PLANNING & ZONING REGULAR MEETING
THURSDAY, JANUARY 15, 2026 – 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**

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-00586-2025 Two (2) variances; inclusive of one (1) variance to Sec. 68-483 to allow an in-ground swimming pool in the required front yard at a setback of 10-feet,

and one (1) variance to Sec. 68-541 to reduce the minimum side yard setback to allow the construction of a new single-family residence.
1. Staff Report 586-2025 - Updated.pdf
2. Application_Redacted.pdf
3. Warranty Deed.pdf
4. Sunbiz- 12409 GULF BLVD LLC.pdf
5. Affidavit to Authorize Agent.pdf
6. Variance Narrative.pdf
7. Site Plan.pdf
8. Architectural Plan Set.pdf
9. Survey.pdf
10. DRC Notes.pdf

10.BVAR-000588-2025 Two (2) variances to Sec. 68-541 granting a 2.4-foot variance to the required front yard setback for the construction of an external staircase, and a 2.4-foot variance to the required side yard setback for the construction of an elevator shaft; both in conjunction with structural elevation improvements to adhere with current minimum flood elevation requirements.
1. Staff Report 588-2025.docx
2. Application_Redacted.pdf
3. Narrative Responses.pdf
4. Survey.pdf
5. Architectural Plans.pdf
6. Elevation Certificate.pdf
7. Property Deed.pdf
8. Site Plan.pdf

10.CSITE-000589-2025 Site Plan Review to allow construction of a new single-family dwelling.
1. Staff Report 589-2025.docx
2. Application_Redacted.pdf
3. Site Plan.pdf
4. First and Second Floorplans.pdf
5. Third Floor and Roofplans.pdf
6. Elevations.pdf
7. Landscaping Plan.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. 10.A

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	January 15, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	VAR-00586-2025 Two (2) variances; inclusive of one (1) variance to Sec. 68-483 to allow an in-ground swimming pool in the required front yard at a setback of 10-feet, and one (1) variance to Sec. 68-541 to reduce the minimum side yard setback to allow the construction of a new single-family residence.
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 586-2025 - Updated.pdf
2. Application_Redacted.pdf
3. Warranty Deed.pdf
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8. Architectural Plan Set.pdf
9. Survey.pdf

10. DRC Notes.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-000586-2025
JANUARY 15, 2026

DESCRIPTION Requesting approval of two (2) variances; inclusive of one (1) variance to Sec. 68-483 to allow an in-ground swimming pool in the required front yard at a setback of 10-feet, and one (1) variance to Sec. 68-541 to reduce the minimum side yard setback to allow the construction of a new single-family residence.

SITE ADDRESS: 12409 Gulf Blvd.

PARCEL ID #: 15-31-15-17784-009-0030

LEGAL DESCRIPTION: CONEY ISLAND BLK 9, LOT 3 LESS RD R/W

PROPERTY OWNER: 12409 Gulf Blvd LLC
5109 Longspor Ct.
Lithia, FL 33547-4057

GENERAL INFORMATION:

Future Land Use: Resort Facilities Medium (RFM)

Zoning: Resort Facilities Medium (RFM-30)

Adjacent Property (Use):

North:	Single-Family Residential	East:	Single-Family Residential
South:	Multi-Family Residential (vacant)	West:	Single-Family Residential

Site Area: 3,890 Sq. Ft. (Approx 0.08 Acres)

Flood Zone: AE-10, Flood Insurance Rate Map
Community Panel No. 12103C0194H

REQUEST:
Per the submitted application, the applicant seeks approval of two (2) variances; inclusive of one (1) variance to Sec. 68-483 to allow an in-ground swimming pool in the required front yard at a setback of 10-feet, and one (1) variance to Sec. 68-541 to reduce the minimum side yard setback to allow the construction of a new single-family residence.

Dimensional Requests:	Standard	Proposed	Variance	Magnitude
Side Setback	5-Feet	10.2-Inches	4.15-Feet	83%

PROPERTY HISTORY/SUMMARY:
The subject property consists of one platted lot of record and contains a single-family residence originally constructed in 1946. Per the subject application, the applicant seeks to demolish the existing structure located at the subject property and redevelop the parcel with a new single-family residence and in-ground swimming pool located in the front yard. The subject property is located along Gulf Blvd. with 40-feet of frontage along the four-lane arterial roadway, vehicular access to the property is located at the rear of the site via a public alley. The subject property abuts a 10-foot-wide public sidewalk and a midblock pedestrian crossing equipped with flashing beacons is located directly in front of the subject property. Section 68-541 of the Land Development Regulations establishes 25-foot street, 5-foot side, and 5-foot rear setbacks for the subject property; additionally, Section 68-483 states that swimming pools shall not be located within the front yard and excludes setback encroachments for swimming pools from being applied to the front yard. The subject application is requesting a variance to the required side yard setback to construct a new single-family residence 10.2-inches from the southern interior-side property line in addition to a variance allow a swimming pool to be located in the front yard at a setback of 10-feet.

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 is located on the east side of Gulf Blvd. between 119th Avenue and 127th Avenue:

- Street: 25 feet
- Side: 5 feet
- Rear: 5 feet

Additional regulations for swimming pools are established in *SEC. 68-482. – SWIMMING POOLS* of the Land Development Regulations. This section of the Code states that swimming pools may be constructed within yard areas except for the front yard and that the outside of the pool walls shall be at least 10 feet from all other property lines.

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 parcel is substandard in lot depth and lot area, but meets the minimum width required by the RFM-30 zoning district. Despite these substandard dimensions, the parcel is otherwise consistent with surrounding parcels within the same zoning district with no evident circumstances which are special or unique to the subject property.

3. ***Strict application of the provisions of the land development regulations would not permit the applicant reasonable use of the building, structure, or land.***
   A literal application of the Code would not deprive the applicant of the ability to make reasonable use of the property. Reasonable alternatives remain available, including reconfiguration of the proposed improvements, construction of a residence with a narrower building footprint, and reduction of space dedicated to parking areas to maximize the developable area of the subject property.

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 hardships identified by the applicant appear to be the result of inefficient use of space caused by the design and configuration of the proposed site improvements. No inherently peculiar conditions or circumstances attributable to the parcel, its dimensions, or its configuration were identified by staff.

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 not the minimum variance necessary to reasonably utilize the subject property.

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 replace the existing single-family developments.

   Substandard lot(s) – Minimum dimensional requirements for parcels within the RFM-30 zoning district include a 40-foot minimum lot width, 90-foot minimum lot depth, and a minimum lot area of 4,600 square feet. The subject property has a compliant lot width of 40-feet, with a substandard lot depth of 88-feet. The total lot area is substandard, consisting of 3,890 square feet.

   Neighborhood character – The neighborhood consists of a mix of other single-family structures, neighborhood scale hotel and motel uses, and various multifamily developments including duplex, triplex, and quadplex uses. This portion of the Gulf Blvd. corridor is characterized by narrow parcels with principal structures dating before the adoption of applicable zoning regulations located at minimal streetside 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 – N/A- These variance requests are not related to the design or 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.*
   The granting of this variance is not in harmony with the general intent and purpose of this chapter.

8. *The granting of the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*
   The proposed variance will create potential adverse impacts to the abutting property to the south and the surrounding neighborhood context. The reduced side setback will likely result in increased stormwater runoff and concentrated discharge from roof eaves and gutters immediately adjacent to the neighboring property, as well as reduced access to natural light and air circulation along the neighboring structure, diminishing the intended buffering function between single-family properties. In addition, the proposed front-yard pool location along a four-lane arterial roadway within a heavily trafficked tourist and pedestrian corridor—directly adjacent to a mid-block pedestrian crosswalk with flashing beacons—introduces incompatibility with the established streetscape and public realm, increases

potential safety conflicts, and undermines the visual order and residential character of the corridor. The placement of private recreational amenities in such close proximity to a high-visibility pedestrian crossing further disrupts neighborhood cohesion, privacy expectations, and the separation between public and private spaces that the Land Development Regulations are intended to preserve.

STAFF RECOMMENDATION:

Based on the analysis of the criteria above, staff recommends **DENIAL** of two (2) variances; inclusive of one (1) variance to Sec. 68-483 to allow an in-ground swimming pool in the required front yard at a setback of 10-feet, and one (1) variance to Sec. 68-541 to reduce the minimum side yard setback to allow the construction of a new single-family residence.

ATTACHMENTS:

1. Project Location Map
2. Flood Insurance Rate Map
3. Neighborhood Plat
4. Project Site Plan
5. Application

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: JANUARY 15, 2026
CASE NO. VAR-000586-2025
LOCATION: 12409 GULF BLVD., TREASURE ISLAND, FL 33706
PARCEL ID #: 15-31-15-17784-009-0030

The Planning and Zoning Board has determined that the variance application

___ DOES
___ DOES NOT

meets ALL of the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED
[ ] DENIES THE VARIANCE

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS:

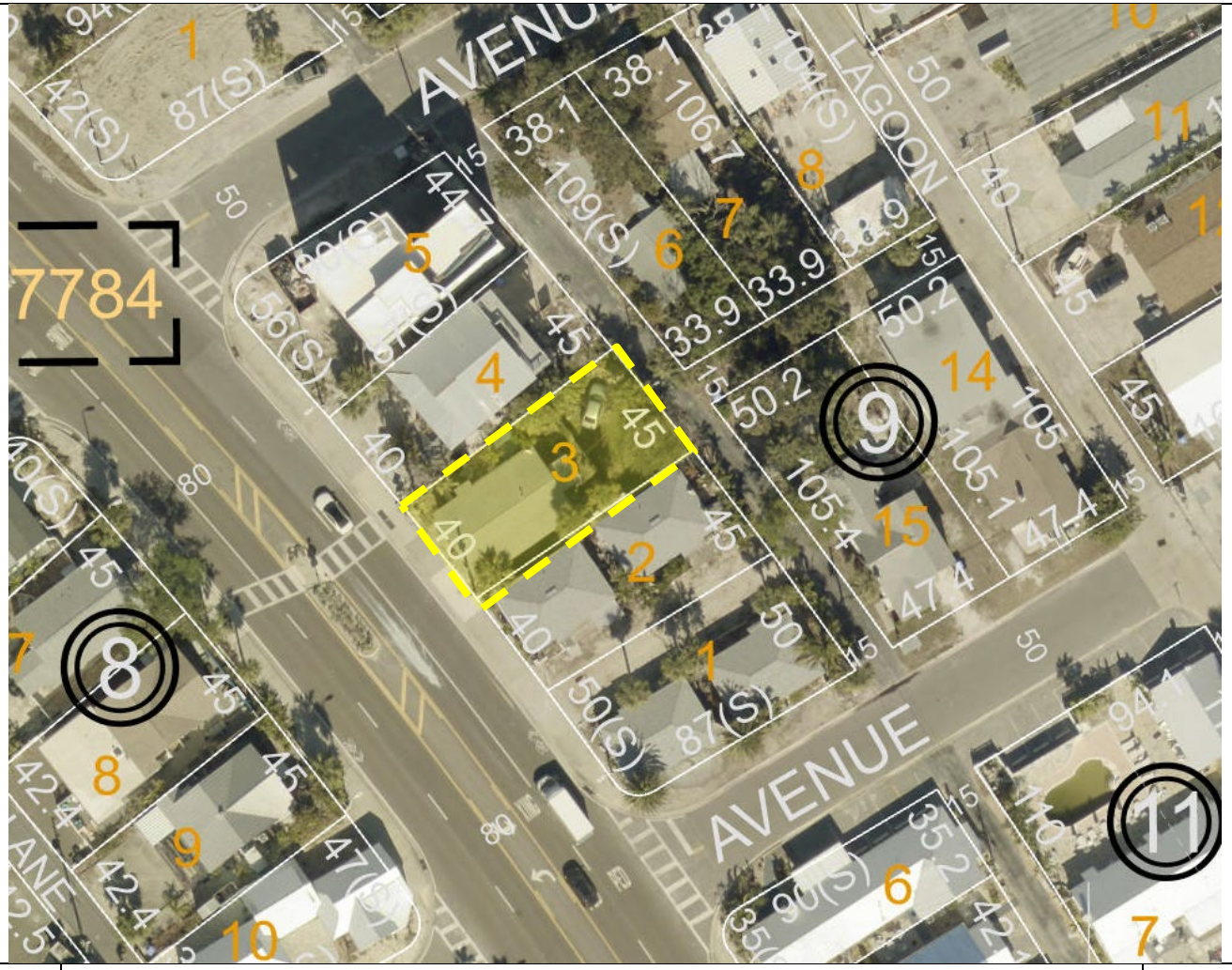
A request for two (2) variances; inclusive of one (1) variance to Sec. 68-483 to allow an in-ground swimming pool in the required front yard at a setback of 10-feet, and one (1) variance to Sec. 68-541 to reduce the minimum side yard setback to allow the construction of a new single-family residence.

1. The proposed improvements shall be substantially consistent with the site plan prepared by Architectural Solutions LLC, dated October 27, 2025.
2. No future application shall be approved to grant a variance to fence regulations within front yard at the subject property.
3. No future application shall be approved to grant a variance allowing a screen enclosure to encroach within any portion of the front yard at the subject property.

_____ _____
Chair or Vice Chair Date
Planning & Zoning Board

NOTICE: NOTICE: Persons aggrieved by this quasi-judicial Order may appeal to the Circuit Court on or before thirty (30) days from the date of this Order pursuant to LDC Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.

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



TREASURE ISLAND FLORIDA

Attachment 1. Project Location Map

Case No.: VAR-000586-2025
Address: 12409 Gulf Blvd.
City of Treasure Island, Florida

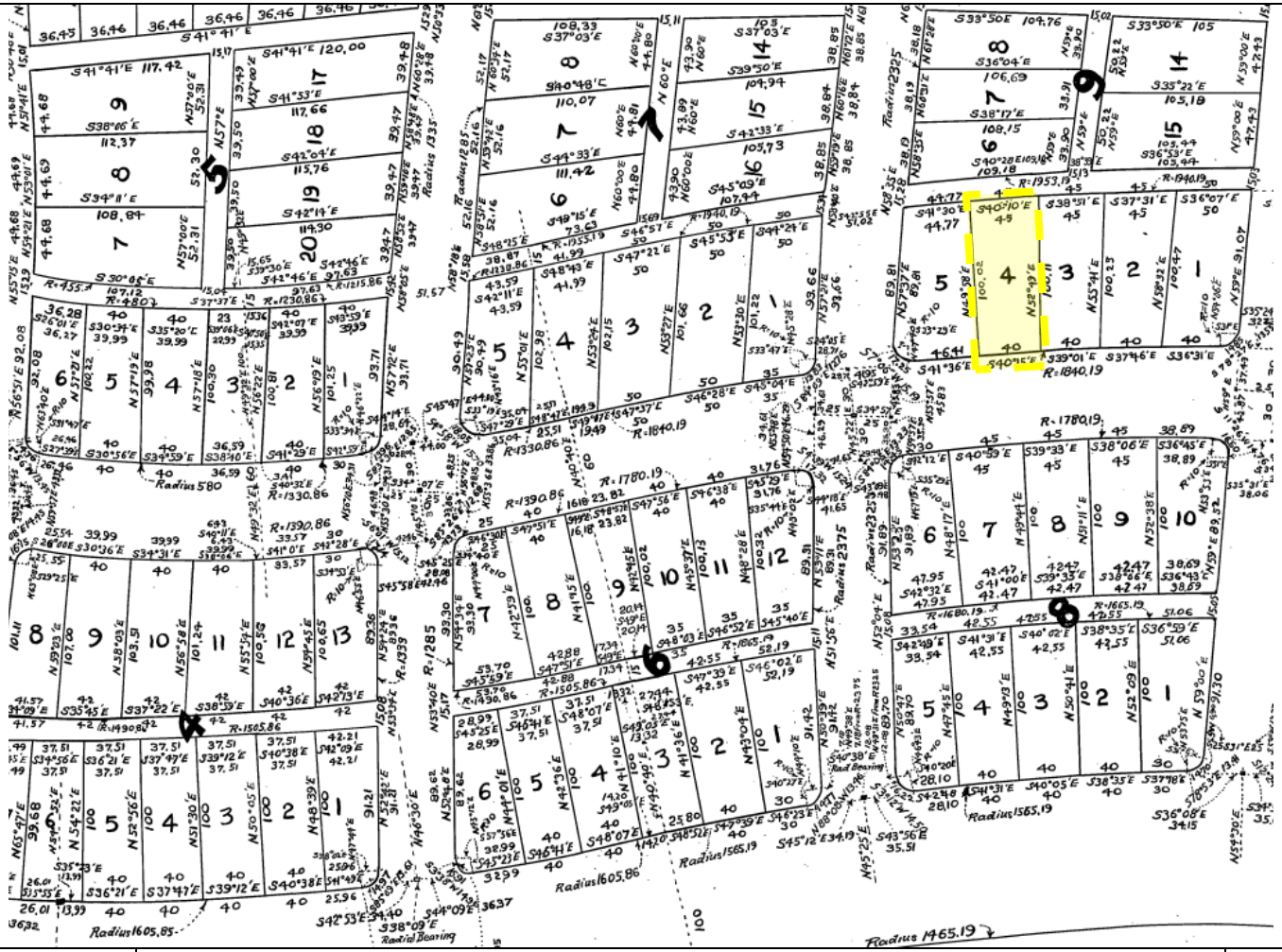
N



Attachment 2. Flood Insurance Rate Map

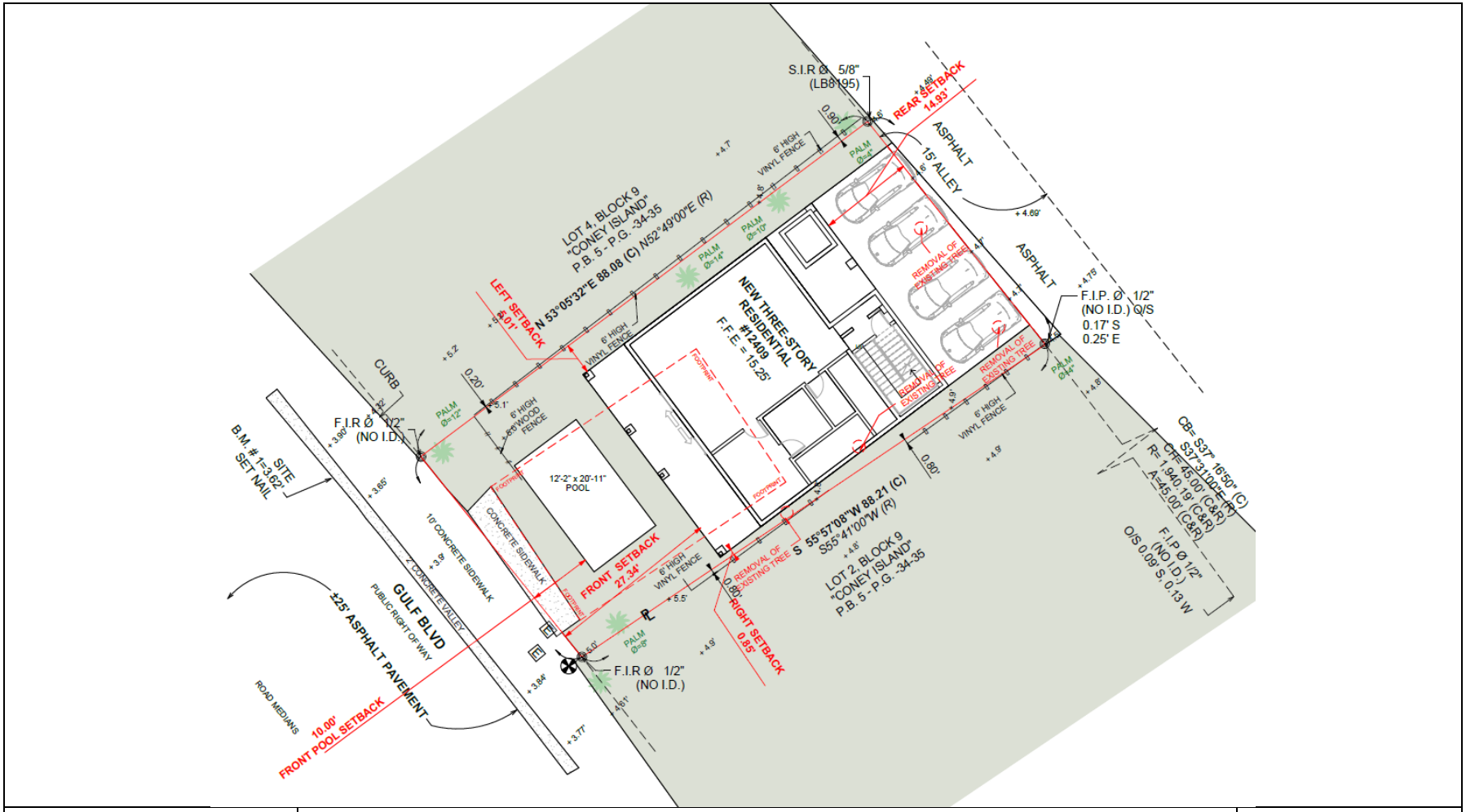
Case No.: VAR-000586-2025
Address: 12409 Gulf Blvd.
City of Treasure Island, Florida

N



Attachment 3: Neighborhood Plat

Case No.: VAR-000586-2025
Address: 12409 Gulf Blvd.
City of Treasure Island, Florida



Attachment 4: Project Site Plan

Case No.: VAR-000586-2025
Address: 12409 Gulf Blvd.
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	12409 Gulf Blvd LLC	Agent	Mark Bentley & Ryan Manasse
Address	[redacted]	Address	[redacted]
	[redacted]		[redacted]
Phone		Phone	[redacted]
Fax		Fax	
Email		Email	[redacted]

List all Legal Owner(s) of Property: 12409 Gulf Blvd LLC

Complete legal description (may be placed on attached separate page): Lot 3, Block 9, CONEY ISLAND, according to the map or plat thereof as recorded in Plat Book 5, Page 34 and 35, of the Public Records of Pinellas County, Florida. LESS that part lying within 42 feet of the Survey Line of State Road 699, Section 15100, as shown on Deed to the State of Florida recorded in Official Records Book 4552, Page 1308, of the Public Records of Pinellas County, Florida.

Development Name: Variance Application

Site Location/Address: 12409 Gulf Blvd., Treasure Island

Area of Development (Acreage or Square Feet) 3,890 SF (0.08 acres mol)

Parcel Identification Number (list all): 15-31-15-17784-009-0030

Application Request Variances to (1) reduce side yard setback from 5' to 0.5'; and (2) allow swimming pool in front yard.

Future Land Use Designation RFM Proposed Future Land Use RFM

Current Zoning RFM-30 Proposed Zoning RFM-30

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)

Mark Bentley
Owner/Agent

10/29/2025
Date

I#: 2025245753 BK: 23275 PG: 1899, 08/27/2025 at 10:37 AM, RECORDING 4 PAGES $35.50 D DOC STAMP COLLECTION $2275.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLK102878

Prepared by and return to:
Linda Kowzan, CLC
Sea Star Title Company, LLC
10641 Gulf Boulevard
Treasure Island, FL 33706

File Number: **159544**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 15 day of August, 2025, between **Mary Jane Paul, Tracy Lee Paul, Jeffery Thomas Paul** whose post office address is **7801 Penninsula Expy Apt 10, Dundalk, MD 21222**, grantor, and **12409 Gulf Blvd LLC, a Florida limited liability company** whose post office address is **5109 Longspur Ct, Lithia, FL 33547**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS** (U.S. **$325,000.00**) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Pinellas County, Florida**, to-wit:

Lot 3, Block 9, CONEY ISLAND, according to the map or plat thereof as recorded in Plat Book 5, Pages 34 and 35, of the Public Records of Pinellas County, Florida. LESS that part lying within 42 feet of the Survey Line of State Road 699, Section 15100, as shown on Deed to the State of Florida recorded in Official Records Book 4552, Page 1308, of the Public Records of Pinellas County, Florida

Parcel Identification Number: 15-31-15-17784-009-0030

The above described property is neither the homestead of, nor contiguous to the homestead of the Grantors.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness sign above and print name and address below:
Lisa Peter
3413 Tooth Rd
Baltimore, MD 21222

Witness sign above and print name and address below:
1924 Oakley Rd
Baltimore, MD 21222

Tracy Lee Paul

State of Maryland
County of Baltimore

The foregoing instrument was acknowledged before me, by X personal presence or online notarization this 20 day of August, 2025 by **Tracy Lee Paul,** she ( ) is personally known to me or ( ) has produced Maryland Driver's License as identification.

JOANNE E. KLEMM
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Nov. 07, 2026

Notary Public
Printed Name: Joanne E. Klemm
My Commission Expires: Nov 7, 2026

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

(Sign) Lisa Pater
Witness sign above and print name and address below:
Lisa Pater
3413 Louth Rd
Baltimore, MD 21222

Jeffery Thomas Paul

(Sign) Nolan M Teal
Witness sign above and print name and address below:
1924 Oakley Rd
Baltimore MD 21222

State of Maryland
County of Baltimore

The foregoing instrument was acknowledged before me, by X personal presence or online notarization this 26 day of August, 20 25 by **Jeffery Thomas Paul**, she ( ) is personally known to me or ( ) has produced Maryland Driver's License as identification.

JOANNE E. KLEMM
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Nov. 07, 2026

Notary Public
Printed Name: Joanne E. Klemm
My Commission Expires: Nov 7, 2026

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness sign above and print name and address below:
Lisa Peter
3413 Louth Rd
Baltimore, MD 21222

Mary Jane Paul
Mary Jane Paul

Witness sign above and print name and address below:
Nuria M Teal
1314 Oakley Rd
Baltimore, MD 21222

State of Maryland
County of Baltimore

The foregoing instrument was acknowledged before me, by X personal presence or ____ online notarization this 20 day of August, 2025 by **Mary Jane Paul,** she ( ) is personally known to me or (X) has produced Maryland driver's license as identification.

JOANNE E. KLEMM
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Nov. 07, 2026

Notary Public
Printed Name: Joanne E. Klemm
My Commission Expires: Nov 7, 2026



Detail by Entity Name

Florida Limited Liability Company
12409 GULF BLVD LLC

Filing Information

Document Number	L25000339933
FEI/EIN Number	NONE
Date Filed	07/23/2025
Effective Date	07/23/2025
State	FL
Status	ACTIVE

Principal Address

5109 LONGSPUR CT.
LITHIA, FL 33547

Mailing Address

5109 LONGSPUR CT.
LITHIA, FL 33547

Registered Agent Name & Address

SCHMEER, JEROLD C
5109 LONGSPUR CT.
LITHIA, FL 33547

Authorized Person(s) Detail

Name & Address

Title MGR

SCHMEER, JEROLD C
5109 LONGSPUR CT.
LITHIA, FL 33547

Annual Reports

No Annual Reports Filed

Document Images

07/23/2025 -- Florida Limited Liability | View image in PDF format

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF Florida
COUNTY OF Hillsborough

12409 Gulf Blvd LLC
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): 12409 Gulf Blvd., Treasure Island

Parcel I.D. Number(s).: 15-31-15-17784-009-0030

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 Johnson Pope (Mark Bentley & Ryan Manasse) 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): Jerold Schmeer

SIGNATURE OF PROPERTY OWNER(S): [signature]

DATE: 10/24/25

STATE OF: Florida
COUNTY OF: Hillsborough
The foregoing instrument was acknowledged before me this 24 day of October, 2025, by (company/agent) _____ by (persons name) Jerold Schmeer, it's (title) _____ who is personally known to me, or who has produced Driver license as identification and who _____ did X did not take an oath.

[signature]
(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number:
Commission Expires:

BARBARA F HELLMAN NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires 08/22/2026
No. 303114

Variance Narrative – 12409 Gulf Boulevard

RFM-30 Required Setbacks
Gulf Boulevard from 119th Avenue to 127th Avenue (east and west sides):
Street: 25 feet
Side: 5 feet
Rear: 5 feet

Requested variances:

1. Section 68-541: Side yard setback reduction (south) from the required 5' required to 0.5'.
2. Section 68-483: Permission for a swimming pool in the front yard.

Both requests are true variances squarely within the Board's authority to grant. The applicant is requesting two variances: a reduction of the southern side yard setback and permission to place a swimming pool in the front yard. The Land Development Regulations require 5-foot side yard setbacks on each side of the property and prohibit swimming pools in front yards. Relief from these dimensional and locational standards is the exact type of hardship-based adjustment contemplated under the variance provisions.

This property is subject to special conditions that are not generally applicable to other lots in the district. The parcel measures only 40.6 feet in width and 88 feet in depth—both narrower and shallower than the typical RFM-30 lot. Enforcing two full side yard setbacks consumes 10 feet of that width, leaving only 30.6 feet for a building footprint. Similarly, the shallow depth restricts usable rear yard area. On top of this, parking is provided from the alley, meaning that the rear yard must be reserved for a driveway and parking spaces. The combination of narrow width, shallow depth, and alley-loaded parking is a unique condition of this property that directly creates the need for both requested variances.

Strict application of the regulations would deny the owner reasonable use of the property. With two 5-foot side setbacks, a home could not exceed 30.6 feet in width, which is impractically narrow for a residence. Similarly, the prohibition against a front yard pool, combined with the rear parking arrangement, leaves no feasible location for a pool anywhere on the property. Without relief, the applicant is deprived of a functional home layout and of the ability to provide a pool—an amenity that is both common and expected in the RFM-30 district.

The hardships are not self-created. The platted dimensions of the lot, with its narrow width and shallow depth, predate the applicant's ownership, as does the alley-loaded parking specifically needed due to safety factors relating to backing out onto Gulf Boulevard. The applicant did not create these constraints but must cope with them in order to redevelop the site in a reasonable way.

The requested variances also represent the minimum relief necessary. A 36-foot wide home with a 0.5-foot southern side setback is just enough to achieve a functional building footprint while still leaving modest separation from the neighboring property. As for the pool, the only viable location is in the front yard, since the rear yard must remain clear for required parking. Granting these variances does no more than allow the property to be put to reasonable use.

Literal enforcement would impose unnecessary hardship. Without variances, the lot could not accommodate a modern home with the same type of amenity package that is typical in this zoning district. Allowing a modest side yard reduction and a front yard pool will not only bring the property into proper use, but will also be consistent with the compact, resort-style character of Treasure Island.

Approval of these variances is fully consistent with the purpose and intent of the RFM-30 zoning district. The district is designed to support resort-style living, which is characterized by functional residences and outdoor amenities such as swimming pools. Granting the requested relief allows this nonconforming lot to be redeveloped in line with that intent while still respecting the form and character of the surrounding neighborhood.

Finally, no harm will result to neighboring properties or to the public welfare. The home will remain compatible with nearby residences. A pool in the front yard, appropriately landscaped and fenced, will enhance the resort feel of the street rather than detract from it. Vehicle access and parking will remain in the rear alley, ensuring no adverse impacts on traffic circulation or safety.

In conclusion, the applicant has demonstrated that each of the variance criteria is satisfied. The unusual dimensions of this lot, coupled with the requirement for rear-alley parking, create unique conditions that prevent compliance with the code. The requested relief is the minimum necessary to allow reasonable use, is not self-created, and is in harmony with both the zoning district's intent and the character of the neighborhood. Approval of the variances will allow for the redevelopment of this undersized lot into a functional, amenity-rich residence that contributes positively to the surrounding community.

Variance Criteria – 12409 Gulf Boulevard

Requested variances:

1. Section 68-541: Side yard setback reduction (south) from the required 5' required to 0.5'.
2. Section 68-483: Permission for a swimming pool in the front yard.

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a. True variance within board's authority

- Both requests constitute true variances. The Land Development Regulations prohibit pools in front yards and require 5-foot side yard setbacks.
- Relief from both dimensional and locational restrictions is expressly within the Board's variance authority.

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b. Special conditions peculiar to the property

- The lot width (40.6 feet) is substantially narrower than typical RFM-30 parcels. With two 5-foot side yard setbacks, the buildable width shrinks to only 30.6 feet.
- The lot depth (88 feet) is shallower than typical, further limiting usable rear yard space.
- Because rear-yard parking is required via alley access, the rear yard is consumed by driveway and parking functions, leaving no room for a pool.
- These dimensional constraints and parking requirements are unique to this parcel.

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c. Strict application would deny reasonable use

- Enforcing the side setbacks reduces home width to 30.6 feet, an unreasonably narrow interior for a modern residence.
- Enforcing the prohibition on front yard pools, combined with required rear-alley parking, eliminates any possible location for a pool.
- Without relief, the applicant cannot construct a usable home footprint or provide a pool—an amenity typical and reasonable in the district.

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d. Conditions not self-created

- The hardship arises entirely from the platted lot dimensions and regulatory requirement for alley-loaded parking, not from actions of the applicant.
- The applicant did not create the narrow width, shallow depth, or the mandatory rear parking condition.

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e. Minimum variance required

- A 36-foot wide structure with a reduced side setback is the minimum relief necessary for a functional layout.
- Locating the pool in the front yard is the only feasible option, because the rear yard is fully occupied by required alley parking and driveway area.
- These variances represent the least departure necessary to allow reasonable use of the lot.

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f. Hardship and special conditions

Literal enforcement causes unnecessary hardship for the following reasons:

1. **Redevelopment feasibility** – Relief allows redevelopment of a substandard lot consistent with RFM-30 intent.
2. **Substandard dimensions** – The 40.6' × 88' lot is unusually narrow and shallow.
3. **Alley-loaded parking requirement** – Rear yard space must be dedicated to parking and access, leaving no room for a pool in the rear.
4. **Neighborhood character** – Many nearby homes have reduced setbacks and visible outdoor amenities; a front yard pool is consistent with this compact, resort-style context.

5. **Functional design** – Without variances, the home footprint and pool amenity cannot both be accommodated on this undersized lot.

---

g. Harmony with zoning purpose and intent

- The RFM-30 district encourages resort-style residences with outdoor amenities.
- Allowing a front yard pool accommodates both required alley parking in the rear and an amenity consistent with district character.
- The relief ensures this undersized parcel can be developed in line with the intent of the zoning district.

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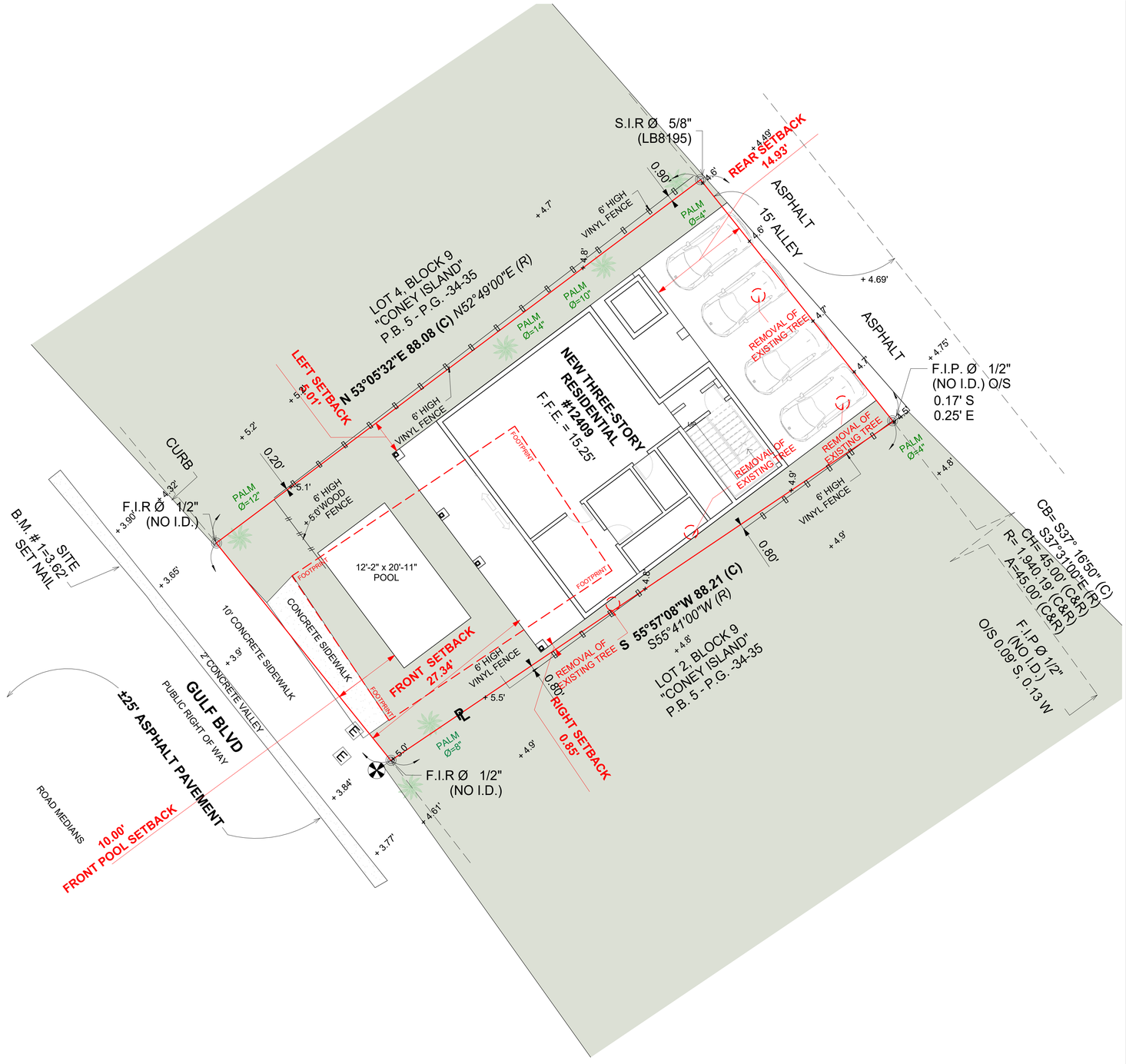
h. No injury to neighborhood or public welfare

- The proposed structure and pool will be consistent with the compact development pattern of the neighborhood.
- Front yard pool placement, paired with landscaping and design, will maintain compatibility with the resort-style atmosphere.
- The variances will not create traffic, safety, or drainage impacts; rear alley parking ensures vehicle access remains orderly.



PROPOSAL SITE PLAN

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

N

GENERAL NOTES

1. THIS IS NOT A SURVEY. BOUNDARY INFORMATION SHOWN WAS DRAWN BASED UPON ASSESSOR MAP INFORMATION AND DATA.
2. BOUNDARY LINES & LOTS DIMENSIONS SHOWN HERE IN ARE AN APPROXIMATE AND NEED TO FIELD VERIFY.
3. THE PROPOSED IMPROVEMENTS WERE BASED ON RECORD INFORMATION GIVEN TO THE DESIGNER AT THE TIME OF PREPARATION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PROPOSED IMPROVEMENTS CONTAINED IN THESE PLANS AND PREVIOUS APPROVED PLAN SUBMITTALS, CONTRACTOR IS TO CONSULT WITH THE DESIGNER AND OWNER PRIOR ANY CONSTRUCTION ACTIVITY.
4. EXISTING STRUCTURES AND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE DESIGNER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN
THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION SHOWN.
5. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE DESIGNER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY PRIOR TO START OF THE WORK. THIS NOTE ALSO PERTAINS TO ALL SUB-CONTRACTORS. CONTRACTOR IS LIABLE FOR ALL ADJUSTMENTS MADE WITHOUT ENGINEER'S WRITTEN APPROVAL
6. UNAUTHORIZED CHANGES & USES: THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR,UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE E.O.R.
7. SLOPE DRAINAGE 5% FOR A DISTANCE OF 10FT FROM THE FOUNDATION FLOOR . IF PHYSICAL OBSTRUCTION OR LOT LINES PROHIBIT THE 10FT DISTANCE, U.N.O.; A 2.5% SLOPE SHALL BE PROVIDED TO AN ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION (R401.3)
8. PROVIDE 18"X 24" FOUNDATION ACCESS THROUGH THE FLOOR OR 16"X24" ACCESS THROUGH A PERIMETER WALL. POSITION WITHIN 20 FT OF PLUMBING CLEAN OUT.

SITE PREPARATION:

1. EXCAVATION SHALL REMOVE ALL GRASS. WEEDS, ROOTS, AND ANY DEBRIS.
2. EXISTING SOFT SILT AND ORGANIC SOIL LAYER SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL.
3. SAND AND LIME ROCK SOIL CAN BE STOCKED PILED FOLLOWING MUNICIPALITY AND OSHA GUIDANCE AND USED AS BACKFILL.
4. ONCE THE ORGANIC LAYER HAS BEEN REMOVED, THE DE MUCKED SURFACE SHALL BE COMPACTED.
5. FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS.
6. BACKFILL SHALL BE PERFORMED WITH CLEAN SAND, FREE OF ORGANIC MATERIALS AND SHALL BE PLACED IN 12 INCH THICK LAYERS. EACH LAYER SHALL BE COMPACTED TO 95% OF THE SOILS MAXIMUM DENSITY BY TAMPERING SOLIDLY. SOILS BELOW THE DECK SHALL BE PLACED IN SIMILAR MANNER.
7. FILL SHALL CONSIST OF CLEAN SAND, LIME STONE OR GRAVEL. FILL MATERIAL SHALL HAVE A MAXIMUM PARTICLE SIZE OF 3" AND NO MORE THAN 10% PASSING THE No. 200 SIEVE.
8. IN ALL CASES, CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING STRUCTURES FROM FAILURE BY SHEATHING AND/OR SHORING, OR OTHER METHODS AS REQUIRED. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE SAFETY OF EXISTING STRUCTURES.
9. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE CONSTRUCTION IN EASEMENT OR REQUIRED SETBACK AREAS. PLOT PLANS NOT PREPARED FROM LEGAL SURVEYS OF THE EXISTING LOT AND RESIDENCE ARE SO INDICATED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND ESTABLISH LOT LINES. IF NECESSARY, CONTRACTOR AND/OR OWNER SHALL VERIFY SHOWN AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL ESTABLISH LOCATIONS OF UTILITIES AT THE SITE MINIMUM CLEARANCE DIMENSIONS SHALL BE HELD AND SHALL BE AS REQUIRED BY THE LOCAL REGULATORY AGENCY. IN GENERAL, HOLD A DISTANCE OF 10 FEET FROM OVERHEAD ELECTRIC LINES TO BUILDING EDGE U.N.O.

SPECIAL REQUIREMENTS

1. CONTRACTORS SHOULD BE AWARE; ANY CHANGES TO THESE PLANS, REGARDLESS HOW MINOR, WITHOUT THE WRITTEN APPROVAL OF ARCHITECTURAL SOLUTIONS, LLC. OR ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESS APPROVAL OF ARCHITECTURAL SOLUTIONS, LLC. OR ANY CHANGES IN THE SCOPE, DESIGN, OR INTENT FOR ANY REASON, BY ANY PERSONS OTHER THAN ARCHITECTURAL SOLUTIONS, LLC. SHALL AUTOMATICALLY RENDER ARCHITECTURAL SOLUTIONS, LLC. HARMLESS TO ANY LIABILITY CLAIMS, SUITS, OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT. IF BOUND SPECIFICATIONS ACCOMPANY THESE PLANS, THEY SHOULD BE READ CAREFULLY FOR ADDITIONAL CONDITIONS.

TEMPORARY FACILITIES

1. TEMPORARY UTILITY SERVICES: OWNER WILL ARRANGE AND PAY FOR TEMPORARY UTILITY SERVICES.
2. HVAC: CONTRACTOR WILL MAINTAIN AIR TEMPERATURE AND VENTILATION IN CONSTRUCTION AREA TO PROTECT MATERIAL FROM DAMAGE.
3. SANITARY FACILITIES: ARRANGE FOR USE OF TEMPORARY PORTABLE FACILITIES AND ENCLOSURES AS REQUIRED.
4. G.C. IS RESPONSIBLE TO IMPLEMENT AND MAINTAIN JOB SITE SAFETY AS PER OSHA REQUIREMENTS

RESPONSIBILITIES OF ALL CONTRACTORS

1. PAY LEGALLY REQUIRED SALES AND CONSUMER TAXES.
2. SECURE AND PAY FOR ALL PERMITS, FEES AND LICENSES AS REQUIRED FOR THE EXECUTION OF THE WORK.
3. COMPLY WITH CODES, ORDINANCES, AND OTHER LEGAL REQUIREMENTS OF PUBLIC AUTHORITIES HAVING JURISDICTION OVER THE WORK.
4. INFORM ARCHITECTURAL SOLUTIONS, LLC. PROMPTLY OF OBSERVED VARIANCES FROM LEGAL REQUIREMENTS.
5. CONTRACTOR TO INFORM ARCHITECTURAL SOLUTIONS, LLC. WITHIN 24HRS OF ANY DISCREPANCY AND DO NOT CONTINUE WITH WORK THAT IS AFFECTED. WILL BE AT CONTRACTOR RESPONSIBILITY AND SOLE EXPENSES OF ANY REPAIRS THAT THIS CAN CAUSE. ARCHITECT AND E.O.R. TO RESPONDED WITHIN A TIMELY MANNER, UNLESS ADDITIONAL INFORMATION IS REQUIRED.

SUBSTITUTIONS

1.

REQUEST FOR SUBSTITUTIONS OF PRODUCTS SHALL BE SUBMITTED TO ARCHITECT AND/OR E.O.R. IN WRITING . SUBMITTAL SHALL INCLUDE BUT NOT LIMITED TO: LOCATION MANUFACTURER SPECS, COST AND AVAILABILITY.C. ARCHITECT AND E.O.R. WILL RESPOND, UNLESS ADDITIONAL INFORMATION IS REQUIRED.

CONSTRUCTION CLEANING

1. PROVIDE COVERED CONTAINERS FOR THE DEPOSIT OF WASTE MATERIALS. LOCATE EXTERIOR CONTAINERS AS DIRECTED BY OWNER.
2. USE ONLY CLEANING MATERIALS WHICH WILL NOT CREATE HAZARD TO HEALTH OR PROPERTY.
3. USE ONLY CLEANING MATERIAL RECOMMENDED BY MANUFACTURER OF INSTALLED PRODUCTS.
4. MAINTAIN PREMISES DAILY IN A CLEAN AND ORDERLY CONDITION. REMOVE WASTE MATERIAL FROM SITE PERIODICALLY AND DISPOSE OF AT A LEGAL DISPOSAL SITE. CLEAN INTERIOR SPACE PRIOR TO START OF PAINTING OPERATION.
5. FINAL CLEANING: EMPLOY SPECIAL WORKERS FOR FINAL CLEANING. CLEAN ALL SITE- EXPOSED SURFACES. POLISH ALL GLAZING AND GLOSSY SURFACES. REPLACE HVAC DISPOSAL FILTERS IF THEY WERE IN OPERATION DURING CONSTRUCTION.
6. G.C. IS RESPONSIBLE TO IMPLEMENT AND MAINTAIN JOB SAFETY AS PER OSHA REQUIREMENTS.

SCOPE OF WORK

NEW THREE STORY BUILDING

LEGAL ADRESS

12409 GULF BLVD, TREASURE ISLAND, FL 33706

FOLIO

P35-15-31-15-17784-009-0030

LEGAL DESCRIPTION

LOT 3 OF BLOCK 9 OF "CONEY ISLAND", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGES 34 AND 35 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LESS THAT PART LYING WITHIN 42.00 FEET OF THE SURVEY LINE OS STATE ROAD 699, SECTION 15100, AS SHOWN ON DEED TO THE STATE OF FLORIDA RECORDED IN OFFFICIAL RECORDS BOOK 4552, PAGE 1308, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ZONING CONDITIONS

MUNI ZONE:	RFM - 30

AREAS

NET LOT AREA:	3754.71SQFT

LOT COVERAGE		
REQUIRED LOT COVERAGE	40%	1,728 SQ.FT.
PROPOSED LOT COVERAGE	37.5%	1,620 SQ.FT.
GROUND FLOOR		
NEW STORAGE AREA	6.23%	177.22 SQ.FT.
NEW NON-AIR-CONDITIONED GROUND FLOOR	39.15%	1442.78 SQ.FT.
FIRST FLOOR		
FIRST FLOOR AREA UNDER AIR CONDITIONING	26.85%	1008.00 SQ.FT.
COVERED FRONT PORCH	7.67%	288 SQ.FT.
COVERED REAR PORCH	8.66%	325 SQ.FT.
SECOND FLOOR		
SECOND FLOOR AREA UNDER AIR CONDITIONING	26.85%	1008.00 SQ.FT.
COVERED FRONT PORCH	7.67%	288 SQ.FT.
COVERED REAR PORCH	8.66%	325 SQ.FT.
THIRD FLOOR		
THIRD FLOOR AREA UNDER AIR CONDITIONING	15.58%	585 SQ.FT.
ROOFTOP	14.54%	546 SQ.FT.
COVERED REAR PORCH	8.66%	325 SQ.FT.
PERVIOUS & IMPERVIOUS		
PROPOSED TOTAL IMPERVIOUS AREA:	57.95%	2176 SQ.FT.
PROPOSED OPEN GREEN AREA:	39.17%	1471 SQ.FT.
PROPOSED TOTAL PERVIOUS AREA:	39.17%	1471 SQ.FT.

BUILDING SETBACKS

		REQUIRED	PROVIDED
PRINCIPAL FRONT		20'	27.34'
SIDE	LEFT	7.5'	5.01'
	RIGHT	7.5'	0.85'
REAR		15'	14.84'

BUILDING HEIGHT

	REQUIRED	PROVIDED
PRINCIPAL BUILDING	30'	34' 11 3/16"

BUILDING STATISTICS

STORIES:	3-STORIES
BUILDING HEIGHT:	34.93'
LAND AREA:	3754.71 SQ.FT
MUNICIPALITY:	TREASRE ISLAND
FEMA FLOOD ZONE:	RFM 30
BFE:	10'
TYPE OF CONSTRUCTION:	V

APPLICABLE CODE

2023 FLORIDA BUILDING CODE- 8TH EDITION.
2023 FLORIDA RESIDENTIAL CODE- 8TH EDITION.
2023 FLORIDA MECHANICAL CODE- 8TH EDITION.
2023 FLORIDA PLUMBING CODE- 8TH EDITION.
NFPA-20 2020 NATIONAL ELECTRIC CODE.
2023 ENERGY CONSERVATION CODE- 8TH EDITION.

ENGINEERING BUSINESS REGISTRY

ARCHITECTURAL SOLUTIONS LLC
7500 NW 25TH ST. DORAL, FL 33122
LICENSE NUMBER: 39137
(305) 878-3288
www.archisolut.com

PROJECT 033

PROJECT: **NEW THREE-STORY SINGLE FAMILY RESIDENCE**

ADDRESS: **12409 Gulf Blvd, Treasure Island, FL 33706**

ELECTRONIC SIGNED:

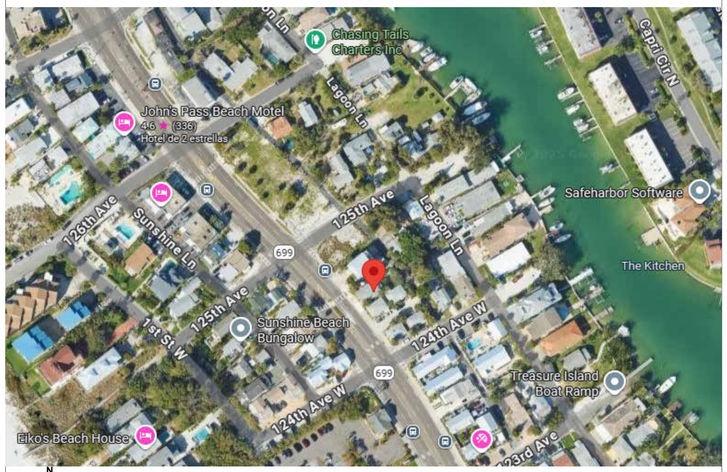
DATE: **10/27/2025**
DRAWN: **A.H. - J.C.**
CHECKED: **H.F.**

#	Nº	DATE

REVISIONS

All concepts, designs, layouts, and plans depicted or outlined in these drawings are the exclusive property of Architectural Solutions LLC. These elements have been created, refined, and developed specifically for use in connection with the designated project. No concepts, designs, layouts, or plans may be utilized or disclosed to any individual, firm, or corporation for any purpose without the express written consent and authorization of Architectural Solutions LLC. Dimensions explicitly noted on these drawings take precedence over scaled dimensions. Contractors are required to verify all dimensions and site conditions and are responsible for any discrepancies. The engineer must be informed immediately of any deviations from the dimensions and conditions depicted in these drawings. Additionally, all shop fabrication details must be submitted to the engineer for approval prior to commencement of manufacturing.

A-100



LOCATION MAP N.T.S.



