



BOARD OF ADJUSTMENT MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, July 28, 2021
2:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Changes to the Agenda -
2. Audience Comments - **Comments shall be limited to 3 minutes per person**
3. Approval of Minutes
 - a. **Minutes of May 26, 2021**
4. Action Items
 - a. **Variance - 340 81st Ave (Case #21045)**
Request to construct a garage which will encroach five feet into the required 20-foot front setback and replaces a carport (LDC Sec. 9.7(a)(1)).
 - b. **Variance - 379 Belle Point Dr (Case #21048)**
Request for a 6'-tall fence to encroach 13.7' into the required 20' secondary front setback (LDC Sec. 6.15).
 - c. **Variance - 549 59th Ave (Case #21049)**
Request for a dock to extend to 30 feet in length where 20.7 feet is permitted, and encroach to 4 feet from the extended left side riparian line where 10.4 feet is required (LDC Sec. 6.23(d)(3)&(4)).
 - d. **Variance - 8601 Gulf Blvd (Case #21050)**
Request to enclose an existing carport that encroaches five feet into the required 20-foot front setback (LDC Sec. 9.7(a)(1)).
5. Adjournment

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this 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.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

**The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.**

DRAFT BOARD OF ADJUSTMENT MEETING MINUTES

May 26, 2021 2:00 P.M.

PRESENT: Michael Bomar
Jake Holehouse
Paul Skipper, Chair

EXCUSED: Sandie Lyman, Vice Chair
Denise Chase

STAFF PRESENT: Andrew Dickman, City Attorney
Ginny Bodkin, Deputy City Clerk
Lynn Rosetti Senior Planner
Brandon Berry, Planner II
Jordan Elmore, Zoning and Permit Tech

Chair Skipper called the meeting to order at 2:00 PM and led the Pledge of Allegiance.

The Deputy City Clerk swore in all individuals who would be speaking on agenda items.

1. Changes to the Agenda – City Attorney Andrew Dickman asked to move Item 5, Sunshine Law Presentation, to next month when more Board members are in attendance.
2. Audience Comments - There were no audience comments.
3. Approval of Minutes - a. 4/28/2021

Motion: Member Bomar moved and Member Holehouse seconded the approval of the minutes from the April 28, 2021 meeting; the motion carried unanimously.

4. Action Items -

- a. **Variance – 7201 Sunset Way (Case #21001)** - Request to install a freestanding sign that is a total of 10ft in height and that exceeds the maximum 5ft height allowed (LDC Sec. 26.37(d)).

Senior Planner Lynn Rosetti presented the Unnecessary and Undue Hardship Variance request for a double face sign of 40 square feet in area and 10 feet in height. Maximum allowable height in LDC is 5 feet. The presentation included exhibits including the zoning map, photographs of the site and surrounding area signage, conditions of approval and staff findings. Staff found the request reasonable and two (2) conditions if approved: 1) the sign would not be internally illuminated and 2) the Board would consider the materials used.

The City Attorney confirmed, per the Chair's inquiry, that approval of the request would require three votes in the affirmative; a majority of the five members, present or not, is always required.

Applicant/Owner Alon Varsha appeared and provided explanation of the necessity for the variance and his intentions to keep the signage aesthetically pleasing. He provided photographs of the old sign and renderings of the proposed sign.

Chair Skipper explained to the Applicant that three positive votes (all the Board members present) would be required for approval; one negative vote would deny the request. He offered the option to continue the request until a full Board is present.

The Applicant's agent, George Roviro, appeared and indicated the case should proceed today as the request is in compliance with codes except for pole height; he explained that signage needs to be visible to guests.

Ms. Rosetti stated that one letter was received in favor of the variance and sixty-six against. The Chair opened public comment.

Gary Canfield of 7100 Sunset Way, Envoy Point, commented that the property improvements have enhanced the neighborhood, but many of the Envoy Point residents are concerned that the sign height will create a precedent; they want to avoid increased lighting and signage.

Truman Lighthausser, resident of Envoy Point East Building, opined that the property improvements have increased the value of his property and many of his neighbors agree.

Hearing no further comment, Board discussion followed including adherence to City Codes, and the City Attorney explained that one variance does not set a precedent; each case is considered on its own merit.

Motion: Member Bomar moved and Member Holehouse seconded the approval of the Variance for Case #21001 including staff recommendations. The motion failed 2-1 for lack of Board majority.

The City Attorney added that another application may be made in six months unless there are substantial changes to the request.

- b. Variance – 450 82nd Ave (Case #21021)** - Request to encroach 1.2 feet into the required 6.7-foot side-yard setback for a single-family addition that will align with the existing home. (LDC Sec. 9.7 (a)(3))

Brandon Berry, Planner II, gave a detailed presentation for this Practical Difficulty Variance application which included the property survey, site plan, photographs, and staff findings. He stated that no communication was received for or against the request. Staff recommendation was for approval with the condition that gutters and downspouts be installed as part of the addition.

Applicant Tiffany Secka appeared to provide additional comment and to answer Board questions.

There were no letters received in favor of or against the variance and no one came forward for public comment; hearing none, the Chair opened Board discussion.

Motion: Member Bomar moved and Member Holehouse seconded the approval of the Variance for Case #21021, with staff recommendations; the motion carried 3-0.

c. Variance – 504 Pass-A-Grille Way (Case #21023) - Request to allow a 4.9-foot encroachment of new entry steps into the 5-foot secondary street (6th Ave) setback. (LDC Sec. 20.15)

Ms. Rosetti gave a detailed presentation of this Practical Difficulty Variance request to add an entry to the north side of the house where an existing chimney that has been damaged is located. The requested variance is to allow for entry steps to the landing and door. The property is part of the Pass-a-Grille Historic District/National Register of Historic Places. The Historic Preservation Board previously approved a Certificate of Approval and FEMA Floodplain Variance for the property and recommended approval of this variance. The staff recommendation was for approval.

Matt Schoeppe of Florencia Design Build appeared on behalf of Applicant to answer questions and provide additional details of the project and need for the variance; the proposed plan includes an awning over the steps.

There were no letters received in favor of or against the variance and no one came forward for public comment; hearing none, the Chair opened Board discussion.

Motion: Member Bomar moved and Member Holehouse seconded the approval of the Variance for Case #21023 as presented by the staff. The motion carried 3-0.

d. Variance – 410 81st Ave (Case #21037) - Request to replace an existing sunroom that encroaches to 10'-3" from the rear property line where 20' is required. (LDC Sec. 9.7(a)(4))

Mr. Berry presented full details of this Practical Difficulty Variance request to construct a 22'-6"x32'-6" sunroom and lanai addition that that will encroach into a required 20' rear setback by 9.7'. The sunroom fit in the same footprint as the existing one. The lanai addition is new. Mr. Berry provided photographs, a survey, site plans and staff findings. No communication was received for or against the variance. Staff found request reasonable and recommended approval.

Applicant Eric Burks of 410 81st Avenue appeared to provide information and answer questions. There was no public comment and the Chair opened Board discussion.

Motion: Member Bomar moved and Member Holehouse seconded the approval of the Variance for Case #21037 as presented by the staff. The motion carried 3-0.

5. Presentation: Sunshine Law and Public Records – This item will be continued until the June meeting, when all members are present.

6. Adjournment – Next Meeting 6/30/2021

Motion: Chair Skipper moved to adjourn, Member Bomar seconded at 3:02 PM.

These minutes will be considered for approval at the June 30, 2021 Board of Adjustment meeting.

BOARD OF ADJUSTMENT MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Variance - 340 81st Ave (Case #21045)

Date: July 28, 2021

Prepared By: Brandon Berry, Planner II

Through: Wesley Wright, Planning Manager

Summary of Issue: The applicant is requesting to construct a garage where a carport exists currently. The existing carport is set approximately 16.7 feet from the front property line, which is an encroachment into the required 20-foot front setback. The garage is proposed to be set 15 feet from the front property line, which requires a variance for an encroachment of five feet into the front setback.

Funding: N/A

Requested Motion: I move to approve Variance Case Number 21045, for a garage to encroach five feet into the required front setback as presented, at 340 81st Ave.

Attachments:

1. 340 81st Ave Staff Report
2. Application
3. Site and Elevation Plans



**PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
BOARD OF ADJUSTMENT**

VARIANCE CASE NO. 21045 – William Buttmi for Karen Duncan

MEETING DATE: July 28, 2021

PREPARED BY: Brandon Berry, Planner II

REQUEST	A <u>Practical Difficulty Variance</u> to construct a garage which will encroach five feet into the required 20-foot front setback and replaces a carport (LDC Sec. 9.7(a)(1)).
SUBJECT PROPERTY	340 81 st Ave; ST PETERSBURG BEACH REPLAT OF BLK 94 BLK 94, SW'LY 37.5FT OF LOT M & NE'LY 25FT OF LOT N; Property ID #36-31-15-78030-094-0130.
ACERAGE	Approximately 0.18 acres (8,700 sq. ft.)
LAND USE	RU-2 Residential District on the Zoning Map; RU Residential Urban on the Future Land Use Map
FLOOD ZONE	AE-10
SURROUNDING AREA	North – 81 st Ave/Single-family Residences South - Duplexes East – Single-family Residence West – Single-family Residence

BACKGROUND

The zoning lot contains a single-family residence constructed in 1949 according to the Pinellas County Property Appraiser. The garage proposed replaces a carport that appears to predate existing home improvement records.

ANALYSIS

The applicant is requesting to construct a garage where a carport exists currently. The existing carport is set approximately 16.7 feet from the front property line, which is an encroachment into the required 20-foot front setback. The garage is proposed to be set 15' from the front property line, which requires a variance for an encroachment of five feet into the front setback.

Structure	Yard	Permitted Setback	Proposed Setback	Variance Percentage
Garage	Front	20'	15'	25%

Land Development Code Section 3.12, Variances: The appropriate board of authority may authorize practical difficulty variances to the land development regulations if the applicant is able to demonstrate the following conditions:

a) How substantial the variance is in relation to the requirement sought to be varied;

The applicant is requesting a five-foot encroachment into the required front setback, resulting in a variance request of five feet, or 25%.

b) Whether an adverse change will be produced in the character of the neighborhood;

Staff finds that no adverse change will be produced in the character of the neighborhood. While this home's existing carport where the garage is proposed appears to be set closer to the street than others in the vicinity which front along 81st Ave, the addition is not located near an intersection or waterfront and should not impact traffic safety or vistas. As proposed the addition is shown as maintaining the existing height of the home as a single-story at-grade structure, and will not encroach into the setback of either abutting neighbor, and thus Staff does not find this to be significantly out of character with the neighborhood.

c) Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

Staff finds that the addition could not be supported elsewhere on the site without greater encroachment into the required front setback. Proposed at approximately 20x10' in size, the garage is of a minimal size to support a standard-size vehicle. While the variance request may possibly be made more minimal by preserving the structure as a carport, Staff finds that garages are common features within the neighborhood vicinity and find the request reasonable in that regard.

d) Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

Staff find the interest of justice will be served in the issuance of this variance. The request is minimal and in reasonable keeping with both the character of the neighborhood and the configuration and design of the home as it exists today.

Any variance granted hereunder shall expire one (1) year from the date of the development order providing for such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

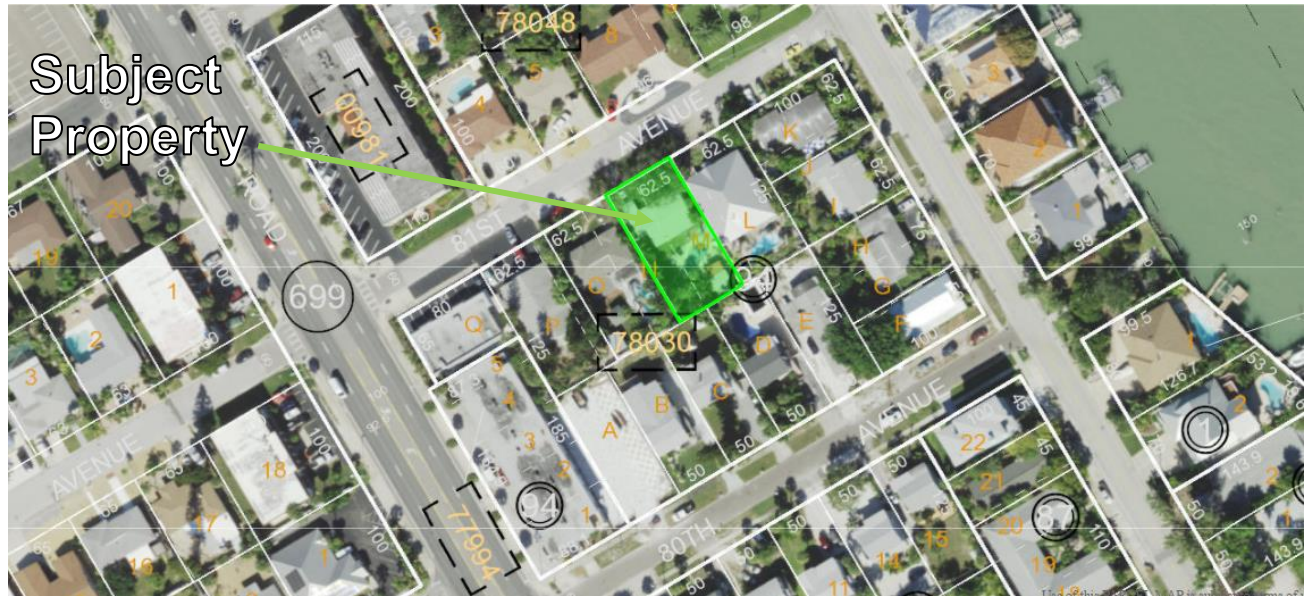
SUMMARY:

Staff find the request to be both minimal and reasonable given existing lot conditions. The request should increase livability of the home without having a significant negative impact on the neighborhood or surrounding area.

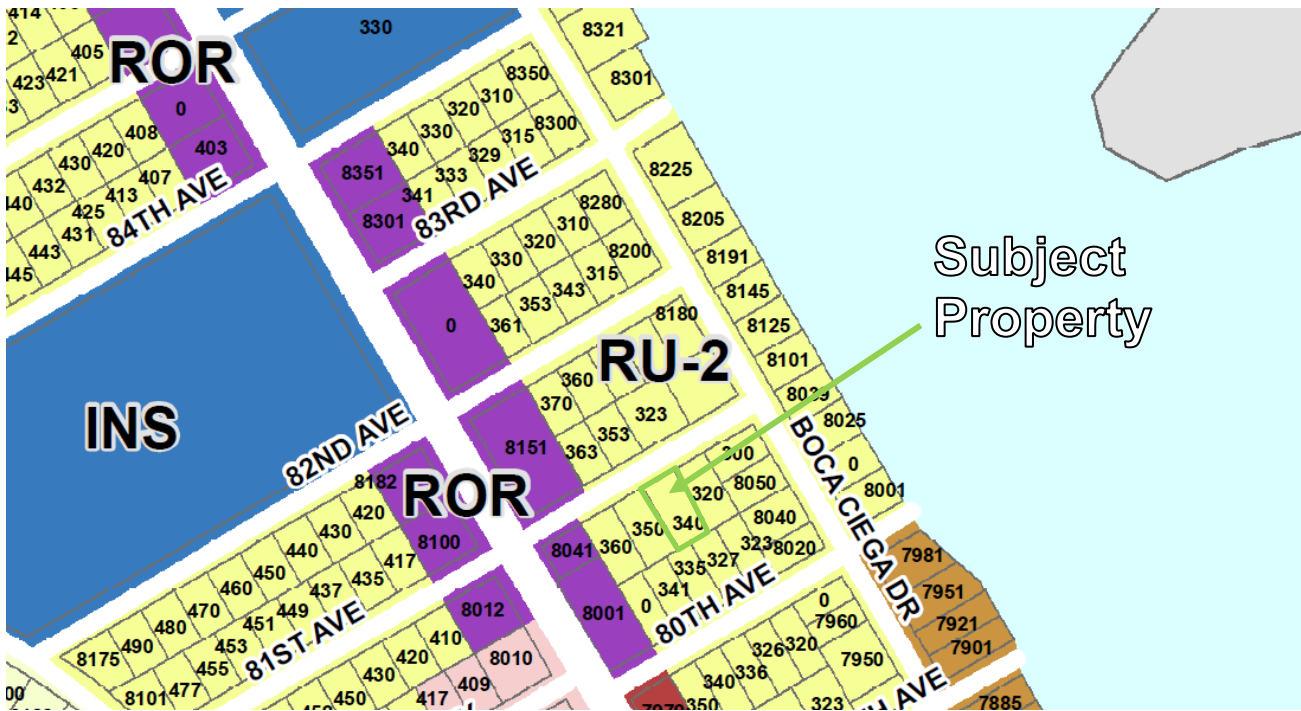
RECOMMENDATION:

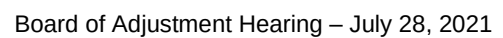
Staff recommend approval.

AERIAL MAP



ZONING MAP





CASE #: _____

SUBMITTAL DATE: _____ AMOUNT DUE: _____ PAYMENT DATE: _____

PRACTICAL DIFFICULTY VARIANCE APPLICATION

The following Items are to be submitted, along with this application, **at least 30 days prior to the public hearing:**

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to bberry@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	KAREN Duncan	340 81 st Avenue St. Pete Beach FL 33706	206-484-2058
Applicant/ Agent	William Buttni	1890 Curlew Rd Dunedin FL 34698	727-638-2595
Owner Email Address:		Applicant/Agent Email Address:	
Karen@urbanawhere.com		wrbuttni@designwrp.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
RU-2	Single Family	62 x 125
Legal Description:	St Petersburg Beach Replat of Blk 94 SW'LY 37.5 ft of Lot M and NE'LY 25ft of Lot N	
Parcel ID:	36-31-15-78030-094-0130	
Address:	340 81 st Avenue SPB FL 33706	
Explanation of Request: Decrease setback (currently at 16.73' for carport) to 15' for new garage replacing carport. This will allow garage length to be 20'. The change from the current setback would be 1.73'		

Findings Necessary for Granting Request: In order for an application for a practical difficulty variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. How substantial the variance is in relation to the requirement sought to be varied;

The current carport setback is 16.73 ft. The variance requested is only an additional 1.73 ft.

2. Whether an adverse change will be produced in the character of the neighborhood;

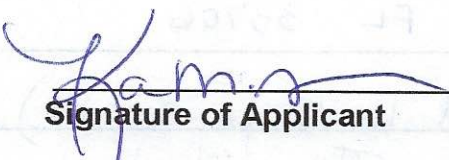
The immediate neighborhood is 81st Avenue between Blind Pass and Boca Ciega. There are 8 single family houses with 2 apartment buildings at the end on Blind Pass. All houses but one are single story. 2 have carports, 3 have garages. One has a garage converted to apartment that is setback 15 ft. This new garage would not have an adverse change on the neighborhood.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

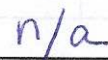
There is really no other place on the property to build a garage than where the carport sits now. In front of the carport is a wall for the laundry room. In order to have a garage of adequate size for 1 car, the additional 1.73 ft variance is needed.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

The house was originally built with the carport in its existing location. It did not have a garage.


Signature of Applicant

5/19/2021
Date


Signature of Authorized Agent

Date

For office use only:

Hearing Date: _____ Fees: _____

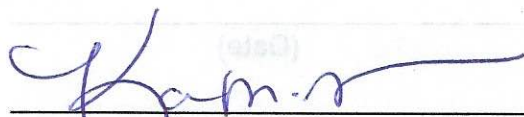
Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

- ☒ I understand that the City will not accept or process an incomplete application.
- ☒ I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.
- ☒ On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.
- ☒ I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.
- ☒ I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.
- ☒ I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- ☒ I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.



Signature of Applicant

5/19/2021

Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, KAREN DUNCAN, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): KAREN DUNCAN

Address: 340 81st Avenue SPB FL 33706

Signature [Signature]

Date 5/20/2021

STATE OF FLORIDA)

PINELLAS COUNTY)

) SS:

The foregoing instrument was acknowledged before me this 20 day of May, 2021 by: Karen Duncan who appeared before me, and is personally known to me, or has produced Driver's License as identification, and did take an oath.

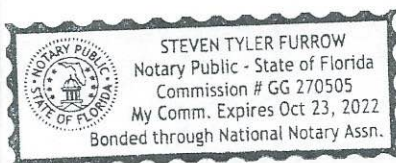
My commission Expires: 10/23/22

NOTARY: [Signature]

Print Name: Steven Tyler Furrow Notary

Public, State of Florida

(Notarial Seal)



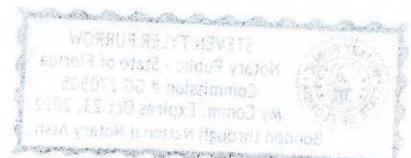
DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN FINAL DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing for unnecessary and undue hardship variances or final administrative decision for administrative variances. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, City Manager, or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, or City Manager.

A Notary Public is available in City Hall; 155 Corey Avenue.



JOB NO.:210390

DRAWN BY: MFB

DATE OF FIELD WORK:3/10/2021

CHECKED BY: EDM

MURPHY'S LAND SURVEYING, INC.

PROFESSIONAL LAND SURVEYORS

5760 11TH AVENUE NORTH

ST. PETERSBURG, FLORIDA 33710

WWW.MURPHYSLANDSURVEYING.COM

L.B. #7410

PH. (727) 347-8740

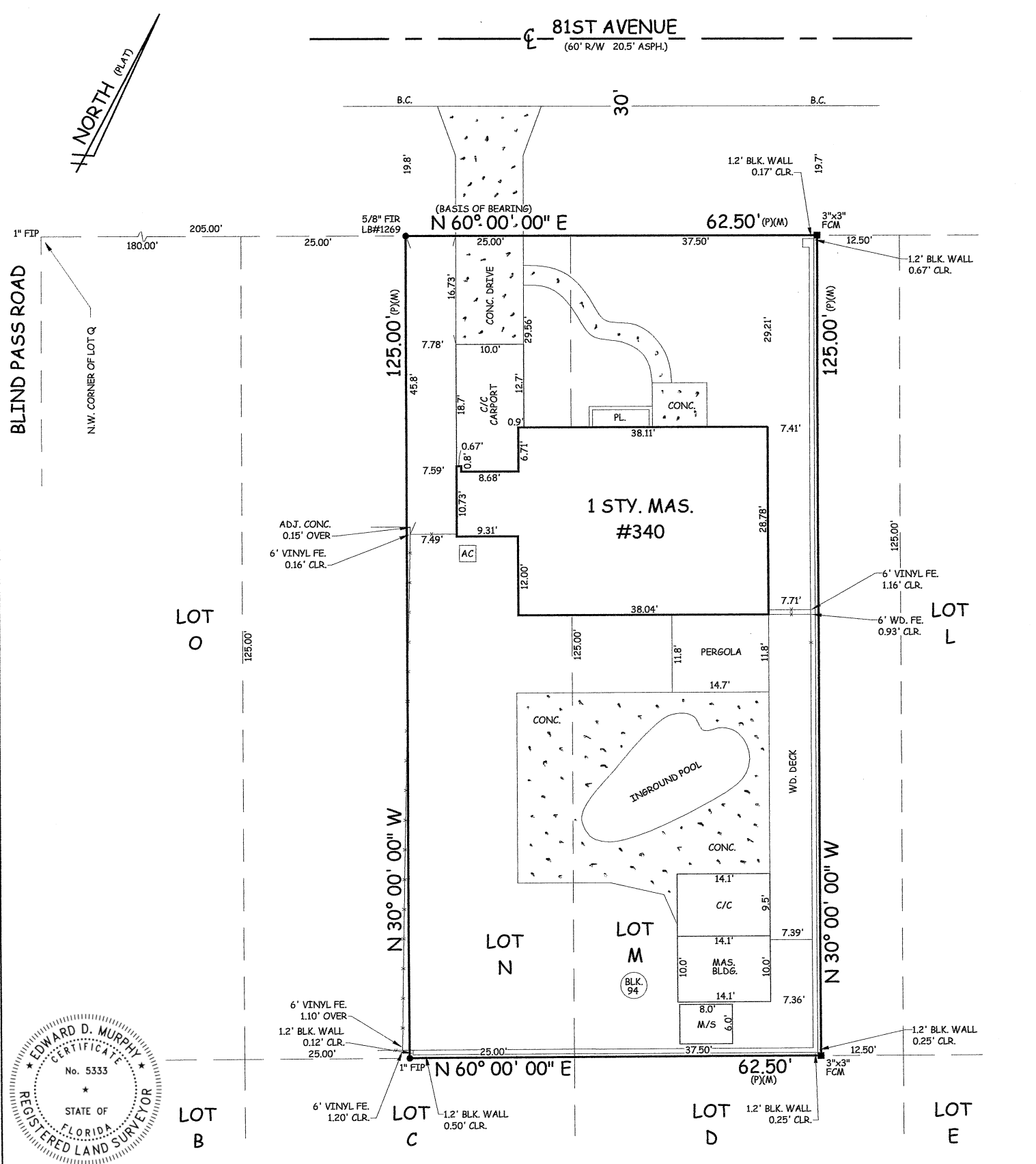
FAX (727) 344-4640

CERTIFIED TO: Karen Monique Duncan Revocable Trust

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 36 TWP. 31 S. RGE. 15 E.



