PLANNING & ZONING REGULAR MEETING
THURSDAY, DECEMBER 18, 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. **ROLL CALL**
   Richard Harris- Chair
   Mark Zdrojewski- Board Member
   Marvin Shavlan- Board Member
   Grant Smith- Board Member
   Ross Sanchez- Vice-Chair
   Chris Downing- Board Member
   Daniel Billingsley- Board Member
   *Valerie Acree- Alternate Board Member**
   *Gary Potenziano- Alternate Board Member**

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

5. **APPROVAL OF MINUTES**

   5.A Approval of the following Minutes: July 24, 2025.
   07.24.2025 PZ Minutes FINAL.pdf

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

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

8. **ADMINISTRATION OF OATH**

9. **EX-PARTE COMMUNICATION DISCLOSURE**

10. **PRESENTATION OF ITEMS**

10. AVAR-000582-2025- 11160 8th St. E. - Two (2) variances to Sec. 68-541 to reduce the minimum side and front yard setbacks to allow the construction of external staircases in conjunction with structural elevation to adhere with current minimum flood elevation requirements.
    1. Staff Report.pdf
    2. Applications.pdf
    3. Warranty Deed.pdf
    4. Variance 1 Narrative.pdf
    5. Variance 2 Narrative.pdf
    6. Additional Narrative.pdf
    7. Site Plan.pdf
    8. Architectural Plans.pdf
    9. Survey.pdf

11. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

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

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

14. ADJOURNMENT

AGENDA ITEM NO. 5.A

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	December 18, 2025
SUBMITTED BY:	Tia Payton, Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Approval of the following Minutes: July 24, 2025.
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 the following minutes: July 24, 2025.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	There is no cost associated.
MOTION:	I move to approve the minutes, as presented.

ATTACHMENTS:
07.24.2025 PZ Minutes FINAL.pdf

PLANNING AND ZONING BOARD MEETING
TUESDAY, JULY 24, 2025
CITY HALL COMMISSION CHAMBERS
10451 GULF BLVD TREASURE ISLAND FL 33706

Minutes

1. MEETING CALLED TO ORDER BY PRESIDING OFFICER

Chair Richard Harris called the meeting to order at 2 p.m.

2. CELLPHONE ANNOUNCEMENT

Chair Harris asked all in attendance to silence their cellphones.

3. PLEDGE OF ALLEGIANCE

Chair Harris led in the pledge of allegiance.

4. ROLL CALL

Present:
Richard Harris, Chair
Ross Sanchez, Vice Chair
Jennifer Bonvouloir
Gary Potenziano
Marvin Shavlan
Kara Simm
Mark Zdrojewski

Absent:
Chris Downing
Grant Smith

5. ADMINISTRATION OF OATH

Deputy City Clerk Tia Payton administered the witness oath to anyone wishing to speak.

6. APPROVAL OF MINUTES

Mr. Potenziano moved to approve the minutes, seconded by Ms. Simm. The motion carried seven to zero.

7. STATUS UPDATE ON PRIOR PLANNING AND ZONING CASES

Principal Planner Jesse Miller recited the final plat review was completed and sent back to the applicant, pirate square was approved, Thunderbird was approved and currently had no movement on

the permit application, the Black Pearl received a demo permit, a variance for a joint driveway for 95th Ave was completed, and variance on pool equipment to be adjacent to principal structures was completed. Chair Harris inquired about an update to 8251 Bayshore. Principal Planner Miller answered the property was demolished but there had not been any further movement. Attorney Rollins introduced himself to the board and explained the Sunshine Law.

8. HEARING PROCEDURES

9. EX-PARTE COMMUINCATION DISCLOSURE - None

10. PRESENTATION OF ITEMS

10.A. VAR-000516-2025 10112 Tarpon Dr.

The property owner recited that her husband had mobility challenges and explained the variances requested was to make the house functional as it was built on the setbacks. Mr. Sanchez asked if any work was started on the project. The property owner answered yes and there was a permit issued for the lift. Ms. Simm asked for clarification on the mobility waivers. Principal Planner Miller answered there would need to be a demolition permit to remove the mobility devices due to the variance running with the property owner and not the land. Ms. Simm inquired how the sale of the home would work and if a new property owner bought the home if they could apply for the waiver. Principal Planner Miller answered the sale would be limited to anyone meeting the criteria of the waiver. Mr. Potenziano inquired if the tree which was close to the stairs could be removed. The property owner explained the tree on the left was gone and the tree on the right was not in the way.

Mr. Zdrojewski asked if the lifting contractor came up with accommodation if the variances were not given. The property owner explained the lift contractor did not do the plans for the entrance, but a different architect did the plans, and the property owner would work with the architect if the variances were not approved. Principal Planner Miller presented all four variances as shown in the background materials. Chair Harris noted the front setbacks were large and inquired why the setbacks were large. Principal Planner Miller answered he was unsure and would have to look at the plats for the area.

Mr. Sanchez asked who put the red boxes on the plans and explained using the variance on the HVAC would not be best use. Principapal Planner Miller answered the architecture company placed the red boxes on the plans and explained if there was new construction on the lot then the new construction would have to follow the setbacks. Ms. Simm inquired if there was a reason why staff chose the mobility waiver over the other administrative waivers. Principal Planner Miller answered that it was due to what the applicant told staff. Ms. Simm inquired about the general waiver. Principal Planner Miller answered the Community Development Director could not exceed 10 percent or up to 1 foot and read the section of the code it was from. Mr. Snachez inquired about the differences between 10118 Tarpon and 10112 Tarpon. Principal Planner Miller answered a sliding glass door existed and needed an egress at 10118 Tarpon Dr, but 10112 Tarpon also had a sliding glass door and already had an egress that went onto the sundeck. Chair Harris called for public comment.

Thomas Vislake, 10109 Tarpon Dr, noted there may be residents who would be looking for variances and variances would adversely affect the essential character of the area.

Chair Harris closed public hearing and commented if the house was torn down and rebuilt then the house should be built within the setbacks. He noted he supported variances 1, 2 and 4. Mr. Shavlan

questioned how the balconies were for ADA purposes. Ms. Simm supported all of the variances. Ms. Bonvouloir supported all variances except variance 4. Mr. Sanchez believed there were other avenues to take rather than approving multiple variances. Mr. Zdrojewski supported variances 1, 2 and 4. He also suggested the rear balcony could be three feet instead of five feet and suggested for the third variance it could be three feet masonry then have one foot fence on top of it. Mr. Sanchez asked for the rear setback for 10118 Tarpon Dr. Principal Planner Miller informed the board it encroached five feet into the 30 foot waterfront setback.

Ms. Simm moved that the Planning and Zoning board had determined that an unnecessary hardship did not exist pursuant to Sec. 70-221 of the Treasure Island Code of Ordinances, and had to approve a variance request of section 68-541 to allow a proposed five foot wide front staircase for an elevated structure to encroach seven foot into the front yard setback; seconded by Mr. Potenziano. The motion carried seven to zero.

Ms. Simm moved that the Planning and Zoning board had determined that an unnecessary hardship did not exist pursuant to Sec. 70-221 of the Treasure Island Code of Ordinances, and had to approve a variance request of section 68-541 to allow a proposed cantilevered balcony to encroach three feet four inches into the front yard setback; seconded by Mr. Potenziano The motion carried six to one; Mr. Sanchez voted no.

Ms. Simm moved that the Planning and Zoning board had determined that an unnecessary hardship did not exist pursuant to Sec. 70-221 of the Treasure Island Code of Ordinances, and had to approve a variance request to sec 68-458 to allow a proposed 55 inch high decorative wall to encroach 5 feet2 inches into the front yard setback; seconded by Mr. Potenziano. The motion failed two to five; Mr. Zdrojewski, Mr. Potenziano, Mr. Sanchez, Mr. Shavlan and Chair Harris voted no.

Ms. Simm moved that the Planning and Zoning board had determined that an unnecessary hardship did exist pursuant to Sec. 70-221 of the Treasure Island Code of Ordinances and had moved to approve a variance request to Sec. 68-541 to allow a proposed cantilevered balcony to encroach three feet six inches into the waterfront setback; seconded by Mr. Potenziano. The motion carried six to zero; Ms. Bonvouloir voted no.

11. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Chair Harris called for public comment with no response.

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

Chair Harris noted there was a Local Planning Agency (LPA) meeting following the Planning and Zoning Meeting. Mr. Sanchez asked if a board member had to appear before the board. Attorney Rollins answered the board member would have to state they were speaking as a member of the public and not a member as a Planning and Zoning Board and the board members would not be able to vote due to the conflict.

13. PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY MEETINGS

Chair Harris asked for the next LPA meeting could follow after the next Planning and Zoning board meeting and inquired what cases would possibly appear. Principal Planner Miller answered potentially with the final plat recommendation of the commission, Nordvan with a site plan and special exception

for restaurant, and Ka'tiki for a site modification for a covered dining area. Mr. Sanchez asked Economic Development Director Joan Goodrich to update the LPA board every other meeting. Mr. Potenziano asked the average cost of a demolition permit. Mr. Sanchez answered around $750.

14. ADJOURNMENT

The meeting was adjourned at 3:10 p.m.

_____

Richard Harris, Chair

Attest:

_____

Tia Payton, Deputy City Clerk

AGENDA ITEM NO. 10.A

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	December 18, 2025
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	VAR-000582-2025- 11160 8th St. E. - Two (2) variances to Sec. 68-541 to reduce the minimum side and front yard setbacks to allow the construction of external staircases in conjunction with structural elevation to adhere with current minimum flood elevation requirements.
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.pdf
2. Applications.pdf
3. Warranty Deed.pdf
4. Variance 1 Narrative.pdf
5. Variance 2 Narrative.pdf
6. Additional Narrative.pdf
7. Site Plan.pdf
8. Architectural Plans.pdf
9. Survey.pdf

CITY OF TREASURE ISLAND
COMMUNITY DEVELOPMENT DEPARTMENT
10451 GULF BLVD
TREASURE ISLAND, FL 33706
(727) 547-4575

PLANNING AND ZONING BOARD
VARIANCE REQUEST
CASE NO.: VAR-000582-2025
DECEMBER 18, 2025

DESCRIPTION	A request for two (2) variances to Sec. 68-541 to reduce the minimum side and front yard setbacks to allow the construction of external staircases in conjunction with structural elevation to adhere with current minimum flood elevation requirements.
SITE LOCATION:	11160 8th Street East
PARCEL ID #:	23-31-15-43506-006-0210
LEGAL DESCRIPTION:	ISLE OF PALMS 2ND ADD BLK 6, LOT 21
PROPERTY OWNER:	Alan Todd Van Meter Stacey Ann Van Meter 400 150th Avenue #404 Madeira Beach, FL 33706

GENERAL INFORMATION:

Future Land Use:	Residential Urban (RU-75)
Zoning:	Residential Urban (RU)

Adjacent Property (Use):

North:	Single Family Residential	East:	Single Family Residential
South:	Water (Intercoastal)	West:	Single Family Residential

Site Area:	8,398 Sq. Ft. (Approx 0.19 Acres)
Flood Zone:	AE-10, Flood Insurance Rate Map Community Panel No. 12103C0194H

REQUEST:
The applicant seeks approval for two (2) variances to Sec. 68-541 to reduce the minimum side and front yard setbacks to allow the construction of external staircases in conjunction with structural elevation to adhere with current minimum flood elevation requirements.

Request	Standard	Proposed	Variance	Magnitude
Front Setback	25-Feet	13.2-Feet	11.8-Feet	47%
Side Setback	10-Feet	6.8-Feet	3.2-Feet	32%

PROPERTY HISTORY/SUMMARY:
The subject property contains a 3,242 square-foot single family residence originally constructed in 1961. The existing structure was constructed at-grade and does not comply with the current minimum flood elevation requirements of the Florida Building Code and Chapter 66 Floodplain Management of the City of Treasure Island Land Development Regulations. Per *Section 68-512 of the Land Development Regulations* non-conforming structures shall be required to be brought into compliance if damaged beyond the extent of 50 percent of the structures fair market value. The subject property is undergoing structural elevation to comply with current minimum flood elevation standards, following completion of the proposed improvements, the first habitable floor of the structure will be 16.5' NAVD and compliant with the current flood elevation requirements.

