



**PLANNING & ZONING REGULAR MEETING
THURSDAY, SEPTEMBER 17, 2026 – 2:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706**

MEETING NOTICE AND AGENDA

1. MEETING CALLED TO ORDER BY PRESIDING OFFICER

2. CELL PHONE ANNOUNCEMENT

3. PLEDGE ALLEGIANCE

4. ROLL CALL

**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-000646-2026 - A request for after-the-fact variance approval to allow a zero-lot line setback within the streetside yard to permit a balcony constructed in conjunction with structural elevation improvements.

[1. Staff report VAR-000646-2026](#)

[2. Approved Architectural Plans](#)

[3. Final As Built Survey](#)

[4. Application - 12501 Sunshine Lane Redacted](#)

[12501 SUNSHINE STOP WORK ORDER](#)

11. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

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

12.A Comparison of Allowable Development Envelope for Residential Docks and Boat Lifts
[Comparison of Allowable Development Envelope for Residential Docks and Boat Lifts.pdf](#)

12.B Review of Building Permit Construction Valuations
[Review of Building Permit Construction Values.pdf](#)
[New Construction Building Permit Valuations.pdf](#)

13. PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY MEETINGS

NEXT LPA MEETING: TBD

NEXT P&Z MEETING: TBD

14. ADJOURNMENT

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

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



Item Cover Page

PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE: September 17, 2026

SUBMITTED BY: Braydon Evans, Community Development

ITEM TYPE: Public Hearings

AGENDA SECTION: PRESENTATION OF ITEMS

SUBJECT: VAR-000646-2026 - A request for after-the-fact variance approval to allow a zero-lot line setback within the streetside yard to permit a balcony constructed in conjunction with structural elevation improvements.

BACKGROUND: See attached staff report.

POLICY/PURPOSE: See attached staff report.

STRATEGIC PLAN RELEVANCE: NA

ANALYSIS/DISCUSSION: See attached staff report.

FUNDING: NA

MOTION:

-
- ATTACHMENTS:**
- 1. Staff report VAR-000646-2026
 - 2. Approved Architectural Plans
 - 3. Final As Built Survey
 - 4. Application - 12501 Sunshine Lane Redacted
- 12501 SUNSHINE STOP WORK ORDER



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-000646-2026
September 17, 2026

DESCRIPTION

A variance application requesting after the fact approval of a zero-lot line setback along the streetside property line to permit a balcony in conjunction with structural elevation improvements.

SITE LOCATION:

12501 Sunshine Lane

PARCEL ID #:

15-31-15-17784-006-0010

LEGAL DESCRIPTION:

CONEY ISLAND BLK 6, LOT 1

PROPERTY OWNER/AGENT:

Thomas Potter & Valerie Potter
12501 Sunshine Lane
Treasure Island, FL 33706

PROJECT SITE:



GENERAL INFORMATION:

Future Land Use:

Resort Facilities High

Zoning:

RFH-50

Adjacent Property (Use):

North: Single-Family Residential

East: Multi-Family Residential

South: Single-Family Residential

West: Single-Family Residential

Site Area:

4,526 Sq. Ft. (Approx 0.10 Acres)

REQUEST:

The applicant seeks after the fact variance approval to allow zero-lot line setbacks the within the streetside yard to permit a balcony constructed in conjunction with structural elevation improvements.

Request	Standard	Proposed	Variance	Magnitude
Streetside Setback (1 st Street West)	15-Feet	0-Feet	15-Feet	100%

PROPERTY HISTORY/SUMMARY:

The subject property contains a single-family residence originally constructed in 1938 and is situated on a corner parcel with approximately 18 feet of right of way located between the streetside property line and the adjacent roadway curb along 1st Street West.

The existing structure was constructed at-grade and sustained damage following the 2024 hurricane season. 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 structure's fair market value. The subject property has undergone structural elevation to comply with current minimum flood elevation standards, following the review of a final survey of the completed improvements an encroachment into the streetside setbacks was identified.

The as-built conditions of the subject property consist of an approximately 10'x14' balcony with a varying encroachment ranging from approximately 5-feet to a maximum encroachment of 0-feet with the outside edge of structure lying on along the southwestern property line. As constructed, these improvements are inconsistent with the dimensions of the improvements proposed within the building permit granted. The sequence of events resulting in the subject nonconformities are as follows:

05/05/2025 – A stop work order was issued at the subject property following structural elevation of the single-family residence began without obtaining an approved building permit.

07/22/2025 – An after the fact permit was approved for the structural elevation of the single-family residence, including an 8'x11' deck and staircase at the southwestern corner of the property. All setbacks and development regulations remained compliant with the applicable zoning district regulations.

12/15/2025 – A permit revision was submitted to increase the dimensions of the deck located at the southwestern corner of the property. As a result of having no setback dimensions within the provided plans, the revision was not approved and was returned with comments.

06/03/2026 – A final survey indicating the completed construction of unapproved structures

encroaching into the setback was submitted for review.

06/15/2026 – A notice of violation for the deck encroachment not listed in the approved permit was issued to the subject property.

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 East of 1st Street West is subject to the following minimum setback requirements:

- Street: 15 feet
- Side: 5 feet
- Rear: 5 feet

Parcels located along 125th Avenue 115th is identified as “Class: F” and is subject to the following minimum setback requirements:

- Street: 10 feet
- Side: 5 feet
- Rear: 5 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.

No special conditions exist at the subject property which are peculiar to the building, structure, or land that do not apply to properties surrounding 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.**

Strict application of the land development regulations would not restrict the applicant from achieving reasonable use of the subject property. The configuration of the proposed balcony is not imperative to maintain access to the structure, and the staircase as constructed is permitted as an allowable encroachment.

- 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 resulting after-the-fact conditions are the result of the applicant and their contractor. The noncompliant improvements were constructed at unapproved dimensions leading to the resulting dimensional deficiencies.

- 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 make reasonable use of the property. Lesser, or no, variances are required to provide access to the residential structure at the southwest corner of 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 has been elevated to conform with FEMA regulations and Chapter 66 of the Treasure Island Code of Ordinances.

Substandard lot(s) – Not applicable. The parcel meets the minimum width, depth, and area for the RFH-50 Zoning District.

Neighborhood character – The neighborhood consists of existing residential structures generally located within similarly sized parcels with consistent 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 – No architectural or engineering considerations provide a justification for the magnitude of variance being proposed at the subject property.

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

The granting of this variance conflicts with the general intent and purpose of this chapter by diminishing the uniform development character of the surrounding block faces.

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 outside of the negative visual impacts to the general streetscape.

STAFF RECOMMENDATION:

Based on the analysis of the criteria above, staff recommends **DENIAL** of a variance to Sec. 68-541 to allow the after-the-fact encroachments into the required street side yard for a balcony constructed at the subject property.

**CITY OF TREASURE ISLAND
PLANNING AND ZONING BOARD
DEVELOPMENT ORDER**

HEARING DATE: SEPTEMBER 17, 2026
CASE NO. VAR-000646-2026
LOCATION: 12501 SUNSHINE LANE
PARCEL ID #: 15-31-15-17784-006-0010
PROPERTY OWNER: THOMAS POTTER & VALERIE POTTER

The subject application was properly noticed before the Planning and Zoning Board for consideration of the following requests. The property owner / agent was present. The City provided expert testimony from professional staff, which is included in the record.