A BOUNDARY SURVEY OF: The Southwesterly 37.50 feet of Lot M and the Northeasterly 25.00 feet of Lot N, Block 94, ST.PETE BEACH REPLAT OF BLOCK 94, as recorded in Plat Book 26, Page 11 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
Flood zone: AE Comm. Panel No. : 125149 0257 G Map Date : 9/03/03 Base Flood Elev : 11.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

EDWARD D. MURPHY REG. P.L.S. # 5333

- LEGEND:

F.I.P. - FOUND IRON PIPE
F.C.M. - FOUND CONCRETE MONUMENT
F.I.R. - FOUND IRON ROD
S.I.R. - SET IRON ROD 1/2" LB #7410
P.R.C. - POINT OF REVERSE CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
FIN. FLR. - FINISHED FLOOR ELEVATION
P.R.M. - PERMANENT REFERENCE MONUMENT
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988
- FD. - FOUND
N.&D. - NAIL AND DISK
P.O.L. - POINT ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
-X-X-X- - FENCE
FE. - FENCE
C.L.F. - CHAIN LINK FENCE
-H-H- - ADJACENT FENCE
ADJ. - ADJACENT

R. - RADIUS
A. - ARC
C. - CHORD
Δ - DELTA
R/W - RIGHT OF WAY
- NUMBER
MAS. - MASONRY
FRM. - FRAME
G.I. - GRATE INLET
C.B. - CATCH BASIN
F.H. - FIRE HYDRANT

M/S - METAL SHED
ALUM. - ALUMINUM
W.H. - WATER HEATER
P.S. - PATIO STONE
C.P. - CARPORT
PL. - PLANTER
B.C. - BACK OF CURB
E.P. - EDGE OF PAVEMENT
E.R. - EDGE OF ROAD
E.O.V. - EDGE OF WATER
T.O.B. - TOP OF BANK

W/W - WING WALL
CL. - CENTERLINE
R/W - RIGHT OF WAY
(P) - PLAT
(C) - CALCULATION
(D) - DEED
(M) - MEASURED
N. - NORTH
S. - SOUTH
E. - EAST
W. - WEST

ESMT. - EASEMENT
M.H. - MANHOLE
CONC. - CONCRETE
CLR. - CLEAR
COL. - COLUMN
WD. - WOOD
BLK. - BLOCK
S/W - SEAWALL
ASPH. - ASPHALT
UTIL. - UTILITY
DR. - DRAINAGE

O.H. - OVERHANG
GAR. - GARAGE
C/WD. - COVERED WOOD
C/P.S. - COVERED PATIO STONE
A/C. - AIR CONDITIONER
S.P. - SCREENED PORCH
P-P - OVERHEAD POWER LINES
-T-T- OVERHEAD TELEPHONE LINES
P.P. - POWER POLE
L.P. - LIGHT POLE



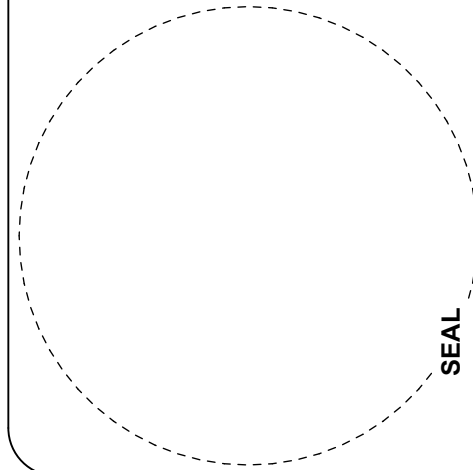
340 81ST AVE ST. PETE BEACH FL 33706-1611

PERMIT NO. 21-00000438

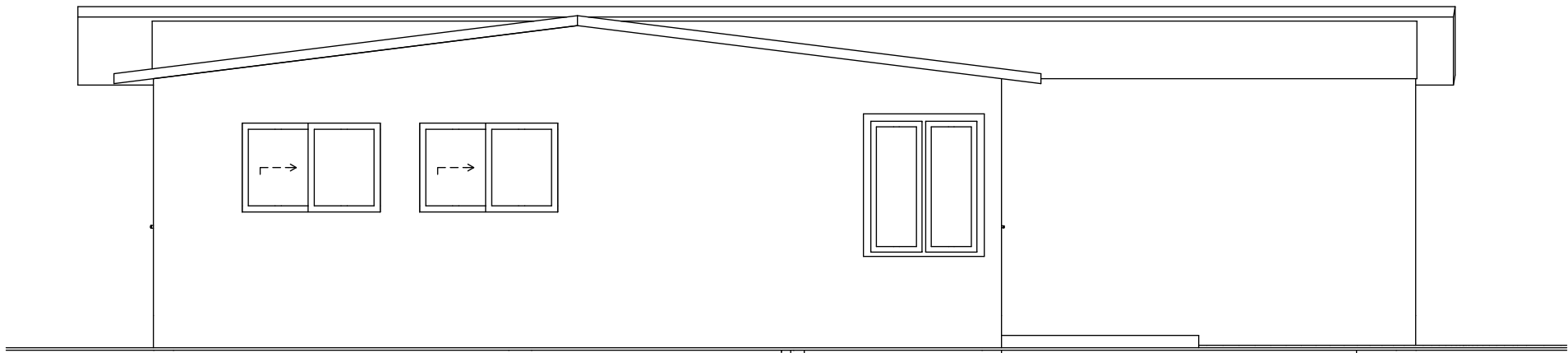
SITE PLAN

Printed: 5/14/2021

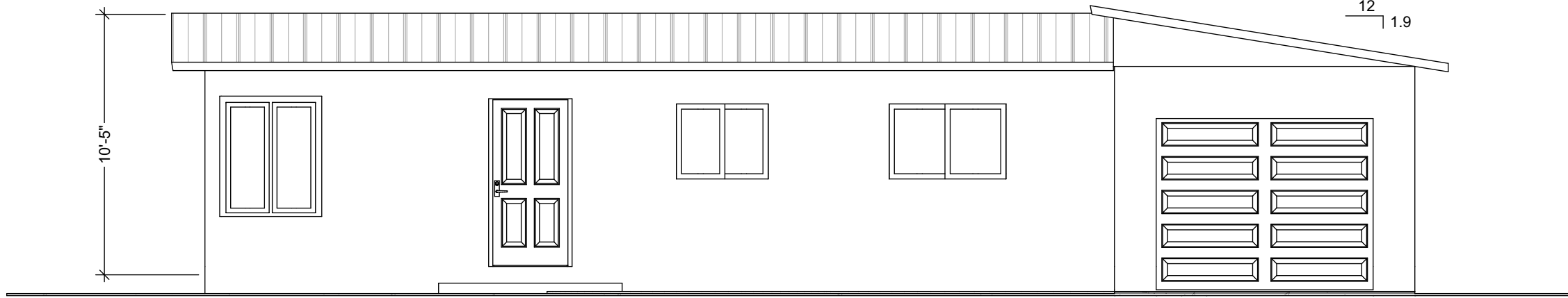
STRUCTURAL ENGINEER:
PAUL E. HAGLER, P.E. - FPE 20158
1280 HEATHER RIDGE BLVD.
DUNEDIN, FL 34698
(727) 738-9025



D:\DOCUMENTS\DESIGN\BUILD\MAXEXTREME Dwg\Karen Duncan\Karen - PLN - ACTIVE\K Duncan_V2.pln © 2020 WILLIAM R. BUTTMI ALL RIGHTS RESERVED - DRAWN WITH ARCHICAD 23



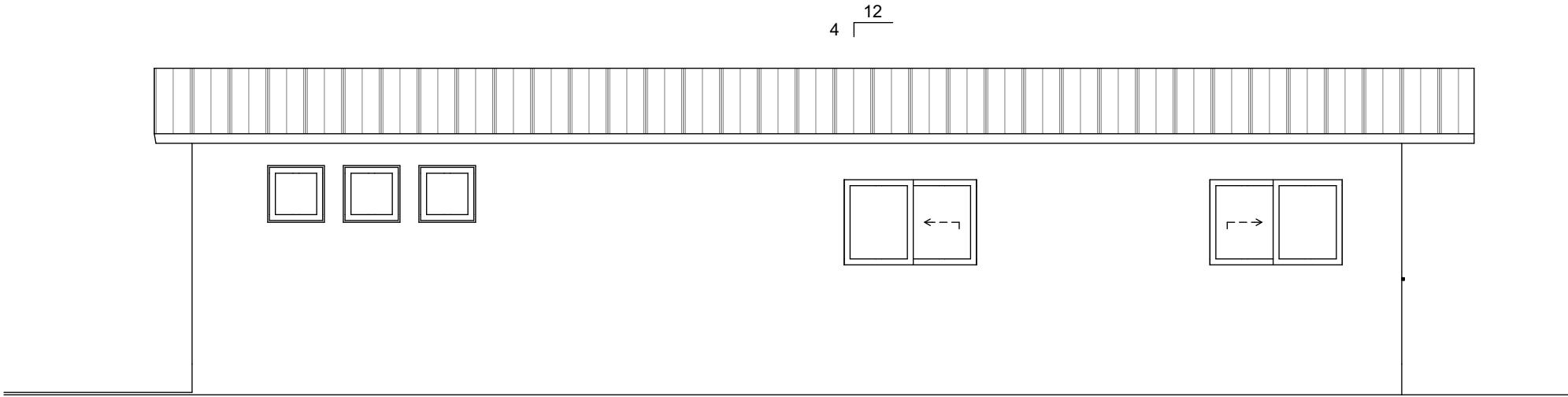
2 EAST ELEVATION
A.12 SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION
A.12 SCALE: 3/16" = 1'-0"



4 Front Elev. 001
A.12 SCALE: 1" = 1'-0"



3 WEST ELEVATION
A.12 SCALE: 3/16" = 1'-0"

WILLIAM BUTTMI

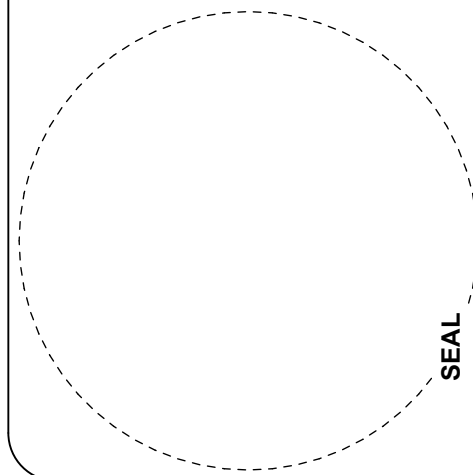
Design - Consulting - Inspection

1890 Curlew Rd
Dunedin FL 34698-9315
(727) 638-2595
wrbuttmi@designnrb.com



I CERTIFY THAT I HAVE REVIEWED THE STRUCTURE DESCRIBED ON THESE PLANS AND DETERMINED THAT THEY HAVE BEEN DESIGNED TO BE IN COMPLIANCE WITH CHAPTER 16 STRUCTURAL REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL. NO MECHANICAL, ELECTRIC OR PLUMBING COMPONENTS ARE INCLUDED IN THIS CERTIFICATION.

STRUCTURAL ENGINEER:
PAUL E. HAGLER, P.E. - FPE 20158
1280 HEATHER RIDGE BLVD.
DUNEDIN, FL 34698
(727) 738-9025



ADDITION FOR KAREN DUNCAN

340 81ST AVE ST. PETE BEACH FL 33706-1611

PERMIT NO. 21-00000438

PARCEL ID. NO. 36-31-15-78030-094-0130

ELEVATION PLAN

A.12

Printed: 5/17/2021

**BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH**

Agenda Report

Issue Considered: Variance - 379 Belle Point Dr (Case #21048)

Date: July 28, 2021

Prepared By: Brandon Berry, Planner II

Through: Wesley Wright, Planning Manager

Summary of Issue: The applicant is proposing to install a six-foot-tall vinyl fence that extends to 6.3' from the secondary front property line. This fence will extend four feet closer to Clearview Way than the home sits currently. The required secondary front setback for a fence greater than four feet in height is twenty feet for the subject property.

Funding: N/A

Requested Motion: I move to approve Variance Case Number 21048, for a fence to extend to six feet in height in the secondary front yard as presented, at 379 Belle Point Dr.

Attachments:

1. 379 Belle Point Dr Staff Report
2. Application
3. Site Plan



**PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
BOARD OF ADJUSTMENT**

VARIANCE CASE NO. 21048 – Melody Paquette

MEETING DATE: July 28, 2021

PREPARED BY: Brandon Berry, Planner II

REQUEST	A <u>Practical Difficulty Variance</u> for a 6'-tall fence to encroach 13.7' into the required 20' secondary front setback (LDC Sec. 6.15).
SUBJECT PROPERTY	379 Belle Point Dr; BELLE VISTA POINT BLK C, LOT 14; Property ID # 07-32-16-07488-003-0140.
ACERAGE	Approximately 0.19 acres (8,200 sq. ft.)
LAND USE	RU-1 Residential District on the Zoning Map; RU Residential Urban on the Future Land Use Map
FLOOD ZONE	AE-9 (preliminary)
SURROUNDING AREA	North – Belle Point Dr/Single-family Residences South - Single-family Residence East – Clearview Way/Single-family Residence West – Single-family Residence

BACKGROUND

The zoning lot contains a single-family residence constructed in 1957 according to the Pinellas County Property Appraiser. The applicant had a six-foot-tall wood fence that extended to the secondary front property line in place until shortly prior to application for the subject variance.

ANALYSIS

The applicant is proposing to install a six-foot-tall vinyl fence that extends to 6.3' from the secondary front property line. This fence will extend four feet closer to Clearview Way than the home sits currently. The required secondary front setback for a fence greater than four feet in height is twenty feet for the subject property.

Structure	Yard	Required Setback	Proposed Setback	Variance Percentage
Six-foot-tall fence	Secondary front	20'	6.3'	68.5%

Land Development Code Section 3.12, Variances: The appropriate board of authority may authorize practical difficulty variances to the land development regulations if the applicant is able to demonstrate the following conditions:

a) How substantial the variance is in relation to the requirement sought to be varied;

The applicant is requesting the fence encroach to 6.3' feet from the secondary front property line, where 20' is required, resulting in a variance request of 68.5% to the standard.

b) Whether an adverse change will be produced in the character of the neighborhood;

Staff finds that no adverse change will be produced in the character of the neighborhood. Staff finds the purpose of the fence height regulations in the Land Development Code are intended to preserve waterfront vistas, prevent traffic and pedestrian visibility issues, and preserve neighborhood character. This property is not located abutting a waterfront and the location of the fence will be oriented toward the property's backyard, which should not result in any traffic visibility issues. Additionally, it appears other properties with frontages along Clearview Way have vinyl fences that exceed four feet in height and are located closer to the street than the applicant is proposing.

c) Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

The applicant could install a fence that meets the required secondary front property setback of 20', but this would somewhat limit reasonable privacy and overall size of the backyard. The request is generally in keeping with the character of the neighborhood, specifically the vicinity.

d) Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

Staff find the interest of justice will be served in the issuance of this variance. The request would provide the owner with a feature that is commonplace in the vicinity and would provide reasonable privacy for the property.

Any variance granted hereunder shall expire one (1) year from the date of the development order providing for such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

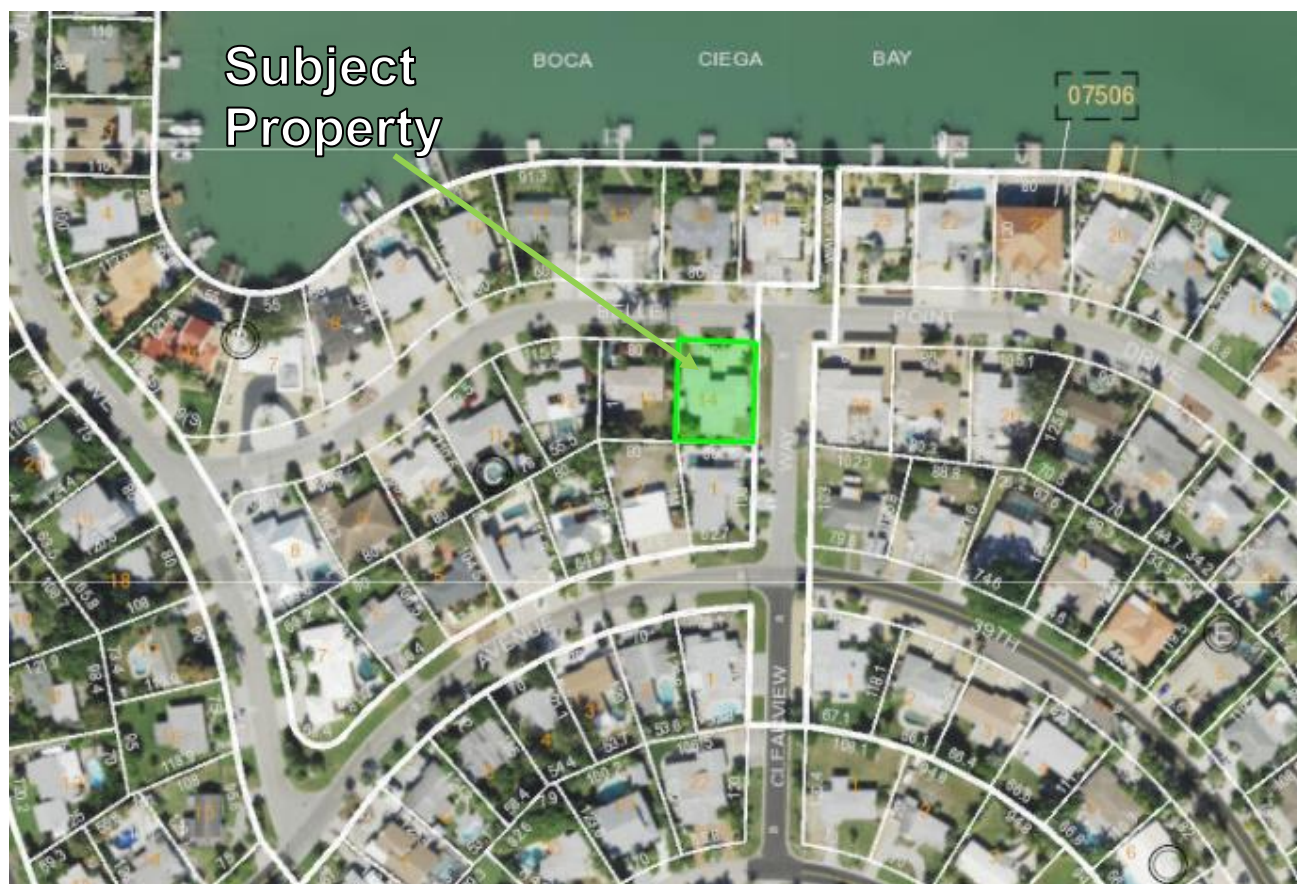
SUMMARY:

Staff find the request to be reasonable. The proposed fence height and style is common along the secondary front yard for properties in the vicinity, and provides the property reasonable screening of the backyard.

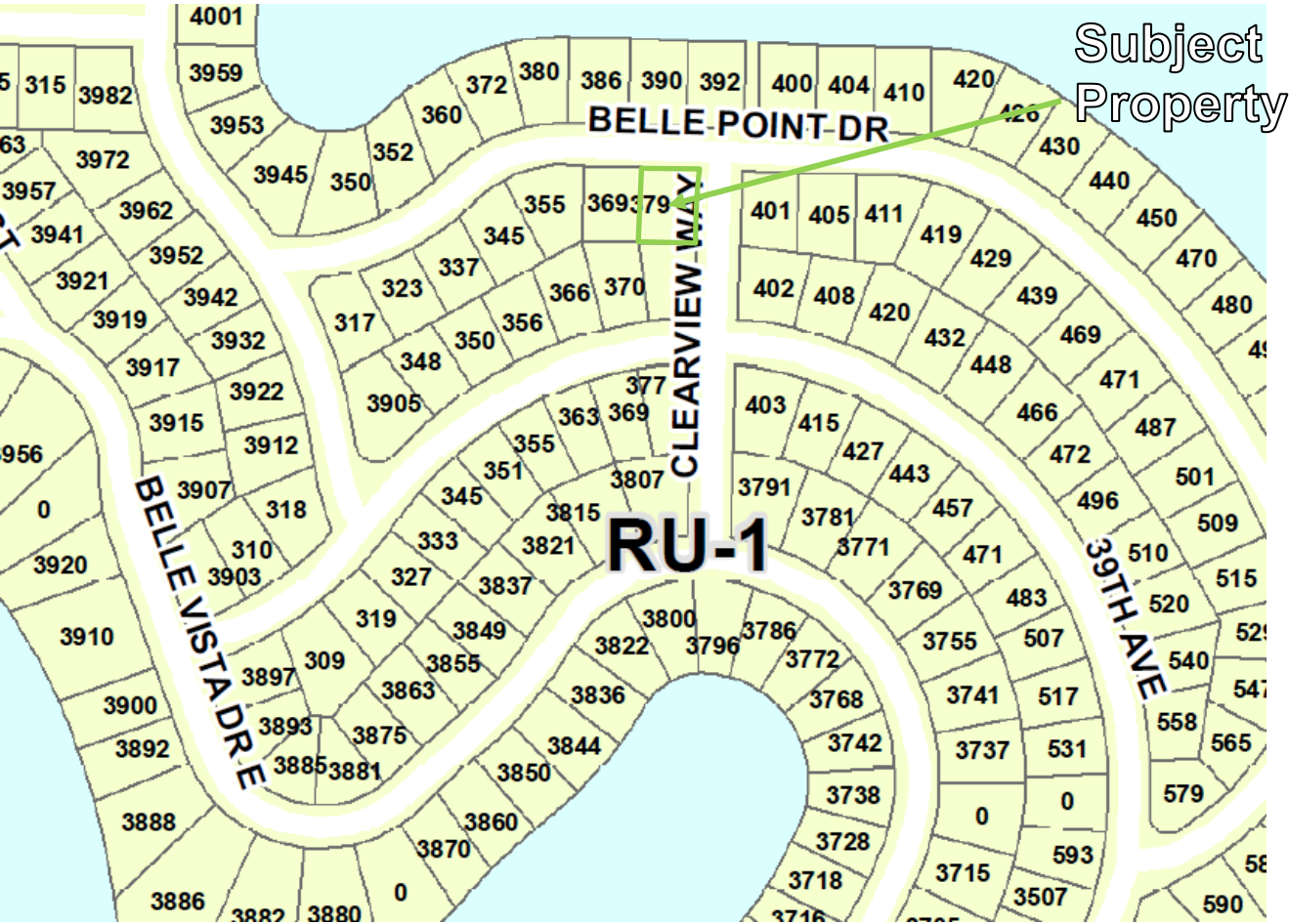
RECOMMENDATION:

Staff recommend approval.