The existing developments at the subject property have been developed to the extent of the applicable minimum setback requirements, with an administrative waiver (ADMNWAIV-000587) provided for a 3.5-inch setback encroachment along the rear setback line. Due to the nature of the proposed elevation improvements, the addition of exterior staircases beyond the footprint of the structure is required to provide entry to the structure.

TREASURE ISLAND CODE OF ORDINANCES:
Per Section 70-221 of the Land Development Regulations, a property owner may request variances from the requirements of this chapter; requests shall be heard by the planning and zoning board. No variance may be granted unless the applicant establishes, by substantial competent evidence, the following criteria:

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 public interest and welfare.

Minimum setback requirements for developments within the City of Treasure Island are established in *ARTICLE VIII. – BUILDING SETBACK LINES, Sec. 68-541* of the Land Development Regulations. According to these regulations, the subject property located on 8th Street East within Isle of Palms is identified as "Class: G" and is subject to the following minimum setback requirements:

- Street: 20 feet
- Side: 10 feet
- Rear: 25 feet

CONSISTENCY WITH REVIEW CRITERIA:
The criteria for reviewing a variance for approval or denial is contained in the City of Treasure Island Land Development Regulations – Sec. 70-221. Staff's analysis of the review criteria outlined in 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 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 pursuing improvements to the subject property resulting in conformity with the minimum flood-elevation requirements. As a result of the existing structure having been built to the extent of the applicable setback requirements, maintaining the existing egresses of the structure is unable to be achieved without variance approval.

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 land development regulations would not allow for exterior staircases to be built outside of the existing building footprint utilizing the existing building egresses. Inability to provide necessary access to the elevated structure would discourage compliance with the minimum flood elevation requirements.

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 applicant purchased the property after its original construction in 1961; minimum flood elevation requirements are not the result of actions by the applicant.

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 variance is required to construct the proposed staircases and is the minimum variance necessary to allow reasonable exterior access to the structure.

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 *– A single-family structure is proposed to be elevated and conform to FEMA regulations and Chapter 66 of the Treasure Island Code of Ordinances.*

Substandard lot(s) *– Not applicable. The parcel meets the minimum width, depth, and area for the RU-75 Zoning District.*

Neighborhood character *– The neighborhood consists of existing single-family structures generally characterized by minimal interior setbacks.*

Public facilities *– Not applicable. 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 of stairs that are necessary to access a proposed structure which is designed to meet the minimum elevation requirements of FEMA regulations and Chapter 66 of the Treasure Island Code of Ordinances.*

7. ***The granting of the variance will be in harmony with the general intent and purpose of this chapter.***
   The granting of this variance is in harmony with the general intent and purpose of this chapter by enabling storm resilient improvements to the subject property.

8. ***The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.***
   There is no evidence that the proposed variance will create adverse impacts to the adjacent parcels or surrounding neighborhood.

STAFF RECOMMENDATION:
Based on the analysis of the criteria above, staff recommends **APPROVAL** of two (2) variance requests to Sec. 68-541 granting an 11.8-foot variance to the required front yard setback, and a 3.2-foot variance to the required (south-eastern) interior side yard setback for the construction of two (2) external staircases in conjunction with structural elevation improvements.

ATTACHMENTS:
1. Project Location Map
2. Flood Insurance Rate Map
3. Project Site Plan
4. Application

December 18, 2025
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

CASE NO. VAR-000582-2025
LOCATION: 11160 8th Street East, TREASURE ISLAND, FL 33706

The Planning and Zoning Board has determined that an unnecessary 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

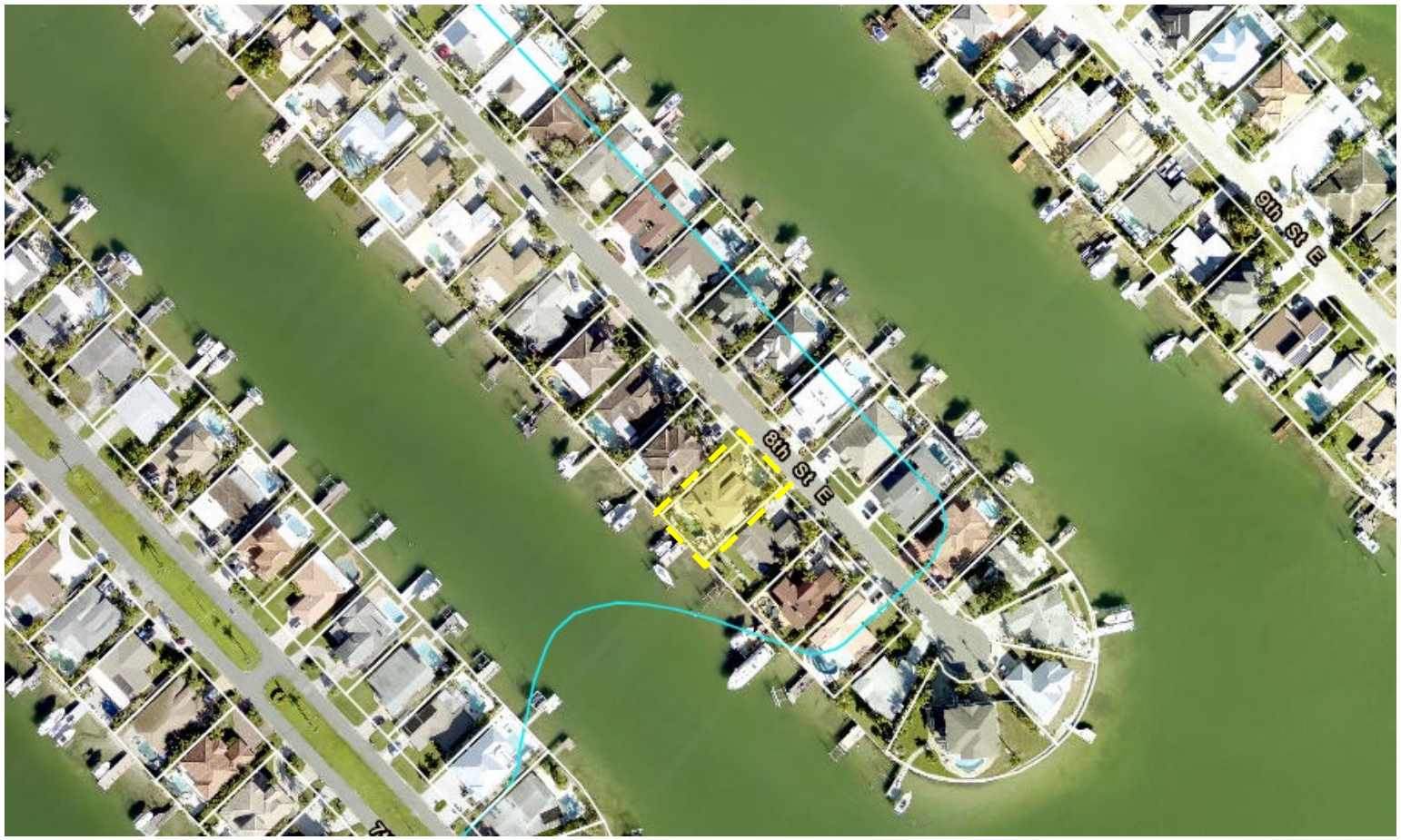
(1) A variance request to Sec. 68-541 to approve an 11.8-foot variance to the required front yard setback for the construction of an external staircase in conjunction with structural elevation improvements.

(2) A variance request to Sec. 68-541 to approve a 3.2-foot variance to the required interior side yard setback for the construction of an external staircase in conjunction with structural elevation improvements.

CONDITIONS:

1. The proposed structure shall be substantially consistent with the plans prepared by DMD & Company, dated August 11, 2025.

_____ _____
Richard Harris, Chair Date
Planning & Zoning Board



TREASURE ISLAND FLORIDA

Attachment 1. Project Location Map

Case No.: VAR-000582-2025
Address: 11160 8th Street East
City of Treasure Island, Florida

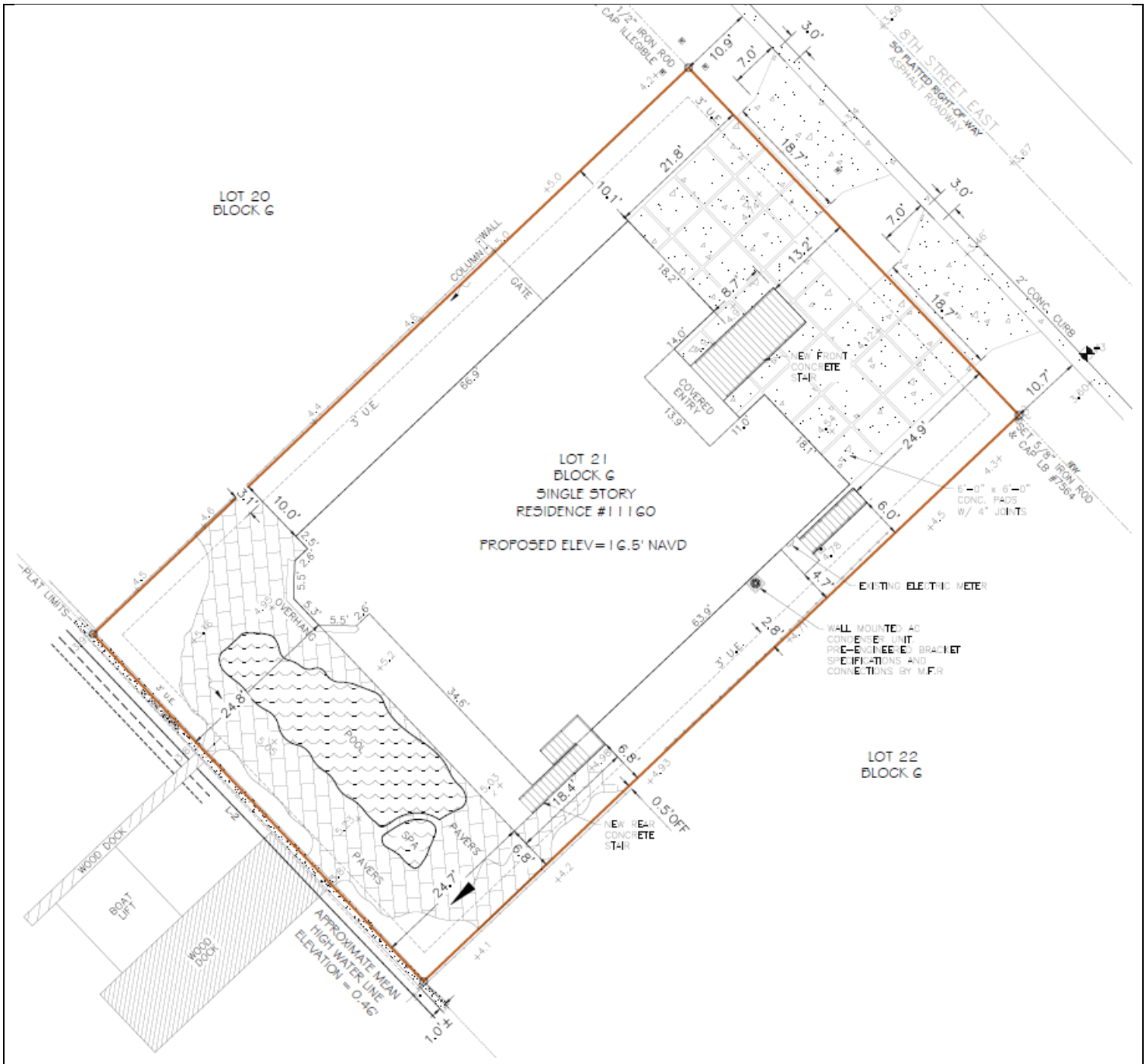
N



Attachment 2. Flood Insurance Rate Map

Case No.: VAR-000582-2025
Address: 11160 8th Street East
City of Treasure Island, Florida

N



Attachment 3: Project Site Plan
Case No.: VAR-000582-2025
Address: 11160 8th Street East
City of Treasure Island, Florida

N

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: ALAN & STACEY VAN METER

Address: 400 150TH AVE UNIT 404 MADEIRA BEACH FL 33708

400 150TH AVE UNIT 404
MADEIRA BEACH FL 33708

Phone: (215) 840-7722

Fax: _____

Email: Staceygranger@gmail.com

Agent: _____

Address: _____

Phone: _____

Fax: _____

Email: Staceygranger@gmail.com

List all Legal Owner(s) of Property: ALAN VAN METER AND STACEY VAN METER

ALAN VAN METER AND STACEY VAN METER

Complete legal description (may be placed on attached separate page): _____

Development Name: ISLE OF PALMS 2ND ADD

Site Location/Address: 11160 8TH STREET E TREASURE ISLAND FL 33706

Area of Development (Acreage or Square Feet): HOUSE 3250 SQF PROPERTY 8400 SQF

Parcel Identification Number (list all): BLOCK 6 LOT 21 23-31-15-43506-006-0210

Application Request: VARIANCE FOR 3 FOOT WIDE STAIRS PARTLY DOWN SOUTH SIDE OF HOME TO ACCESS NEW BALCONY AFTER ELEVATION.

