right side setback due to hardship of a non-conforming lot. Please see attached remarks for the Variance.

Respectfully request a variance for front right side setback due to hardship of a non-conforming lot. Please see attached remarks for the Variance.

Future Land Use Designation: 0110 Single Family Home

Proposed Future Land Use: 0110 Single Family Home

Current Zoning: RM-15 Residential Medium

Proposed Zoning: RM-15 Residential Medium

I certify that I have reviewed the Land Development Regulations and that my submission meets all requirements. The only exceptions are those items to which I am requesting variances to or waivers from certain sections of the code and understand that they must be listed on the plans individually and on the attached transmittal. I understand that if an item does need a variance, it will be necessary to file through the appropriate review entity.

Signature must be original (No copies, scans, faxes or e-mails)

Chatrick Clark — Owner/Agent

2/17/2025 — Date

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF _____
COUNTY OF _____

CHATRICK CLARK
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): 142 93RD AVE TREASURE ISLAND, FL 33706

Parcel I.D. Number(s).: _____

1. That this property constitutes the property for which request for permits and approvals from the City of Treasure Island, as necessary, are being applied for.

2. That the undersigned (has/have) appointed N/A
as (his/their) agent(s) to represent the above-described property and serve as the applicant/agent for development applications/modifications, at the Planning and Zoning Board meeting and execute any permits or other documents necessary to affect such permit(s).

3. That this affidavit has been executed to induce appropriate state agency in Florida to consider, and act on the above-described property.

4. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

PRINTED NAME OF PROPERTY OWNER(S): CHATRICK CLARK
SIGNATURE OF PROPERTY OWNER(S): Chatrick Clark
DATE: 2/17/2025

STATE OF: Colorado
COUNTY OF: Arapahoe
The foregoing instrument was acknowledged before me this 17 day of February, _____, by (company/agent) _____ by (persons name) CHATRICK CLARK, it's (title) OWNER who is personally known to me, or who has produced Drivers License as identification and who X did _____did not take an oath.

(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number: 20234031056
Commission Expires: 8/14/2027

CHRISTOPHER MAURICE TAYLOR JR.
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234031056
MY COMMISSION EXPIRES 08/14/2027

Prepared By and Return To:
American Guardian Title USA, Inc.
Carla Avila
6162 North U.S. Highway 41
Apollo Beach, FL 33572

File #: 21-12-1019

Parcel ID: 25-31-15-74412-000-0080

Corporate Warranty Deed

This Indenture, made this, 27 day of December, 2021 between **JLM Residential Holdings, LLC** whose post office address is: 7144 East Paradise Ranch Road, Paradise Valley, AZ 85253 a Limited Liability Company existing under the laws of the State of Arizona, Grantor and **Chatrick Clark, a single man** whose post office address is: 142 93rd Avenue, Treasure Island, FL 33706, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Pinellas, State of Florida, to wit:

Lot 8 and the North 20 feet of the East 2 feet of Lot 7, Reuer Subdivision, according to the plat thereof recorded in Plat Book 16, Page 95, of the Public Records of Pinellas County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Commonly known as: **142 93rd Avenue, Treasure Island, FL 33706**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

JLM Residential Holdings, LLC

Signed and Sealed in Our Presence:

By: Jane L. McCarty
Jane L. McCarty
Its: Member

Madeleine Hernandez

Witness Print Name: Candace B. Washington

(Corporate Seal)

State of Tennessee

County of Shelby

The foregoing instrument was acknowledged before me this 27 day of December, 2021, by Jane L. McCarty, the Member of JLM Residential Holdings, LLC, A Limited Liability Company, existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced driver's license as identification.

Notary Public

(Seal)

Notary Printed Name: Candace B. Washington

My Commission Expires: 8/5/2024

CANDACE B. WASHINGTON
STATE OF TENNESSEE
NOTARY PUBLIC
ONLINE NOTARY PUBLIC
MY COMMISSION EXPIRES
AUGUST 05, 2024
SHELBY COUNTY

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 05eca301-0c81-43ee-98b2-772d083603fc

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

VARIANCE REQUEST NARRATIVE FORM

Applicant Name: CHATAICK CLARK

Variance Address: 142 93RD AVE

Application Number (Office Use): _____

The planning and zoning board shall authorize, in specific cases, such variance from the terms of the land development regulations as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary hardship.

The City Commission has the power to grant variances to accessory structures per subsection 68-460(3), density, parking (number or size of spaces), building height, and waterfront yards abutting the Gulf of Mexico or public beach.

The City Commission or the Planning and Zoning Board considers the following criteria to determine if a hardship exists (LDR Sec. 70-221).

All requests shall be valid for one year. To remain in effect after one-year, one of the following must have occurred:

1. *An extension of time has been approved by the approving body;*
2. *Building permits relating to the requested variance have either been applied for or granted; or*
3. *A site plan review relating to the requested variance has been applied for or approved by the planning and zoning board.*

Any requests for an extension of time relating to a variance must be in writing and received by the City Manager or designee at least three weeks prior to its expiration date in order for the request to be placed on the approving body's agenda.

The following narratives must be completed by the applicant as they relate to the variance request prior to submitting the completed application packet to the Community Development Department. Be specific in your narratives.

For any questions please email zoning@mytreasureisland.org

1. ***The variance must be in fact a variance as set forth within the Land Development Regulations and within the province of the board or commission based upon the opinion of the city manager or his designee. (example: a five-foot variance to reduce the waterfront setback on a specific address from 15 feet to 10 feet.) Please state the specific variance request(s).***

SEE ATTACHED FOR RESPONSE TO #1-7

2. ***State the special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same district.***

3. ***State the strict application of the provisions of the Land Development Regulations which would not permit the applicant reasonable use of the building; structure, or land.***

4. ***State the peculiar conditions and circumstances existing which are not the result of the actions of the applicant, the applicant's agent, or the applicant's predecessors in title.***

5. ***Is the variance proposed to be granted the minimum variance that will make possible the reasonable use of the building, structure, or land? Please explain.***

6. ***Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section of the Land Development Regulations shall include, but not limited to, the following circumstances:***

a. ***Redevelopment.*** ***Does the proposed project involve the redevelopment or utilization of an existing developed or partially developed site?***

b. ***Substandard lot(s).*** ***Does the proposed project involve the utilization of an existing legal nonconforming lot(s)?***

c. ***Neighborhood character.*** ***Does the proposed project promote the established development pattern of a block face, including setbacks, building height, and other dimensional requirements?***

d. ***Public facilities.*** ***Does the proposed project involve the development of public parks, public facilities or public utilities?***

e. ***Architectural and/or engineering considerations.*** ***Does the proposed project utilize architectural and/or engineering features that would render the project more disaster resistant?***

7. ***Will the granting of this variance(s) be in harmony with the general purpose and intent of this chapter (LDR-Division 3-Variances)?***

SEE ATTACHED NOTE FOR REPLIES #1-7

8. ***Will the granting of the variance(s) not be injurious to the neighborhood or otherwise detrimental to the public welfare?*** NOT AT ALL.

Chatrick Clark <chatrick@integrityxteriors.com>

Points for request for variance in new conforming scenario

10 messages

VARIANCE REQUEST NARRATIVE REPONSES.

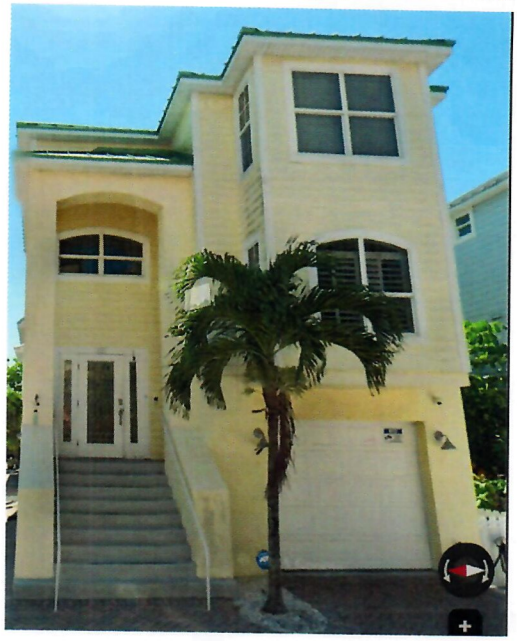
Lyndsey O'Connell <lyndsey@ocolawgroup.com>
To: Chatrick Clark <chatrick@integrityxteriors.com>