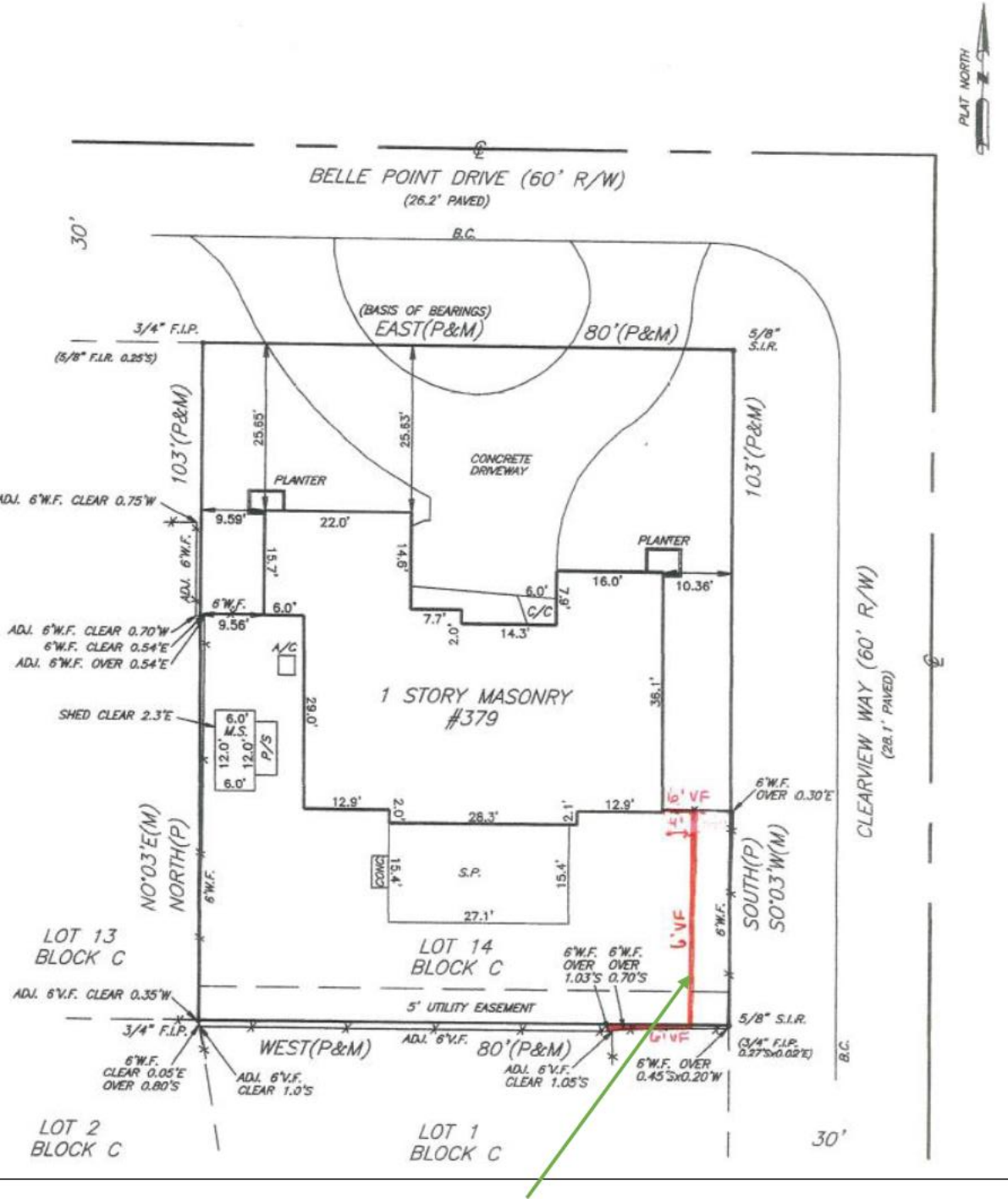
AERIAL MAP



ZONING MAP



SURVEY & SITE PLAN



6-foot-tall vinyl fence proposed to be 6.3 feet from secondary front property line, where 20 feet is required.

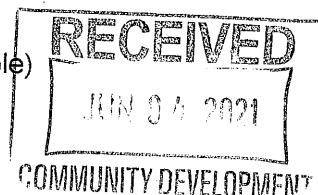
CASE #: 21048

SUBMITTAL DATE: 6/4/21 AMOUNT DUE: \$524.50 PAYMENT DATE: 6/4/21

PRACTICAL DIFFICULTY VARIANCE APPLICATION

The following items are to be submitted, along with this application, at least 30 days prior to the public hearing:

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to bberry@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)



OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	MELODY PRUETTE	379 BALE POINT DR. ST. PETE BEACH, FL 33706	727 798-9006
Applicant/ Agent	Melody Pruet	379 BALE PT. DR ST. PETE BEACH FL 33706	727 798-9006
Owner Email Address:		Applicant/Agent Email Address:	
melody47@tampabay.rr.com			

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
Legal Description:		
Parcel ID:		
Address:		
Explanation of Request: <u>I WOULD LIKE A 4' VARIANCE TO</u> <u>BE ABLE TO HAVE A SIX' HIGH FENCE.</u>		

Findings Necessary for Granting Request: In order for an application for a practical difficulty variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. How substantial the variance is in relation to the requirement sought to be varied;

VARIANCE REQUESTED IS TO REPLACE WITH A WHITE VINYL FENCE TOPPED WITH LATTICE (TOTAL HEIGHT OF 6 FEET) THAT EXTENDS ONLY 4 FEET FROM HOUSE AND RUNS ALONG CLEARVIEW WAY TO REAR LOT LINE. CONNECTING TO NEW WHITE VINYL FENCE THAT IS IN ACCORDANCE WITH LAND DEVELOPMENT CODE.

2. Whether an adverse change will be produced in the character of the neighborhood;

THE PROPOSED VARIANCE IS IN CHARACTER OF THE NEIGHBORHOOD.

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

NO. THIS VARIANCE IS REQUESTED FOR THE OWNED TO UTILIZE THE BACKYARD, GARDENING, AND OTHER ACTIVITIES WHILE MAINTAINING PRIVACY.

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

YES. WE ARE REPLACING A FENCE THAT FOLLOWS THE SAME FOOTPRINT AND HAD BEEN IN PLACE FOR OVER 20 YEARS

Melinda B. Paquette 6/4/2021

Signature of Applicant

Date

Signature of Authorized Agent

Date

For office use only:

Hearing Date: _____

Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, MELODY B PAGUETTE, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): MELODY B PAGUETTE

Address: 379 BELLE POINT DRIVE 33706

Melody B Paguette May 31 2021
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020 by:
_____ who appeared before me, and is personally known to me, or has produced
_____ as identification, and did take an oath.

My commission Expires:

NOTARY:

Print Name: _____ Notary

Public, State of Florida

(Notarial Seal)

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN FINAL DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing for unnecessary and undue hardship variances or final administrative decision for administrative variances. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, City Manager, or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, or City Manager.

A Notary Public is available in City Hall; 155 Corey Avenue.

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

MP I understand that the City will not accept or process an incomplete application.

MP I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

MP On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

MP I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

MP I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

MP I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

MP I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.

Melody B. Paguette
Signature of Applicant

May 31 2021
Date

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE

(print name of property owner)

hereby authorize

(print name of agent)

to represent me/us in an application for

(type of application: variance, conditional use, zoning, etc.)

Signature of Owner

Signature of Owner

Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this _____ day of

_____ 2020 by _____ or who is

personally known _____ produced

_____ as identification.

(Notary Signature)

(Date)

My Commission Expires _____

21048

379 Belle Point Dr.



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Melody B. Paquette, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): MELODY B. PaquetteAddress: 379 BELLE PT. DR. ST. PETE BCH FL 33706

Melody B. Paquette
Signature

JUNE 9th 2021
Date

STATE OF FLORIDA)

PINELLAS COUNTY)

) SS:

The foregoing instrument was acknowledged before me this 9 day of June, 2020 by:
Melody Paquette who appeared before me, and is personally known to me, or has produced
FL Drivers License as identification, and did take an oath.

My commission Expires: 2-17-2023NOTARY: [Signature]Print Name: Michael Hagstrom Notary

Public, State of Florida

(Notarial Seal)



Michael Hagstrom
State of Florida

My Commission Expires 02/17/2023
Commission No. GG 302783

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN FINAL DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing for unnecessary and undue hardship variances or final administrative decision for administrative variances. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, City Manager, or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

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A Notary Public is available in City Hall; 155 Corey Avenue.

PLAT NORTH



FLOOD ZONE: "AE"
FLOOD MAP DATE: 8/18/09

BOARD OF ADJUSTMENT MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Variance - 549 59th Ave (Case #21049)

Date: July 28, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Planning Manager

Summary of Issue: The applicant is seeking a variance from the Land Development Regulations to allow for a dock and boat lift that would encroach into the left setback area and exceed the allowable dock length (see tables on page 2). Specifically, Section 6.23(d)(3) of the Land Development Code limits dock length to one-half of the zoning lot width at the waterfront, and Section 6.23(d)(4) of the Land Development Code states that the residential dock, davits, boatlifts, or tie poles shall be located with the center one-half of the width of the appurtenant upland property at the waterfront. This means that there is a required setback from the extended property lines of 10.35 feet. 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.

Funding: N/A

Requested Motion: I move to to APPROVE Variance #210049 as presented by the staff for a dock and boat lift encroachment at 549 59th Ave.

Attachments:

1. Staff Report 21049
2. Supporting Docs
3. Survey



**PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
BOARD OF ADJUSTMENT**

VARIANCE CASE NO. 21049 – Mark and Leslie Backes, Property Owners

MEETING DATE: July 28, 2021

PREPARED BY: Lynn Rosetti, AICP, CFM, Senior Planner

REQUEST	An Unnecessary and Undue Hardship Variance to allow a 30-foot dock with boat lift that encroaches into the left-side yard setback area required by the City's Land Development Regulations (LDC Sec. 6.23(d)(4)).
SUBJECT PROPERTY	549 59 th Avenue, Property ID #31-31-16-02358-000-0110 Bahia Shores Second Addition, Lot 11
ACERAGE	Approximately 0.156 acres (6,825 sq. ft.)
LAND USE	RU-1, Residential District, on the Zoning Map; RU, Residential Urban, on the Future Land Use Map.
FLOOD ZONE	AE-11 (current) AE-10 (preliminary)
SURROUNDING AREA	North – Boca Ciega Bay South - 59 th Avenue / Single-family Residential East – Single-family Residential Lot 12 (No objection signed) West – Single-Family Residential Lot 10

BACKGROUND

The applicant is seeking a variance from the Land Development Regulations to allow for a dock and boat lift that would encroach into the left setback area and exceed the allowable dock length (see tables on page 2). Specifically, Section 6.23(d)(3) of the Land Development Code limits dock length to *one-half of the zoning lot width at the waterfront*, and Section 6.23(d)(4) of the Land Development Code states that the *residential dock, davits, boatlifts, or tie poles shall be located with the center one-half of the width of the appurtenant upland property at the waterfront*. This means that there is a required setback from the extended property lines of 10.35 feet. 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.

Applicants' Request: The subject zoning lot is 41.42 feet in width at the seawall, giving an allowable dock width of 20.7 feet at the seawall including the boat lift. However, since this dock envelope is pie-

shaped, the dock does encroach into each side setback (see tables below). The proposed length is 30 feet which is greater than the 20.7 feet allowed.

ANALYSIS

The applicant is requesting to construct a dock in a manner that exceeds the allowable length and width to allow a 30-foot x 4-foot dock structure with a boatlift on the north side as shown in the table below.

	Allowed	Requested	Variance
Length	20.7 feet	30.0 feet	9.3 feet 45 percent
Right Side	10.4 feet	0.0 feet *No objection signature from abutting property owner.	0.0 feet 100 percent *No objection signature from abutting property owner obviates need for BOA variance to right side.
Left Side	10.4 feet	4.0 feet	6.4 feet 61 percent

Staff has reviewed this request and finds the following:

- The aerial photograph shows that the subject property pie-shaped and located on a curve that greatly restricts the dock allowance footprint. In addition, the pie-shape of the dock envelope narrows moving outward from the seawall. (See the boundary survey where the extended property lines are shown.) The small pie shape inside the shaded area is where a dock structure is allowed by right. Anything outside the shaded area requires a variance – either by neighbors' signature, or Board of Adjustment approval.
- This issue is further addressed in the attached application for the Board's review and in the following staff review of the variance request.

Land Development Code Section 3.12, Variances: The appropriate board of authority may authorize hardship variances to the land development regulations if the applicant is able to demonstrate the following conditions:

- a) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;**

Staff finds that there are special conditions or circumstances that exist which are peculiar to the land, structure, or building involved and which are generally not applicable to others in the same zoning district. Staff finds that the subject property is a single-family residential lot in the Bahia Shores neighborhood. This pie-shape lot is 119.78 feet in the front and 29.15 feet along the

seawall in the rear. A drawing is attached that depicts the extended property lines and the small envelope there is for a dock structure without variance. Previously there was a 10' x 10' dock approved off the seawall which fit into the dock envelope of the subject property. While that dock no longer exists, the pilings can be seen on the aerial photograph.

The special conditions and circumstances relate to a squared neighborhood cul-de-sac. The subject property appears to have the most limited dock envelope among the nearby surrounding properties. According to the variance application, the applicant indicates that they want to be able to safely dock their boat without disrupting their neighbors. They state that the design will allow them straight access between the lift and open water. They further state that the straight in approach is safer and does not intrude on their neighbors. They recognize that the pie-shaped lot makes for the safe mooring of their boat challenging and they said that they such mooring without a boat lift would be difficult and not safe.

b) The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

Staff finds that the specific conditions and circumstances are not the result of the actions of the applicant. The lot and subdivision configuration as established predates both the applicants and their neighbors.

c) Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

Staff finds that the applicants were aware of the subject property's limitations to support a dock and boat lift. In the application, the applicant discusses that prior to purchasing the property, they had two different boat /lift contractors look at the property who reportedly said that the subject property "could have a dock and a lift." The applicant further stated that they asked the "former, prospective, and current neighbors if they objected." The applicant added that "No one thought it would be a problem, so they moved forward with the purchase" this past spring.

d) The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

Staff finds that it is likely that this hardship does not appear to have been deliberately or knowingly created by the applicants who purchased this property this past spring. Again, review of their application finds that they were aware of the potential limitations of the property and sought both professional dock contractors' advice and neighbor support prior to the purchase of the subject property. The neighbor on the right signed off on the proposed dock and lift. The neighbor on the left did not sign off.

e) An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

Staff does not find that a desire to achieve greater financial return forms the basis of the hardship for this request. As stated in the application, the property owner bought this property “solely for the purpose of getting access to our boat, and the open water to enjoy, just like our neighbors and the community.” They also state that this would not result in a greater financial return for them.

f) Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

The Board must consider variances on a case-by-case basis. Even within the same zoning district, each variance request has a different set of circumstances and variables. Therefore, the granting of one variance does not confer such allowances on another property. In this case, the applicants are attempting to remedy their hardship by requesting a dock that has a 4-foot walkout to a boatlift that extends out a total of 30 feet and is flush with the extended right side dock envelope line. Their boat is a 24’ fishing boat that they have owned for several years.

g) The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

Staff finds that the requested variance appears to be the minimum variance that makes possible the mooring of the applicants’ boat. The applicants have stated that this is the minimum dockage necessary for the safe mooring of their boat. It also appears that the applicants’ made good faith efforts to assure that this property could have their desired dockage prior to their purchase of the subject property this past spring.

h) The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

Staff finds that while this request is not in harmony with the purpose and intent of the Comprehensive Plan and Land Development Regulations, it is also not anticipated to cause injury to the neighborhood, public safety or welfare, and is generally appears compatible with the neighborhood wherein all properties within this cul-de-sac have docks. In this case, the applicant attempted to ensure their neighbors approval of the proposed dock prior to the purchase of this property this past spring.

Any variance granted hereunder shall expire one (1) year from the date of the development order providing for such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

SUMMARY:

Staff finds the request to be reasonable in that the dock and lift abut the extended property line that separates the subject property from the neighbor to the right who did sign the “No Objection” on the

dock application. Also, staff finds that keeping the lift on the right side appears to give an easier and unobstructed pathway from the lift to open water. The dock walkout is a minimal 4 feet in width.

RECOMMENDATION:

Staff recommends Approval of the requested dock and boat lift.

ZONING MAP



AERIAL MAP



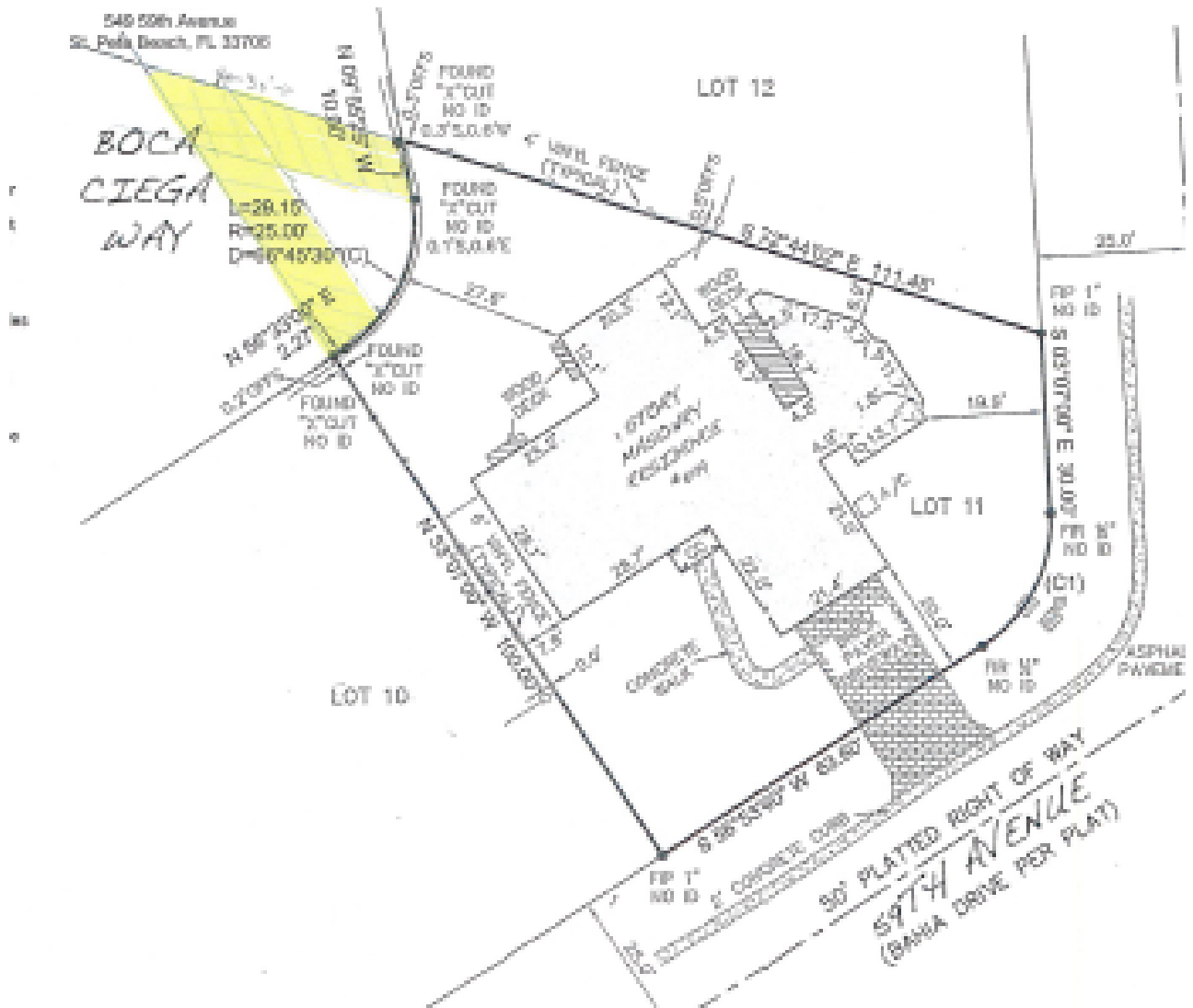
Subject
Property

SITE PLAN



Dock proposed to be 30 feet long where 20.7 feet is permitted, and set four feet from the left-side extended riparian line where 10.4 feet is required.

DOCK ENVELOPE DETAILS – SITE PLAN



CASE #: 21049

PARCEL #: _____

REVISED
July 8, 2021SUBMITTAL DATE: 6/8/21 AMOUNT DUE: \$520.30 PAYMENT DATE: 6/8/21**UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION**

The following Items are to be submitted, along with this application, at least 30 days prior to the public hearing:

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to bberry@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	Mark Backes Leslie Backes	549 59 th Ave St. Pete Beach, FL 33706	205-807-9397 205-807-3539
Applicant/ Agent	N/A		
Owner Email Address:		Applicant/Agent Email Address:	
mbakes12@gmail.com		N/A	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation <u>Residential</u>	Future Land Use Designation	Lot Area <u>11 Bahia Shores Second Addition</u>
Legal Description:		
Address: <u>549 59th Ave St. Pete Beach</u>		
Explanation of Request: <u>A variance to accommodate a dock and boat lift within our site line in order to safely have our boat docked without disrupting our neighbors. We realize this is a pie-shaped lot and we believe we are designing the best size and location to approach safely.</u>		

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

We are requesting to have a dock/lift within the allowable space of our site line with a straight in approach from the open water. As shown in the aerial views we have a pie-shaped lot with 42' of waterfront. We believe a straight in approach is safer and does not intrude on our neighbors site line. We realize we cannot do this within the envelope.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The pie-shaped lot makes it challenging. Mooring off of a dock without a boat lift would be difficult and not safe. Parking the boat would be very difficult especially because of the neighbors docks and boats. The conditions are not the result of previous owners or the applicant. That is the way the land was developed.

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

Prior to purchasing the property we had two boat/lift companies come look at the property, both said the property could have a dock and lift. We also asked the former, prospective and current neighbors if they objected. ~~One~~ No one thought it would be an issue so we moved forward with the purchase. * We have previously had three homes with boat lifts/docks. The boat is a 24' fishing boat we have had for a few years. * We spoke with the wife, she said she had to check with her husband, but didn't see a prob

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

This dock will not increase the development density. We are asking for the minimum variance in order to get the boat to our property in a straight forward safe manner. Having the boat secured on a lift rather than in the water is safest. Docks and boat lifts are a part of our community, all our neighbors have them.