PROJECT FOR:

12409 GULF BLVD, TREASURE ISLAND, FL 33706

GENERAL NOTES

REV. 1/2024

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES.
2. ALL DIMENSIONS SHOW ARE FROM FACE OF MASONRY OR FRAME, UNLESS NOTED OTHERWISE. VERTICAL DIMENSIONS ARE FROM TOP OF SLAB OR SUB FLOOR, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR. (A.F.F.) DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF DESIGNER UNLESS NOTED.
3. GENERAL CONTRACTOR SHALL COMPLY WITH ALL BASE BUILDING REQUIREMENTS AND DESIGN CRITERIA.
4. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND E.O.R. IN WRITING OF ANY DEFICIENCIES IN BASE BUILDING WORK PRIOR TO THE COMMENCEMENT.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE ANY EXISTING FINISHES INCLUDING ELEVATORS, LOBBIES AND CORRIDORS OF THE BASE BUILDING.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. CLARIFICATIONS REGARDING ANY CONFLICTS SHALL BE RESOLVED PRIOR TO RELATED WORK BEING STARTED.
7. THE CONTRACTOR SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF APPLIANCES, EQUIPMENT, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS. AND ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTORS NEGLIGENCE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES.
8. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATION OF ANY MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT(INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED OR CONCEALED SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT AND E.O.R. PRIOR TO CONSTRUCTION PROCEEDING.
9. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN IN THE SPECIFICATION, CONTACT ARCHITECT AND E.O.R., BY WRITING IMMEDIATELY FOR CLARIFICATION. DIMENSIONS NOTED ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME, DISCOVER ANY DISCREPANCY IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS OR OTHER INFORMATION, HE SHALL CONTACT E.O.R. IMMEDIATELY AND NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE.
10. WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS WILL NOT BE ACCEPTABLE IN CONSEQUENCE OF 0WNERS OR DESIGNERS FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION, NOR WILL PASSAGE OF COUNTY INSPECTIONS RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR SECURING QUALITY AND PROGRESS OF WORK AS REQUIRED BY THE CONTRACT. DEFECTIVE WORK REVEALED WITHIN THE GUARANTEE PERIOD SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, WHETHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
11. CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS, CONTRACT DOCUMENTS, GOVERNING CODES, ORDINANCES, ETC. REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE. IF AT ANY TIME BEFORE COMMENCEMENT OR DURING PROGRESS OF THE WORK, CONTRACTORS METHODS, EQUIPMENT OR APPLIANCES ARE DEEMED INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY OF WORK, OR RATE OF PROGRESS INTENDED BY CONTRACT DOCUMENTS, OWNER MAY ORDER CONTRACTOR TO IMPROVE THE QUALITY OR INCREASE THE EFFICIENCY. THIS WILL NOT RELIEVE CONTRACTOR OR HIS SURETIES FROM THEIR OBLIGATIONS TO SECURE QUALITY OF WORK AND RATE OF PROGRESS SPECIFIED IN CONTRACT.
12. ARCHITECT AND E.O.R, INC, IF ACTING AS THE OWNERS DESIGNATED AGENT FOR DESIGNING THIS PROJECT, WILL EXERCISE AUTHORITY ALONG WITH THE OWNER FOR DETERMINING CONFORMANCE OF MATERIALS, EQUIPMENT AND SYSTEMS WITH THE INTENT OF THE DESIGN. REVIEW AND ACCEPTANCE OF ALL ITEMS PROPOSED BY CONTRACTOR FOR INCORPORATION INTO THIS WORK WILL BE BY ARCHITECT AND/OR E.O.R APPROVAL. THIS FUNCTION OF THE DESIGNER WILL APPLY BOTH TO CONTRACT AS INITIALLY SIGNED, AND TO THE CHANGES OR CONTRACT DURING PROGRESS OF WORK.
13. REGARDING NEW ITEMS PROVIDED: ONLY ITEMS OF RECENT MANUFACTURE, OR STANDARD QUALITY, FREE FROM DEFECTS, WILL BE ACCEPTED. REJECTED ITEMS SHALL BE REMOVED IMMEDIATELY FROM THE JOB AND REPLACED WITH ITEMS OF THE QUALITY SPECIFIED.
FAILURE TO REMOVE REJECTED MATERIALS AND EQUIPMENT SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR QUALITY AND CHARACTER OF ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED ON HIM BY THE CONTRACT.
14. THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE WITHOUT WAVES, DISTORTIONS, HOLES, MARKS, CRACKS, STAINS, OR DISCOLORATION . JOINTS SHALL BE CLOSE FITTING, NEAT AND WELL SCRIBED. THE FINISH SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKING, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
15. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE AND THE CONTRACTOR IS RESPONSIBLE FOR IMPROVING THEM ACCORDINGLY AND TO THESE CONDITIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR, THEY DO NOT ILLUSTRATE EVERY SUCH DETAIL.
16. ELECTRIC WORK SHALL CONFORM TO THE CURRENT "NATIONAL ELECTRIC CODE" ALL EXISTING CONDITIONS SHALL BE THOROUGHLY REVIEWED FOR IMPACT ON ANY EXISTING FUNCTION AND COORDINATED PRIOR TO COMMENCEMENT OF DEMOLITION AND NEW WORK. CONTRACTOR SHALL REPAIR ALL FINISH SURFACES OF REMAINING WALLS, FLOORS AND CEILINGS AFFECTED BY THE DEMOLITION. THE STRUCTURAL INTEGRITY AND ANY FIRE, SOUND CONTROL OR FLAME SPREAD RATING SHALL BE MAINTAINED ON ALL SURFACES OR ASSEMBLIES AFFECTED BY THE DEMOLITION OR NEW CONSTRUCTION.
17. THE CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS. ANY CONFLICTS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED IN WRITING, THREE (3) BUSINESS DAYS BEFORE RETURN OF BID. THE GENERAL CONTRACTOR WARRANTS BY TENDERING HIS BID THAT WORK IS BUILDABLE AS SHOWN.
18. WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES AND OTHER AGENCIES HAVING JURISDICTION. THE RULES AND REGULATIONS OF OSHA SHALL BE ADHERED TO FOR THIS PROJECT.
19. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS; TECHNICAL SEQUENCES PROCEDURES AND SAFETY PRECAUTIONS, AND FOR THE COORDINATION OF HIS WORK AND FOR THE WORK PERFORMED BY HIS SUBCONTRACTORS.
20. DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS, AND TYPES. AND WINDOW LOCATIONS SHALL BE SHOWN ON THE CONTRACT DOCUMENTS. IN CASE OF CONFLICT, ARCHITECT AND OR E.O.R. FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
21. PARTITIONS ARE DIMENSIONED FROM FACE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR FINISH THICKNESS INCLUDING, BUT NOT LIMITED TO, CARPET, CERAMIC TILE, VCT, LVT, ETC. CONTRACTOR SHALL NOT ADJUST DIMENSIONS WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND E.O.R.
22. CONTRACTOR SHALL LAYOUT PARTITIONS FOR OWNER TO REVIEW FOR DESIGN INTENT. DO NOT PROCEED WITH INSTALLATION OF STUDS WITHOUT THIS REVIEW APPROVAL IN WRITING. CONTRACTOR SHALL COORDINATE AND VERIFY CONDITIONS TO ENSURE PROPER ARRANGEMENT. REVIEW OF DESIGN INTENT DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY TO MAINTAIN CRITICAL DIMENSIONS AND CLEARANCES. DURING OWNERS REVIEW, CONTRACTOR SHALL MAKE MINOR REVISIONS AS DIRECTED BY THE OWNER WITHOUT ADDITIONAL COST TO THE OWNER.
23. NEW GYPSUM BOARD CONSTRUCTION OR JOINING EXISTING CONSTRUCTION TO BE IN THE SAME PLANE, FLUSH WITH NO VISIBLE JOINTS UNLESS OTHERWISE NOTED.
24. CONTRACTOR SHALL INSTALL DRYWALL FURRING AND FRAMING TO ACCOMMODATE DEPTH OF FIRE EXTINGUISHER CABINETS AND OTHER ITEMS INDICATED ON THE DRAWING. CONTRACTOR SHALL COORDINATE DEPTH AND SIZES OF RECESS REQUIRED WITH SPECIFIED EQUIPMENT.
25. ALL DISSIMILAR METALS SHALL BE ISOLATED AS REQUIRED TO PREVENT GALVANIC CORROSION.
26. ALL PRODUCT INSTALLATIONS SHALL MEET OR EXCEED MANUFACTURERS RECOMMENDED STANDARDS.
27. ALL SPOT ELEVATIONS AND LEVEL LINE ELEVATIONS FOR CONSTRUCTION ARE BASED ON AN ASSUMED REFERENCE ELEVATION OF 0'-0" UNLESS INDICATED OTHERWISE.
28. PENETRATIONS IN GYPSUM BOARD CONSTRUCTION ABOVE FINISHED CEILING SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND LEAKAGE AT ACOUSTICAL AND/OR DEMISING PARTITIONS UNLESS OTHER WISE NOTED. PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE FIRE STOPPED WITH THE CORRESPONDENT UL LISTED ASSEMBLIES AND / OR MATERIALS.
29. CONTRACTOR SHALL VERIFY REQUIREMENTS AND RESTRICTIONS OF BUILDING MANAGEMENT PERTAINING TO CONSTRUCTION IN THE BUILDING AND COMPLY WITH THE SAME.
30. THESE PLANS ARE THE PROPERTY OR ARCHITECTURAL SOLUTIONS, LLC

SPECIAL REQUIREMENTS

1. CONTRACTORS SHOULD BE AWARE; ANY CHANGES TO THESE PLANS, REGARDLESS HOW MINOR, WITHOUT THE WRITTEN APPROVAL OF ARCHITECTURAL SOLUTIONS, LLC. OR ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESS APPROVAL OF ARCHITECTURAL SOLUTIONS, LLC. OR ANY CHANGES IN THE SCOPE, DESIGN, OR INTENT FOR ANY REASON, BY ANY PERSONS OTHER THAN ARCHITECTURAL SOLUTIONS, LLC. SHALL AUTOMATICALLY RENDER ARCHITECTURAL SOLUTIONS, LLC. HARMLESS TO ANY LIABILITY CLAIMS, SUITS, OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT. IF BOUND SPECIFICATIONS ACCOMPANY THESE PLANS, THEY SHOULD BE READ CAREFULLY FOR ADDITIONAL CONDITIONS.

TEMPORARY FACILITIES

1. TEMPORARY UTILITY SERVICES: OWNER WILL ARRANGE AND PAY FOR TEMPORARY UTILITY SERVICES.
2. HVAC: CONTRACTOR WILL MAINTAIN AIR TEMPERATURE AND VENTILATION IN CONSTRUCTION AREA TO PROTECT MATERIAL FROM DAMAGE.
3. SANITARY FACILITIES: ARRANGE FOR USE OF TEMPORARY PORTABLE FACILITIES AND ENCLOSURES AS REQUIRED.
4. G.C. IS RESPONSIBLE TO IMPLEMENT AND MAINTAIN JOB SITE SAFETY AS PER OSHA REQUIREMENTS

RESPONSIBILITIES OF ALL CONTRACTORS

1. PAY LEGALLY REQUIRED SALES AND CONSUMER TAXES.
2. SECURE AND PAY FOR ALL PERMITS, FEES AND LICENSES AS REQUIRED FOR THE EXECUTION OF THE WORK.
3. COMPLY WITH CODES, ORDINANCES, AND OTHER LEGAL REQUIREMENTS OF PUBLIC AUTHORITIES HAVING JURISDICTION OVER THE WORK.
4. INFORM ARCHITECTURAL SOLUTIONS, LLC. PROMPTLY OF OBSERVED VARIANCES FROM LEGAL REQUIREMENTS.
5. CONTRACTOR TO INFORM ARCHITECTURAL SOLUTIONS, LLC. WITHIN 24HRS OF ANY DISCREPANCY AND DO NOT CONTINUE WITH WORK THAT IS AFFECTED. WILL BE AT CONTRACTOR RESPONSIBILITY AND SOLE EXPENSES OF ANY REPAIRS THAT THIS CAN CAUSE. ARCHITECT AND E.O.R. TO RESPONDED WITHIN A TIMELY MANNER, UNLESS ADDITIONAL INFORMATION IS REQUIRED.

SUBSTITUTIONS

1. REQUEST FOR SUBSTITUTIONS OF PRODUCTS SHALL BE SUBMITTED TO ARCHITECT AND/OR E.O.R. IN WRITING . SUBMITTAL SHALL INCLUDE BUT NOT LIMITED TO: LOCATION, MANUFACTURER SPECS, COST AND AVAILABILITY. ARCHITECT AND E.O.R. WILL RESPOND IN A TIMELY MANNER, UNLESS ADDITIONAL INFORMATION IS REQUIRED.

CONSTRUCTION CLEANING

1. CONTRACTOR TO PROVIDE COVERED CONTAINERS FOR THE DEPOSIT OF WASTE MATERIALS. LOCATE EXTERIOR CONTAINERS AS REQUIRED BY STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES. DIRECTED BY OWNER.
2. USE ONLY CLEANING MATERIALS WHICH WILL NOT CREATE HAZARD TO HEALTH OR PROPERTY.
3. USE ONLY CLEANING MATERIAL RECOMMENDED BY MANUFACTURER OF INSTALLED PRODUCTS.
4. MAINTAIN PREMISES DAILY IN A CLEAN AND ORDERLY CONDITION. REMOVE WASTE MATERIAL FROM SITE PERIODICALLY AND DISPOSE OF AT A LEGAL DISPOSAL SITE. CLEAN INTERIOR SPACE PRIOR TO START OF PAINTING OPERATION FOLLOWING MANUFACTURER RECOMMENDATIONS.
5. FINAL CLEANING: EMPLOY SPECIAL WORKERS FOR FINAL CLEANING. CLEAN ALL SITE- EXPOSED SURFACES. POLISH ALL GLAZING AND GLOSSY SURFACES. REPLACE HVAC DISPOSAL FILTERS IF THEY WERE IN OPERATION DURING CONSTRUCTION.
6. G.C. IS RESPONSIBLE TO IMPLEMENT AND MAINTAIN JOB SAFETY AND JOB CLEANING AS PER OSHA REQUIREMENTS.

SCOPE OF WORK

NEW THREE-STORY SINGLE FAMILY RESIDENCE

SHEET INDEX

REV. 1/2024

ARCHITECTURE:	
A-000	COVER SHEET
A-100	PROPOSAL SITE PLAN
A-300	PROPOSAL GROUND FLOOR PLAN
A-301	PROPOSAL FIRST FLOOR PLAN
A-302	PROPOSAL SECOND FLOOR PLAN
A-303	PROPOSAL THIRD FLOOR PLAN
A-400	EXTERIOR ELEVATIONS FRONT
A-401	EXTERIOR ELEVATIONS REAR
A-402	EXTERIOR ELEVATIONS LEFT
A-403	EXTERIOR ELEVATIONS RIGHT
A-500	INTERIOR SECTIONS PLANS 2
A-501	INTERIOR SECTIONS PLANS
R-100	3D EXTERIOR FRONT VIEW
R-101	3D EXTERIOR REAR VIEW
R-102	3D EXTERIOR RIGHT VIEW
R-103	3D EXTERIOR LEFT VIEW
R-200	3D LIVING ROOM VIEW
R-201	3D DINING ROOM VIEW
R-202	3D KITCHEN VIEW
R-203	3D BEDROOM VIEW

NOTES OR OBSERVATIONS

FIELD COORDINATION NOTE

REV. 1/2024

EVERY CONTRACTOR SHALL COORDINATE IN FIELD W/ OTHER TRADES PRIOR TO START OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB,TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAB FORMS, REVELING, CEILINGS, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCT WORKS, RETURN GRILLES, LIGHTING FIXTURE, SWITCHES, RECEPTACLES OR ANY OTHER DEVICES, AND TO NOTIFY ARCHITECT/ENGINEER IF ANY CONFLICT OCCUR PRIOR ITS INSTALLATION, NO ADDITIONAL COST TO OWNER CAN BE APPLIED.

ENGINEERING BUSINESS REGISTRY

ARCHITECTURAL SOLUTIONS LLC

7500 NW 25TH ST. DORAL, FL 33122

LICENSE NUMBER: 39137

(305) 878-3288

www.archisolut.com

PROJECT ###

PROJECT: NEW THREE-STORY SINGLE FAMILY RESIDENCE

ADDRESS: 12409 Gulf Blvd, Treasure Island, FL 33706

ELECTRONIC SIGNED:

DATE: 09/26/2025

DRAWN: A.H.

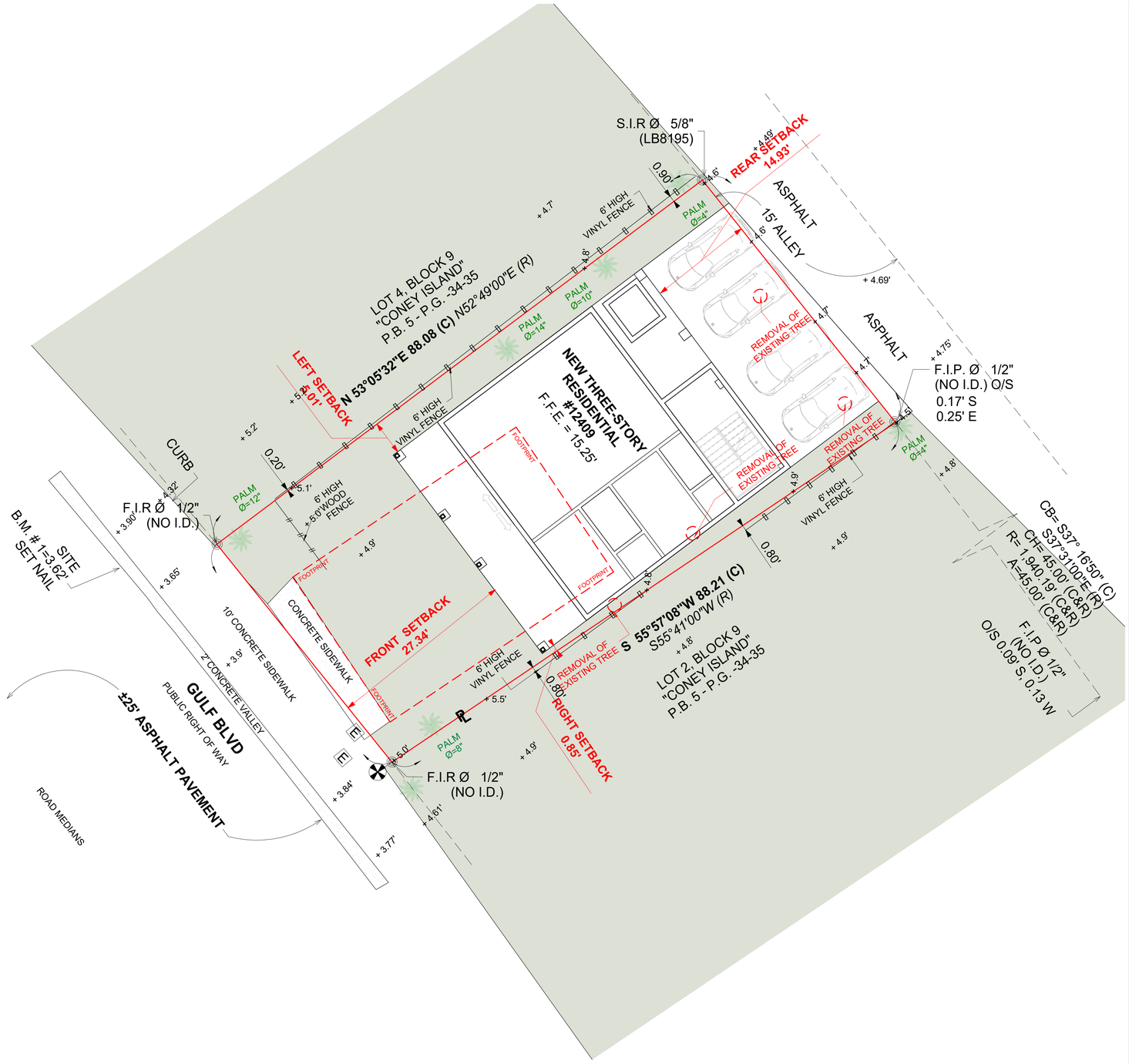
CHECKED: H.F.

#	Nº	DATE

REVISIONS

All concepts, designs, layouts, and plans depicted or outlined in these drawings are the exclusive property of Architectural Solutions LLC. These elements have been created, refined, and developed specifically for use in connection with the designated project. No concepts, designs, layouts, or plans may be utilized or disclosed to any individual, firm, or corporation for any purpose without the express written consent and authorization of Architectural Solutions LLC. Dimensions explicitly noted on these drawings take precedence over scaled dimensions. Contractors are required to verify all dimensions and site conditions and are responsible for any discrepancies. The engineer must be informed immediately of any deviations from the dimensions and conditions depicted in these drawings. Additionally, all shop fabrication details must be submitted to the engineer for approval prior to commencement of manufacturing.

A-000



PROPOSAL SITE PLAN

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

N

GENERAL NOTES

1. THIS IS NOT A SURVEY. BOUNDARY INFORMATION SHOWN WAS DRAWN BASED UPON ASSESSOR MAP INFORMATION AND DATA.
2. BOUNDARY LINES & LOTS DIMENSIONS SHOWN HERE IN ARE AN APPROXIMATE AND NEED TO FIELD VERIFY.
3. THE PROPOSED IMPROVEMENTS WERE BASED ON RECORD INFORMATION GIVEN TO THE DESIGNER AT THE TIME OF PREPARATION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PROPOSED IMPROVEMENTS CONTAINED IN THESE PLANS AND PREVIOUS APPROVED PLAN SUBMITTALS, CONTRACTOR IS TO CONSULT WITH THE DESIGNER AND OWNER PRIOR ANY CONSTRUCTION ACTIVITY.
4. EXISTING STRUCTURES AND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE DESIGNER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN
THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION SHOWN.
5. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE DESIGNER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY PRIOR TO START OF THE WORK. THIS NOTE ALSO PERTAINS TO ALL SUB-CONTRACTORS. CONTRACTOR IS LIABLE FOR ALL ADJUSTMENTS MADE WITHOUT ENGINEER'S WRITTEN APPROVAL
6. UNAUTHORIZED CHANGES & USES: THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR,UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE E.O.R.
7. SLOPE DRAINAGE 5% FOR A DISTANCE OF 10FT FROM THE FOUNDATION FLOOR . IF PHYSICAL OBSTRUCTION OR LOT LINES PROHIBIT THE 10FT DISTANCE, U.N.O.; A 2.5% SLOPE SHALL BE PROVIDED TO AN ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION (R401.3)
8. PROVIDE 18"X 24" FOUNDATION ACCESS THROUGH THE FLOOR OR 16"X24" ACCESS THROUGH A PERIMETER WALL. POSITION WITHIN 20 FT OF PLUMBING CLEAN OUT.

SITE PREPARATION:

1. EXCAVATION SHALL REMOVE ALL GRASS. WEEDS, ROOTS, AND ANY DEBRIS.
2. EXISTING SOFT SILT AND ORGANIC SOIL LAYER SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL.
3. SAND AND LIME ROCK SOIL CAN BE STOCKED PILED FOLLOWING MUNICIPALITY AND OSHA GUIDANCE AND USED AS BACKFILL.
4. ONCE THE ORGANIC LAYER HAS BEEN REMOVED, THE DE MUCKED SURFACE SHALL BE COMPACTED.
5. FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS.
6. BACKFILL SHALL BE PERFORMED WITH CLEAN SAND, FREE OF ORGANIC MATERIALS AND SHALL BE PLACED IN 12 INCH THICK LAYERS. EACH LAYER SHALL BE COMPACTED TO 95% OF THE SOILS MAXIMUM DENSITY BY TAMPERING SOLIDLY. SOILS BELOW THE DECK SHALL BE PLACED IN SIMILAR MANNER.
7. FILL SHALL CONSIST OF CLEAN SAND, LIME STONE OR GRAVEL. FILL MATERIAL SHALL HAVE A MAXIMUM PARTICLE SIZE OF 3" AND NO MORE THAN 10% PASSING THE No. 200 SIEVE.
8. IN ALL CASES, CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING STRUCTURES FROM FAILURE BY SHEATHING AND/OR SHORING, OR OTHER METHODS AS REQUIRED. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE SAFETY OF EXISTING STRUCTURES.
9. THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE CONSTRUCTION IN EASEMENT OR REQUIRED SETBACK AREAS. PLOT PLANS NOT PREPARED FROM LEGAL SURVEYS OF THE EXISTING LOT AND RESIDENCE ARE SO INDICATED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND ESTABLISH LOT LINES. IF NECESSARY, CONTRACTOR AND/OR OWNER SHALL VERIFY SHOWN AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL ESTABLISH LOCATIONS OF UTILITIES AT THE SITE MINIMUM CLEARANCE DIMENSIONS SHALL BE HELD AND SHALL BE AS REQUIRED BY THE LOCAL REGULATORY AGENCY. IN GENERAL, HOLD A DISTANCE OF 10 FEET FROM OVERHEAD ELECTRIC LINES TO BUILDING EDGE U.N.O.

SPECIAL REQUIREMENTS

1. CONTRACTORS SHOULD BE AWARE; ANY CHANGES TO THESE PLANS, REGARDLESS HOW MINOR, WITHOUT THE WRITTEN APPROVAL OF ARCHITECTURAL SOLUTIONS, LLC. OR ANY CONSTRUCTION EXECUTED FROM THESE PLANS WITHOUT THE EXPRESS APPROVAL OF ARCHITECTURAL SOLUTIONS, LLC. OR ANY CHANGES IN THE SCOPE, DESIGN, OR INTENT FOR ANY REASON, BY ANY PERSONS OTHER THAN ARCHITECTURAL SOLUTIONS, LLC. SHALL AUTOMATICALLY RENDER ARCHITECTURAL SOLUTIONS, LLC. HARMLESS TO ANY LIABILITY CLAIMS, SUITS, OR LITIGATION BY ANY INTERESTED PARTIES IN THE PROJECT. IF BOUND SPECIFICATIONS ACCOMPANY THESE PLANS, THEY SHOULD BE READ CAREFULLY FOR ADDITIONAL CONDITIONS.

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3. SANITARY FACILITIES: ARRANGE FOR USE OF TEMPORARY PORTABLE FACILITIES AND ENCLOSURES AS REQUIRED.
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SUBSTITUTIONS

1.

REQUEST FOR SUBSTITUTIONS OF PRODUCTS SHALL BE SUBMITTED TO ARCHITECT AND/OR E.O.R. IN WRITING . SUBMITTAL SHALL INCLUDE BUT NOT LIMITED TO: LOCATION MANUFACTURER SPECS, COST AND AVAILABILITY.C. ARCHITECT AND E.O.R. WILL RESPOND, UNLESS ADDITIONAL INFORMATION IS REQUIRED.

CONSTRUCTION CLEANING

1. PROVIDE COVERED CONTAINERS FOR THE DEPOSIT OF WASTE MATERIALS. LOCATE EXTERIOR CONTAINERS AS DIRECTED BY OWNER.
2. USE ONLY CLEANING MATERIALS WHICH WILL NOT CREATE HAZARD TO HEALTH OR PROPERTY.
3. USE ONLY CLEANING MATERIAL RECOMMENDED BY MANUFACTURER OF INSTALLED PRODUCTS.
4. MAINTAIN PREMISES DAILY IN A CLEAN AND ORDERLY CONDITION. REMOVE WASTE MATERIAL FROM SITE PERIODICALLY AND DISPOSE OF AT A LEGAL DISPOSAL SITE. CLEAN INTERIOR SPACE PRIOR TO START OF PAINTING OPERATION.
5. FINAL CLEANING: EMPLOY SPECIAL WORKERS FOR FINAL CLEANING. CLEAN ALL SITE- EXPOSED SURFACES. POLISH ALL GLAZING AND GLOSSY SURFACES. REPLACE HVAC DISPOSAL FILTERS IF THEY WERE IN OPERATION DURING CONSTRUCTION.
6. G.C. IS RESPONSIBLE TO IMPLEMENT AND MAINTAIN JOB SAFETY AS PER OSHA REQUIREMENTS.

SCOPE OF WORK

NEW THREE STORY BUILDING

LEGAL ADRESS

12409 GULF BLVD, TREASURE ISLAND, FL 33706

FOLIO

P35-15-31-15-17784-009-0030

LEGAL DESCRIPTION

LOT 3 OF BLOCK 9 OF "CONEY ISLAND", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGES 34 AND 35 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LESS THAT PART LYING WITHIN 42.00 FEET OF THE SURVEY LINE OS STATE ROAD 699, SECTION 15100, AS SHOWN ON DEED TO THE STATE OF FLORIDA RECORDED IN OFFFICIAL RECORDS BOOK 4552, PAGE 1308, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ZONING CONDITIONS

MUNI ZONE:	RFM - 30

AREAS

NET LOT AREA:	3754.71SQFT

LOT COVERAGE		
REQUIRED LOT COVERAGE	40%	1,728 SQ.FT.
PROPOSED LOT COVERAGE	37.5%	1,620 SQ.FT.
GROUND FLOOR		
NEW STORAGE AREA	6.23%	177.22 SQ.FT.
NEW NON-AIR-CONDITIONED GROUND FLOOR	39.15%	1442.78 SQ.FT.
FIRST FLOOR		
FIRST FLOOR AREA UNDER AIR CONDITIONING	26.85%	1008.00 SQ.FT.
COVERED FRONT PORCH	7.67%	288 SQ.FT.
COVERED REAR PORCH	8.66%	325 SQ.FT.
SECOND FLOOR		
SECOND FLOOR AREA UNDER AIR CONDITIONING	26.85%	1008.00 SQ.FT.
COVERED FRONT PORCH	7.67%	288 SQ.FT.
COVERED REAR PORCH	8.66%	325 SQ.FT.
THIRD FLOOR		
THIRD FLOOR AREA UNDER AIR CONDITIONING	15.58%	585 SQ.FT.
ROOFTOP	14.54%	546 SQ.FT.
COVERED REAR PORCH	8.66%	325 SQ.FT.
PERVIOUS & IMPERVIOUS		
PROPOSED TOTAL IMPERVIOUS AREA:	57.95%	2176 SQ.FT.
PROPOSED OPEN GREEN AREA:	39.17%	1471 SQ.FT.
PROPOSED TOTAL PERVIOUS AREA:	39.17%	1471 SQ.FT.

BUILDING SETBACKS

		REQUIRED	PROVIDED
PRINCIPAL FRONT		20'	27.34'
SIDE	LEFT	7.5'	5.01'
	RIGHT	7.5'	0.85'
REAR		15'	14.84'

BUILDING HEIGHT

	REQUIRED	PROVIDED
PRINCIPAL BUILDING	30	29' 3 1/16"

BUILDING STATISTICS

STORIES:	3-STORIES
BUILDING HEIGHT:	29' 3 1/12"
LAND AREA:	3754.71 SQ.FT
MUNICIPALITY:	TREASRE ISLAND
FEMA FLOOD ZONE:	RFM 30
BFE:	10
TYPE OF CONSTRUCTION:	NEW THREE STORY BUILDING

APPLICABLE CODE

2023 FLORIDA BUILDING CODE- 8TH EDITION.
2023 FLORIDA RESIDENTIAL CODE- 8TH EDITION.
2023 FLORIDA MECHANICAL CODE- 8TH EDITION.
2023 FLORIDA PLUMBING CODE- 8TH EDITION.
NFPA-20 2020 NATIONAL ELECTRIC CODE.
2023 ENERGY CONSERVATION CODE- 8TH EDITION.

ENGINEERING BUSINESS REGISTRY

ARCHITECTURAL SOLUTIONS LLC
7500 NW 25TH ST. DORAL, FL 33122
LICENSE NUMBER: 39137
(305) 878-3288
www.archisolut.com

PROJECT ###

PROJECT: **NEW THREE-STORY SINGLE FAMILY RESIDENCE**

ADDRESS: **12409 Gulf Blvd, Treasure Island, FL 33706**

ELECTRONIC SIGNED:

DATE: **09/26/2025**
DRAWN: **A.H.**
CHECKED: **H.F.**

REVISIONS

#	Nº	DATE

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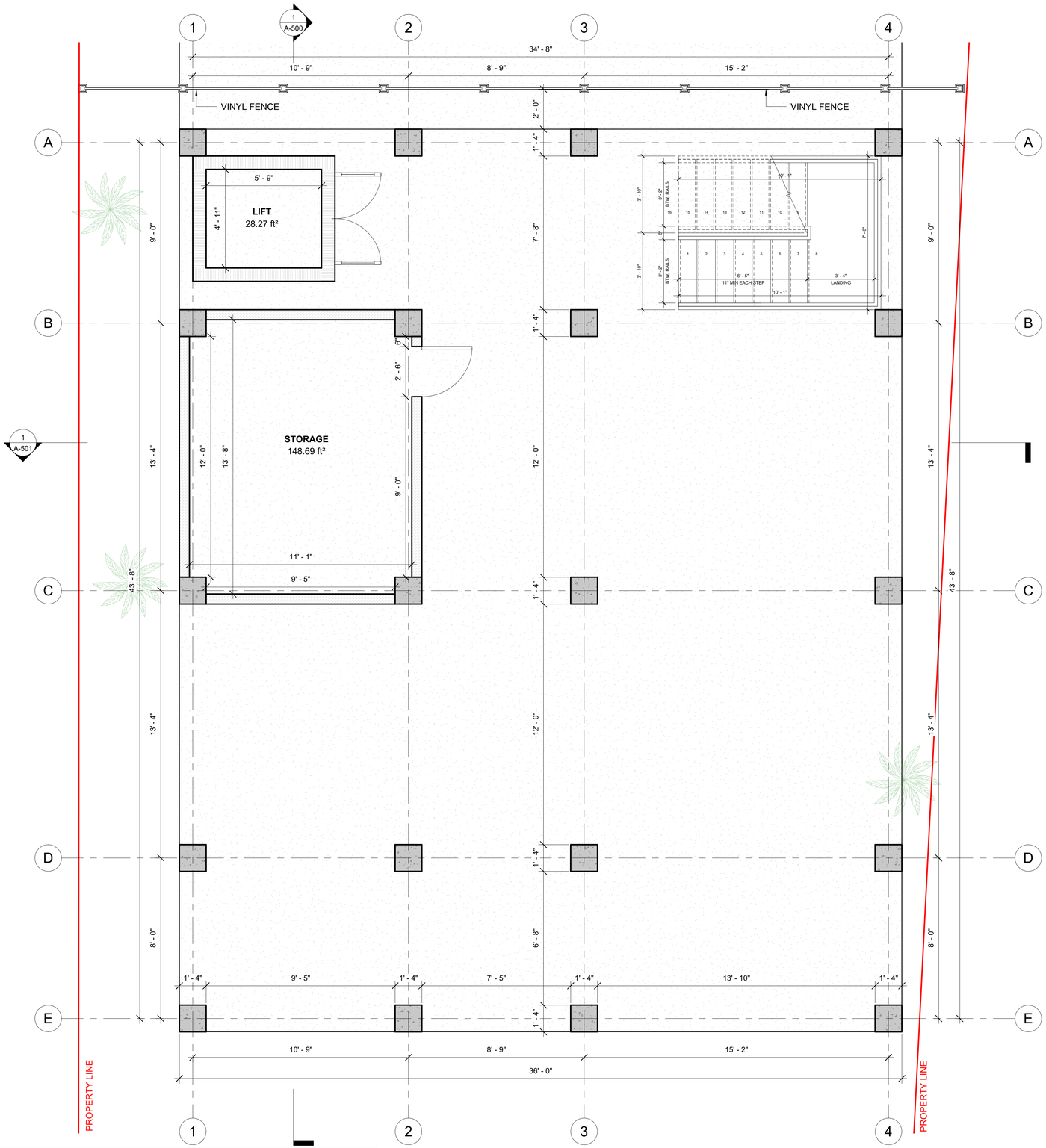
A-100



PROPOSAL GROUND FLOOR PLAN

SCALE: 3/8" = 1'-0"

N

SUBJECT OF THIS PROJECT

NEW THREE-STORY SINGLE FAMILY RESIDENCE

FLOOR PLAN NOTES

(REV. 1/2024)

1. ALL CONSTRUCTION TO MEET FBC 2023 8th EDITION
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & OPENINGS OF WINDOWS AND DOORS PRIOR TO COMMENCEMENT OF WORK
3. ALL DIMENSIONS ARE TO THE EDGE OF STUDS, OR EDGE OF CONCRETE BLOCK U.N.O
4. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL PER FBC 309.1
5. ALL CEILINGS HEIGHTS NOTED ARE A.F.F (ABOVE FINISHED FLOOR) MIN. CEILING HEIGHT SHALL NOT BE LESS THAN 7 FEET
6. TOILET & VANITY SHOULD HAVE A MIN 21" CLEARANCE FROM PARALLEL WALL, 15" FROM ADJACENT WALL O.C
7. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE THAT SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' A.F.F
8. EACH EXTERIOR DOOR SHOULD HAVE A LANDING,WIDTH NO LESS THAN THE DOOR SERVED, 36" MIN IN DIRECTION OF TRAVEL WITH A SLOPE OF NO LESS THAN 1/4" PER FOOT
9. PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FBCR308.3.1
10. PROVIDE SAFETY GLAZING AT BATH/SHOWER PER FBC 308.3.1
11. ALL WINDOWS INSTALLED 72" ABOVE GRADE MUST COMPLY WITH FBC 612.2 MIN 24" SILL HEIGHT OR PROVIDED WITH WINDOW FALL PREVENTION DEVICE
12. CONTRACTOR/MASON TO CONFIRM ALL MASONRY OPENINGS PRIOR TO CONSTRUCTION
13. PROVIDE ALL BLOCKING FOR TUBS, SHOWERS, AND BATH, LAUNDRY, KITCHEN, CABINETS AS,PAPER TOWEL HOLDERS,RAILINGS,TV'S,ANY OTHER DEVICE BY BUILDER
14. WIND DESIGN PRESSURES PER ASCE7-22 USE AN ENTIRELY NEW SYSTEM WHICH CAN NOT BE COMPARED TO OLDER CODES. ALL PRODUCTS SHOULD HAVE DOCUMENTATION UPDATED TO ASCE7-22 METHODS
15. FOR ALL STRUCTURES IN FLOOD ZONES: COMPLY WITH THE LAND DEVELOPMENT CODE ART III(COASTAL CONSTRUCTION CODE ART. IV (FLOOD HAZARD REDUCTION. AND SEA TURTLES AND ANY DEVELOPMENT SPECIFIC IN WATER MANAGEMENT REQUIREMENTS
16. GC/SUB/SUPPLIER IS RESPONSIBLE FOR PROVIDING MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS(N.O.A) FOR ALL WINDOWS, DOORS, (INCLUDING OVERHEAD DOORS), ROOF MATERIALS, ROOF VENTS, EXHAUST FANS, SOFFIT AND SIDING MATERIALS
17. PROVIDE 3 STUDS(MIN.) AT ALL DOOR & WINDOW FRAMES NEAR INSIDE CORNERS
18. BLOCK ALL WALLS AT 4'-6" ABV FLOOR
19. TRIM AND/ OR ADJUST TRUSSES TO PROVIDE LEVEL AND STRAIGHT CEILINGS, AND CEILING SIGHT-LINES, ESPECIALLY IN DOUBLE TRAY AND COFFERED CEILINGS
20. ALL WINDOWS ARE DIMENSIONED TO CENTERLINE
21. ALL DOORS SHALL BE 4" FROM ADJ WALL U.N.O
22. ALL WINDOW & DOOR OPENINGS ARE NOMINAL U.N.O
23. WINDOWS LABELED AS "EGRESS" SHALL MEET FBC-R310 REQUIREMENTS
24.ALL NEW CONSTRUCTION SHALL BE REQUIRED TO PASS THE BLOWER DOOR TEST PER 2023 ENERGY CONSERVATION CODE R402.4
25.R302.6 IF WATER BASED CEILING TEXTURE MATERIALS IS USED, PROVIDE 1/2" GYPSUM BOARD FOR 16" O.C. FRAMING, OR 5/8" GYPSUM BOARD FOR 24" O.C. FRAMING. SAG-RESISTANCE GYPSUM BOARD MAY BE USED I.L.O. 5/8" GYPSUM BOARD
26.R302.5.1 DOOR FROM GARAGE INTO HOUSE MUST BE A MINIMUM 1 3/8" SOLID WOOD DOOR, OR HONEYCOMB CORE STEEL DOOR, OR 20 MIN FIRE RATED DOOR
27.ENCLOSED SPACE UNDER STAIR SHALL THAT IS ACCESSED SHALL HAVE WALLS, UNDER-STAIRS SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH MINIMUN 1/2" GYPSUM BOARD
28.R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AS REQUIRED BY TABLE R302.6 BY NON LESS THAN 1/2" (12.7MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NON LESS THAN 5/8" (15.9 MM) TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
29.WINDOW SILLS IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH R312.2.1
30.ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G. ATTICS AND CRAWL SPACES) SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES
31.PORCH CEILING:

31.1. OPTION 1 GYPSUM : 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS WITH 2X BLOCKING PROVIDED AT PERIMETER W/ TYPE "W" 1 1/4' DRYWALL SCREWS AT 6" O.C. IN FIELD AND EDGED.
31.2. OPTION 2 PLASTER BASE: 7/16" MIN OSB ON UNDERSIDE OF ROOF TRUSSES SHALL BE ATTACHED TO ALL FRAMING MEMBERS WITH 2X BLOCKING PROVIDED AT PERIMETER. THE OSB SHALL BE ATTACHED W/ 8d NAILS AT 4" O.C. FIELD AND EDGES.

BUILT-INS & FINISHES

(REV. 1/2024)

1. SUBMIT ALL SHP DRAWINGS BY OTHERS
2. ALL PANTRY CLOSETS AND LINEN CLOSETS TO HAVE SHELVES AS SELECTED BY OWNER.
3. OWNER TO SELECT ALL COLORS AND FINISHES U.N.O ON THESE DRAWINGS.

EGRESS NOTES

(REV. 1/2024)

EGRESS WINDOWS MUST HAVE 5.7 SQUARE FEET OF NET CLEAR OPENING.
NOT ALL 3050 WINDOWS WILL MEET THIS REQUIREMENT. WINDOWS CAN BE ENLARGED TO 3054.
NEED EOR APPROVAL PRIOR TO CHANGE.

SUBJECT OF THIS PROJECT

■	1-#5 ~ REBAR OR AS INDICATED	GS	GAS STUB
▨	1-#5 ~ REBAR OR AS INDICATED TO STEM WALL ELEV. ONLY	▲	HTT5 SIMPS
◎	A-307 ANCHOR BOLT @ 32" O.C. OR AS INDICATED	▭	TYPICAL OPNG W/ PRECAST LINTEL ABOVE
HB	HOSE BIB		

GENERAL NOTES

(REV. 1/2024)

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INTERIOR FINISHES SHALL COMPLY WITH NFPA 10 CHAPTER 40.3.3
INTERIOR WALL AND CEILINGS FINISHES SHALL COMPLY WITH 10.2.3

LEGEND:

1 HOUR RATE — 2 HOUR RATE

THRESHOLD AT EGRESS DOOR 1.5" MAX. ABOVE INTERIOR FINISH FL. R311.3.1.

THE MATERIALS USED AS BACKERS FOR WALL TILE ON TUB AND SHOWER AREAS AND WALL PANELS WOULD BE OF MATERIALS LISTED IN TABLE R702.4.2, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION, TO COMPLY WITH THE 2020 FBCB SECTION 702.4.2, BACKER BOARDS.

ENGINEERING BUSINESS REGISTRY

ARCHITECTURAL SOLUTIONS LLC
7500 NW 25TH ST. DORAL, FL 33122
LICENSE NUMBER: 39137
(305) 878-3288
www.archisolut.com

PROJECT ###

PROJECT: NEW THREE-STORY SINGLE FAMILY RESIDENCE

ADDRESS: 12409 Gulf Blvd, Treasure Island, FL 33706

ELECTRONIC SIGNED:

DATE: 09/26/2025
DRAWN: A.H.
CHECKED: H.F.

#	Nº	DATE

REVISIONS

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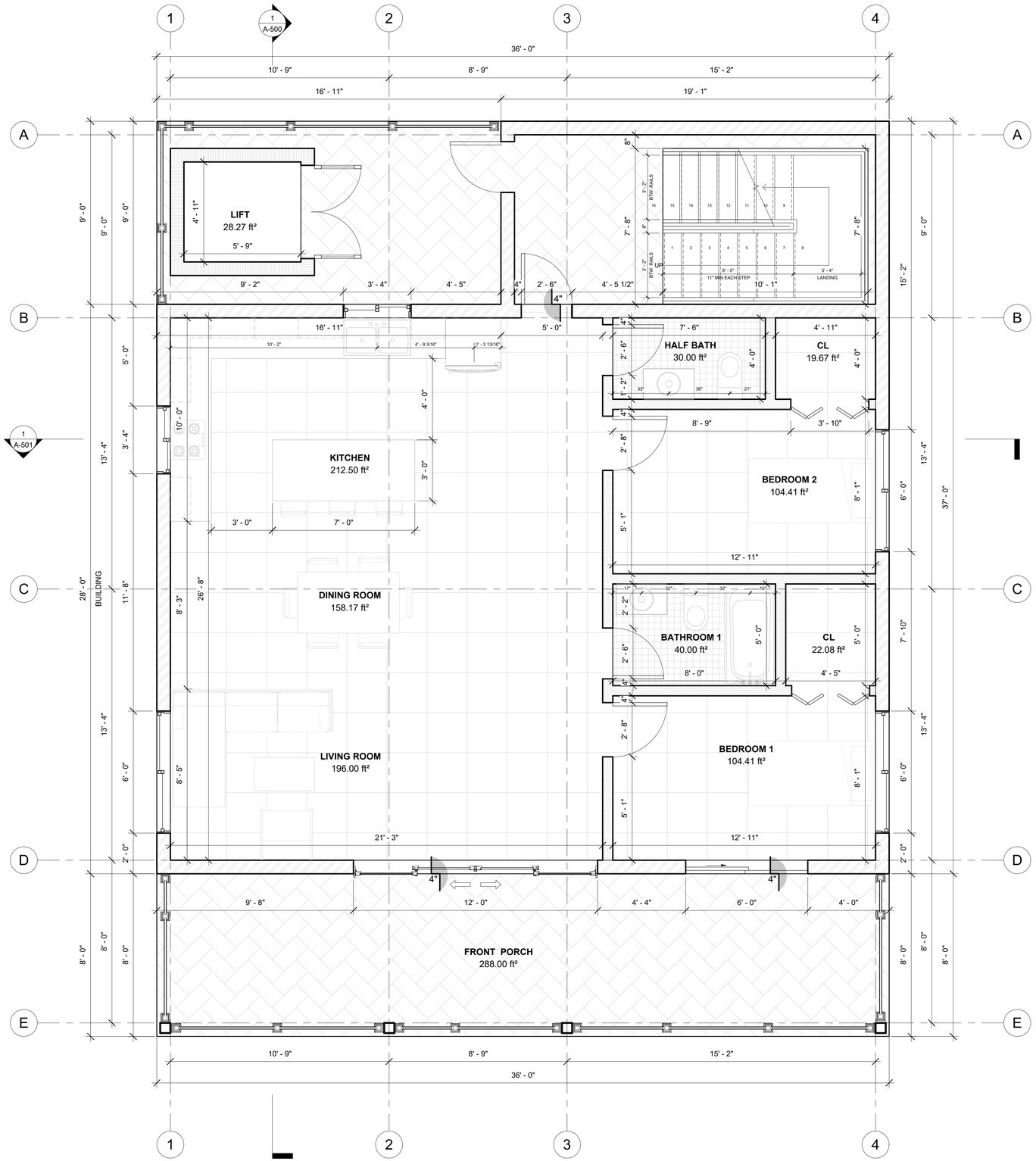
A-300



PROPOSAL FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"

SUBJECT OF THIS PROJECT

NEW THREE-STORY SINGLE FAMILY RESIDENCE

FLOOR PLAN NOTES

(REV. 1/2024)

1. ALL CONSTRUCTION TO MEET FBC 2023 8th EDITION
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & OPENINGS OF WINDOWS AND DOORS PRIOR TO COMMENCEMENT OF WORK
3. ALL DIMENSIONS ARE TO THE EDGE OF STUDS, OR EDGE OF CONCRETE BLOCK U.N.O
4. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL PER FBC 309.1
5. ALL CEILINGS HEIGHTS NOTED ARE A.F.F (ABOVE FINISHED FLOOR) MIN. CEILING HEIGHT SHALL NOT BE LESS THAN 7 FEET
6. TOILET & VANITY SHOULD HAVE A MIN 21" CLEARANCE FROM PARALLEL WALL, 15" FROM ADJACENT WALL O.C
7. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE THAT SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' A.F.F
8. EACH EXTERIOR DOOR SHOULD HAVE A LANDING,WIDTH NO LESS THAN THE DOOR SERVED, 36" MIN IN DIRECTION OF TRAVEL WITH A SLOPE OF NO LESS THAN 1/4" PER FOOT
9. PROVIDE SAFETY GLAZING WITHIN 24" FROM EXIT PER FBCR308.3.1
10. PROVIDE SAFETY GLAZING AT BATH/SHOWER PER FBC 308.3.1
11. ALL WINDOWS INSTALLED 72" ABOVE GRADE MUST COMPLY WITH FBC 612.2 MIN 24" SILL HEIGHT OR PROVIDED WITH WINDOW FALL PREVENTION DEVICE
12. CONTRACTOR/MASON TO CONFIRM ALL MASONRY OPENINGS PRIOR TO CONSTRUCTION
13. PROVIDE ALL BLOCKING FOR TUBS, SHOWERS, AND BATH, LAUNDRY, KITCHEN, CABINETS AS,PAPER TOWEL HOLDERS,RAILINGS,TVS,ANY OTHER DEVICE BY BUILDER
14. WIND DESIGN PRESSURES PER ASCE7-22 USE AN ENTIRELY NEW SYSTEM WHICH CAN NOT BE COMPARED TO OLDER CODES. ALL PRODUCTS SHOULD HAVE DOCUMENTATION UPDATED TO ASCE7-22 METHODS
15. FOR ALL STRUCTURES IN FLOOD ZONES: COMPLY WITH THE LAND DEVELOPMENT CODE ART III(COASTAL CONSTRUCTION CODE ART. IV (FLOOD HAZARD REDUCTION. AND SEA TURTLES AND ANY DEVELOPMENT SPECIFIC IN WATER MANAGEMENT REQUIREMENTS
16. GC/SUB/SUPPLIER IS RESPONSIBLE FOR PROVIDING MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS(N.O.A) FOR ALL WINDOWS, DOORS, (INCLUDING OVERHEAD DOORS), ROOF MATERIALS, ROOF VENTS, EXHAUST FANS, SOFFIT AND SIDING MATERIALS
17. PROVIDE 3 STUDS(MIN.) AT ALL DOOR & WINDOW FRAMES NEAR INSIDE CORNERS
18. BLOCK ALL WALLS AT 6'-6" ABV FLOOR
19. TRIM AND/ OR ADJUST TRUSSES TO PROVIDE LEVEL AND STRAIGHT CEILINGS, AND CEILING SIGHT-LINES, ESPECIALLY IN DOUBLE TRAY AND COFFERED CEILINGS
20. ALL WINDOWS ARE DIMENSIONED TO CENTERLINE
21. ALL DOORS SHALL BE 4" FROM ADJ WALL U.N.O
22. ALL WINDOW & DOOR OPENINGS ARE NOMINAL U.N.O
23. WINDOWS LABELED AS "EGRESS" SHALL MEET FBC-R310 REQUIREMENTS
24.ALL NEW CONSTRUCTION SHALL BE REQUIRED TO PASS THE BLOWER DOOR TEST PER 2023 ENERGY CONSERVATION CODE R402.4
25.R302.6 IF WATER BASED CEILING TEXTURE MATERIALS IS USED, PROVIDE 1/2" GYPSUM BOARD FOR 16" O.C. FRAMING, OR 5/8" GYPSUM BOARD FOR 24" O.C. FRAMING. SAG-RESISTANCE GYPSUM BOARD MAY BE USED I.L.O. 5/8" GYPSUM BOARD
26.R302.5.1 DOOR FROM GARAGE INTO HOUSE MUST BE A MINIMUM 1 3/8" SOLID WOOD DOOR, OR HONEYCOMB CORE STEEL DOOR, OR 20 MIN FIRE RATED DOOR
27.ENCLOSED SPACE UNDER STAIR SHALL THAT IS ACCESSED SHALL HAVE WALLS, UNDER-STAIRS SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 1/2" GYPSUM BOARD
28.R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AS REQUIRED BY TABLE R302.6 BY NON LESS THAN 1/2" (12.7MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NON LESS THAN 5/8" (15.9 MM) TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
29.WINDOW SILLS IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH R312.2.1
30.ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G. ATTICS AND CRAWL SPACES) SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES
31.PORCH CEILING:

31.1. OPTION 1 GYPSUM : 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS WITH 2X BLOCKING PROVIDED AT PERIMETER W/ TYPE "W" 1 1/4" DRYWALL SCREWS AT 6" O.C. IN FIELD AND EDGED.
31.2. OPTION 2 PLASTER BASE: 7/16" MIN OSB ON UNDERSIDE OF ROOF TRUSSES SHALL BE ATTACHED TO ALL FRAMING MEMBERS WITH 2X BLOCKING PROVIDED AT PERIMETER. THE OSB SHALL BE ATTACHED W/ 8d NAILS AT 4" O.C. FIELD AND EDGES.