VARIANCE FOR 3 FOOT WIDE STAIRS PARTLY DOWN SOUTH SIDE OF HOME TO ACCESS NEW BALCONY AFTER ELEVATION.

Future Land Use Designation: residential home

Proposed Future Land Use: same

Current Zoning: RU-75 SFR

Proposed Zoning: SAME

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)

Owner/Agent

ALAN TODD VAN METER
STACEY ANN VAN METER

Date

10/18/25

10/18/25

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: ALAN & STACEY VAN METER

Address: 400 150TH AVE UNIT 404 MADEIRA BEACH FL 33708

400 150TH AVE UNIT 404
MADEIRA BEACH FL 33708

Phone: (215) 840-7722

Fax: _____

Email: Staceygranger@gmail.com

Agent: _____

Address: _____

Phone: _____

Fax: _____

Email: Staceygranger@gmail.com

List all Legal Owner(s) of Property: ALAN VAN METER AND STACEY VAN METER

ALAN VAN METER AND STACEY VAN METER

Complete legal description (may be placed on attached separate page): _____

Development Name: ISLE OF PALMS 2ND ADD

Site Location/Address: 11160 8TH STREET E TREASURE ISLAND FL 33706

Area of Development (Acreage or Square Feet) HOUSE 3250 SQF PROPERTY 8400 SQF

Parcel Identification Number (list all): BLOCK 6 LOT 21 23-31-15-43506-006-0210

Application Request: Variance for new front stairs to access front door after elevation

Variance for new front stairs to access front door after elevation

Future Land Use Designation: residential home

Proposed Future Land Use: same

Current Zoning: RU-75 SFR

Proposed Zoning: SAME

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)

Owner/Agent

10/18/25

Date

ALAN TODD VAN METER
STACEY ANN VAN METER

Consideration: $1,300,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
25-41204-002

Property Appraiser's Parcel ID No.: 23-31-15-43506-006-0210

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 24th day of July, 2025, by and between **TIMOTHY D. MCGURK AND JONI L. MCGURK, HUSBAND AND WIFE,** whose address is **700 Beach Drive Northeast, 701, St. Petersburg, FL 33701** (hereinafter "GRANTOR"), and **ALAN TODD VAN METER AND STACEY ANN VAN METER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** whose address is **400 150th Avenue, 404, Madeira Beach, FL 33708** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Pinellas County, Florida,** to wit:

LOT 21, BLOCK 6, SECOND ADDITION TO ISLE OF PALMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 28 AND 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) _____

Printed Name Paul Peter

P.O. Address 525 1st Ave N
St Petersburg, FL 33701

(2) _____

Printed Name Cheri Kuenn

P.O. Address 525 1st Ave. N.
St. Petersburg, FL 33701

GRANTOR:

_____
Timothy D. McGurk

_____
Joni L. McGurk

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (__) online notarization, this 24th day of July, 2025, by Timothy D. McGurk and Joni L. McGurk, (__) who is/are personally known to me or (✓) who has/have produced FL DL as identification.

_____
Signature of Notary Public

Cheri Kuenn
Print, Type/Stamp Name of Notary

CHERI R KUENN
Commission # HH 183965
Expires October 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

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: ALAN AND STACEY VAN METER

Variance Address: 11160 8TH STREET E TREASURE ISLAND FL 33706

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).***

   3 FOOT WIDE BY 14 FT 8 INCH LONG VARIANCE TO ACCESS NEW UPPER BALCONY DOWN SOUTH SIDE OF THE HOME TO SWITCH BACK ON LANDING TO UNDER THE HOUSE FACING SOUTH. REDUCE SIDE SET BACK FROM 10 FEET TO 7 FEET

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.***

   BALCONY ACCESS TO IMPROVE VALUE AND ASCETICS OF WATERFRONT PROPERTY. AS WELL AS MAIN HOUSE ACCESS TO POOL, YARD AND WATERFRONT DOCKS.

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.***

   NONE

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.***

   AS THE HOUSE STANDS, THERE ARE MULTIPLE ACCESSES TO THE POOL/BACKYARD AND WATERFRONT. ONCE HOUSE IS ELEVATED, MAIN HOUSE ACCESS TO BACKYARD WILL BE NEGATED.

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.***

   THE BALCONY STAIRS ARE DESIGNED AT THE MINIMUM SIZE REQUIRED FOR STAIRCASE AND WILL SWITCHBACK UNDER THE HOME SO THE ACCESS WILL BE INSIDE THE SETBACK FOR THE LEAST AMOUNT OF SETBACK INTRUSION.

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?***

NO

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

NO

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

YES

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

NO

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

YES — FULL CONCRETE CONSTRUCTION.

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

YES

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

YES NOT BE INJURIOUS

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: ALAN AND STACEY VAN METER

Variance Address: 11160 8TH STREET E TREASURE ISLAND FL 33706

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).***

7 FOOT WIDE BY 6 FT 10 INCH INTO THE FRONT SET BACK VARIANCE TO ACCOMMODATE ENTRY STAIRS FROM THE FRONT DOOR TO THE GROUND TO ACCESS MAIN ENTRY OF HOME. REDUCE SETBACK FROM 20 FEET TO 13 FEET 2 INCHES.

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.***

THE EXISTING DOUBLE DOOR ENTRY AND FULL FRONT PORCH AND SIDE PILLARS WILL LOOK MORE APPEALING AND IN BALANCED WITH THE REST OF THE HOME. THERE IS NOT ENOUGH ROOM LEFT OR RIGHT TO HAVE EITHER A SWITCHBACK, OR TURN RIGHT OR LEFT TO ACCESS THE GROUND DUE TO PLACEMENT OF GARAGES BELOW AFTER ELEVATION AND THE CURRENT STRUCTURE OF THE HOME.

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.***

NONE

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.***

TO ACCESS THE FRONT DOOR, THE EXISTING DIMENTIONS OF THE HOME TO NOT ALLOW A SWITCHBACK OR A TURN IN THE STAIRS WITHOUT SIGNIFICANT REMODIFICATION OF THE CURRENT HOME.

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.***

THE 7 FOOT WIDE SET OF STEPS COULD BE NARROWER, BUT WOULD GREATLY EFFECT THE CURB APPEAL AND ASCETICS OF THE FRONT VIEW OF THE HOME.

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?***

NO

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

NO

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

YES

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

NO

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

YES — FULL CONCRETE CONSTRUCTION

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

YES

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

YES NOT BE INJURIOUS

DESCRIPTION of PLANS

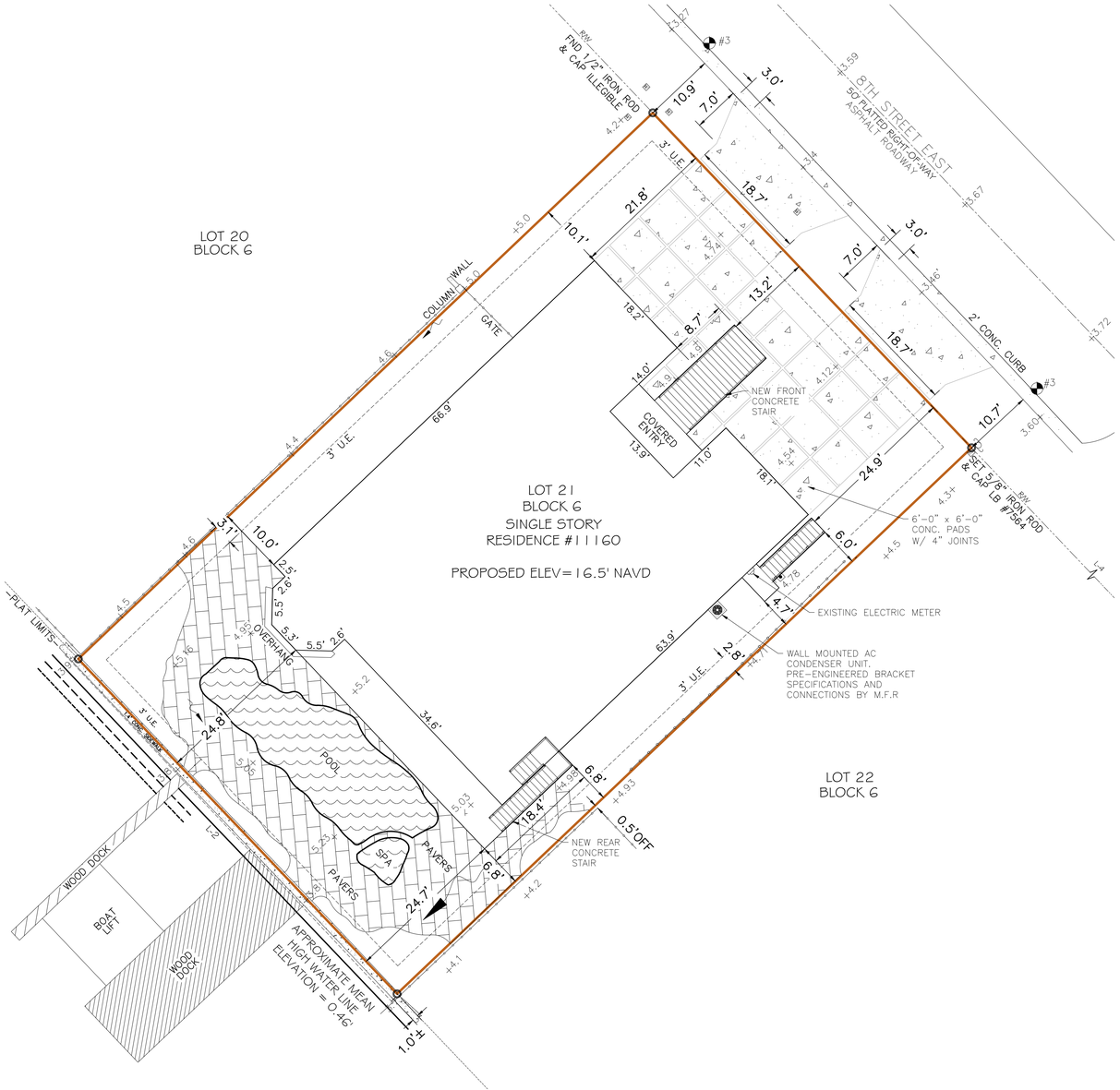
The property at 11160 8th St is a single story 3200 (TOTAL) sq foot home that as it sits touches every set back line on the property. Our plans are to elevate the home 12 feet up. We have contracted AJS Builders to do the entire scope of work of the elevation, new base slab, all the block walls to enclose, stairs, balcony, and driveway.

As the house sits, there is a concrete semi circle shrub area near the road that willl be removed completely to accommodate the new garages below, and stairs to come out of the front door to the ground.

The way the entryway stands, there are two pillars on either side of the double door. To gain access to the home and still retain the appeal of the front of the home, we would like to be able to have our stairs span the width of the space but they will indeed be encroaching into the front set back. Because of the two garages on either side of the house, there isn't room for a landing and stairs to turn left or right. These stairs will be concrete.

Secondly , both sides of the home touch the setback lines and our meter is on the side of the house, which will require the mandatory duke platform and stairs to reach the meter. The plans included here show the duke platform and stairs, which will encroach on the side setback.

Lastly, we have enough room for a balcony off the back of the house, and would like to be able to have concrete steps to access the pool/water from the balcony. Since our lower wall will be 16 feet back under the house, we have designed the stairs to switch back under the house so the access stairs will actually be under the house/balcony



N

SITE PLAN

SCALE 1"=10'

LEGAL DESCRIPTION:

PROPERTY ADDRESS:
301 GULF WAY, ST PETE BEACH, FL 33706

DESCRIPTION:
LOT(S) 16, BLOCK 9, MOREY BEACH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

FLOOD ZONE INFORMATION:
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE AE (BFE 10'), PER F.I.R.M MAP NUMBER 12081C0139F, DATED 8/10/2021.