Thu, Feb 13, 2025 at 11:29 AM

1. The variance is in fact a variance – The requested variance from development regulations is a request for variance of setback requirements on the right and front portions of the lot.
2. Special conditions or circumstances exist which are peculiar to the building, structure, or land for which the variance is sought and do not apply generally to buildings, structures, or lands in the same zoning district – Here, the lot is not a normal square block, but instead includes abnormal angles, which limits the usable footprint within the boundaries. The prior subdivision of the lot, combined with the existing structure at the time of subdivision creates six different planes for setback measurements. The shape of this lot creates a special condition and circumstances, which are not seen in neighboring properties.
3. Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building; structure, or land – The direction of the street, as well as the direction of the back boundary are positioned to allow for a residence that directly faces the street. However, the angular nature of the side boundaries do not allow for a traditionally shaped home to fit within the boundaries of the setback requirements. In attempting to fit a planned residence on the lot, the footprint for even a small house pushed the boundaries of the setbacks, as was seen with the previous structure on the property. An 1,196 square foot home was barely able to fit within the applicable setbacks. That is just a few square feet over the minimum square footage for a single family home on the smallest lot size in the municipality. Therefore, because this lot is so small and so irregularly shaped, strict application of the setback requirements would unreasonably restrict the owner's use of the same.
4. The peculiar conditions and circumstances existing are not the result of the actions of the applicant, the applicant agents' agents, or the applicant's predecessors in title – This property was believed to have been built in 1928, when the lot was combined with a neighboring parcel. At some point following construction of the property, the lots were subdivided. Given the historical nature of the property, it is presumed that the current codes and setback requirements were not in place at the time the property was built, nor the time the property was subdivided. Therefore, it is believed that the issues that now restrict applicant's use of the property were not "created" by a predecessor in title.
5. The variance proposed to be granted is the minimum variance that will make possible the reasonable use of the building, structure, or land – As can be seen on the proposed plan, survey and overlay survey, the proposed variance is actually lessening the previous nonconforming conditions on the left side of the property. The variance proposed on the right side is around the same, but less than the linear variance previously existing. This also straightens the structure to better reflect the street direction and visuals of the neighborhood. No height variance is necessary and it stays within the requirements for square footage and density codes.
6. Owing to special conditions, a literal enforcement would result in unnecessary hardship. Special conditions to be considered pursuant to this section shall include, but not be limited to:
    a. Redevelopment – Due to the hurricane, the existing structure needs to be demolished. This provides an opportunity to build a better, safer, more visually appealing structure which will benefit the entirety of the neighborhood and be the best use for the land.
    b. Substandard lot(s) – The lot was subdivided prior to the issuance of the current codes and regulations. It is below the minimum lot size and is irregularly shaped, making conformity with current setback regulations difficult, if not impossible.
    c. Neighborhood character – As you can see from the photographs obtained from Google Maps, the proposed structure and variance is in line with the neighborhood character. Properties, both on 93rd and 94th, historically have nonconforming placement on the lots. There are nonconforming side setbacks, nonconforming street frontage setbacks and two-story structures. Therefore, the proposed project is right in line with the existing neighborhood character and continues to promote the same.



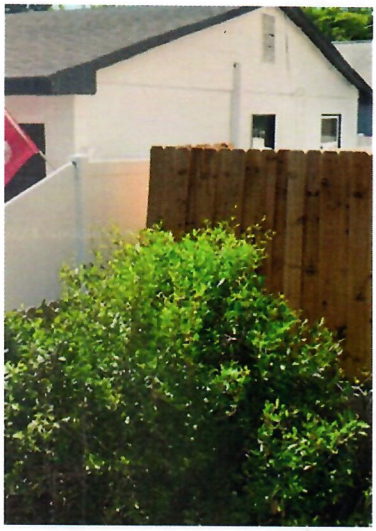
HOUSE NEXT DOOR TO THE EAST
9 3RD AVE



MY BLOCK 93RD AVE







MY BLOCK OF 93RD AVE





d. Public facilities – While this is a private lot and private structure, the proposed plan creates additional on-site parking, which benefits the public by freeing up street parking and creating better traffic flow.
e. Architectural and/or engineering considerations – The proposed project includes raising the property above the storm level and creating compliance with the current codes. This, in turn, makes it far more disaster resistant than the current structure is or could be.

6. Granting the variance be in harmony with the general purpose and intent of the plan review chapter – The general purpose looks "compliance with all land development regulations and all other applicable standards and requirements". It also sets out to "ensure that the location of structures, traffic circulation, parking facilities and other site amenities, quantities and standards are provided in the furtherance of the life, public health, safety, comfort, order, appearance, convenience morale and general welfare." Here, not only is this proposal utilizing the best use of the lot, it is creating a safer structure, increasing the neighboring property values, creating more off-street parking, enhancing traffic flow, and visually enhancing the street. It would do all of this without substantially changing the current footprint of the structure, but rather shifting it within the lot.
7. Granting the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare – Given the other historical nonconforming structures within the neighborhood. This variance would not injure any other neighbors, the neighborhood or the general public welfare. In fact, it would be beneficial for the reasons herein cited.

142 93rd Ave
Clark Proposed Home

Additional narrative on the variance requested:

This is a variance request to Sec. 68-541(1), which requires a 10’ setback from the front and rear of the property and a 7.5’ setback from each side. The variance request is to permit a 222sf section of the home and/or porches to encroach as follows:

Front (street): 5’2” into the 10’ setback for covered stairs and covered patios, with a small portion of the encroachment to allow for street level garage access. This would leave approximately 6’ 91/8” – 6’ 73/32” of setback on the street side.

Left Side: No variance requested.

Right Side: 3’ 2” – 2’ 8” into the 7.5’ setback for a covered deck portion of the home.

Rear: No variance requested.

The current existing structure was encroaching 229.39 sf into the setbacks. The proposed structure would diminish the encroachment by nearly 7 sf, while providing owner the best use of its property.

LEGAL DESCRIPTION AND CERTIFICATION

LOT 8 AND THE NORTH 20 FEET OF THE EAST 2 FEET OF LOT 7, REUER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 95, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Community Number: 125153 Panel: 12103C0194 Suffix: H F.I.R.M. Date: 8/24/2021 Flood Zone: AE Field Work: 12/22/2021

Certified To:
CHATRICK CLARK; AMERICAN GUARDIAN TITLE; STEWART TITLE GUARANTY COMPANY; UNITED WHOLESALE MORTGAGE, LLC.

Property Address:
142 93RD AVENUE
TREASURE ISLAND, FL 33706

Survey Number: 517862

Client File Number: 21-12-1019

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT
A/C	AIR CONDITIONER
B.M.	BENCH MARK
B.R.	BEARING REFERENCE
(C)	CALCULATED
Δ	CENTRAL / DELTA ANGLE
CH	CHORD
(D)	DEED / DESCRIPTION
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
D/W	DRIVEWAY
E.O.W.	EDGE OF WATER
F.C.M.	FOUND CONCRETE MONUMENT
F.F. EL.	FINISH FLOOR ELEVATION
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.P.K.	FOUND PARKER-KALON NAIL
(L)	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED / FIELD VERIFIED
M.H.	MANHOLE
N&D	NAIL & DISK
N.R.	NOT RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD UTILITY LINES
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

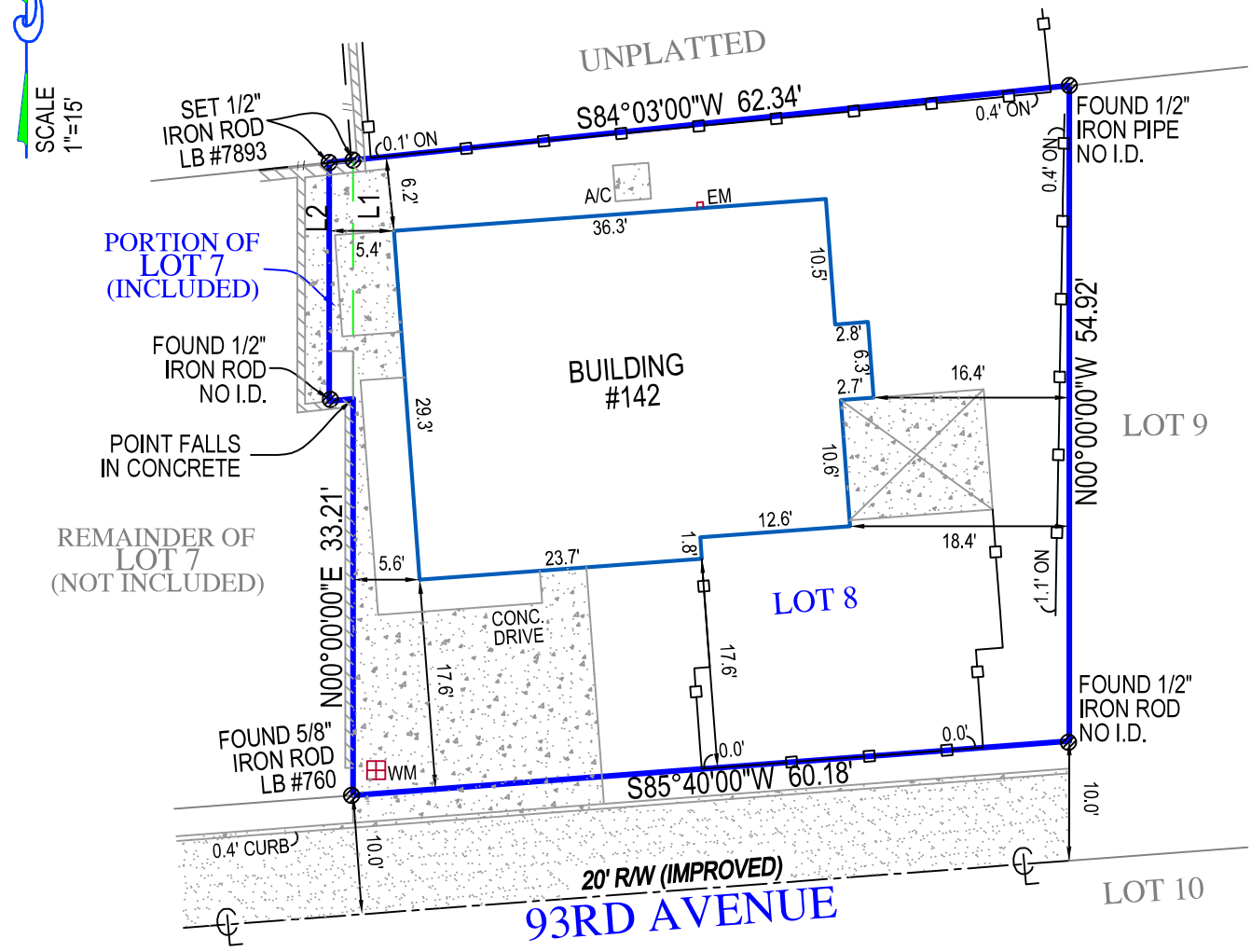
= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
+ X.XX = EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
U.B. = UTILITY BOX
U.P. = UTILITY POLE
WM = WATER METER
= WELL
= WOOD FENCE