BUILT-INS & FINISHES

(REV. 1/2024)

1. SUBMIT ALL SHP DRAWINGS BY OTHERS
2. ALL PANTRY CLOSETS AND LINEN CLOSETS TO HAVE SHELVES AS SELECTED BY OWNER.
3. OWNER TO SELECT ALL COLORS AND FINISHES U.N.O ON THESE DRAWINGS.

EGRESS NOTES

(REV. 1/2024)

EGRESS WINDOWS MUST HAVE 5.7 SQUARE FEET OF NET CLEAR OPENING. NOT ALL 3050 WINDOWS WILL MEET THIS REQUIREMENT. WINDOWS CAN BE ENLARGED TO 3054.
NEED EOR APPROVAL PRIOR TO CHANGE.

SUBJECT OF THIS PROJECT

■	1-#5 ~ REBAR OR AS INDICATED	GS	GAS STUB
▨	1-#5 ~ REBAR OR AS INDICATED TO STEM WALL ELEV. ONLY	▲	HTTS SIMPS
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PROJECT ###

PROJECT: NEW THREE-STORY SINGLE FAMILY RESIDENCE

ADDRESS: 12409 Gulf Blvd, Treasure Island, FL 33706

ELECTRONIC SIGNED:

DATE: 09/26/2025
DRAWN: A.H.
CHECKED: H.F.

#	Nº	DATE

REVISIONS

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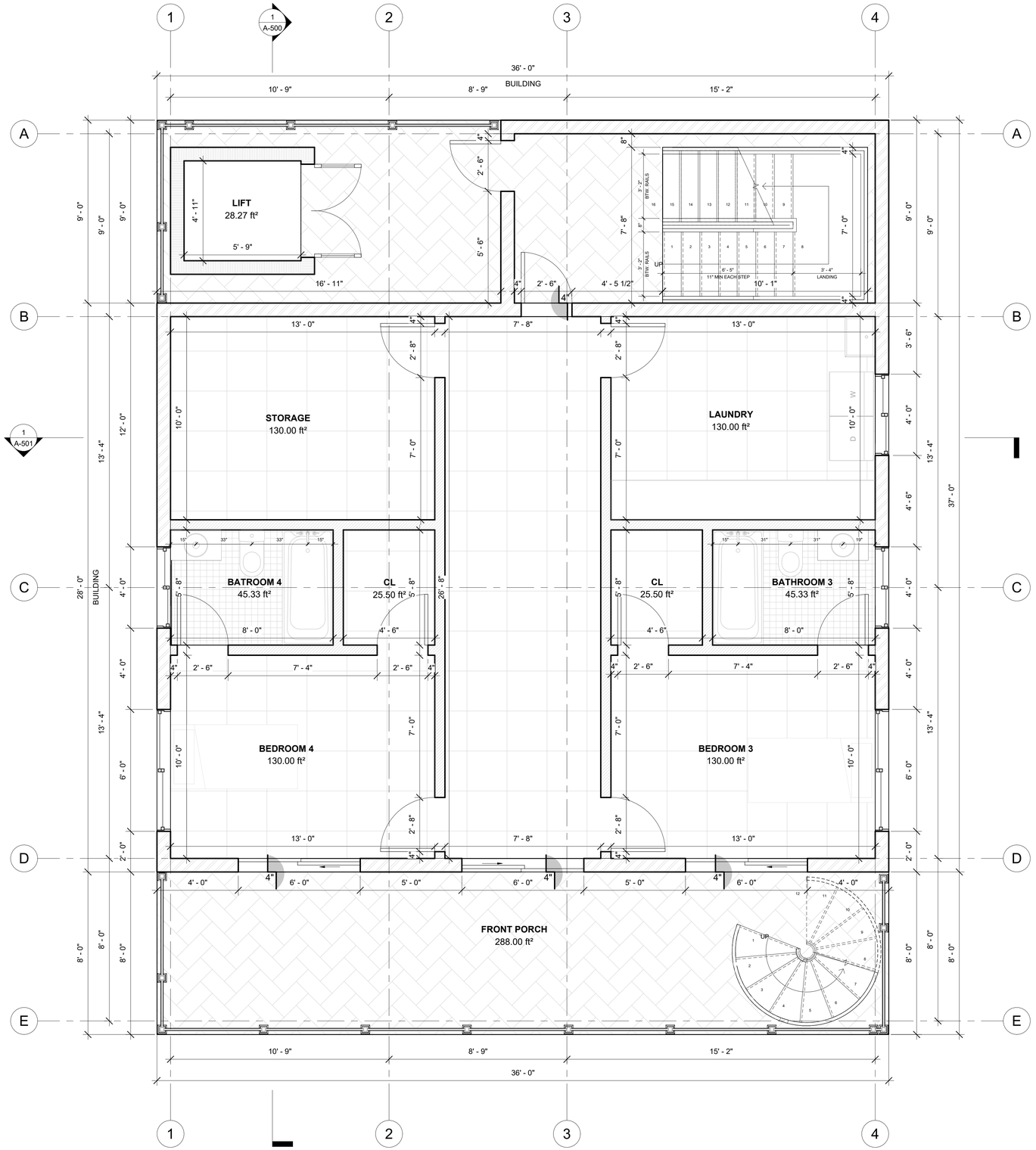
A-301



PROPOSAL SECOND FLOOR PLAN

SCALE: 3/8'' = 1'-0''

N

SUBJECT OF THIS PROJECT

NEW THREE-STORY SINGLE FAMILY RESIDENCE

FLOOR PLAN NOTES

(REV. 1/2024)

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(REV. 1/2024)

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EGRESS NOTES

(REV. 1/2024)

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NEED EOR APPROVAL PRIOR TO CHANGE.

SUBJECT OF THIS PROJECT

■	1-#5 ~ REBAR OR AS INDICATED	GS	GAS STUB
▨	1-#5 ~ REBAR OR AS INDICATED TO STEM WALL ELEV. ONLY		HTT5 SIMPS
◎	A-307 ANCHOR BOLT @ 32" O.C. OR AS INDICATED		TYPICAL OPNG W/ PRECAST LINTEL ABOVE
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(REV. 1/2024)

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INTERIOR WALL AND CEILINGS FINISHES SHALL COMPLY WITH 10.2.3

LEGEND:

1 HOUR RATE — 2 HOUR RATE

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ENGINEERING BUSINESS REGISTRY

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PROJECT ###

PROJECT: **NEW THREE-STORY SINGLE FAMILY RESIDENCE**

ADDRESS: **12409 Gulf Blvd, Treasure Island, FL 33706**

ELECTRONIC SIGNED:

DATE: **09/26/2025**
DRAWN: **A.H.**
CHECKED: **H.F.**

#	Nº	DATE

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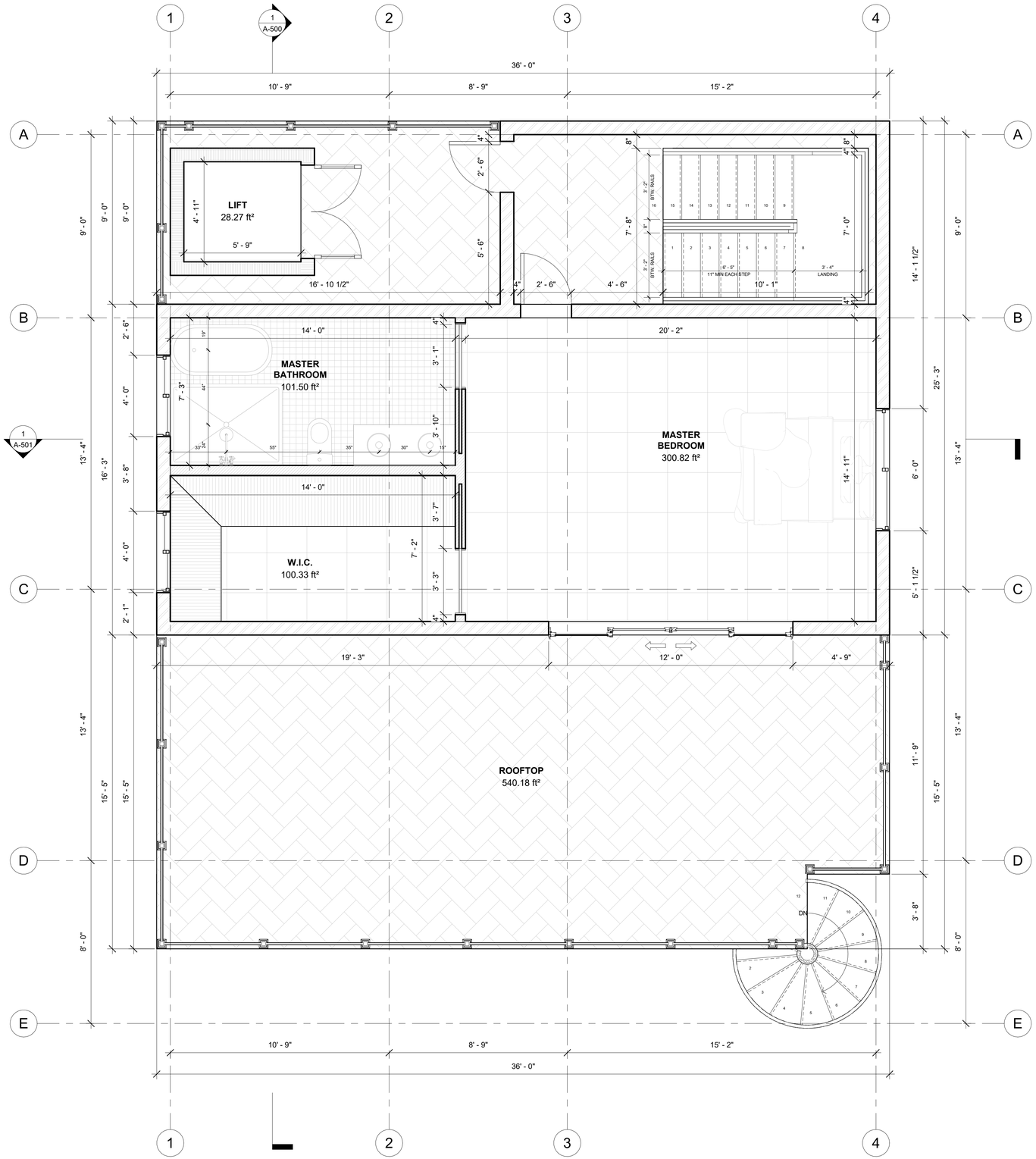
A-302



PROPOSAL THIRD FLOOR PLAN

SCALE: 3/8" = 1'-0"

SUBJECT OF THIS PROJECT

NEW THREE-STORY SINGLE FAMILY RESIDENCE

FLOOR PLAN NOTES

(REV. 1/2024)

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8. EACH EXTERIOR DOOR SHOULD HAVE A LANDING,WIDTH NO LESS THAN THE DOOR SERVED, 36" MIN IN DIRECTION OF TRAVEL WITH A SLOPE OF NO LESS THAN 1/4" PER FOOT
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27.ENCLOSED SPACE UNDER STAIR SHALL THAT IS ACCESSED SHALL HAVE WALLS, UNDER-STAIRS SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH MINIMUN 1/2" GYPSUM BOARD
28.R302.6 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AS REQUIRED BY TABLE R302.6 BY NON LESS THAN 1/2" (12.7MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NON LESS THAN 5/8" (15.9 MM) TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
29.WINDOW SILLS IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH R312.2.1
30.ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES (E.G. ATTICS AND CRAWL SPACES) SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES
31.PORCH CEILING:

31.1. OPTION 1 GYPSUM : 1/2" EXTERIOR GYPSUM SOFFIT BOARD SHALL BE ATTACHED TO ALL FRAMING MEMBERS WITH 2X BLOCKING PROVIDED AT PERIMETER W/ TYPE "W" 1 1/4" DRYWALL SCREWS AT 6" O.C. IN FIELD AND EDGED.
31.2. OPTION 2 PLASTER BASE: 7/16" MIN OSB ON UNDERSIDE OF ROOF TRUSSES SHALL BE ATTACHED TO ALL FRAMING MEMBERS WITH 2X BLOCKING PROVIDED AT PERIMETER. THE OSB SHALL BE ATTACHED W/ 8d NAILS AT 4" O.C. FIELD AND EDGES.

BUILT-INS & FINISHES

(REV. 1/2024)

1. SUBMIT ALL SHP DRAWINGS BY OTHERS
2. ALL PANTRY CLOSETS AND LINEN CLOSETS TO HAVE SHELVES AS SELECTED BY OWNER
3. OWNER TO SELECT ALL COLORS AND FINISHES U.N.O ON THESE DRAWINGS.

EGRESS NOTES

(REV. 1/2024)

EGRESS WINDOWS MUST HAVE 5.7 SQUARE FEET OF NET CLEAR OPENING. NOT ALL 3050 WINDOWS WILL MEET THIS REQUIREMENT. WINDOWS CAN BE ENLARGED TO 3054.
NEED EOR APPROVAL PRIOR TO CHANGE.

SUBJECT OF THIS PROJECT

■	1-#5 ~ REBAR OR AS INDICATED	GS	GAS STUB
◹	1-#5 ~ REBAR OR AS INDICATED TO STEM WALL ELEV. ONLY	▲	HTT5 SIMPS
◎	A-307 ANCHOR BOLT @ 32" O.C. OR AS INDICATED		TYPICAL OPNG W/ PRECAST LINTEL ABOVE
HB	HOSE BIB		

GENERAL NOTES

(REV. 1/2024)

DO NOT SCALE DRAWINGS FOLLOW THE MEASUREMENTS ONLY AS SHOWN ON THE DRAWINGS. IF THERE ARE ANY DISCREPANCIES IN THE MEASUREMENTS OR ON THE DRAWINGS IN ANY FORM WHAT-SO-EVER THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER A/D/OR ARCHITECT AS SOON AS POSSIBLE.

INTERIOR FINISHES SHALL COMPLY WITH NFPA 10 CHAPTER 40.3.3
INTERIOR WALL AND CEILINGS FINISHES SHALL COMPLY WITH 10.2.3

LEGEND:

1 HOUR RATE — 2 HOUR RATE

THRESHOLD AT EGRESS DOOR 1.5" MAX. ABOVE INTERIOR FINISH FL. R311.3.1.	THE MATERIALS USED AS BACKERS FOR WALL TILE ON TUB AND SHOWER AREAS AND WALL PANELS WOULD BE OF MATERIALS LISTED IN TABLE R702.4.2, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION, TO COMPLY WITH THE 2020 FBCB SECTION 702.4.2, BACKER BOARDS.

ENGINEERING BUSINESS REGISTRY

ARCHITECTURAL SOLUTIONS LLC
7500 NW 25TH ST. DORAL, FL 33122
LICENSE NUMBER: 39137
(305) 878-3288
www.archisolut.com

PROJECT ###

PROJECT: NEW THREE-STORY SINGLE FAMILY RESIDENCE

ADDRESS: 12409 Gulf Blvd, Treasure Island, FL 33706

ELECTRONIC SIGNED:

DATE: 09/26/2025
DRAWN: A.H.
CHECKED: H.F.

#	Nº	DATE

REVISIONS

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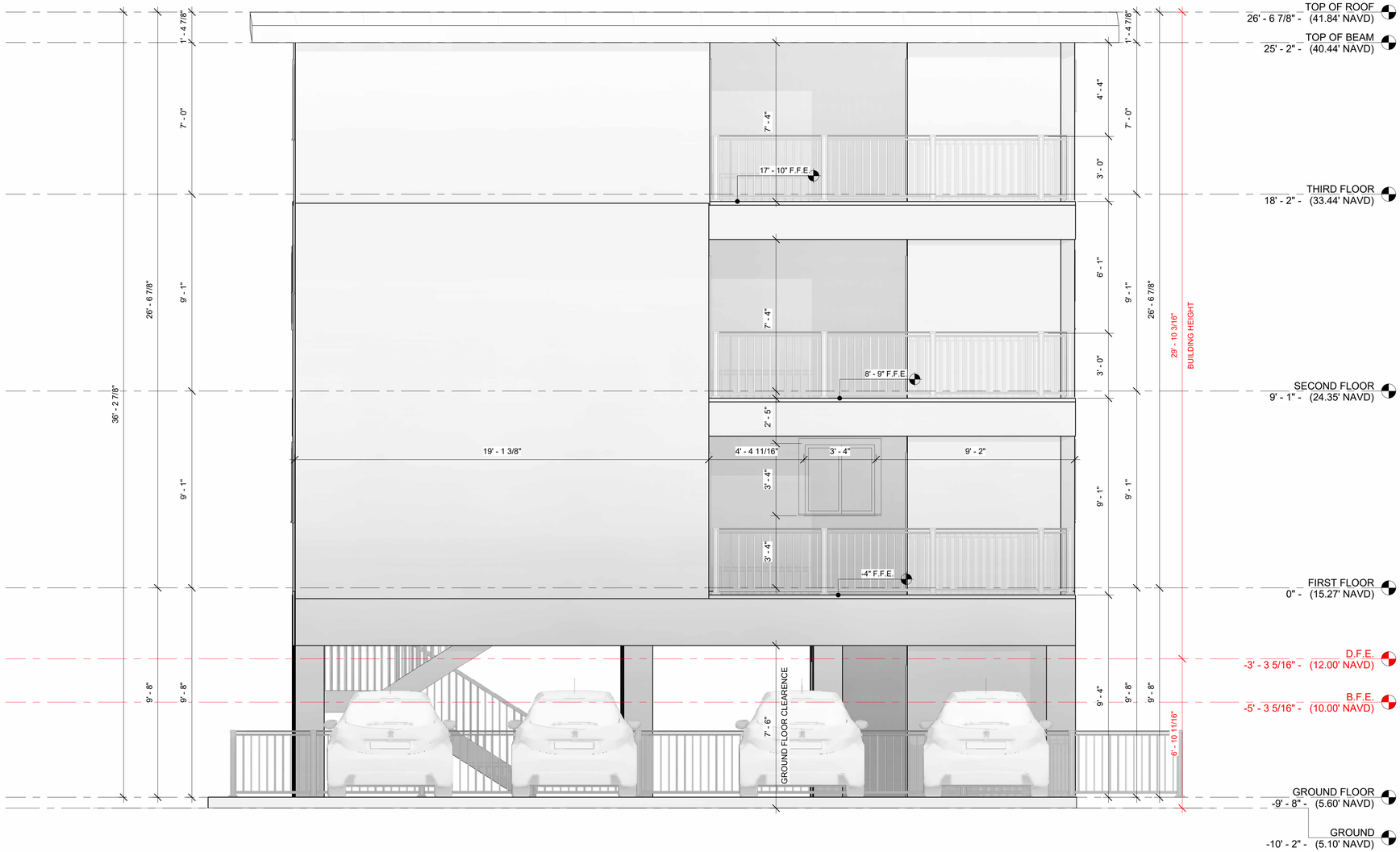
A-303



NOTE: REV. 1/2024

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2. "a" = END ZONE IS ONLY WITHIN 4'-0" OF ALL EXTERIOR BUILDING CORNERS.
* INDICATED PRESSURES CAN BE INTERPOLATED FOR OTHER DOOR SIZES. OTHERWISE USE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREAS.
3. DESIGNATED AREAS WHERE THE ULTIMATE WIND SPEED IS 140 MPH OR GREATER AND IS CONSIDER TO BE IN THE WIND-BOURNE DEBRIS AREA. CONTRACTOR TO PROVIDED ADDITIONAL INFO AS REQUIRED FOR PERMITTING.

EXTERIOR ELEVATIONS PLAN (FRONT & REAR)

SCALE: 3/8" = 1'-0"

FRONT ELEVATION

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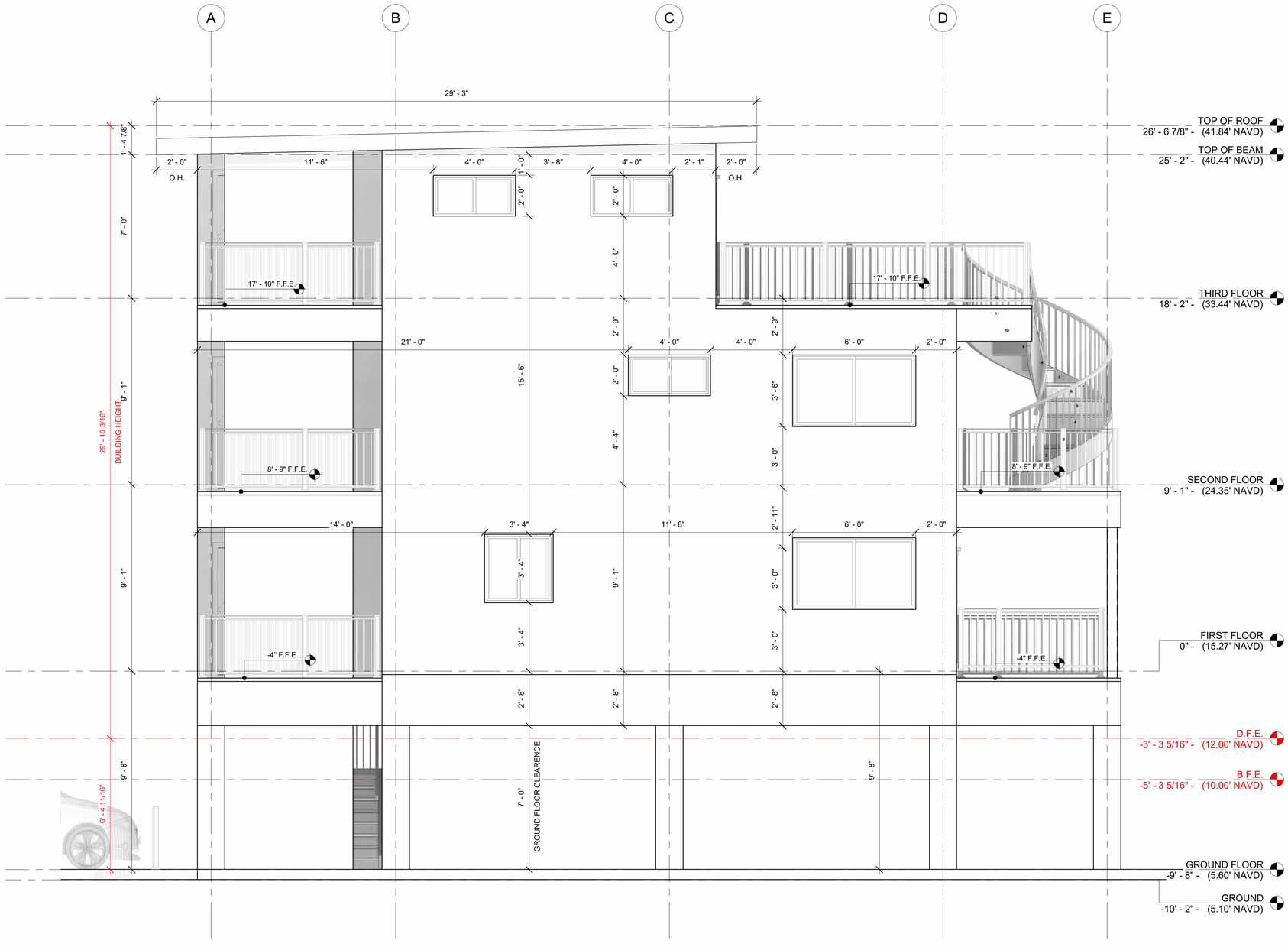
A-400



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REAR ELEVATION

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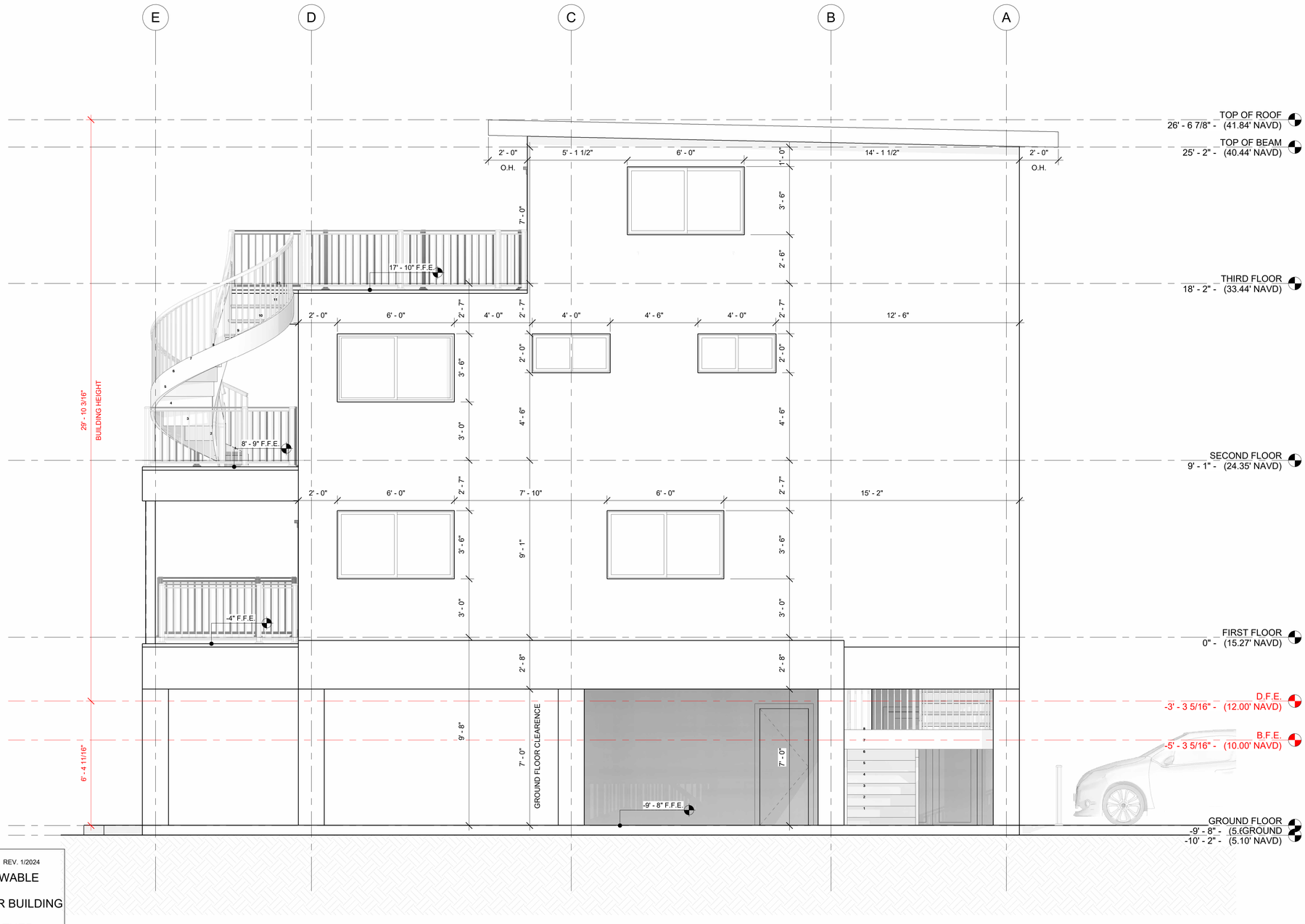
A-401



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EXTERIOR ELEVATIONS (RIGHT & LEFT)

SCALE: 3/8" = 1'-0"

LEFT ELEVATION

ENGINEERING BUSINESS REGISTRY

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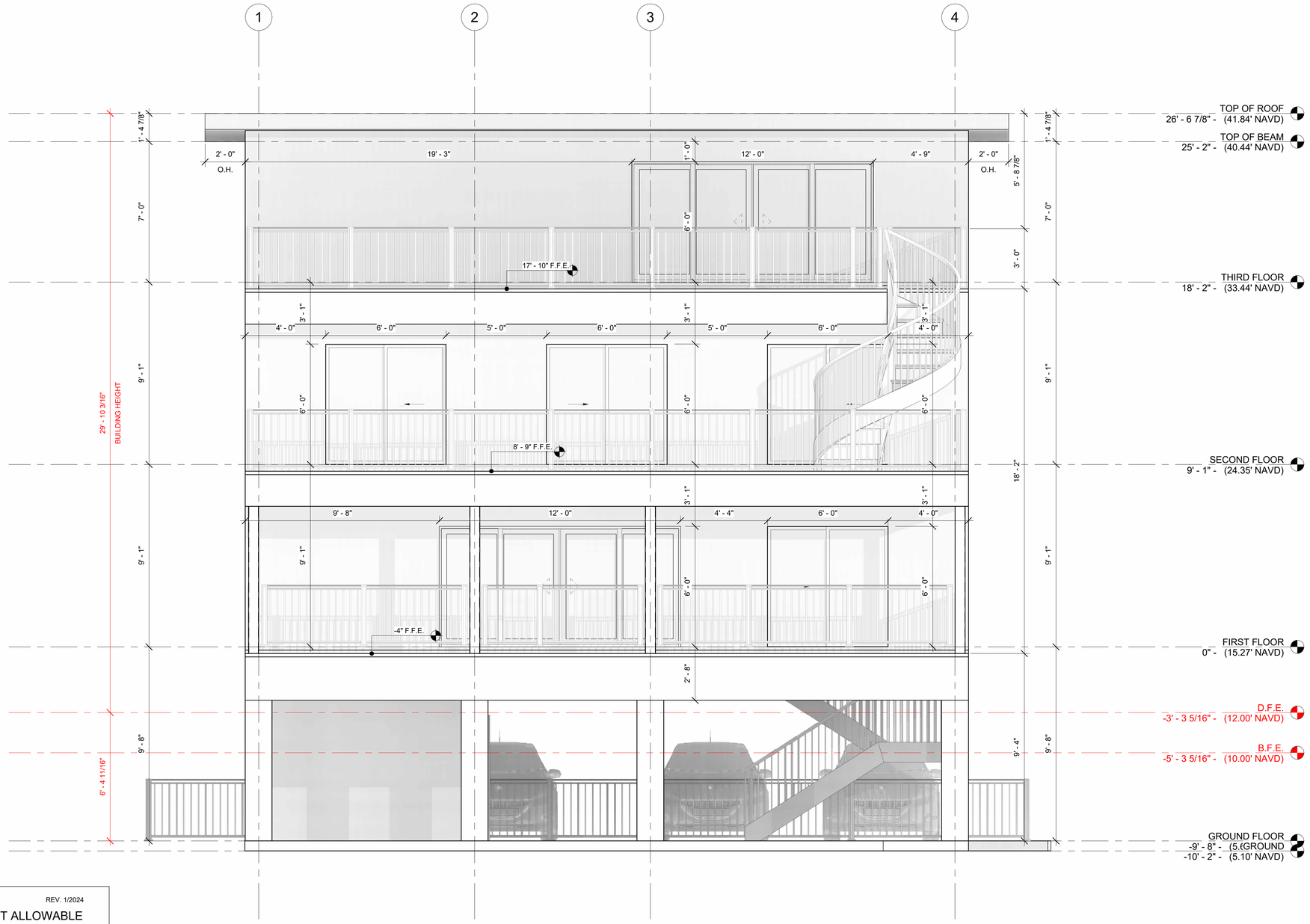
A-402



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FRONT ELEVATION

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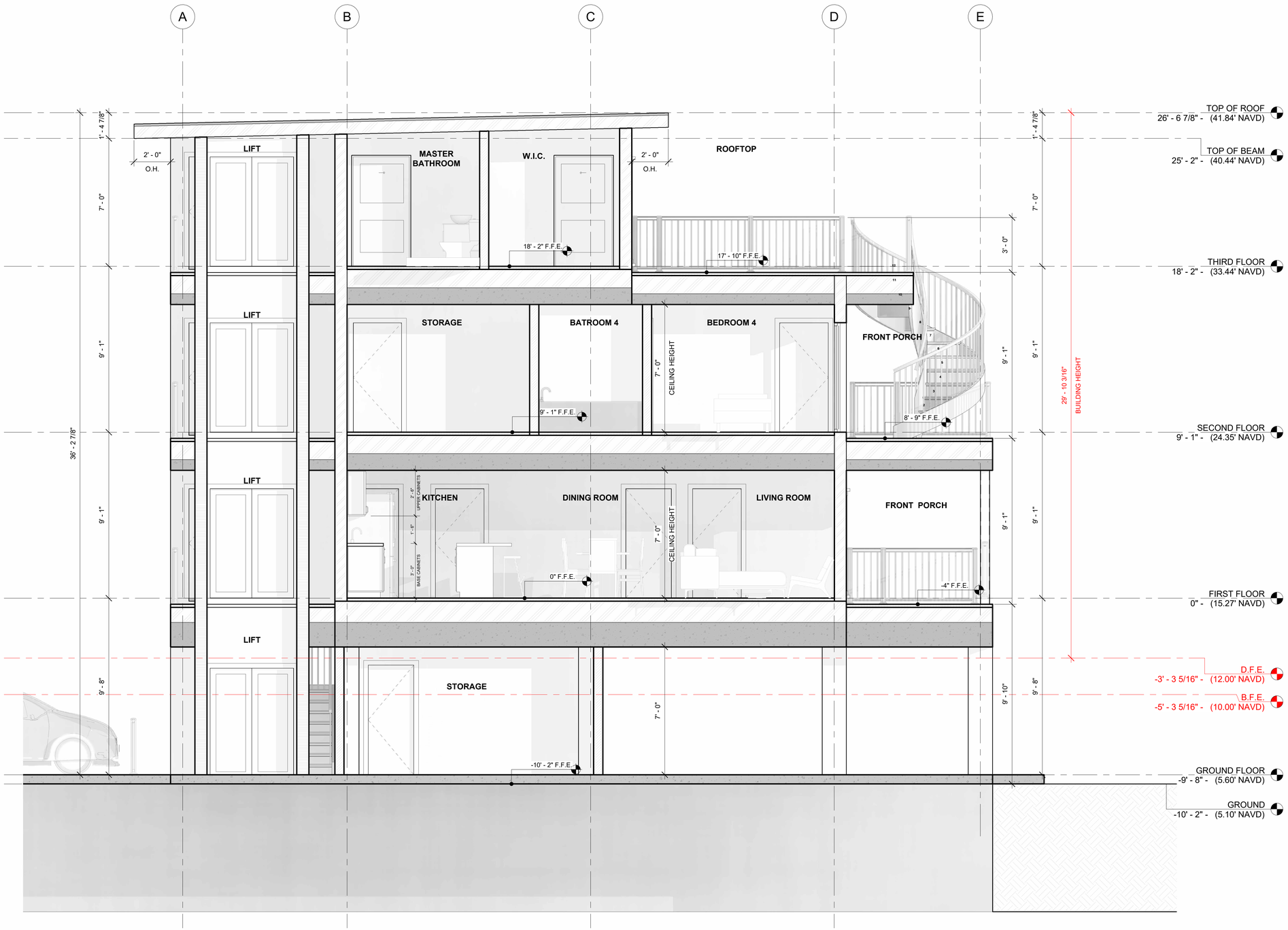
A-403



INTERIOR SECTION PLANS

SCALE: 3/8" = 1'-0"

SECTION 1

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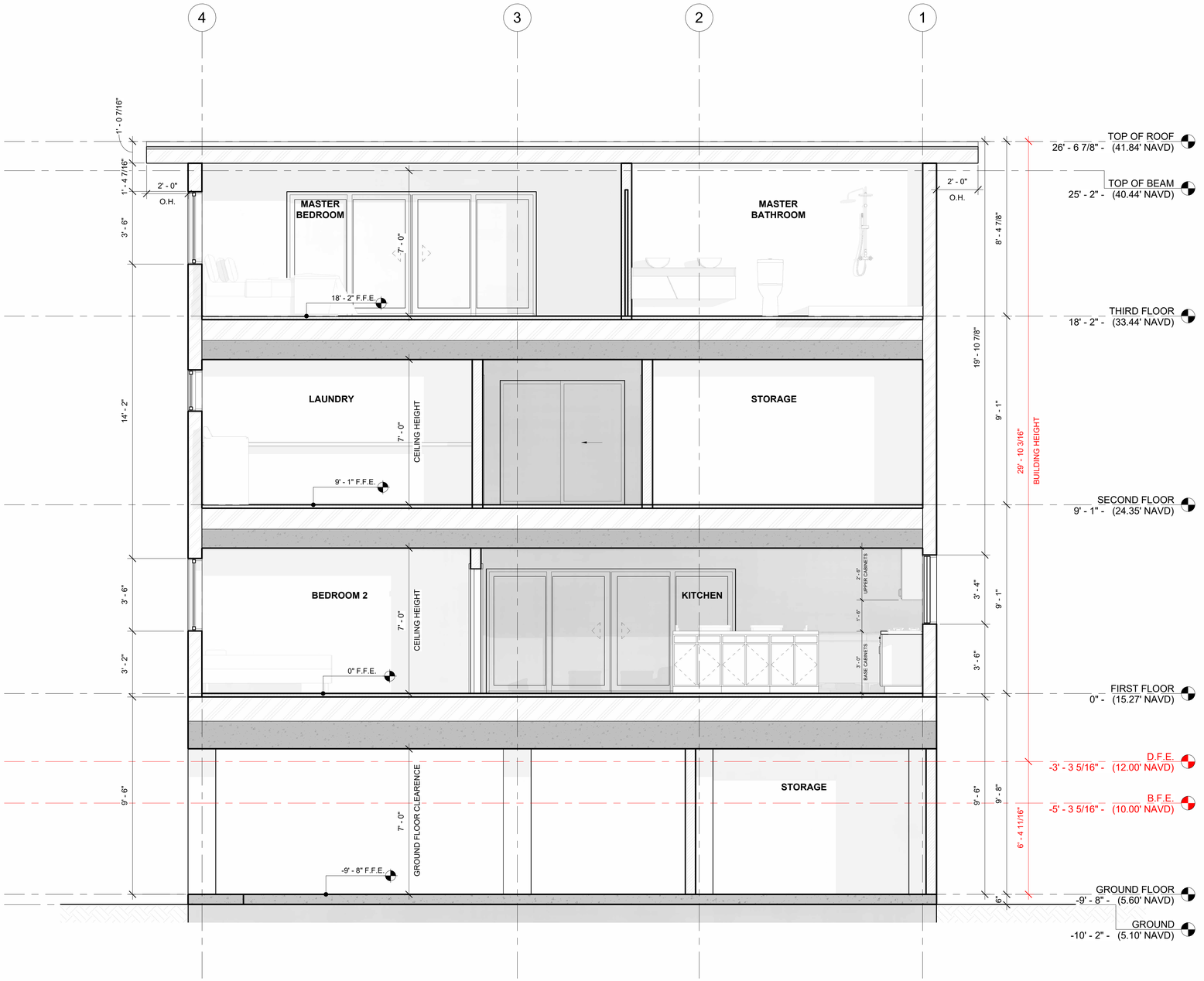
A-500



INTERIOR SECTION PLANS

SCALE: 3/8" = 1'-0"

SECTION 2

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A-501



3D EXTERIOR FRONT VIEW

ENGINEERING BUSINESS REGISTRY

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R-100



3D EXTERIOR REAR VIEW

ENGINEERING BUSINESS REGISTRY

ARCHITECTURAL SOLUTIONS LLC

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R-101



3D EXTERIOR RIGHT VIEW

ENGINEERING BUSINESS REGISTRY

ARCHITECTURAL SOLUTIONS LLC

7500 NW 25TH ST. DORAL, FL 33122

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PROJECT ###

PROJECT: NEW THREE-STORY SINGLE FAMILY RESIDENCE

ADDRESS: 12409 Gulf Blvd, Treasure Island, FL 33706

ELECTRONIC SIGNED:

41

DATE: 09/26/2025

DRAWN: A.H.

CHECKED: H.F.

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R-102



3D EXTERIOR LEFT VIEW

ENGINEERING BUSINESS REGISTRY

ARCHITECTURAL SOLUTIONS LLC

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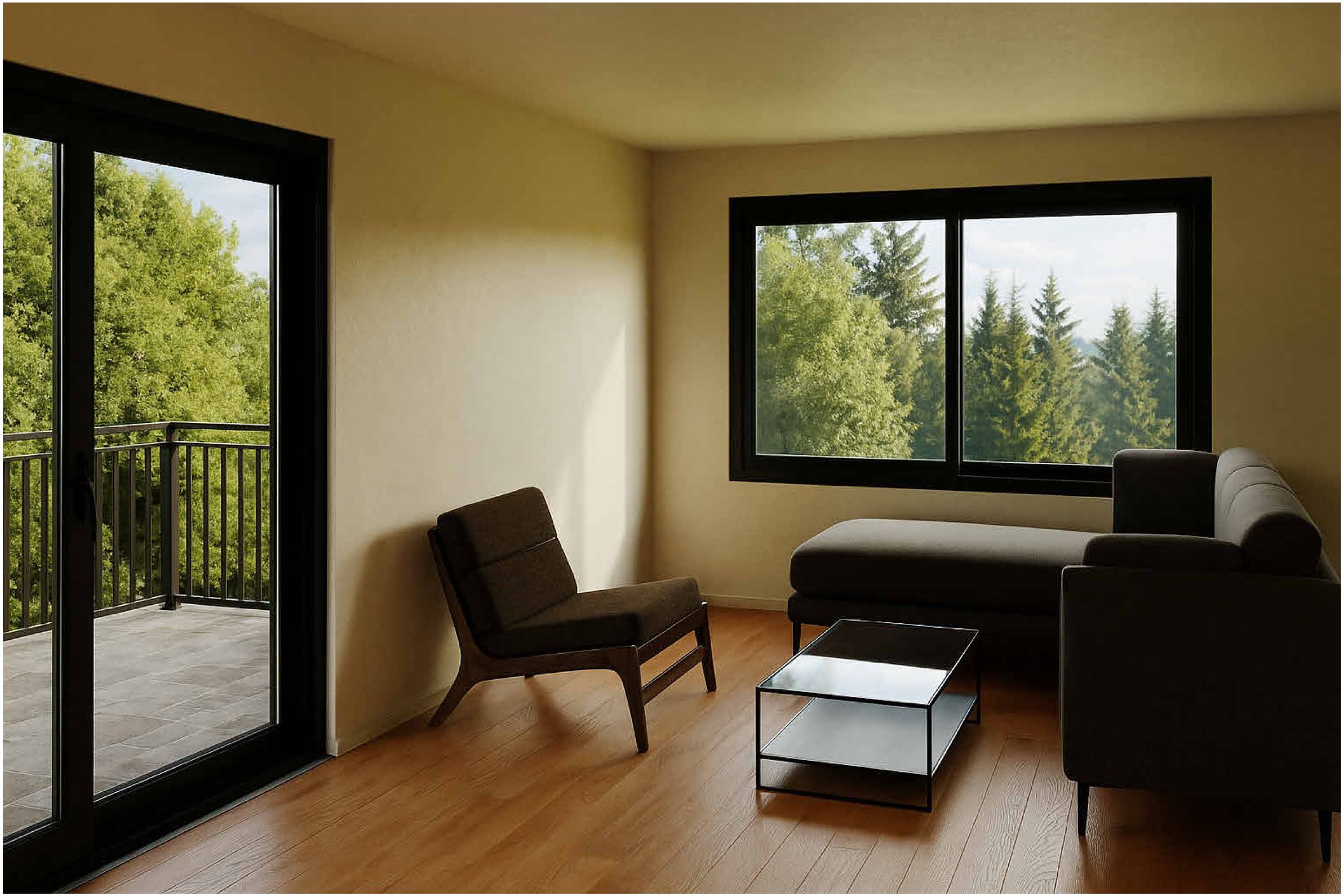
R-103



3D LIVING ROOM VIEW

ENGINEERING BUSINESS REGISTRY

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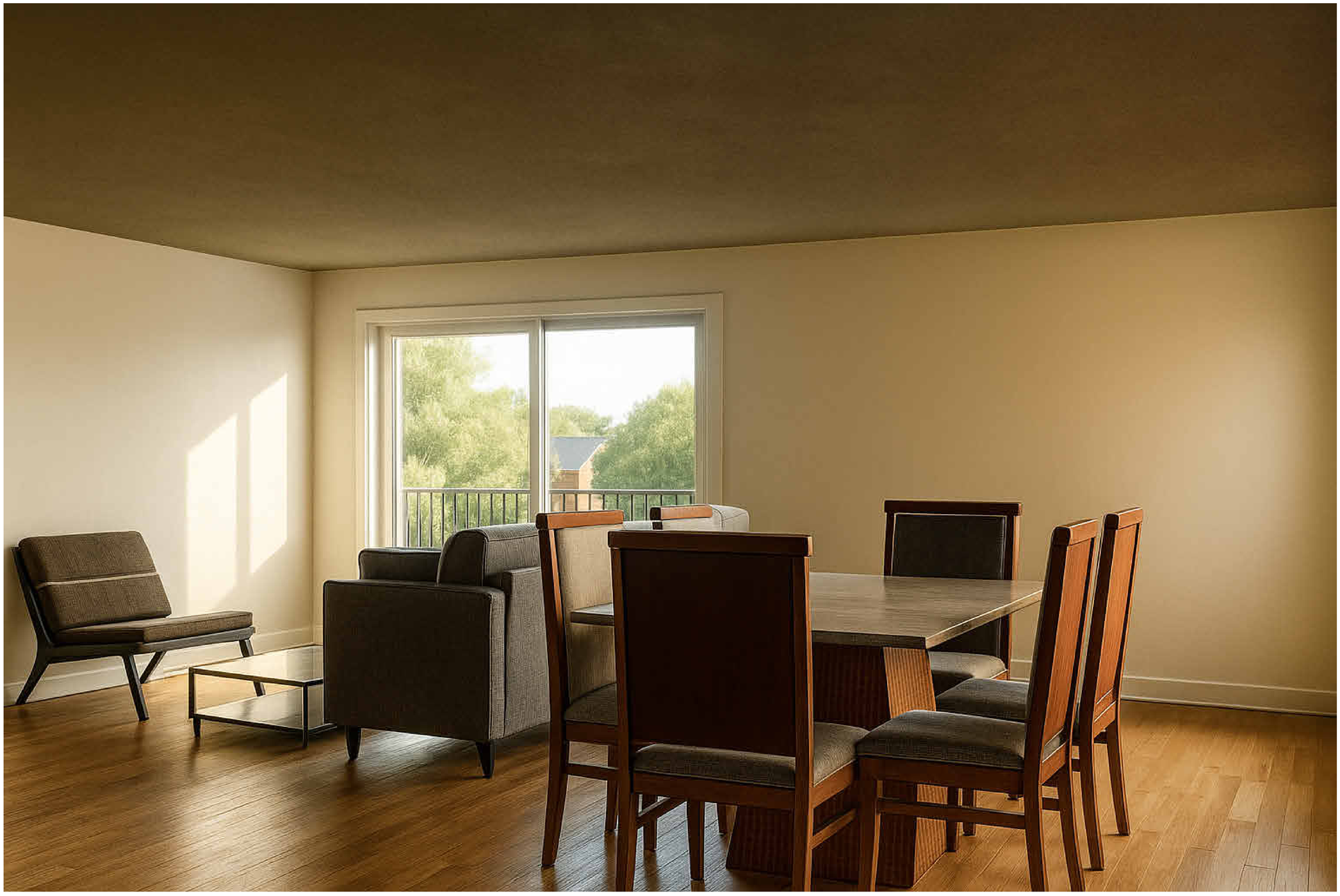
R-200



3D DINING ROOM VIEW

ENGINEERING BUSINESS REGISTRY

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R-201



3D KITCHEN VIEW

ENGINEERING BUSINESS REGISTRY

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R-202



3D BEDROOM VIEW

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R-203

LEGAL DESCRIPTION AND CERTIFICATION

LOT 3, BLOCK 9, CONEY ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LESS THAT PART LYING WITHIN 42 FEET OF THE SURVEY LINE OF STATE ROAD 699, SECTION 15100, AS SHOWN ON DEED TO THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 4552, PAGE 1308, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Community Number: 125153 Panel: 0194 Suffix: H F.I.R.M. Date: Flood Zone: AE Field Work: 7/25/2025

Certified To:
RENTTHENBUY, LLC; SEA STAR TITLE COMPANY, LLC; ;

Property Address:
12409 GULF BOULEVARD
TREASURE ISLAND, FL 33706

Survey Number: 703205

Client File Number:

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
(C)	CALCULATED	(L)	LENGTH
?	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRILL HOLE	N&D	NAIL & DISK
D/W	DRIVEWAY	N.R.	NOT RADIAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	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

DAVID G CUTLER CERTIFICATE NO. 5593 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.

(SIGNED)
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

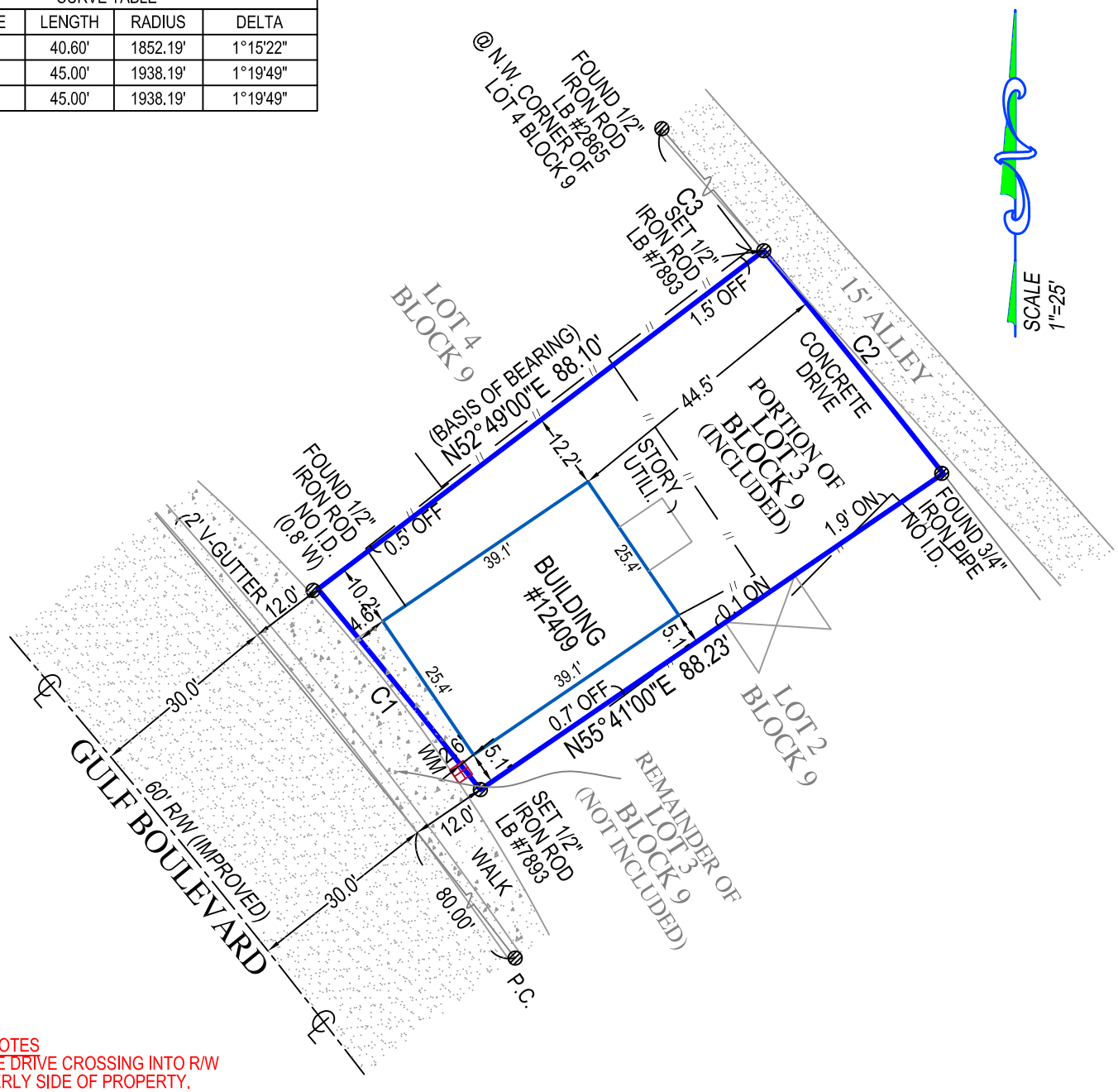
PRINTING INSTRUCTIONS:
WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

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

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	40.60'	1852.19'	1°15'22"
C2	45.00'	1938.19'	1°19'49"
C3	45.00'	1938.19'	1°19'49"



SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W ON WESTERLY SIDE OF PROPERTY.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

SURVEY NUMBER:
703205

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.A.V.D. 1988
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
10) 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.