VARIANCE 1 OF 1

The Planning and Zoning Board has determined that the variance application requesting after the fact approval of a 15-foot variance to permit a reduced streetside setback for a balcony in conjunction with structural elevation improvements.

☐ **DOES**
☐ **DOES NOT**

substantially satisfy the criteria set forth in Sec. 70-221 of the Treasure Island Code of Ordinances and a hardship exists 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 FOR THE FOLLOWING REASONS:**

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**

CONDITIONS OF APPROVAL FOR ALL REQUESTS:

1. This approval shall only be applicable to the as-built conditions reflected in the survey provided and dated 05/05/2026

Chair or Vice Chair
Planning & Zoning Board

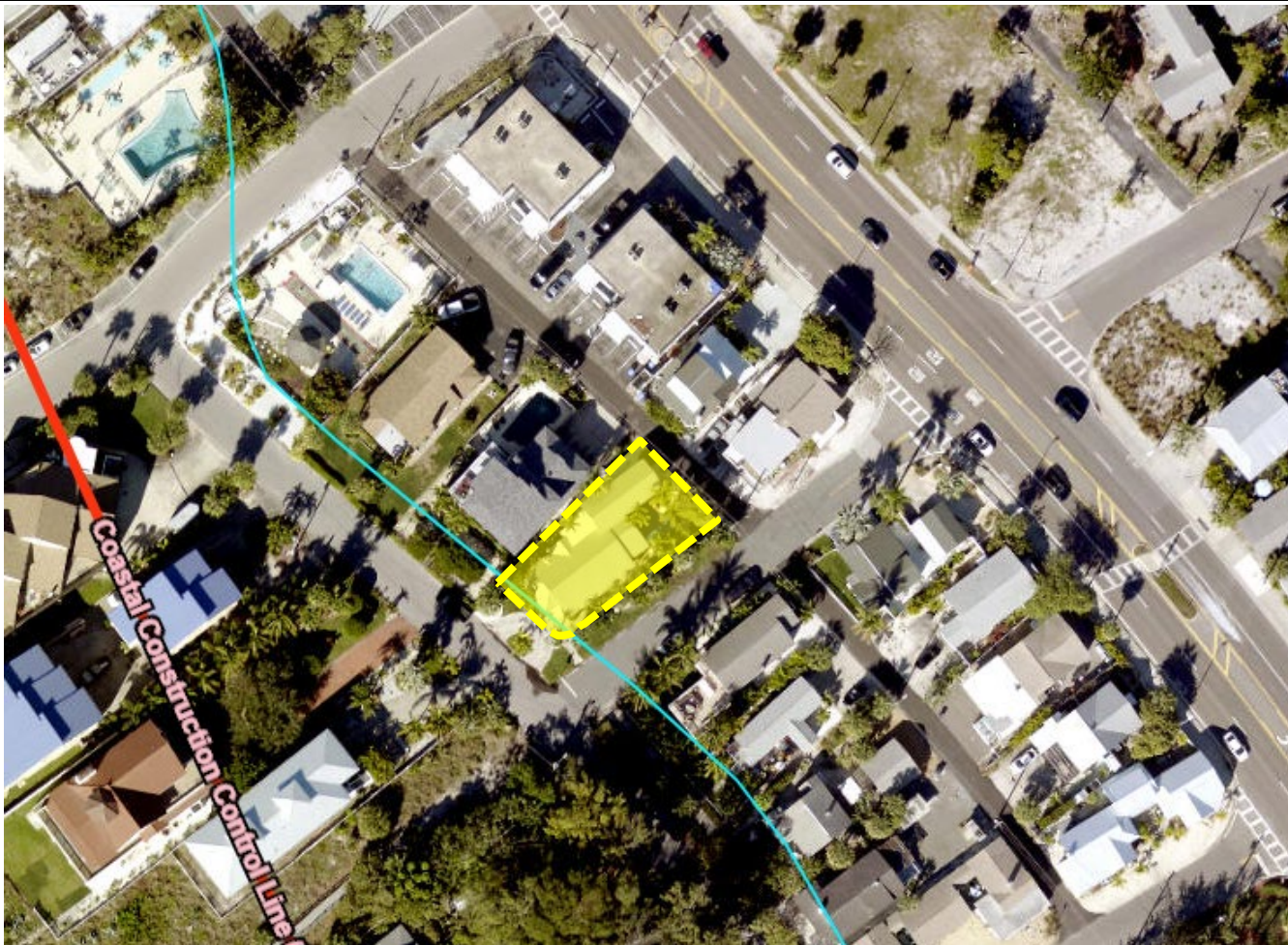
Date

ATTEST:

Tia Payton, Deputy Clerk

This Development Order was filed in the office of the City Clerk on this ____ day of _____, 2026.

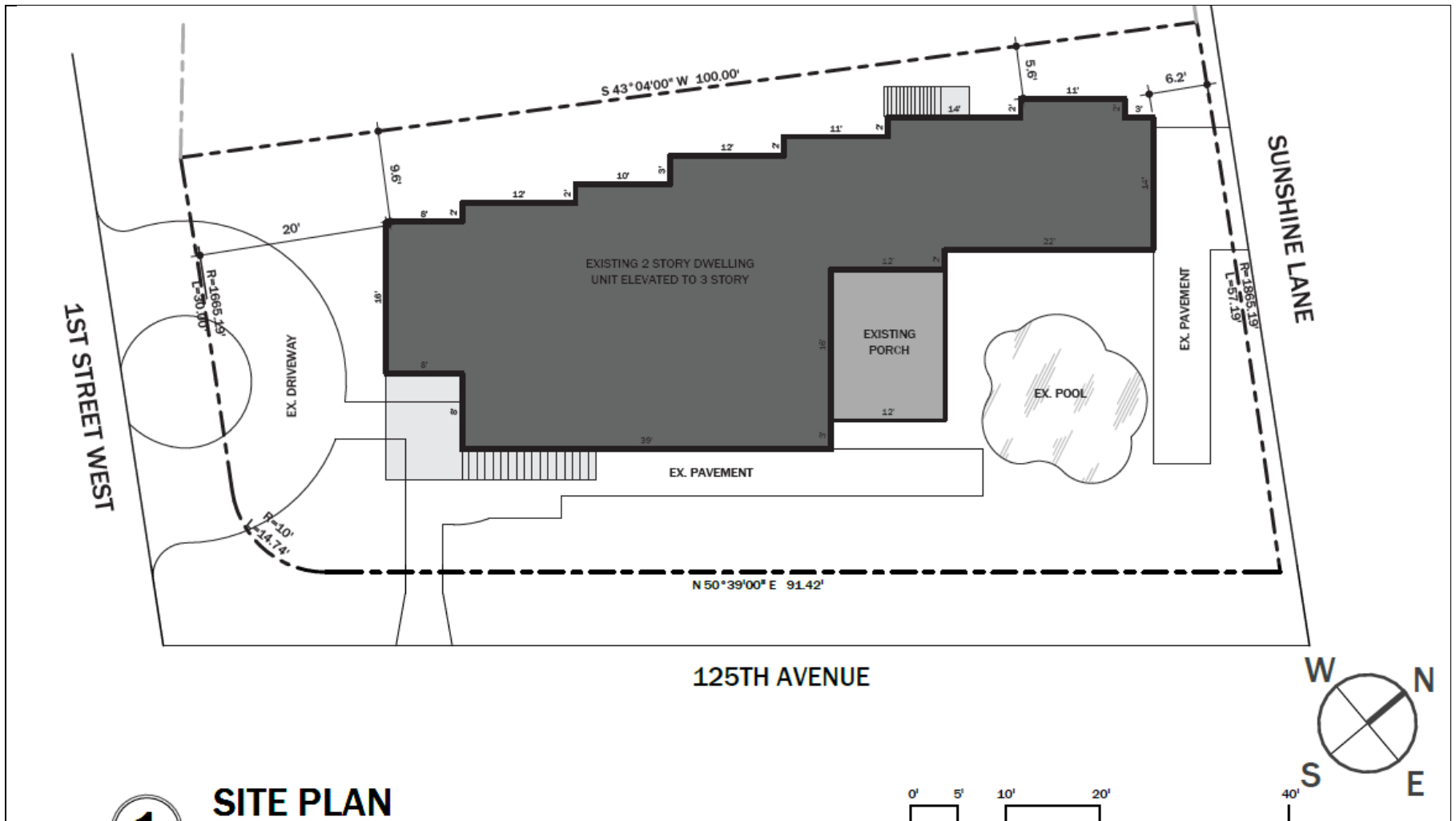
NOTICE: Persons aggrieved by this final decision by the Planning and Zoning Board may appeal to the Circuit Court on or before thirty (30) days from the date of rendition of this Order pursuant to LDR Section 70-243 (Judicial Remedy) and the Florida Rules of Appellate Procedure.