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.G.V.D. 1929
9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

BOUNDARY SURVEY



SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W ON SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

LINE TABLE		
LINE	LENGTH	BEARING
L3	20.00'	N00°00'00"E
L4	20.00'	N00°00'00"E

KENNETH J OSBORNE CERTIFICATE No. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

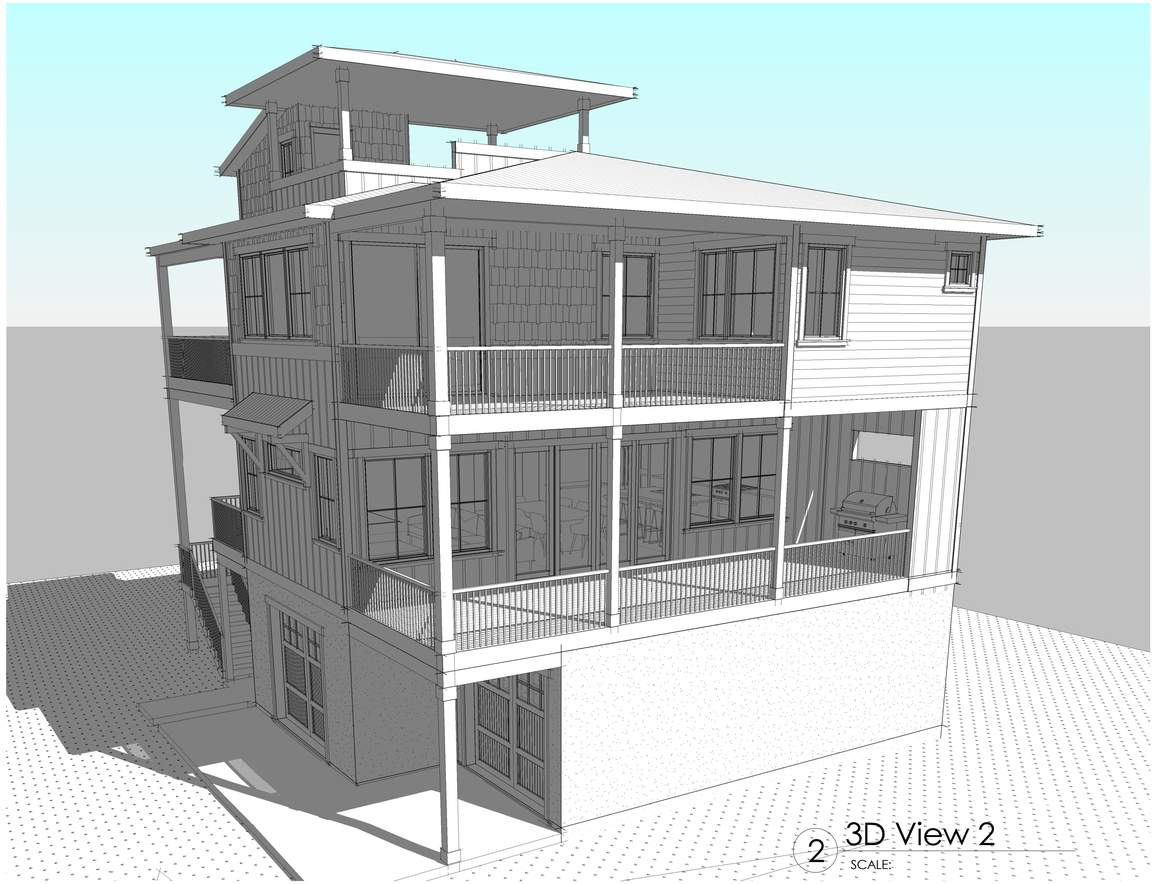
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne Digitally signed by Kenneth Osborne Date: 2021.12.22 14:13:29 -06'00'

(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

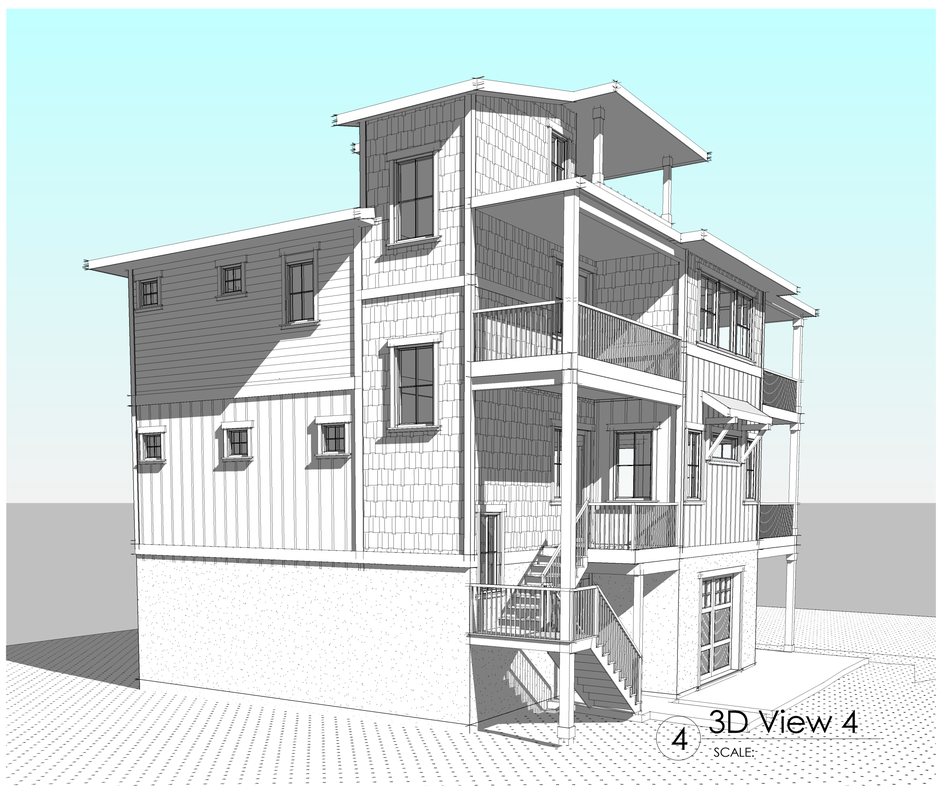
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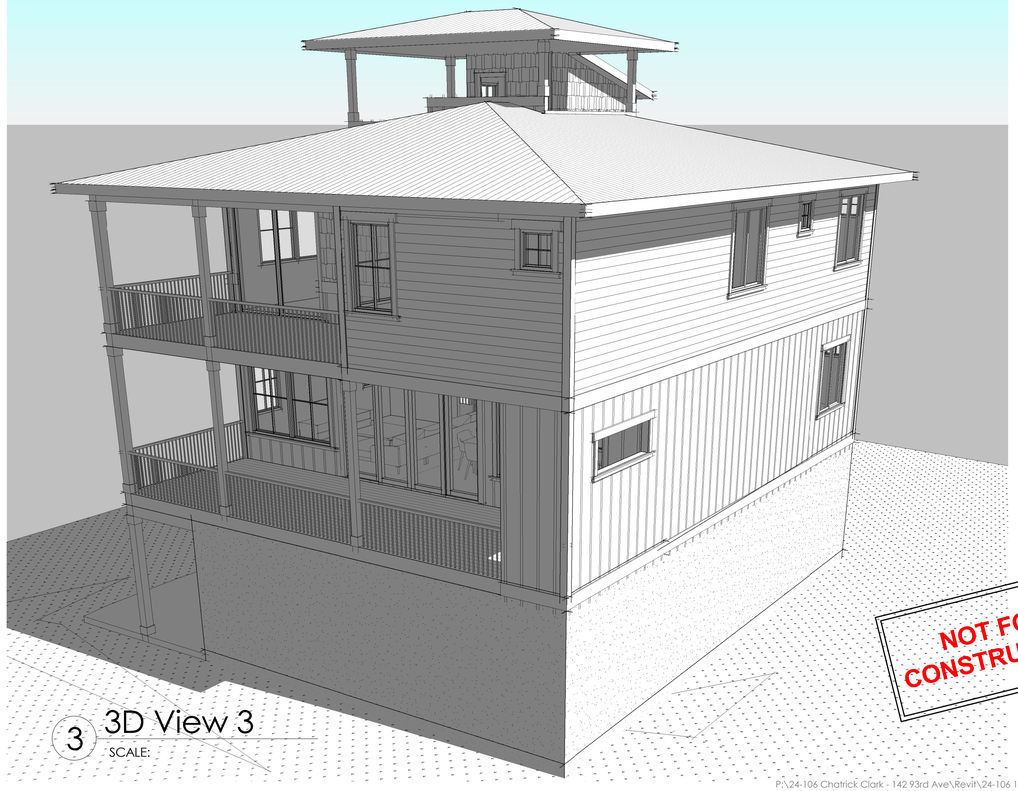
2 3D View 2
SCALE:



1 3D View 1
SCALE:



4 3D View 4
SCALE:



3 3D View 3
SCALE:

CUSTOM RESIDENCE

CLARK RESIDNCE

142 93rd Ave.
Treasure Island, FL. 33706

PROJECT #: 24-106

STATE OF FLORIDA
JEFFREY C. VAN SAMBEEK
AR101908
3/3/2025
REGISTERED ARCHITECT

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SCHEMATIC DESIGN + VARIANCE

EXTERIOR 3D VIEWS

C0.2

3-3-25

ZONING INFO:

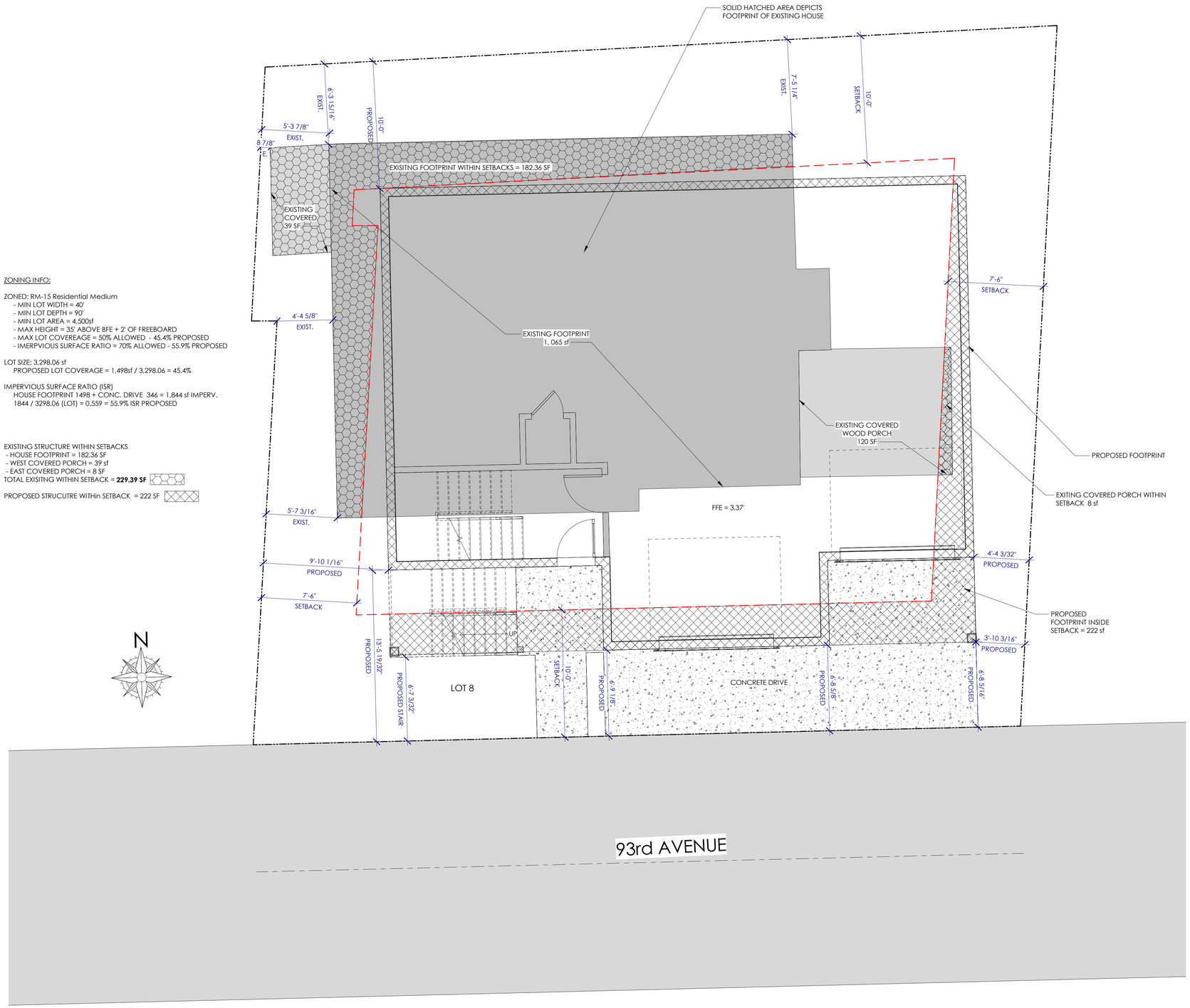
ZONED: RM-15 Residential Medium
- MIN LOT WIDTH = 40'
- MIN LOT DEPTH = 90'
- MIN LOT AREA = 4,500sf
- MAX HEIGHT = 35' ABOVE BFE + 2' OF FREEBOARD
- MAX LOT COVEREAGE = 50% ALLOWED - 45.4% PROPOSED
- IMERPVIOUS SURFACE RATIO = 70% ALLOWED - 55.9% PROPOSED

LOT SIZE: 3,298.06 sf
PROPOSED LOT COVERAGE = 1,498sf / 3,298.06 = 45.4%

IMPERVIOUS SURFACE RATIO (ISR)
HOUSE FOOTPRINT 1498 + CONC. DRIVE 346 = 1,844 sf IMPERV.
1844 / 3298.06 (LOT) = 0.559 = 55.9% ISR PROPOSED

EXISTING STRUCTURE WITHIN SETBACKS
- HOUSE FOOTPRINT = 182.36 SF
- WEST COVERED PORCH = 39 sf
- EAST COVERED PORCH = 8 SF
TOTAL EXISTING WITHIN SETBACK = **229.39 SF**