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City of Treasure Island
10409 Gulf Blvd.
Treasure Island, Florida 33706
(727) 547-4575 ext. 230
(727) 547-4584 (fax)

Development Review Committee - Preliminary Plan Review

Property Address:
12409 Gulf Blvd.

DRC Date:	August 13, 2025
Owner:	Mary and Jeffery Paul
(address if diff.)	7801 Penninsula Expy. Apt. 10
Contact(s) email and phone:	Nicole Shaw, nicoleshaw.realtor@gmail.com, Jerold Schmeer, jcsbanker@gmail.com
Scope of Work:	Variance to setbacks to allow for the construction of a 39ft wide SFR

ZONING

- Zoning: Resort Facilities Medium (RFM-30)
- Sec. 68-431. - Schedule of lot and bulk regulations.

The restrictions and controls intended to regulate the property development characteristics of each zoning district are set forth in the following schedule of lot and bulk regulations supplemented by other sections of this chapter:

Zoning District/Land Use	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Lot Area (Square Feet)	Maximum Density Dwelling Units (Per Acre)	Maximum Building Height (Above BFE +2 feet of freeboard)	Floor Area Ratio (%)
RFM-30/Resort Facilities Medium						
Dwelling, Residential and Dwelling, Tourist						
Single-family	40	90	4,500	9	35	—
Two-family	50	90	6,000	11	35	—
Multiple-family	70	90	9,000	15 (5 living levels max.)	60	—
Hotel/Motel	70	90	9,000	30 (5 living levels max.)	60	65
Public Administration Facilities	90	90	10,000	—	45	65
Commercial Use	70	90	9,000	—	45	65
Maximum lot coverage in all districts: 50%						
Impervious surface ratio—RFM-30:	Multifamily residential: 70% Nonresidential uses: 85%					

- Based on the Pinellas County Property Appraiser's information the lot size is approximately 41' x 88' or 3,890 sq ft. Exact lot size would need to be confirmed with a current survey.
- **Sec. 68-451. - Nonconforming lots.**
  A single-family structure may be constructed on any nonconforming lot provided all other requirements of this Code are met.

- Section 68-2. – Definitions.

50

- *Dwelling, single-family* means a building designed for and/or containing only one dwelling unit.

3

Easement means a grant of a right to use land for specified purposes. It is an interest in land granted for limited use.

Impervious surface means a surface that has been compacted or covered with a layer of material so that it is highly resistant to or prevents infiltration by stormwater. It includes surfaces such as compacted limerock, or clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar surfaces.

Impervious surface ratio (ISR) means a measure of the intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the net land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the net land area.

Lot coverage means the area of the lot expressed as a percentage of the total lot area covered by the ground floor of all principal and accessory uses and structures, including all areas covered by the roof of such uses and structures measured along the exterior faces of the walls or along the foundation wall line or between the exterior faces of supporting columns or from the centerline of walls separating two buildings or a combination of the foregoing whichever produces the greatest total ground coverage for such uses and structures.

Pervious area—Open space means any portion of lot or parcel not required, designated or encumbered by either principal or accessory uses, buildings and structures and other site uses. Such open area may be landscaped or retained in the natural state; however, no improvements or alterations will be permitted which would hinder the area's natural percolation of rain water or stormwater runoff.

- Please provide maximum Lot Coverage and Impervious Surface Ratio (ISR) calculations on all site plans.

Setbacks –

- **Sec. 68-541. - Setback classifications.**

Gulf Boulevard from 119th Avenue to 127th Avenue:
East and west sides:
Street: 25 feet
Side: 5 feet

- **Sec. 68-486. - Off-street parking**

The purpose of this section is to ensure the provision of adequate off-street parking areas. Furthermore, it is the intent to avoid urban congestion on public streets to protect the level of service and capacity of existing streets to avoid unnecessary conflicts between pedestrian and vehicles and to promote the general health, safety, and public welfare. These regulations shall apply to all off-street parking areas, including driveways for single-family and duplex dwellings, established within the city. Any plans for re-striping an existing off-street parking area or modifying the number of parking spaces shall be approved by either the planning and zoning board or the city manager or designee as required by the land development regulations upon the submittal of a parking plan which complies with the land development regulations.

(a) Number and description of parking spaces required. Proper parking spaces shall be provided at the time of the construction of any main building or structure, or at any time any main building or structure is increased in occupant capacity, or at the time any use or occupancy of an existing building is changed to a use or occupancy which increases the requirements for off-street parking facilities.

(b) Size and access.

(2) *Single-family uses.* For single-family uses, off-street parking areas shall be a minimum of 324 square feet (equivalent to two nine-foot by 18-foot spaces).

(g) *Utilization of yards.*

(1) In all residential zoning districts, required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards, except in a waterfront yard, and shall be counted as meeting off-street parking requirements, except that within a required front yard all parking shall be located in a driveway or turnaround.
(3) In all zoning districts, parking area surfaces shall not extend closer than three feet from any abutting property line.
(4) All parking spaces shall be considered impervious for the purpose of calculating required pervious area pursuant to section 68-226.

- Number of parking spaces required: 2
- Please show paving setbacks on site plans.
- Link to the Landscaping standards in Chapter 70: ARTICLE II. - LANDSCAPING | Code of Ordinances | Treasure Island, FL | Municode Library
  For number of required trees, hedges, see Sec. 72-41. - Perimeter landscaping relating to abutting properties.
  See section Sec. 72-39. - Landscaping standards – all required trees shrubs and hedges and ground cover meet the 60% requirement for species that are native or drought tolerant, palms shall not exceed 25% of the required trees, solid sod shall be used in swales.
  Please provide a plant list with columns to indicate plant species, sizes, whether each item listed is a required item, are native / drought tolerant, the percentage of this species to the total count of required tree or hedge.
- **Sec. 68-483. - Swimming pools.**
  Swimming pools may be constructed within yard areas except the front yard, provided however, that no part of the pool structure may protrude more than 12 inches above finished grade level and that the pool walls shall be at least ten feet from all lot lines except where a greater setback is required under the building code as set out in chapter 64. In determining the percentage of coverage of a lot by buildings, swimming pools which are not enclosed shall not be counted in such computation. In calculating required pervious space swimming pools shall be considered impervious.
- Please note that waterfront setback is measured from the center line of the seawall and that pools are measured to the outside of the pool wall.
- Show the location of the Duke Meter on plans, while the meter is allowed to encroach the stairs are not.
- Show elevation at grade, base flood and base flood elevation plus 2' of freeboard on elevations, and building height as measured from base flood elevation plus 2' to highest point.

By: Jackie Gabriel jgabriel@mytreasureisland.org
Planning Manager, Community Development Department

Planning and Zoning Board

- The project as proposed requires review by the Planning and Zoning Board.
- Provide specific details of your variance request. For example, a variance request to Sec. 68-541 to permit stairs to encroach 3' into the front yard setback and depict these encroachment dimensions on the site plan.
- The following criteria must be addressed by the applicant and will be considered by the Planning and Zoning Board.
  - Section 70-221
    (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.

- The cost of the project is not considered a hardship.
- The Planning & Zoning Board meets the third Thursday of each month at 2:00 PM.
- The DRC serves as your required pre-application conference prior to applying.
- Once you submit the application packet, we will review it for completeness. If it is deemed complete, it will be referred to the next available P&Z meeting. If it is deemed incomplete, you will be notified via e-mail which items need to be submitted or corrected.
- You will be required to mail notices to all property owners within a 200 ft. radius. Staff will prepare the mailing labels, notices and certificate of mailing two weeks prior to the scheduled meeting. You will be required to return the signed certificate of mailing to the Community Development Department one week prior to the scheduled meeting, or it will be postponed.
- You will receive a copy of the complete agenda packet, including the staff report and staff recommendation, approximately one week prior to the meeting.
- The applicant must be present at the meeting to present an overview of the project and answer questions from the Board.

By: Jesse Miller, CFM jmiller@mytreasureisland.org
Principal Planner, Community Development Department

Floodplain Management

14 or above

- Flood Zone(s): AE-10 FIRM Panel # 12103C0194H eff. 8/24/2021
- Owner to verify all flood zone information with survey.
  - Pre-development and post-development topographic surveys will need to be provided.
  - Show flood zone delineation lines on the site plan.
- Design Flood Elevation (DFE) is Base Flood Elevation (BFE) plus 2 feet of freeboard.
  - Depict DFE, BFE, and elevations of any electrical/mechanical equipment servicing the structure on the submitted plans and ensure they correspond with the construction drawings and Elevation Certificate.
- Per Section 66-307.1(4), have mechanical, plumbing, and electrical systems above the design flood elevation, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.
- For any proposed enclosures below DFE, flood vent calculations should be stated on the submitted plans and correspond with the construction drawings elevation certificate.
  - Enclosures below DFE shall be limited to parking, storage, and building access.
  - The enclosures shall not be partitioned off or finished into separate rooms except for stairwells, ramps, and elevators unless a partition is required by the fire code.
- 3 Elevation Certificates required: (1) construction drawings, (2) during construction (lintel inspection), and final construction (prior to CO).
- Attach ICC-ES evaluation report for proposed flood vents.
- A recorded Non-Conversion Agreement is required for any proposed enclosures below DFE.
- If any fill is proposed, this project will be subject to the Terrain Modification Manual. Alternatively, if only onsite fill is being used, this will need to be demonstrated.

By: Jesse Miller, CFM jmiller@mytreasureisland.org
Principal Planner, Community Development Department

Building Plan Review Comments

- Follow Chapter 8 of City Code and 8th Edition Florida Building Code 2023, FBC.
- Follow Pinellas County Construction Code adopted by Local Amendment: https://floridabuilding.org/Upload/FBC/CodeID_7701_8491_PCCLB-CCL-Local-Amend-2022_03_14.pdf
- If property is in Zone 2 or Zone 3 of Pinellas County Gulf Beaches Coastal Construction Code then no construction shall be permitted within 18' of existing or new seawalls, unless designed by a registered design professional (including pools).

By: Pat Wenzel bldgofficial@mytreasureisland.org
Building Official

Fire Plan Review Comments

- Must follow the Florida Fire Prevention Code, which shall contain or incorporate by reference all fire-safety laws and rules that pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities. The Florida Fire Prevention Code includes NFPA 1, Uniform Fire Code, and NFPA 101, Life Safety Code. In addition, must follow NFPA 30A Code for Motor Fuel Dispensing.

By: Tom Brennan tbrennan@mytreasureisland.org
Deputy Fire Chief

Review of projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Additional comments from the City may be required to fulfil the conditions as set forth by the Planning and Zoning Board and all regulating documents such as, but not limited to the Comprehensive Plan, the Land Development Regulations, the Florida Building Code and a complete set of architectural plans and details are submitted for permit review.



TREASURE ISLAND
FLORIDA

Development Review Committee
2nd, 4th and 5th Wednesday of Every Month

The Pre-Development Review Committee (P-DRC) is an administrative and technical committee which reviews policy and technical issues raised by development and redevelopment projects within the City. The DRC reviews all proposed new construction, structural alterations, or changes in the use of a building or lot for any commercial or multiple-family dwelling or townhouse development.

The-DRC is a staff level preliminary plan review. This process of reviewing site and building plans prior to submittal conducted by staff to expedite permitting and plan approvals. The DRC meeting also serves as the required pre-application meeting for Planning and Zoning Board site plan and variance cases.

This is an informal meeting serving several purposes and will focus on the following items:

- To inform the city of any site plans in progress together with the scale and character of the plan so that the city may recognize the proposed development in any of its physical or facility planning for the entire city;
- To inform the applicant of the city's informal response as to the scale and character of the proposed development and to alert the applicant to all applicable ordinances and regulations as well as any specific areas of concern that the city may have for that specific site or proposed plan;
- To clarify and inform both the applicant and the city with respect to the site plan review procedure;
- To clarify and inform both the applicant and the City on the applicability of the "FEMA 50% rule" as it pertains to remodel-type projects and that have construction costs that meet 35% - 50% of the valuation of the structure.

<u>Requirements required one week prior to the scheduled DRC:</u>

- Brief narrative of the request, including any variance request or site plan approval request.
- If the project has been designed: One digital set of plans with scale by close of business one week before the scheduled P-DRC meeting. These do not need to be signed and sealed construction documents, as a permit set is not required at this meeting.
    - Site Plan or survey showing existing structures.
    - Site Plan with scaled site dimensions, new structure location, setbacks, parking areas.
    - Interior Floor Plans with overall dimensions.
    - Building Elevations with heights, shown from base flood elevation.
    - Project narrative
    - If requesting a variance, provide details of the request

To schedule an appointment and submit documents and plans as required above, please e-mail zoning@mytreasureisland.org please include "DRC-Request" and the property address in the subject line.

Review of projects and comments on development proposals by the DRC shall not be construed to be an approval or denial and will not serve as a recommendation for approval or denial of the application of any project presented to the Committee.

Chapter 68 – Zoning

Sec. 68-32. - General procedure.

All persons desiring to undertake new construction, structural alteration, or changes in the use of a building or lot for any commercial or multiple-family dwelling or townhouse development, shall first attend a pre-development review committee meeting to facilitate and expedite the building application permitting process.

Sec. 68-34. - Pre-development review committee.

The intent of this section is to create a pre-development review committee to expedite permitting and plan approvals by reviewing site and building plans prior to permit application submittal and may serve as the required pre-application meeting, required in this Code. The pre-development review committee is a staff administrative and technical committee which reviews policy and technical issues raised by development and redevelopment projects within the city. The pre-development review committee's review is not an approval or denial and will not serve as a recommendation for approval or denial of the application. Digital plans shall be submitted no later than close of business one week before the scheduled DRC meeting and those plans must include:

1. Construction plans with scale showing site dimensions, structure location, setbacks, parking areas, interior floor plans with overall dimensions; and building elevations with heights, shown from base flood elevation. Plans may be unsigned and unsealed; and

2. Site plan or survey showing existing structures. The city manager or designee may waive any of these submittal requirements.

Sec. 68-121. - Comprehensive plan and future land use map.

This section establishes uniform procedures for an amendment to the comprehensive plan or future land use map. A comprehensive plan and future land use map amendment may be authorized if an applicant can prove the site would better serve the city with another use than the one already designated. Comprehensive plan amendments will follow the procedures set forth in F.S. § 163.3184.

(1) Application for an amendment to the comprehensive plan and future land use map.

a. Pre-application. Before any application to amend the comprehensive plan or future land use map is filed by the owner of real property located in the city or by said owner's authorized agent or any resident of the city, the applicant shall attend a pre-application meeting with the community improvement department (CID) director. The purpose of the meeting is to discuss in general, the procedures for preparing a complete application, mailing responsibilities, and scheduled public hearing dates before the decision-making bodies in the city together with the appropriate state, regional and county agencies.

Sec. 68-122. - Rezoning.

(a) Application for a rezoning. An application to rezone land may be initiated by the city or by the property owner.

(1) Pre-application meeting. Before any rezoning application is filed by the property owner, the applicant shall attend a pre-application meeting with the community improvement department (CID) director. The purpose of the meeting is to discuss, in general, the procedures for a public hearing before the decision-making bodies.

Chapter 70 – Planning and Zoning

Site Plan

Sec. 70-53. - Conference required.

(a) In order to expedite the review of a site plan, coordinate its local review in respect to the provisions of all applicable city ordinances and to inform the city of a site plan in preparation, a pre-application conference between the applicant and the city's administrative staff shall be required.

Variances

Sec. 70-221. - Procedure.

The planning and zoning board or the city commission, as provided for by this Code, may authorize a variance from the provisions of the land development regulations that are not contrary to the public interest. The power and authority to grant variances to parking requirements, building height, and waterfront yards abutting the Gulf of Mexico or public beach will be solely within the jurisdiction of the city commission. In no instance shall a variance be granted to density. The planning and zoning board or the city commission, as applicable, shall not review a variance request until:

(9) In order to expedite the review of a variance application, a pre-application conference between the applicant and the city's administrative staff shall be required.

AGENDA ITEM NO. 10.B

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	January 15, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	VAR-000588-2025 Two (2) variances to Sec. 68-541 granting a 2.4-foot variance to the required front yard setback for the construction of an external staircase, and a 2.4-foot variance to the required side yard setback for the construction of an elevator shaft; both in conjunction with structural elevation improvements 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 588-2025.docx
2. Application_Redacted.pdf
3. Narrative Responses.pdf
4. Survey.pdf
5. Architectural Plans.pdf
6. Elevation Certificate.pdf
7. Property Deed.pdf
8. Site Plan.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-000588-2025
JANUARY 15, 2026

DESCRIPTION	Approval of two (2) variances to Sec. 68-541 granting a 2.4-foot variance to the required front yard setback for the construction of an external staircase, and a 2.4-foot variance to the required side yard setback for the construction of an elevator shaft; both in conjunction with structural elevation improvements to adhere with current minimum flood elevation requirements.
SITE ADDRESS:	11445 8TH Street East
PARCEL ID #:	23-31-15-43506-006-0480
LEGAL DESCRIPTION:	ISLE OF PALMS 2ND ADD BLK 6, LOT 48
PROPERTY OWNER:	Barbara Adams James Adams 11445 8th St. E. Treasure Island, FL 33706
Zoning:	Residential Urban (RU-75)

Adjacent Property (Use):

North:	Residential	East:	Residential
South:	Residential	West:	Residential

Site Area:	7,279 Sq. Ft. (Approx 0.16 Acres)
Flood Zone:	AE-10, Flood Insurance Rate Map Community Panel No. 12103C0194H

REQUEST:
The applicant seeks approval of two (2) variances to Sec. 68-541 granting a 2.4-foot variance to the required front yard setback for the construction of an external staircase, and a 2.4-foot variance to the required side yard setback for the construction of an elevator shaft; both in conjunction with structural elevation improvements to adhere with current minimum flood elevation requirements.

Request	Standard	Proposed	Variance	Magnitude
Front Setback	20-Feet	17.6-Feet	2.4-Feet	12%
Side Setback	10-Feet	7.6-Feet	2.4-Feet	24%

PROPERTY HISTORY/SUMMARY:
The subject property contains a 2,063 square-foot single family residence originally constructed in 1958. 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 compliant with the current flood elevation requirements.

The subject property is irregularly shaped, and the existing developments have been mostly developed to the extent of the applicable minimum setback requirements. 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. Additionally, the application includes a reduced side setback variance request for an external elevator shaft to be constructed.

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 configuration of the existing improvements, adequate space for the construction of the proposed improvements which enable the structure to be elevated is unable to be provided 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 an exterior staircase to be constructed at the front of the structure and would create impractical conditions for the addition of a residential elevator to support aging in place.

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 1958; 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 improvements and is the minimum variance necessary to enable elevation of 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) *– This parcel is substandard in lot area, with a total lot area of 7,279 square feet where a minimum lot area of 7,500 square feet is required.*

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) variances to Sec. 68-541 granting a 2.4-foot variance to the required front yard setback for the construction of an external staircase, and a 2.4-foot variance to the required side yard setback for the construction of an elevator shaft; both in conjunction with structural elevation improvements to adhere with current minimum flood elevation requirements.

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

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: JANUARY 15, 2026
CASE NO. VAR-000588-2025
LOCATION: 11445 8TH STREET EAST, TREASURE ISLAND, FL 33706
PARCEL ID #: 23-31-15-43506-006-0480

The Planning and Zoning Board has determined that the variance application

___ DOES
___ DOES NOT

meets ALL of the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE VARIANCE AS REQUESTED
[ ] DENIES THE VARIANCE

NOTE: pursuant to City Code section 70-221(8) "No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter"

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE VARIANCE AS FOLLOWS WITH CONDITIONS:

A request for two (2) variances to Sec. 68-541 granting a 2.4-foot variance to the required front yard setback for the construction of an external staircase, and a 2.4-foot variance to the required side yard setback for the construction of an elevator shaft; both in conjunction with structural elevation improvements to adhere with current minimum flood elevation requirements **subject to the following conditions**.

1. The proposed structure shall be substantially consistent with the plans prepared by RBA Engineering, dated July 14, 2025.

_____ _____
Chair or Vice Chair Date
Planning & Zoning Board

NOTICE: Persons aggrieved by this quasi-judicial Order may appeal to the Circuit Court on or before thirty (30) days from the date of this Order pursuant to LDC Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.

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



Attachment 1. Project Location Map

Case No.: VAR-000588-2025
Address: 11445 8th Street East
City of Treasure Island, Florida

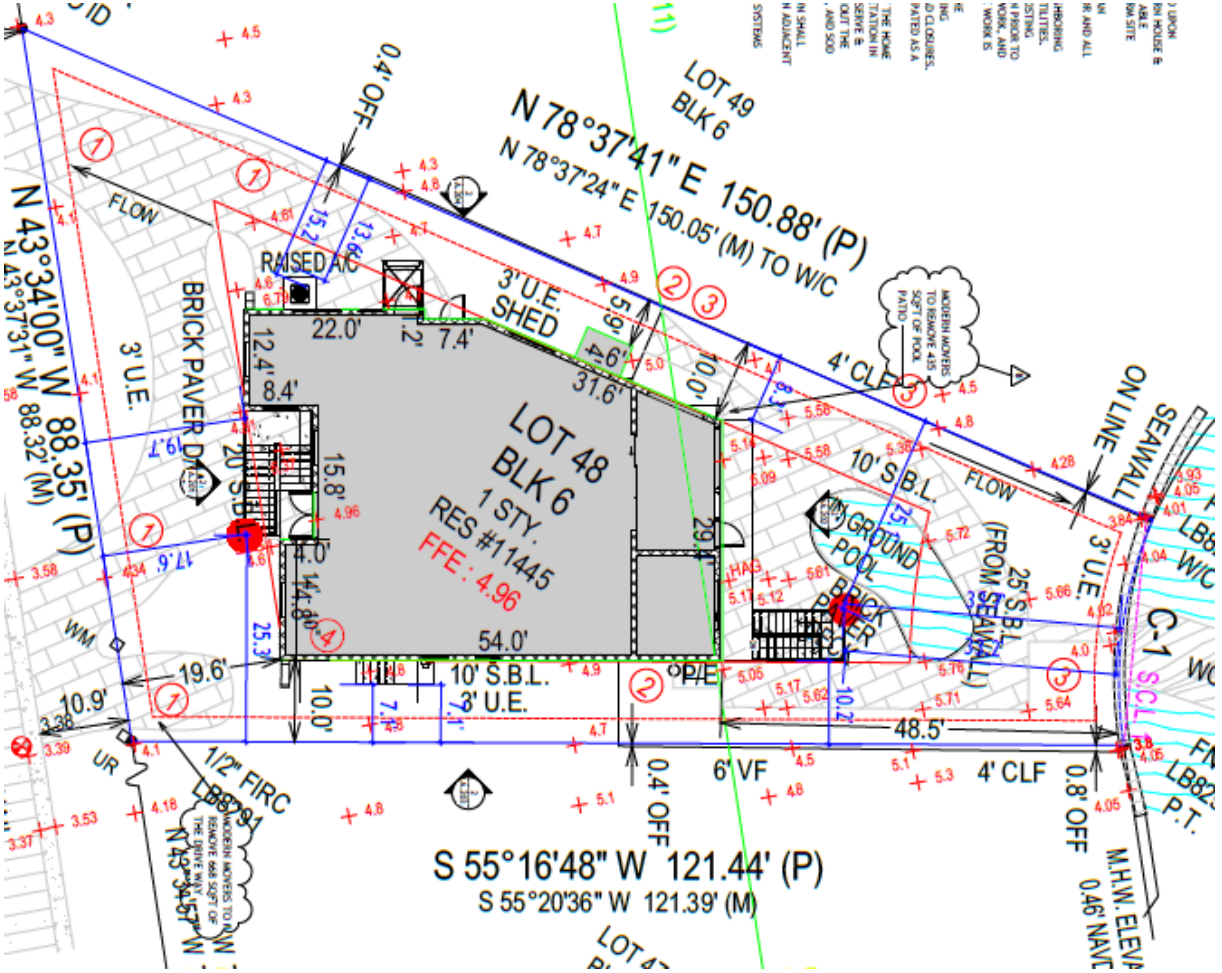
N



Attachment 2: Flood Insurance Rate Map

Case No.: VAR-000588-2025
Address: 11445 8th Street East
City of Treasure Island, Florida

N



Attachment 3. Site Plan

Case No.: VAR-000588-2025
Address: 11445 8th Street East
City of Treasure Island, Florida

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 James L & Barbara M Adams

Address [redacted]

Treasure Island, FL 33706

Phone [redacted]

Fax _____

Email [redacted]

Agent _____

Address _____

_____

Phone _____

Fax _____

Email [redacted]

List all Legal Owner(s) of Property: Barbara M. Adams
James L. Adams

Complete legal description (may be placed on attached separate page): Isle of Palms 2nd add BLK 6, LOT 48

Development Name: Isle of Palms

Site Location/Address: 11445 8th St. E, Treasure Island FL 33706

Area of Development (Acreage or Square Feet) 0.16 acres 7,279 sf

Parcel Identification Number (list all): 23-31-15-43506-006-0480

Application Request Variances - P+Z

Future Land Use Designation _____ Proposed Future Land Use _____

Current Zoning Residential Urban RU-7.5 Proposed Zoning _____

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)

Barbara M Adams
Owner/Agent

12/12/25
Date

James Adams
12/12/25

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: James L and Barbara M Adams

Variance Address: 11445 8th St, E Treasure Island, FL 33706

Application Number (Office Use): VAR-000588-2025

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

VARIANCE REQUEST NARRATIVE

1. We request three variances. These can be located on the Site Plan Drawing as follows:

   One variance is requested on the north side of the house (the left side of the structure on the Site Plan Drawing) at the proposed elevator shaft. The back portion of the elevator structure footprint sits at most 2.4 feet into the setback at one corner of the shaft and less than that distance at the other rear corner. The width of the proposed intrusion is limited to the width of the elevator shaft, which is approximately five feet. Accordingly, the total intrusion into the setback is approximately 12 square feet or less.

   One variance is requested at the front of the house (which is at the lower end of the house on the Site Plan Drawing image). A portion of the proposed front stairway sits at 2.4 feet into the 20-foot setback at the southern end of the stairway and 0.3 feet at the northern end of the stairway. A reasonable estimate of the footprint of the proposed intrusion in total is less than 20 square feet.

   One variance is requested at the south end of the structure (the right side of the structure on the Site Plan Drawing) at the location of the proposed platform for the purpose of accessing the electrical panel and meter. That platform extends 2.9 feet into the setback. The intrusion is limited to the platform itself.

2. The relevant special conditions or circumstances that are peculiar include the size and shape of the lot and the angular shape of the structure due to the existence of the setback. The applicants have only 29 feet of seawall at the end of their pie-shaped lot. The left (north) side of the house, as seen on the Site Plan Drawing, was built at an "inward angle" beginning at the midsection of the north wall. There is no interior space suitable for an elevator or that could be utilized without seriously damaging the order of the interior rooms. The side door of the house on the north side sits at a spot where the width of the house remains full; that is, before the "inward angle" has begun. That makes this spot the only logical place to locate an elevator.

3. Strict application of the Land Development Regulations would force the applicants to place an elevator in space that is currently used for other fundamental living purposes, such as bedrooms, living room, kitchen, dining area and utility space. Isle of Palms homeowners who add elevators when lifting homes commonly use former garage or carport space to locate interior elevators. Applicants' home does not have a garage or carport. It is applicants' belief that the front northside bedroom was originally a garage or carport.

4. Peculiar conditions and circumstances which are not the result of the actions of the applicant or predecessors in title are, as stated above, the original size and shape of the applicants' lot and the original, angular shape of the structure, which was built in 1958.

5. Yes. It is evident from the attached Site Plan Drawing that the variances are minimal and do not intrude in a harmful way, or even a very conspicuous way, into the setbacks. The proposed elevator is as small as could be reasonably proposed and it sits at the only logical location for its placement – at the spot of an original entrance into the house. The proposed front stairway is a structure proportional to the house and is designed to be as tight and narrow as could be reasonably expected and still remain functional for normal entrance purposes, such as carrying furniture navigably up to the home. Likewise, the side platform is no larger than necessary to access the panel and meter.

6. Concerning special conditions:

    a. The proposed project involves the utilization of an existing home.

    b. To the best of applicants' knowledge, the site is not currently nonconforming and remain legal and conforming if variances were granted.

    c. The requested variances are so minor that applicants do not believe their existence would in any way alter the character of the neighborhood. In fact, applicants believe the proposed setback intrusions are so small it is likely that no one would notice.

    d. No.

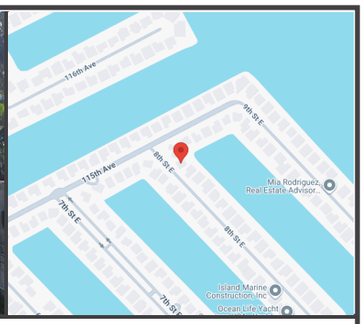
    e. Yes. The purpose of the project, elevation, is in conformity with the goals of federal statutes and regulations.

7. Yes.

8. It will not be injurious to the neighborhood or detrimental to the public welfare. The proposed project entails the investment by applicants of more than $350,000 into the elevation and upgrading of a long-existing structure, which in turn would help stabilize a neighborhood that is currently being beset by the demolition of many homes.

EXACTA
Land Surveyors, LLC
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



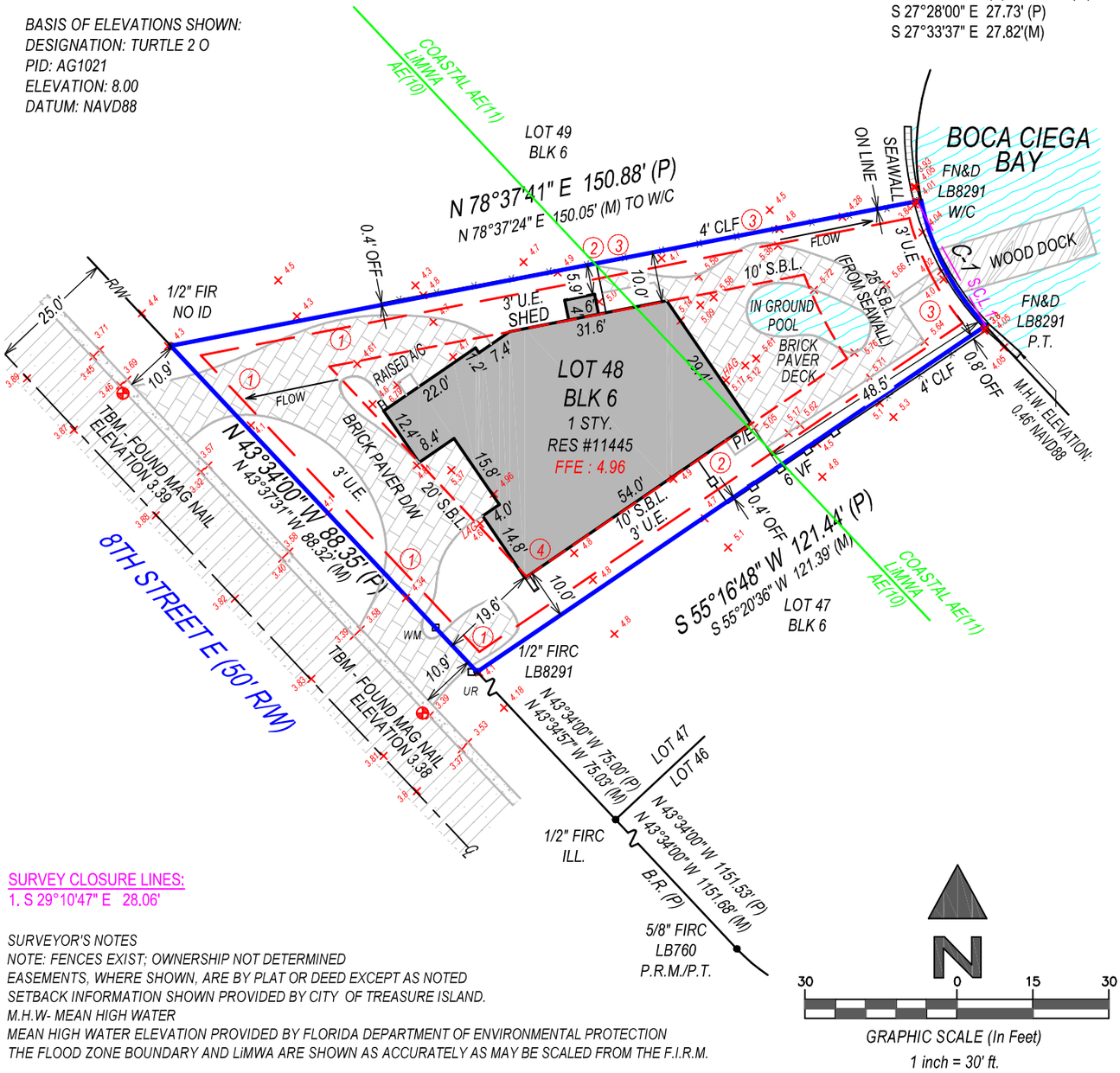


PROPERTY ADDRESS: 11445 8TH STREET E, TREASURE ISLAND, FLORIDA 33706 **SURVEY NUMBER:** 2510.1832

2510.1832
BOUNDARY SURVEY
PINELLAS COUNTY

BASIS OF ELEVATIONS SHOWN:
DESIGNATION: TURTLE 2 O
PID: AG1021
ELEVATION: 8.00
DATUM: NAVD88

C-1
R= 50.00'(P&M)
L= 28.10'(P) 28.19'(M)
Δ= 32°12'01"(P) 32°18'28"(M)
S 27°28'00" E 27.73' (P)
S 27°33'37" E 27.82'(M)



SURVEY CLOSURE LINES:
1. S 29°10'47" E 28.06'

SURVEYOR'S NOTES
NOTE: FENCES EXIST; OWNERSHIP NOT DETERMINED
EASEMENTS, WHERE SHOWN, ARE BY PLAT OR DEED EXCEPT AS NOTED
SETBACK INFORMATION SHOWN PROVIDED BY CITY OF TREASURE ISLAND.
M.H.W- MEAN HIGH WATER
MEAN HIGH WATER ELEVATION PROVIDED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
THE FLOOD ZONE BOUNDARY AND LiMWA ARE SHOWN AS ACCURATELY AS MAY BE SCALED FROM THE F.I.R.M.

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J -17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

C. BOYD ALLEN
CERTIFICATE No 3932
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

C. BOYD ALLEN
State of Florida Professional Surveyor and Mapper
License Number 3932
Exacta Land Surveyors, LLC | LB# 8291

Robert C. Barrilleaux
Digitally signed by Robert C. Barrilleaux
Date: 2025.11.25 16:25:43 -06'00'

POINTS OF INTEREST:
1. PAVER DRIVEWAY OVER 3' UE 2. FENCE OVER 3' UE
3. BRICK PAVER DECK OVER 3' UE 4. RESIDENCE OVER BUILDING LINE

EXACTA
Exacta Land Surveyors, LLC
Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

Florida Land Title Association FLTA
AFFILIATE MEMBERS

DATE SIGNED: 10/29/25
FIELD WORK DATE: 10/28/2025
REVISION DATE(S): (REV.2 11/18/2025) (REV.1 10/29/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 11445 8TH STREET E, TREASURE ISLAND, FLORIDA 33706 **SURVEY NUMBER:** 2510.1832

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF N43°34'00"W IS BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 8TH STREET E SECOND ADDITION ISLE OF PALMS, AS RECORDED IN PLAT BOOK 39, PAGES 28 - 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

REV2 11/18/25 ADD LiMWA, FLOOD ZONE BNDY, FLOOD PANEL SUFFIX

LEGAL DESCRIPTION:

LOT 48, BLOCK 6, SECOND ADDITION ISLE OF PALMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 28 - 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. Unless otherwise noted, any utility information shown hereon is based on above-ground visible evidence, record drawings, or information provided by others. The surveyor does not certify the existence, absence, depth, size, material, condition, or completeness of underground utilities or service lines that may be shown. No subsurface investigation was carried out as part of this survey.

3. If an onsite sanitary sewer disposal system is shown on this survey, its location is based on information provided by others and/or visible surface indicators observed at the time of field survey. The surveyor did not attempt to uncover, excavate, probe, or otherwise determine the location, size, condition, or extent of the system. Actual field conditions may vary. Verification or exposure of a septic system requires a Florida-licensed Septic Contractor per FDOH (Chapter 64E-6 FAC).

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.

5. Flood zone information, if shown, is based on published FEMA Flood Insurance Rate Maps (FIRMs) and is provided for reference only. It may not reflect recent revisions, Letters of Map Amendment (LOMAs), Letters of Map Revision (LOMRs), or site-specific evaluations.

6. Survey monuments labeled "SIRC" indicate a Set Iron Rebar, a minimum ½ inch in diameter and 18 inches in length, with a yellow plastic cap stamped "EXACTA LB#8291" set at that location.

7. This survey has been electronically signed and sealed in accordance with F.A.C. 5J-17.062(3) and F.S. 472.025. The electronic signature is unique to the signing Professional Surveyor and Mapper, verifiable, and invalidates if the document is altered. If this document does not display a valid electronic signature, it is not an official copy. The corresponding electronic signature authentication record is prominently displayed on the invoice sent under separate cover for said verification.

8. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.

9. I Points of Interest (POIs) are select above-ground features identified because of their proximity to boundary lines, building setback lines, or known recorded easements. POIs are not intended to identify all matters of interest located on the property. Additional improvements may exist that are not visible, accessible or known to the surveyor at the time of the survey.

10. The information shown on this survey was compiled and prepared exclusively by Exacta Land Surveyors, LLC. Exacta is solely responsible for the professional content of this survey. Any third-party names, logos, or references appearing on this survey are provided only for identification purposes and do not imply endorsement or responsibility.

11. Pursuant to F.S. 558.0035, individual employees and agents of Exacta Land Surveyors, LLC shall not be held personally liable for negligence. Responsibility for this survey rests solely with the surveying firm.

12. Building dimensions shown on this survey are approximate and are not intended to be used for design, permitting, or construction, unless specifically contracted and stated otherwise on this survey.

13. Unless otherwise noted, the horizontal datum used for this survey is NAD83(2011), Epoch 2010.00. Coordinates and bearings are referenced to the Florida State Plane Coordinate System, in the applicable Zone. Positions were established using survey-grade GNSS observations processed through the Florida Permanent Reference Network (FPRN) CORS/VRS network and tied to the National Spatial Reference System (NSRS) and expressed in U.S. Survey Feet.

14. Unless otherwise noted, the vertical datum used for this survey is based on the North American Vertical Datum of 1988 (NAVD88), derived from observations processed through the Florida Permanent Reference Network (FPRN) CORS network, adjusted using GEOID18, and expressed in U.S. Survey Feet.

SURVEYOR'S LEGEND

LINETYPES
Boundary Line
Center Line
Chain Link or Wire Fence
Easement
Edge of Water
Iron Fence
Overhead Lines
Structure
Survey Tie Line
Vinyl Fence
Wall or Party Wall
Wood Fence

SURFACE TYPES
Asphalt
Brick or Tile
Concrete
Covered Area
Water
Wood

SYMBOLS
Benchmark
Center Line
Central Angle or Delta
Common Ownership
Control Point
Catch Basin
Elevation
Fire Hydrant
Find or Set Monument
Guywire or Anchor
Manhole
Tree
Utility or Light Pole
Well

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

CERTIFIED TO:
BARBARA M. ADAMS

FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 10). THIS PROPERTY WAS FOUND IN CITY OF TREASURE ISLAND, COMMUNITY NUMBER 125153, PANEL NUMBER 0194H DATED 08/24/21.

DATE SIGNED: 10/29/25

BUYER: BARBARA M. ADAMS

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:**

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY

PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

EXACTA
Exacta Land Surveyors, LLC
Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

11445 8TH STREET EAST

PROJECT PARTICIPANTS

OWNER: ADAMS, BARBARA M ADAMS, JAMES L

ENGINEER: ROBERT C. BARRILLEAUX (FL LIC. 97952)

PROPERTY INFORMATION

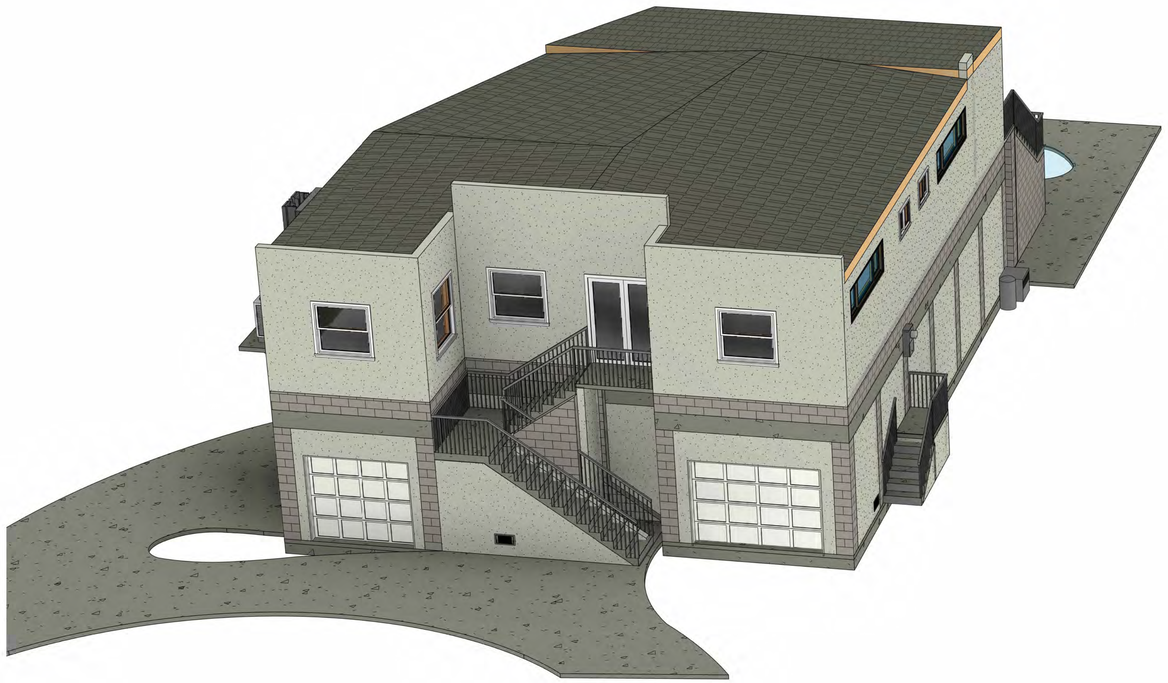
PROPERTY ADDRESS: 11445 8TH STREET E
TREASURE ISLAND, FL 33706