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

The variance for the dock and boat lift is solely for the purpose of getting access to our boat and the open water to enjoy just like our neighbors and the community. This will not result in greater financial return for the property owner.

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

Granting this variance gives us the same treatment as given to our neighbors, see aerial photo.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

We are requesting the minimum variance needed to construct a dock and boat lift to safely operate our vessel. The overall length is 30 feet, a bit out of variance but the width of 18 feet is within. We have approval from one neighbor with no setback on their adjoining property.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

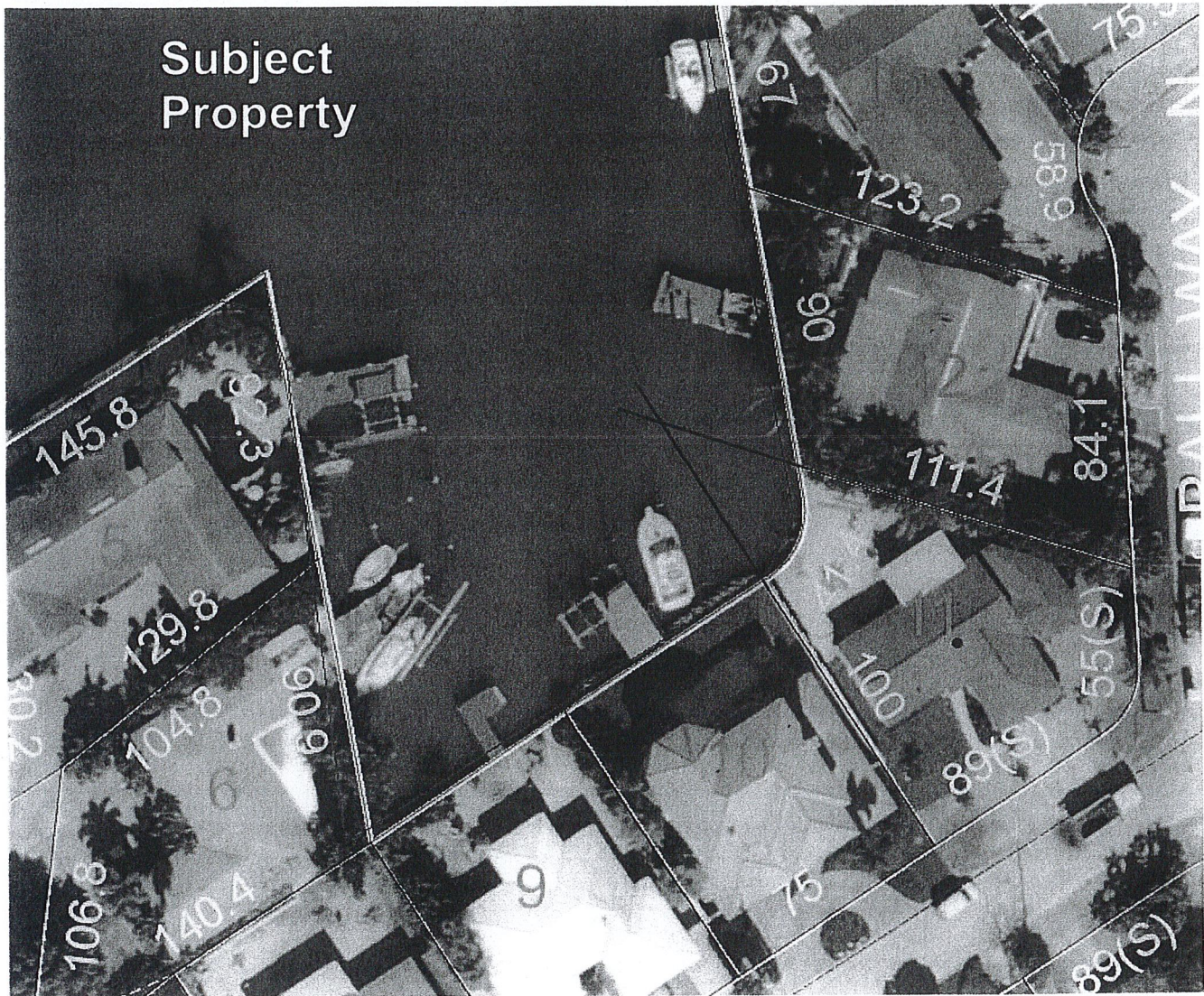
In granting this variance it is in direct compliance and harmony with the intent of allowing us safe and clear access to the waterway. This is what St. Pete Beach is all about, beautiful waterways to enjoy. It will not be a navigational hazard nor will it egress into the neighbors. A new structure will improve the value of the property, which in turn will increase the surrounding properties.

Signature of Applicant

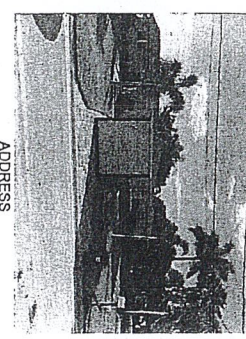
Date

Signature of Authorized Agent

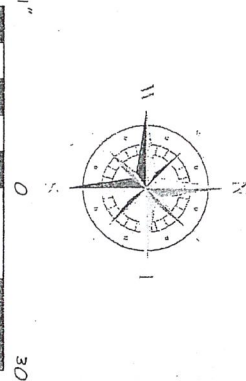
Date



Boundary Survey



ADDRESS
549 59th Avenue
St. Pete Beach, FL 33706



SCALE: 1"=30'

- LEGEND**
- CC = Covered Concrete
 - ID = Identification
 - LB = Licensed Business
 - FIP = Found Iron Pipe
 - FIR = Found Iron Rod
 - C/S = Concrete Slab
 - D = Central Angle
 - L = Arc Length
 - R = Radius
 - (P) = Plot Dimension
 - (C) = Calculated Dimension
 - (D) = Deed Dimension
 - (F) = Field Dimension
 - OR Book = Official Record Book
 - SIR = Set 1/2" Iron Rod & Cap LB#7788
 - CBP = Covered Brick Pavers
 - FCM = Found Concrete Monument
 - SECC = Screen Enclosed Covered Concrete
 - FN&D = Found Nail & Disk
 - SN&D = Set Nail & Disk LB#7788
 - BP = Brick Pavers
 - CMD = Covered Wood Deck
 - M = Mitered End Section
 - NCF = No Corner Set or Found
 - W = Water Valve
 - S = Septic Area
 - Pg = Page
 - E = Electric Box
 - WM = Water Meter
 - ☆ = Light Pole
 - T = Telephone Riser
 - P/E = Pool Equipment
 - Q = Cable TV Riser
 - ONS = Onsite
 - OFFS = Offsite
 - Ø = Power Pole
 - ohu = Overhead Utilities
 - W = Well

TITLE INSURORS OF FLORIDA

JOB #: VLSR21-51328

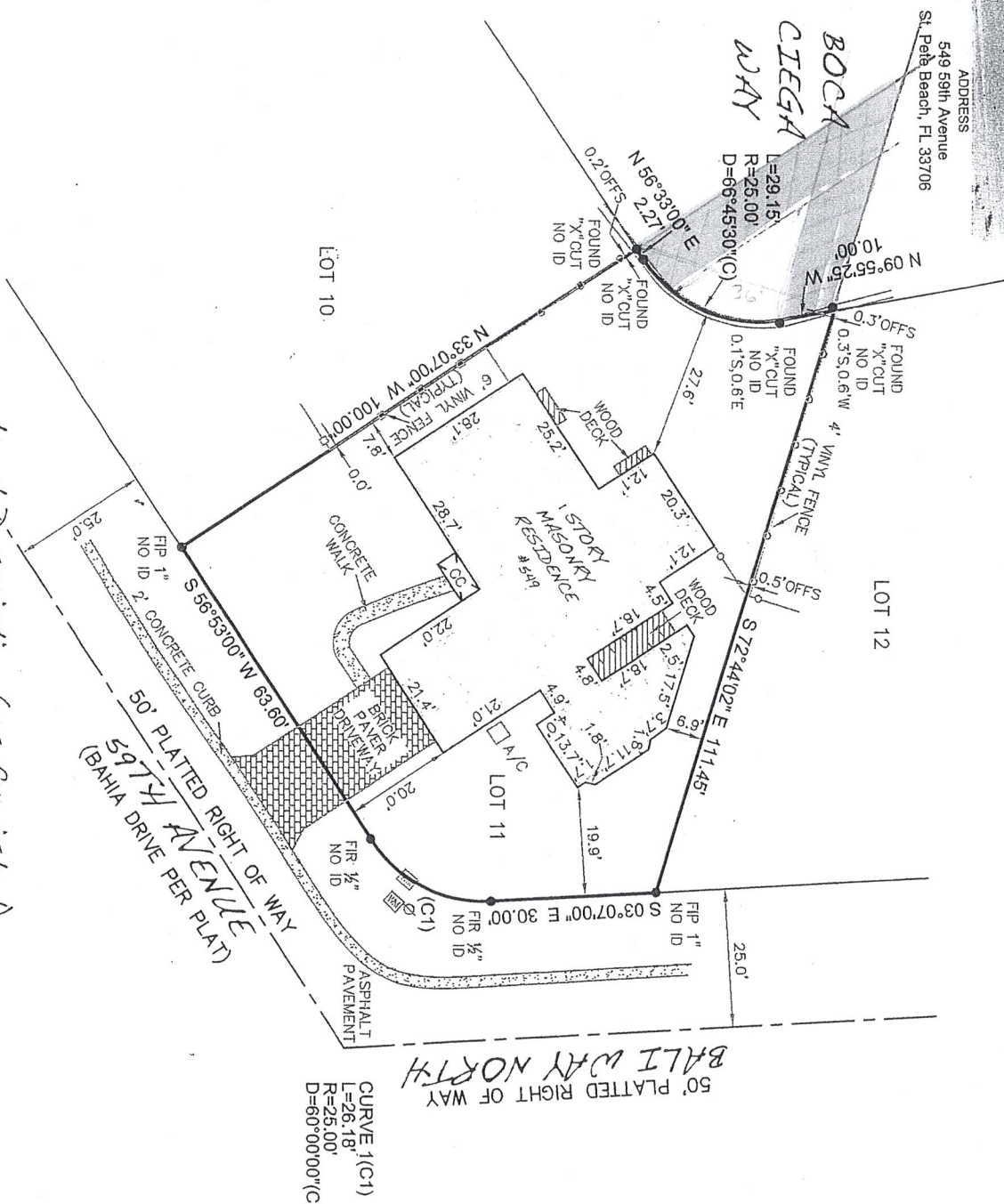
CLIENT #: 9359607

FIELD DATE: 4/27/21

DRAFTER: DF

APPROVED: JEW

SCALE: 1" = 30'



Legal Description (as furnished)

Lot 11, BAHIA SHORES, SECOND ADDITION, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 4, of the Public Records of Pinellas County, Florida.

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

MB JB I understand that the City will not accept or process an incomplete application.

MB JB I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

MB JB On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

MB JB I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

MB JB I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

MB JB I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

MB JB I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.

Leslie Backus
Signature of Applicant

6/8/2021
Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Mark & Leslie Backes, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Mark Backes Leslie Backes

Address: 549 59th Ave St. Pete Beach, FL 33706

Mark & Leslie Backes 6/8/2021
Signature Date

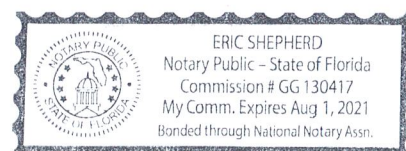
STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 8 day of June, 2021 by: Mark and Leslie Backes who appeared before me, and is personally known to me, or has produced Driver Licenses as identification, and did take an oath.

My commission Expires: August 1, 2021

NOTARY: [Signature]
Print Name: Eric Shepherd Notary
Public, State of Florida

(Notarial Seal)



DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN FINAL DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing for unnecessary and undue hardship variances or final administrative decision for administrative variances. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, City Manager, or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, or City Manager.

A Notary Public is available in City Hall; 155 Corey Avenue.



ADDRESS
549 59th Avenue
St. Pete Beach, FL 33708

BOCA
CIEGA
WAY

- | | |
|----------------------|--|
| Covered Concrete | Pg = Page |
| W/ Iron Rod | W = Electric Box |
| Iron Bars | W = Water Meter |
| Found Iron Pipe | W = Light Pole Riser |
| Found Iron Rod | W = Telephone |
| Concrete Sub | W = Pool Equipment |
| Control Angle | W = Cable TV Riser |
| Are Length | ONS = Onsite |
| Radius | OFFS = Offsets |
| Pit Dimension | O = Power Pole |
| Calculated Dimension | chu = Overhead Utilities |
| Dead Dimension | W = Well |
| Live Dimension | OR Book = Official Record Book |
| | SIR = Set $\frac{1}{2}$ Iron Rod & Cap Lg#7/88 |
| | CSP = Covered Brick Pavers |
| | FCM = Found Concrete Monument |
| | SSOC = Screen Enclosed Covered Concrete |
| | FNAB = Found Nail & Disk |
| | SNAB = Set Nail & Disk Lg#7/88 |
| | BP = Brick Pavers |
| | CMD = Covered Wood Deck |
| | M = Mitered End Section |
| | NC* = No Corner Set or Found |
| | WV = Water Valve |
| | S = Septic Area |

TITLE INSURORS OF FLORIDA

JOB #:	VLR021-51328
CLIENT #:	9559607
FIELD DATE:	4/27/21
CREW:	3650
DRAFTER:	DF
APPROVED:	JBW
SCALE:	1" = 30'

☒	Borrower's Acknowledgment and Acceptance
☒	Borrower's Acknowledgment and Acceptance

Legal Description (as furnished)

CERTIFIED TO: (AS FURNISHED)
Mark Backus and Leslie Backus
Norton, Hammersley, Lopez & Skolos, P.A.
Chicago Title Insurance Company
Title Insurers of Florida

FLOOD ZONE

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE". AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN, PER F.I.R.M. NUMBER 12109C02789, LAST REVISION DATE 8/20/03. THIS SURVEY MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:
SOME UTILITIES LIE WITHIN SUBJECT PROPERTY.
SEAWALL & FENCES CROSS PROPERTY LINE.
OWNERSHIP OF SEAWALL & FENCES HAS NOT BEEN

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF LOT 11 WHICH HAS A BEARING OF S 72°44'02" E PER PLAT.

NOTES

- Underground utility installations, underground improvements, foundations and other underground structures were not located by this survey.
- The purpose of this survey is for use in obtaining life insurance and flood insurance. It is not intended to be used for any other purpose.
- Additional questions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The property shown hereon is subject to all assessments, restrictions and easements of record. The surveyor is not responsible for the accuracy of the public records of the county the subject property is located. This survey only depicts survey related information such as easements and subdivisions that are shown on a record plat or have been furnished to the Surveyor.
- Building setbacks and dimensions for improvements should not be used to reconstruct

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788



VISIONI AND

041 S Pennsylvania Ave. Winter Park, FL 32789 | (888) 399-8474

SURVEYOR'S CERTIFICATE



Joseph E Williamson, PLS
FLORIDA
DATED: 4/28/21

DATE: 4/2/2012
 PROFESSIONAL LAND SURVEYOR
 JOSEPH E. WILLIAMSON, PLS
 FLORIDA REGISTRATION #6573
 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL
 RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND
 MAPPER

DATE	REVISION	DATE	REVISION

VI. CONTRACTOR INFORMATION:

I, Matt Smith, a CGC contractor,
whose contractor license # 1522134 expires on 05/04/2021,

swear that the above described project (the "Project") has not been constructed as of the date affixed by my signature below. If a permit for this Project (the "Permit") is granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the drawings or plans attached hereto. I swear that the information provided in this application represents the full scope of the Project and that no material information regarding the Project has been omitted. In the event that either the Project is not constructed in full accordance with the Permit or the information provided in this application is not correct, I agree to either remove the Project or correct the deficiency.

Signed: _____ Date: _____

- You must have USL&H insurance in order to construct a dock in Pinellas County; as well as be licensed with the PCCLB.

VII. PROPERTY OWNER'S SIGNATURE:

I hereby apply for a permit to perform the above described project (the "Project"). Should a permit for the Project be granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the plans or drawings attached hereto; I likewise agree to maintain the Project in a safe condition throughout the Project's existence.

I hereby authorize the above stated contractor – and agent if listed – to act as my representative in all matters pertaining to the application. I understand that I, not the County am responsible for the accuracy of the information provided as part of this application. I further understand that it is my responsibility to obtain any necessary permits and approvals required for the Project at the Federal, State, and local levels; should the Project lie within a municipality, I recognize that approval from that municipality – in addition to the County – is required.

I swear that I own the upland property described in this application (the "Property"). While this application is pending, I expressly authorize the County and its agents to access the Property at any time as may be necessary to review and act on this application. Should a permit for the Project be granted by the County, I expressly authorize the County and its agents to access the Property at any time as may be necessary to monitor the Project and ensure compliance with the terms of the permit; this permission is valid until the Project has passed final inspection.

Signed: Leslie Bachys Date: _____
Mark Pook



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

SMITH, MATTHEW LEWIS

CREDENCE CONSTRUCTION LLC
2805 DR. MARTIN LUTHER KING JR
ST. PETERSBURG FL 33704

LICENSE NUMBER: CGC1522134

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

PERMIT NUMBER: _____

NOTICE OF COMMENCEMENT

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY (Legal description of the property & street address, if available) TAX FOLIO NO.: 31-31-16-02358-000-0110

SUBDIVISION BAHIA SHORES 2ND ADD LOT 11 BLOCK _____ TRACT _____ LOT _____ BLDG _____ UNIT _____

BAHIA SHORES 2ND ADD LOT 11

2. GENERAL DESCRIPTION OF IMPROVEMENT:

Install New Dock & Boat Lift

3. OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:

a. Name and address: Mark Backes 549 59TH AVE ST PETE BEACH FL 33706

b. Interest in property: _____

c. Name and address of fee simple titleholder (if different from Owner listed above): _____

4. a. CONTRACTOR'S NAME: Credence Construction LLC

Contractor's address: 2805 Dr. MLK Jr. St. N. St. Petersburg, FL 33704 b. Phone number: 727.350.5906

5. SURETY (if applicable, a copy of the payment bond is attached):

a. Name and address: _____

b. Phone number: _____ c. Amount of bond: \$ _____

6. a. LENDER'S NAME: _____

Lender's address: _____ b. Phone number: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:

a. Name and address: _____

b. Phone numbers of designated persons: _____

8. a. In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.

b. Phone number of person or entity designated by Owner: _____

9. Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): _____, 20____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Mark Backes
(Signature of Owner or Lessee, or Owner's or Lessee's
Authorized Officer/Director/Partner/Manager)

Mark Backes
(Print Name and Provide Signatory's Title/Office)
Leslie Backes

State of Florida

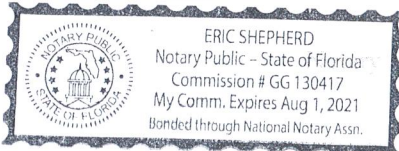
County of Pinellas

The foregoing instrument was acknowledged before me this 3 day of June, 2021

by Mark and Leslie Backes, as Owners
(name of person) (type of authority,....e.g. officer, trustee, attorney in fact)

for Themselves
(name of party on behalf of whom instrument was executed)

Personally Known _____ or Produced Identification ☒ Type of Identification Produced Driver Licenses



[Signature]
(Signature of Notary Public)
(Print, Type, or Stamp Commissioned Name of Notary Public)

Owner Name: Mark Backes Site Address: 549 59th Ave St. Pete Beach, FL 33706

Nature and Size of Project: Install New 6' x 30' Dock & New Boat Lift

Total Project Square Footage: 180 New Square Footage: 180
Total Number of Pilings: 12 Diameter of Pilings: 10"
Waterway Width 170+ Waterfront Width 42

Plan View Drawing
(applicant and adjacent docks)

SEE ATTACHED

SHORELINE			
The undersigned does not object to the proposed project as drawn in the space provided above.			
Left Owner		Right Owner	
Signature	Date	Signature	Date
Municipality Approval		Water and Navigation Approval	

* WE DO NOT AGREE.

THIS HAS THE POTENTIAL
TO DEVALUE OUR PROPERTY

LETTER OF NO OBJECTION

Left Lot Owner's Name

Clarke

LOT 10

Mailing Address

539 59th Ave. St. Pete Beach, FL

Zip 33706

I certify that I am the owner of 539 59th Ave. St. Pete Beach, FL 33706

by the applicant who proposes to construct a structure at the following address:

which adjoins the property owned

549 59th Ave St. Pete Beach, FL 33706

I have seen the County permit application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE:

Date

NOTARY:

STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of



physical presence or



online notarization this

day of

20

by



personally known

OR



produced identification

Type of Identification Produced

Witness my hand and official seal this

day of

20

Notary Public

My commission expires:

Right Lot Owner's Name

Kutac / Ward

LOT 12

Mailing Address

5920 Bali Way N. St. Pete Beach, FL

Zip 33706

I certify that I am the owner of 5920 Bali Way N. St. Pete Beach, FL 33706

which adjoins the property owned

by the applicant who proposes to construct a structure at the following address:

549 59th Ave St. Pete Beach, FL 33706

I have seen the application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE:

Kristin Kutac Ward

Date

5/19/21

NOTARY:

STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of



physical presence or



online notarization this

19th day of May

2021

by Kristin E Kutac



Personally Known

OR



Produced Identification

Type of Identification Produced

Owners Lisheey

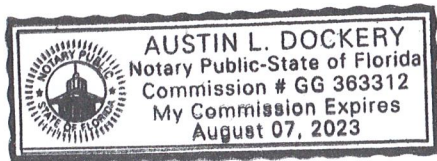
Witness my hand and official seal this

19th

day of

May

2021



Notary Public

My commission expires:

8/07/2023

20' 7"

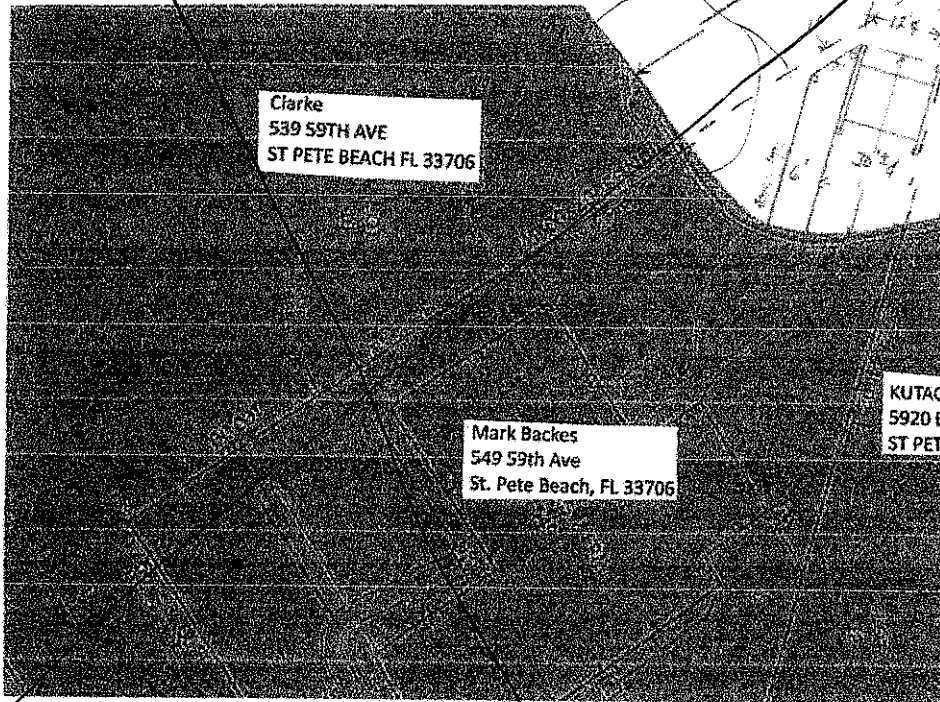
1035

2/28

4/1

12x12'

A?