PROPOSED STRUCUTRE WITHin SETBACK = 222 SF



1 ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

CUSTOM RESIDENCE
CLARK RESIDNCE
142 93rd Ave.
Treasure Island, FL. 33706

PROJECT #: 24-106

STATE OF FLORIDA
JEFFREY C. VAN SAMBEEK
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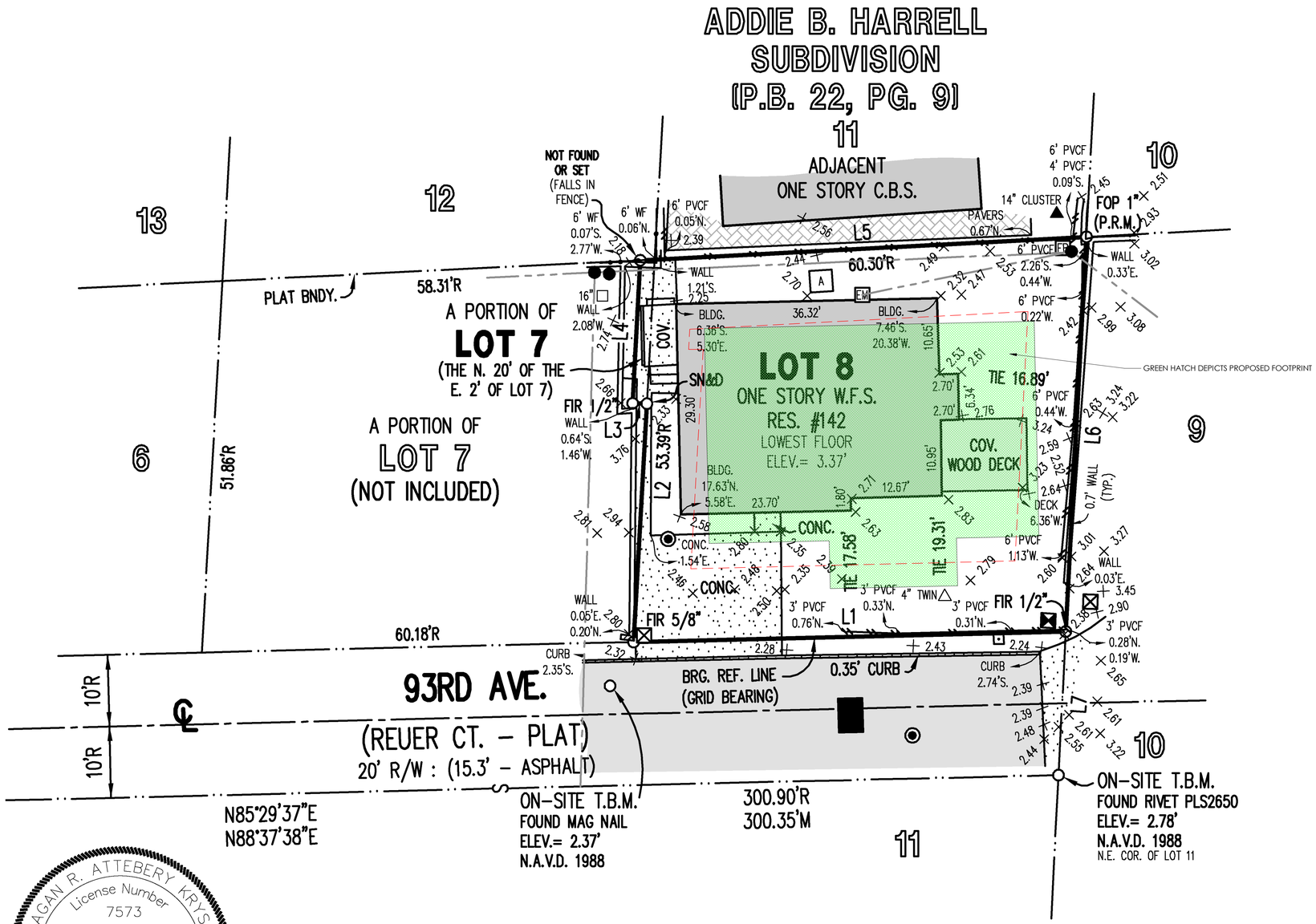
SCHEMATIC DESIGN + VARIANCE

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SITE PLAN

A0.0

3-3-25



MEAGAN R. ATTEBERY KRYSAK
License Number
7573

BOUNDARY SURVEY

REVISED SURVEY TO SHOW ELEVATIONS ON 1-6-2025 (240304.DWG)

1 ARCHITECTURAL SITE PLAN OVERLAY

SCALE: 1/8" = 1'-0"

CUSTOM RESIDENCE

CLARK RESIDNCE

142 93rd Ave.
Treasure Island, FL. 33706

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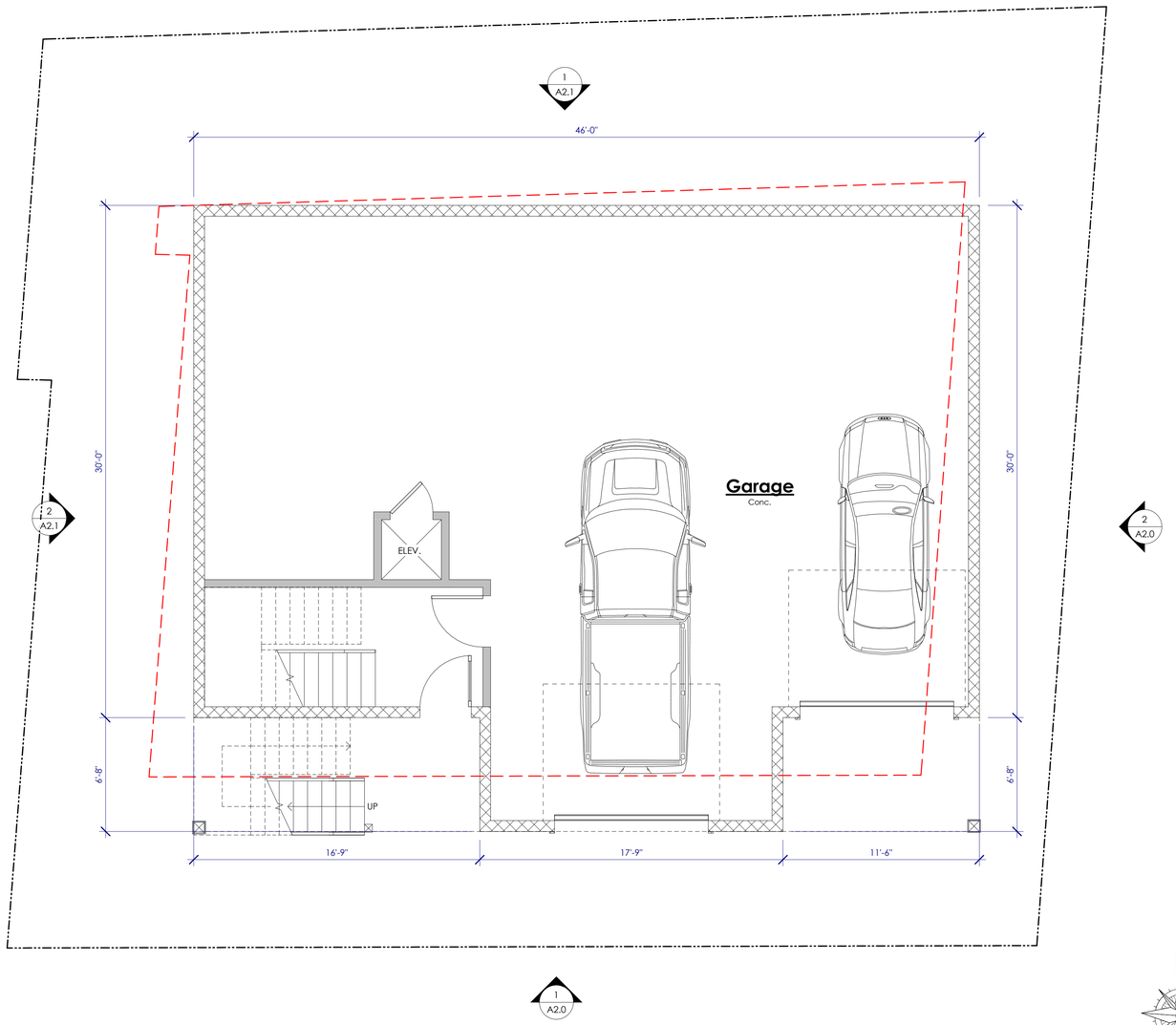
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SITE PLAN OVERLAY

A0.1

3-3-25



1 GARAGE LEVEL

SCALE: 1/4" = 1'-0"