ZONING: RU-75

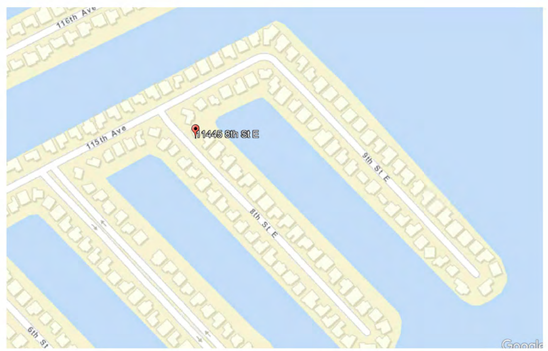
PROPERTY USE: R-L

PARCEL #: 23-31-15-43506-006-0480

1. DRAWINGS INDICATE ALL AVAILABLE INFORMATION IN REGARDS TO THE EXISTING CONDITIONS AND PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR (GC) IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION OF THE EXISTING CONDITIONS. THESE DRAWINGS HAVE BEEN CREATED FROM FIELD DIMENSIONS AND EXISTING SITE DOCUMENTATION. CONTRACTOR TO REFER TO FIELD DIMENSION AS REQUIRED DURING CONSTRUCTION. THE ENGINEER CANNOT AND DOES NOT GUARANTEE THE ACCURACY OF ALL INFORMATION AND ASSUMES NO LIABILITY THEREFORE.
2. THE TERMS "GENERAL CONTRACTOR," "CONTRACTOR," "CONSTRUCTION CONTRACTOR," AND / OR "GC" SHALL BE UNDERSTOOD TO BE THE SAME AS GENERAL CONTRACTOR AND IDENTIFIED AS GC UNDER THESE DOCUMENTS.
3. GC TO VERIFY IN FIELD THE MINIMUM FINISH FLOOR ELEVATION REQUIREMENTS BASED ON THIRD PARTY SEALED BENCHMARK CERTIFICATE AND RELEVANT SURVEY ADHERING TO LOCAL, STATE, AND FEDERAL JURISDICTIONS.
4. DRAWINGS ARE NOT TO BE SCALED AS DIMENSIONS GOVERN. DIMENSIONS ARE FROM FINISHED SURFACE OR CENTER OF WALL AS DEPICTED, U.N.O.
5. IT IS THE GC'S RESPONSIBILITY TO INVESTIGATE AND FIELD VERIFY EXISTING CONDITIONS RELATED TO SCOPE OF WORK, IN ADVANCE OF PROJECT COMMENCEMENT. THE GC AND SUBCONTRACTOR(S) SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY, IN ADVANCE OF WORK TO BE PERFORMED, TO ENSURE THE ORDERLY PROGRESS OF THE WORK. EXISTING CONDITIONS IDENTIFIED BEFORE WORK BEGINS THAT MAY AFFECT SCHEDULING AND PRICING, INSTALLATION OF NEW WORK THAT IS DESIGNED AND DETAILED HEREIN, AND ANY OTHER POTENTIAL DISCREPANCIES SHALL BE IDENTIFIED AND ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT IN WRITING. ENGINEER SHALL HAVE A MINIMUM OF TEN (10) WORKING DAYS TO RESPOND TO ANY NOTIFICATION.
6. THE CONTRACT DOCUMENTS, WITH REGARD TO EXISTING CONDITIONS, IN NO WAY RELEASE THE GC FROM THE RESPONSIBILITY OF VERIFYING COMPLETELY ALL FIELD DOCUMENTS RELATING TO AND AFFECTING THE EXECUTION OF THE WORK, WHETHER OR NOT INDICATED IN THE CONSTRUCTION DOCUMENTS.
7. IT IS THE RESPONSIBILITY OF THE GC TO FIELD VERIFY AND DOCUMENT ALL EXISTING DIMENSIONS, ELEVATIONS AND BENCHMARKS, MATERIALS AND METHODS OF CONSTRUCTION THAT MAY AFFECT OR BE AFFECTED BY NEW WORK AND TO COORDINATE SUCH FIELD VERIFICATION WITH THE CONTRACT DOCUMENTS AND THE EXECUTION OF THE WORK. DISCREPANCIES AND / OR CONFLICTS INVOLVING ANTICIPATED EXISTING CONDITIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION, IMMEDIATELY.
8. THE ENGINEER HAS ENDEAVORED TO IDENTIFY AS COMPLETELY AS POSSIBLE IN THE DRAWINGS AND SPECIFICATIONS (IF ANY) EXISTING ITEMS OF EQUIPMENT AND CONSTRUCTION THAT ARE REQUIRED TO BE REMOVED OR OTHERWISE DEMOLISHED SO AS TO ALLOW THE EXECUTION OF NEW WORK. THIS INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE GC AND IS IN NO WAY INTENDED TO IMPLY THAT DEMOLITION IS LIMITED ONLY TO THOSE ITEMS SPECIFICALLY IDENTIFIED. THE GC SHALL BE RESPONSIBLE TO EXECUTE ANY DEMOLITION WORK AS REQUIRED TO ALLOW THE EXECUTION OF NEW WORK.
9. ALL CODES HAVING JURISDICTION SHALL BE STRICTLY OBSERVED DURING ENTIRETY OF THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY, AND PARISH BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES. THE GC SHALL REVIEW ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS.
10. GC SHALL REQUEST ALL INSPECTIONS AS REQUIRED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE GC IS TO SUBMIT CERTIFICATES OF INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL LOCAL INSPECTIONS, AND TO OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL, IF REQUIRED.
11. GC TO VERIFY ALL EXISTING WINDOW, DOOR AND ANY OTHER ACCESS OPENING DIMENSIONS IN THE FIELD, INCLUDING FRAMING.
12. DESIGN WIND SPEED FOR RESIDENTIAL CONSTRUCTION, NEW CONSTRUCTION, ADDITIONS, AND SUBSTANTIAL IMPROVEMENTS DESIGNED TO 147 MPH.
13. METHOD OF WIND-BORNE DEBRIS PROTECTION FOR EXTERIOR WINDOWS AND DOORS PER IRC 2021 SECTION R301.2.1.2 - WOOD STRUCTURAL PANELS (1/2" MIN. PLYWOOD) TO BE PROVIDED UNLESS INDICATED OTHERWISE ON ELEVATIONS AND WINDOW SCHEDULE WITH IMPACT-RESISTANT GLAZING, OR OPERABLE WINDOW SHUTTER(S) TO PROTECT AND SECURE THE OPENING.
14. GC SHALL MAINTAIN A HARD-COPY, FULL-SIZE (24x36 UNO), BOUND SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES WORK IS IN PROGRESS FOR THE DURATION OF THE PROJECT.
15. THE ENGINEER DOES NOT GUARANTEE THE GC'S PERFORMANCE AND NO PROVISIONS OF THE CONTRACT DOCUMENTS SHALL RELIEVE THE GC FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE, OR ERROR OF OMISSIONS OR COMMISSION BY THE GC.
16. ALL WORK IS TO CONFORM TO THE CONTRACT / CONSTRUCTION DOCUMENTS (DRAWINGS AND SPECIFICATIONS). WORK SHALL BE NEW AND SATISFY THE QUALITY AS SPECIFIED.
17. EXISTING GRADE TO SLOPE AWAY FROM STRUCTURE / FOUNDATION, AND SHALL BE DESIGNED AND CONSTRUCTED TO AVOID PONDING. SLOPE AT CONCRETE WALKS FROM BUILDINGS 2% MINIMUM. SLOPE CONCRETE PAVING AWAY FROM BUILDING 1% MINIMUM.
18. NEW CARBON MONOXIDE DETECTORS SHALL BE PROVIDED OUTSIDE EVERY SPinellasPING AREA AND / OR ROOM UNLESS ALREADY EXISTING.
19. WINDOW OPENINGS TO ADHERE TO IRC 2015 SECTION R310 FOR EGRESS: CLEAR OPENING WIDTH ≥20"; CLEAR OPENING HEIGHT ≥24"; MINIMUM CLEAR OPENING = 5.75 SQFT; MAXIMUM SILL HEIGHT ABOVE THE FLOOR = 44".
20. GC HAS A RESPONSIBILITY TO ASSIST ENGINEER IN EVALUATING AND RECOMMENDATIONS BY PROVIDING IN A TIMELY MANNER, AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SKETCHES AND PHOTOGRAPHS SUFFICIENT TO CLEARLY DESCRIBE DISCREPANCIES, CONFLICTS, AND CONCEALED OR OTHERWISE UNANTICIPATED EXISTING CONDITIONS AFFECTING NEW CONSTRUCTION. THE GC SHALL FURTHER ASSIST THE ENGINEER BY PROVIDING IN A TIMELY MANNER PREPARED SOLUTIONS TO UNANTICIPATED EXISTING CONDITIONS.
21. ALL ITEMS INDICATING CONTRACT LIMITS AND LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE GC AND ARE NOT TO BE TAKEN LITERALLY. ACTUAL CONTRACT LIMITS ARE TO BE DETERMINED BY THE GC PRIOR TO BIDDING, BY FIELD VERIFICATION.
THE GC IS RESPONSIBLE FOR ENSURING PROPER INTERFACE BETWEEN EXISTING CONDITIONS AND NEW WORK.
22. THE GC MUST BE AWARE THAT CONSTRUCTION IN SOME AREAS SURROUNDING THE LIMITS OF THIS CONTRACT IS CURRENTLY IN PROGRESS. FOR THIS REASON, ACTUAL EXISTING CONDITIONS MAY VARY FROM CONDITIONS INDICATED ON THESE DRAWINGS. ALL SUCH DISCREPANCIES SHALL BE ACCURATELY AND THOROUGHLY RECORDED BY THE GC AND PROMPTLY REPORTED TO THE ENGINEER IN WRITING.
23. THE GC AND AFFECTED SUBCONTRACTORS SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A PROPOSAL. THE GC SHALL BECOME GENERALLY FAMILIAR WITH THE PROJECT AND WITH THE IMPACT OF THE NEW WORK ON THE EXISTING CONDITIONS. ANY AREAS OF CONCERN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO SUBMITTING A PROPOSAL. NO ADDITIONAL CHARGE TO THE OWNER, WHICH IS ATTRIBUTABLE TO THE GC'S FAILURE TO DO THIS, WILL BE APPROVED.
24. THE GC IS RESPONSIBLE FOR IDENTIFYING ANY UNFINISHED WALL AREAS THAT MAY BE EXPOSED AS A RESULT OF ADJUSTING FINISHED CEILING HEIGHTS. THE GC IS RESPONSIBLE FOR FINISHING THESE AREAS TO MATCH EXISTING ADJACENT FINISHED AREAS.
25. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN REQUEST TO THE ENGINEER, AND ONLY UPON APPROVAL. ALL REQUESTS SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUPPLY SAMPLES AND CUTS FOR WRITTEN APPROVAL BY ENGINEER BEFORE ORDERING AND INSTALLATION OF SUBSTITUTE MATERIALS.
26. GC SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ALL FINISHED SURFACES, SYSTEMS AND STRUCTURE / COLUMNS, DOORS, HARDWARE, ETC. TO REMAIN WITHIN SCOPE OF WORK. ANY EXISTING FINISHES, STRUCTURE OR SYSTEMS INDICATED TO REMAIN SHALL
BE REPAIRED AS REQUIRED TO MATCH NEW CONSTRUCTION CONDITION. GC TO DOCUMENT AS REQUIRED PRE-EXISTING DAMAGED AREAS WITHIN AREA TO REMAIN. NOTIFY ENGINEER OF EXISTING DAMAGED AREA OR SYSTEM BEFORE PRICING OR BIDDING.
27. UPON COMPLETION OF THE PROJECT, THE GC SHALL PROVIDE A COMPLETE SET OF DRAWINGS INDICATING MARK UPS AND FIELD CONSTRUCTION UPDATES AND STRICTLY SHOW ALL REVISIONS, SKETCHES, ETC. REQUIRED DURING CONSTRUCTION. GC SHALL MARK UP SITE SET IN RED FOR ADDITIONS AND BLUE FOR DELETIONS TO INDICATE FINAL CONDITIONS EXACTLY AS CONSTRUCTED.
28. ERROR AND OMISSIONS THAT MAY OCCUR IN CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING, AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED FROM THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE GC WILL
BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE GC FAILED TO NOTIFY THE ENGINEER OF BEFORE CONSTRUCTION AND / OR FABRICATION OF THE WORK.
29. GC SHALL MAINTAIN THE SITE / SCOPE OF WORK AREA FREE AND CLEAN OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT AREAS FROM DAMAGE, PAINT, SOILING, SPRAY APPLIED PRODUCTS, ETC. THE AREA OF WORK SHALL BE CLEANED UPON COMPLETION, INCLUDING FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC.C AND SHALL BE READY TO BE OCCUPIED UPON SUBSTANTIAL COMPLETION.
30. COORDINATE WITH OWNER ANY AND ALL LANDSCAPING TO BE REMOVED FOR INSTALLATION OF EXTERIOR EQUIPMENT, INCLUDING HVAC, WATER HEATER, ETC. ASSOCIATED EQUIPMENT.
31. GC IS RESPONSIBLE FOR COORDINATING SUBCONTRACTORS AND RESPONSIBLE FOR COORDINATION OF WORK, SCHEDULES FOR WORK, TRADES AND STORAGE OF EQUIPMENT AND MATERIALS, AS REQUIRED FOR EXECUTION OF WORK.
32. OWNER AND ENGINEER RESERVE THE RIGHT TO ALLOW OTHER CONSULTANTS AND CONTRACTS ASSOCIATED WITH THE WORK, AND AS NEEDED TO ENSURE COMPLETION OF THE PROJECT.
33. GC SHALL COORDINATE WITH SUBCONTRACTORS INSTALLATION AND SCHEDULING AND ENSURE COORDINATION AND COOPERATION BETWEEN TRADES AS WELL AS ANY APPOINTED BY OWNER AND ENGINEER
34. ALL MANUFACTURED MATERIALS, EQUIPMENT AND ASSOCIATED PARTS SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED AS INDICATED BY THE MANUFACTURER, UNO.
35. ALL CONSTRUCTION PERSONEL SHALL CARRY PROPER IDENTIFICATION AT ALL TIMES.
36. ALL SCAFFOLDING, EQUIPMENT, LADDERS, ETC. SHALL BE IN GOOD STANDING AND OPERATING CONDITION. ANY ALL DAMAGED OR INOPERABLE ITEMS SHALL BE REMOVED FROM PROJECT SITE.
37. ALL ELECTRICALLY OPERATED TOOLS AND EQUIPMENT SHALL BE PROPERLY GROUNDED.
38. APPROPRIATE PROTECTIVE WEAR, INCLUDING PROTECTIVE EYEWEAR, SHALL BE WORN AT ALL TIMES DURING CUTTING, WELDING, ETC. THE GC SHALL BE RESPONSIBLE FOR PROVISION OF ALL NECESSARY SAFETY EQUIPMENT, APPARATUS, ETC. TO ENSURE THE HEALTH AND WELFARE OF THE GENERAL PUBLIC, OWNERS, AND RELATED PARTIES, DESIGN AND CONSTRUCTION PROFESSIONALS, AND WORKERS.
39. THESE CONSTRUCTION DRAWINGS DO NOT REFLECT MEANS AND METHODS OF CONSTRUCTION. THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL ARRANGE AND COORDINATE ALL NECESSARY SCAFFOLDING, EQUIPMENT, ETC. REQUIRED TO COMPLETE THE WORK.
40. ANY HAZARDOUS MATERIAL REVIEW WORK OR ANALYSIS IS OUTSIDE THE SCOPE OF THIS WORK AND THESE DRAWINGS. THE OWNER IS RESPONSIBLE TO DIRECT THE GC REMOVAL OF ANY HAZARDOUS MATERIAL ITEMS WHICH MAY BE ENCOUNTERED DURING THIS PROJECT.
41. GC REQUIRED TO ADHERE AND MAINTAIN REQUIRED CERTIFICATION AS REQUIRED BASED ON PROJECT SCOPE OF WORK AND EPA 's 2008 LEAD-BASED PAINT RENOVATION, REPAIR, AND PAINTING (RRP) RULE, AS AMENDED IN 2010 AND 2011.
42. ABSOLUTELY NO ASBESTOS OR ASBESTOS CONTAINING MATERIALS (ACM) SHALL BE USED IN CONSTRUCTION OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE GC TO IDENTIFY AND NOTIFY OWNER AND ENGINEER OF CONFIRMED OR SUSPECTED PRODUCTS.
43. THE GC AND SUBCONTRACTOR(S) SHALL COORDINATE ALL NECESSARY UTILITIES COORDINATION, CONNECTION, PERMITS, ETC. WITH MUNICIPALITY OR PARISH, AND UTILITY COMPANIES AS REQUIRED.
44. A FIRE EXTINGUISHER SHALL BE LOCATED ON SITE, ON EACH LEVEL, INCLUDING AT PROJECT SITE TRAILER, AND ALL SUITE LOCATIONS AT ALL TIME, IN WORKING ORDER AND DURING THE ENTIRE CONSTRUCTION.
45. ALL FIRE EXITS SHALL BE KEPT CLEAR AND UNOBSTRUCTED AT ALL TIMES.
46. GC IS RESPONSIBLE TO CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION, AND/OR THE DELIVERY AND INSTALLATION OF ANY PRODUCTS, MATERIALS, OR EQUIPMENT WHICH ARE A PART OF THIS CONTRACT AT THE END OF EACH WORK DAY.
47. ALL AREAS WITHIN SCOPE OF WORK TO BE CLEANED. GC TO VACUUM ALL CARPETS, CLEAN AND POLISH FLOORING, MILLWORK, EQUIPMENT, AND ALL VENTS AND FILTERS IN NEW AND WORKING ORDER AFTER INSTALLATION AND FOR SUBSTANTIAL COMPLETION. GC IS RESPONSIBLE
TO PROTECT AS REQUIRED ALL OWNER OCCUPIED AREAS WHERE FINISH WORK IS TO BE PERFORMED. GC TO INSTALL ADEQUATE AMOUNT OF BUILDING PAPER, OR OTHER APPROVED PROTECTIVE GEAR AND MATERIAL ON ALL FINISHED SURFACES PRIOR TO THE OWNER'S MOVING DATE
AND SHALL REMOVE SAME FOLLOWING COMPLETION.
48. ALL OWNER OCCUPIED INHABITED AREAS SHALL BE PROTECTED FROM THE PROJECT SCOPE OF WORK AREA. COORDINATE VENTING REQUIREMENTS AND ALL OTHER ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS USED AND ANY SYSTEMS BEING REMOVED, ADDED, OR MODIFIED, AND NEW CORRESPONDING SYSTEMS.
49. GC IS RESPONSIBLE TO INSTALL PROTECTIVE MATERIALS TO PROTECT EXISTING FINISHES, SYSTEMS, ETC. AS REQUIRED AND INDICATED TO REMAIN. REMOVE PROTECTIVE MATERIALS AND CLEAN SURFACES AS REQUIRED UPON COMPLETION OF PROJECT.
50. FINAL WALL LAYOUT OF NEW WALLS TO BE APPROVED BY ENGINEER IN THE FIELD BEFORE COMMENCEMENT OF INSTALLATION OF FINISHES.
51. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR ANY AND ALL DAMAGES CAUSED BY ITS SUBCONTRACTORS. THE GC SHALL HAVE AN EXPERIENCED AND COMPETENT SUPERINTENDENT ON THE PROJECT SITE WHEN WORK IS IN PROGRESS.
52. ALL OWNER SUPPLIED FURNITURE / MILLWORK/EQUIPMENT SHALL BE INSTALLED BY CONTRACTOR AS INDICATED, UNO.
53. SITE ACCESS ACCESSIBILITY, CANOPIES, CROSSWALKS, PROTECTIVE BARRICADES OR OTHER ACCESS REQUIREMENT SHALL BE PROVIDED AS REQUIRED. CONTACT LOCAL AUTHORITIES AND SECURE PERMITS AS REQUIRED FOR THE ABOVE, SECURITY, TRASH / DUMPSTER CONTAINERS,
ETC. DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, AT ALL HOURS AS REQUIRED.
54. ALL AREAS ABOVE OR ON THE EXISTING CEILING THAT ARE AFFECTED BY INSTALLATION OF NEW WORK SHALL BE REPAIRED COMPLETELY WITH MATERIALS AND PRODUCTS TO MATCH EXISTING INSTALLATION OR AS INDICATED IN THE CONSTRUCTION DOCUMENTS.



1 Cover Sheet View



ENGINEER DISCLAIMER

THESE DRAWINGS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION AND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL LOCAL, REGIONAL, AND NATIONAL REQUIREMENTS.

THESE PLANS, DETAILS, NOTES AND SPECIFICATIONS ARE THE PROPERTY OF MODERN HOUSE & BUILDING MOVERS, LLC AND SHALL BE USED ONLY FOR THE PROPERTY / PROJECT AS INDICATED IN THE TITLE BLOCK ON THESE DRAWING SHEETS.

THE ENGINEER DOES NOT SUPERVISE AND WILL NOT BE RESPONSIBLE FOR CONTRACTOR'S WORK. THE ENGINEER DOES NOT DICTATE CONSTRUCTION MEANS AND METHODS. MEANS AND METHODS SHALL BE SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR & SUBCONTRACTORS.

I HAVE RESEARCHED THE INTERNATIONAL RESIDENTIAL CODE (IRC), THE FLORIDA BUILDING CODE (FEBC 2023; 8th ED), & F.A.C. 61G20-1.001, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS.

THIS PROJECT, DESIGN, ARRANGEMENT OR SPACES, ELEMENTS AND DETAILS ETC. FOUND IN THIS SET OF DRAWINGS ARE INTELLECTUAL PROPERTY OF MODERN HOUSE & BUILDING MOVERS, LLC AND NOT TO BE COPIED, REPRODUCED OR RECREATED WITHOUT WRITTEN APPROVAL FROM MODERN HOUSE & BUILDING MOVERS, LLC AND THE ENGINEER.

SIGNATURE Robert C. Barrilleaux — Digitally signed by Robert C. Barrilleaux Date: 2025.11.25 16:25:43 -06'00' — ***ROBERT C. BARRILLEAUX, P.E.***

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RBA ENGINEERING

MODERN MOVERS
THE SLAB HOME ELEVATION EXPERTS

Modern Movers

Project Number 2025.020

Date 7/14/2025

11/25/2025 4:20:39 PM

SETBACKS	LEGAL	EXIST.
FRONT YARD:	20'	19.7'
REAR YARD:	25'	25'
SIDE YARD (LEFT):	10'	10'
SIDE YARD (RIGHT):	10'	10'
EXIST. BUILDING HEIGHT:		18.4'
PROP. BUILDING HEIGHT:		30.4'
EXIST. LIVING AREA:		1,873
PROP. LIVING AREA:		2,089

B

IMPERVIOUS SURFACE RATIO	
EXISTING	
BUILDING FOOT PRINT:	1,873 SQ FT
PARKING & DRIVEWAYS:	1,996 SQ FT
POOL &/OR PATIO AREAS:	1,367 SQ FT
WALKWAYS:	0 SQ FT
OTHER:	0 SQ FT
TOTAL EXISTING:	5,236 SQ FT
PROPOSED	
BUILDING FOOT PRINT:	2,089 SQ FT
PARKING & DRIVEWAYS:	1,328 SQ FT
POOL &/OR PATIO AREAS:	932 SQ FT
WALKWAYS:	236 SQ FT
OTHER:	0 SQ FT
TOTAL PROPOSED:	4,585 SQ FT
LOT AREA:	7,279 SQ FT
EXIST. LOT IMPERV. COVERAGE:	5,236 SQ FT
EXIST. IMPERV. PERCENTAGE:	71 %
PROP. LOT IMPERV. COVERAGE:	4,585 SQ FT
PROP. IMPERV. PERCENTAGE:	63 %

EXISTING CONDITIONS

EXISTING ELEVATIONS	NAV88
LOWEST ADJACENT GRADE:	4.0 FT
HIGHEST ADJACENT GRADE:	4.2 FT
BASE FLOOD ELEVATION:	11 FT
EXIST. 1ST FL. ELEVATION:	4.7 FT
EXIST. 2ND FL. ELEVATION:	N/A

PROPOSED CONDITIONS

PROPOSED ELEVATIONS	NAV88
PROP. 1ST FL. ELEVATION:	4.2 FT
PROP. 2ND FL. ELEVATION:	16.7 FT

B

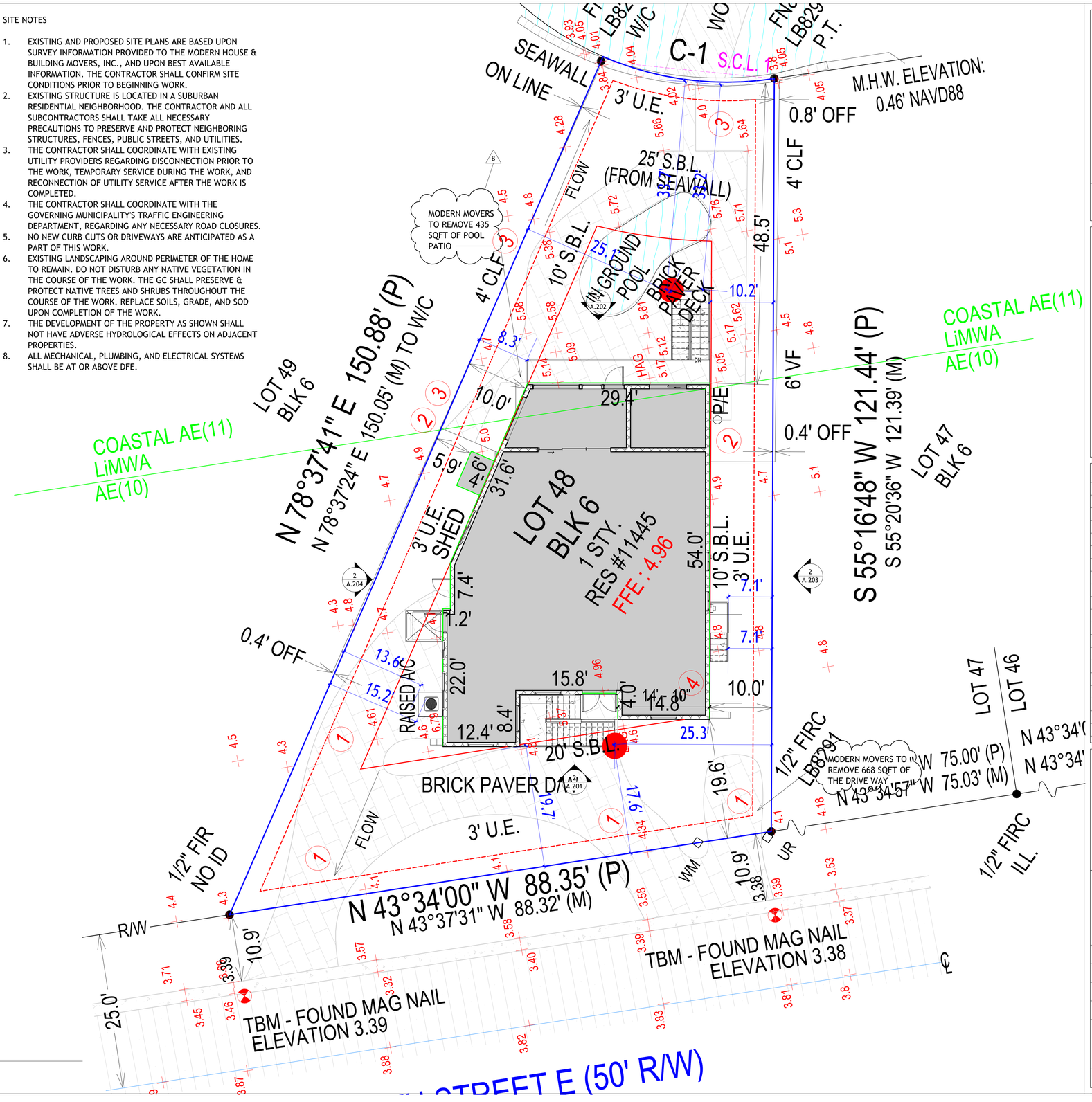
*ELEVATION CERTIFICATE PROVIDED BY THE SURVEYOR SHOWS A FIRM PANEL EFFECTIVE DATE OF 8/24/21 FLOOD ZONE AE, BASE FLOOD ELEVATION OF 10' & 11' NAVD88.

B

FLOOD INFORMATION	
ZONE	AE
COASTAL	YES
BFE	10' 11' NAVD88
DFE	13' NAVD88
FIRM PANEL	0194H
EFFECTIVE DATE	8/24/2021

SITE NOTES

1. EXISTING AND PROPOSED SITE PLANS ARE BASED UPON SURVEY INFORMATION PROVIDED TO THE MODERN HOUSE & BUILDING MOVERS, INC., AND UPON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK.
2. EXISTING STRUCTURE IS LOCATED IN A SUBURBAN RESIDENTIAL NEIGHBORHOOD. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE AND PROTECT NEIGHBORING STRUCTURES, FENCES, PUBLIC STREETS, AND UTILITIES.
3. THE CONTRACTOR SHALL COORDINATE WITH EXISTING UTILITY PROVIDERS REGARDING DISCONNECTION PRIOR TO THE WORK, TEMPORARY SERVICE DURING THE WORK, AND RECONNECTION OF UTILITY SERVICE AFTER THE WORK IS COMPLETED.
4. THE CONTRACTOR SHALL COORDINATE WITH THE GOVERNING MUNICIPALITY'S TRAFFIC ENGINEERING DEPARTMENT, REGARDING ANY NECESSARY ROAD CLOSURES.
5. NO NEW CURB CUTS OR DRIVEWAYS ARE ANTICIPATED AS A PART OF THIS WORK.
6. EXISTING LANDSCAPING AROUND PERIMETER OF THE HOME TO REMAIN. DO NOT DISTURB ANY NATIVE VEGETATION IN THE COURSE OF THE WORK. THE GC SHALL PRESERVE & PROTECT NATIVE TREES AND SHRUBS THROUGHOUT THE COURSE OF THE WORK. REPLACE SOILS, GRADE, AND SOD UPON COMPLETION OF THE WORK.
7. THE DEVELOPMENT OF THE PROPERTY AS SHOWN SHALL NOT HAVE ADVERSE HYDROLOGICAL EFFECTS ON ADJACENT PROPERTIES.
8. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS SHALL BE AT OR ABOVE DFE.



1 SITE PLAN
1/8" = 1'-0"

ROBERT C. BARRILLEAUX LICENSE No 97952 STATE OF FLORIDA PROFESSIONAL ENGINEER

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date
B	Revision 2 9/02	10/14/2025

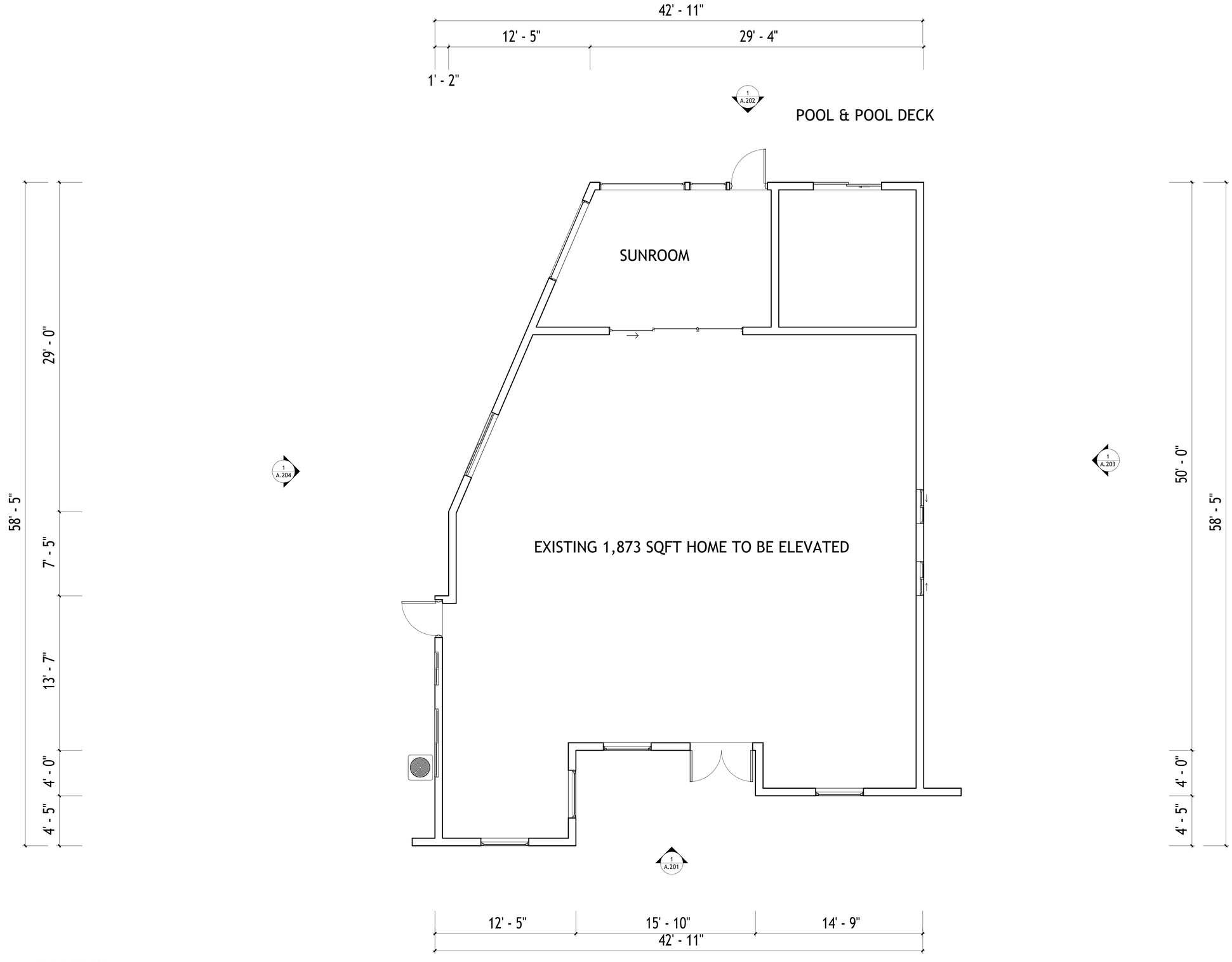
Modern Movers
11445 8TH STREET EAST

SITE PLAN

Project Number	2025.020
Date	7/14/2025
Drawn By	DJC
Checked By	RCB

C.102

Scale 1/8" = 1'-0"



1 EXISTING 1ST FLOOR
1/4" = 1'-0"

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

No.	Description	Date

Modern Movers
11445 8TH STREET EAST

EXISTING 1ST FLOOR PLAN

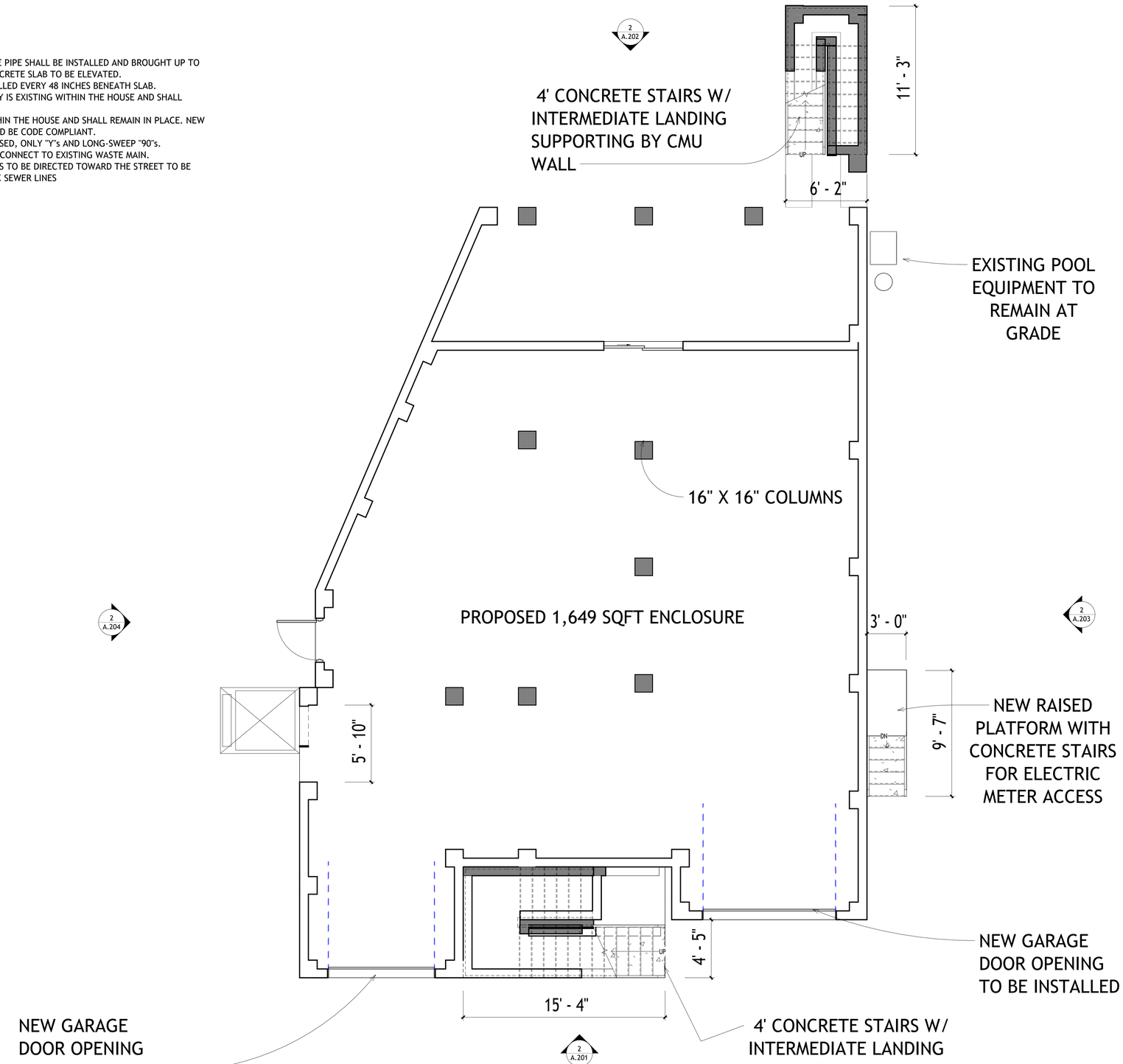
Project Number	2025.020
Date	7/14/2025
Drawn By	DJC
Checked By	RCB

A.101

Scale 1/4" = 1'-0"

PLUMBING NOTES:

1. NEW, SANITARY SEWER WASTE PIPE SHALL BE INSTALLED AND BROUGHT UP TO CODE BENEATH EXISTING CONCRETE SLAB TO BE ELEVATED.
2. METAL HANGERS TO BE INSTALLED EVERY 48 INCHES BENEATH SLAB.
3. HOT AND COLD WATER SUPPLY IS EXISTING WITHIN THE HOUSE AND SHALL REMAIN IN PLACE.
4. VENT PIPING IS EXISTING WITHIN THE HOUSE AND SHALL REMAIN IN PLACE. NEW WASTE TO TIE INTO VENTS AND BE CODE COMPLIANT.
5. NO "T" CONNECTIONS TO BE USED, ONLY "Y"s AND LONG-SWEEP "90"s.
6. INSTALL NEW CLEANOUT AND CONNECT TO EXISTING WASTE MAIN.
7. ALL NEW SEWER SERVICE LINES TO BE DIRECTED TOWARD THE STREET TO BE CONNECT TO EXISTING PUBLIC SEWER LINES



1 PROPOSED 1ST FLOOR
1/4" = 1'-0"

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date

Modern Movers

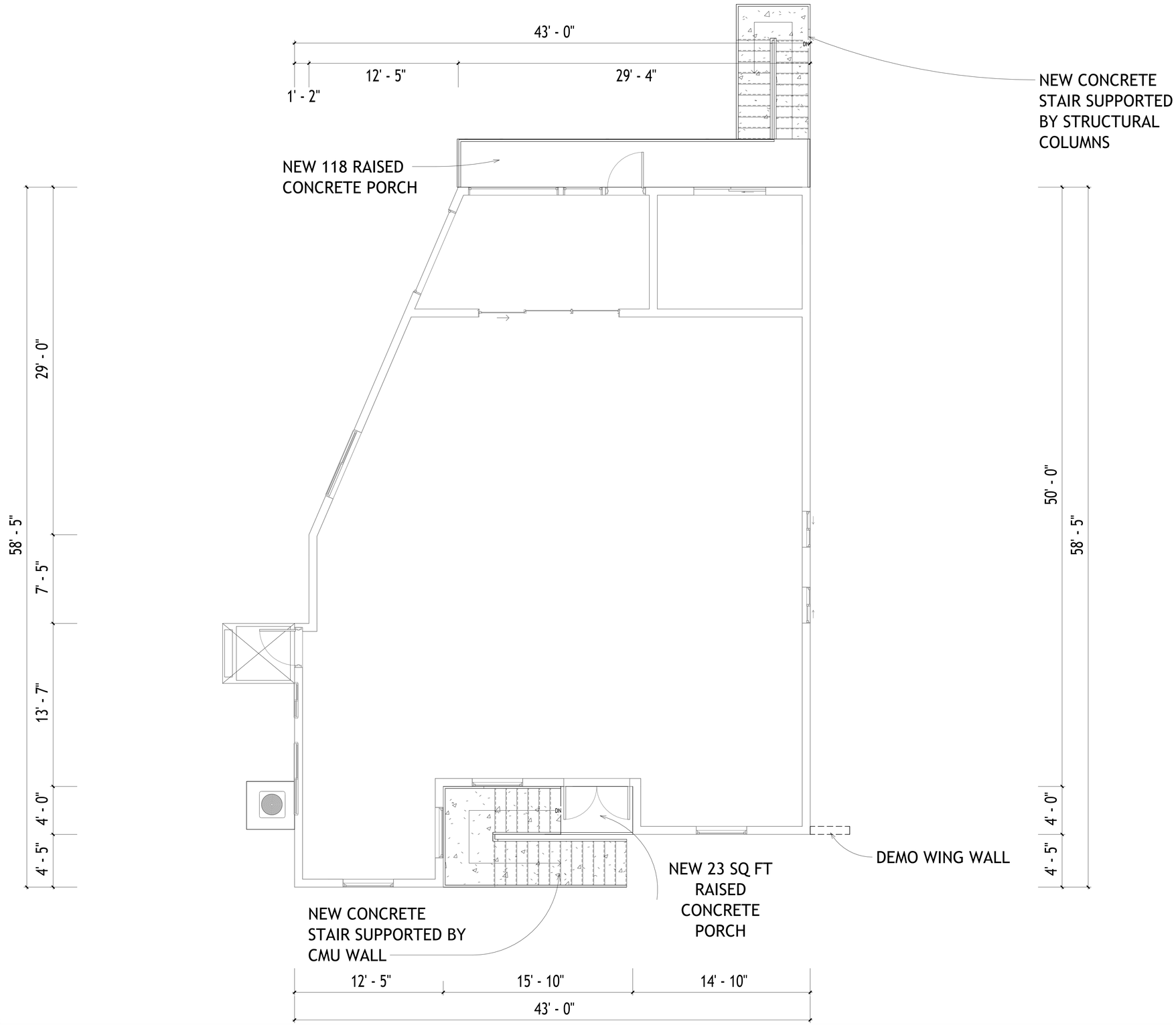
11445 8TH STREET EAST

PROPOSED 1ST FLOOR PLAN

Project Number	2025.020
Date	7/14/2025
Drawn By	DJC
Checked By	RCB

A.102

Scale 1/4" = 1'-0"



1 PROPOSED 2ND FLOOR
1/4" = 1'-0"

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date

77

Modern Movers
11445 8TH STREET EAST

PROPOSED 2ND FLOOR PLAN

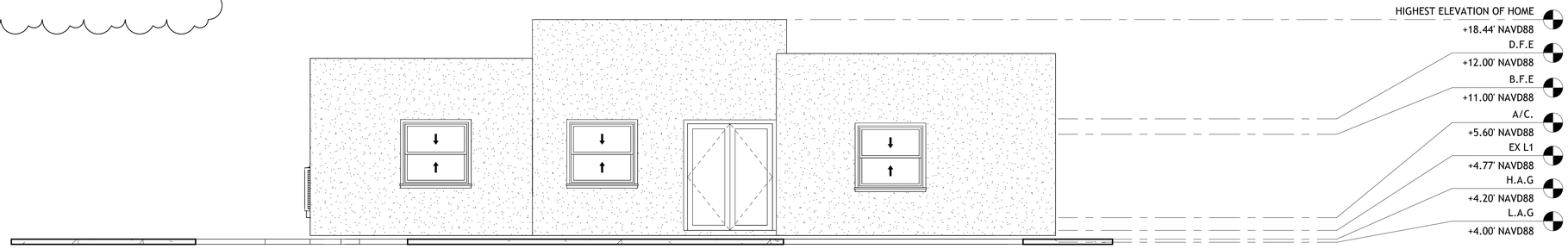
Project Number	2025.020
Date	7/14/2025
Drawn By	DJC
Checked By	RCB

A.103

Scale 1/4" = 1'-0"

LEGEND	
ABBREVIATION	MEANING
TBF	TOP OF BOTTOM FLOOR
LHM	LOWEST HORIZONTAL STRUCTURAL MEMBER
DFE	DESIGH FLOOD ELEVATION
BFE	BASE FLOOD ELEVATION
LAG	LOWEST ADACENT GRADE
HAG	HIGHEST ADJACENT GRADE
EX	EXISTING FLOOR LEVEL
PROP	PROPOSED FLOOR LEVEL
LEM	LOWEST ELEVATION OF MACHINERY

B



1 EXISTING FRONT ELEVATION
1/4" = 1'-0"

NOTE: ALL PROPOSED NEW WINDOWS & DOOR TO BE PROVIDED AND INSTALLED BY HOMEOWNER SEPARATELY. WINDOW & DOOR OPENINGS MAY VARY DUE TO MANUFACTURER. VERIFY ALL MASONRY/FRAME OPENINGS WITH MANUFACTURERS SPECS. WINDOW & DOOR MANUFACTURER SPECIFICATIONS TAKE PRECEDENT OVER THE PLAN DIMENSIONS.



2 PROPOSED FRONT ELEVATON1
1/4" = 1'-0"

ROBERT C. BARRILLEAUX LICENSE No 97952 STATE OF FLORIDA PROFESSIONAL ENGINEER

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date
B	Revision 2 9/02	10/14/2025

Modern Movers
11445 8TH STREET EAST

FRONT ELEVATION

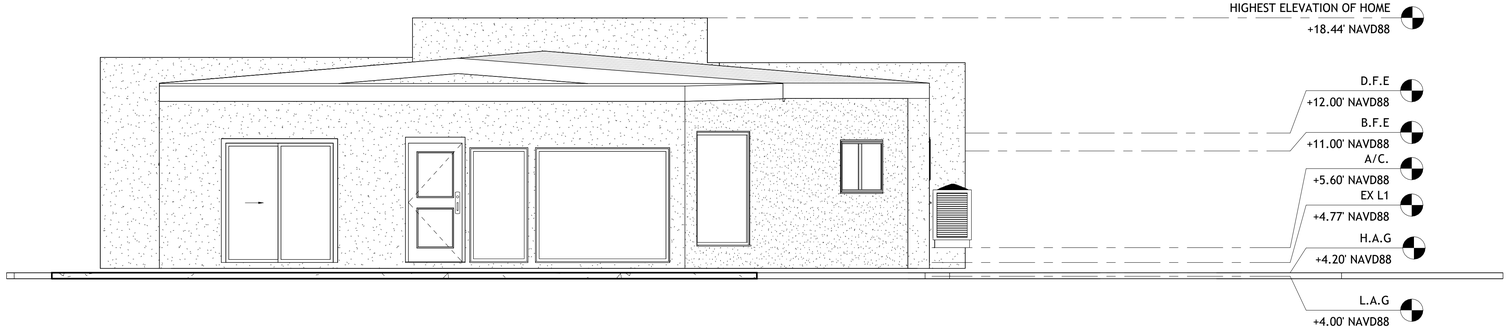
Project Number	2025.020
Date	7/14/2025
Drawn By	DJC
Checked By	RCB

A.201

Scale 1/4" = 1'-0"

LEGEND

ABBREVIATION	MEANING
TBF	TOP OF BOTTOM FLOOR
LHM	LOWEST HORIZONTAL STRUCTURAL MEMBER
DFE	DESIGH FLOOD ELEVATION
BFE	BASE FLOOD ELEVATION
LAG	LOWEST ADACENT GRADE
HAG	HIGHEST ADJACENT GRADE
EX	EXISTING FLOOR LEVEL
PROP	PROPOSED FLOOR LEVEL
LEM	LOWEST ELEVATION OF MACHINERY



1 EXISTING REAR ELEVATION1
1/4" = 1'-0"

NOTE: ALL PROPOSED NEW WINDOWS & DOOR TO BE PROVIDED AND INSTALLED BY HOMEOWNER SEPARATELY. WINDOW & DOOR OPENINGS MAY VARY DUE TO MANUFACTURER. VERIFY ALL MASONRY/FRAME OPENINGS WITH MANUFACTURERS SPECS. WINDOW & DOOR MANUFACTURER SPECIFICATIONS TAKE PRECEDENT OVER THE PLAN DIMENSIONS.



2 PROPOSED REAR ELEVATION1
1/4" = 1'-0"

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

No.	Description	Date
B	Revision 2 9/02	10/14/2025

Modern Movers
11445 8TH STREET EAST

REAR ELEVATION

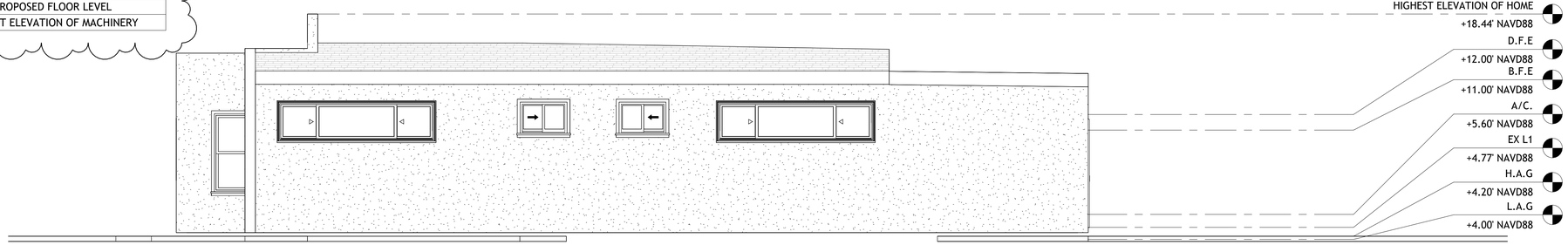
Project Number	2025.020
Date	7/14/2025
Drawn By	DJC
Checked By	RCB

A.202

Scale 1/4" = 1'-0"

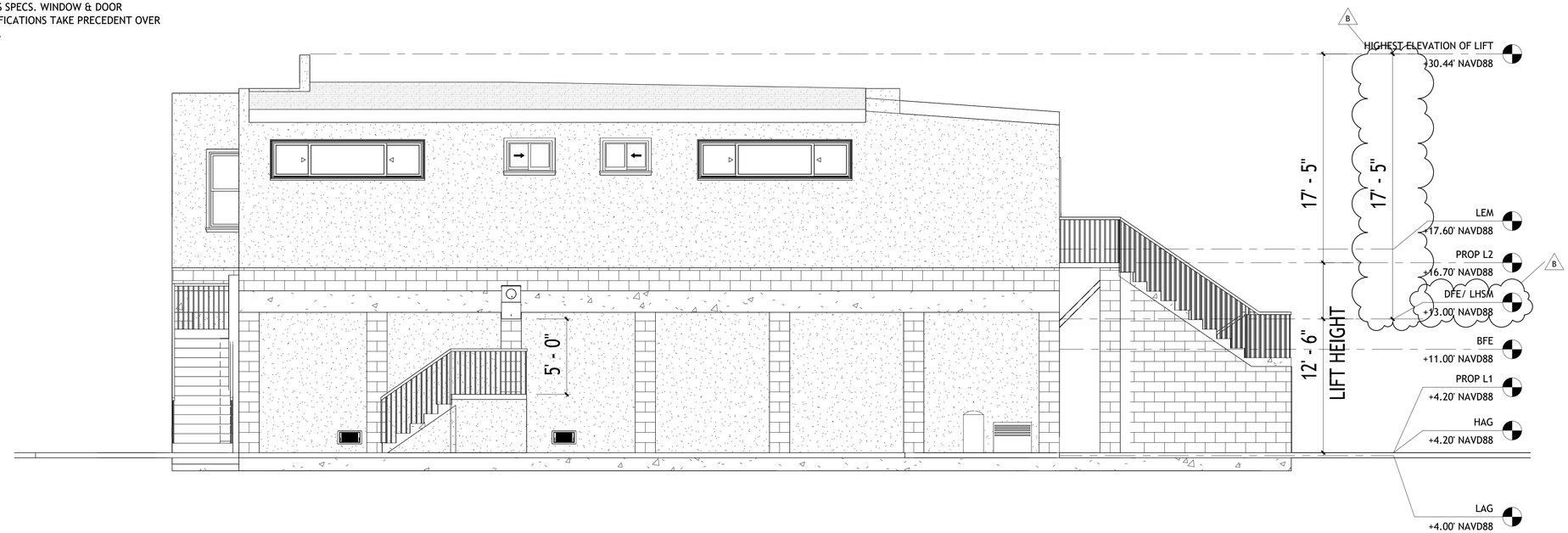
LEGEND	
ABBREVIATION	MEANING
TBF	TOP OF BOTTOM FLOOR
LHM	LOWEST HORIZONTAL STRUCTURAL MEMBER
DFE	DESIGH FLOOD ELEVATION
BFE	BASE FLOOD ELEVATION
LAG	LOWEST ADACENT GRADE
HAG	HIGHEST ADJACENT GRADE
EX	EXISTING FLOOR LEVEL
PROP	PROPOSED FLOOR LEVEL
LEM	LOWEST ELEVATION OF MACHINERY

B



1 EXISTING RIGHT ELEVATION
1/4" = 1'-0"

NOTE: ALL PROPOSED NEW WINDOWS & DOOR TO BE PROVIDED AND INSTALLED BY HOMEOWNER SEPARATELY. WINDOW & DOOR OPENINGS MAY VARY DUE TO MANUFACTURER. VERIFY ALL MASONRY/FRAME OPENINGS WITH MANUFACTURERS SPECS. WINDOW & DOOR MANUFACTURER SPECIFICATIONS TAKE PRECEDENT OVER THE PLAN DIMENSIONS.



2 PROPOSED RIGHT ELEVATION1
1/4" = 1'-0"

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

No.	Description	Date
B	Revision 2 9/02	10/14/2025

Modern Movers
11445 8TH STREET EAST

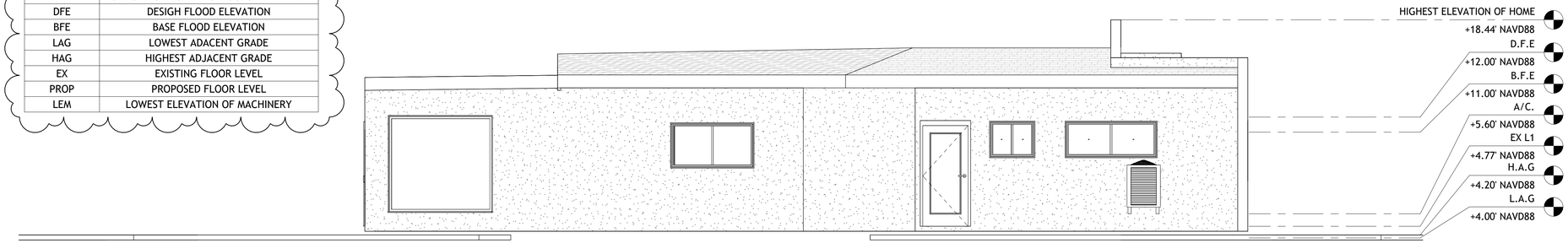
RIGHT ELEVATION

Project Number	2025.020
Date	7/14/2025
Drawn By	DJC
Checked By	RCB

A.203

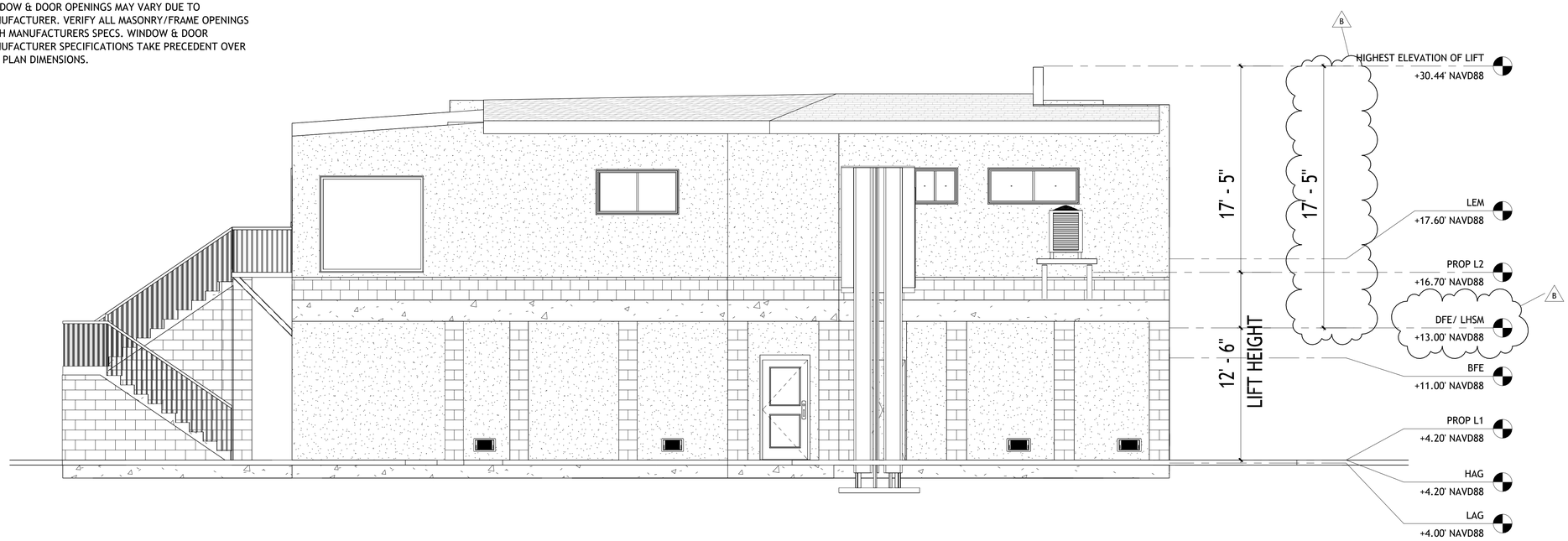
Scale 1/4" = 1'-0"

LEGEND	
ABBREVIATION	MEANING
TBF	TOP OF BOTTOM FLOOR
LHM	LOWEST HORIZONTAL STRUCTURAL MEMBER
DFE	DESIGH FLOOD ELEVATION
BFE	BASE FLOOD ELEVATION
LAG	LOWEST ADACENT GRADE
HAG	HIGHEST ADJACENT GRADE
EX	EXISTING FLOOR LEVEL
PROP	PROPOSED FLOOR LEVEL
LEM	LOWEST ELEVATION OF MACHINERY



1 EXISTING LEFT ELEVATION
1/4" = 1'-0"

NOTE: ALL PROPOSED NEW WINDOWS & DOOR TO BE PROVIDED AND INSTALLED BY HOMEOWNER SEPARATELY. WINDOW & DOOR OPENINGS MAY VARY DUE TO MANUFACTURER. VERIFY ALL MASONRY/FRAME OPENINGS WITH MANUFACTURERS SPECS. WINDOW & DOOR MANUFACTURER SPECIFICATIONS TAKE PRECEDENT OVER THE PLAN DIMENSIONS.