10,000# LIFT

KUTAC & WARD
5920 BALI WAY N
ST PETE BEACH FL 33706

Mark Backes
549 59th Ave
St. Pete Beach, FL 33706

Clarke
539 59TH AVE
ST PETE BEACH FL 33706

~~WE DO NOT AGREE. THIS HAS
THE POTENTIAL TO~~

Clarke

~~DEVALUE OUR PROPERTY/~~

~~Kutac & Ward~~

Kutac & Ward

MIKE
ROLFE

PINELLAS COUNTY WATER AND NAVIGATION CONTROL AUTHORITY
APPENDIX B
PINELLAS COUNTY
Water & Navigation Control Authority
PERMIT NO. 177-14-90
60-2

DOCK APPLICATION

(See Instruction Sheet Attached)

(Please Type or Hand Print in Black Ink Only)

I. Property Owner Information:
A. Applicant's Name: Thomas Freudenthal
B. Mail Address: 549-59 Ave (Street)
City: St Pete Beach State: FLA Zip Code: 33706
C. Telephone No.: Day: _____ Evening: _____
D. Construction Site Address: _____
City: St Pete Beach Zip Code: _____

II. Authorized agent or contractor if different from Property owner.
(Attach letter of authorization)
A. Name: Moore Dock Ren Ser
B. Address: 2247 Prichard Dr N (Street or Route)
City: St Petersburg State: FLA Zip Code: 33702
C. Telephone Number: Day: 584-0877 Evening: _____

III. Attach legal description of land involved and vicinity map with directions for finding the area for an on-site inspection.
A. County Pinellas, Section 31, Township 31 South, Range 16 East
B. If in City Limits, Name of City: St Petersburg Beach
C. Name of Affected Body(ies) of Water: Boca Rega Bay

IV. Description and size of project. (Local approval must be affixed to appropriate drawing)
A. Private Dock: Nature and Size of the Project: 10x10' Dock

1. Variance Sheet Attached: Yes ☒ No ☐ (If application is a variance, site inspection must be made before permit is approved.)

B. Commercial Dock: Nature and size of the Project: _____

FEDERAL/STATE PERMITS
MAY BE REQUIRED FOR
THIS PROJECT.

C. Multi-Use Private Dock: Nature and Size of the Project: _____

V. PINELLAS COUNTY WATER AND NAVIGATION APPLICATION: The undersigned hereby applies for a permit to do the above work and states that the same is to be done according to the map or plan attached hereto and made a part hereof, and agrees to abide by reasonable regulations established for such structures and, if said construction is within the corporate limits of a municipality, to first secure a building permit/approval from said municipality and abide by the terms thereof. The undersigned further states that said structure will be maintained in a safe condition at all times should this application be approved, and that he is the owner of the upland from which he herein proposes to construct this structure.

DATE: 2-27-90

Thomas Freudenthal
Applicant's Signature

VI. Certification: (Dock Contractors Only)

I Jerry Moore, a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in "The Rules and Regulations" of the Pinellas County Water and Navigation Control Authority, and in accordance with the attached drawing which accurately represents all the information required to be furnished. In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either correct the deficiency or correct the deficiency.

Signed: Jerry Moore (Contractor)

Certification No. P 4295

RECEIVED

MAR - 5 1990

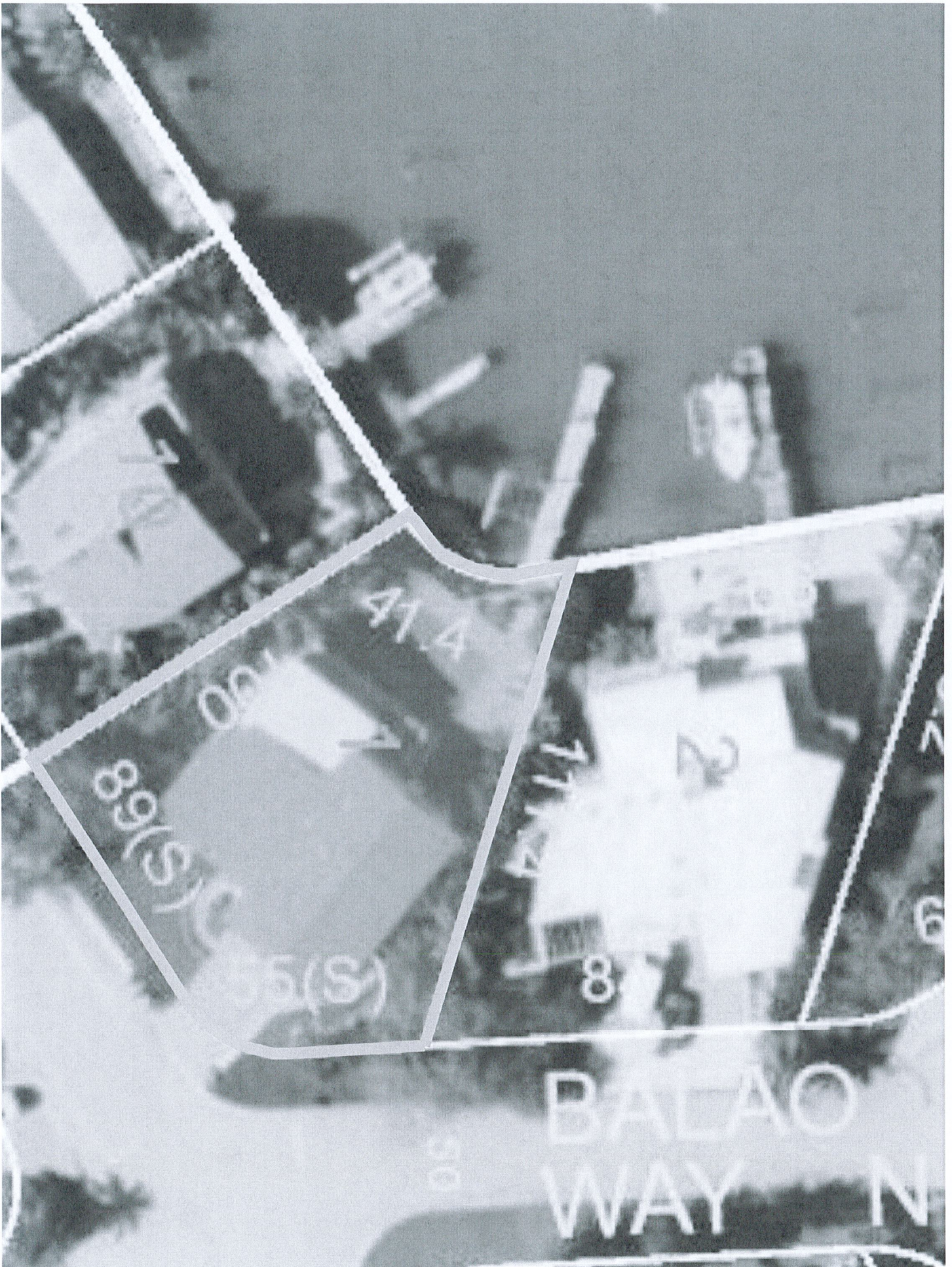
by the Clerk of
Pinellas County Water and
Navigation Control Authority

*

549 59th Ave



749 59th Ave



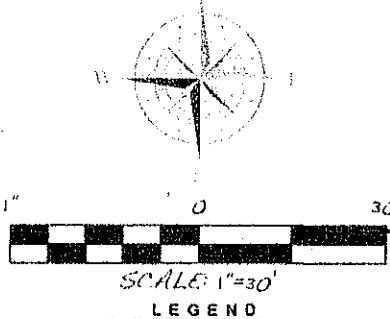
[illegible]

Proposed Dock & Boat Lift
Mark Backes
549 59th Ave St.
St. Pete Beach, FL 33706

Notes:

Dock to be 30' x 4' with a slant at the end
Boat Lift to be 12' x 12' Total Area
The Dock at its closest point will be 4' from the
extended property line of the Clarke Resident at
539 59th Ave St.
St. Pete Beach, FL 33706
The Boat Lift will run along with the extended property line
of the 5920 Bali Way N.
St. Pete Beach, FL 33706

Boundary Survey

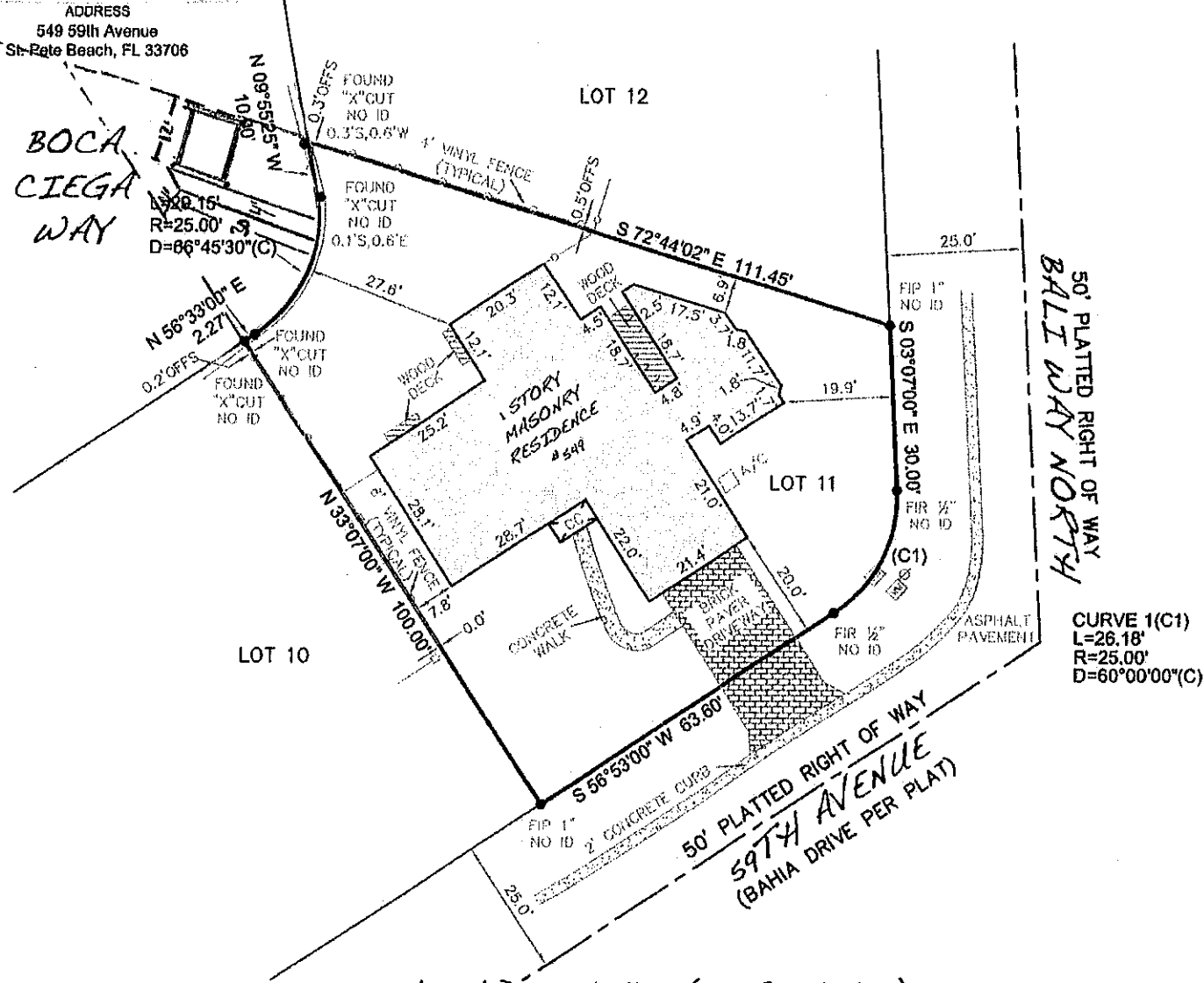


- LEGEND**
- CC = Covered Concrete
ID = Identification
LB = Licensed Business
FIP = Found Iron Pipe
FIR = Found Iron Rod
C/S = Concrete Slab
D = Central Angle
L = Arc Length
R = Radius
(P) = Plat Dimension
(C) = Calculated Dimension
(D) = Dead Dimension
(F) = Field Dimension
- Pg = Page
E = Electric Box
WM = Water Meter
LP = Light Pole
TR = Telephone Riser
T = Transformer
P/E = Pool Equipment
CVR = Cable TV Riser
ONS = Onsite
OFFS = Offsite
PP = Power Pole
OHU = Overhead Utilities
W = Well
- OR Book = Official Record Book
SIR = Set 1/2" Iron Rod & Cap LB#7788
CBP = Covered Brick Pavers
FCM = Found Concrete Monument
SECC = Screen Enclosed Covered Concrete
FN&D = Found Nail & Disk
SN&D = Set Nail & Disk LB#7788
BP = Brick Pavers
CWD = Covered Wood Deck
M = Mitered End Section
NCF = No Corner Set or Found
WV = Water Valve
S = Septic Area



JOB #: VLSR21-51328
CLIENT #: 9359607
FIELD DATE: 4/27/21 CREW: 3660
DRAFTER: DF
APPROVED: JEW
SCALE: 1" = 30'

X Borrower's Acknowledgment and Acceptance
X Borrower's Acknowledgment and Acceptance



Legal Description (as furnished)
Lot 11, BAHIA SHORES, SECOND ADDITION, according to the map or plat thereof, as
recorded in Plat Book 41, Page(s) 4, of the Public Records of Pinellas County, Florida.

CERTIFIED TO: (AS FURNISHED)
Mark Backes and Leslie Backes
Norton, Hammersley, Lopez & Skokos, P.A.
Chicago Title Insurance Company
Title Insurers of Florida

FLOOD ZONE
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD
ZONE "AE", AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN,
PER F.I.R.M. PANEL NUMBER 12103C0276G, LAST REVISION DATE 9/3/03. THIS
SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE
INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR
VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:
SOME UTILITIES LIE WITHIN SUBJECT PROPERTY.
SEAWALL & FENCES CROSS PROPERTY LINE.
OWNERSHIP OF SEAWALL & FENCES HAS NOT BEEN DETERMINED.

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF LOT 11 WHICH HAS A
BEARING OF S 72°44'02" E PER PLAT.

NOTES
1. Underground utility installations, underground improvements, foundations and/or
other underground structures were not located by this survey.
2. The purpose of this survey is for use in obtaining title insurance and financing and
should not be used for construction purposes.
3. Additions or deletions to this survey by anyone other than the signing party or
parties is prohibited without the written consent of the signing party or parties.
4. The property shown hereon is subject to all easements, restrictions and
reservations which may be shown or noted on the record plat and within the
public records of the county the subject property is located. This survey only
depicts survey related information such as easements and setbacks that are
shown on a record plat or have been furnished to the Surveyor.
5. Building lines and dimensions for improvements should not be used to reconstruct
boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE
USE AND BENEFIT OF THE PARTIES LISTED
HEREON. LIABILITY TO THIRD PARTIES MAY NOT
BE TRANSFERRED OR ASSIGNED.

LB 7788


VISION LAND
941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE
REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

Joseph E. Williamson, PLS
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION #8573
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL
RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND
MAPPER

DATE	REVISION	DATE	REVISION

**BOARD OF ADJUSTMENT MEETING
CITY OF ST. PETE BEACH**

Agenda Report

Issue Considered: Variance - 8601 Gulf Blvd (Case #21050)

Date: July 28, 2021

Prepared By: Brandon Berry, Planner II

Through: Wesley Wright, Planning Manager

Summary of Issue: The applicant is proposing to enclose an existing carport that encroaches five feet into the required 20-foot front property setback, resulting in a setback of 15 feet. The garage is not sought to be larger than the existing carport, which is 12'x18.3'.

Funding: N/A

Requested Motion: I move to APPROVE Variance #21050 as presented by the staff, to enclose an existing carport that encroaches into the front setback at 8601 Gulf Blvd.

Attachments:

1. 8601 Gulf Blvd Staff Report
2. Application
3. Architectural Site Plan
4. Survey
5. Supporting Doc



**PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
BOARD OF ADJUSTMENT**

VARIANCE CASE NO. 21050 – Michael Keller at Frazee Design for Frank Vitarelli and Michelle Swank

MEETING DATE: July 28, 2021

PREPARED BY: Brandon Berry, Planner II

REQUEST	A <u>Practical Difficulty Variance</u> to enclose an existing carport that encroaches five feet into the required 20-foot front setback. (LDC Sec. 9.7(a)(1)).
SUBJECT PROPERTY	8601 Gulf Blvd; ST PETERSBURG BEACH NORTH UNIT NO. 7 BLK 104, LOT 12; Property ID # 25-31-15-78264-104-0120.
ACERAGE	Approximately 0.16 acres (6,800 sq. ft.)
LAND USE	RU-2 Residential District on the Zoning Map; RU Residential Urban on the Future Land Use Map
FLOOD ZONE	AE-10
SURROUNDING AREA	North – Single-family Residences South - 86 th Ave/Single-family Residences East – Single-family Residence West – Gulf Blvd/Single-family Residence

BACKGROUND

The zoning lot contains a single-family residence constructed in 1956 according to the Pinellas County Property Appraiser. The applicant applied in late 2020 to enclose an existing carport as well as renovate the interior of the structure. The remainder of the work was performed, with the carport enclosure excluded as Staff determined a variance was required.

ANALYSIS

The applicant is proposing to enclose an existing carport that encroaches five feet into the required 20-foot front property setback, resulting in a setback of 15 feet. The garage is not sought to be larger than the existing carport, which is 12'x18.3'.

Structure	Yard	Permitted Setback	Proposed Setback	Variance Percentage
Garage	Front	20'	15'	25%

Land Development Code Section 3.12, Variances: The appropriate board of authority may authorize practical difficulty variances to the land development regulations if the applicant is able to demonstrate the following conditions:

a) How substantial the variance is in relation to the requirement sought to be varied;

The applicant is requesting a five-foot encroachment into the required front setback, resulting in a variance request of five feet, or 25%.

b) Whether an adverse change will be produced in the character of the neighborhood;

Staff finds that no adverse change will be produced in the character of the neighborhood. The carport currently aligns with the front of the structure, which is entirely set at 15 feet from the front property line. While the enclosure would result in more enclosed space within the property's front setback, it does not result in a greater structural encroachment than the structure has currently. Staff does not find that the encroachment would create any issues with viewsheds related to safety or vistas.

c) Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

The applicant could leave the building portion as a carport, but Staff finds that garages are common features in the neighborhood and the enclosure preserves the existing front setback of the home. It is possible that the southwest side of the site could support a garage without the need for a variance, but would likely impact the use of the property's driveway and may impact the design and layout of the home, which Staff does not view as feasible.

d) Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

Staff find the interest of justice will be served in the issuance of this variance. The request is minimal and does not create additional nonconformities beyond those already existing on the property.

Any variance granted hereunder shall expire one (1) year from the date of the development order providing for such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

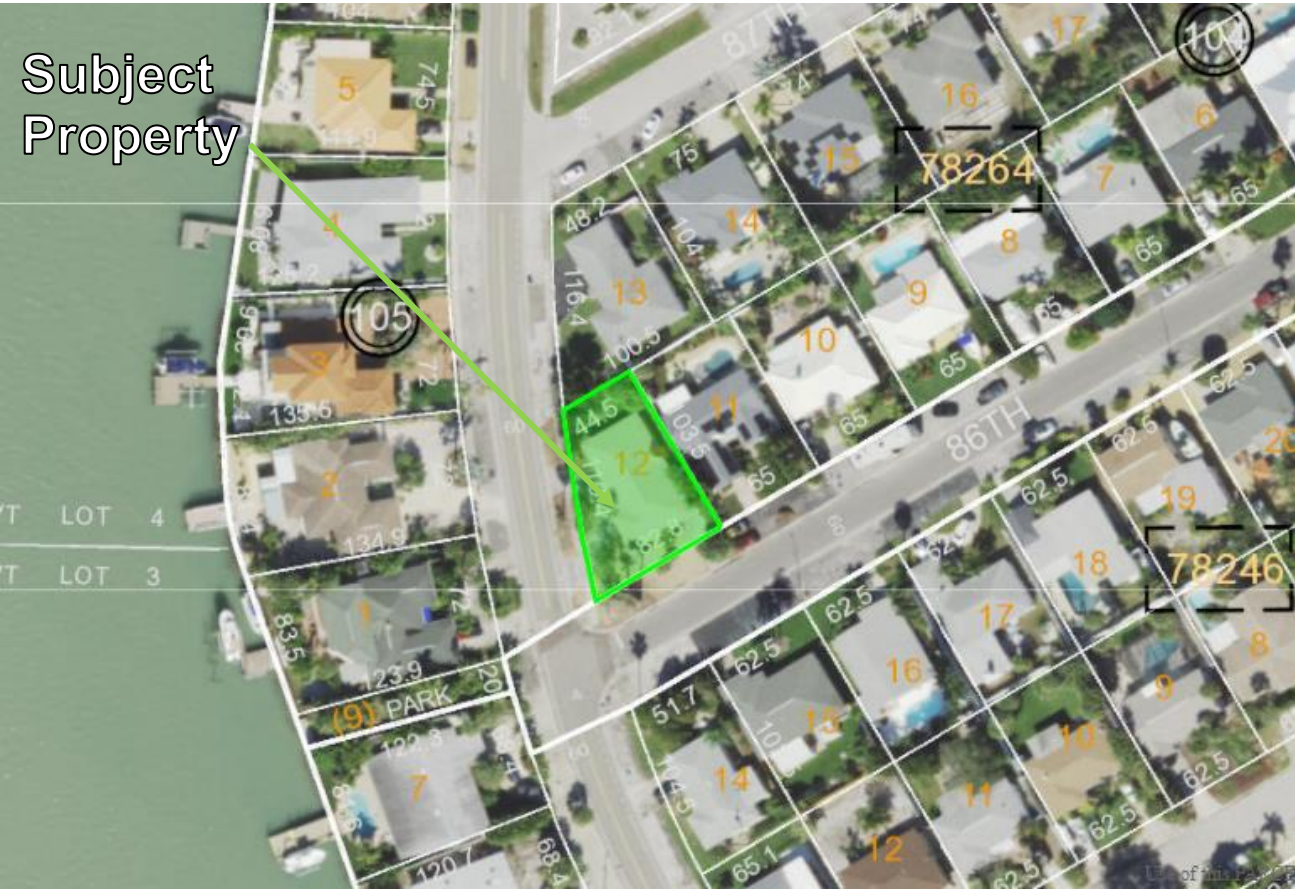
SUMMARY:

Staff find the request to be reasonable. The garage will make use of an existing space and nonconformity, without increasing any structural nonconformities on the site. The garage is also nearly the minimal size that could support a standard vehicle.