Attachment 1. Project Location Map

Case No.: VAR-000646-2026
Address: 12501 Sunshine Lane
City of Treasure Island, Florida





SITE PLAN

Attachment 2. Approved Site Plan

Case No.: VAR-000646-2026
 Address: 12501 Sunshine Lane
 City of Treasure Island, Florida



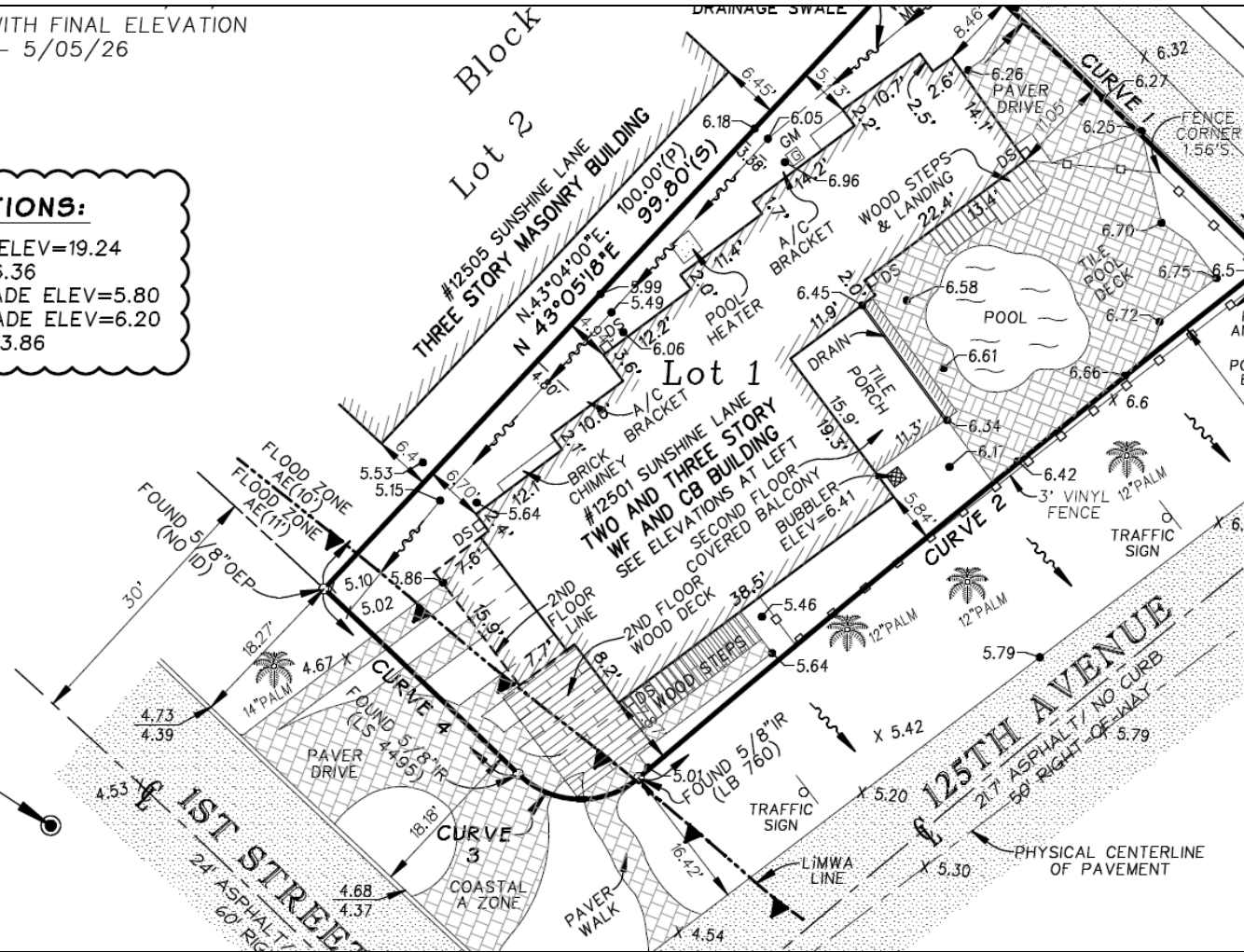
SRVEY WITH FINAL ELEVATION
DATE - 5/05/26

ELEVATIONS:

FLOOR ELEV=19.24
CEILING ELEV=6.36
VENT GRADE ELEV=5.80
SEWER GRADE ELEV=6.20
POOL ELEV=13.86

Note:
LINE(S)
FEMA
MAP

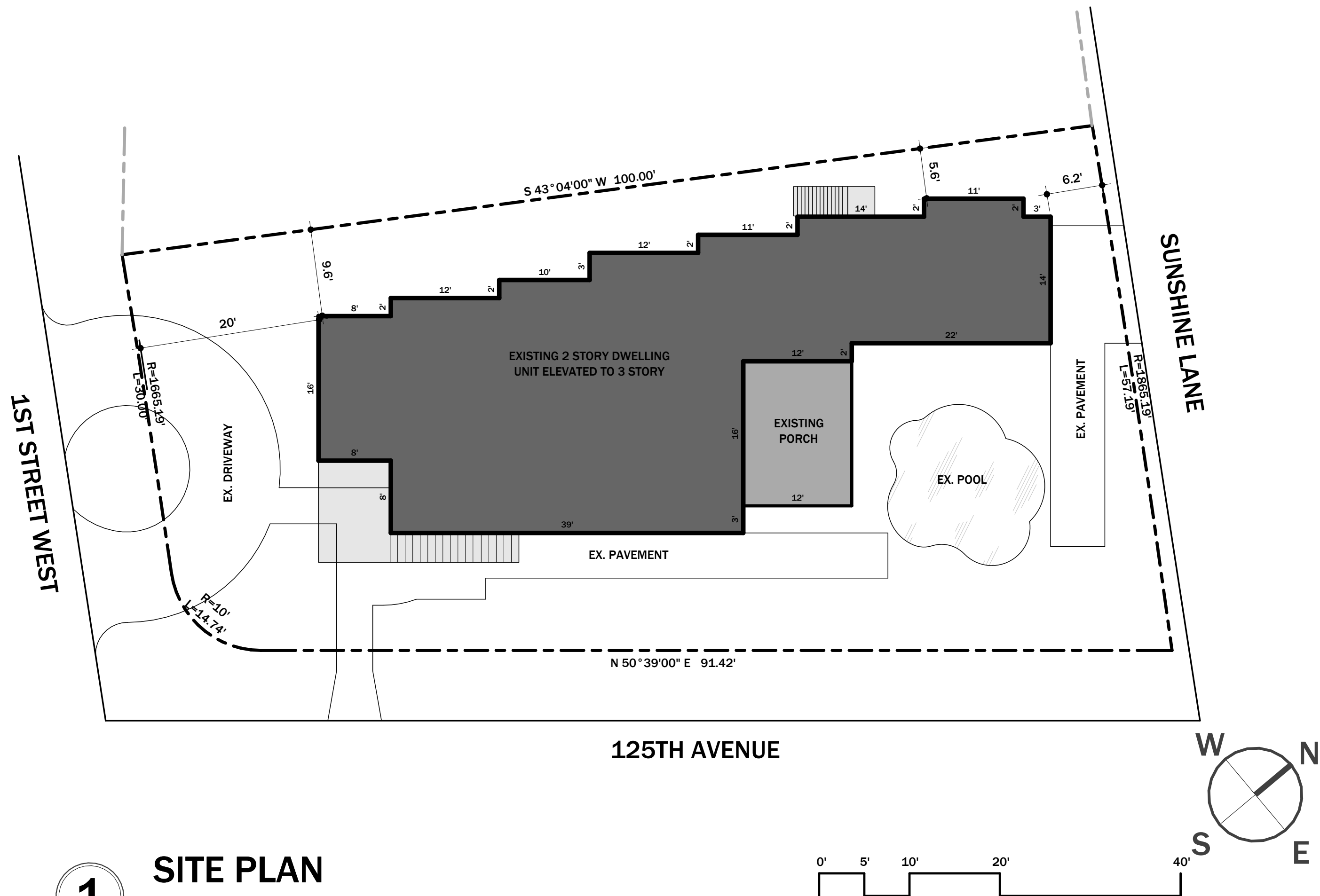
13'
DISK



Attachment 3. As-Built survey

Case No.: VAR-000646-2026
Address: 12501 Sunshine Lane
City of Treasure Island, Florida





1

SITE PLAN

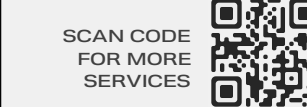
SCALE: 1" = 10'-0"



PROJECT: PROJECT NAME

PROJECT ADDRESS

REVISION DATE

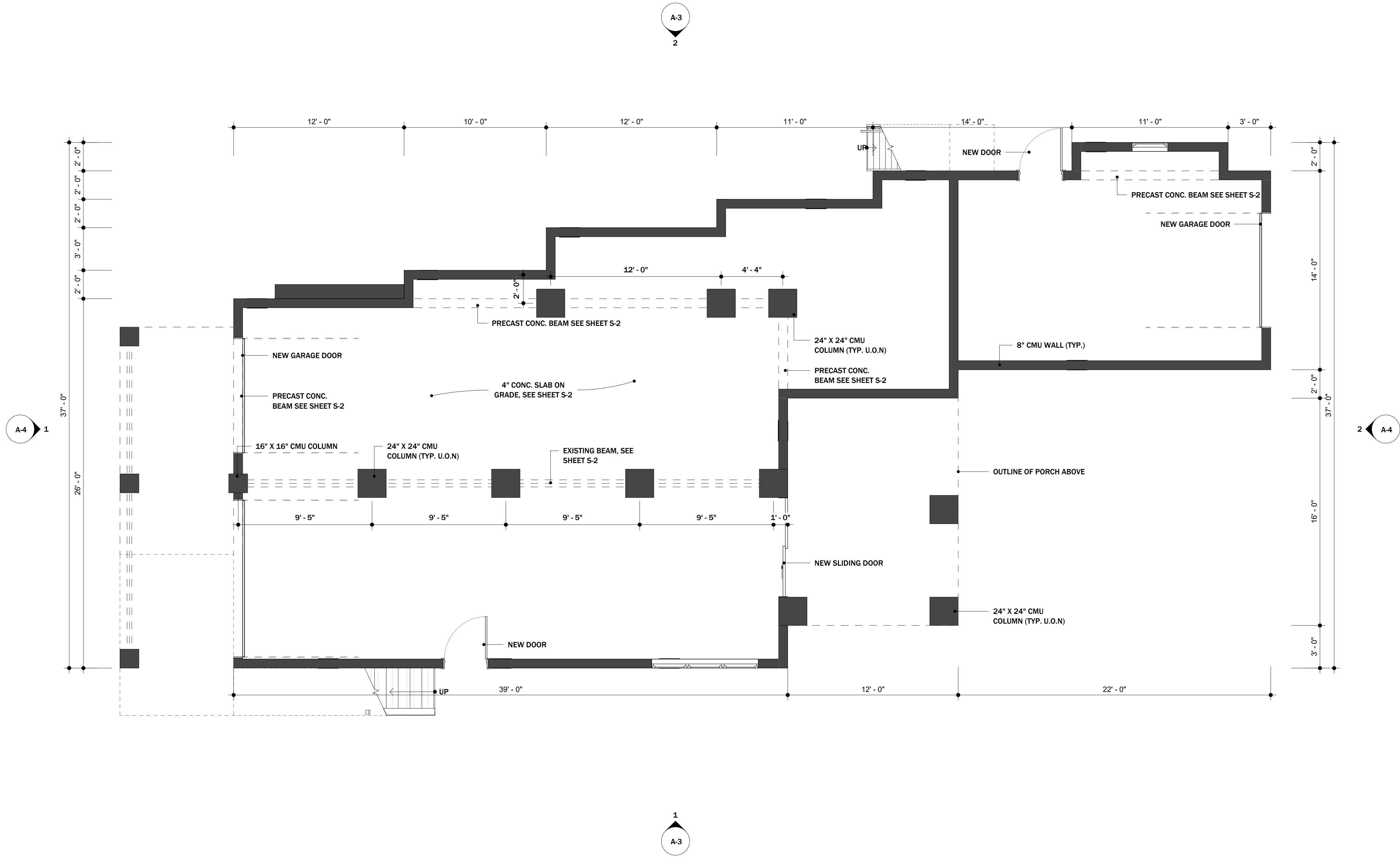


SEAL:

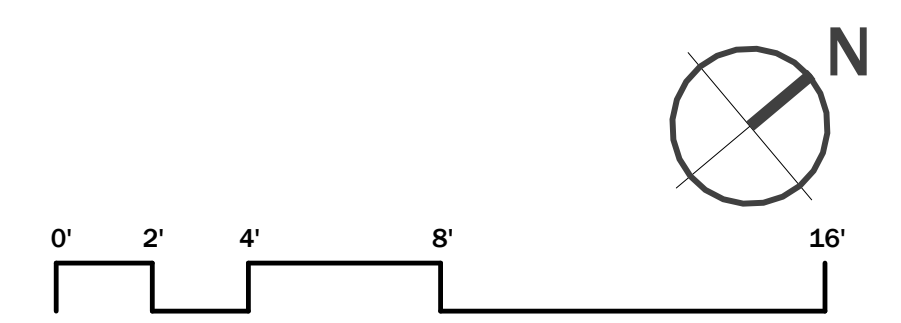
SITE PLAN

SCALE: 1" = 10'-0"