2 PROPOSED LEFT ELEVATION1
1/4" = 1'-0"

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

No.	Description	Date
B	Revision 2 9/02	10/14/2025

Modern Movers
11445 8TH STREET EAST

LEFT ELEVATION

Project Number	2025.020
Date	7/14/2025
Drawn By	DJC
Checked By	RCB

A.204

Scale 1/4" = 1'-0"

BUILDING NOTES:

PROPOSED 1ST FLOOR ENCLOSURE:	1649 FT²
NEW 2ND FLOOR CONCRETE PORCH:	142 FT²
METAL RAILING	+/- 170 LF
PILINGS	+/- 47
COLUMNS	+/- 32

FLOOD VENTING CALCULATIONS FOR ENGINEERED FLOOD VENTS:

ROOM / AREA	SQ/FT	VENT
1ST FLOOR ENCLOSURE:	1649	9
TOTAL:	1649	9

MODEL NUMBER:	#FFNF12
MULTI PURPOSE:	FLOOD FLAP 8X16
FLOOD COVERAGE:	9 VENT@ 220 SQ NI = 1980 SQ IN
AIR VENTILATION:	
VENT SIZE:	15 5/8" X 7 3/4"
ROUGH OPENING:	16" X 8"
ENGINEERED ACCESS DOOR = (NOT REQ'D FOR FULL HEIGHT CRAWLSPACES)	N/A
REQUIRED VENTILATION =	1649 IN²
TOTAL VENTILATION =	1980 IN²

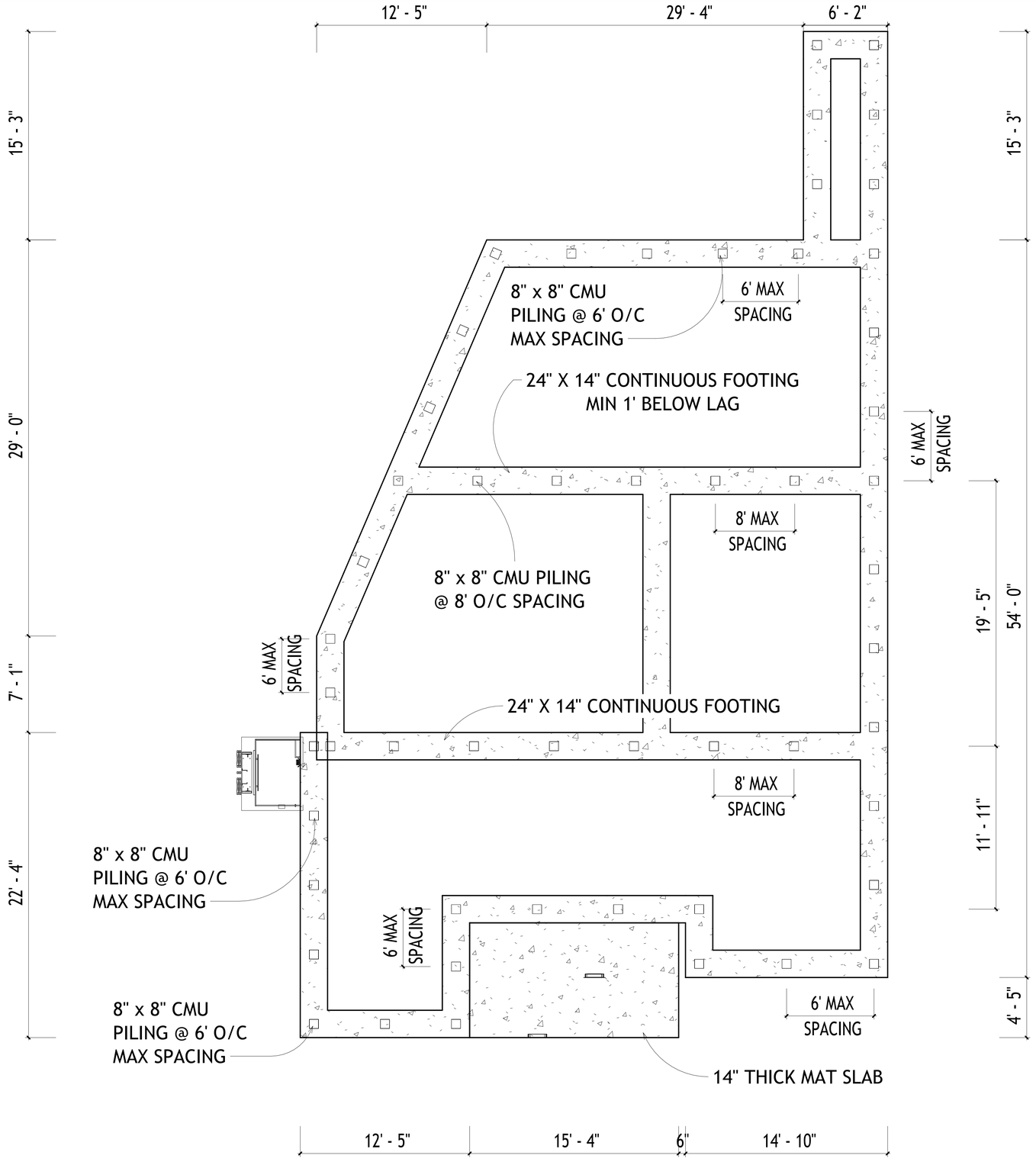
LIFT METHOD:

1. EXISTING PILINGS (IF ANY) BELOW THE BUILDING SHALL FIRST BE EXPOSED BY REMOVING THE SURROUNDING SOILS FOR A DEPTH OF APPROXIMATELY 3'-0".
2. APPROXIMATELY EVERY OTHER PILE IS CUT LEAVING ROOM FOR A HYDRAULIC JACK TO BE INSTALLED BETWEEN CUT OFF PILE & BUILDING'S EXISTING SLAB.
3. A UNIFIED HYDRAULIC JACKING SYSTEM SHALL BE USED TO RAISE THE BUILDING IN A UNIFIED MODE UNTIL THE DESIGNED HEIGHT IS ACHIEVED.
4. 8" X 8" X 8" CONCRETE SEGMENTAL BLOCKS ARE INSTALLED ON THE REMAINING PILES. SINCE THE CONCRETE SEGMENTAL PILES ARE GENERALLY INSTALLED UNTIL A MINIMUM LIFT OF ONE HALF INCH IS ACHIEVED ON THE STRUCTURE, THE CORRESPONDING GAUGE PRESSURE CONVERTS TO A PILE LOAD CAPACITY OF APPROXIMATELY 7 TONS.
5. CONCRETE FOOTING IS INSTALLED AROUND THE PERIMETER OF THE BUILDING AS SHOWN ON THE PLANS.
6. CONTRACTOR TO VERIFY BUILDING RAISE HEIGHT WITH ELEVATION CERTIFICATE & LOCAL BUILDING DEPARTMENT.

NOTE: WIND DESIGN CRITERIA TO REFLECT EXPOSURE C, DESIGN WIND SPEED OF 147 MPH (3 SECOND GUST) PER 2023 FBC- RESIDENTIAL, 8TH ED. 301.2.1 & FIGURE 301.2(4)

NOTE: STRUCTURAL CONDITIONS & DESIGN OF FOUNDATION & FRAMING SHALL BE REVIEWED & REEVALUATED AS NECESSARY AFTER HOUSE IS RAISED, AND BEFORE SETDOWN.

NOTE: ALL FOOTINGS ARE TO BE CONSTRUCTED AT A MINIMUM OF 12" BELOW THE GRADE OF THE STRUCTURE



1 FOUNDATION/PILING PLAN
1/4" = 1'-0"

ROBERT C. BARRILLEAUX LICENSE No 97952 STATE OF FLORIDA PROFESSIONAL ENGINEER

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date

Modern Movers
11445 8TH STREET EAST

FOUNDATION / PILING PLAN

Project Number	2025.020
Date	7/14/2025
Drawn By	HH
Checked By	RCB

S.101

Scale 1/4" = 1'-0"

BUILDING NOTES:

PROPOSED 1ST FLOOR ENCLOSURE:	1649 FT²
NEW 2ND FLOOR CONCRETE PORCH:	142 FT²
METAL RAILING	+/- 170 LF
PILINGS	+/- 47
COLUMNS	+/- 32

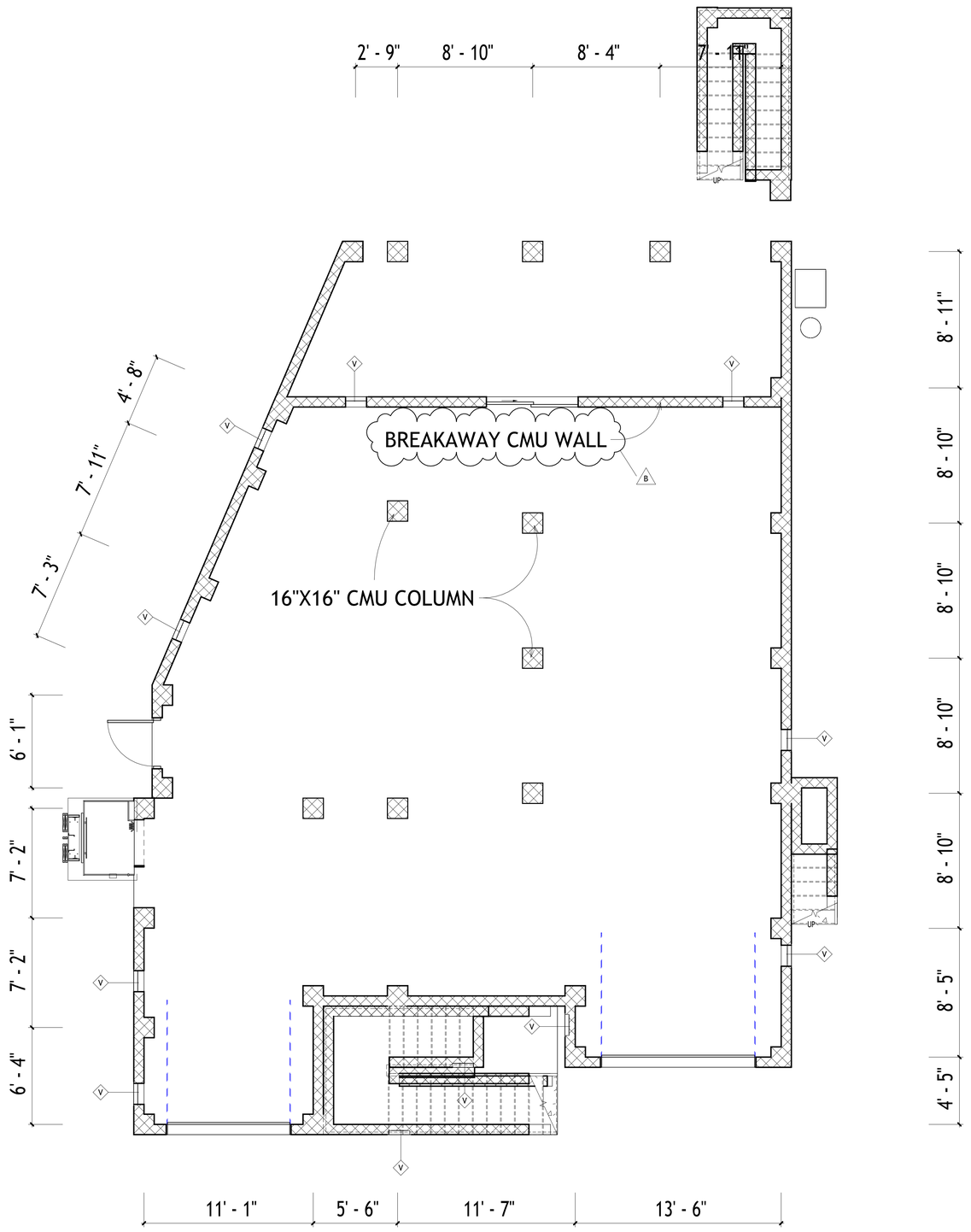
FLOOD VENTING CALCULATIONS FOR ENGINEERED FLOOD VENTS:

ROOM / AREA	SQ/FT	VENT
1ST FLOOR ENCLOSURE:	1649	9
TOTAL:	1649	9

MODEL NUMBER:	#FFNF12
MULTI PURPOSE:	FLOOD FLAP 8X16
FLOOD COVERAGE:	9 VENT@ 220 SQ NI = 1980 SQ IN
AIR VENTILATION:	
VENT SIZE:	15 5/8" X 7 3/4"
ROUGH OPENING:	16" X 8"
ENGINEERED ACCESS DOOR = (NOT REQ'D FOR FULL HEIGHT CRAWLSPACES)	N/A
REQUIRED VENTILATION =	1649 IN²
TOTAL VENTILATION =	1980 IN²

COLUMN / WALL NOTES:

1. COLUMNS WILL DEPEND UPON EXISTING GRADE BEAMS. ACTUAL PLACEMENT OF COLUMNS WILL BE FIELD VERIFIED ONCE HOUSE IS RAISED. REVISED COLUMNS SHALL BE PLACED NO FURTHER THAN 12.0' ALONG GRADE BEAMS & NO OPEN UNSUPPORTED SPAN OF EXISTING CONCRETE SLAB SHALL BE MORE THAN 8.0'. COLUMNS SHALL BE 16"X16" CMU CONCRETE FILLED COLUMNS WITH THE CMU BLOCK FORMING THE 12"X12" MOLD FOR THE CONCRETE & REBAR.
2. THE CONDITION OF EXTERIOR SLABS IS DETERMINED TO THE BEST OF THE ABILITY OF THE FIELD ENGINEER. IF IT IS REALIZED A SLAB ON THE LIFT PLAN IS INCORRECTLY LABELED, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY SO THAT STRUCTURAL SUPPORT CAN BE REVISED ACCORDINGLY.
3. IF GRADE BEAMS ARE FOUND TO BE IN A DIFFERENT LOCATION THAN ASSUMED ON THESE PLANS, ENGINEER SHOULD BE CONTACTED TO VERIFY THAT STEEL BEAMS WILL STILL SUPPORT THE NEW LAYOUT.
4. BREAKAWAY WALLS TO BE CONSTRUCTED BETWEEN COLUMNS AS SHOWN. SEE SHEET S.204 FOR BREAKAWAY WALL CONSTRUCTION.
5. STRUCTURAL CONDITIONS & DESIGN OF FOUNDATION & FRAMING SHALL BE REVIEWED & REEVALUATED AS NECESSARY AFTER HOUSE IS RAISED, AND BEFORE SETDOWN.
6. ALL DIMENSIONS ARE TO CENTERLINE OF COLUMNS.



NOTE: WIND DESIGN CRITERIA TO REFLECT EXPOSURE C, DESIGN WIND SPEED OF 147 MPH (3 SECOND GUST) PER 2023 FBC- RESIDENTIAL, 8TH ED. 301.2.1 & FIGURE 301.2(4)

NOTE: STRUCTURAL CONDITIONS & DESIGN OF FOUNDATION & FRAMING SHALL BE REVIEWED & REEVALUATED AS NECESSARY AFTER HOUSE IS RAISED, AND BEFORE SETDOWN.

1 COLUMN/WALL PLAN
1/4" = 1'-0"

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

No.	Description	Date
B	Revision 2 9/02	10/14/2025

Modern Movers
11445 8TH STREET EAST

COLUMN / WALL PLAN

Project Number	2025.020
Date	7/14/2025
Drawn By	HH
Checked By	RCB

S.102

Scale 1/4" = 1'-0"

BUILDING NOTES:

PROPOSED 1ST FLOOR ENCLOSURE:	1649 FT²
NEW 2ND FLOOR CONCRETE PORCH:	142 FT²
METAL RAILING	+/- 170 LF
PILINGS	+/- 47
COLUMNS	+/- 32

FLOOD VENTING CALCULATIONS FOR ENGINEERED FLOOD VENTS:

ROOM / AREA	SQ/FT	VENT
1ST FLOOR ENCLOSURE:	1649	9
TOTAL:	1649	9

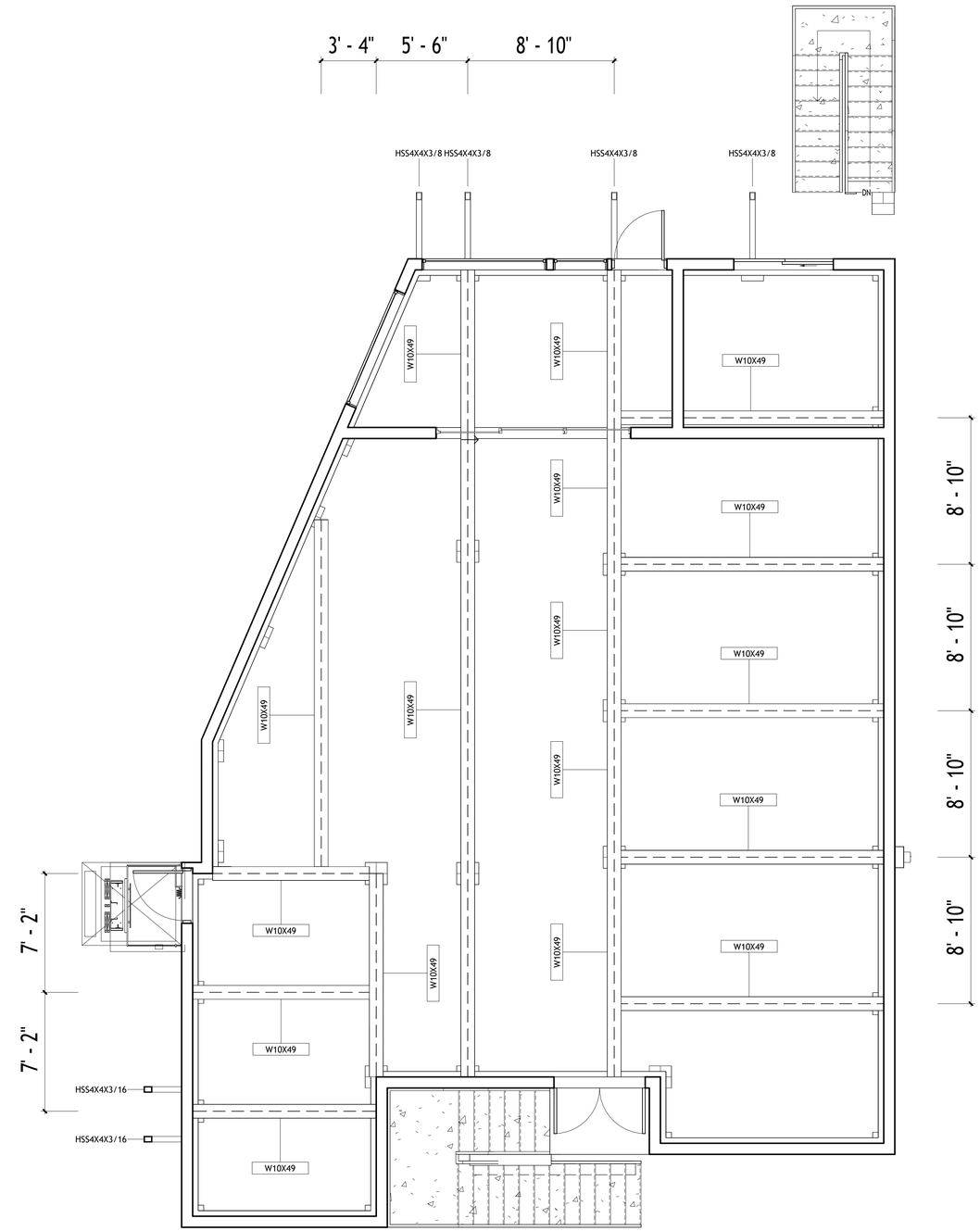
MODEL NUMBER:	#FFNF12
MULTI PURPOSE:	FLOOD FLAP 8X16
FLOOD COVERAGE:	9 VENT@ 220 SQ NI = 1980 SQ IN
AIR VENTILATION:	
VENT SIZE:	15 5/8" X 7 3/4"
ROUGH OPENING:	16" X 8"
ENGINEERED ACCESS DOOR = (NOT REQ'D FOR FULL HEIGHT CRAWLSPACES)	N/A
REQUIRED VENTILATION =	1649 IN²
TOTAL VENTILATION =	1980 IN²

STEEL FRAMING NOTES:

1. COLUMNS WILL DEPEND UPON EXISTING GRADE BEAMS. ACTUAL PLACEMENT OF COLUMNS WILL BE FIELD VERIFIED ONCE HOUSE IS RAISED. REVISED COLUMNS SHALL BE PLACED NO FURTHER THAN 12.0' ALONG GRADE BEAMS & NO OPEN UNSUPPORTED SPAN OF EXISTING CONCRETE SLAB SHALL BE MORE THAN 8.0'.
2. COLUMNS SHALL BE 16"X16" CMU CONCRETE FILLED COLUMNS WITH THE CMU BLOCK FORMING THE 12"X12" MOLD FOR THE CONCRETE & REBAR.
3. THE CONDITION OF EXTERIOR SLABS IS DETERMINED TO THE BEST OF THE ABILITY OF THE FIELD ENGINEER. IF IT IS REALIZED A SLAB ON THE LIFT PLAN IS INCORRECTLY LABELED, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY SO THAT STRUCTURAL SUPPORT CAN BE REVISED ACCORDINGLY.
4. IF GRADE BEAMS ARE FOUND TO BE IN A DIFFERENT LOCATION THAN ASSUMED ON THESE PLANS, ENGINEER SHOULD BE CONTACTED TO VERIFY THAT STEEL BEAMS WILL FULLY SUPPORT THE NEW LAYOUT.
5. STEEL SUPPORT BEAMS SHALL BE INSTALLED BASED ON THE PROPOSED LAYOUT **--OR--** AS DETERMINED IN THE FIELD TO BE THE OPTIMAL LAYOUT. PRIOR TO FINAL SET-DOWN ON PERMANENT STRUCTURE, AN AS-BUILT FRAMING PLAN WILL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL.
6. STEEL BEAMS SHALL BE SUPPORTED FULLY BY SITTING ON NEW CONCRETE COLUMNS **--OR--** BY MEANS OF ANGLE BRACKETS SECURELY AFFIXED TO SIDE OF COLUMNS.

NOTE: WIND DESIGN CRITERIA TO REFLECT EXPOSURE C, DESIGN WIND SPEED OF 147 MPH (3 SECOND GUST) PER 2023 FBC- RESIDENTIAL, 8TH ED. 301.2.1 & FIGURE 301.2(4)

NOTE: STRUCTURAL CONDITIONS & DESIGN OF FOUNDATION & FRAMING SHALL BE REVIEWED & REEVALUATED AS NECESSARY AFTER HOUSE IS RAISED, AND BEFORE SETDOWN.



1 STEEL PLAN
1/4" = 1'-0"

ROBERT C. BARRILLEAUX LICENSE No 97952 STATE OF FLORIDA PROFESSIONAL ENGINEER

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date

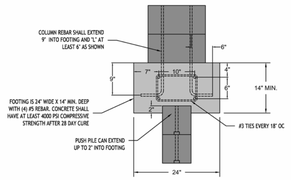
Modern Movers
11445 8TH STREET EAST

STEEL PLAN

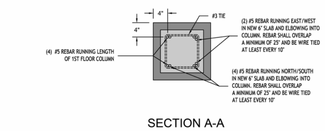
Project Number	2025.020
Date	7/14/2025
Drawn By	DJC
Checked By	RCB

S.103

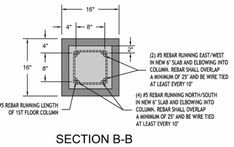
Scale 1/4" = 1'-0"



DETAIL A



SECTION A-A



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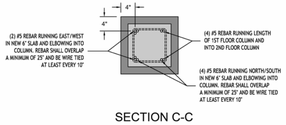
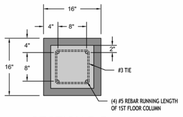
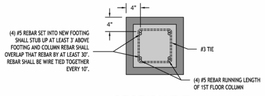


SECTION C-C



SECTION D-D



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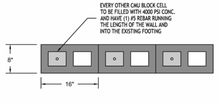
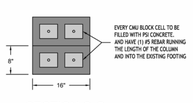
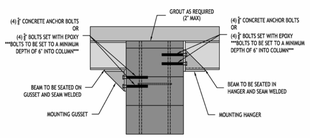


SECTION F-F

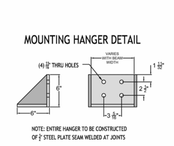


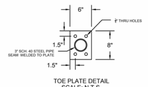
SECTION G-G



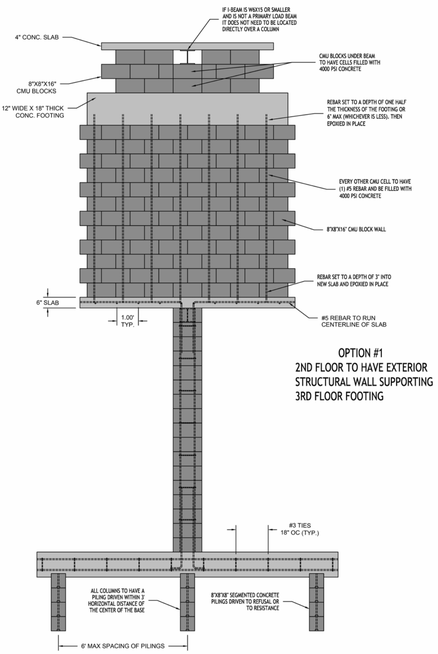


DETAIL B

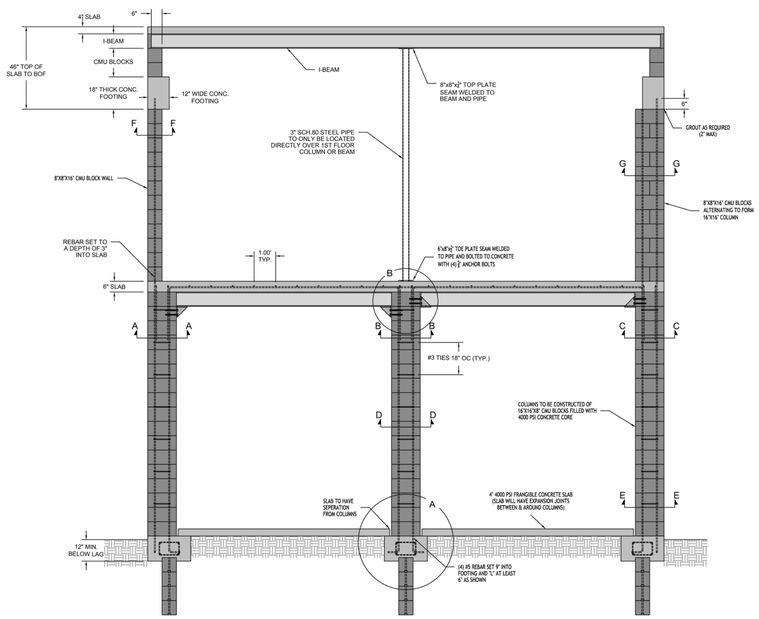


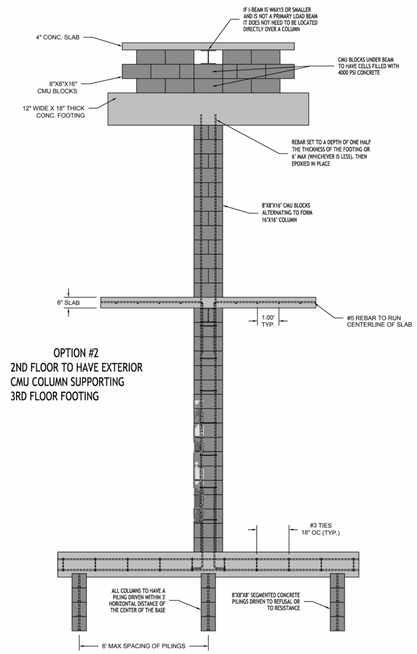


TOE PLATE DETAIL
SCALE: N.T.S.



OPTION #1
2ND FLOOR TO HAVE EXTERIOR
STRUCTURAL WALL SUPPORTING
3RD FLOOR FOOTING





OPTION #2
2ND FLOOR TO HAVE EXTERIOR
CMU COLUMN SUPPORTING
3RD FLOOR FOOTING

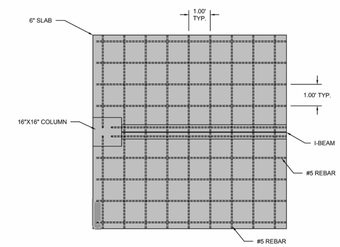
CONSTRUCTION NOTES

I. General
1) Engineer is designing foundation only and has not been retained to supervise construction to ensure that it is built to design. His seal does not warranty any other part of the design.
2) All work and materials shall meet local, state and federal codes including 2023 FBC Residential 8th ed.
3) Contractor or government agency shall notify engineer in writing of missing information or questions regarding these plans. Email is allowable and any questions can be emailed to clay@barrilleaux.net

II. Site Preparation
1) Footing shall be poured in earthen trench with sides and bottoms of undisturbed soil or soil that has been compacted to 95% standard proctor or sides shall be lines with wooden form boards. Pour shall be made during dry conditions. If a rain event occurs after trench is formed but before concrete is poured, all free water shall be removed and wet earth removed. Trench shall be free of organic debris and trash.
2) Contractor shall place concrete as soon as possible after soil has been prepared for construction in order to minimize exposure of the soil by to the elements. Do not place concrete on soils that have been disturbed by rainfall, ponding water or desiccated soils.

III. Concrete
1) All concrete work (including mix design, formwork & materials) shall comply with ACI 301
2) Structural concrete: normal weight, maximum water/cement ratio shall be 0.45 U.N.O.
3) All concrete shall attain a minimum compressive strength of 4,000 PSI at 28 days, unless noted otherwise.
4) Total air content shall be 5%.
5) Footing reinforcement shall be supported at 4 ft on center max. In both directions (the use of concrete bricks of an equal or greater compressive strength as required for the slab is acceptable).
6) Contractor shall thoroughly consolidate concrete (especially at anchorages and dowels).
7) Contractor shall cure concrete in accordance with ACI-308 immediately after finishing to minimize the appearance of shrinkage cracks.
8) All rebar shall conform to ASTM A615, grade 60.
9) Minimum clear cover for rebar shall 2"
10) Provide corner bars at all beam corners and "T" intersections to match horizontal rebar reinforcement. Minimum lap length of each leg is 30"

ADDL. NOTES:
1. EXISTING HOUSE SLAB IS ASSUMED TO BE 4" THICK 3000 PSI CONCRETE
2. NO UNSUPPORTED SPAN OF MORE THAN 8' IS PERMITTED FOR THE EXISTING 4" HOUSE SLAB
3. EXISTING HOUSE FOOTING IS ASSUMED TO BE 18" THICK X 12" WIDE 3500 PSI CONCRETE IN GOOD CONDITION WITH STEEL REINFORCEMENT THAT SUPPORTS THE 4" SLAB
4. COLUMNS ARE TO BE SET DIRECTLY ONTO THE NEW FOOTING AND 4" FRANGIBLE SLAB POURED AROUND
5. NEW 2ND STORY SLAB TO BE 6" 4000 PSI CONCRETE WITH #5 REBAR SET AT 1' ON CENTER
6. NO UNSUPPORTED SPAN OF MORE THAN 12' IS PERMITTED FOR THE NEW 6" 2ND STORY SLAB
7. 2ND STORY 3" SCH. 80 PIPE COLUMNS TO ONLY BE LOCATED DIRECTLY OVER 1ST STORY BEAM OR COLUMN. DO NOT LOCATE OVER OPEN SLAB



TYP. NEW SECOND STORY SLAB DETAIL

PROPOSED STRUCTURAL DETAIL
1
S.201
CONNECTION OF SLAB TO COLUMN

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

No.	Description	Date

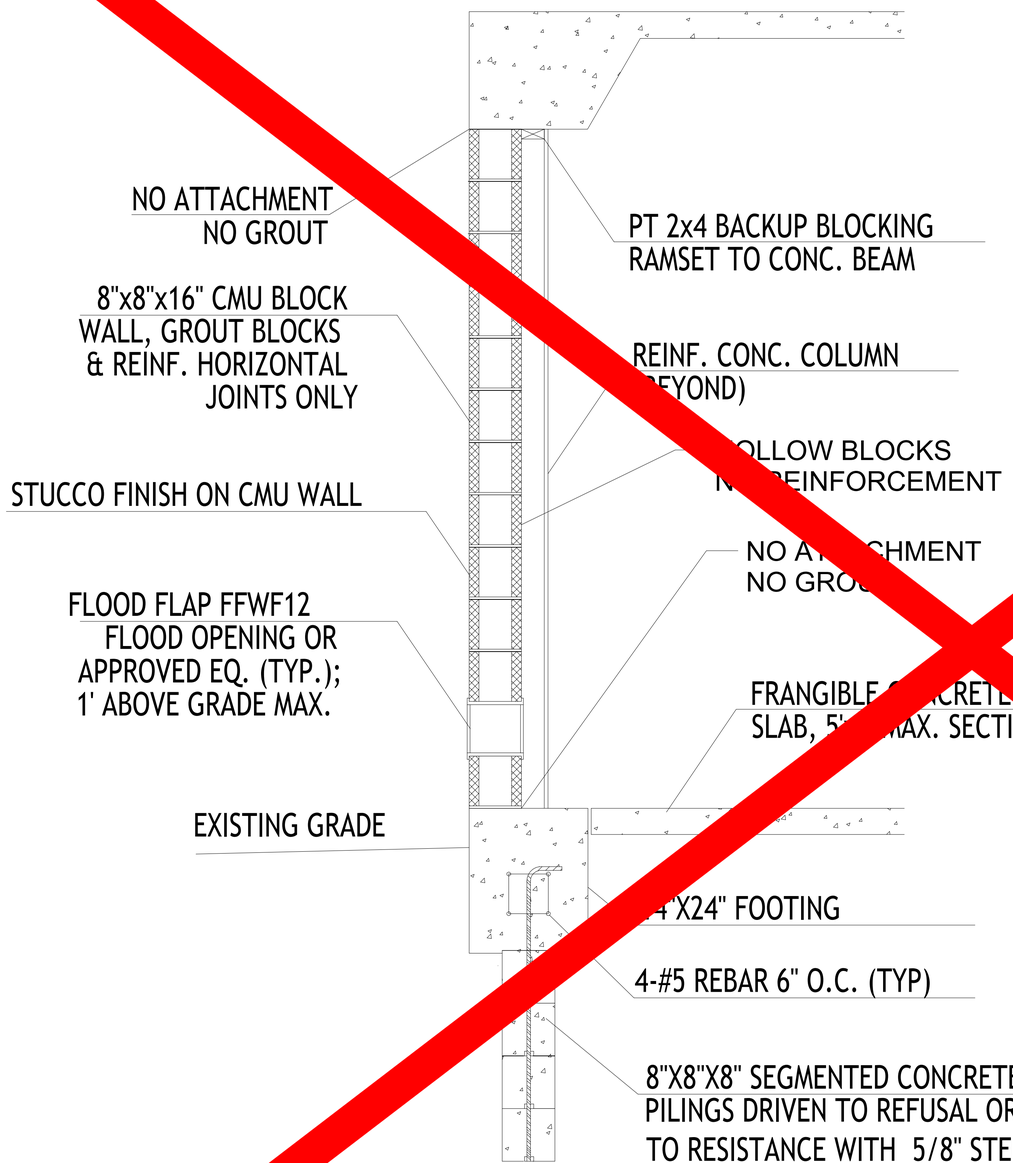
Modern Movers
11445 8TH STREET EAST

TYP. FOUNDATION DETAILS

Project Number	2025.020
Date	7/14/2025
Drawn By	DJC
Checked By	RCB

S.201

Scale



WALL CROSS SECTION 1 S.202

CONSTRUCTION OF BREAKAWAY WALL DETAIL

BREAKAWAY WALL NOTES:

1. ALL WALLS BELOW THE ELEVATED OR LEVEL SHALL BE BREAK AWAY CONSTRUCTION ESS DESIGNATED ON PLANS AS A SHEAR WALL
2. BUILDING MATERIALS D INSTALLATION METHODS BELOW BASE FLOOD ELE ON SHALL BE FLOOD DAMAGE RESISTANT, A SHALL CONFORM TO THE PROVISIONS OF FEMA TEC CAL BULLETIN 2. NO WALL COVERINGS ARE ANTIC ED AT ENCLOSED AREAS ON THE GARAGE LEVEL.
3. NO ECTRICAL, PLUMBING, OR OTHER UTILITY/SERVICES HALL BE MOUNTED ON BREAKAWAY WALLS. MOUNT VERTICAL CONDUIT, ETC. ON CONCRETE COLUMNS.
4. ELECTRICAL FIXTURES, OUTLETS, & SWITCHES AT THE GARAGE LEVEL SHALL BE INSTALLED ABOVE THE BASE FLOOD ELEVATION, UNLESS REQUIRED TO MEET LIFE SAFETY PROVISIONS OF THE BUILDING CODE. WHERE REQUIRED BY LIFE SAFETY PROVISIONS, A MINIMUM NUMBER OF CIRCUITS, SWITTCHES, RECEPTACLES, AND LIGHTING FIXTURES (120V MAX) SHALL BE PERMITTED BELOW BFE. ONE GFCI OUTLET OR SWITCH MAY BE PERMITTED BELOW BFE OF ELEVATED STRUCTURES.
5. CONCRETE SLAB SHALL BE UNREINFORCED, FRANGIBLE, D SHALL BE JOINTED AT 5'x5' MAX. SECTIONS.
6. INS L FLOOD VENTS AT BREAK AWAY WALLS PER FEMA RECOM DATIONS (SEE PLANS).
7. THERE SHA E NO JOINTS BETWEEN THE HOLLOW BLOCKS ON TO BOTTOM.
8. THERE SHALL BE N U FILL IN BLOCKS.
9. THERE SHALL BE NO H ONTAL JOINT REINFORCEMENT.
10. THE WALL IS DESIGNED TO EAKAWAY IN THE CENTRAL AXIS WHERE THE WAVE HEIGH 1.5 ' MIN. SEE FEMA TECH BULLETIN.
11. ANY EXISTING GROUT TO BE REMOVED.

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Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date

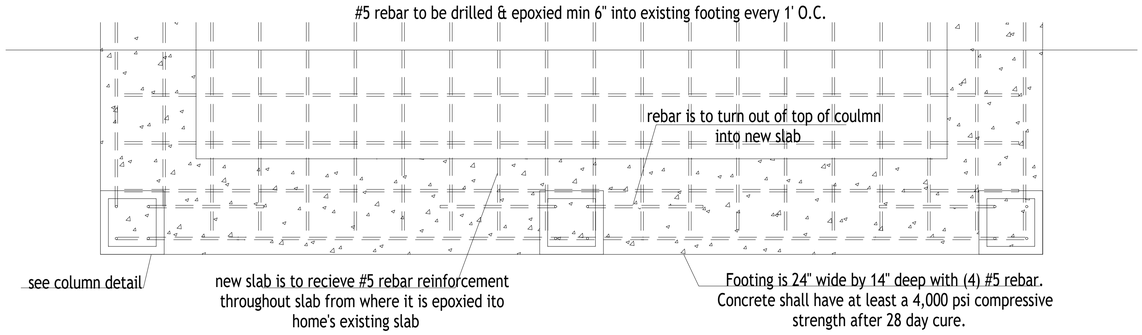
Modern Movers
11445 8TH STREET EAST

TYP. WALL DETAIL

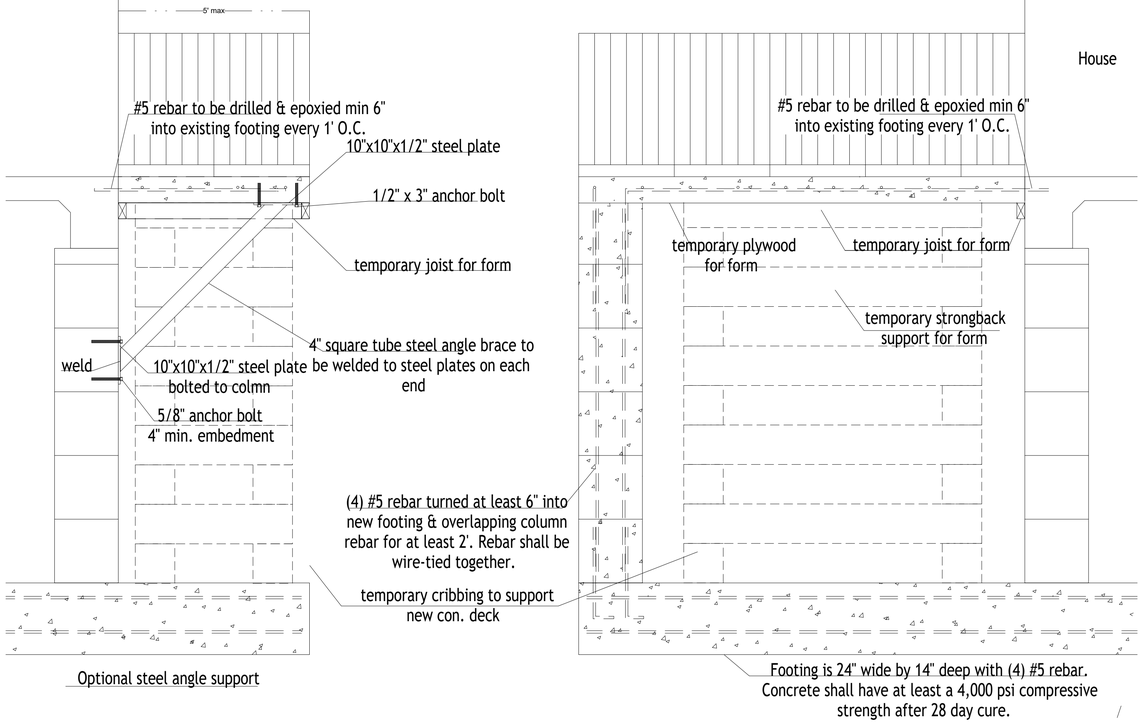
Project Number	2025.020
Date	7/14/2025
Drawn By	DJC
Checked By	RCB

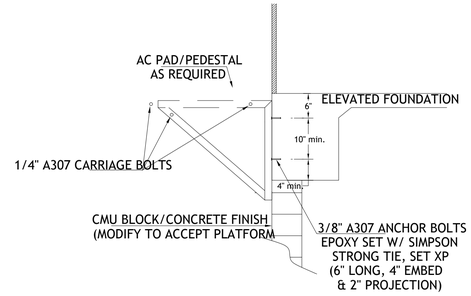
S.202

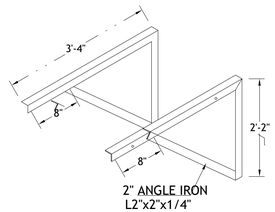
Scale



In order to eliminate horizontal steel beam supports along the perimter of the new slab, (2) #5 rebar may be installed along the perimeter of the 6" slab spaced 2" apart vertically & centered along the depth of the footing. This rebar shall have a min. 2" casing on all sides. Supports shall be spaced a maximum of 10' in either direction along any slab constructed this way.







Notes:
1. CONSTRUCTION SHALL CONFORM TO 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION.WIND SPEED 166 MPH 3 SEC GUST PER FBC-R 301.2.1 & FIGURE 301.2(4)
2. IN AREA OF POOR SOIL, PILINGS MAY BE REQUIRED UNDER LANDING FOOTING OR CONCRETE SLAB MAY BE REQUIRED UNDER ENTIRE LANDING TO PREVENT SUBDSIDENCE.
3. THIS PLAN IS FOR GENERAL CONSTRUCTION ONLY. FOR ACTUAL DIMENSIONS & STAIR LOCATION.
4. NOTE THAT DESIGN SHOWN IS FOR A PORCH GREATER THAN 4' IN WIDTH FROM THE HOME. FOR A PORCH THAT IS 4' OR LESS IN WIDTH FROM THE HOME, CONCRETE DEPTH MAY BE 4".
5. ALL METAL SHALL BE PAINTED WITH CORROSION RESISTANT PAINT.
6. ALL POURED CONCRETE SHALL BE MINIMUM 4000 PSI.
7. PRECAST CONCRETE MAY BE USED, & MUST SUPPORT A MOVING CONCENTRATED LOAD OF 1,000 POUNDS.
8. ALL FASTENERS SHALL BE GALVANIZED STEEL.
9. ALL WOOD SHALL BE NEW PRESSURE TREATED LUMBER.
10. RAILING HEIGHT SHALL BE 36". BOTH STAIRWAY & ANY LANDING OVER 30" ABOVE GRADE SHALL HAVE A RAILING.
11. ALL SLABS SHALL HAVE WIRE MESH INSTALLED AT MID-DEPTH.

PROPOSED ANGLE SUPPORT DETAIL — 1 / S.202.1
FRAMING TO SUPPORT CONCRETE PORCH

PROPOSED COLUMN SUPPORT DETAIL — 2 / S.202.1
FRAMING TO SUPPORT CONCRETE DECK

PROPOSED A/C SUPPORT DETAIL — 3 / S.202.1
FRAMING BRACKET TO SUPPORT A/C UNIT



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Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date

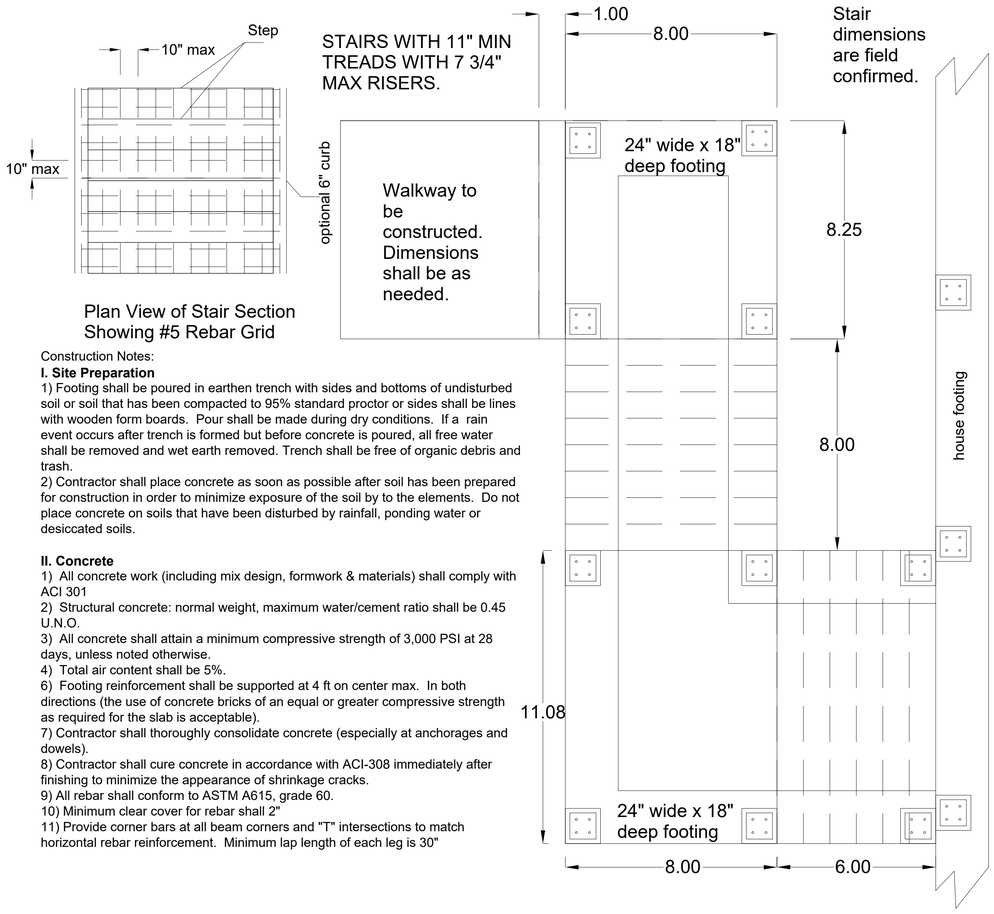
Modern Movers
11445 8TH STREET EAST

DECK DETAILS

Project Number	2025.020
Date	7/14/2025
Drawn By	DJC
Checked By	RCB

S.203

Scale



Plan View of Stair Section Showing #5 Rebar Grid

Construction Notes:

I. Site Preparation

1) Footing shall be poured in earthen trench with sides and bottoms of undisturbed soil or soil that has been compacted to 95% standard proctor or sides shall be lines with wooden form boards. Pour shall be made during dry conditions. If a rain event occurs after trench is formed but before concrete is poured, all free water shall be removed and wet earth removed. Trench shall be free of organic debris and trash.
2) Contractor shall place concrete as soon as possible after soil has been prepared for construction in order to minimize exposure of the soil by to the elements. Do not place concrete on soils that have been disturbed by rainfall, ponding water or desiccated soils.

II. Concrete

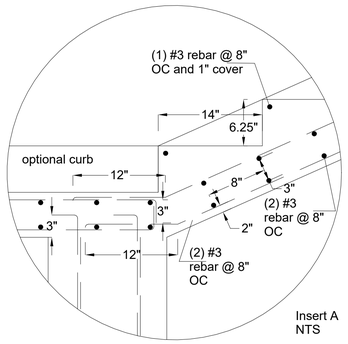
1) All concrete work (including mix design, formwork & materials) shall comply with ACI 301
2) Structural concrete: normal weight, maximum water/cement ratio shall be 0.45 U.N.O.
3) All concrete shall attain a minimum compressive strength of 3,000 PSI at 28 days, unless noted otherwise.
4) Total air content shall be 5%.
6) Footing reinforcement shall be supported at 4 ft on center max. In both directions (the use of concrete bricks of an equal or greater compressive strength as required for the slab is acceptable).
7) Contractor shall thoroughly consolidate concrete (especially at anchorages and dowels).
8) Contractor shall cure concrete in accordance with ACI-308 immediately after finishing to minimize the appearance of shrinkage cracks.
9) All rebar shall conform to ASTM A615, grade 60.
10) Minimum clear cover for rebar shall 2"
11) Provide corner bars at all beam corners and "T" intersections to match horizontal rebar reinforcement. Minimum lap length of each leg is 30"

PROPOSED SECTION DETAIL

1 / S.204.1

NEW FOUNDATION & FRAMING CONNECTION

Note:
This plan shows two rows of #3 rebar at 8" OC, but it is also allowed to construct using a single row of #5 rebar at 10" OC with a concrete thickness of 8" instead of 4"



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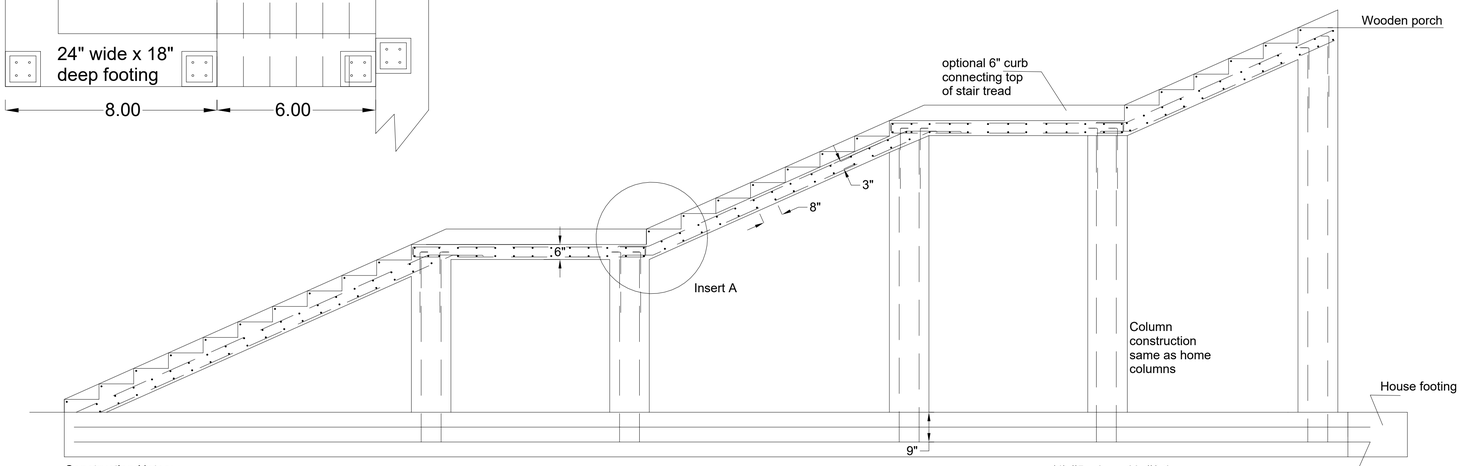
PROPOSED SECTION DETAIL

2 / S.204.1

LOWER CONCRETE STRUCTURAL SUPPORT LAYOUT



Construction Notes:

I. Site Preparation

1) Footing shall be poured in earthen trench with sides and bottoms of undisturbed soil or soil that has been compacted to 95% standard proctor or sides shall be lines with wooden form boards. Pour shall be made during dry conditions. If a rain event occurs after trench is formed but before concrete is poured, all free water shall be removed and wet earth removed. Trench shall be free of organic debris and trash.
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7) Contractor shall thoroughly consolidate concrete (especially at anchorages and dowels).
8) Contractor shall cure concrete in accordance with ACI-308 immediately after finishing to minimize the appearance of shrinkage cracks.
9) All rebar shall conform to ASTM A615, grade 60.
10) Minimum clear cover for rebar shall 2"
11) Provide corner bars at all beam corners and "T" intersections to match horizontal rebar reinforcement. Minimum lap length of each leg is 30"

Railing Note:
1) Railing not shown but new wood railing for concrete stair will be designed to match existing home as required by Historic Preservation District.
2) Construction shall conform to 2015 International Residential Code R311.3, R311.5, & R311.7
2. All metal (if any) shall be painted with corrosion resistant paint.
3. Railing height shall be 36". Both stairway and any landing over 30" above grade shall have a railing.