CUSTOM RESIDENCE

CLARK RESIDNCE

142 93rd Ave.
Treasure Island, FL. 33706

PROJECT #: 24-106

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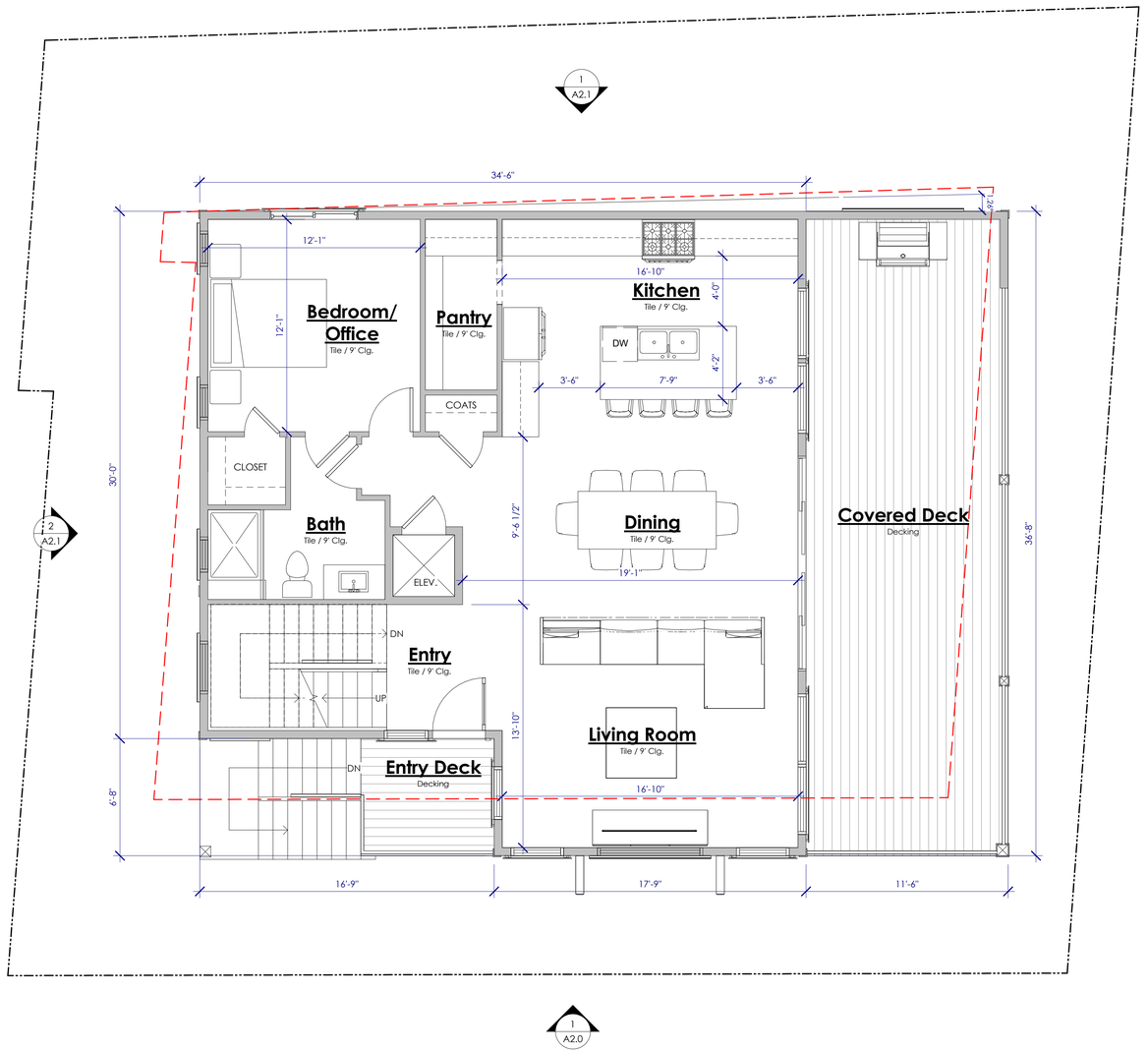
SCHEMATIC DESIGN / VARIANCE

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GARAGE LEVEL PLAN

A1.0

3-3-25



FINISHED BUILDING AREAS

Main Level Area	1153 SF
Second Level Area	1251 SF
Third Level Stair Area	105 SF
	2509 SF

ADDITIONAL BUILDING AREAS

Garage Area	1498 SF	
Main Level Deck Area	422 SF	
Entry Deck & Stair Area	114 SF	
Primary Deck Area	243 SF	
Outdoor Room Area	217 SF	
Hall Deck Area	112 SF	

2 MAIN LEVEL

SCALE: 1/4" = 1'-0"

N

CUSTOM RESIDENCE

CLARK RESIDNCE

142 93rd Ave.
Treasure Island, FL. 33706

PROJECT #: 24-106

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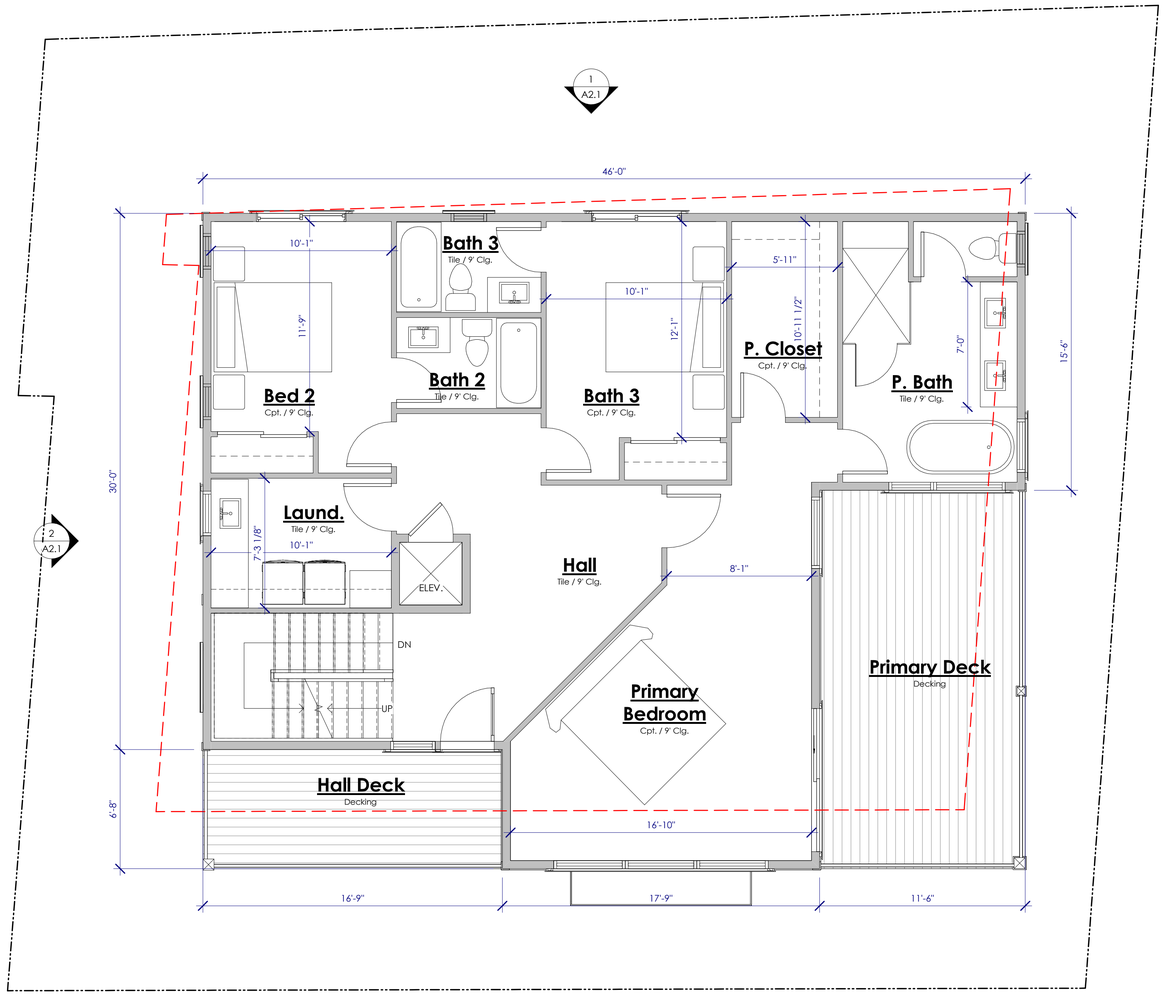
SCHEMATIC DESIGN + VARIANCE

NOT FOR CONSTRUCTION

MAIN LEVEL FLOOR PLAN

A1.1

3-3-25



1 UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

N

CUSTOM RESIDENCE

CLARK RESIDNCE

142 93rd Ave.
Treasure Island, FL. 33706

PROJECT #: 24-106

STATE OF FLORIDA
JEFFREY C. VAN SAMBEEK
AR101908
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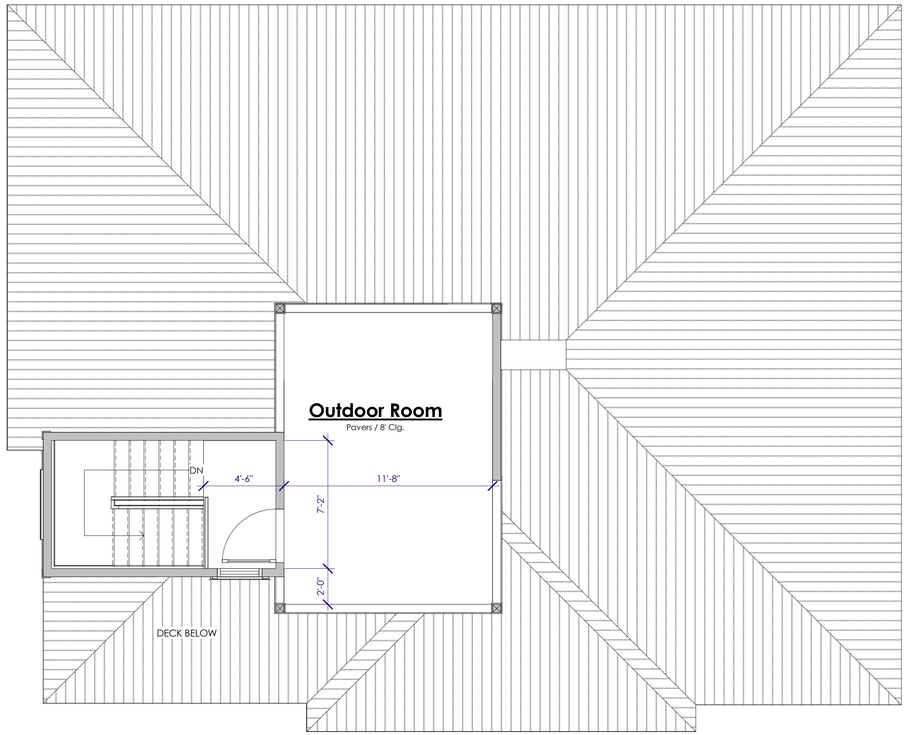
SCHEMATIC DESIGN / VARIANCE