A-1



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"





PROJECT:
PROJECT NAME

PROJECT ADDRESS

REVISION	DATE



SCAN CODE
FOR MORE
SERVICES

SEAL:

PROPOSED FIRST
FLOOR PLANS

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

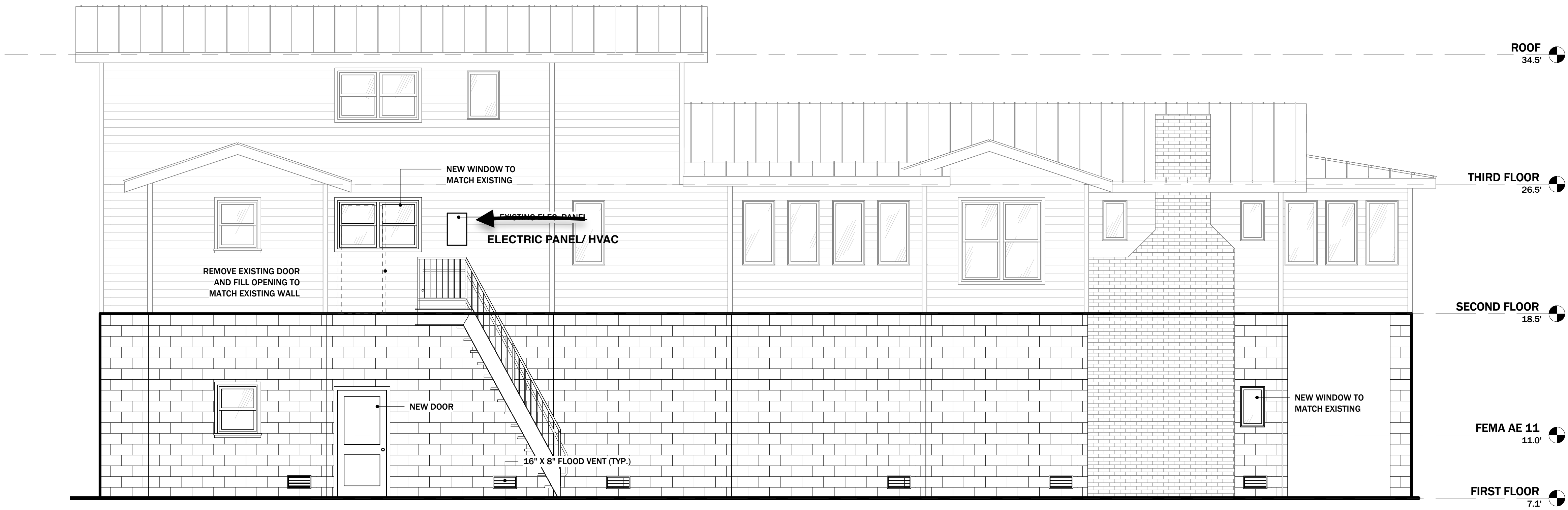
A-2

SHEET SIZE: 36" X 24"



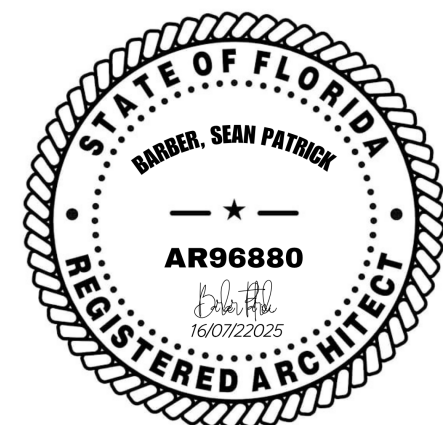
1 FRONT ELEVATION

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



2 REAR ELEVATION

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



PROJECT:
PROJECT NAME
12501 SUNSHINE LANE

PROJECT ADDRESS

REVISION DATE



SCAN CODE
FOR MORE
SERVICES

SEAL:

ELEVATIONS

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

A-3

SHEET SIZE: 36" X 24"



1 LEFT ELEVATION

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



2 RIGHT ELEVATION

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



PROJECT:
PROJECT NAME

PROJECT ADDRESS

REVISION DATE



SEAL:

ELEVATIONS

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

A-4

SHEET SIZE: 36" X 24"

CERTIFIED TO:

THOMAS POTTER
VALERIE POTTER

NORTH 1/2 OF SECTION 22, TOWNSHIP 31 SOUTH, RANGE 15 EAST

LEGAL DESCRIPTION

LOT 1, BLOCK 6, ACCORDING TO THE PLAT OF
CONEY ISLAND
AS RECORDED IN PLAT BOOK 5, PAGE 34 OF THE
PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ABBREVIATIONS:

A/C = AIR CONDITIONER
CB = CONCRETE BLOCK
CL = CENTERLINE
DS = DOWNSPOUT
ELEV = ELEVATION
ID = IDENTIFICATION
IR = IRON ROD
LB = LICENSED BUSINESS
LIMWA = LIMITS OF MODERATE WAVE ACTION
LS = LICENSED SURVEYOR
(M) = MEASURED
OEP = OPEN END PIPE
(P) = PLAT
(P&M) = PLAT AND MEASURED
(P&S) = PLAT AND SET
(S) = SET
TBM = TEMPORARY BENCHMARK
WF = WOOD FRAME
WPP = WOOD POWER POLE

ELEVATION CERTIFICATE BASED ON PLANS - 4/02/25
BOUNDARY SURVEY WITH IMPROVEMENTS,
TOPOGRAPHY AND TREE LOCATION - 5/22/25
TIE-IN/FINAL SURVEY WITH FINAL ELEVATION
CERTIFICATE - 5/05/26

BUILDING ELEVATIONS:

LOWEST LIVING FLOOR ELEV=19.24
GARAGE FLOOR ELEV=6.36
LOWEST ADJACENT GRADE ELEV=5.80
HIGHEST ADJACENT GRADE ELEV=6.20
WATER HEATER ELEV=13.86

Current FEMA Flood Zone Data:

FLOOD ZONE(S): AE(10') & AE(11')
PARTIALLY WITHIN COASTAL A ZONE
COMMUNITY PANEL #125153 12103C0193H
AND COMMUNITY PANEL #125153 12103C0194H
REVISED 8/24/21

Assumed Basis of Bearings:

NORTHEASTERLY RIGHT-OF-WAY LINE OF 1ST
STREET WEST AS BEING N.46°23'00"W., PER PLAT.

Reference Benchmark:

PINELLAS COUNTY MAP #225 (MADEIRA RM-4)
ELEV=6.259' NGVD, ADJUSTED TO
ELEV=5.51' NAVD, MSL=0.00'

This survey was prepared without the benefit of a title search and is
subject to all easements, rights-of-way, and other matters of record.

Survey not valid without the signature and the original raised seal of a
Florida Licensed Surveyor and Mapper.

This survey is made for the exclusive use of the current owners of the
property and also those who purchase, mortgage or guarantee the title
thereto within one (1) year from latest date shown hereon.

Prepared by:
JOHN C. BRENDLA AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 jcbrendla.com

I hereby certify that the survey represented hereon meets the
requirements of Chapter 5J-17, Florida Administrative Code.