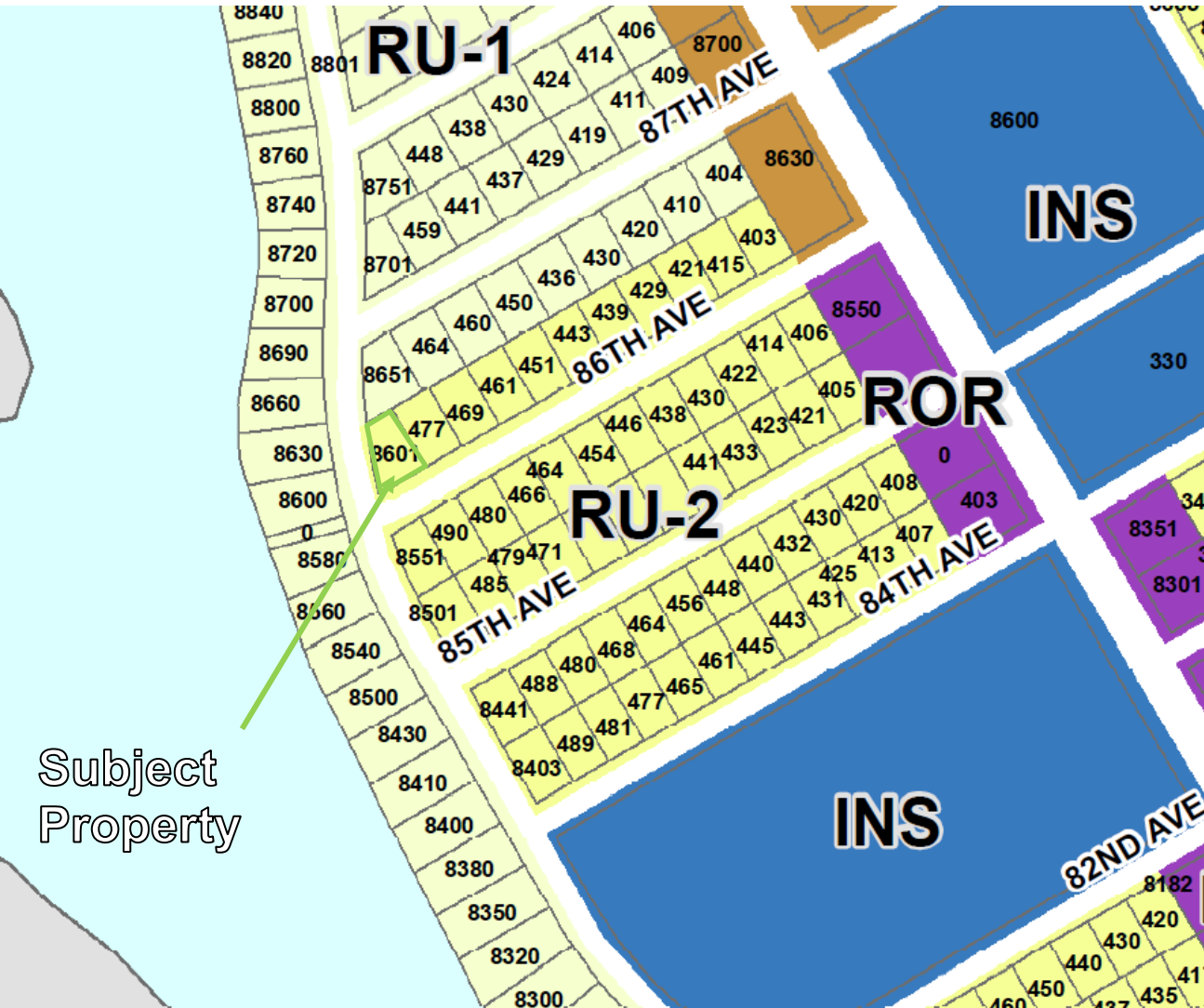
RECOMMENDATION:

Staff recommend approval.

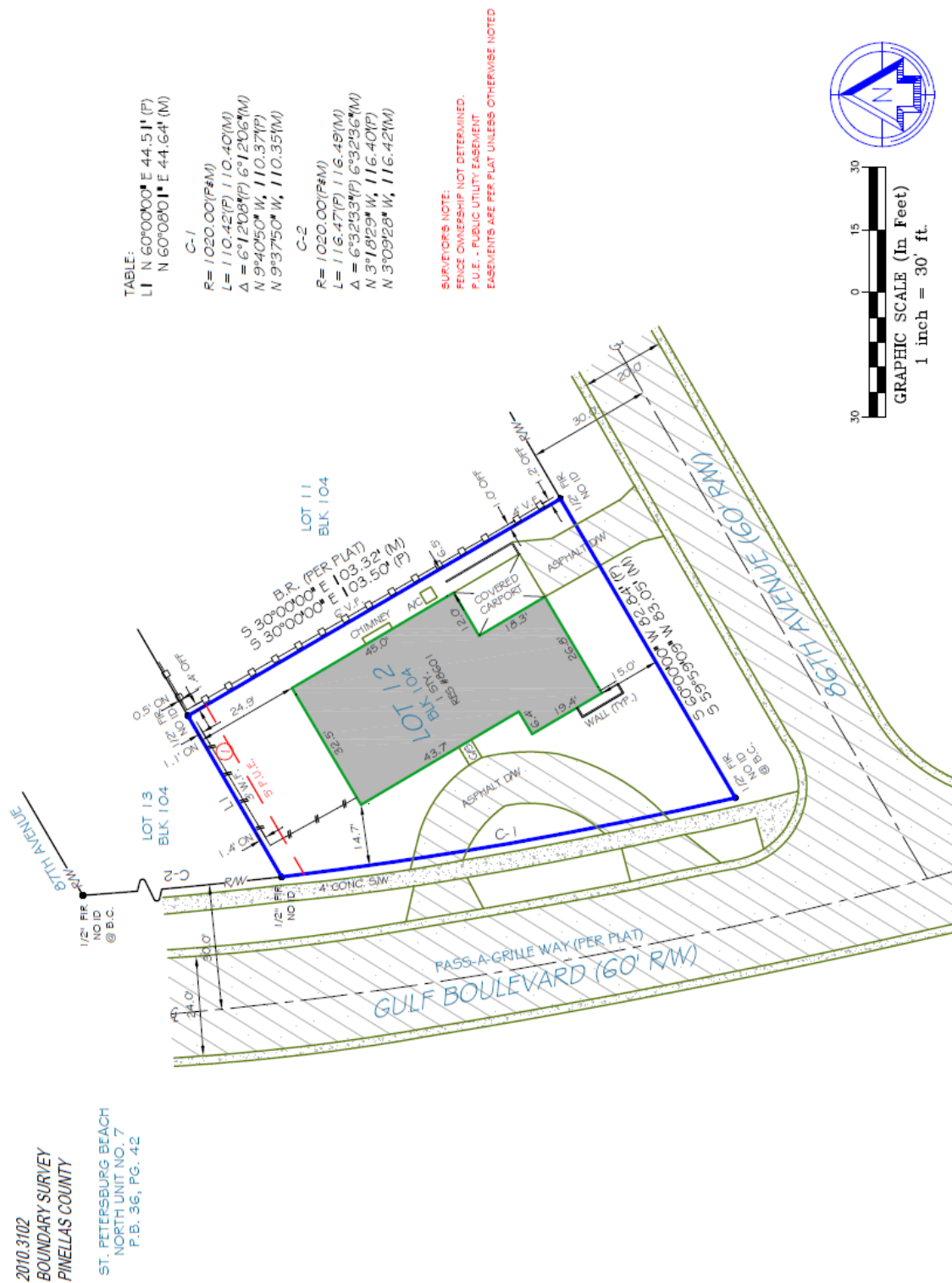
AERIAL MAP



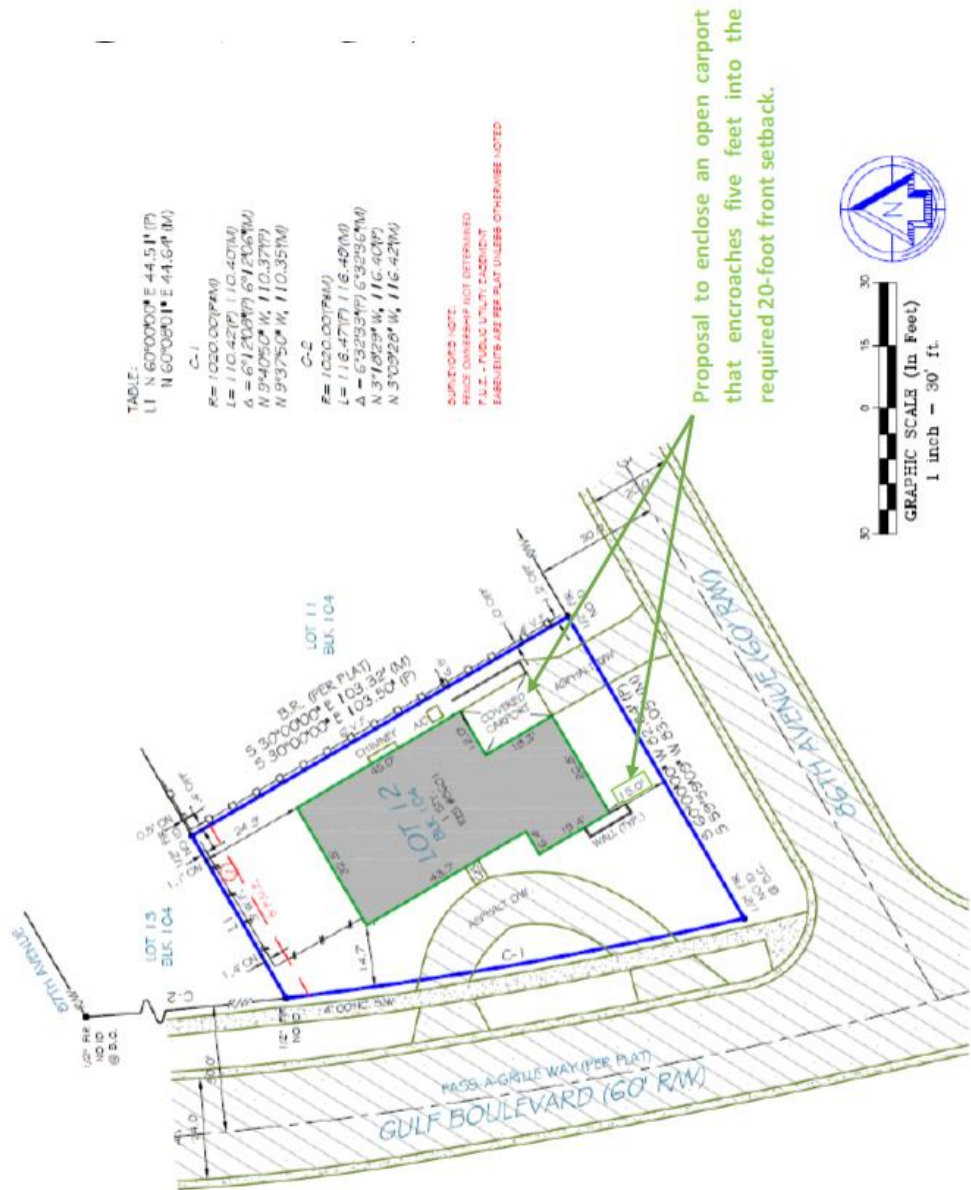
ZONING MAP



SURVEY



SURVEY & SITE PLAN



CASE #: _____

SUBMITTAL DATE: _____ AMOUNT DUE: _____ PAYMENT DATE: _____

PRACTICAL DIFFICULTY VARIANCE APPLICATION

The following Items are to be submitted, along with this application, **at least 30 days prior to the public hearing:**

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to bberry@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	Frank Vitarelli + Michelle Swank	8601 Gulf Blvd ST Pete Beach FL 33706	727-710-1107
Applicant/ Agent	Michael Keller FRAZE ^{at} Design	1750 Central Ave St Peters Burs FL 33712	727-328-3668
Owner Email Address: FVITARE @ I CLOUD . Com		Applicant/Agent Email Address: mKeller G Frazee Design . com	

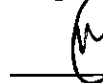
PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation RU-2	Future Land Use Designation Single FAMILY Residence	Lot Area 6560 square feet
Legal Description:	ST Petersburgs BEACH NORTH UNIT NO 7 BLK 104, LOT 12	
Parcel ID:	25/31/15/78264/104/0120	
Address:	8601 Gulf Blvd ST Pete Beach 33706	
Explanation of Request: <u>Enclose existing CAR port into a GARAGE.</u>		

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

 I understand that the City will not accept or process an incomplete application.

 I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

 On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

 I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

 I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

 I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

 I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application if applicable.

After acknowledgement of these conditions, complete the application form on the following pages.



Signature of Applicant

6/10/2021

Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Frank Vitarelli, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Frank Vitarelli

Address: 8601 Gulf Blvd St Pete Beach FL 33716

[Signature] Date 6/10/21

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

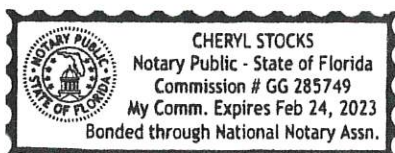
The foregoing instrument was acknowledged before me this 10 day of JUNE, 2021 by: FRANK VITARELLI who appeared before me, and is personally known to me, or has produced as identification, and did take an oath.

My commission Expires: 2-24-23

NOTARY: [Signature]
Print Name: CHERYL STOCKS Notary

Public, State of Florida

(Notarial Seal)



Findings Necessary for Granting Request: In order for an application for a practical difficulty variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. How substantial the variance is in relation to the requirement sought to be varied;

See ATTACHED

2. Whether an adverse change will be produced in the character of the neighborhood;

See ATTACHED

3. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

See ATTACHED

4. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

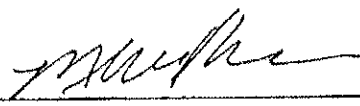
See ATTACHED



Signature of Applicant

6/10/21

Date



Signature of Authorized Agent

6/10/21

Date

For office use only:

Hearing Date: _____ Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued

Variance Questions for 8601 Gulf Blvd

How Substantial the variance is in relation to the requirement sought to be varied?

We are asking for a reduction in the front primary setback by 5 feet. That being said we will not be going outside of the existing perimeter of the house.

Whether an adverse change will be produced in the character of the neighborhood?

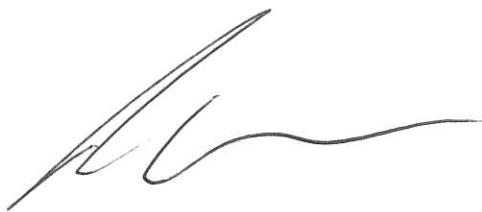
The new enclosed garage will match the house and will not disturb the character of the neighborhood.

Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than the variance?

No, the only way to have a garage on this property is to enclose the carport.

Whether in view in the manner in which the difficulty arose, the interest of the justice will be served by allowing the variance.

Yes, this variance will allow the home owner to complete the renovation of the house and make this property more valuable and more appealing to the neighbors.

A handwritten signature in black ink, consisting of a stylized 'A' followed by a wavy line.

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE

Frank Vitarello
(print name of property owner)

hereby authorize

Michael Keller
(print name of agent)

to represent me/us in an application for

VARIANCE
(type of application: variance, conditional use, zoning, etc.)

[Signature]

Signature of Owner

Frank Vitarello

Print Name of Owner

Signature of Owner

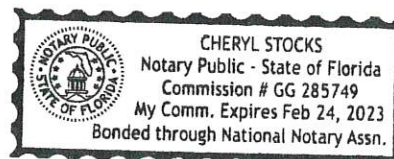
Print Name of Owner

The forgoing instrument was acknowledged before me this 10 day of June 2021 by Frank Vitarello or who is personally known produced as identification.

[Signature]
(Notary Signature)

6-10-21
(Date)

My Commission Expires 2-24-2023



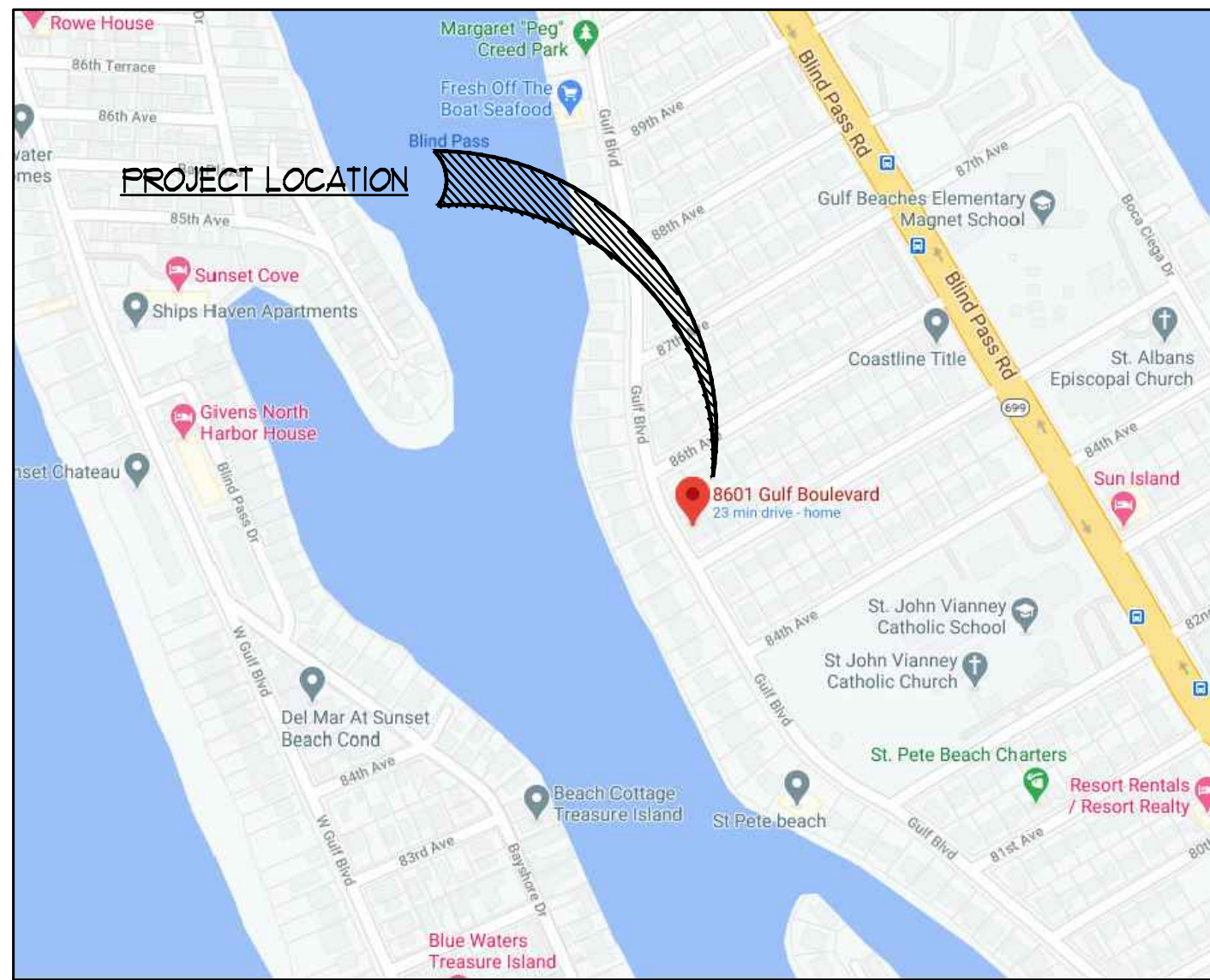
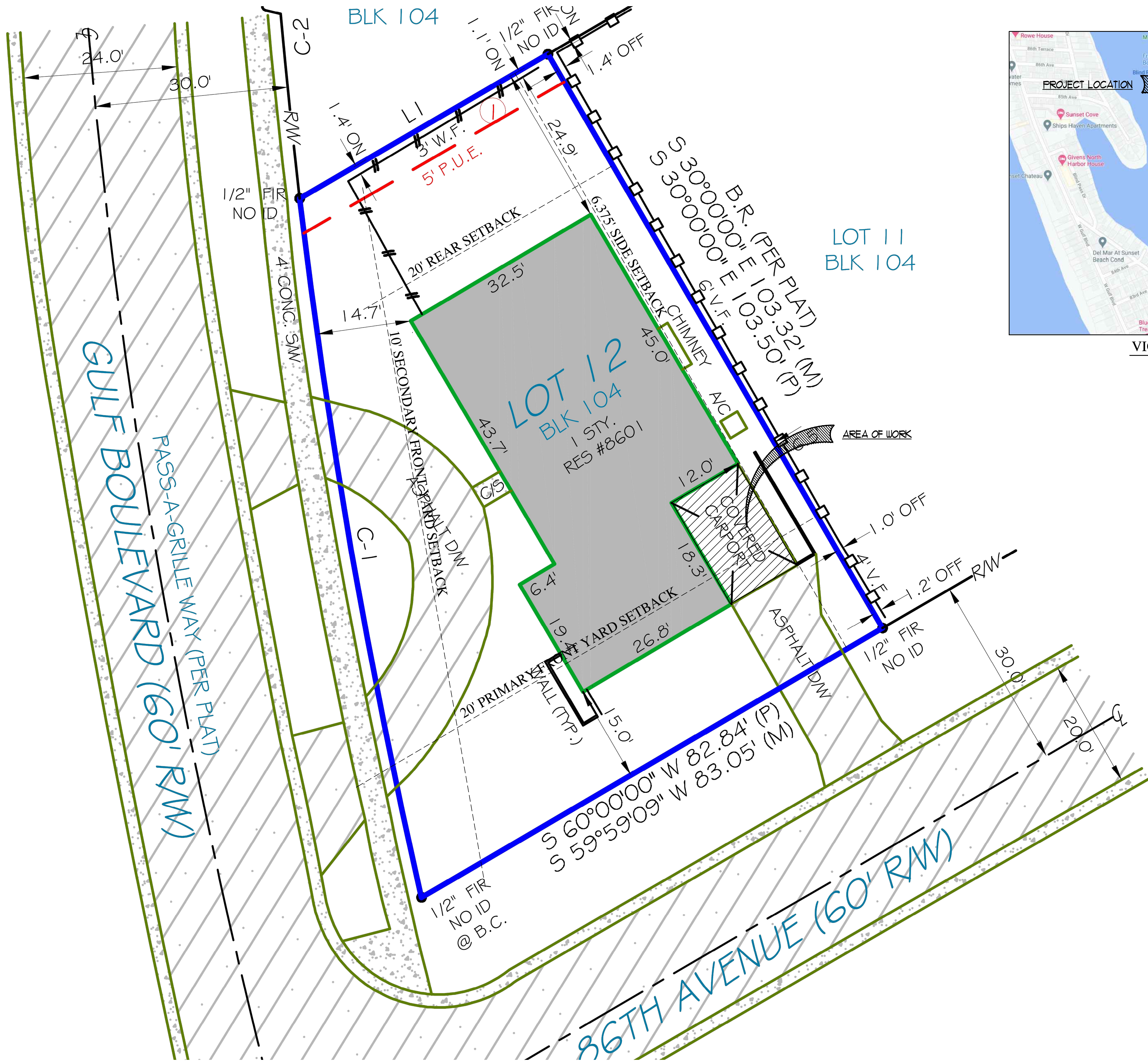
DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN FINAL DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing for unnecessary and undue hardship variances or final administrative decision for administrative variances. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, City Manager, or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, or City Manager.