AREA:

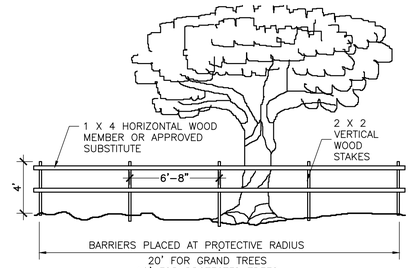
LOT:	8400 S.F.
BUILDING FOOTPRINT:	3713 S.F.
PARKING AND DRIVEWAY:	970 S.F.
POOL AND/OR PATIO AREA:	1039 S.F.
WALKWAYS:	0 S.F.
OTHER:	0 S.F.

TOTAL IMPERVIOUS = 5722 S.F

% IMPERVIOUS=TOTAL IMPERVIOUS/LOT

% IMPERVIOUS=5722/8400= 68 %

GREEN AREA = 32 %



BARRICADE DETAIL

SCALE : NTS

GENERAL NOTES

1. ALL NEW WORK IS TO COMPLY WITH THE FLORIDA RESIDENTIAL BUILDING CODE 2023, 8TH. EDITION AND WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
2. INFORMATION ON SITE PLAN AND LEGAL DESCRIPTION HAVE BEEN PROVIDED BY THE OWNER / CONTRACTOR AND ASSUMED TO BE CORRECT.
3. THE CONTRACTOR SHALL COORDINATE THE SIZE NUMBER & LOCATION OF ALL ANCHOR BOLTS INSERTS, WELD PLATES AND OTHER ITEMS TO BE EMBEDDED IN THE CONCRETE AS REQUIRED BY ALL TRADES. THE ACTUAL LENGHT OF THE ANCHOR BOLT REQUIRED SHALL TAKE INTO ACCOUNT THE THICKNESS OF THE ATTACHED PART, THE NUT TICKNESS, ETC.
4. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE STRUCTURE PERMANENTLY AND / OR DURING THE CONSTRUCTION PROCESS AS MAY BE REQUIRED.
5. ALL CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION, DO NOT SCALE THE DRAWINGS. ANY ADJUSTMENTS AND / OR CORRECTIONS SHALL BE MARKED AND BROUGHT TO THE ATTENTIONS OF THE OWNER.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSABLE FOR COMPLYING WITH SAFETY PROCEDURES, METHODS AND MEANS OF CONSTRUCTION AND ALL REQUIREMENTS BY APPLICABLE FEDERAL. STATE AND LOCAL LAWS, REGULATIONS AND CODES.
7. ALL WOOD EXPOSED TO WEATHER SHALL BE SMOOTH, CLEAR & FREE OF DEFECTS, CHECKING, ETC.
8. DOOR HARDWARE IS TO BE FIRST GRADE RESIDENTIAL AS SELECTED OR APPROVED BY OWNER.
9. PAINT INTERIOR AND EXTERIOR EXPOSED SURFACES THAT DO NOT RECEIVE PRE-FINISHED MATERIAL. (3 COATS) COLOR SELECTED BY OWNER.
10. ALL CONNECTORS TO BE SIMPSON UNLESS NOTED OTHERWISE WITH NEC.

SITE PREPARATION.

THE RESIDENCE AREA SHOULD BE STRIPPED OF TOPSOIL AND ORGANICS. THEN THE STRIPPED BUILDING SUBGRADE SHOULD BE PROOF-ROLLED WITH A HEAVY DRUM-TYPE VIBRATORY COMPACTOR HAVING A MINIMUM STATIC WEIGHT OF 20,000 POUNDS. PROOF-ROLLING OF THE BUILDING AREA, TO 7 FEET BEYOND CONSTRUCTION LINES, SHOULD CONSIST OF AT LEAST 10 COMPLETE COVERAGES BY THE COMPACTION EQUIPMENT. COMPACTION SHOULD CONTINUE UNTIL THE SOIL 1 FOOT BELOW THE COMPACTION SURFACE ATTAINS A DENSITY OF AT LEAST 98 PERCENT OF THE MAXIMUM DRY DENSITY AS INDICATED BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM METHOD D 1557)

EROSION / SEDIMENTATION CONTROL.

CONTRACTOR IS TO PROVIDE EROSION CONTROL / SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW. MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIST SITE. IF, IN THE OPINION OF THE ENGINEER AND / OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER / AND / OR AUTHORITIES.

DMD & COMPANY
STRUCTURAL ENGINEERS
2433 Gulf To Bay Blvd, Ste C
Clearwater, FL 33765
727.657.0773
dmd-company.com

CONSULTANT

PROJECT

11160 8th St E,
Treasure Island, FL
33706

MARK	DATE	DESCRIP.
CD	8/11/25	PERMIT

SHEET MANAGEMENT

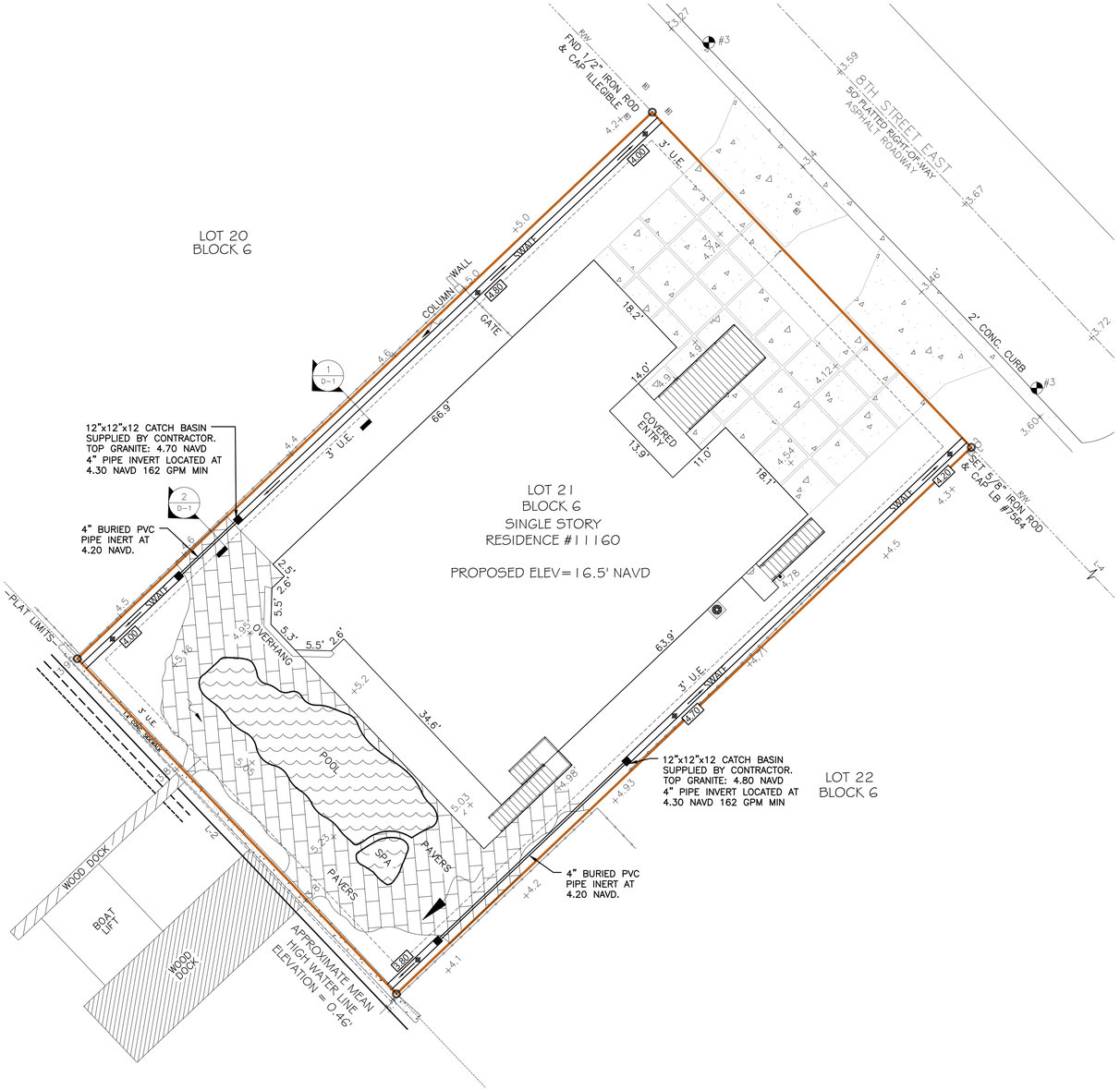
PROJECT NO: 2025230

SHEET TITLE

SITE PLAN

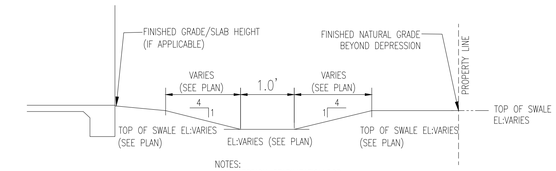
SHEET NUMBER

C-1

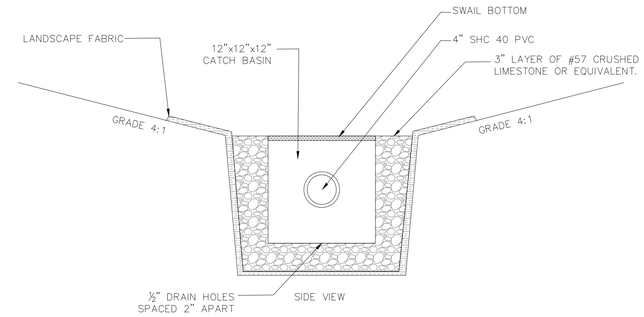


N

DRAINAGE PLAN
SCALE 1"=10'



1 SIDE SWALE SECTIONAL DETAIL
SCALE: 3/4" = 1'-0"



2 CATCH BASIN SECTIONAL DETAIL
SCALE: 1 1/2" = 1'-0"

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SHEET MANAGEMENT

PROJECT NO: 2025230

SHEET TITLE

DRAINAGE PLAN.

SHEET NUMBER

D-1



GOOGLE MAPS ELEVATION
NTS



AERIAL VIEW
NTS

11160 8TH ST E, TREASURE ISLAND

SCOPE OF WORK:

- STRUCTURAL HOME LIFTING.
- NEW DOORS AND WINDOWS .
- EXTERIOR MASONRY WALL AT LOW LEVEL.