Note:
This plan is for construction method and dimensions may not match actual dimensions of stairs

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

No.	Description	Date

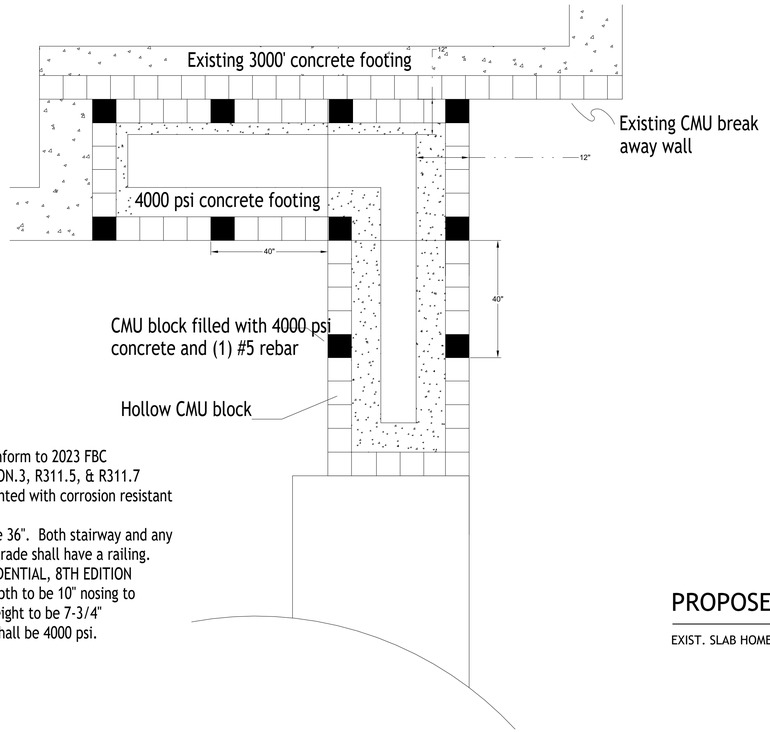
Modern Movers
11445 8TH STREET EAST

OPEN RISER STAIR DETAILS

Project Number	2025.020
Date	7/14/2025
Drawn By	Author
Checked By	Checker

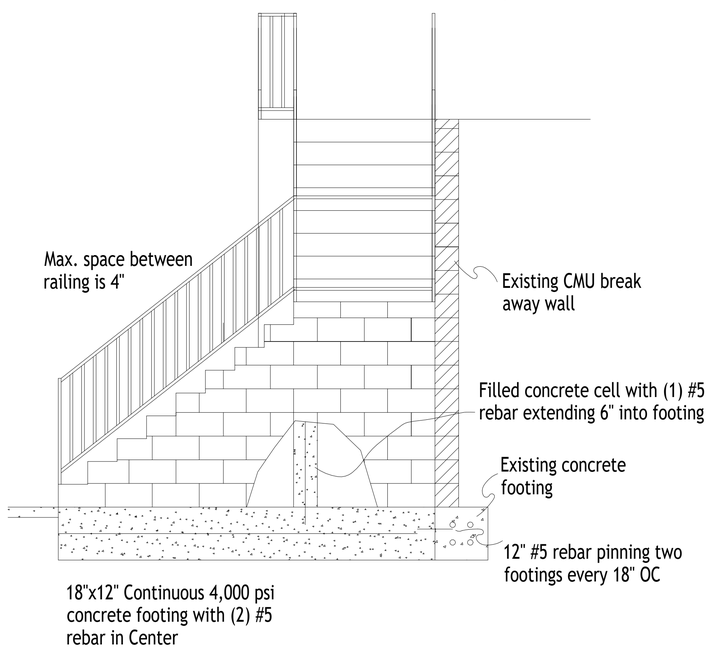
S.204.1

Scale

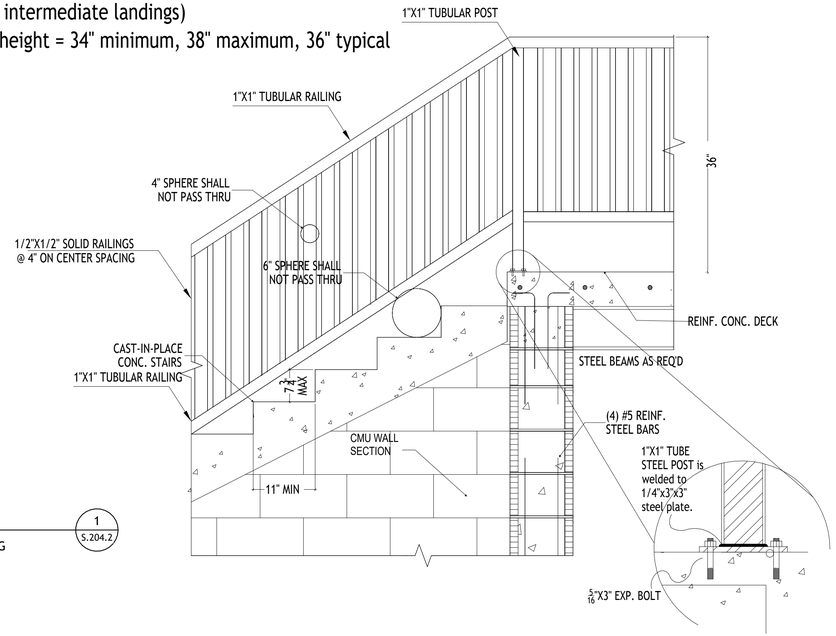


GENERAL NOTES:

1. Construction shall conform to 2023 FBC RESIDENTIAL, 8TH EDITION.3, R311.5, & R311.7
2. All metal shall be painted with corrosion resistant paint.
3. Railing height shall be 36". Both stairway and any landing over 30" above grade shall have a railing.
4. As per 2023 FBC RESIDENTIAL, 8TH EDITION R311.7.4, min. tread depth to be 10" nosing to nosing and max. riser height to be 7-3/4"
5. All poured concrete shall be 4000 psi.



Minimum width = 3'0" or 36"
Minimum headroom = 6'8" or 80"
Maximum rise w/o landing = 12'7"
Maximum riser height = 7-3/4"
Minimum tread depth = 11" Top & bottom landing = Stair width X stair width
(Includes intermediate landings)
Handrail height = 34" minimum, 38" maximum, 36" typical

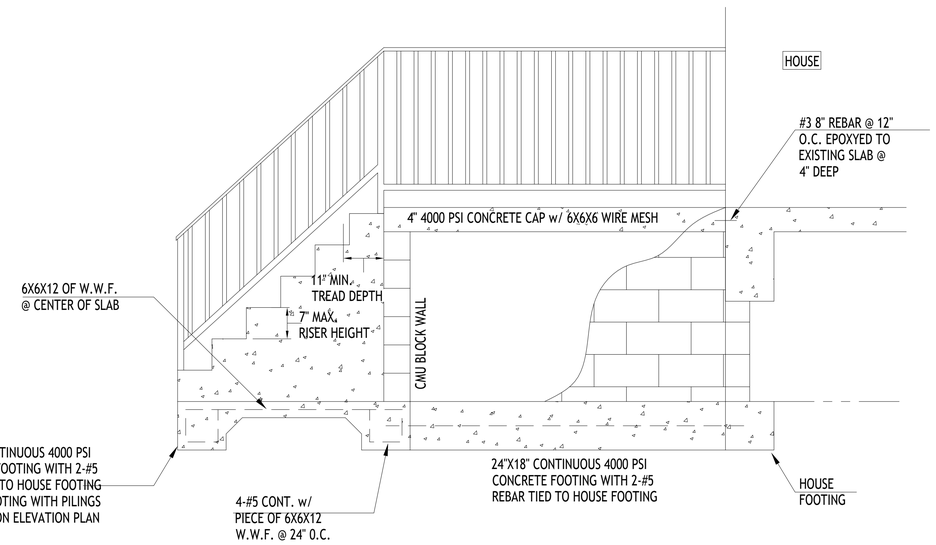


PROPOSED STAIR DETAIL

EXIST. SLAB HOME ON NEW FOUNDATION & FRAMING

1 / S.204.2

NOTE: THE CONNECTION MAY VARY DEPENDING ON THE TYPE AND FINISH AS SELECTED BY THE HOMEOWNER.



CROSS SECTION

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

No.	Description	Date

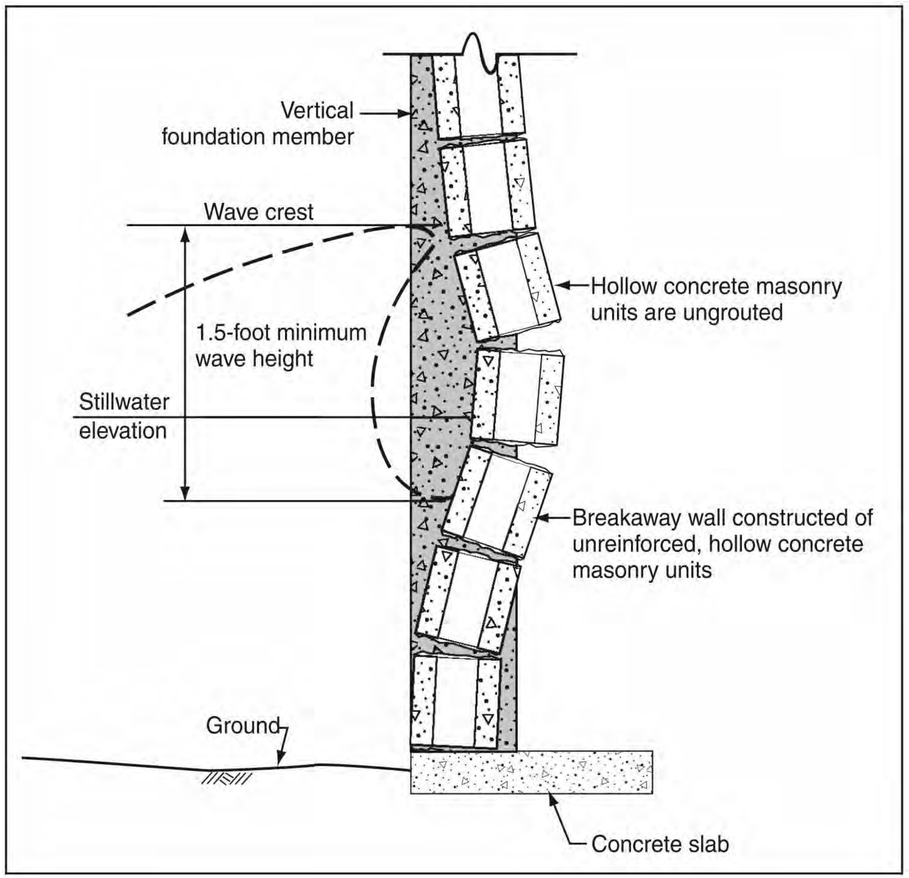
Modern Movers
11445 8TH STREET EAST

CONCRETE STAIR DETAILS

Project Number	2025.020
Date	7/14/2025
Drawn By	Author
Checked By	Checker

S.204.2

Scale

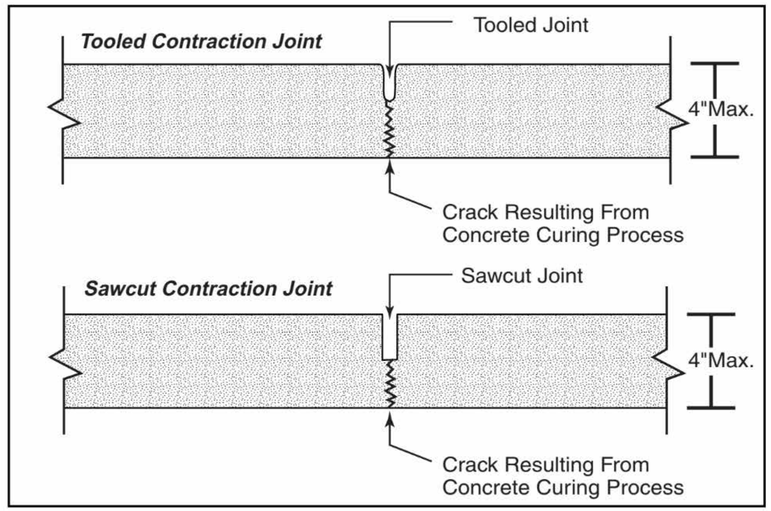


BREAKAWAY WALL DETAIL

1 S.205

DETAIL FOR BREAKAWAY CMU WALL

Detail – Section Through Slab



NOTE: INSTALL EXPANSION AND ISOLATION JOINTS AS APPROPRIATE IN ACCORDANCE WITH STANDARD PRACTICE OR AS REQUIRED BY STATE AND LOCAL CODES.

FRANGIBLE SLAB DETAIL

1 S.205

CONSTRUCTION FOR JOINT CUT DETAIL

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

No.	Description	Date

Modern Movers

11445 8TH STREET EAST

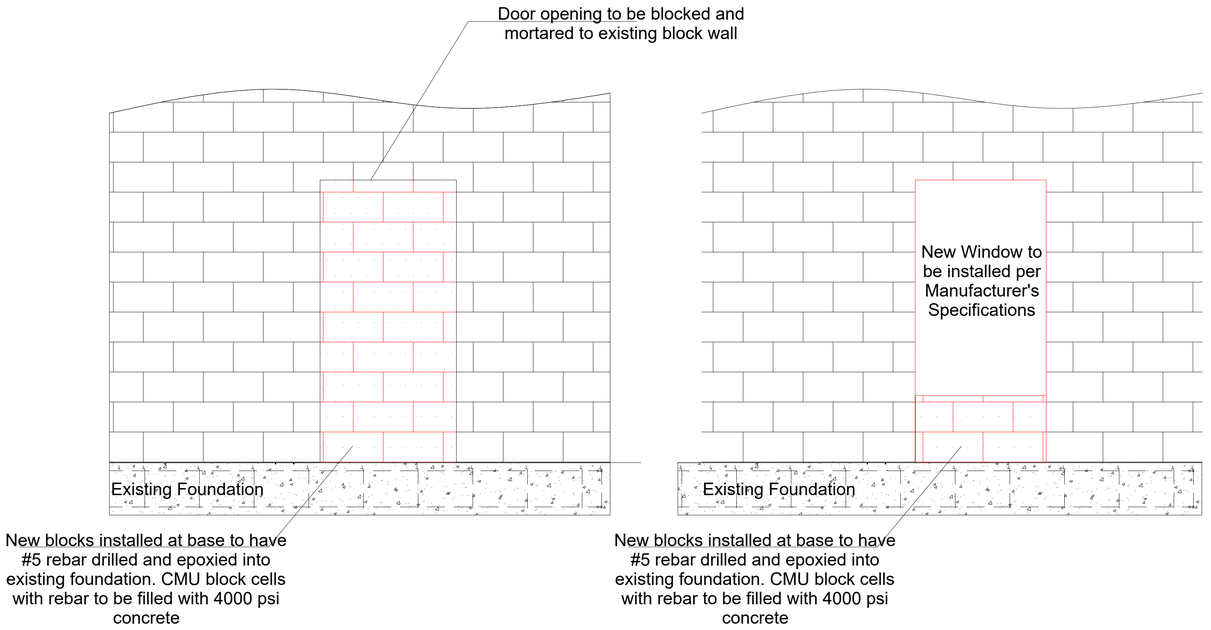
FLOOD DETIALS

Project Number	2025.020
Date	7/14/2025
Drawn By	Author
Checked By	Checker

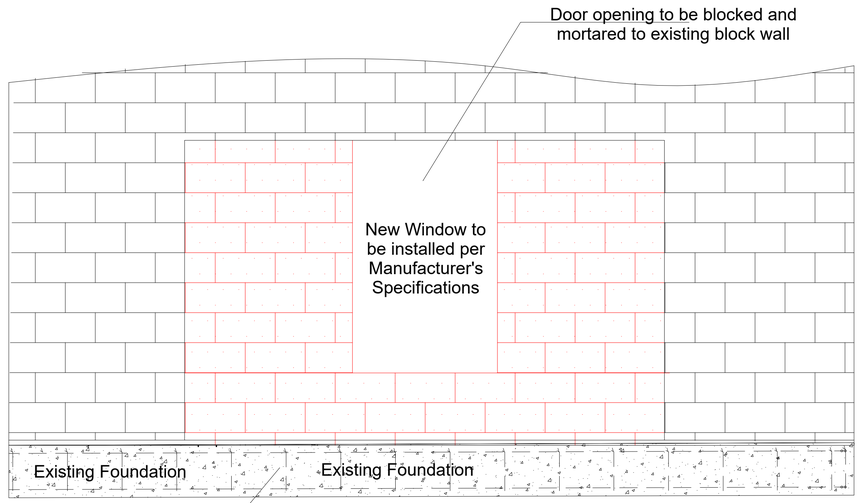
S.205

Scale

Detail G - Typical Removal of an Exterior Door w/ Optional Window Replacement Detail



Detail H - Typical Removal of an Garage Door w/ Optional Window Replacement Detail



WINDOW / DOOR DETAIL

CONSTRUCTION FOR INFILLING NEW DOORS & WINDOWS

1 / S.206

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

No.	Description	Date

Modern Movers

11445 8TH STREET EAST

WALL / DOOR INFILL DETAIL

Project Number	2025.020
Date	7/14/2025
Drawn By	Author
Checked By	Checker

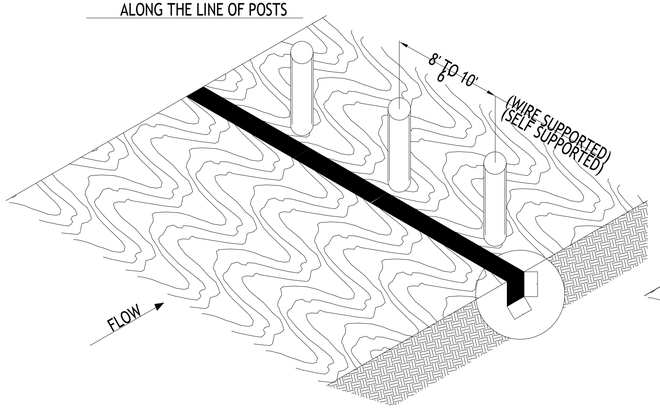
S.206

Scale

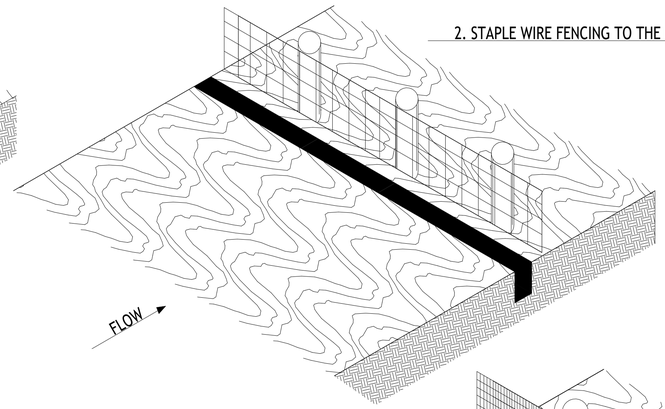
CONSTRUCTION OF TEMPORARY SILT FENCING

(WIRE SUPPORTED SILT FENCE IS SHOWN. SELF SUPPORTED SILT FENCE WILL BE CONSTRUCTED ACCORDING TO MANUFACTURERS SPECIFICATIONS)

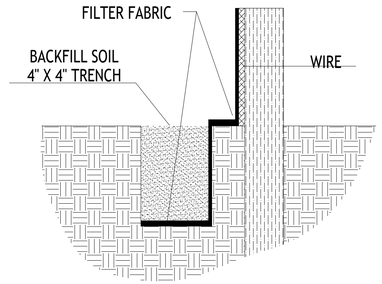
1. SET POSTS AND EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS



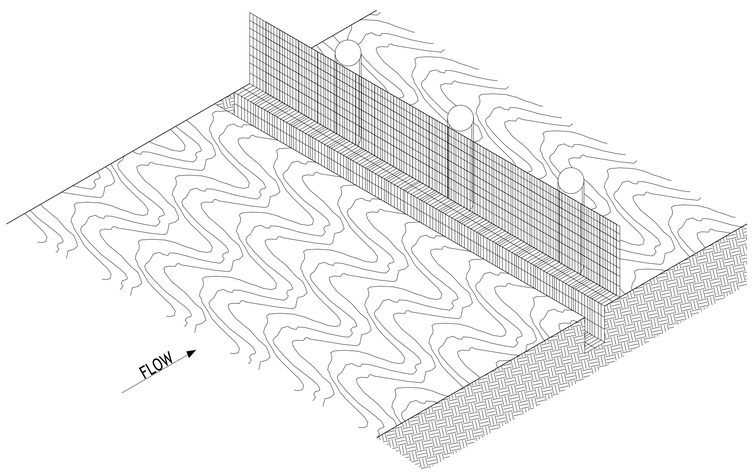
2. STAPLE WIRE FENCING TO THE POSTS



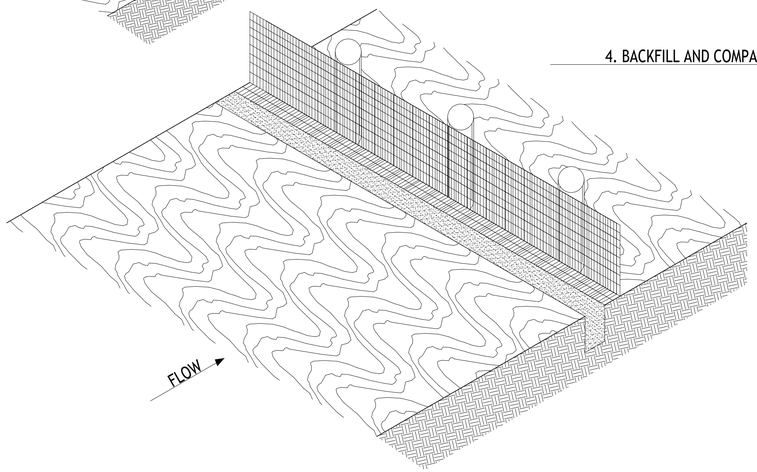
EXTENSION OF FABRIC INTO THE TRENCH



3. ATTACH THE FILTER FABRIC TO THE WIRE AND EXTEND IT INTO THE TRENCH



4. BACKFILL AND COMPACT EXCAVATED SOIL



NOTES:

SILT FENCING IS A TEMPORARY SEDIMENT BARRIER CONSISTING OF A FILTER FABRIC SUPPORTED BY POSTS AND STRETCHED ACROSS AN AREA TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT. A FEW BASIC GUIDELINES FOR THE USED OF SILT FENCING ARE:

1. USE WHERE EROSION WOULD OCCUR IN THE FORM OF SHEET AND RILL EROSION.

2. USE WHERE THE MAXIMUM DRAINAGE AREA BEHIND THE SILT FENCE IS 1/4 ACRE PER 100 FEET OF SILT FENCE LENGTH.

3. USE WHERE THE MAXIMUM SLOPE LENGTH BEHIND THE BARRIER IS 10 FEET.

4. USE WHERE THE MAXIMUM GRADIENT BEHIND THE BARRIER IS 2:1.

5. DO NOT BLOCK THE SILT FENCES IN LIVE STREAMS OR IN DITCHES OR SWALES WHERE FLOWS EXCEED NE CUBIC FEET PER SECOND.

SILT FENCE DETAIL

1
S.207

LAYOUT DRAWING FOR TEMPORARY SILT BARRIER

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

No.	Description	Date

92

Modern Movers
11445 8TH STREET EAST

SILT FENCE DETAIL

Project Number	2025.020
Date	7/14/2025
Drawn By	Author
Checked By	Checker

S.207

Scale

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

2510.1832EC

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: JAMES L & BARBARA M ADAMS

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
11445 8TH STREET E

City: TREASURE ISLAND State: FLORIDA ZIP Code: 33706

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number:
TAX ID: 23-31-15-43506-006-0480

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL

A5. Latitude/Longitude: Lat. 27 46 46.35 N Long. 082 45 44.93 W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☒ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☒ No ☐ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: CITY OF TREASURE ISLAND B1.b. NFIP Community Identification Number: 125153

B2. County Name: PINELLAS B3. State: FLORIDA B4. Map/Panel No.: 12103C - 0194 B5. Suffix: H

B6. FIRM Index Date: 8/24/2021 B7. FIRM Panel Effective/Revised Date: 08/24/21

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 10

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: N/A ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

2510.1832EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
11445 8TH STREET E

City: TREASURE ISLAND State: FLORIDA ZIP Code: 33706

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: TURTLE 2 O ; AG1021 ; 8.00 Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	4.94	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	N/A	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☒ feet ☐ meters
d) Attached garage (top of slab):	N/A	☒ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	6.77	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	4.6	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	5.2	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	N/A	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: C BOYD ALLEN License Number: 3932

Title: PROFESSIONAL SURVEYOR AND MAPPER

Company Name: EXACTA LAND SURVEYORS, LLC

Address: 131 WEST BROADWAY STREET, SUITE 1001

City: OVIEDO State: FL ZIP Code: 32765

Signature: Date: 10/28/2025

Telephone: P: (866)735-1916 Ext.: Email:

C. BOYD ALLEN
CERTIFICATE No 3932
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

C. BOYD ALLEN
State of Florida Professional Surveyor and Mapper
License Number 3932
Exacta Land Surveyors, LLC | LB# 8291

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

LATITUDE & LONGITUDE ESTABLISHED BY GPS
NOTE: C2.E = AC UNIT PLATFORM, N SIDE.

CENTERLINE ROAD ELEVATION: 3.81

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

2510.1832EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
11445 8TH STREET E

City: TREASURE ISLAND State: FLORIDA ZIP Code: 33706

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

2510.1832EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
11445 8TH STREET E

City: TREASURE ISLAND State: FLORIDA ZIP Code: 33706

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

2510.1832EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
11445 8TH STREET E

City: TREASURE ISLAND State: FLORIDA ZIP Code: 33706

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

2510.1832EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
11445 8TH STREET E

City: TREASURE ISLAND State: FLORIDA ZIP Code: 33706

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front View 10/28/2025



Photo Two

Photo Two Caption: Rear View 10/28/2025

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

Continuation Page

2510.1832EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
11445 8TH STREET E

City: TREASURE ISLAND State: FLORIDA ZIP Code: 33706

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Right Side View 10/28/2025



Photo Four

Photo Four Caption: Left Side View 10/28/2025

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

2510.1832EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
11445 8TH STREET E

City: TREASURE ISLAND State: FLORIDA ZIP Code: 33706

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Five

Photo Five Caption: AC

Photo Six

Photo Six Caption:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

2510.1832EC

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
11445 8TH STREET E

City: TREASURE ISLAND State: FLORIDA ZIP Code: 33706

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Seven

Photo Seven Caption:

Photo Eight

Photo Eight Caption:

I#: 2017348034 BK: 19840 PG: 2438, 11/14/2017 at 02:33 PM, RECORDING 2 PAGES $18.50 D DOC STAMP COLLECTION $3290.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKPR09

Prepared by:
Michael J. Heath, Esq.
167 108th Avenue
Treasure Island, FL 33706

Return to:
Barbara M. Adams and James L. Adams
11445 8th St East
Treasure Island, FL 33706

WARRANTY DEED

THIS WARRANTY DEED made and executed this 13th day of November, 2017 between RALPH BAERBIG CONSTRUCTION LTD, a Winnipeg, Manitoba, Canadian Corporation, as the "grantor," and Barbara M. Adams and James L. Adams, wife and husband as the "grantee," whose mailing address is 11445 8th St East, Treasure Island, FL 33706.

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H:

That grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt which is acknowledged, by these presents, does grant, bargain, sell, alien, remise, release, convey, and confirm to grantee, her heirs, and assigns forever the following described land, situate, lying and being in **PINELLAS** County, Florida, to wit:

Lot 48, Block 6, SECOND ADDITION, ISLE OF PALMS, according to the map or plat thereof as recorded in Plat Book 39, Pages 28 and 29, Public Records of Pinellas County, Florida.

The parties hereby acknowledge that we fully understand the importance of the proper vesting of title to real property. Further, the parties herein agree to indemnify and hold harmless Michael J. Heath, Esq. from any loss or damage concerning the way title is vested on this deed and any tax consequences as a result of this transfer. The parties to this deed should also update any property insurance carrier as a result of this transfer.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND grantor covenants with grantee that grantor is lawfully seized of the land in fee simple; that grantor has good right and lawful authority to sell and convey the land; that grantor will fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

This is NOT the Grantor's Florida Constitutional Homestead property.
Tax Identification No. 23/31/15/43506/006/0480.

IN WITNESS WHEREOF, grantors have set their hand and seal the day and year first above written.

Signed, sealed, and delivered in the presence of these witnesses:

Witness #1 Signature

Witness #1 Name Printed

Witness #2 Signature

Witness #2 Name Printed

R. Baerbig

Ralph Baerbig, President for
Ralph Baerbig Construction LTD, Grantor
2502 Henderson Hwy East, St. Paul, Manitoba, CA R2E 0C3

Norma Baerbig, Vice President for
Ralph Baerbig Construction LTD, Grantor
2502 Henderson Hwy East, St. Paul, Manitoba, CA R2E 0C3

STATE OF FLORIDA

COUNTY OF PINELLAS

Sworn to, Subscribed and Acknowledged before me on this 13th day of November, 2017, by RALPH BAERBIG and NORMA BAERBIG for RALPH BAERBIG CONSTRUCTION LTD, who has/have produced DL Licenses as identification.

[AFFIX SEAL BELOW]

NOTARY PUBLIC

Printed Name of Notary

My Commission Expires: 9-2-2019

CATHY ANNE DALRYMPLE NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires 9-2-2019 No. FF 222808

MICHAEL J. HEATH, ESQ.
LAW OFFICES OF MICHAEL J. HEATH, P.A.
167 108TH AVENUE; TREASURE ISLAND, FL 33706
PHONE 727.360.2771 FAX 727.475.5323 EMAIL MIKE@ATTORNEYMICHAELHEATH.COM

SETBACKS	LEGAL	EXIST.
FRONT YARD:	20'	19.7'
REAR YARD:	25'	25'
SIDE YARD (LEFT):	10'	10'
SIDE YARD (RIGHT):	10'	10'
EXIST. BUILDING HEIGHT:		18.4'
PROP. BUILDING HEIGHT:		30.4'
EXIST. LIVING AREA:		1,873
PROP. LIVING AREA:		2,089

B

IMPERVIOUS SURFACE RATIO

EXISTING	
BUILDING FOOT PRINT:	1,873 SQ FT
PARKING & DRIVEWAYS:	1,996 SQ FT
POOL &/OR PATIO AREAS:	1,367 SQ FT
WALKWAYS:	0 SQ FT
OTHER:	0 SQ FT
TOTAL EXISTING:	5,236 SQ FT
PROPOSED	
BUILDING FOOT PRINT:	2,112 SQ FT
PARKING & DRIVEWAYS:	1,328 SQ FT
POOL &/OR PATIO AREAS:	932 SQ FT
WALKWAYS:	236 SQ FT
OTHER:	0 SQ FT
TOTAL PROPOSED:	4,608 SQ FT
LOT AREA:	7,279 SQ FT
EXIST. LOT IMPERV. COVERAGE:	5,236 SQ FT
EXIST. IMPERV. PERCENTAGE:	71 %
PROP. LOT IMPERV. COVERAGE:	4,585 SQ FT
PROP. IMPERV. PERCENTAGE:	63 %

EXISTING CONDITIONS

EXISTING ELEVATIONS	NAV88
LOWEST ADJACENT GRADE:	4.0 FT
HIGHEST ADJACENT GRADE:	4.2 FT
BASE FLOOD ELEVATION:	11 FT
EXIST. 1ST FL. ELEVATION:	4.7 FT
EXIST. 2ND FL. ELEVATION:	N/A

PROPOSED CONDITIONS

PROPOSED ELEVATIONS	NAVD88
PROP. 1ST FL. ELEVATION:	4.2 FT
PROP. 2ND FL. ELEVATION:	16.7 FT

B

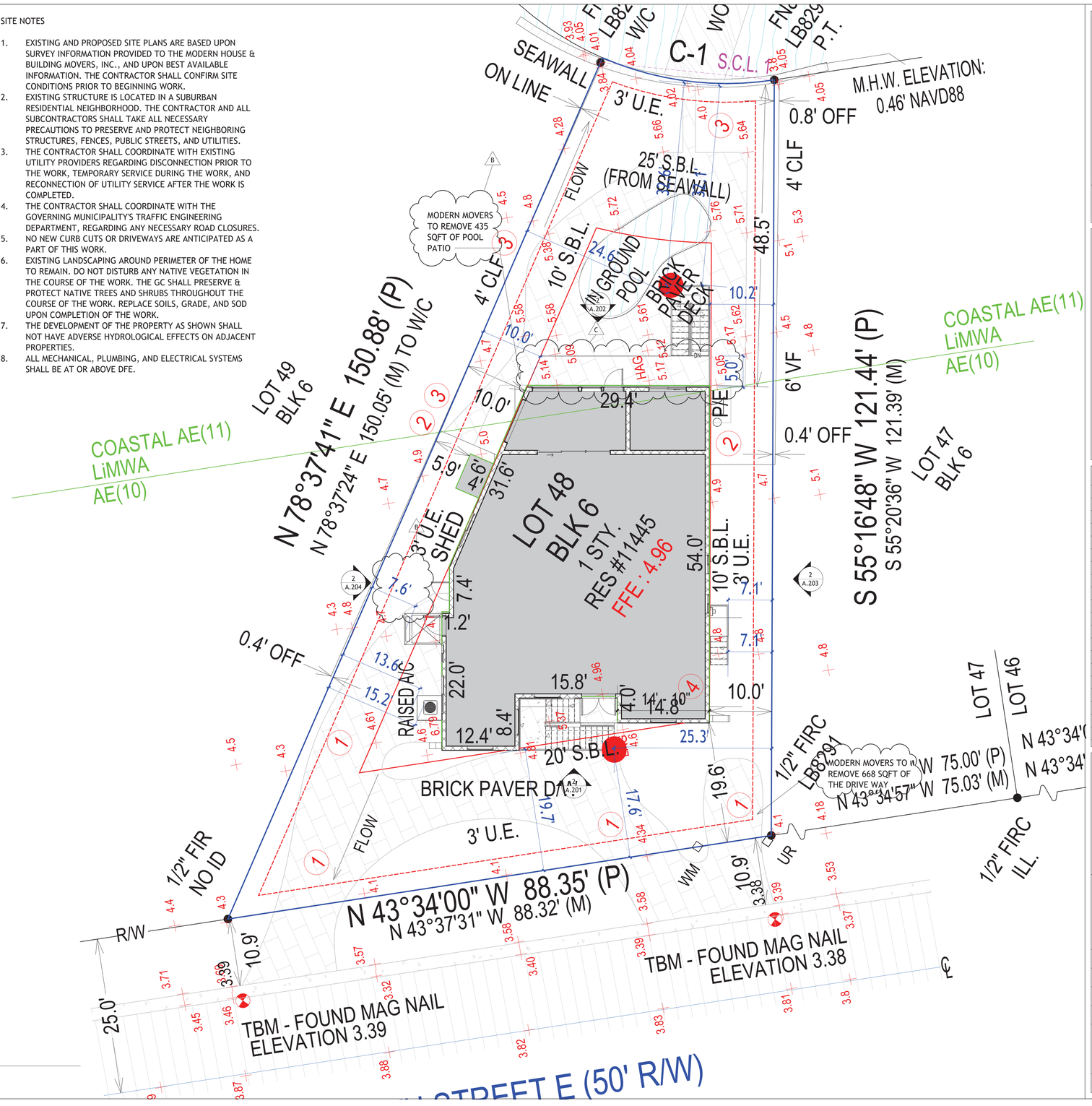
*ELEVATION CERTIFICATE PROVIDED BY THE SURVEYOR SHOWS A FIRM PANEL EFFECTIVE DATE OF 8/24/21 FLOOD ZONE AE, BASE FLOOD ELEVATION OF 10' & 11' NAVD88.

B

FLOOD INFORMATION	
ZONE	AE
COASTAL	YES
BFE	10' 11' NAVD88
DFE	13' NAVD88
FIRM PANEL	0194H
EFFECTIVE DATE	8/24/2021

SITE NOTES

1. EXISTING AND PROPOSED SITE PLANS ARE BASED UPON SURVEY INFORMATION PROVIDED TO THE MODERN HOUSE & BUILDING MOVERS, INC., AND UPON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK.
2. EXISTING STRUCTURE IS LOCATED IN A SUBURBAN RESIDENTIAL NEIGHBORHOOD. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONS TO PRESERVE AND PROTECT NEIGHBORING STRUCTURES, FENCES, PUBLIC STREETS, AND UTILITIES.
3. THE CONTRACTOR SHALL COORDINATE WITH EXISTING UTILITY PROVIDERS REGARDING DISCONNECTION PRIOR TO THE WORK, TEMPORARY SERVICE DURING THE WORK, AND RECONNECTION OF UTILITY SERVICE AFTER THE WORK IS COMPLETED.
4. THE CONTRACTOR SHALL COORDINATE WITH THE GOVERNING MUNICIPALITY'S TRAFFIC ENGINEERING DEPARTMENT, REGARDING ANY NECESSARY ROAD CLOSURES.
5. NO NEW CURB CUTS OR DRIVEWAYS ARE ANTICIPATED AS A PART OF THIS WORK.
6. EXISTING LANDSCAPING AROUND PERIMETER OF THE HOME TO REMAIN. DO NOT DISTURB ANY NATIVE VEGETATION IN THE COURSE OF THE WORK. THE GC SHALL PRESERVE & PROTECT NATIVE TREES AND SHRUBS THROUGHOUT THE COURSE OF THE WORK. REPLACE SOILS, GRADE, AND SOD UPON COMPLETION OF THE WORK.
7. THE DEVELOPMENT OF THE PROPERTY AS SHOWN SHALL NOT HAVE ADVERSE HYDROLOGICAL EFFECTS ON ADJACENT PROPERTIES.
8. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS SHALL BE AT OR ABOVE DFE.



1 SITE PLAN
1/8" = 1'-0"

ROBERT BARRILLEAUX & ASSOCIATES, INC.
Clay Barrilleaux, P.E. FL. LIC. NUM. 97952

RBA ENGINEERING

No.	Description	Date
B	Revision 2 9/02	10/14/2025
C	Revision 3 12/17/2025	12/29/2025

Modern Movers
11445 8TH STREET EAST

SITE PLAN

Project Number	2025.020
Date	12/29/2025
Drawn By	DJC
Checked By	RCB

C.102

Scale 1/8" = 1'-0"

AGENDA ITEM NO. 10.C

Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	January 15, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	Public Hearings
AGENDA SECTION:	PRESENTATION OF ITEMS
SUBJECT:	SITE-000589-2025 Site Plan Review to allow construction of a new single-family dwelling.
BACKGROUND:	See Attached Staff Report
POLICY/PURPOSE:	See Attached Staff Report
STRATEGIC PLAN RELEVANCE:	N/A
ANALYSIS/DISCUSSION:	See Attached Staff Report
FUNDING:	N/A
MOTION:	See Attached Staff Report

ATTACHMENTS:
1. Staff Report 589-2025.docx
2. Application_Redacted.pdf
3. Site Plan.pdf
4. First and Second Floorplans.pdf
5. Third Floor and Roofplans.pdf
6. Elevations.pdf
7. Landscaping Plan.pdf

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

PLANNING AND ZONING BOARD
SITE PLAN REVIEW
CASE NO.: SITE-000589-2025
JANUARY 15, 2026

DESCRIPTION	Site Plan Review to allow construction of a new single-family dwelling.
SITE ADDRESS:	8576 W. Gulf Blvd.
PARCEL ID #:	25-31-15-00000-330-0600
LEGAL DESCRIPTION:	PART OF SW 1/4 OF SEC 25-31-15 DESC AS FROM NE COR OF BLK 2, LOT 1 OF SUNSET BEACH UNIT 2 TH N88D20'E 19.87FT TH N20D19'W 263.93FT FOR POB TH N89D58'W 230FT(S) TO MHW OF GULF OF MEXICO TH NW'LY ALG WATERS OF SD GULF 67FT(S) TH S89D58'E 240FT(S) TO W'LY R/W OF GULF BLVD TH S20D19'E 65FT TO POB
PROPERTY OWNER:	Jason Mehta Lauren Mehta 517 Lucerne Ave Tampa, FL 33606
AGENT:	Hendrik Bisanz 449 Corey Ave St. Pete Beach, FL 33706

GENERAL INFORMATION:

Zoning: Residential Medium (RM-15)

Adjacent Property (Use):

North:	Multi-Family Residential	East:	Single-Family Residential
South:	Single-Family Residential	West:	Gulf of Mexico

Site Area: 14,231 Sq. Ft. (Approx 0.32 Acres)

Flood Zone: AE-10, Flood Insurance Rate Map Community Panel No. 12103C0194H

PROPERTY HISTORY:

The subject property is located along West Gulf Blvd abutting the Gulf of Mexico, the site is currently vacant after a residential duplex was demolished in 2025. The applicant is seeking approval of a site plan application to construct a new single-family residence. The proposed site plan application utilizes the proposed location of an updated Erosion Control Line pending adoption by the Florida Department of Environmental Protection, the developments included in this site plan application remain dependent on the adoption of this Erosion Control Line.

TREASURE ISLAND CODE OF ORDINANCES:

DIVISION 3. - RM-15 (MULTIPLE FAMILY RESIDENTIAL) ZONING DISTRICT

Sec. 68-262. - Uses permitted.

The following uses shall be allowed within an RM-15 zoning district as permitted; special exception or accessory uses as set forth herein:

(1) Permitted uses. The following permitted uses shall be allowed within an RM-15 zoning district:

a. Dwelling, residential.

Sec. 68-263. - Floor area requirements.

In an RM-15 zoning district, the minimum floor area of living area, not including garages, carport, balconies or screened porches shall be as follows:

(1) Dwelling, residential single-family: 1,000 square feet.

Sec. 68-264. - Property development zoning regulations.

(a) Generally. Property development zoning regulations as expressed through lot and bulk requirements area shall be as indicated within section 68-431. Yard requirements, setbacks, height regulations, parking and other lot and zoning regulations are contained in separate sections of this chapter.

(1) The maximum impervious surface ratio (ISR) shall be 0.70. The maximum lot coverage (building footprint) shall be 50 percent of site area.

(2) The maximum residential density shall be 15 dwelling units per acre.

Sec. 68-431. - Schedule of lot and bulk regulations.

Zoning District/Land Use	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Lot Area (Square Feet)	Maximum Density Dwelling Units (Per Acre)	Maximum Building Height Above BFE +2 feet of freeboard)	Floor Area Ratio (%)
RM-15/Residential Medium						
Dwelling, Residential						
Single-Family	40	90	4,500	9	35	-
Maximum Lot coverage in all districts: 50%						
Impervious surface ratio – RM-15: 70%						

Sec. 68-486. - Off-street parking.

(a) *Number and description of parking spaces required.* Proper parking spaces shall be

provided at the time of the construction of any main building or structure, or at any time any main building or structure is increased in occupant capacity, or at the time any use or occupancy of an existing building is changed to a use or occupancy which increases the requirements for off-street parking facilities. Parking areas shall be surfaced by a dust free paving material such as asphalt, bitumen, concrete, turf block or other similar materials except for that portion of the parking area abutting the Gulf of Mexico or public beach.

(g) *Utilization of yards* (1) In all residential zoning districts, required parking spaces for single-family and two-family dwellings may be permitted in any setback areas or yards, except in a waterfront yard, and shall be counted as meeting off-street parking requirements, except that within a required front yard all parking shall be located in a driveway or turnaround. (3) In all zoning districts, parking area surfaces shall not extend closer than three feet from any abutting property line.

Sec. 68-541. - Setback classifications.

West Gulf Boulevard from south side of Lot 3, Sunset Beach Sub. Unit No. 4 (between 81st Avenue and 82nd Avenue) to north side of O'Connell's Replat (West Gulf Boulevard near south end of Harrell Avenue):

West side: A, except street side, 20 feet

Class A:

Lots 3,001 or more square feet:

Side: 7.5 feet

Rear: 10 feet

Sec. 68-561. - Alternate setback system procedures

(c) Properties bordering on the Gulf of Mexico or public beach. For properties bordering on the Gulf of Mexico or public beach, the following additional building setback and open space requirements shall be applicable:

(1) The minimum required setback shall be five feet from the waterfront property line. No construction shall be permitted seaward of the coastal construction control line except by permit from the state department of environmental protection and the city.

2) Total open space between side lot lines shall be not less than 30 percent of the width of the lot but no less than the minimum designated in the setback chart, article VIII

Sec. 68-451. - Nonconforming lots.

A single-family structure may be constructed on any nonconforming lot provided all other requirements of this Code are met.

ANALYSIS OF LAND DEVELOPMENT REGULATIONS:

The criteria for reviewing a site plan for approval or denial is contained in the City of Treasure Island Land Development Regulations - Section 70-92:

1) **In what respects the plan is or is not consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.**
   The subject property is located in the RM-15 (Residential Medium) zoning district. The proposed development is consistent with the purpose and intent of the zoning district to delineate those areas as defined within the city's Comprehensive Plan, residential medium, suitable for residential development of a medium density character together with associated special exception and accessory uses. A single family residence is a permitted use in the RM-15 zoning district.

2) **In what respects the plan is or is not in conformance with all the applicable regulations of the zoning district in which it is located.**
   The proposed site plan is in conformance with most of the City's land development regulations. Please see notes and site data table below.
   The following will need to be addressed as conditions of approval:
   1. The proposed site plan assumes the adoption of a proposed newly configured Erosion Control Line, if approved this site plan shall be conditional on the adoption of this Erosion Control Line as illustrated in the submitted site plan.

	Land Development Regulations	Proposed Site Plan
Lot Width (min.)	40'	65'
Lot Depth (min.)	90'	81' (From TIMHWL)
		131' (From CCCL)
		240' (From rear property line)
Lot Area (min.)	4,500 sq. ft.	5,450 sq. ft.
Lot Coverage (max.)	50%	34%
ISR (max.)	70%	53%
FAR (max.)	Exempt	0.63
Floor Area (min.)	1,000 sq. ft.	3,845 sq. ft.
Building Height (max.)	35' (above BFE + 2ft. freeboard)	28'-8"
Setbacks		
Front	20'	20'-10"
Side (North)	7.5'	10'-5"
Side (South)	7.5'	11'-2"
Waterfront	10'	18' (From TIMHWL)
Open Space	19'-6" (30% of lot width)	22'-7"
Design Flood Elevation	14' (12' BFE + 2' freeboard)	14'
Parking Spaces	2	4

3) **In what respects the plan is or is not in conformance with the City's subdivision regulations and all other applicable City requirements including the design and**

construction of streets, utility facilities and other essential services.
There is no subdivision of property as a result of the proposed development.

4) **In what respects the plan is or is not consistent with good design standards with respect to all internal or external relationships, including but not limited to:**
   a) **Provisions to ensure compatibility with the planned character of the zoning district where the proposed development is to be located, and with existing development surrounding the site.**
   The proposed development is compatible with the planned character of the RM-15 zoning district and surrounding single-family and multiple-family residential developments.
   b) **Internal or external circulation patterns, for vehicles, bicycles, and pedestrians; provisions for the separation of on-site pedestrian and vehicular traffic; provisions for the safe and convenient storage of bicycles, where applicable.**
   There will not be any change in the vehicular or pedestrian circulation pattern of W. Gulf Blvd. as a result of the proposed development. The proposed development is a single-family dwelling with no relevant provisions for the separation of on-site pedestrian and vehicular traffic, or for the storage of bicycles.
   c) **Disposition of open space, effective use of screening or buffering to reduce the impacts of incompatible and/or nonconforming uses, preservation of acceptable existing trees and other natural features, and protection of existing environmentally sensitive areas and their ecological functions.**
   The proposed development meets the minimum open space requirements set forth in Sec. 68-561.- Alternate setback system procedures. Screening or buffering is not required due to the proposed residential development being adjacent to other residential developments.
   d) **Building arrangements, both between buildings in the proposed development and in relation to those on properties adjacent to the site.**
   The proposed development meets all minimum setback requirements set forth in Sec. 68-541.- Setback classifications and Sec. 68-561.- Alternate setback system procedures.
   e) **Provisions to ensure continued public use of existing public beach or waterfront access ways, if any. Also, proposed new or enhanced public beach or waterfront access ways, if identified as a requirement during the conference(s) between the applicant and city staff (see Section 70-53).**
   There will be no change to the use of the public beach or access to the waterfront as a result of the proposed development.
   f) **Protection of historically/architecturally significant structures or archaeological sites, if any, on or near the proposed development site from any adverse effects of the proposed development.**
   There are no known historically/architecturally significant structures or archaeological sites on the proposed site.
   g) **Suitability and design of proposed on-site recreation areas and improvements, or of other lands to be dedicated for public recreational purposes.**

There are no proposed on-site recreation areas or other lands to be dedicated for public recreational purposes.

5) **In what respects the plan is or is not in conformance with city policies regarding sufficiency of ownership, guarantees for completion of all required improvements, and guarantees for continued maintenance.**
The Public Works Department will determine if the proposed development will require any new or upgraded public improvements at the time of building permit review.

6) **Where applicable, in what respects the plan is or is not in conformance with the regulations of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies. The issuance of permits or letters of intent-to-approve by these agencies may be considered evidence of such conformance.**
No reviews will need to be performed by the Florida Department of Transportation, Southwest Florida Water Management District or the Tampa Bay Regional Planning Council.

7) **In the case of rehabilitation or redevelopment of an existing nonconforming use, per Section 68-512(3), whether the overall degree of nonconformity on the site is significantly reduced and additional adverse impacts are not created, and whether an exemption from variance requirements for any or all remaining nonconformities should be granted.**
The proposed development is new construction and not the rehabilitation or redevelopment of a nonconforming use.

STAFF RECOMMENDATION:
Staff recommends the proposed site plan request be **APPROVED WITH THE FOLLOWING CONDITIONS**:

1. Approval of this application shall be dependent on the adoption of the proposed Erosion Control Line consistent with the placement illustrated on the site plan included in Attachment 3.
2. The proposed structure shall be substantially consistent with the plans included by the applicant prepared by Matta Architect
3. All building permits and construction associated with this development proposal shall be subject to all current regulations within the Florida Building Code, Floodplain Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.
4. Where necessary to accommodate proposed development, the property owner shall be responsible for the removal/relocation of any and all public utilities located on the subject site. This is regardless of whether the public utilities are known at the time of site plan approval or discovered after such approval. Any removal or relocation will require the approval of the City's Public Works Department.

5. The enclosed area below Base Flood Elevation plus 2 ft. of freeboard shall not be partitioned or finished into separate rooms except for stairwells, ramps and elevators, unless required by the fire code.
6. If, within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan becomes null and void.

ATTACHMENTS:

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

CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER

HEARING DATE: JANUARY 15, 2026
CASE NO. SITE PLAN REVIEW-000589-2025
LOCATION: 8576 W. GULF BLVD, TREASURE ISLAND, FL 33706
PARCEL ID #: 25-31-15-00000-330-0600

The Planning and Zoning Board has determined that the site plan application

___ **DOES**
___ **DOES NOT**

meets ALL of the criteria set forth in the Treasure Island Code of Ordinances and is consistent with the Comprehensive Plan as set forth in the quasi-judicial hearing record including the application, staff report, and other record evidence and testimony presented and discussed at the hearing, and:

[ ] APPROVES THE SITE PLAN AS REQUESTED
[ ] DENIES THE SITE PLAN

NOTE: pursuant to City Code section 70-221(8) “No application requesting the same or substantially similar relief or approval for the same property may be submitted for a period of one year following the date of denial by the appropriate board in the matter”

[ ] CONTINUES THE APPLICATION TO _____
[ ] APPROVES THE SITE PLAN AS FOLLOWS WITH CONDITIONS:

A request to approve a site plan request to allow the construction of a new single-family dwelling **subject to the following conditions**.

1. Approval of this application shall be dependent on the adoption of the proposed Erosion Control Line consistent with the placement illustrated on the site plan included in Attachment 3.
2. The proposed structure shall be substantially consistent with the plans included by the applicant prepared by Matta Architect
3. All building permits and construction associated with this development proposal shall be subject to all current regulations within the Florida Building Code, Floodplain Management Regulations, Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.
4. Where necessary to accommodate proposed development, the property owner shall be responsible for the removal/relocation of all public utilities located on the subject site. This is regardless of whether the public utilities are known at the time of site plan approval or discovered after such approval. Any removal or relocation will require the approval of the City’s Public Works Department.
5. The enclosed area below Base Flood Elevation plus 2 ft. of freeboard shall not be

partitioned or finished into separate rooms except for stairwells, ramps and elevators, unless required by the fire code.

6. If, within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan becomes null and void.

_____ _____

Chair or Vice Chair Date
Planning & Zoning Board

NOTICE: Pursuant to Section 70-92(f), if within 12 months of the date of approval of an application for site plan review, a building permit has not been applied for, the approved site plan shall expire; provided, however, that the original approving body and applicant may jointly agree to extend such period of approval.

NOTICE: Persons aggrieved by this quasi-judicial Order may appeal to the Circuit Court on or before thirty (30) days from the date of this Order pursuant to LDC Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.