A Notary Public is available in City Hall; 155 Corey Avenue.



VICINITY MAP

LEGAL DESCRIPTION:
A BOUNDARY SURVEY OF: ST. PETERSBURG BEACH NORTH UNIT NO. 1 BLOCK 104, LOT 12 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PROPERTY ADDRESS:
8601 GULF BOULEVARD
ST. PETE BEACH, FL.
FLOOD ZONE: AE (11)

1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

THESE DOCUMENTS, DESIGNS, NOTES, DETAILS AND SPECIFICATIONS AND CONCEPTS ARE THE SOLE PROPERTY OF FRAZE DESIGN, INC. AND SHALL NOT BE REPRODUCED, RE-USED OR COPIED FOR OTHER PROJECTS, IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF FRANK FRAZE, ARCHITECT, AIA.

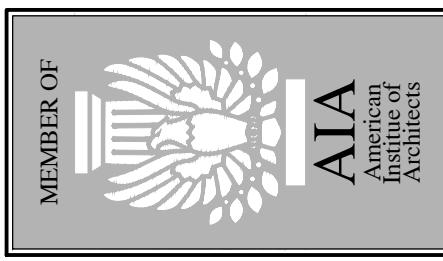
ALL RIGHTS ARE RESERVED BY THE ARCHITECT IN ACCORDANCE WITH U.S. COPYRIGHT AND PATENT LAWS. UNAUTHORIZED REPRODUCTION WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

* THE DRAWINGS & DESIGN ARE VALID FOR 12 MONTHS FROM DATE OF BEING SEALED.

TO THE BEST OF THE ARCHITECT OR ENGINEER'S KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 11TH EDITION 2010 FLORIDA BUILDING CODE, IN ADDITION TO ANY OTHER APPLICABLE BUILDING CODES AND MINIMUM FIRE SAFETY STANDARDS.

ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ISSUE	DATE	BY:
REVIEW	06/09/21	TK
PERMIT	06/09/21	TK
REV.		
REV.		
REV.		
REV.		
REV.		
REV.		



FDI# 2021.00

Construction Documents for:

VITARELLI RESIDENCE
8601 GULF BOULEVARD
ST. PETE BEACH, FLORIDA

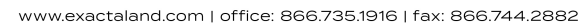
Ora F Frazee
2021.06.09
14:39:28
04-00

FRAZE commercial residential architecture

FL LIC NO. AA2600685
ST. PETERSBURG, FLORIDA 33712
1750 CENTRAL AVENUE
PHONE: 727/328-3608
FAX: 727/328-3609
STUDIO: 727/328-3607

SHEET TITLE
ARCHITECTURAL
SITE PLAN

SHEET NUMBER
1



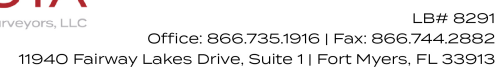
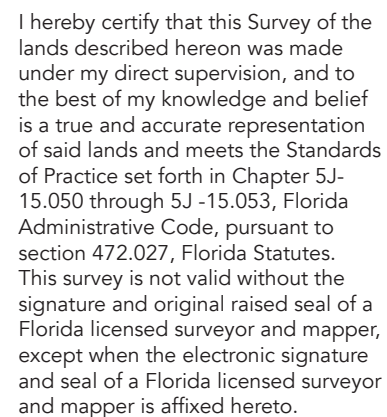
SURVEY NUMBER: 2010.3102

DATE OF SURVEY: 11/02/20 FIELD WORK DATE: 10/21/2020

REVISION DATE(S):
(REV.1 11/2/2020)

POINTS OF INTEREST

SURVEYORS CERTIFICATE



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

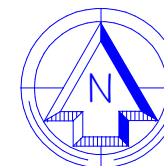
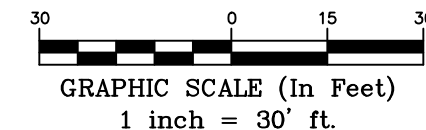


TABLE:
 L N 60°00'00" E 44.5' (P)
 N 60°08'01" E 44.64' (M)

C-1
 $R = 1020.00'(P \neq M)$
 $L = 110.42'(P) \quad 110.40'(M)$
 $\Delta = 6^{\circ}12'08''(P) \quad 6^{\circ}12'06''(M)$
 $N \ 9^{\circ}40'50'' \ W, \ 110.37'(P)$
 $N \ 9^{\circ}37'50'' \ W, \ 110.35'(M)$

C-2
 $R = 1020.00'(P\#M)$
 $L = 116.47'(P) \quad 116.49'(M)$
 $\Delta = 6^{\circ}32'33''(P) \quad 6^{\circ}32'36''(M)$
 $N \ 3^{\circ}18'29'' \ W, \ 116.40'(P)$
 $N \ 3^{\circ}09'28'' \ W, \ 116.42'(M)$

SURVEYOR'S NOTE:
FENCE OWNERSHIP NOT DETERMINED.
P.U.E. - PUBLIC UTILITY EASEMENT
EASEMENTS ARE PER PLAT UNLESS OTHERWISE NOTED

Use of this survey other than intended, without written verification, will be at users' sole risk and without liability to the surveyor.

PROPERTY ADDRESS:
8601 GULF BOULEVARD, ST. PETE BEACH , FLORIDA 33706

SURVEY NUMBER: 2010.3102

CERTIFIED TO:
FRANK VITARELLI AND MICHELLE SWANK

DATE OF SURVEY: 11/02/20

BUYER: FRANK VITARELLI AND MICHELLE SWANK

SELLER: PHILLIPS JOHN R JR

CLIENT FILE NO:

TITLE COMMITMENT:

LEGAL DESCRIPTION:
LOT 12, BLOCK 104, ST. PETERSBURG BEACH NORTH UNIT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 42, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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 12). THIS PROPERTY WAS FOUND IN THE CITY OF ST PETE BEACH, COMMUNITY NUMBER 125149, PANEL NUMBER 0257 DATED 09/03/03.

GENERAL SURVEYORS NOTES:

1.

The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership. Unless otherwise noted, 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.

The purpose of this survey is to establish the boundary of the lands described in the legal description provided and to depict the visible improvements thereon. This survey only shows improvements found aboveground. Underground footings, utilities and encroachments where not located on this survey map.

3.

If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to Exacta Land Surveyors, LLC. by a third party or it was estimated by visual above ground inspection only. No excavation was performed to determine the location.

4.

This survey is exclusively for the use of the parties to whom it is certified.

5.

Additions or deletions to this Survey Map and Report by other than the signing surveyor is prohibited without written consent of the signing surveyor.

6.

Dimensions are in feet and decimals thereof.

7.

Any FEMA food zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8.

Unless otherwise noted SIRC indicates a minimum ½” diameter, 18” long iron rebar with a cap stamped LB#8291.

9.

If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.

10.

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 approximant center of the field location and may not represent the actual shape or size of the feature.

11.

Points of Interest (POI's) are selected above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.

12.

Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

13.

The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logo's or references to third party firms are for informational purposes only.

14.

Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

15.

Due to varying construction standards, house dimensions are approximate and should not be used for new construction or planning. All measurements should be verified prior to such activity.

SURVEYORS LEGEND:					
LINETYPES		B/W	Bay/Box Window	F/DH	Found Drill Hole
	Boundary Line	BR	Bearing Reference	FIP	Found Iron Pipe
	Center Line	BM	Benchmark	FIPC	Found Iron Pipe & Cap
	Chain Link or Wire Fence	BLK	Block	FIR	Found Iron Rod
	Easement	BC	Block Conrner	FIRC	Found Iron Rod & Cap
	Edge of Water	BLDG	Building	FN	Found Nail
	Iron Fence	BRL	Building Restriction Line	FN&D	Found Nail & Disc
	Overhead Lines	CATV	Cable TV Riser	FRRSPK	Found Rail Road Spike
	Structure	(C)	Calculated	GAR	Garage
	Survey Tie Line	CME	Canal Maintenance Easement	GM	Gas Meter
	Vinyl Fence	C/L	Center Line	ID	Identificaton
	Wall or Party Wall	CLF	Chain Link Fence	ILL	Illegible
	Wood Fence	CHIM	Chimney	IE/EE	Ingress/Egress Easement
SURFACE TYPES		CH	Chord Bearing	INST	Instrument
	Asphalt	CO	Clean Out	INT	Intersection
	Brick or Tile	CONC	Concrete	IRRE	Irrigaton Easement
	Concrete	CB	Concrete Block	LME	Lake/Landscape Maintenance Easement
	Covered Area	CS/W	Concrete Sidewalk	LE	Landscape Easement
	Water	C/S	Concrete Slab	L	Length
	Wood	CVG	Concrete Valley Gutter	LB#	License No. (Business)
SYMBOLS		CUE	Control Utility Easement	LS#	License No. (Surveyor)
	Benchmark	COR	Corner	LAE	Limited Access Easement
	Center Line	C/P	Covered Porch	LBE	Limited Buffer Easement
	Central Angle or Delta	C	Curve	ME	Maintenance Easement
	Common Ownership	(D)	Deed	MH	Manhole
	Control Point	DF	Drain Field	MB	Map Book
	Catch Basin	DUE	Drainage & Utility Easement	(M)	Measured
	Elevation	DE	Drainage Easement	MF	Metal Fence
	Fire Hydrant	DH	Drill Hole	MES	Mitered End Section
	Find or Set Monument	D/W	Driveway	NR	Nonradial
	Guywire or Anchor	ESMT	Easement	(P)	Plat
	Manhole	EOW	Edge of Water	PUE	Public Utility Easement
	Tree	EM	Electric Meter	ROE	Roof Overhang Easement
	Utility or Light Pole	EUB	Electric Utility Box	SIRC	Set Iron Rod & Cap
	Well	ELEV	Elevation	SN&D	Set Nail and Disc
ABBREVIATIONS		ENCL	Enclosure	SEW	Sewer
AE	Access Easement	ENT	Entrance	SV	Sewer Valve
ASBL	Accessory Setback Line	(F)	Field	SWE	Sidewalk Easement
A/C	Air Conditioning	FF	Finished Floor	SQFT	Square Feet
ANE	Anchor Easement	FCM	Found Concrete Monument		
BFP	Backflow Preventor				
BSMT	Basement				

SMWE	Storm Water Management Easement
STY	Story
(S)	Survey
TUE	Technological Utility Easement
TEL	Telephone Facilities
TBM	Temporary Bench Mark
TOP	Top of Bank
TWP	Township
TX	Transformer
TYP	Typical
UG	Underground
UE	Utility Easement
UP	Utility Pole
UR	Utility Riser
VF	Vinyl Fence
W/F	Water Filter
WM	Water Meter/Valve Box
W/C	Witness Corner

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST IS BASED ON THE NORTHEASTERLY PROPERTY LINE OF LOT 12, BLOCK 104, LOCATED WITHIN ST. PETERSBURG BEACH NORTH UNIT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 42, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LB# 8291

Office: 866.735.1916 | Fax: 866.744.2882

11940 Fairway Lakes Drive, Suite 1 | Fort Myers, FL 33913

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY

PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

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[illegible]

GENERAL REQUIREMENTS:

A. THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH SECTION 8005 OF THE FLORIDA BUILDING CODE, 2019 EDITION (PART 9) FOR A WIND VELOCITY AS SPECIFIED BELOW AND REQUIRE THE SEAL AND SIGNATURE OF A LICENSED ENGINEER OR ARCHITECT.

B. DESIGN LOADS:

1. ROOF:
LIVE LOAD + 1 PSF (MAXIMUM)
DEAD LOAD + 14 PSF (COMPOSITION SHINGLES)
24 PSF (CONCRETE TILE)

2. FLOOR:
LIVE LOAD + 30 PSF (BEDROOMS)
40 PSF (ALL OTHER LOCATIONS)
DEAD LOAD + 10 PSF

3. SOIL PRESSURE: 2000 PSF (MINIMUM)

4. WIND LOADS:
A. BASIC WIND SPEED: 150 MPH
B. EXPOSURE FACTOR: B
C. IMPORTANCE FACTOR: 1.0
D. BUILDING CATEGORY: II
E. INTERNAL PRESSURE COEFFICIENT: 0.18
F. COMPONENT AND CLADDING PRESSURES:
ROOF ZONE 1 + 45 PSF - 1 PSF
ROOF ZONE 2 + 41 PSF - 1 PSF
ROOF ZONE 1 - 25 PSF - 1 PSF
WALLS ZONE 4 + 23 PSF - 1 PSF
WALLS ZONE 3 + 34 PSF - 1 PSF

II. SITE WORK:

A. PERFORM EXCAVATION ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES TO THE LINES, GRADES AND ELEVATIONS INDICATED ON THE DRAWINGS.

B. ALL FILL UNDER SLABS AND FOUNDATIONS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY USING PRODDING TEST AT OPTIMUM MOISTURE CONTENT.

C. PROVIDE SOIL PILING/ING TO CONTROL TERRACES AS REQUIRED BY THE NATIONAL PEST CONTROL ASSOCIATION.

III. CONCRETE:

A. PROVIDE REINFORCEMENT OF THE SIZE AND SPACING SHOWN ON DRAWINGS. REINFORCING SHALL COMPLY WITH THE FOLLOWING AS MINIMUMS:

1. BARS: #5 AND GRADE 60 DEFORMED BARS
2. WELDED WIRE FABRIC: ASTM A954

B. PROVIDE CONCRETE COMPLYING WITH ASTM C394 UNLESS OTHERWISE NOTED. CONCRETE SHALL HAVE THE FOLLOWING 28 DAY COMPRESSIVE STRENGTHS AS MINIMUMS:

1. CONCRETE SLABS: 4000 PSI
2. CONCRETE WALLS AND PAVES: 3000 PSI

C. UNLESS OTHERWISE NOTED, ALL SLABS ON GROUND SHALL BE 4" THICK REINFORCED WITH #6-16" WELDED WIRE AND PLACED OVER 4" (MINIMUM) COMPACTED SAND OR GRAVEL FILL. INTERIOR SLABS SHALL BE PLACED OVER 6" FILL STABILIZED POLYETHYLENE WIRE BARRIER.

D. AN ALTERNATIVE TO SECONDARY REINFORCEMENT IN FLOOR SLABS MAY BE POLYPROPYLENE FIBER TYPE CONCRETE ADDITIVE INTEGRATED IN THE CONCRETE MIX ACCORDING TO MANUFACTURERS SPECIFICATIONS.

E. FOOTING SIZES SHOWN ARE TYPICALLY ONLY FOR STATED SOIL PRESSURES AND CONSIDERING CONSTRUCTION SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTINGS COMPLYING WITH THE DESIGN REQUIREMENTS OF SPECIFIC SOIL CONDITIONS.

F. PROVIDE PRECAST LINTLS ONLY WHEN DOOR OR WINDOW IS A MINIMUM OF 8" BELOW MASONRY THE BEAM LOAD BOTTOM OF THE LINTEL FOR OTHER CONDITIONS.

G. PRECAST CONCRETE LINTLS SHALL BE DESIGNED BY MANUFACTURER TO CARRY ALL COMBINED LOADS AS SPECIFIED ON DRAWINGS AND SHALL BE INSTALLED AND REINFORCED AS PER MANUFACTURERS SPECIFICATIONS. ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR COMBINED VERTICAL LOADS.

H. PROVIDE INFORMATION TO VERIFY LOCATION OF ALL MECHANICAL LINES BEFORE CASTING FOUNDATIONS OR CAST PROTECTION AROUND LINES AS REQUESTED.

IV. MASONRY:

A. PROVIDE NORMAL WEIGHT HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS (CMU) COMPLYING WITH ASTM C90 CONCRETE TYPE I.

B. REINFORCEMENT SHALL COMPLY WITH THE FOLLOWING AS MINIMUMS:

1. BARS: 7 TO 5 BARS-ASTM A63, GRADE 60 DEFORMED BARS
2. AND GREATER - ASTM A63, GRADE 60 DEFORMED BARS
3. LINK JOINT REINFORCEMENT: ASTM A495 GALVANIZED

C. PROVIDE PORTLAND TYPE I IN ACCORDANCE WITH ASTM C210.

D. PROVIDE GROUT IN ACCORDANCE WITH ASTM C476. MINIMUM COMPRESSIVE STRENGTH SHALL BE 3000 PSI UNLESS OTHERWISE NOTED.

E. PROVIDE REINFORCEMENT IN VERTICAL CELLS OF CONCRETE MASONRY UNITS (FULLY PRESTRESSING IN VERTICAL CELLS) IN ACCORDANCE AS FOLLOWS:

1. TYPICALLY REINFORCEMENT SHALL BE ONE #4 IN EACH CORNER AT BOTH SIDES OF OPENING AT MAXIMUM SPACING INDICATED ON PLANS.
2. REINFORCE ALL VERTICAL CELLS OF CONCRETE MASONRY UNITS SUPPORTING CONCENTRATED LOAD (BEAMS, STRUCTURAL COLUMN, ETC.) AT 4" C/U REINFORCE EACH VERTICAL CELL WITH #4 BARS AND SOLIDIFY FILL WITH GROUT.

F. BEAM POCKETS SHALL BE PROVIDED FOR ALL BEAMS SUPPORTED BY CONCRETE AND MASONRY. BARS OTHERWISE NOTED AND SHALL COMPLY WITH THE FOLLOWING:

1. MINIMUM OF 4 BEARING.
2. HEADING AND TIE AS REQUIRED BY BEAM.
3. USE PRESTRESS TREATED LUMBER BENEATH ALL WOOD BEAMS.
4. PROVIDE VERTICAL REINFORCING SEE SECTION IV E2.

V. WOOD AND PLASTICS:

A. LUMBER SHALL, IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH: "PRODUCT USE MANUAL" OF WESTERN WOOD PRODUCTS ASSOCIATION FOR SELECTION OF WOOD PRODUCTS TO BE USED IN THE MANUAL.

2. "FLYWOOD SPECIFICATIONS AND GRADE GUIDE" OF THE AMERICAN FLYWOOD ASSOCIATION.

3. "WATER RESISTANCE SPECIFICATIONS FOR GRADE OF CALIFORNIA REDWOOD LUMBER" OF THE REDWOOD INDUSTRY BUREAU FOR REDWOOD, WHEN USED.

4. AMERICAN WOOD PRESERVATIVE ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR PRESERVATION OF WOOD PRESERVATION IN THE MANUAL.

5. WESTERN CEDAR CEDAR LUMBER ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR CEDAR WHEN USED.

B. PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY:

1. FRAMING MEMBERS:
a. STUDS: EXTERIOR AND/OR LOAD BEARING WALLS + NO. 2 SPO. FINE
INTERIOR NON-LOAD BEARING WALLS + NO. 2 SPO. STUD
GRADE OR D
b. HEADERS + BEAMS: SOUTHERN PINE OR EQUIVALENT

2. ALLOWABLE STRESSES IN WOOD:
a. BENDING 1200 PSI (SINGLE)
b. HORIZONTAL SHEAR 30PSI
c. BENDING 565 PSI
d. ALL HEADERS AND BEAMS SHALL BE FREE FROM SPLITS CHECKS AND SHAKES.

4. NAILING AS REQUIRED BY PLANS.

5. SHEATING:
a. SHEATING: 1/2" PLYWOOD APA RATED SHEATING, 8' EXP 1
b. SHINGLE ROOF: 3/4" PLYWOOD APA RATED SHEATING, 8' EXP 1
c. WALLS: 1/2" PLYWOOD APA RATED SHEATING, 8' EXP 1
d. FLOOR: 3/4" PLYWOOD APA RATED SHEATING, 8' EXP 1

6. OBS SHEATING OF THE SAME THICKNESS AND RATING MAY BE SUBSTITUTED FOR PLYWOOD IF APPROVAL FROM ARCHITECT/ENGINEER.

7. ROUGH HARDWARE:
a. STEEL ANCHOR COMPLY WITH ASTM A36 OR ASTM A361 USE GALVANIZED STEEL AT EXTERIOR LOCATIONS.
b. INSTALL JOIST AND BEAM HANGERS CAPABLE OF SUPPORTING THE MAXIMUM ALLOWABLE LOAD OF JOIST OR BEAM SUPPORTED.
c. INSTALL UPLIFT CONNECTIONS (AS REQUIRED) CAPABLE OF RESISTING LOADS AS NOTED ON DRAWINGS.
d. ANCHOR TRUSS-RAFTER TO WALL AT EACH TRUSS-RAFTER
e. ANCHOR ROOF SHEATING TO TRUSS-RAFTER

8. ANCHORS AS LAMINATED VENEER LUMBER (LVL) AND LAMINATED THAYER FIBER (LTH) MANUFACTURED BY ALPINE ENGINEERED PRODUCTS INC. OF HANES CITY, FLORIDA OF THE DIMENSIONS AND QUANTITIES INDICATED ON THE DRAWINGS UNLESS OTHERWISE NOTED. FASTENERS SHALL MEET THE FOLLOWING MINIMUMS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. CHECK WITH LOCAL TRUSS MANUFACTURER FOR AVAILABILITY.

ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

a. BENDING: 1800 PSI E+ 2,000,000 PSI
b. HORIZONTAL: 1800 PSI
c. BENDING: 565 PSI

D. PROVIDE WOOD TRUSSES ABLE TO RESIST THE STATED LOADS FOR THE SPANS, PROFILES AND ARRANGEMENT SHOWN ON DRAWINGS. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER AND/OR ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING AND BRACING) OF TRUSSES TO MEET THE STATED LOADS. TRUSS DRAWINGS SHALL BE PROVIDED FOR APPROVAL BY CONTRACTOR.