LIST OF SHEETS	
SHEET NUMBER	SHEET NAME
A-0	COVER SHEET
A-1	EXISTING FLOOR PLAN
A-2	EXISTING ELEVATIONS
A-3	PROPOSED FIRST FLOOR PLAN
A-4	PROPOSED SECOND FLOOR PLAN
A-5	PROPOSED ELEVATIONS A
A-6	PROPOSED ELEVATIONS B

FLORIDA PRODUCT APPROVAL			
PRODUCT	ITEM	TYPE	APPROVAL NUMBER
WINDOWS	EXTERIOR WINDOWS	STATE	PROVIDED BY CONTRACTOR
DOORS	EXTERIOR DOORS	STATE	PROVIDED BY CONTRACTOR
SIMPSON STRONG-TIE	H1 / H2.5A / SP1 / SP4	STATE	FL10456
SIMPSON STRONG-TIE	LSTA / MSTA	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	LTS / MTS / HTS	STATE	FL10852 / FL13872
SIMPSON STRONG-TIE	SDWC15600	STATE	FL15895
SIMPSON STRONG-TIE	H10A / H10A-2	STATE	FL11478
SIMPSON STRONG-TIE	HGA10KT	STATE	FL11470 / FL11478
SIMPSON STRONG-TIE	H16 / H16-2 / LGT / MGT	STATE	FL11470
SIMPSON STRONG-TIE	GBC	STATE	FL10861
SIMPSON STRONG-TIE	HH4 / HH6	STATE	FL10446
SIMPSON STRONG-TIE	HGT	STATE	FL10456 / FL10866
J-BOLTS			ASTM F1554
THREADED ROD			ASTM A307 (SAE 1018)
NUTS			ASTM A563
WASHERS			ASTM F463

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PROJECT

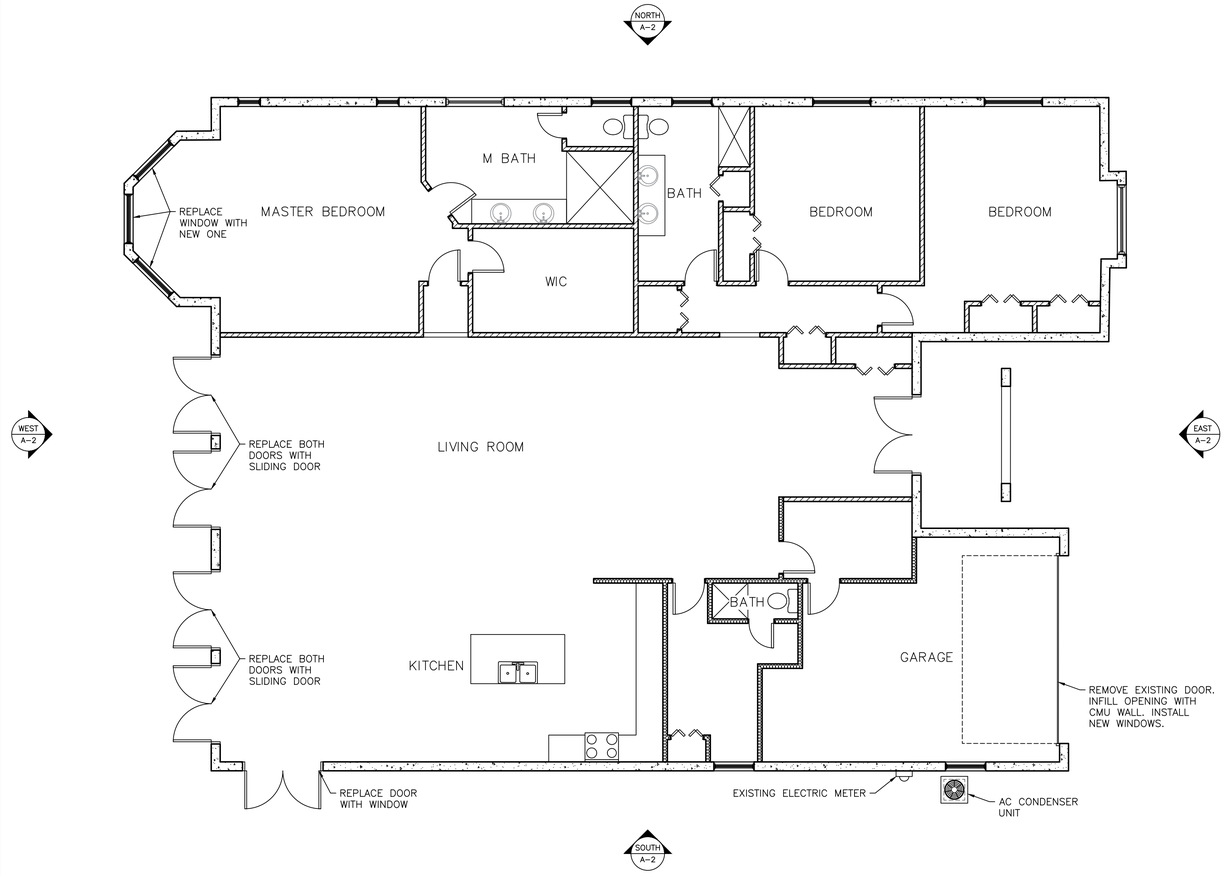
11160 8th St E,
Treasure Island, FL
33706

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CD	8/11/25	PERMIT

SHEET MANAGEMENT
PROJECT NO: 2025230

SHEET TITLE
COVER SHEET

SHEET NUMBER
A-0



LEGEND

- EXISTING 8" CMU EXTERIOR BEARING WALL
- EXISTING 4" WOOD FRAME INTERIOR PARTITION WALL
- DEMOLISH EXISTING INTERIOR BEARING WALL 4" WOOD FRAME.

EXISTING FLOOR PLAN

3/16"=1'-0"

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SHEET MANAGEMENT

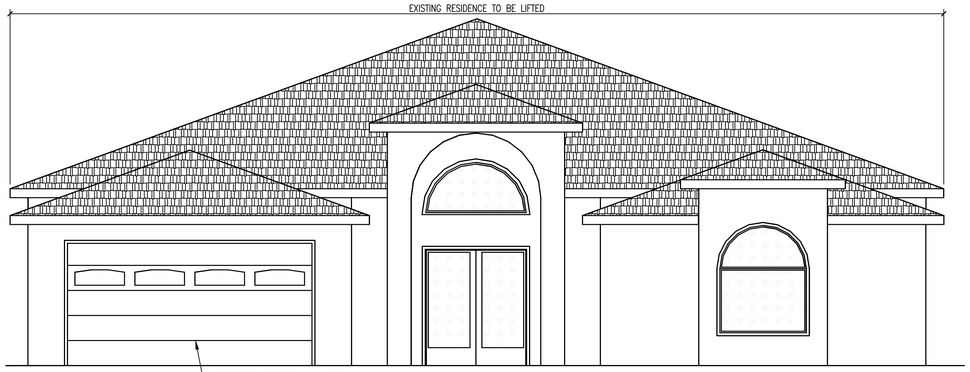
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SHEET TITLE

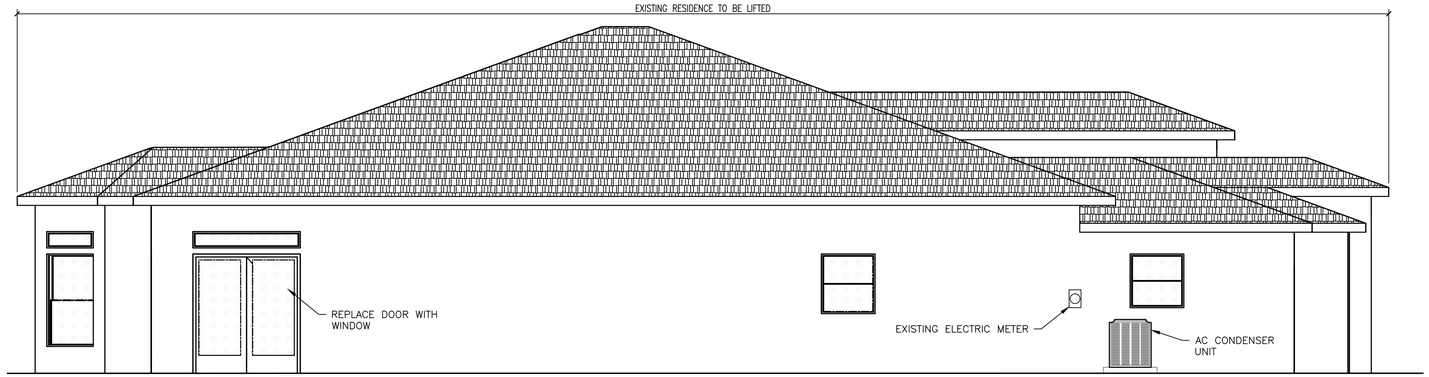
EXISTING
FLOOR PLAN

SHEET NUMBER

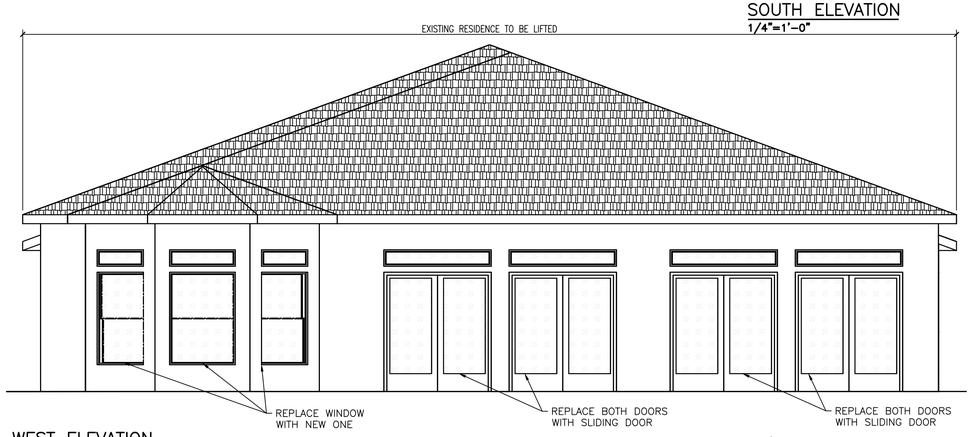
A-1



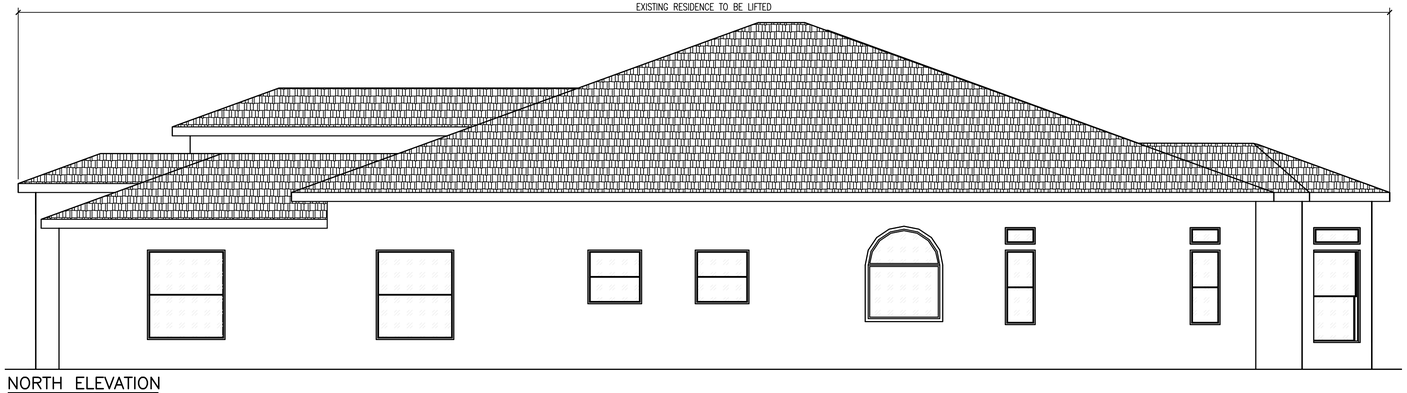
EAST ELEVATION
1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"