NOT FOR CONSTRUCTION

UPPER LEVEL PLAN

A1.2

3-3-25



FINISHED BUILDING AREAS

Main Level Area	1153 SF
Second Level Area	1251 SF
Third Level Stair Area	105 SF
	2509 SF

PROPOSED BUILDING AREA

Name	Area
Garage Area	1498 SF
Main Level Area	1153 SF
Main Level Deck Area	422 SF
Entry Deck & Stair Area	114 SF
Second Level Area	1251 SF
Primary Deck Area	243 SF
Outdoor Room Area	217 SF
Third Level Stair Area	105 SF
Hall Deck Area	112 SF

N

1 THIRD LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN + VARIANCE

CUSTOM RESIDENCE

CLARK RESIDNCE

142 93rd Ave.
Treasure Island, FL. 33706

PROJECT #: 24-106

STATE OF FLORIDA
JEFFREY C. VAN SAMBEEK
AR101908
3/3/2025
REGISTERED ARCHITECT

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THIRD LEVEL PLAN

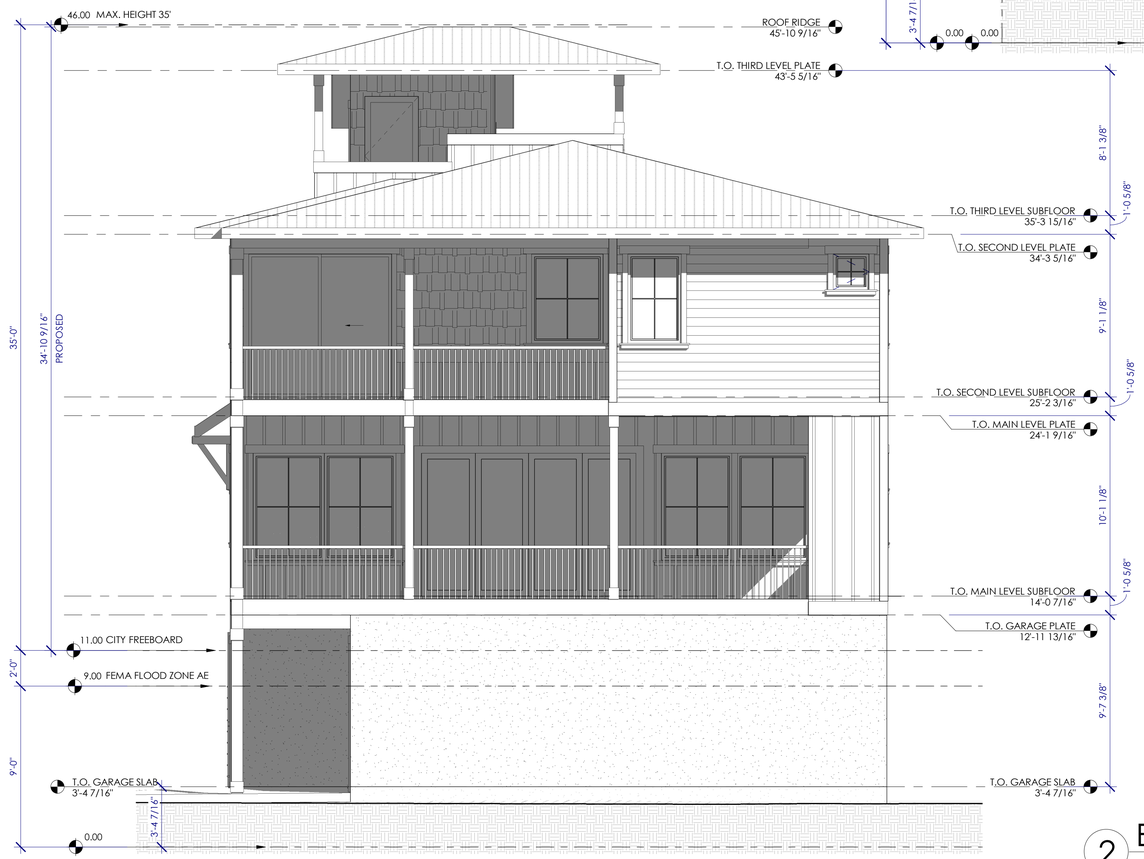
A1.3

3-3-25



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

CUSTOM RESIDENCE

CLARK RESIDNCE

142 93rd Ave.
Treasure Island, FL. 33706

PROJECT #: 24-106

STATE OF FLORIDA
JEFFREY C. VAN SAMBEEK
AR101908
3/3/2025
REGISTERED ARCHITECT

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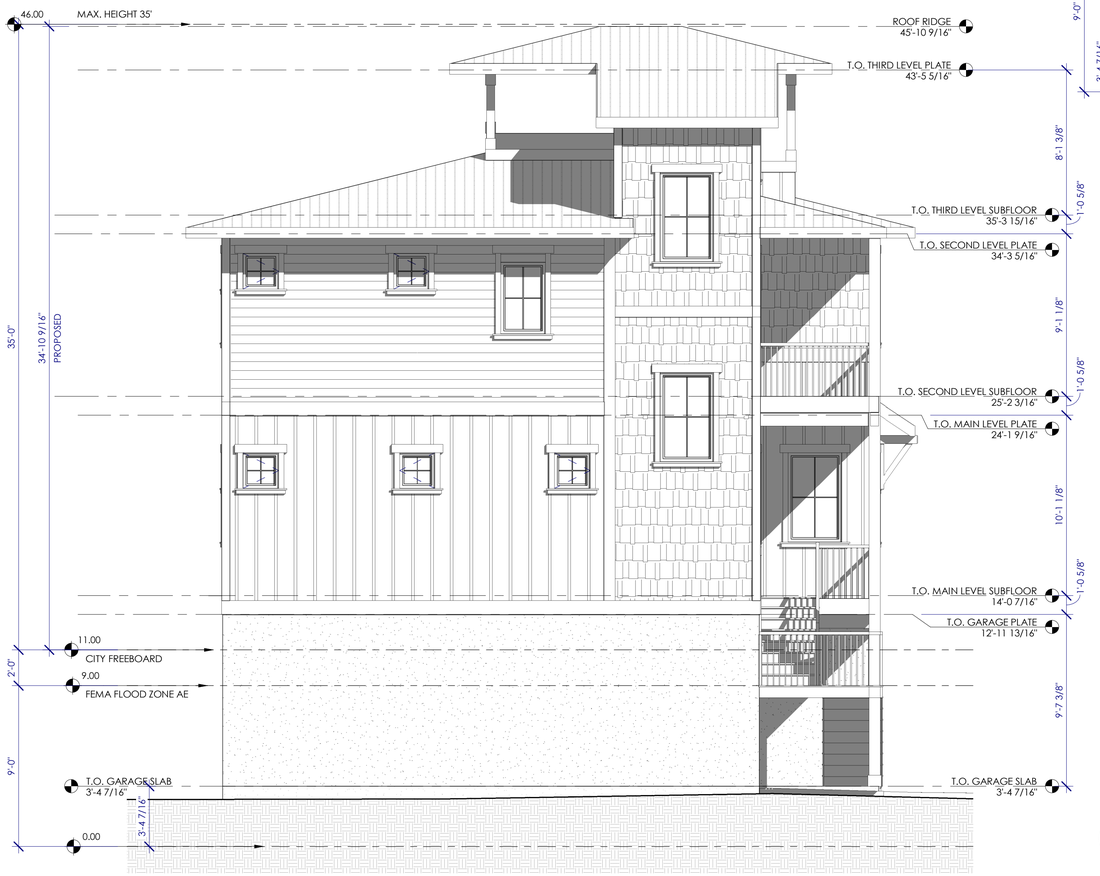
SCHEMATIC DESIGN + VARIANCE

NOT FOR CONSTRUCTION

ELEVATIONS

A2.0

3-3-25



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

2 WEST ELEVATION

SCALE: 1/4" = 1'-0"

CUSTOM RESIDENCE

CLARK RESIDNCE

142 93rd Ave.
Treasure Island, FL. 33706

PROJECT #: 24-106

STATE OF FLORIDA
JEFFREY C. VAN SAMBEEK
AR101908
3/3/2025
REGISTERED ARCHITECT

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#	REVISION	DATE

DRAWN: ***
CHECKED: JVS

LODESTONE DESIGN GROUP
PO Box 440, 501 Walnut St., Frederick, CO 80530-0440
303-800-8633 - mail@lodestonedesign.com
www.LodestoneDesign.com