No. 4601
STATE OF
FLORIDA
JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760
LICENSED SURVEYOR

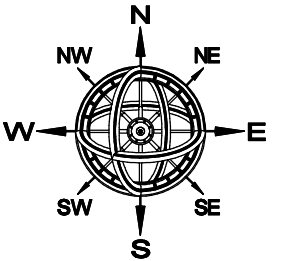
SURVEYOR'S
NOTE:

IT IS MY OPINION
THAT THIS
SITE WILL DRAIN
SATISFACTORILY
DRAINAGE CONFORMS
TO CITY STANDARDS
TYPE 'A' DRAINAGE
DETAIL

Job Number: 2503-94
Drawn: DS

2503-94.CRD

FIELD BOOK 992 PAGE(S) 39-41



NORTH BASED
RECORD PLAT
SCALE: 1"=20'

Flood Zone Note:
FLOOD ZONE LINE(S)
SCALED PER FEMA
FLOOD MAP

(NAVD)
SITE TBM
ELEV=4.43'
SET NAIL & DISK
(LB 760)

(NAVD)
SITE TBM
ELEV=6.09'
SET NAIL & DISK
(LB 760)

(NAVD)
SITE TBM
ELEV=5.97'
SET NAIL & DISK
(LB 760)

NOTE:

xx.x = EXISTING ELEVATION
~ = DRAINAGE FLOW ARROW

CURVE 1

RADIUS=1865.19'(P&S)
ARC=52.19'(P&S)
CHORD=52.19'(P&S)
CHORD BEARING=S 46°02'00"E(P)
S 45°55'06"E(S)

CURVE 2

RADIUS=2375.00'(P&S)
ARC=91.42'(P),91.11'(S)
CHORD=91.42'(P),91.10'(S)
CHORD BEARING=S 50°39'00"W(P)
S 50°41'41"W(S)

CURVE 3

RADIUS=10.00'(P&S)
ARC=14.77'(P&S)
CHORD=13.46'(P&S)
CHORD BEARING=N 88°08'00"W(P&S)

CURVE 4

RADIUS=1565.19'(P&M)
ARC=30.00'(P&M)
CHORD=30.00'(P&M)
CHORD BEARING=N 46°23'00"W(P&M)



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 Thomas and Valerie Potter

Agent _____

Address 12501 Sunshine Ln.

Address _____

Fax _____

Phone _____

Fax _____

Email _____

List all Legal Owner(s) of Property: Thomas Potter and Valerie Potter

Complete legal description (may be placed on attached separate page): Lot 1, Block 6

Coney Island

Development Name: _____

Site Location/Address: _____

Area of Development (Acreage or Square Feet) _____

Parcel Identification Number (list all): _____

Application Request _____

Future Land Use Designation _____ Proposed Future Land Use _____

Current Zoning _____ 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)

[Signature]
Owner/Agent

7-6-26
Date



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: Thomas Potter

Variance Address: 12501 Sunshine Ln.

Application Number (Office Use): _____

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

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

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

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

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

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

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

For any questions please email zoning@mytreasureisland.org

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

No

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

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

Yes

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

No

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

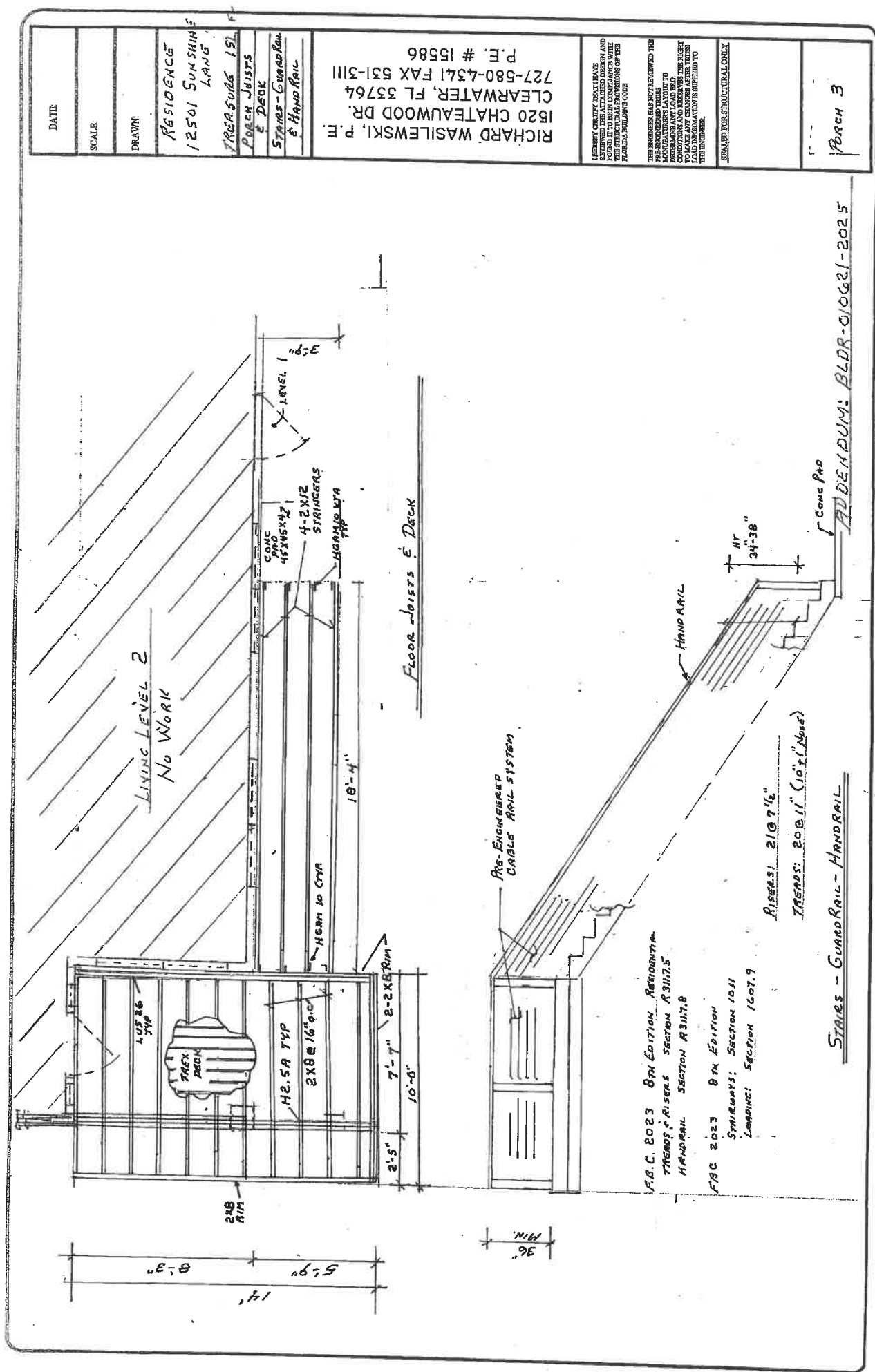
Yes

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

Yes

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

Yes



F.B.C. 2023 8TH EDITION, RESIDENTIAL
 TREADS & RISERS SECTION R3117.5
 HANDRAIL SECTION R3117.8
 F.B.C. 2023 8TH EDITION
 STAIRWAYS: SECTION 1011
 LANDING: SECTION 1017.9

STAIRS - GUARDRAIL - HANDRAIL

ADDENDUM: BLDR-010621-2025

Porch 3

RICHARD WASILEWSKI, P.E.
 1520 CHATEAUWOOD DR.
 CLEARWATER, FL 33764
 P.E. # 15586
 727-580-4341 FAX 531-3111

THE ENGINEER HAS NOT REVIEWED THE
 MANUFACTURER'S LAYOUT TO
 DETERMINE ANY LOADS THAT
 MAY BE APPLIED TO THE RAIL
 TO MAKE ANY CHANGES AFTER THIS
 LOAD INFORMATION IS SUPPLIED TO
 THE MANUFACTURER.