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SHEET MANAGEMENT

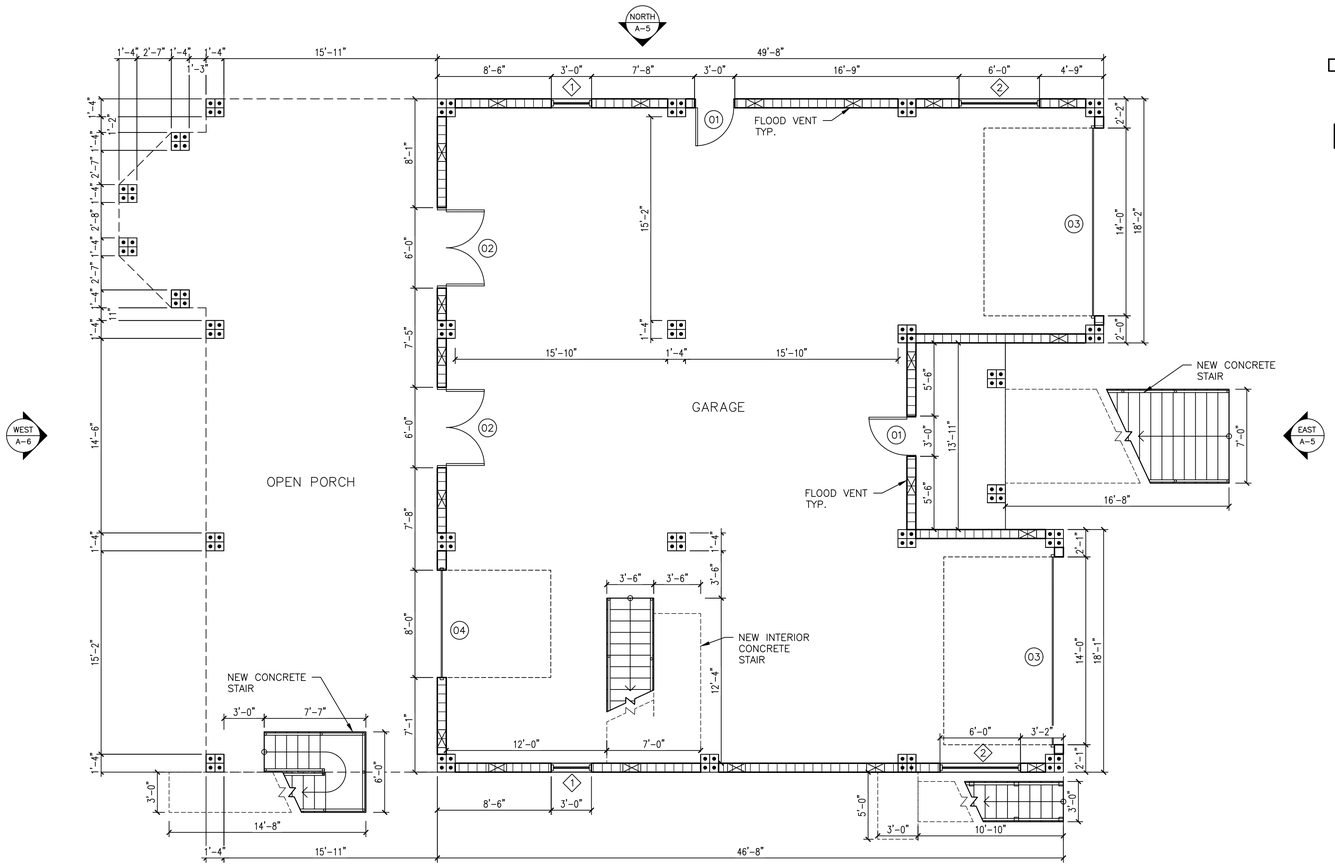
PROJECT NO: 2025230

SHEET TITLE

EXISTING ELEVATIONS

SHEET NUMBER

A-2



FIRST FLOOR PLAN
3/16"=1'-0"

LEGEND:

NEW EXTERIOR WALL: 8" CONC. BLOCKWALL) STUCCO (OUTSIDE FINISH UNLESS NOTED OTHERWISE.

DENOTES 16"x16" MASONRY PILASTER.

ZAFETY HAZARDOUS GLAZING LOCATION NOTES:

1– FOR GLAZING SHOWERS ENCLOSUSER OR OTHER GLAZING USED IN WET SURFACES WHERE THE BOTTOIN EXPOSE EDGE OF THE GLAZING IS LESS THAN 60INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDER HAZARDOUS LOCATION.AND SHALL COMPLY WITH 2023 F.B.C. 8TH EDITION RESIDENCIAL. SEE NOTES "REQUIRED SAFETY GLAZING IN HAZARDOUS LOCATIONS" .

HURACANE WINDOWS/DOORS NOTES:

2– WINDOW / DOOR DESIGN PRESSURE = 55 PSF
3– WINDOW / DOORS (NOT IMPACT RESITANT). PROVIDE TEMPORARY PLYWOOD SHUTTERS

GARAGE NOTES:

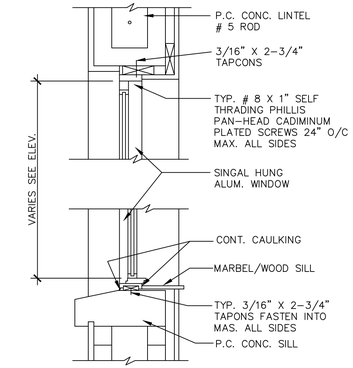
4– GARAGE DOOR #3 TO BE 1 3/8" TK. SOLID CORE 20–MINUTES FIRE–RATED.
5– A/C DUCTS PENETRATING GARAGE/RESIDENCE WALL SHALL BE MIN. 26 GA. STEEL AND HAVE NO OPENINGS INTO THE GARAGE.
6– CEILING AND WALL BETWEEN GARAGE AND RESIDENCE TO HAVE MIN. 1/2" (TYPE X) G.B. APPLIED TO GARAGE SIDE

D.F.E. NOTE:

7– HEATING, VENTILATING, AIR CONDITIONING– PLUMBING APPLIANCES AND PLUMBING FIXTURES– DUCT SYSTEMS – ELECTRICAL AND OTHER EQUIPMENT SHALL BE LOCATED AT OR ABOVE DFE. 9.5'

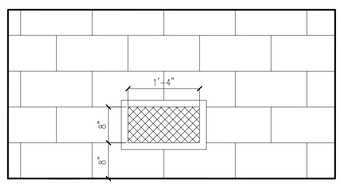
FRAMING SYSTEM NOTES:

8– STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2"X4" WHERE SPACED NOT MORE THAN 16" O/C. OR, NOT LESS THAN 2"X6" WHERE SPACED NOT MORE THAN 24 " O/C.
9– A MINIMUM 2X4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET.



TYPICAL WINDOW
SCALE : 1–1/2" = 1'–0"

FLOOD OPENING CALCULATIONS
MODEL FS–HEX WIDE 16" X 8 " HEIGHT ENGENIER
COVER 110 SQFT
FIRST FLOOR 3179 SQF
OPENING REQUIRED 2243 / 110 = 20.4 (20 U)



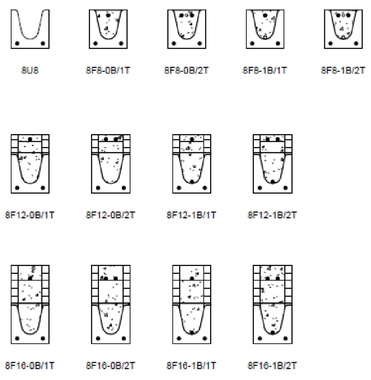
FLOOD OPENING DETAIL
N.T.S

WINDOW SCHEDULE – IMPACT WINDOWS							
ID	TYPE	CODE	WIDTH	HEIGHT	FRAME FINISH	STOOL	NOTE
1	SINGLE HUNG	CUSTOM	36"	72"	VINYL/BLACK	MAR	TEMPERED GLASS
2	SINGLE HUNG	CUSTOM	72"	24"	VINYL/BLACK	MAR	TEMPERED GLASS
3	SINGLE HUNG	CUSTOM	48"	60"	VINYL/BLACK	MAR	TEMPERED GLASS
4	SINGLE HUNG	CUSTOM	36"	60"	VINYL/BLACK	MAR	TEMPERED GLASS
5	SINGLE HUNG	CUSTOM	44"	60"	VINYL/BLACK	MAR	TEMPERED GLASS

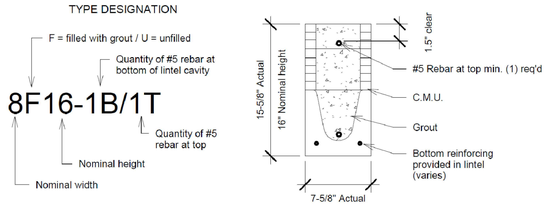
DOOR SCHEDULE					
ID	SIZE	MATERIAL	MFG.	NOTE	TYPE
01	3'–0" x 6'–8"	WOOD (P.)	MASONITE	EXTERIOR	HINGED
02	6'–0" x 6'–8"	WOOD (P.)	MASONITE	EXTERIOR	HINGED DOUBLE
03	14'–0" x 8'–0"	WOOD (GL.SL)	MASONITE	EXTERIOR	OVERHEAD (GARAGE)
04	8'–0" x 8'–0"	WOOD (GD.)	MASONITE	EXTERIOR	OVERHEAD (GARAGE)
05	2'–6" x 6'–8"	ALUM (GL.SL)	MASONITE	INTERIOR	SLIDING
06	4'–0" x 6'–8"	WOOD (BF.)	MASONITE	INTERIOR	BIFOLD DOUBLE
07	2'–6" x 6'–8"	WOOD (BF.)	MASONITE	INTERIOR	HINGED
08	12'–10" x 8'–0"	ALUM (GL.SL)	MASONITE	EXTERIOR	SLIDING
09	2'–0" x 6'–8"	WOOD (BF.)	MASONITE	INTERIOR	HINGED

ALL DOORS TO BE RESIDENTIAL GRADE 6 PANEL
EXTERIOR DOORS TO BE INSULATED AND WITH WEATHERSTRIPING.

(P.) = PANEL DOOR (PK.) = POKET DOOR
(GD.) = GARAGE DOOR (BF.) = BIFOLD DOOR
(GL.SL) = GLASS SLIDING DOOR (F.) = FRENCH DOOR



TYPE DESIGNATION



MATERIALS

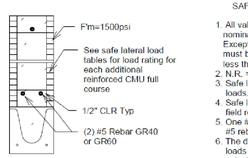
1. f'c 8" precast lintel = 4000 psi
2. f'c prestressed lintel = 6000 psi
3. Grout per ASTM C476 fg = 3000 psi w/ maximum 3/8 inch aggregate & 8 to 11 inch slump
4. Concrete Masonry Units (CMU) per ASTM C90 w/minimum net area compressive strength = 1900 psi
5. Rebar per ASTM A615 grade 60
6. Prestressing strand per ASTM A416 grade 270 low relaxation
7. Mortar per ASTM C270 type M or S

GENERAL NOTES

1. Provide full mortar bed and head joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with the architectural and/or structural documents.
4. U-Lintels are manufactured with 5 1/2" long notches at the ends to accomodate vertical cell reinforcing and grouting.
5. Reference the CAST-CRETE Load Deflection Graph brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of the lintel cavity.
7. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load rating based on rational design analysis per ACI 318 and ACI 530.
10. The exterior surface of lintels installed in exterior
11. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (lateral) loads should be checked for the combined loading with the following equation:

$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

12. Additional lateral load capacity can be obtained by the designer by providing additional reinforced obtained by the designer by providing additional reinforced concrete masonry above the lintel. See detail at right



SAFE LOAD TABLE NOTES

1. All values based on minimum 4 inch nominal bearing.
   Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6 1/2 inches.
2. N.R. = Not Rated
3. Safe loads are superimposed allowable loads.
4. Safe loads based on grade 40 or grade 60 field rebar.
5. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
6. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at d-away from face of support.
7. For composite lintel heights not shown, use safe load from next lower height shown.
8. For lintels lenghts not shown, use safe load from next longest length shown.
9. All safe loads in units of pounds per linear foot.
10. All safe loads base on simply supported span.
11. The number in the parenthesis indicates the percent reduction for grade 40 field added rebar. Example 7'-6" lintel type 8F32-1B safe gravity load = 6472 (15) w/15% reduction = 6472 (.85) = 5501 plf.