SCHEMATIC DESIGN - VARIANCE

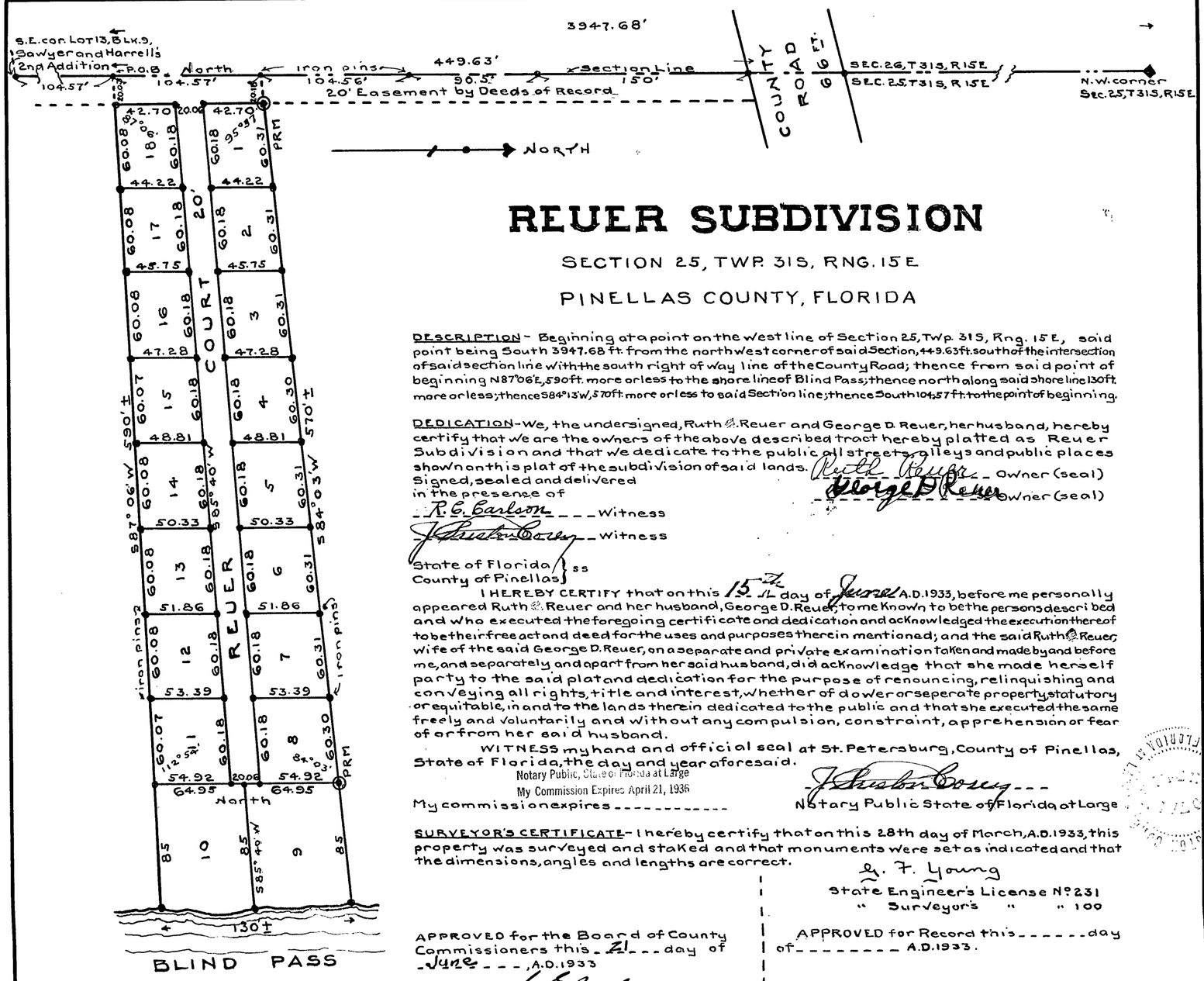
NOT FOR CONSTRUCTION

ELEVATIONS

A2.1

3-3-25

PLAT 3 16



REUER SUBDIVISION

SECTION 25, TWP. 31S, RNG. 15E.

PINELLAS COUNTY, FLORIDA

DESCRIPTION - Beginning at a point on the West line of Section 25, Twp. 31S, Rng. 15E, said point being South 3947.68 ft. from the northwest corner of said Section, 449.63 ft. south of the intersection of said section line with the south right of way line of the County Road; thence from said point of beginning N87°06'E, 590 ft. more or less to the shore line of Blind Pass; thence north along said shore line 130 ft. more or less; thence S84°13'W, 570 ft. more or less to said Section line; thence South 104.57 ft. to the point of beginning.

DEDICATION - We, the undersigned, Ruth E. Reuer and George D. Reuer, her husband, hereby certify that we are the owners of the above described tract hereby platted as Reuer Subdivision and that we dedicate to the public all streets, alleys and public places shown on this plat of the subdivision of said lands.

Signed, sealed and delivered in the presence of

R. G. Carlson — Witness

J. Christian Covey — Witness

Ruth E. Reuer — Owner (seal)

George D. Reuer — Owner (seal)

State of Florida } ss
County of Pinellas }

I HEREBY CERTIFY that on this 15th day of June A.D. 1933, before me personally appeared Ruth E. Reuer and her husband, George D. Reuer, to me known to be the persons described and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned; and the said Ruth E. Reuer, wife of the said George D. Reuer, on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself party to the said plat and dedication for the purpose of renouncing, relinquishing and conveying all rights, title and interest, whether of dower or seperate property, statutory or equitable, in and to the lands therein dedicated to the public and that she executed the same freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at St. Petersburg, County of Pinellas, State of Florida, the day and year aforesaid.

Notary Public, State of Florida at Large
My Commission Expires April 21, 1936

J. Christian Covey
Notary Public State of Florida at Large

My commission expires ----------

SURVEYOR'S CERTIFICATE - I hereby certify that on this 28th day of March, A.D. 1933, this property was surveyed and staked and that monuments were set as indicated and that the dimensions, angles and lengths are correct.

J. F. Young
State Engineer's License No. 231
" Surveyor's " " 100

APPROVED for the Board of County Commissioners this 21 day of June, A.D. 1933

R. E. Carlson
County Engineer

APPROVED for Record this ------ day of ---------- A.D. 1933.

County Clerk

SCALE 1" = 60'

FILED JUN 23 1933 AT ..... O'CLOCK P.M.
AND RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IN THE BOOK AND ON THE PAGES DESIGNATED ABOVE.
K. B. O'QUINN, Clerk Circuit Court
By ..... D.C.

Plat Book 16 pg 95

4721155

Jesse Miller, CFM
Principal Planner
Community Development Department
City of Treasure Island
10451 Gulf Blvd.
Treasure Island, FL 33706

Re: Requested Variance for 142 93rd Avenue, Treasure Island, FL

Mr. Miller, or any other interested party:

I am the record owner of 145 93rd Avenue, Treasure Island, FL, which is the residential property directly across 93rd Avenue from the property located at 142 93rd Avenue, Treasure Island, Florida. Mr. and Mrs. Clark have notified me of their proposed construction of a larger home on their lot and the proposed encroachment into the setback towards my property. As we know, the setbacks are in place to protect neighboring properties.

I am writing to state that I stipulate and agree with the proposed structure and proposed encroachments. I believe that the new structure would not only be a benefit to the neighboring properties as far as increasing the neighborhood value, but also that it would increase traffic flow and additional off-street parking. The proposed encroachment would have no negative impact on my property, my use or future construction of my property, nor my enjoyment of the property.

In summary, I am hereby extending written notice of my support of the approval of the requested variance for the proposed structure to encroach into the setback towards my property as submitted by Mr. and Mrs. Clark for the reasons stated above.

Should you have any questions or concerns, feel free to reach out to me at the email provided below.

Sincerely,

Jason Young
Jason Young (Mar 4, 2025 10:39 EST)

Jason Young
jyoung@1800packrat.com

2025.03.03 Variance Letter for Neighbors

Final Audit Report 2025-03-04

Created:	2025-03-04
By:	Lyndsey O'Connell (lyndsey@ocolawgroup.com)
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"2025.03.03 Variance Letter for Neighbors" History

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2025-03-04 - 3:31:21 PM GMT

Email viewed by Jason Young (jyoung@1800packrat.com)
2025-03-04 - 3:32:23 PM GMT

Document e-signed by Jason Young (jyoung@1800packrat.com)
Signature Date: 2025-03-04 - 3:39:45 PM GMT - Time Source: server

Agreement completed.
2025-03-04 - 3:39:45 PM GMT