DESIGNED FOR STRUCTURAL ONLY

DATE
 SCALE
 DRAWN

RESIDENCE
 12501 SUNSHINE
 LANE
 TREASURES 151 E

POUCH JOISTS
 & DECK
 STAIRS - GUARDRAIL
 & HANDRAIL



City of Treasure Island
Community Development Department
120 108th Avenue
Treasure Island, FL 33706
727-547-4575 Ext 230

STOP WORK ORDER

Address: 12501 Sunshine LN

Date: 5/6/25 **Time:** 1245 pm

Contractor: AJS Building Moving & Leveling

Description of Violation: Work without permit

Code Section(s) Violated: 64-104.1 FBC 105.1

Corrective Action: Obtain issued permit-completed & pass all required inspections

All cited work must stop until the above violations are corrected. If corrective action is not taken by _____, the City of Treasure Island Code Compliance Inspector will initiate enforcement proceedings pursuant to Section 2-163 of the City's Code of Ordinances and Chapter 162 of the Florida Statutes.

ISSUED BY: Permitted

Building Inspector / Code Compliance Inspector



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PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE: September 17, 2026

SUBMITTED BY: Braydon Evans, Community Development

ITEM TYPE: For Consideration and Discussion

AGENDA SECTION: REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS

SUBJECT: Comparison of Allowable Development Envelope for Residential Docks and Boat Lifts

BACKGROUND: See attached memo

POLICY/PURPOSE: Following a request made to staff at the July 16, 2026 Planning and Zoning Board meeting, staff conducted a comparison of neighboring jurisdictions' code requirements relating to the maximum construction envelope for docks and boat lifts.

STRATEGIC PLAN RELEVANCE: NA

ANALYSIS/DISCUSSION: NA

FUNDING: NA

MOTION:

ATTACHMENTS:
[Comparison of Allowable Development Envelope for Residential Docks and Boat Lifts.pdf](#)



Date: September 17, 2026

To: City of Treasure Island Planning & Zoning Board

Re: Comparison of Allowable Development Envelope for Residential Docks and Boat Lifts

Following a request made to staff at the July 16, 2026 Planning and Zoning Board meeting, staff conducted a comparison of neighboring jurisdictions' code requirements relating to the maximum construction envelope for docks and boat lifts.

Treasure Island limits residential docks and boat lifts to a combined maximum width of 35 feet, while also limiting dock width, exclusive of boat lifts and davits, to 25 percent of the property's waterfront width. Of the jurisdictions reviewed, Indian Rocks Beach is the most directly comparable, also establishing a fixed 35-foot-wide dock facility envelope. Most other jurisdictions, including Madeira Beach, St. Pete Beach, Redington Beach, Redington Shores, and Clearwater, primarily regulate dock placement through proportional waterfront areas, such as the center one-third or center one-half of the lot, or through minimum setbacks from extended side property lines.

Considering Treasure Island's typical lot pattern, where the vast majority of waterfront lot widths are less than 100 feet, the existing 35-foot maximum does not necessarily appear more restrictive than the standards of neighboring jurisdictions. For many typical waterfront lots, a center one-third requirement would result in an allowable construction envelope of less than 35 feet, while a center one-half requirement may provide a somewhat wider envelope depending on lot width. The distinction identified is therefore less the amount of waterfront area permitted to be developed and more the approach in regulating the developable area. Treasure Island establishes a uniform maximum width regardless of lot frontage, while most neighboring jurisdictions allow the permissible envelope to vary in proportion to lot width or required side setbacks. As a result, Treasure Island's standard may be comparatively less restrictive on some narrower lots while becoming more restrictive on unusually wide lots.

If revisions to the existing code requirements are desired, consideration should be given to whether maintaining a predictable fixed maximum remains appropriate for Treasure Island's predominant lot configuration or whether additional flexibility should be provided for unusually wide or irregular waterfront lots.

A summary of the compiled development regulations from neighboring jurisdictions is attached for review.

Braydon Evans, AICP

Principal Planner

Community Development Department

Treasure Island	All docks, not to include boatlifts and davits, shall be constructed so that the width of same shall not exceed 25 percent of the width of the property involved at the waterfront. Residential docks and boat lifts shall be limited to a combined maximum width of 35 feet. If more than one multi-use private dock is allowed on a property, the docks may be combined so long as their combined width does not exceed the maximum allowable width of 25 percent of the width of the property.
Madeira Beach	Private docks and boat lifts must be constructed within the center one-third of the applicant's waterfront property or 50 feet from the adjacent property, whichever is less restrictive. This requirement may be waived by the city manager or his designated representative, provided that signed statements of no objection from the property owner encroached upon has been submitted or an approved variance is granted by the special magistrate.
St. Pete Beach	Residential dock, davits, boatlifts or tie poles shall be located within the center one-half of the width of the appurtenant upland property at the waterfront. For the purpose of this regulation, side lot lines of a lot shall be deemed to extend into the adjacent water body perpendicular to the shoreline which they intersect. This requirement may be varied administratively provided that a signed statement of "no objection" from the property owner encroached upon has been submitted with the permit application.
Indian Rocks Beach	One dock per single-family property is permitted. Two slips with or without boat lifts are allowed. The maximum allowable dock facility shall be within a 50-foot length from the seawall and 35-foot width envelope. The slips, boats, boat lift, dock, catwalks, lower landings, tie-poles and personal watercraft lift shall be kept within the envelope.
Redington Shores	The dock facility shall consist of the slips, boatlifts, dock, catwalks, platforms, lower landings, tie poles, and personal watercraft lifts. (a) All dock facilities except for boatlifts, and personal watercraft lifts or floating holds, and associated catwalks, and tie poles, shall be within the center one-half of the property along the waterfront, but in no case shall any part of the dock facility be located any closer to a side lot line than the required setback for the zoning district in which the property is located. The building official has the authority to assure equitable waterfront usage, particularly, but not limited to pie shaped lots. (b) Boatlifts, and personal watercraft lifts or floating holds, and associated catwalks, and tie poles may be located no closer than the required setback for the zoning district in which the property is located as extended into the water provided that no boat may be tied to the side of a tie pole closer to the property line.
Redington Beach	The dock facility shall consist of the slips, boatlifts, dock, catwalks, platforms, lower landings, tie poles, and personal watercraft lifts. (a) All dock facilities except for boatlifts and associated catwalks, and tie poles, shall be contained within the center one-third of the property along the waterfront, but in no case shall any part of the dock facility be located any closer to a side lot line than the required setback for the zoning district in which the property is located. (b) Boatlifts and associated catwalks, and tie poles may be located no closer than seven and one-half feet from the property lines of the associated property as extended into the water provided that no boat may be tied to the side of a tie pole closer to the property line.
Clearwater	<i>Docks, boatlifts and service catwalks that serve single-family or two-family dwellings.</i> <i>Setbacks.</i> A dock shall be located in the center one-third of the lot or 20 feet from any property line as extended into the water, whichever is less, unless the dock is proposed to be shared by adjoining properties whereupon the dock may be constructed on the common property line provided that all other standards of this division are met. Boatlifts and service catwalks shall be a minimum of ten feet from any property line extended into the water. Tie poles shall be setback a minimum of one foot from any extended property line. Single pile davits and personal watercraft lifts are exempt from these setback requirements provided they are contained entirely within the extended property lines. All watercrafts must be contained entirely within the extended property lines.