DMD & COMPANY
STRUCTURAL ENGINEERS
2433 Gulf To Bay Blvd, Ste C
Clearwater, FL 33765
727.657.0773
dmd-company.com

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PROJECT

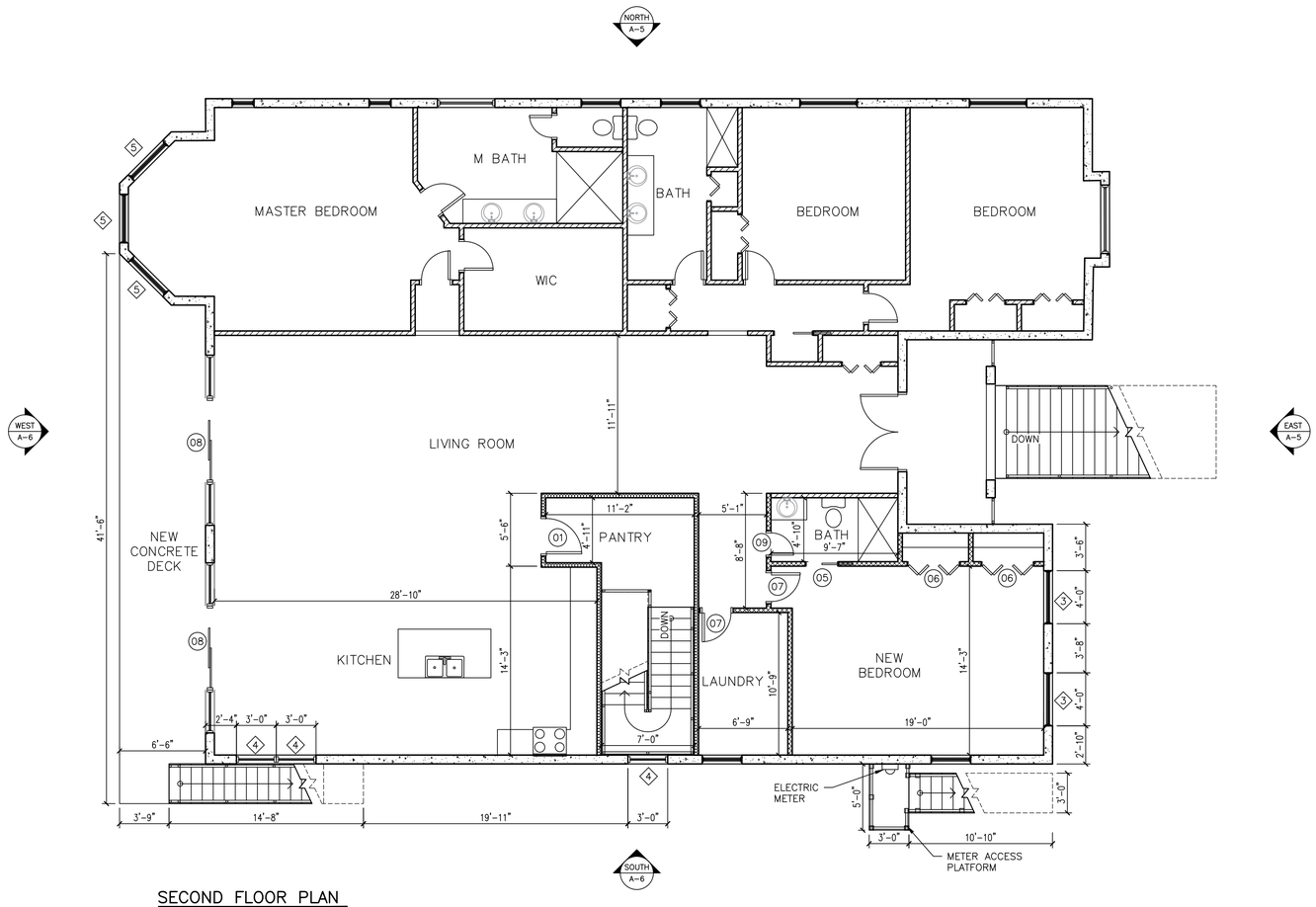
11160 8th St E,
Treasure Island, FL
33706

MARK	DATE	DESCRIP.
CD	8/11/25	PERMIT

SHEET MANAGEMENT
PROJECT NO: 2025230

SHEET TITLE
PROPOSED
FIRST FLOOR PLAN

SHEET NUMBER
A-3



SECOND FLOOR PLAN
3/16"=1'-0"

LEGEND

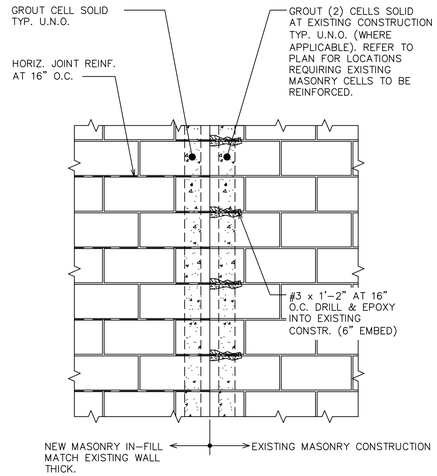
- EXISTING 6" CMU EXTERIOR BEARING WALL
- EXISTING 4" WOOD INTERIOR WALL
- NEW 4" WOOD INTERIOR WALL
- NEW 4" WOOD INTERIOR WALL R-13

WINDOW SCHEDULE – IMPACT WINDOWS							
ID	TYPE	CODE	WIDTH	HEIGHT	FRAME FINISH	STOOL	NOTE
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DOOR SCHEDULE					
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ALL DOORS TO BE RESIDENTIAL GRADE 6 PANEL
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(P.) = PANEL DOOR (PK.) = POKET DOOR
(GD.) = GARAGE DOOR (BF.) = BIFOLD DOOR
(GL.SL) = GLASS SLIDING DOOR (F.) = FRENCH DOOR



1 TYPICAL MASONRY IN-FILL DETAIL
SCALE: 3/4" = 1'-0"

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Clearwater, FL 33765
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dmd-company.com

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PROJECT

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Treasure Island, FL
33706

MARK	DATE	DESCRIP.
CD	8/11/25	PERMIT

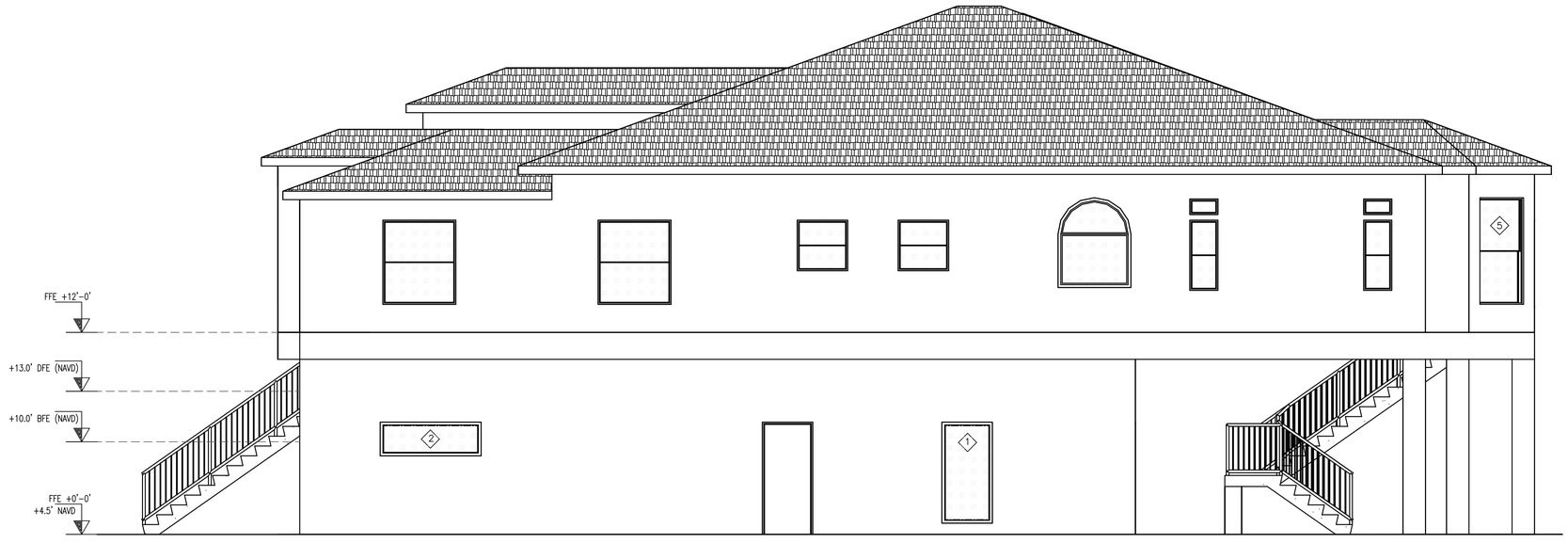
SHEET MANAGEMENT
PROJECT NO: 2025230

SHEET TITLE
PROPOSED SECOND FLOOR PLAN

SHEET NUMBER
A-4



EAST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"

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CONSULTANT

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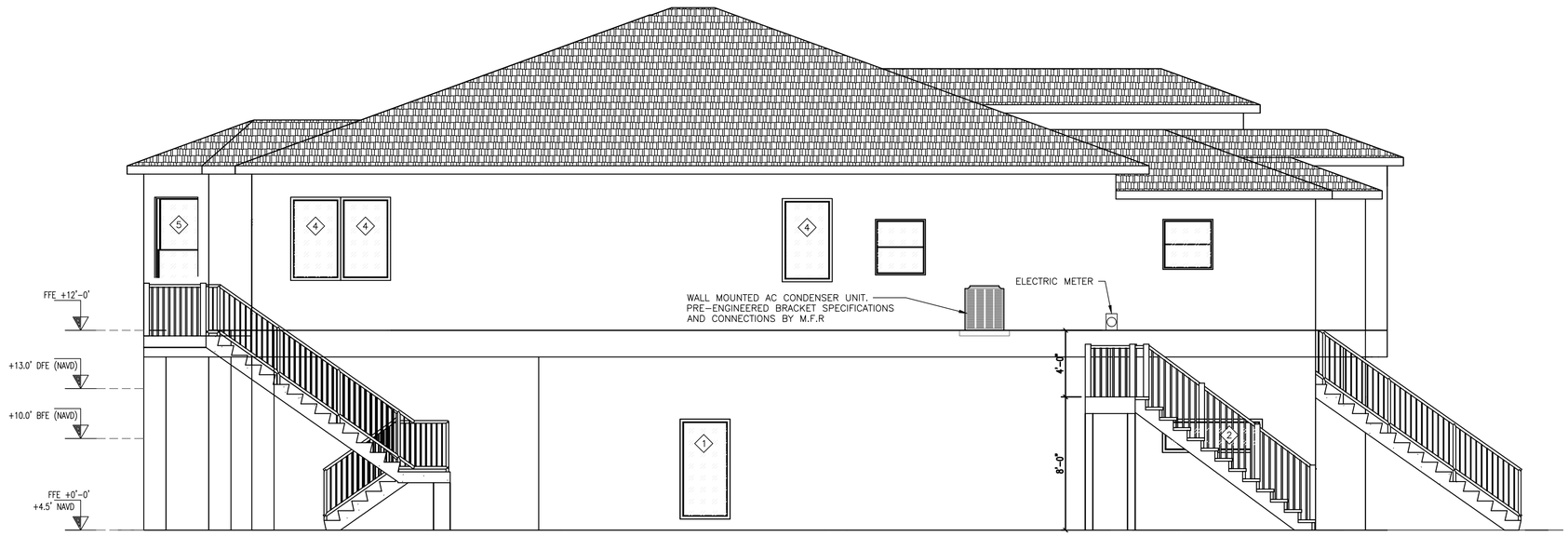
SHEET MANAGEMENT
PROJECT NO: 2025230

SHEET TITLE
PROPOSED
ELEVATIONS A

SHEET NUMBER
A-5



WEST ELEVATION
1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"