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



Attachment 1. Project Location Map

Case No.: SITE-000589-2025
Address: 8576 W Gulf Blvd
City of Treasure Island, Florida

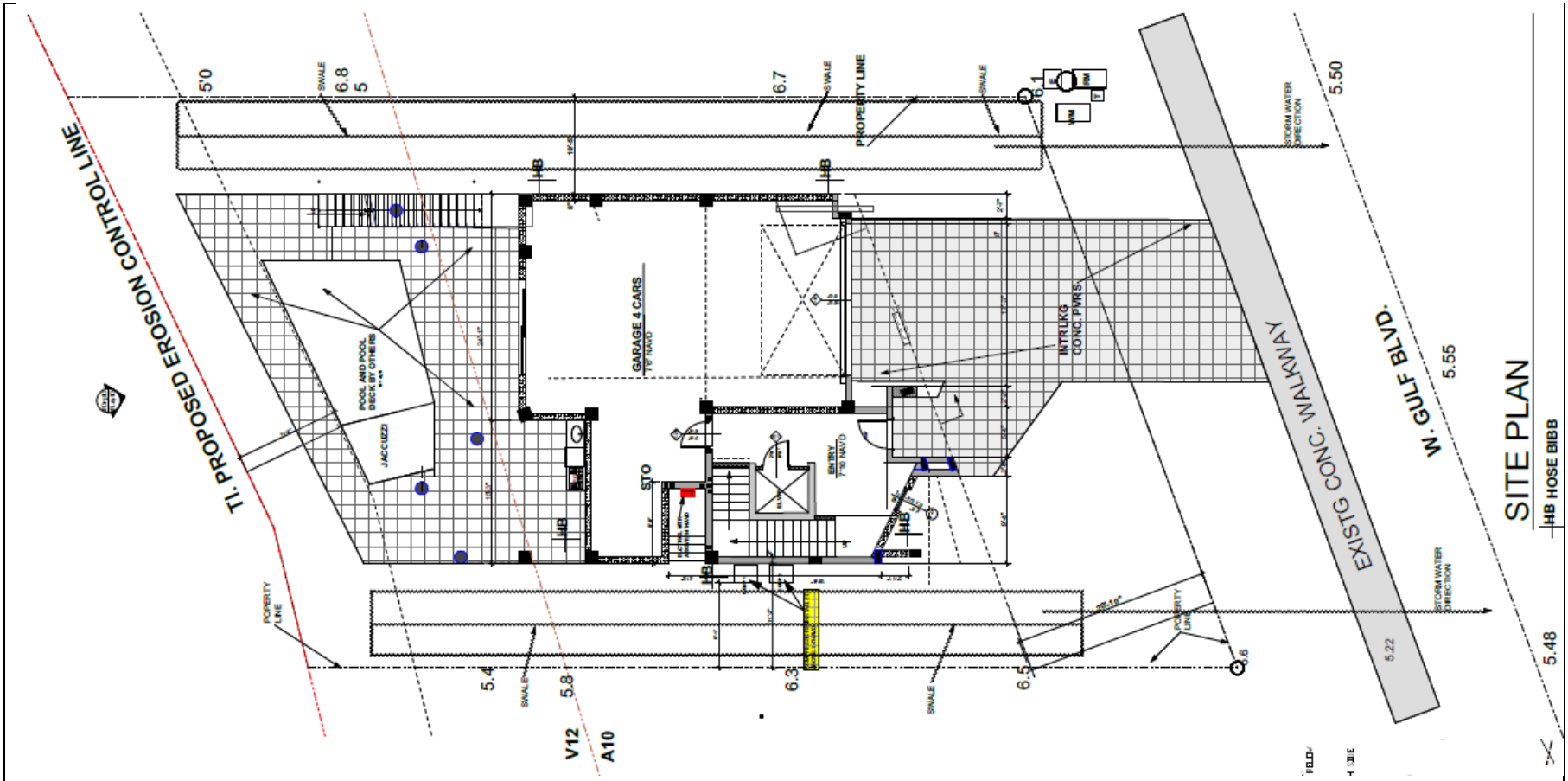
N



Attachment 2. Flood Insurance Rate Map

Case No.: SITE-000589-2025
Address: 8576 W Gulf Blvd
City of Treasure Island, Florida

N



Attachment 3: Project Site Plan

Case No.: SITE-000589-2025
Address: 8576 W Gulf Blvd
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: MEHTA, JASON P MEHTA, LAUREN T

Address: 517 LUCERNE AVE TAMPA, FL 33606-4034

517 LUCERNE AVE TAMPA, FL 33606-4034

Phone: [redacted]

Fax: _____

Email: [redacted]

Agent: Hendrik Bisanz

Address: 449 Corey Ave St Pete Beach, FL 33706

449 Corey Ave St Pete Beach, FL 33706

Phone: [redacted]

Fax: _____

Email: [redacted]

List all Legal Owner(s) of Property: MEHTA, JASON P MEHTA, LAUREN T

MEHTA, JASON P MEHTA, LAUREN T

Complete legal description (may be placed on attached separate page): PART OF SW 1/4 OF SEC 25-31-15 DESC AS FROM NE COR OF BLK 2, LOT 1 OF SUNSET BEACH

PART OF SW 1/4 OF SEC 25-31-15 DESC AS FROM NE COR OF BLK 2 LOT 1 OF SUNSET BEACH UNIT 2 TH N88D20'E 19.87FT TH N20D19'W 263.83FT FOR POB TH N88D58'W 230FT(S) TO MHW OF GULF OF MEXICO TH NWLY ALG WATERS OF SD GULF 87FT(S) TH

Development Name: _____

Site Location/Address: 8576 W GULF BLVD TREASURE ISLAND, FL 33706

Area of Development (Acreage or Square Feet): 6054 SF

Parcel Identification Number (list all): 25-31-15-00000-330-0600

Application Request: Single Family Residence

Single Family Residence

Future Land Use Designation: SFR

Proposed Future Land Use: SFR

Current Zoning: RM-15

Proposed Zoning: RM-15

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)

Jason Mehta and Lauren Mehta — Owner/Agent

1/2/26 — Date

AFFIDAVIT TO AUTHORIZE AGENT

STATE OF Florida
COUNTY OF _____

Jason Mehta & Lauren Mehta
NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): 8576 W Gulf Blvd, Treasure Island, FL 33706

Parcel I.D. Number(s).: 25-31-15-00000-330-0600

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 Hendrik Bisaz 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.

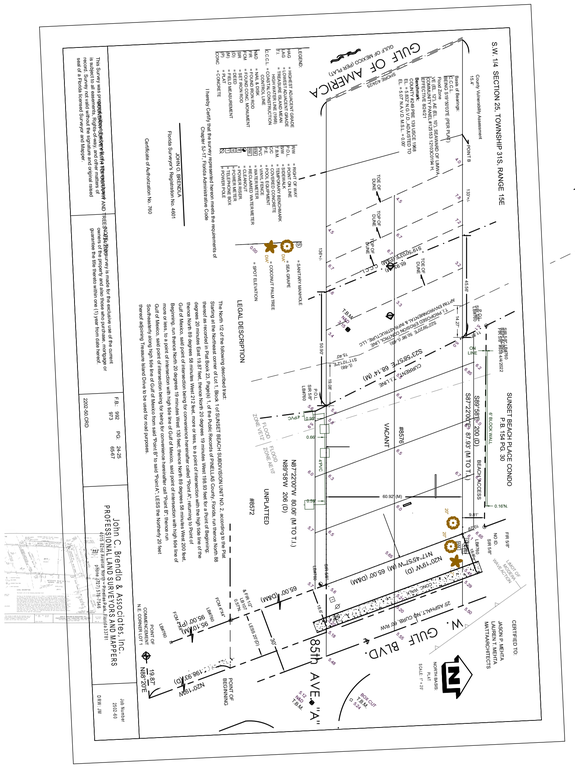
PRINTED NAME OF PROPERTY OWNER(S): Jason & Lauren Mehta
SIGNATURE OF PROPERTY OWNER(S): Lauren Mehta Jason Mehta
DATE: 12/23/2025

STATE OF: Florida
COUNTY OF: Hillsborough
The foregoing instrument was acknowledged before me this 23 day of December, 2025, by (company/agent) _____ by (persons name) Jason & Lauren Mehta, it's (title) _____ who is personally known to me, or who has produced _____ as identification and who _____ did X did not take an oath.

Joni M. Waters
(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number:
Commission Expires:

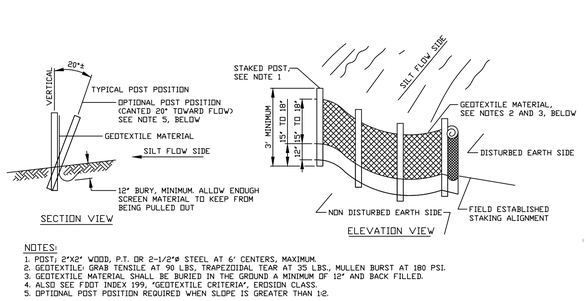
JONI M. WATERS
MY COMMISSION # HH 359478
EXPIRES: March 4, 2027

THIS BUILDING IS BEING BUILT IN A SPECIAL FLOOD HAZZARD ZONE

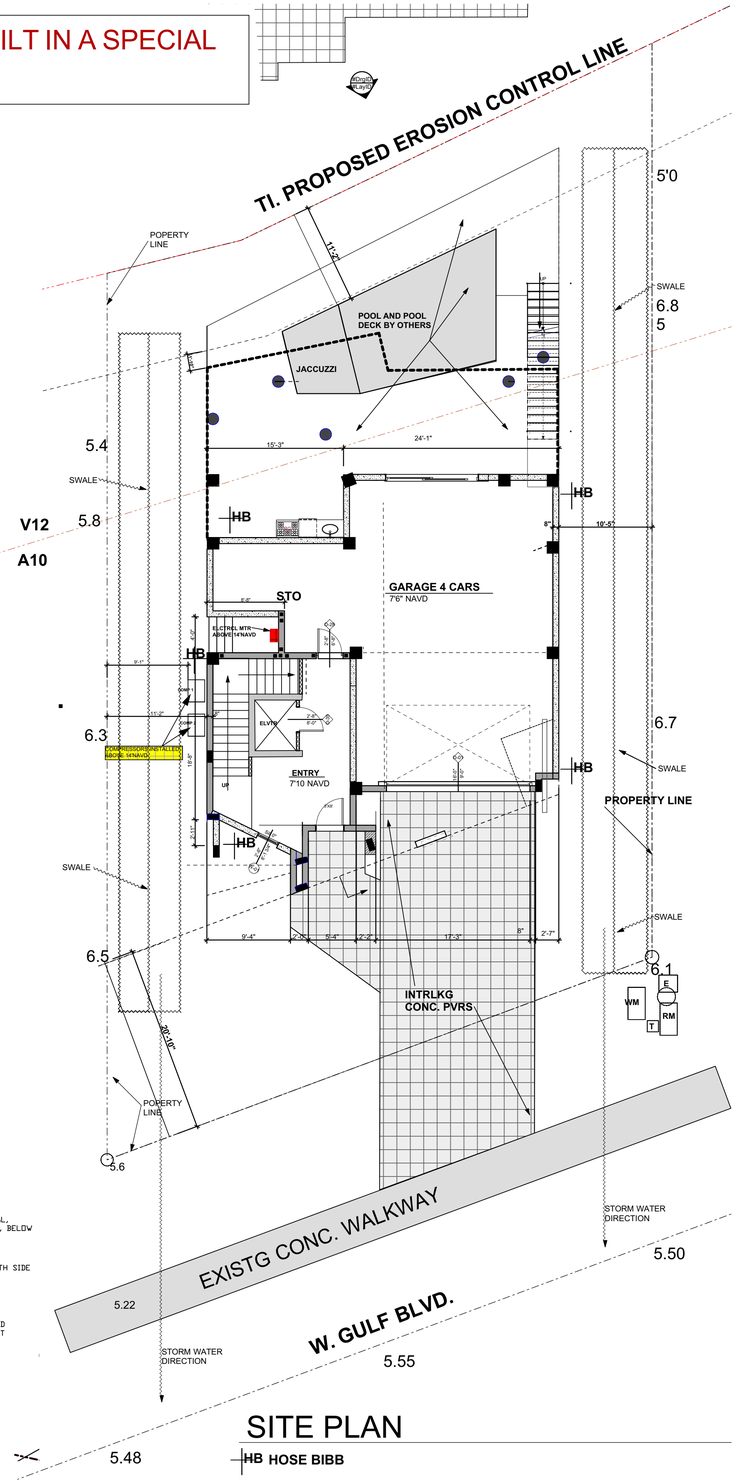


survey

SCALE: 1/32" = 1'-0"



EROSION CONTROL DETAIL



SITE PLAN

HB HOSE BIBB

POOL WITH POOL DECK ARE NOT A PART OF THIS PERMIT

THE MEHTA RESIDENCE

8576 W. GULF BLVD. TR. IS.

FLORIDA BUILDING CODES 2023

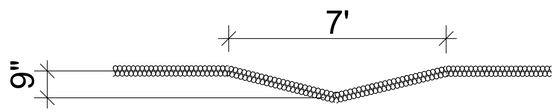
EXPOSURE D	WIND SPEED 150 MILES PER HR.
ENCLOSURE	ENCLOSED
RISK CAT.	II
COMPLIANCE CODE	FLORIDA BUILDING CODES 2023

A/C AREA GROUND FLOOR	290	SF
A/C AREA 2ND FLOOR	1700	SF
A/C AREA 3RD FLOOR	1855	SF
TOTAL A/C AREA	3845	SF
TOTAL DECK AREAS	600	SF
GARAGE AREA	995	SF
GROSS BUILDING AREA	5440	SF
SITE AREA	. 6054	SF
POOL DECK AREA	1090	SF
DRIVEWAY AREA	830	SF
TOTAL IMPERVIOUS AREA	2530	SF
% IMPERVIOUS AREA = 2530 / 6054 =	44	

BUILDING COVERAGE = 2200 /6054 = 34%

TABLE OF CONTENTS

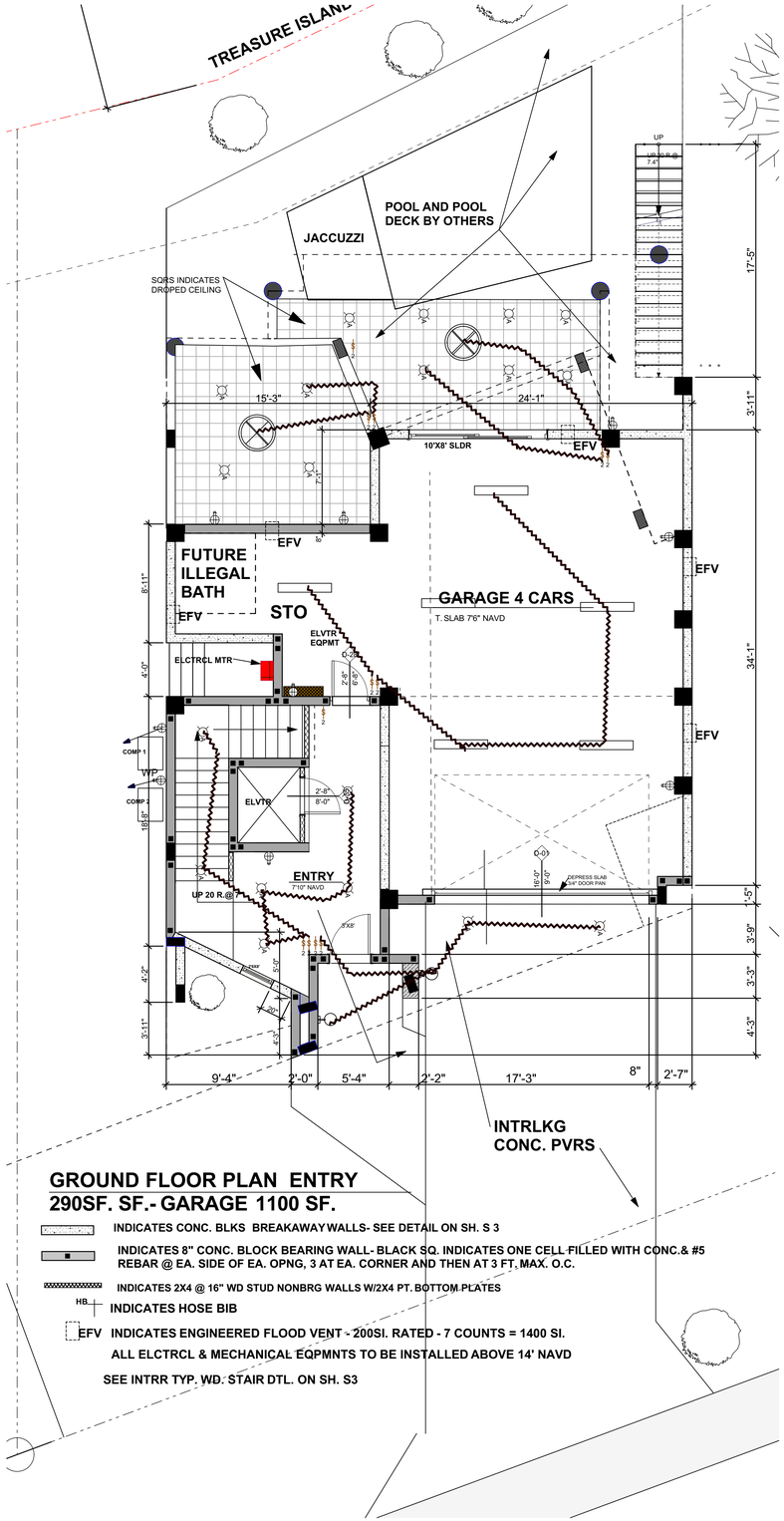
CS	COVER SHEET/ SURVEY/ SITE PLAN/ DETAILS
LS	LANSCAPING PLAN
G	GENERAL/ FLORIDA MTRL APPROVALS/ SOIL/MISC. INFO.
S1	FOUNDATION PLANS AND DETAILS
S2	2ND & 3RD FLOOR PLANS / DETAILS
S3	TYP. WALL SECTION/ NAILING SCHEDULE/ STRUCTURAL SPECS
S4	BUILDING SECTION AND WALL SECTIONS
A1	GRND FLOOR & 2ND FLOOR PLANS/ DETAILS
A2	3RD FLOOR / ROOF FRAMING/ ROOF LAYOUT/ DETAILS
A3	ELEVATIONS
A4	MECHANICAL FLOOR PLANS
A5	ELECTRICAL FLOOR PANS / CALCULATIONS



SWALE SECTION

SHEET# CS OF
DRAWN
SCALE
DATE
JOB #
PROJECT NAME THE MEHTA RESIDENCE
PROJECT ADDRESS 8576 W. GULF BLVD. TR. ISLAND
FOR
REVISIONS

MATTA ARCHITECT BUILDER 727-867-0630
ARCHITECT-REG # AA-COO1998 . LIC # AR- 0008695 . GENERAL CONTRACTOR-REG. # RG-00409B . LIC # C-2255
265 8TH AVENUE NORTH . TIERRA VERDE, FLORIDA,33715 . TELEPHONE(727) 867-0630 . FAX(727)867-0630



GROUND FLOOR PLAN ENTRY
290SF. SF.- GARAGE 1100 SF.

INDICATES CONC. BLKS BREAKAWAY WALLS- SEE DETAIL ON SH. S 3

INDICATES 8" CONC. BLOCK BEARING WALL- BLACK SQ. INDICATES ONE CELL FILLED WITH CONC.& #5 REBAR @ EA. SIDE OF EA. OPNG, 3 AT EA. CORNER AND THEN AT 3 FT. MAX. O.C.

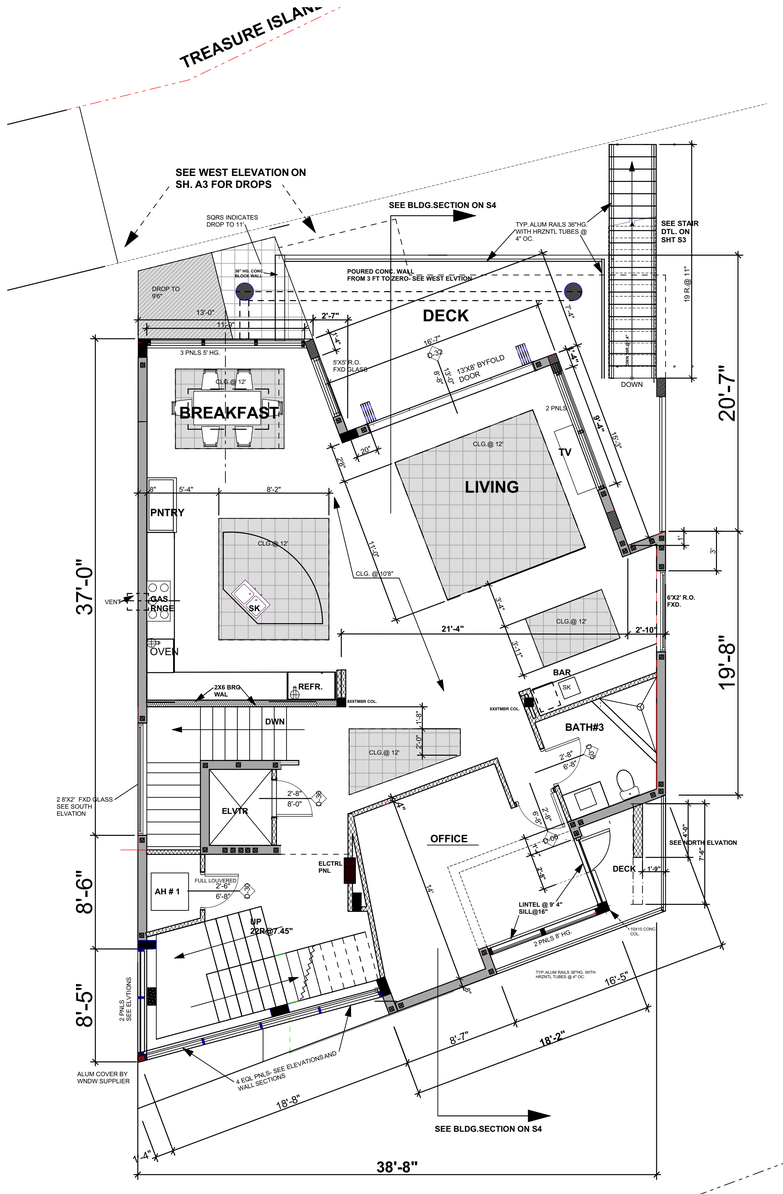
INDICATES 2X4 @ 16" WD STUD NONBRG WALLS W/2X4 PT. BOTTOM PLATES

HB INDICATES HOSE BIB

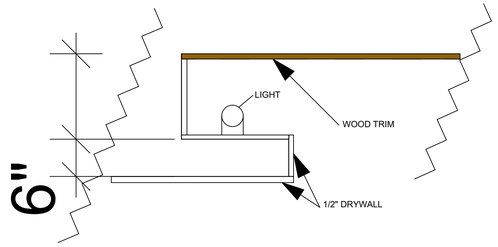
EFV INDICATES ENGINEERED FLOOD VENT - 200SI. RATED - 7 COUNTS = 1400 SI.

ALL ELCTRCL & MECHANICAL EQPMNTS TO BE INSTALLED ABOVE 14' NAVD

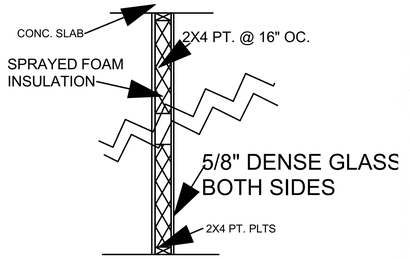
SEE INTRR TYP. WD. STAIR DTL. ON SH. S3



2ND FLOOR PLAN 1700 SF.

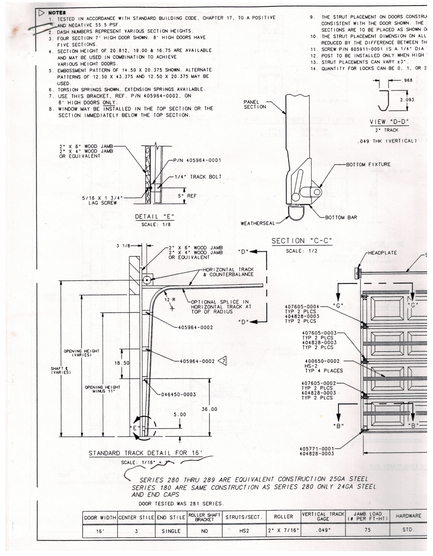


DETAIL AT CEILING TRAYS



WALL SECTION BETWEEN HOUSE AND GARAGE

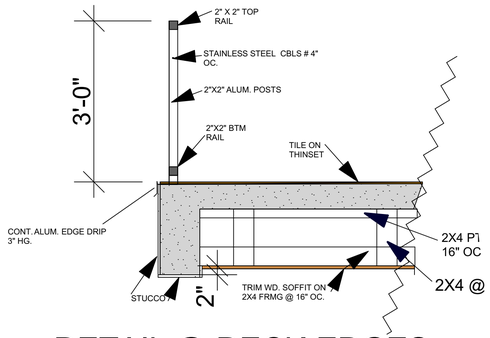
HR FIRE RATED DESIGN # U 407



SHEET# A1 OF
DRAWN
SCALE
DATE
JOB #
PROJECT NAME THE MEHTA RESIDENCE
PROJECT ADDRESS 8576 W. GULF BLVD. TR. ISLAND
FOR
REVISIONS

MATTA ARCHITECT BUILDER 727-867-0630

ARCHITECT-REG # AA-COO1998 . LIC # AR- 0008695 . GENERAL CONTRACTOR-REG. # RG-00409B . LIC # C-2255
265 8TH AVENUE NORTH . TIERRA VERDE, FLORIDA,33715 . TELEPHONE(727) 867-0630 . FAX(727)867-0630

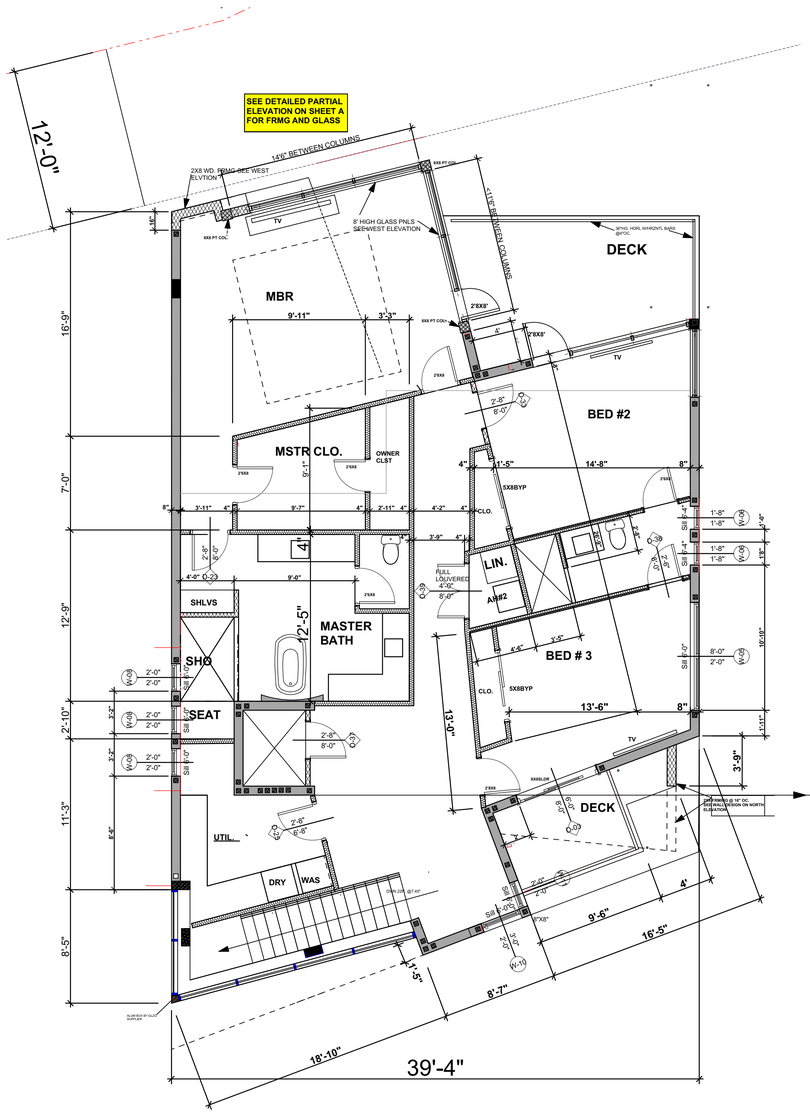


DETAIL @ DECK EDGES

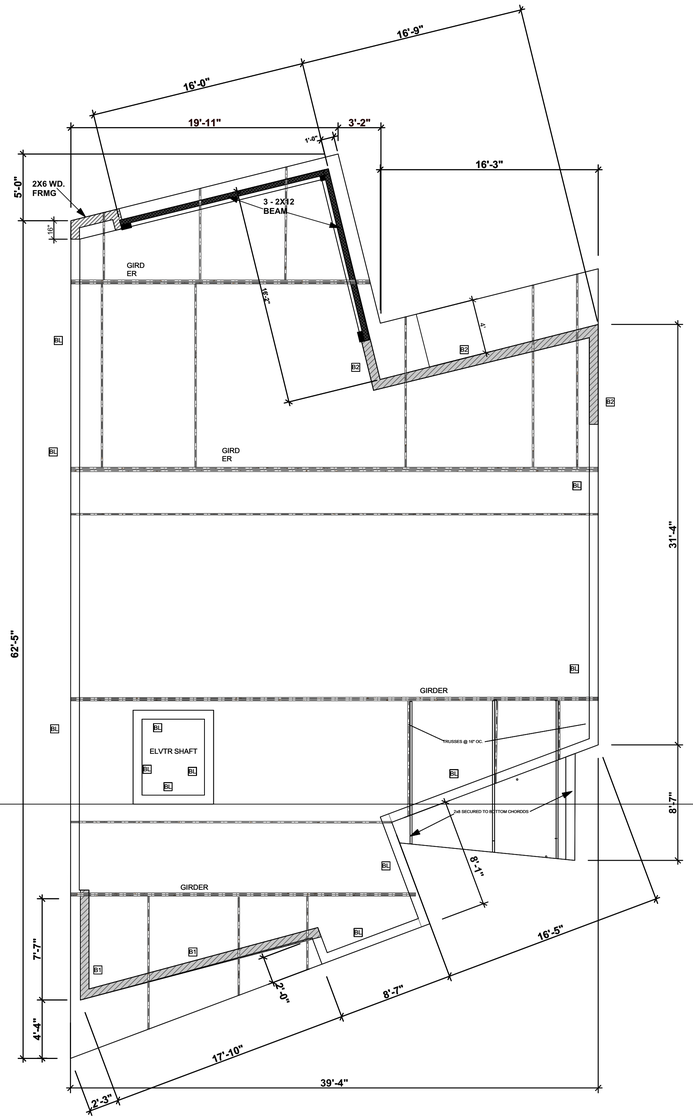
WOOD CONNECTOR	SIMPSON 1300 uplft	LTT19	FL 11496- R5
WOOD CONNECTOR	SIMPSON 1800 uplft	HETA 20	FL 11473- R5
WOOD CONNECTOR	SIMPSON 7600 ulft	HDQ8-SDS3	FL 10441-R6
WOOD CONNECTOR	SIMPSON 11000 uplft	HHDQ11-SDS2.5	FL 10441-R6
WOOD CONNECTOR	SIMPSON 1300 uplft	RPBZ POST BASE	FL 10441-R6
WOOD CONNECTOR	SIMPSON 1230 plft	LSTA24	FL 13872-R4
WOOD CONNECTOR	SIMPSON 760uplft	H10A	10456-R5
WOOD CONNECTOR	SIMPSON 495 uplft	H2.5A	10456-R5

ANCHORS UPLIFT RATING

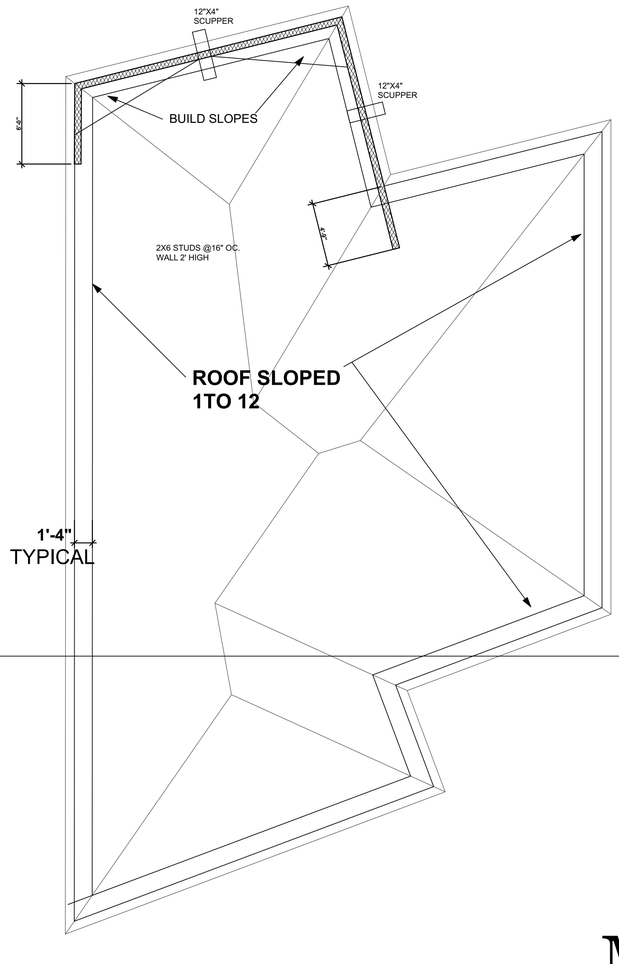
HETA 20.....1810 LB
2 HETA 20.....3500 LB
VGT..... 4940 LB
HHQ8..... ..5715 LB
RPBZ.....2235 LB
LSTA24.....1235 LB
H10A.....1015 LB
H2.5A..... .....575 LB



3RD FLOOR PLAN 1855 SF.



ROOF RAMING PLAN



ROOF LAYOUT

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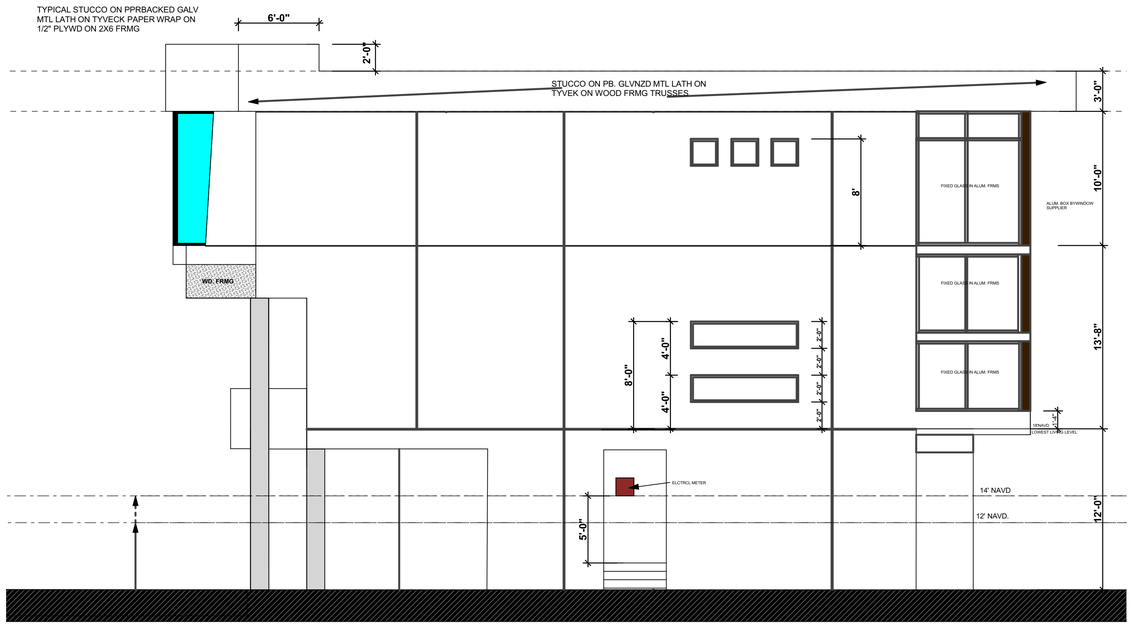
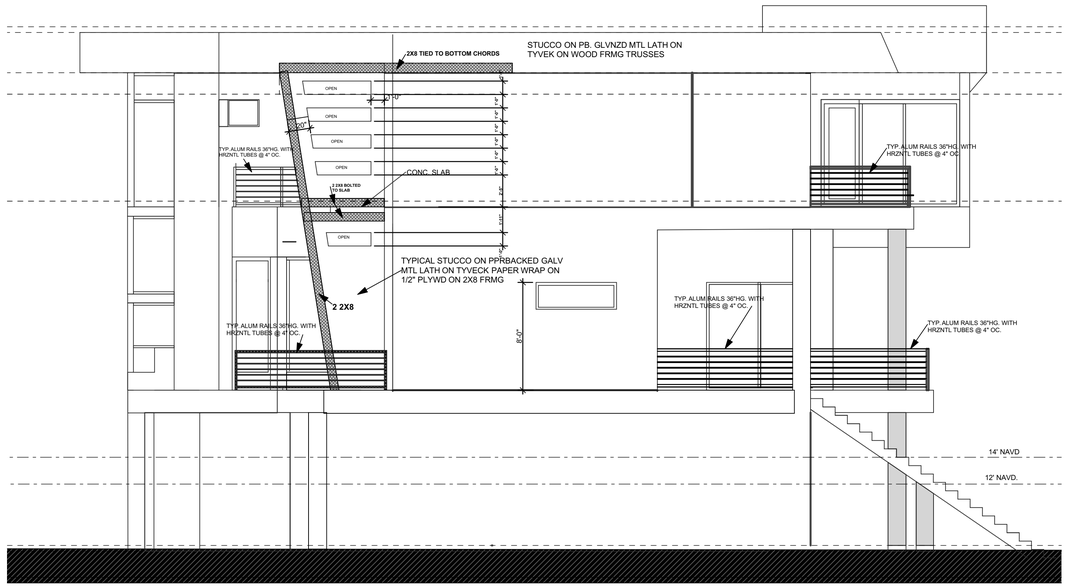
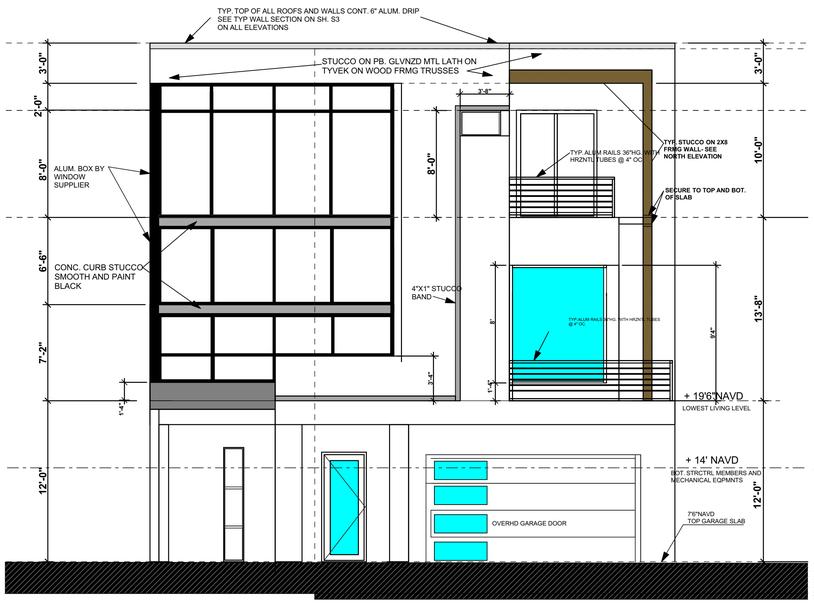


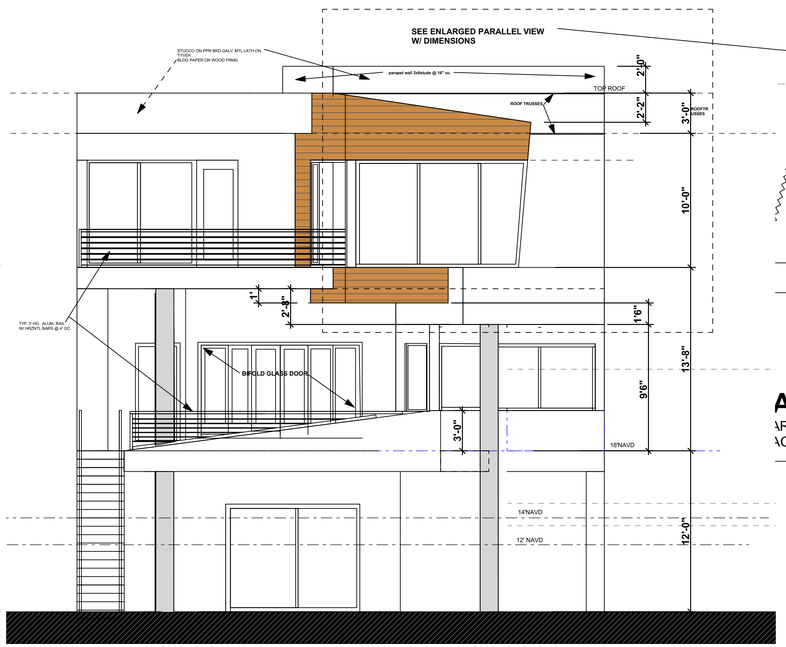
SOUTH ELEVATION



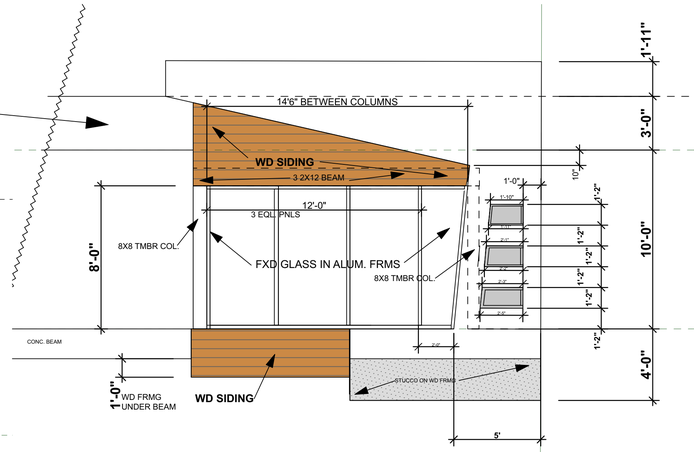
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



ALLEL VIEW W/ DIMENSIONS

ARTIAL ELEVATION DETAIL
ACK OF MASTER BD ROOM

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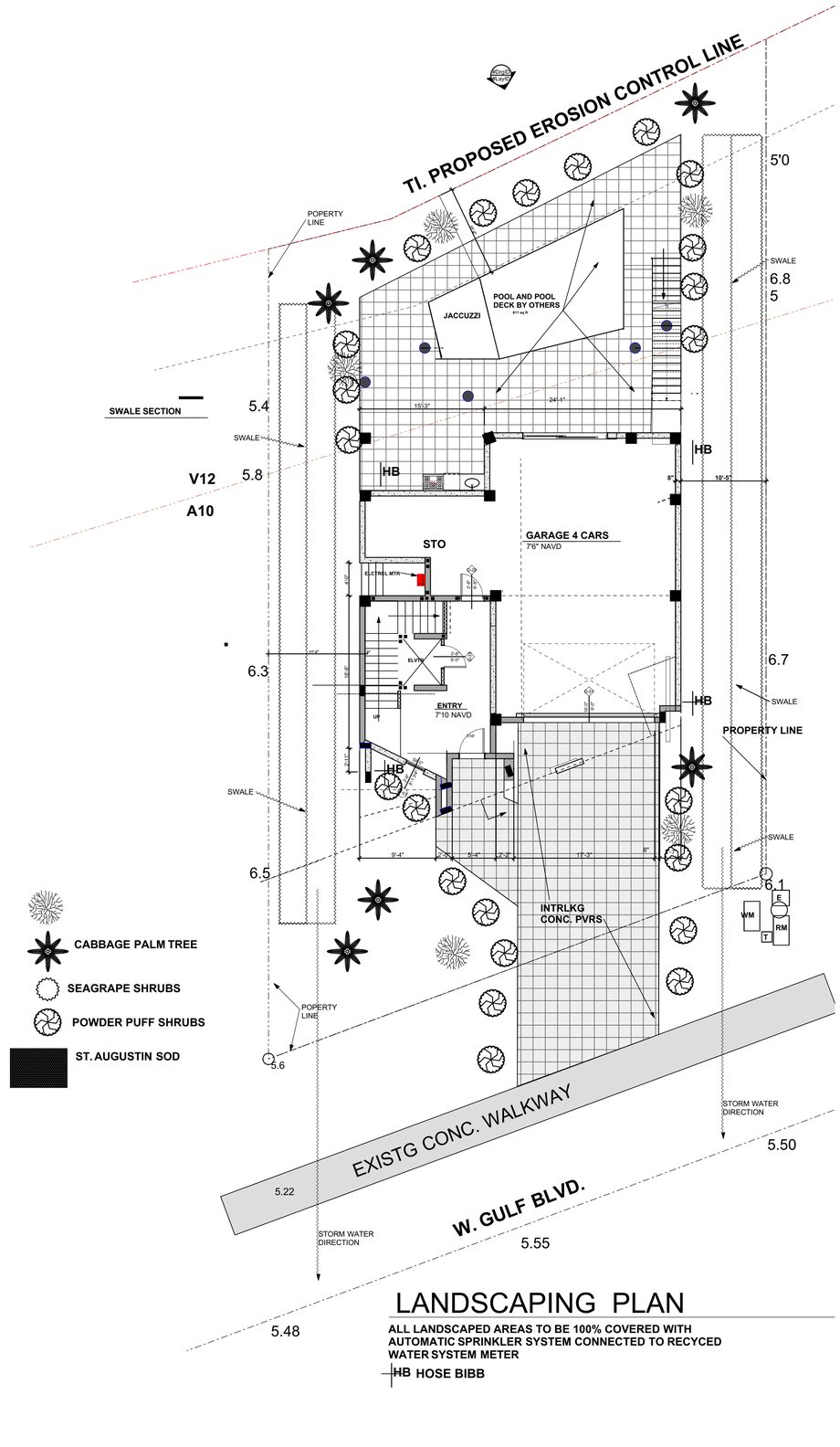

LANDSCAPING PLAN

ALL LANDSCAPED AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM CONNECTED TO RECYCED WATER SYSTEM METER

HB HOSE BIBB

LANDSCAPING STANDARDS

Sec. 72-39. - Landscaping standards.

The development of vehicular use areas within the city shall conform to and meet the standards as set forth herein:

(1) Landscaping shall consist of any of the following or combination thereof: Material, such as, but not limited to, grass, ground covers, shrubs, vines, hedges, shade/canopy trees or palms. In addition, nonliving durable material may be used to compliment, but not to be credited as, landscaping. These materials include, but are not limited to, rocks, pebbles, walls or fences, but excluding paving and sand.

(2) Plant material used in conformance with provisions of this article shall conform to the standards for Florida #1 or better, as given in "Grades and Standards for Nursery Plants," Part I, 1963, and Part II, State of Florida, Department of Agriculture, Tallahassee, or equal thereto. Grass sod shall be clean and reasonably free of weeds and noxious pest or diseases. Grass seed shall be delivered to the job site in bags with state department of agriculture tags attached, indicating the seed grower's compliance with the department's quality control program:

a. *Trees.* Trees shall be of species recognized by the state division of forestry as being drought-tolerant and suitable for successful propagation and growth in the city. Trees shall be of species having average spreads/crowns of greater than 15 feet in diameter, and which can be maintained with a minimum of five feet of clear trunk. At least 60 percent of required trees shall be of species native to Florida or drought tolerant, including, but not limited to, the following species: Red Maple (Acer rubrum); Silver Buttonwood (Conocarpus erectus "sericeus"); American Holly varieties (Ilex opaca); Yaupon Holly (Ilex vomitoria); Sweet gum (Liquidambar styraciflua); Southern Magnolia (Magnolia grandiflora); Southern Wax Myrtle (Myrica cerifera); Slash Pine (Pinus elliotti); Longleaf Pine (Pinus palustris); Loblolly Pine (Pinus taeda); Cherry Laurel (prunus caroliniana); Oaks (Quercus spp.); Cabbage Palm (Sabal palmetto); Saw Palmetto (Serenoa repens); Bald Cypress (Taxodium distichum). Trees having an average mature crown spread of less than 15 feet may be substituted by grouping same so as to create the equivalent of a 15-foot crown spread. Palms shall constitute no more than 25 percent of the required trees and shall have a minimum of six feet of clear wood at planting.

Tree species shall have a minimum two-inch diameter at breast height (DBH), and shall be a minimum of eight feet in overall height immediately after planting. Trees of species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than 12 feet to such public works, unless the tree root system is completely contained within a barrier for which the minimum interior containing dimensions shall be five feet square and five feet deep and for which the construction requirements shall be four-inch thick concrete reinforced with No. 6 road mesh, six inches by six inches by six inches or equivalent.

The following tree species are considered undesirable due to their growth characteristics, and their planting shall be prohibited. No formal authorization by the city shall be required for the removal of these species which include trees considered undesirable plant species by either the city and/or Pinellas County (Pinellas County Land Development Code Chapter 166, Article II, Section 166-53):

Australian Pine (Casuarina sp.); Bishopwood (Bischofia javanica); Brazilian Pepper (Schinus terebinthifolius); Punk Tree (melaleuca leucadendra); Ear Tree (Enterolobium cyclocarpum); Laurel Fig (Ficus retusa "nitida"); Weeping Fig (Ficus benjamina); Chinese tallow (Sapium sebiferum); Silk Oak (Grevillea robusta); Java Plum (Syzgium cumini); Carrotwood (Cupaniopsis anacardioides); Eucalyptus (Eucalyptus spp.); and Willow trees.

b. *Shrubs and hedges.* Shrubs shall be a minimum of 1½ feet in height when measured at appropriate spacing and properly maintained, will form a continuous, unbroken, and solid visual screen within a maximum of two years after time of planting. At least 60 percent of the shrubs and hedges planted shall be of native or drought tolerant varieties, including, but not limited to, the following species:

Century plant (Agave attenuata); Ponytail Palm (Beaucarnea recurvata); Bougainvillea spp.; Powderpuff (Calliandra haematocephala); Natal Plum (Carissa grandiflora); Sea Grape (Coccoloba uvifera); Croton (Codiaeum variegatum); Ti Plant (Corydyline terminalis); King Sago (Cycas revoluta); Dracaena spp.; Silverthorn (Elaegnus pungens); Chinese Juniper (Juniperus chinensis); Texas Sage (Leucophyllum frutescens); Oleander (Nerium oleander); Dwarf Philodendron (Philodendron "Xanadu"); Indian Hawthorn (Raphiolepis indica); Boxthorn (Severina busiflia); White Bird of Paradise (Strelitzia Nicolai); Bird of Paradise (Strelitzia reginae); Sandankwa Viburnum (Viburnum suspensum); Spineless Yucca (Yucca elephantipes).

c. *Vines.* Vines shall be of native or drought-tolerant species, a minimum of 30 inches in height immediately after planting, and may be used in conjunction with fences, screens, or walls to meet physical requirements as specified.

d. *Ground covers.* The use of ground covers in lieu of grass, in whole or in part, is encouraged in the interest of water conservation. Ground covers shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within 18 months after planting. At least 60 percent of the ground covers shall be of native or drought-tolerant varieties, including, but not limited to, the following species:

Aloe spp.; Dwarf Carissa (Carissa macrocarpa); Periwinkle (Catharanthus roseus); Crown-of-Thorns (Euphorbiamilli); Creeping Fig (Ficus repens); Beach Sunflower (Helianthus debilis); Day Lily (hemerocallis spp.); Railroad Vine (Ipomoia pes-cprae); Lily Turf (Liriope muscari); Sea Purslane (Sesuvium portulacastrum); Dwarf Confederate Jasmine (Trachelospermum asiaticum); Society Garlic (Tulbaghia violacea); Sea Oats (Uniola paniculata); Coontie (Zamia floridana).

e. *Lawn grass.* Grass areas shall be planted and grown as permanent lawns using varieties that are suitable for the county. Grass may be sodded, plugged, sprigged or seeded, except that solid sod shall be used in swales or other areas subject to erosion and providing that, in areas where other than solid sod or grass seed is used, nursegrass seed shall be sown for immediate effect and protection until coverage is achieved.

)rd. No. 95-10, § 40-24, 9-19-95; Ord. No. 00-08, § 41, 1-9-01)

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265 8TH AVE

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