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PLANNING & ZONING BOARD AGENDA ITEM REPORT

DATE:	September 17, 2026
SUBMITTED BY:	Braydon Evans, Community Development
ITEM TYPE:	For Consideration and Discussion
AGENDA SECTION:	REPORTS AND COMMENTS OF CITY ATTORNEY, STAFF AND BOARD MEMBERS
SUBJECT:	Review of Building Permit Construction Valuations
BACKGROUND:	NA
POLICY/PURPOSE:	Following a request made to staff at the July 16, 2026 Planning and Zoning Board meeting, staff conducted a review of recently issued permits for new single-family construction to evaluate the applicant-stated construction values against standardized construction valuations and identify whether potential undervaluation may be resulting in lost building permit fee revenue.
STRATEGIC PLAN RELEVANCE:	NA
ANALYSIS/DISCUSSION:	See attached memo
FUNDING:	NA
MOTION:	NA

ATTACHMENTS:
[Review of Building Permit Construction Values.pdf](#)
[New Construction Building Permit Valuations.pdf](#)



Date: September 17, 2026
To: City of Treasure Island Planning & Zoning Board
Re: Review of Building Permit Construction Valuations

Following a request made to staff at the July 16, 2026 Planning and Zoning Board meeting, staff conducted a review of recently issued permits for new single-family construction to evaluate the applicant-stated construction values against standardized construction valuations and identify whether potential undervaluation may be resulting in lost building permit fee revenue.

Staff reviewed the 27 most recent new single-family building permits and compared the project cost reported by each applicant with an approximate standardized construction valuation calculated using the International Code Council (ICC) building valuation tool. This tool acts as a benchmark in determining building valuation and is based upon the construction type and total square footage of the project completed.

The review did not identify a general pattern of applicants understating construction values. Of the 27 permits reviewed, 21 permits (78%) reported a project value greater than the standardized valuation. Only six permits reported a value below the standardized valuation for that project, in these instances the standardized valuation exceeded the applicant's stated project value by differences between approximately \$175,000 to \$196,000. However, these instances represented a minority of the permits reviewed; many permits reviewed reported construction values substantially *greater* than the standardized valuation.

Based upon the sample reviewed, staff did not find evidence of a systemic pattern of undervaluation of new single-family construction for building permit purposes. To the contrary, applicant-reported construction values were generally greater than the corresponding standardized valuations. While individual permits may warrant additional review where a significant discrepancy exists, the available data does not indicate that reoccurring undervaluation is resulting in a material loss of permit fee revenue. Some variation between stated project values and standardized valuations is expected due to differences in material quality, finishes, and construction methods. New construction within Treasure Island may frequently incorporate higher-cost materials and finishes associated with high-value properties, resulting in project costs above standardized valuation benchmarks. On the contrary, projects utilizing more economical materials or finishes may reasonably fall below those benchmarks.

The compiled permit data is attached for review.

Braydon Evans, AICP
Principal Planner
Community Development Department

Permit Number	Permit Type	Stated Project Value	Livable / Habitable SF	Utility / Garage SF	Approx. ICC Valuation	Difference of stated project cost and standardized valuation	Fee Paid	Current Variable
BLDR-012803-2026	Single Family	\$550,000	3,435	1,992	\$745,857	↓ \$195,857	\$6,103	\$6,050
BLDR-013332-2026	Single Family	\$575,000	3,465	1,970	\$749,571	↓ \$174,571	\$6,378	\$6,325
BLDR-012490-2025	Single Family	\$500,000	3,220	1,472	\$671,077	↓ \$171,077	\$5,553	\$5,500
BLDR-013331-2026	Single Family	\$575,000	3,155	1,970	\$695,036	↓ \$120,036	\$6,378	\$6,325
BLDR-012128-2025	Single Family	\$833,000	4,389	1,854	\$903,877	↓ \$70,877	\$9,216	\$9,163
BLDR-012756-2025	Single Family	\$1,000,000	4,616	3,368	\$1,051,410	↓ \$51,410	\$11,053	\$11,000
BLDR-013344-2026	Single Family	\$732,000	2,889	3,053	\$725,210	↑ -\$6,790	\$8,105	\$8,052
BLDR-013409-2026	Single Family	\$795,777	3,392	2,634	\$783,919	↑ -\$11,858	\$8,807	\$8,754
BLDR-012774-2026	Single Family	\$595,000	2,387	1,839	\$550,619	↑ -\$44,381	\$6,598	\$6,545
BLDR-011756-2025	Single Family	\$600,000	2,676	1,118	\$550,218	↑ -\$49,782	\$6,653	\$6,600
BLDR-012475-2025	Single Family	\$975,000	3,629	2,781	\$836,059	↑ -\$138,941	\$10,778	\$10,725
BLDR-012793-2026	Single Family	\$480,000	1,712	517	\$337,918	↑ -\$142,082	\$5,333	\$5,280
BLDR-012995-2026	Single Family	\$950,000	3,074	3,192	\$767,634	↑ -\$182,366	\$10,503	\$10,450
BLDR-012800-2026	Single Family	\$848,500	2,926	1,549	\$624,829	↑ -\$223,671	\$9,387	\$9,334
BLDR-012396-2025	Single Family	\$975,800	3,203	2,483	\$739,939	↑ -\$235,861	\$10,787	\$10,734
BLDR-012389-2025	Single Family	\$600,253	2,051	-	\$360,812	↑ -\$239,441	\$6,656	\$6,603
BLDR-011877-2025	Single Family	\$680,000	1,530	1,530	\$377,895	↑ -\$302,105	\$7,533	\$7,480
BLDR-012608-2025	Single Family	\$942,500	2,878	1,320	\$600,110	↑ -\$342,390	\$10,421	\$10,368
BLDR-013419-2026	Single Family	\$575,000	1,176	268	\$225,929	↑ -\$349,071	\$6,378	\$6,325
BLDR-011875-2025	Single Family	\$960,000	2,176	2,176	\$537,450	↑ -\$422,550	\$10,613	\$10,560
BLDR-012496-2025	Single Family	\$1,082,175	3,245	1,176	\$654,439	↑ -\$427,736	\$11,710	\$11,657
BLDR-012892-2026	Single Family	\$1,200,000	3,555	1,295	\$717,431	↑ -\$482,569	\$12,653	\$12,600
BLDR-012863-2026	Single Family	\$1,457,640	4,049	3,499	\$960,974	↑ -\$496,666	\$14,714	\$14,661
BLDR-013656-2026	Single Family	\$1,875,000	5,420	4,576	\$1,278,703	↑ -\$596,297	\$18,053	\$18,000
BLDR-012348-2025	Single Family	\$1,500,000	2,962	1,891	\$655,468	↑ -\$844,532	\$15,053	\$15,000
BLDR-012827-2026	Single Family	\$1,870,000	4,432	1,917	\$915,919	↑ -\$954,081	\$18,013	\$17,960
BLDR-013679-2026	Single Family	\$2,200,000	4,201	1,780	\$865,545	↑ -\$1,334,455	\$20,653	\$20,600