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PROJECT

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Treasure Island, FL
33706

MARK	DATE	DESCRIP.
CD	8/11/25	PERMIT

SHEET MANAGEMENT
PROJECT NO: 2025230

SHEET TITLE
PROPOSED
ELEVATIONS B

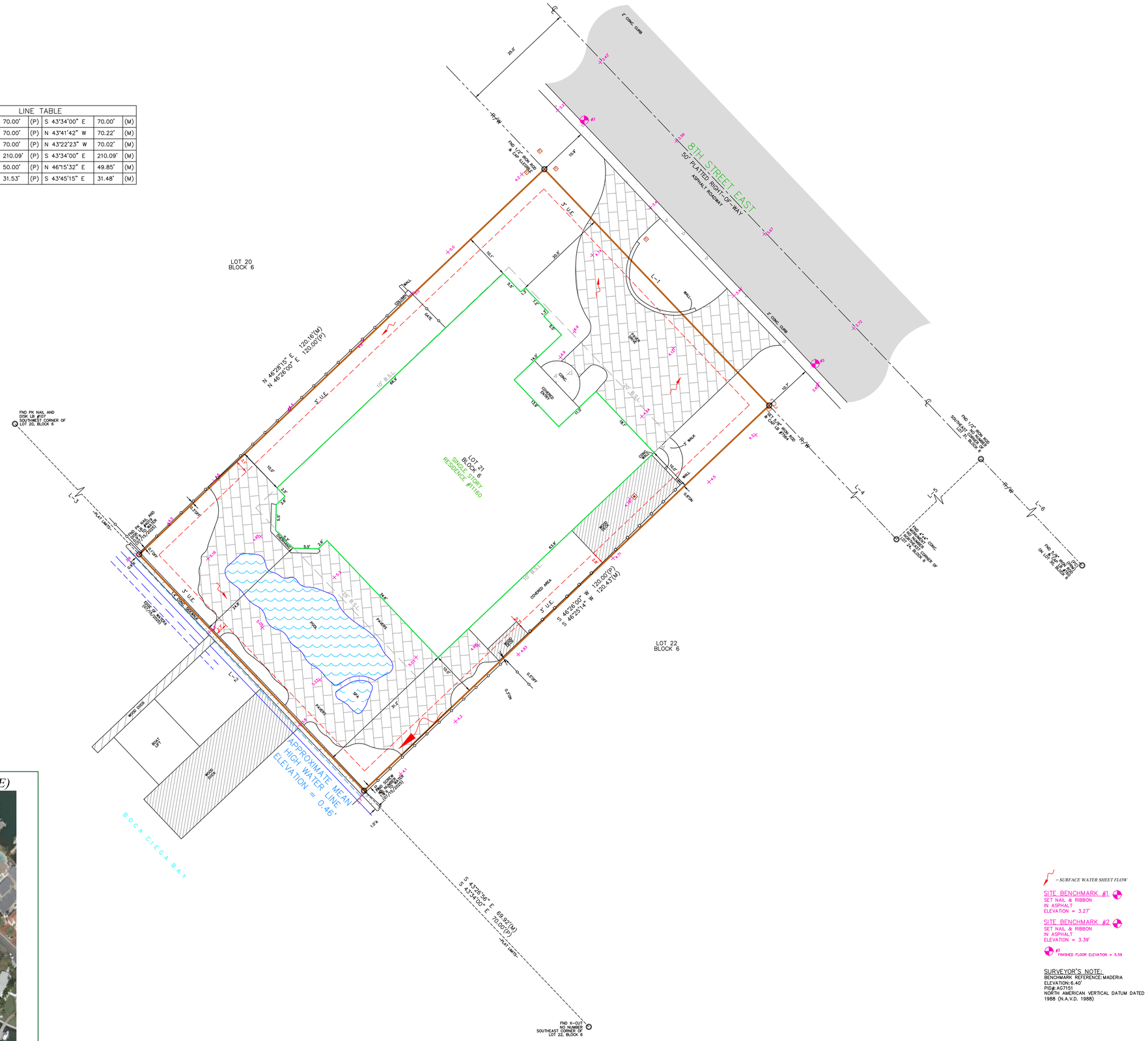
SHEET NUMBER
A-6

BOUNDARY SURVEY

NORTH
SCALE: 1" = 10'

NOTE:
ALL BEARINGS SHOWN HEREON ARE ASSUMED

LINE TABLE						
L-1	S 43°34'00" E	70.00'	(P)	S 43°34'00" E	70.00'	(M)
L-2	N 43°34'00" W	70.00'	(P)	N 43°41'42" W	70.22'	(M)
L-3	N 43°34'00" W	70.00'	(P)	N 43°22'23" W	70.02'	(M)
L-4	S 43°34'00" E	210.09'	(P)	S 43°34'00" E	210.09'	(M)
L-5	N 46°26'00" E	50.00'	(P)	N 46°15'32" E	49.85'	(M)
L-6	S 43°34'00" E	31.53'	(P)	S 43°45'15" E	31.48'	(M)



= SURFACE WATER SHEET FLOW

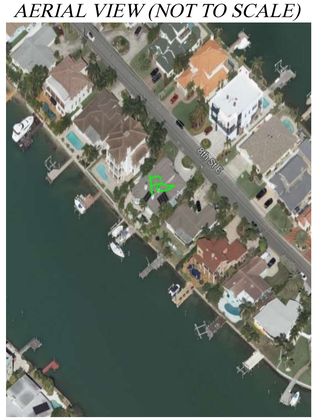
SITE BENCHMARK #1
SET NAIL & RIBBON
IN ASPHALT
ELEVATION = 3.27'

SITE BENCHMARK #2
SET NAIL & RIBBON
IN ASPHALT
ELEVATION = 3.39'

#3 FINISHED FLOOR ELEVATION = 5.59

SURVEYOR'S NOTE:
BENCHMARK REFERENCE: MADERIA
ELEVATION: 6.40'
PID#: AG7151
NORTH AMERICAN VERTICAL DATUM DATED 1988 (N.A.V.D. 1988)

AERIAL VIEW (NOT TO SCALE)



PROPERTY ADDRESS: 11160 8TH STREET EAST, TREASURE ISLAND, FLORIDA 33706

LEGAL DESCRIPTION
LOT 21, BLOCK 6, SECOND ADDITION TO ISLE OF PALMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 28 AND 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

POINTS OF INTEREST:
1 PAVER DRIVE EXTENDS OVER THE FRONT EASEMENT AND ENCROACHES ONTO THE ADJACENT PROPERTY BY 0.5' AT ITS WIDEST POINT.
2 CONCRETE PAVER DECK EXTENDS OVER THE EASEMENT 1.8' AT ITS WIDEST POINT.
3 COVERED AREA EXTENDS OVER THE EASEMENT 0.5' AT ITS WIDEST POINT.

ORDERED BY:

CERTIFIED TO:
STACEY ANN VAN METER

FLOOD ZONE:
(FOR INFORMATIONAL PURPOSES ONLY)

CLIENT NO: N/A
JOB NO: 1004142
FIELD DATE: 12/20/25
DRAWN BY: LC
DRAWN DATE: 09/30/25
CHECKED BY: LA
APPROVED BY: LA
SUBJECT SURVEY IS TO BE PRINTED ON A 24 X 36 PAPER ONLY.

Digitally signed by Jon M. Shoemaker
Date: 2025.10.02 16:58:44 -04'00'

DATE SIGNED: 09/30/25

REVISION HISTORY: (REV'D 10/01/2025)

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Your First Choice for Land Surveys

SURVEYOR'S NOTES:

LEGEND

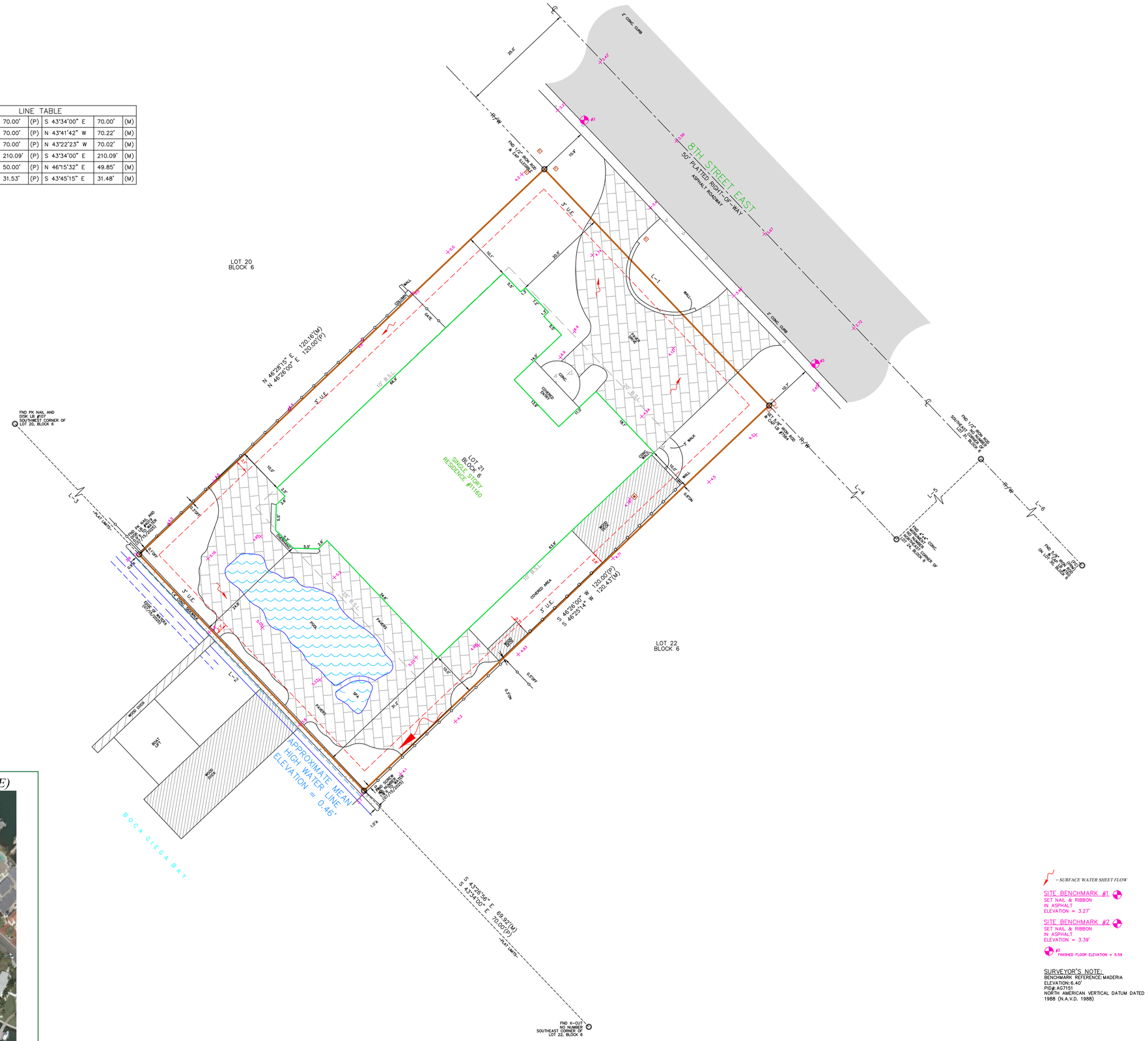
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS THE REPRODUCTION BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. © 2025 FIRST CHOICE SURVEYING, INC.

BOUNDARY SURVEY

NORTH
SCALE: 1" = 10'

NOTE:
ALL BEARINGS SHOWN HEREON ARE ASSUMED

LINE TABLE						
L-1	S 43°34'00" E	70.00'	(P)	S 43°34'00" E	70.00'	(M)
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L-4	S 43°34'00" E	210.09'	(P)	S 43°34'00" E	210.09'	(M)
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L-6	S 43°34'00" E	31.53'	(P)	S 43°45'15" E	31.48'	(M)



= SURFACE WATER SHEET FLOW

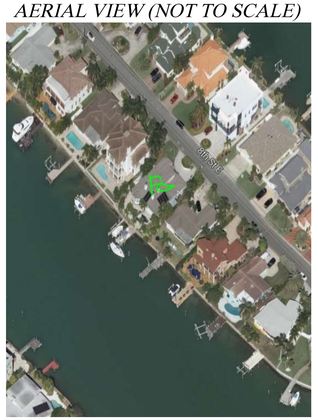
SITE BENCHMARK #1
SET NAIL & RIBBON
IN ASPHALT
ELEVATION = 3.27'

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ELEVATION = 3.39'

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BENCHMARK REFERENCE: MADERIA
ELEVATION: 6.40'
PID#: AG7151
NORTH AMERICAN VERTICAL DATUM DATED 1988 (N.A.V.D. 1988)

AERIAL VIEW (NOT TO SCALE)



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3 CONCRETE AREA EXTENDS OVER THE EASEMENT AND ENCROACHES ONTO THE NEIGHBORS PROPERTY BY 0.5' AT ITS WIDEST POINT.

REVISION HISTORY: (REV'D 10/21/2025)
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Your First Choice for Land Surveys

ORDERED BY:
FIRST CHOICE SURVEYING INC.

CERTIFIED TO:
STACEY ANN VAN METER

FLOOD ZONE:
(FOR INFORMATIONAL PURPOSES ONLY)

CLIENT NO: N/A
JOB NO: 1709-02
FIELD DATE: 12/20/05
DRAWN BY: LA
DRAWN DATE: 09/30/25
CHECKED BY: LA
APPROVED BY: LA
SUBJECT SURVEY IS TO BE PRINTED ON A 24 X 36 PAPER ONLY.

Digitally signed by Jon M. Shoemaker
Date: 2025.10.02 16:58:44 -04'00'

DATE SIGNED: 09/30/25

SURVEYOR'S NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SURVEY IS NOT INTENDED TO BE USED BY ANY PARTY OTHER THAN THOSE NAMED HEREON. THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
4. THIS SURVEY IS NOT VALID WITHOUT ALL PAGES.
5. THIS SURVEY IS NOT VALID IF ANY ALTERATIONS HAVE BEEN MADE TO THE SURVEY BY ANY PARTY OTHER THAN THE SURVEYOR OF RECORD.
6. THIS SURVEY IS NOT VALID IF ANY ADDITIONS OR DELETIONS HAVE BEEN MADE TO THE SURVEY BY ANY PARTY OTHER THAN THE SURVEYOR OF RECORD.
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LEGEND