[illegible]

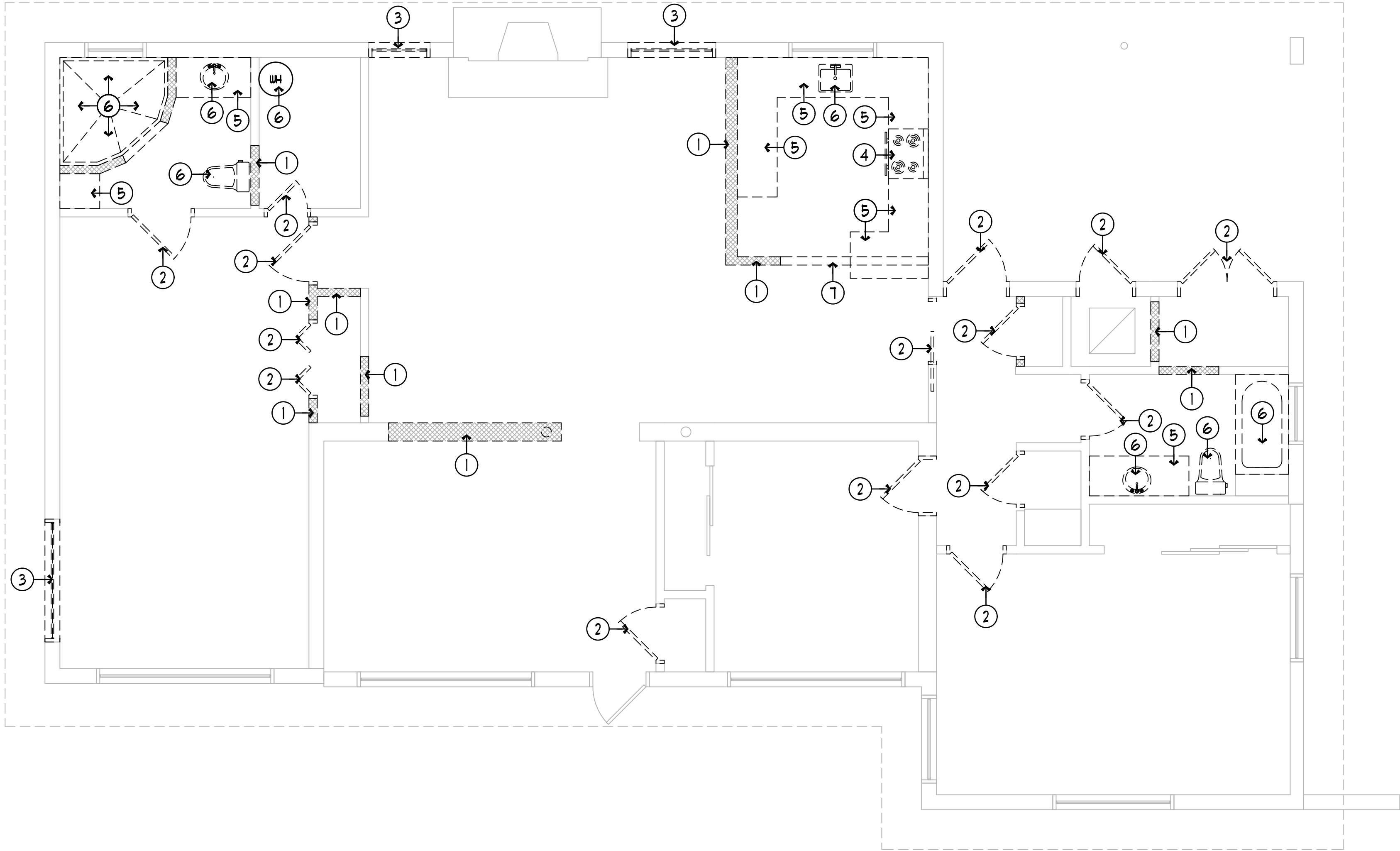
COMPONENT AND CLADDING DESIGN PRESSURE								
BASIC WIND SPEED = 150 MPH								
EXPOSURE C								
ADJUSTMENT FACTOR = 1.35								
ROOF SLOPE (1° TO 21°)								
ALL VALUES EXPRESSED IN ASD								
DESIGN WIND PRESSURE (PSF)								
Zone	Effective Wind Area	Basic Wind Speed 150 MPH		Zone	Effective Wind Area	Basic Wind Speed 150 MPH		
	SO FT	+	-		SO FT	+	-	
2	10	18.9	29.7	5	10	32.8	35.1	
	20	17.3	28.4		20	31.3	33.8	
	50	15.0	27.0		50	29.3	31.1	
	100	13.4	27.0		100	27.8	29.7	
	10	18.9	51.3		10	32.8	43.2	
	20	17.3	47.3		20	31.3	40.5	
	50	15.0	41.9		50	29.3	36.5	
	100	13.4	37.8		100	27.8	33.8	
	10	18.9	77.0					
	20	17.3	71.8					
50	15.0	64.6						
100	13.4	62.4						
				NOTE: DESIGN PRESSURES ABOVE REPRESENT THE NET PRESSURE SUE OF EXTERNAL AND INTERNAL PRESSURES APPLIED NORMAL TO ALL SURFACES. COMPONENT MANUFACTURER SHALL USE THE WEIGHT OF THE APPLICABLE SQUARE FEET.				
GARAGE DOOR		9'-0" WIDE	7'-0" HEIGHT	30.8	-32.5			
		16'-0" WIDE	7'-0" HEIGHT	29.4	-30.6			

FLORIDA BUILDING CODE 2017 AND ASCE 1-10
BASIC WIND SPEED : 150 MPH.
RISK FACTOR: II
STRUCTURE HEIGHT = 25'
WIND DIRECTIONALITY (K_{d1}) : 0.85
WIND EXPOSURE CATEGORY: C
TOPOGRAPHIC FACTOR K_{z1} : 1.0
GUST EFFECT FACTOR : 0.85
BUILDING HEIGHT ADJUSTMENT FACTOR = 1.35
PRESSURE COEFFICIENT: (C_p) = 0.18

AS DEFINED IN ASCE1-10 THIS STRUCTURE MEETS THE REQUIREMENTS OF AN ENCLOSED
STRUCTURE IN WIND BONE REGION AND HAS BEEN DESIGNED WITH AN INTERNAL PRESSURE
COEFFICIENT OF 0.18 AND 0.18.
COMPONENT AND CLADDING DESIGN PRESSURE LISTED IN TABLES BELOW

AERIAL MAP PLANS AND SPECIFICATIONS
FLORIDA BUILDING CODE, INC.

1



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

DEMOLITION NOTES:

1. IN COMPANY WITH THE OWNER, VISIT THE SITE AND VERIFY THE EXTENT AND LOCATION OF SELECTIVE DEMOLITION REQUIRED.
11. CAREFULLY IDENTIFY LIMITS OF SELECTIVE DEMOLITION.
12. MARK INTERFACE SURFACES AS REQUIRED TO ENABLE WORKMEN ALSO TO IDENTIFY ITEMS TO BE REMOVED AND ITEMS TO BE LEFT IN PLACE.
2. SHUT OFF, CAP, AND OTHERWISE PROTECT EXISTING PUBLIC UTILITY LINES IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC AGENCY OR UTILITY HAVING JURISDICTION.
3. COMPLETELY REMOVE ITEMS SCHEDULED TO BE SO DEMOLISHED AND REMOVED, LEAVING SURFACES CLEAN, SOLID, AND READY TO RECEIVE NEW MATERIALS SPECIFIED ELSEWHERE.
4. IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.
5. DEMOLISHED MATERIAL SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE.
6. ASBESTOS AND HAZARDOUS MATERIALS DEMOLITION OR REMOVAL WORK IS NOT PART OF THIS CONTRACT.
7. THE DEMOLITION WORK IS NOT LIMITED TO DEMOLITION ITEMS LISTED OR SPECIFICALLY IDENTIFIED ON THE CONSTRUCTION DOCUMENTS, BUT SHALL INCLUDE THOSE ITEMS NECESSARY FOR A FINISHED AND COMPLETE PROJECT.
8. GENERAL CONTRACTOR SHALL INCLUDE ALL INTERIOR AND EXTERIOR PATCHING, PREPARING AND PAINTING TO PROVIDE A PROFESSIONAL AND COMPLETELY FINISHED PROJECT.

DEMOLITION LEGEND:

- 1 REMOVE EXISTING NON-LOAD BEARING WALL
- 2 REMOVE EXISTING DOOR
- 3 REMOVE EXISTING EXTERIOR WINDOW
- 4 REMOVE EXISTING KITCHEN APPLIANCES
- 5 REMOVE EXISTING MILLWORK
- 6 REMOVE EXISTING PLUMBING FIXTURES
- 1 REMOVE EXISTING SOFFIT ABOVE

THESE DOCUMENTS, DESIGNS, NOTES, DETAILS AND SPECIFICATIONS AND CONCEPTS ARE THE SOLE PROPERTY OF FRAZE DESIGN, INC. AND SHALL NOT BE REPRODUCED, RE-USED OR COPIED FOR OTHER PROJECTS, IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF FRANK FRAZE, ARCHITECT, AIA.

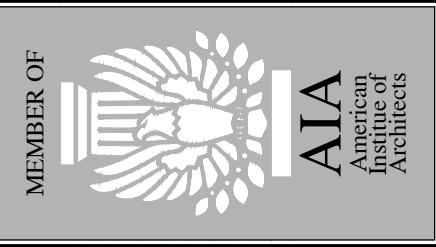
ALL RIGHTS ARE RESERVED BY THE ARCHITECT IN ACCORDANCE WITH U.S. COPYRIGHT AND PATENT LAWS. UNAUTHORIZED REPRODUCTION WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

* THE DRAWINGS & DESIGN ARE VALID FOR 12 MONTHS FROM DATE OF BEING SEALED.

TO THE BEST OF THE ARCHITECT OR ENGINEER'S KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 6TH EDITION 2011 FLORIDA BUILDING CODE, IN ADDITION TO ANY OTHER APPLICABLE BUILDING CODES AND MINIMUM FIRE SAFETY STANDARDS.

ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ISSUE	DATE	BY:
REVIEW	10/30/20	TK
PERMIT	10/30/20	TK
REV.		
REV.		
REV.		
REV.		
REV.		
REV.		



FDI# 2021.00

Construction Documents for:

VITARELLI RESIDENCE
8601 GULF BOULEVARD
ST. PETE BEACH, FLORIDA



commercial
residential
architecture

FRAZE
design

FL LIC. NO. AA2600685
ST. PETERSBURG, FLORIDA 33712
1750 CENTRAL AVENUE
PHONE: 727/328-3608
FAX: 727/328-3609
STUDIO: 727/328-3607

EMAIL: info@frazedesign.com

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER

2

NOTES:

1. DIMENSIONING IS TAKEN TO THE FACE OF BLOCK OR WOOD STUD.
STUDS 3" (NOT 4") BLOCK 1 1/2" (NOT 8").
2. CONTRACTOR TO COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH
STRUCTURAL DRAWINGS BEFORE LAYING OUT PHYSICAL BUILDING IN FIELD.
CONTACT ARCHITECT WITH ANY DISCREPANCIES OR QUESTIONS AS TO
CRITICAL DIMENSIONS.

RENOVATION NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST STANDARD BUILDING CODE & ALL LOCAL BUILDING CODES.
- ALL DEMOLITION WORK SHALL BE PERFORMED WITH "DUE CARE & DILIGENCE" SO AS TO PREVENT THE ARBITRARY DESTRUCTION OF INTERRUPTION OF CONCEALED UTILITIES WHICH ARE INTENDED TO REMAIN IN USE & THE ROUTING OF WHICH COULD NOT BE PRE-DETERMINED UNTIL DEMOLITION WAS STARTED. ALL SUCH DISCOVERIES OF UTILITIES DURING THE DEMOLITION PROCESS WHICH ARE IN A LOCATION DIFFERENT FROM THAT INDICATED, CHANGE DIRECTION ETC. OR ARE UNIDENTIFIED, SHALL BE REPORTED TO THE ARCHITECT / OWNER BEFORE REMOVAL FOR FINAL DISPOSITION.
- REMOVE ALL CONSTRUCTION DESIGNATED TO BE REMOVED & CLEAR TO RECEIVE NEW WORK AS HERE-IN INDICATED.
- REMOVE PORTIONS OF EXISTING CONSTRUCTION AS DRAIN & PATCH TO MATCH ADJACENT CONSTRUCTION TO ACHIEVE UNIFORM NEW APPEARANCE.
- THE OWNER WILL NOT BE HELD LIABLE FOR FIELD CHANGES THAT ARISE FROM CONTRACTOR ERROR OR OMISSION OF MATERIALS.
- THE CONTRACTOR GUARANTEES ALL WORK AGAINST FAULTY OR IMPERFECT MATERIALS OR WORKMANSHIP. ALL WORK SHALL BE ENTIRELY WATERTIGHT & LEAKPROOF. ALL MATERIALS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO THE ARCHITECT OF ANY MATERIALS, EQUIPMENT OR DESIGN FEATURES WHICH HE BELIEVES INADEQUATE OR UNSUITABLE IN VIOLATION OF LAWS, ORDINANCES, OR RULES & REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK; & OF ANY NECESSARY ITEMS OR WORK OMITTED FROM THE DRAWINGS OR SPECIFICATIONS. PLANS WERE DEVELOPED FROM INFORMATION SUPPLIED BY THE OWNER & EXISTING CONDITIONS OBSERVED. ANY DISCREPANCIES BETWEEN DRAWINGS & EXISTING CONDITIONS ARE TO BE REPORTED TO ARCHITECT PRIOR TO STARTING WORK ON A GIVEN ITEM & BEFORE INCURRING ANY ADDITIONAL COSTS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INDICATED. FABRICATION SHALL BE BASED ON THE ACTUAL FIELD DIMENSIONS ONLY.
- ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ASBESTOS OR ANY OTHER HAZARDOUS SUBSTANCE & ASSUMES NO RESPONSIBILITY WITH RESPECT TO SAME.
- DESIGN DRAWINGS INDICATE SCHEMATIC STRUCTURAL MEMBER LAYOUT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING ACTUAL LAYOUT OF ALL STRUCTURAL MEMBERS FOR APPROVAL PRIOR TO INSTALLATION. ALONG WITH REGISTERED STRUCTURAL ENGINEER'S CALCULATIONS. ALL MEMBERS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS INCLUDING BRACING, SPACING, ETC.
- CONTRACTOR PRIOR TO INSTALLATION SHALL FIELD VERIFY ALL EXISTING CONDITIONS & BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES.
- CONTRACTOR IS REQUESTED TO VISIT THE SITE, COMPARE THE DRAWINGS & SPECIFICATIONS WITH VISIBLE EXISTING CONDITIONS & INFORM ARCHITECT AS TO ANY DISCREPANCIES PRIOR TO BID SUBMISSION SO AN ADDENDUM CAN BE ISSUED. FAILURE TO VISIT THE SITE WILL IN NO WAY RELIEVE THE CONTRACTOR FROM NECESSITY OF FURNISHING ANY MATERIALS OR PERFORMING ANY WORK THAT MAY BE REQUIRED TO COMPLETE WORK IN ACCORDANCE WITH DRAWINGS & SPECIFICATIONS WITHOUT ADDITIONAL COSTS TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EQUIPMENT & METHODS USED IN THE ERECTION OF HIS WORK COVERED BY THE CONTRACT, BUT THE ARCHITECT RESERVES THE RIGHT TO APPROVE SUCH EQUIPMENT & METHODS.
- THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR ANY & ALL DEVIATIONS FROM THE CONSTRUCTION DRAWINGS INSTALLED WITHOUT APPROVAL OF ARCHITECT & LOCAL JURISDICTION. THIS INCLUDES REPAIR COSTS NECESSARY TO CORRECT UNAPPROVED WORK INSTALLED.

RENOVATION LEGEND:

- INDICATES NEW WALL
- INDICATES NEW EXTERIOR IN-FILL WALL
- INDICATES EXISTING WALL

REMODEL NOTES:

ENGINEER RESERVES THE RIGHT TO MAKE MODIFICATIONS AS CONSTRUCTION PROGRESSES. THIS IS A REMODEL TO AN OLD HOME, AND AS SUCH EXISTING CONDITIONS MUST BE ASSESSED BY CONTRACTOR. QUESTIONABLE AREAS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD. ENGINEER HAS DONE NO FIELD INVESTIGATION PRIOR TO CONSTRUCTION. EXISTING CONDITIONS INDICATED IN THIS PLAN SET ARE ASSUMED. CONTRACTOR TO INFORM ENGINEER OF ANY DIFFERENCE IN DIMENSION OR BEARING AS DEMOLITION COMMENCES. ENGINEER MAY REQUIRE ADDITIONAL SUPPORT OR MAY MAKE CHANGES TO ATTACHMENT CRITERIA AS WORK PROGRESSES. CONTRACTOR IS NOT TO ASSUME ANYTHING BUT IS TO CONSULT WITH ENGINEER FOR CLARIFICATION OF ANY PLAN NOTES, OR FIELD CONDITIONS THAT ARE FOUND TO DIFFER FROM THOSE PRESENTED IN THE PLANS.

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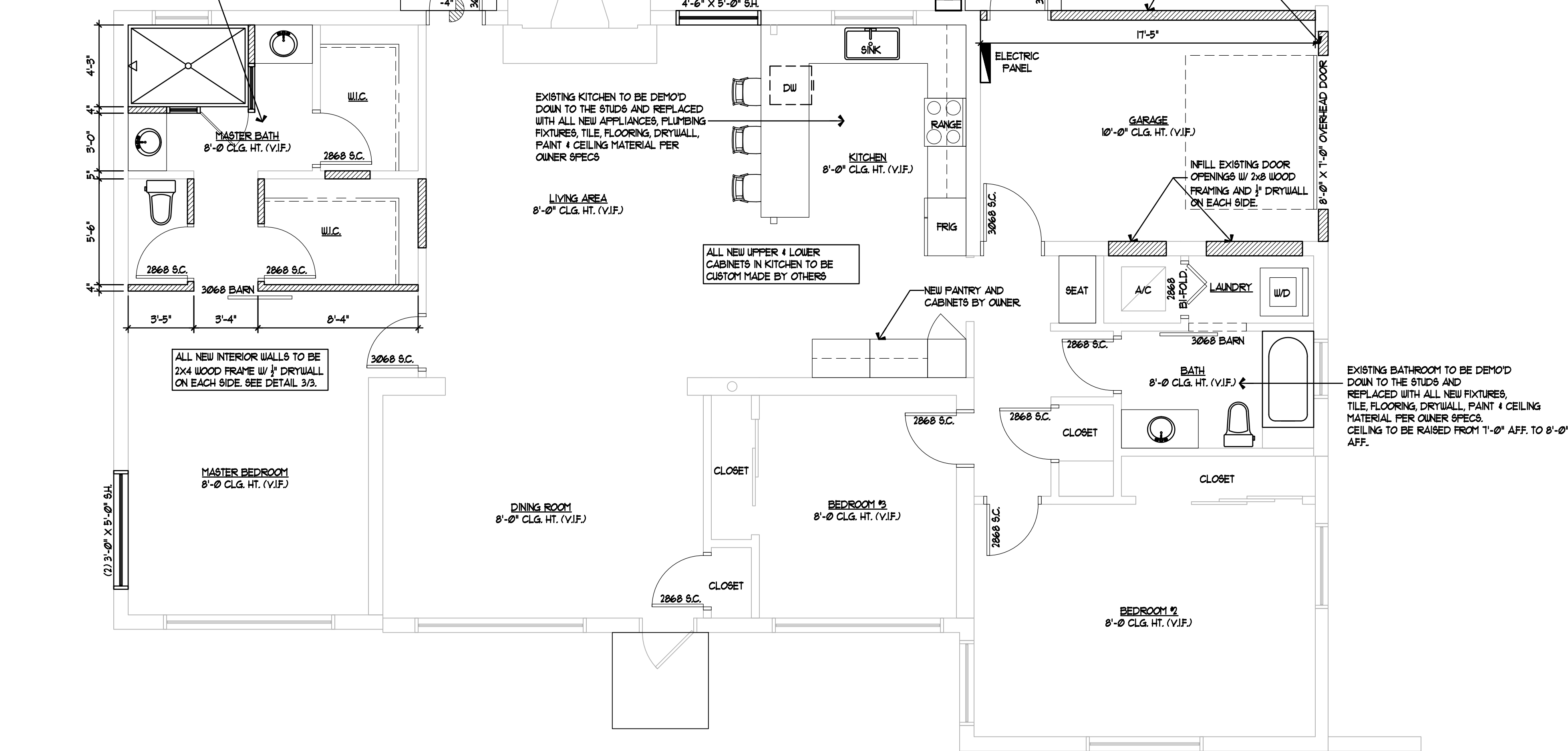
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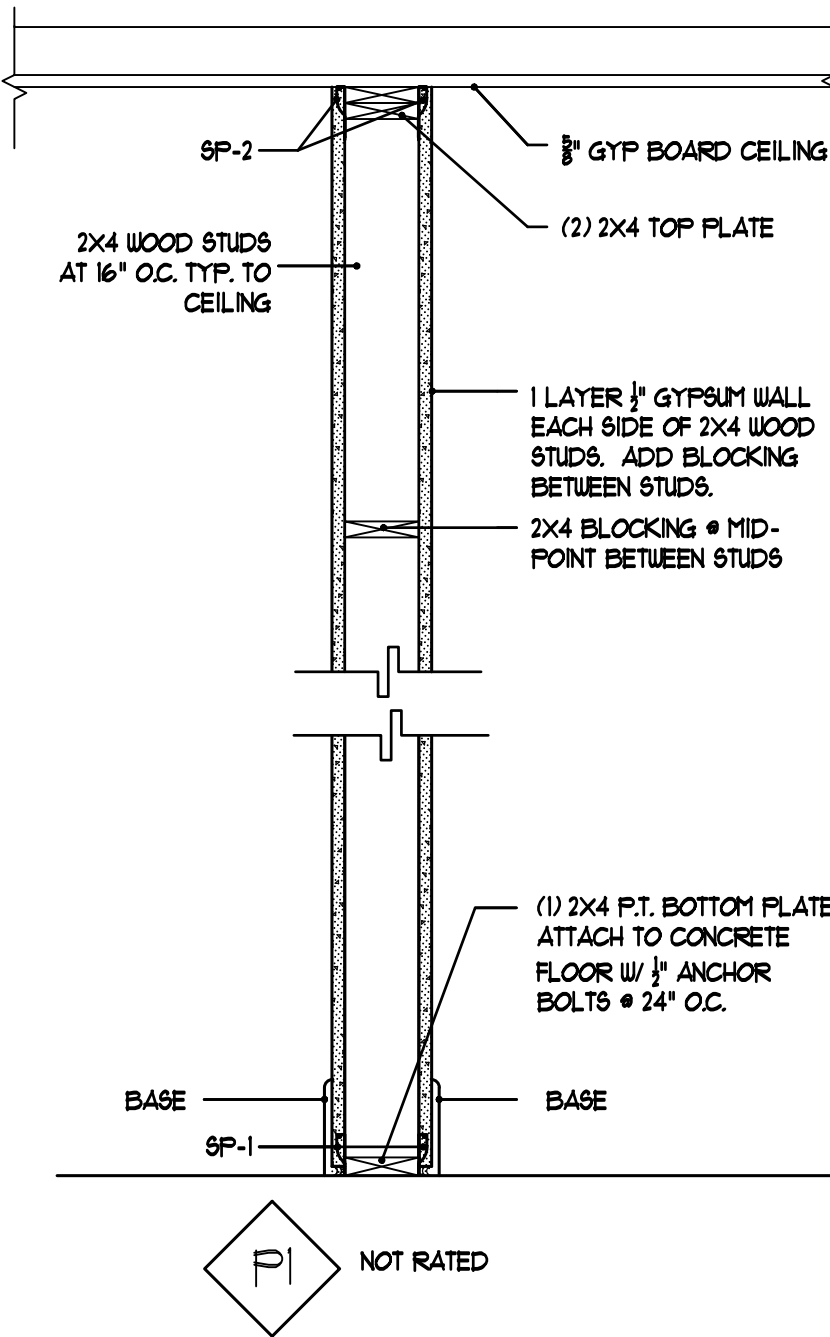
ALL DIMENSIONS AND JOB CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

EXISTING BATHROOM TO BE DEMO'D
DOWN TO THE STUDS AND
REPLACED WITH ALL NEW FIXTURES,
TILE, FLOORING, DRYWALL, PAINT & CEILING
MATERIAL PER OWNER SPECS

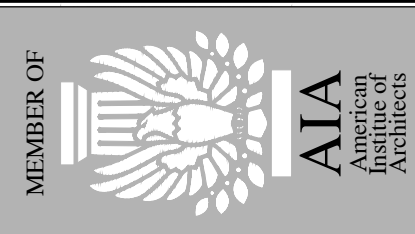


1 RENOVATION PLAN
SCALE: 1/4" = 1'-0"

3 PARTITION TYPE
SCALE: 1/2" = 1'-0"



ISSUE	DATE	BY:
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Construction Documents for:

VITARELLI RESIDENCE
8601 GULF BOULEVARD
ST. PETE BEACH, FLORIDA

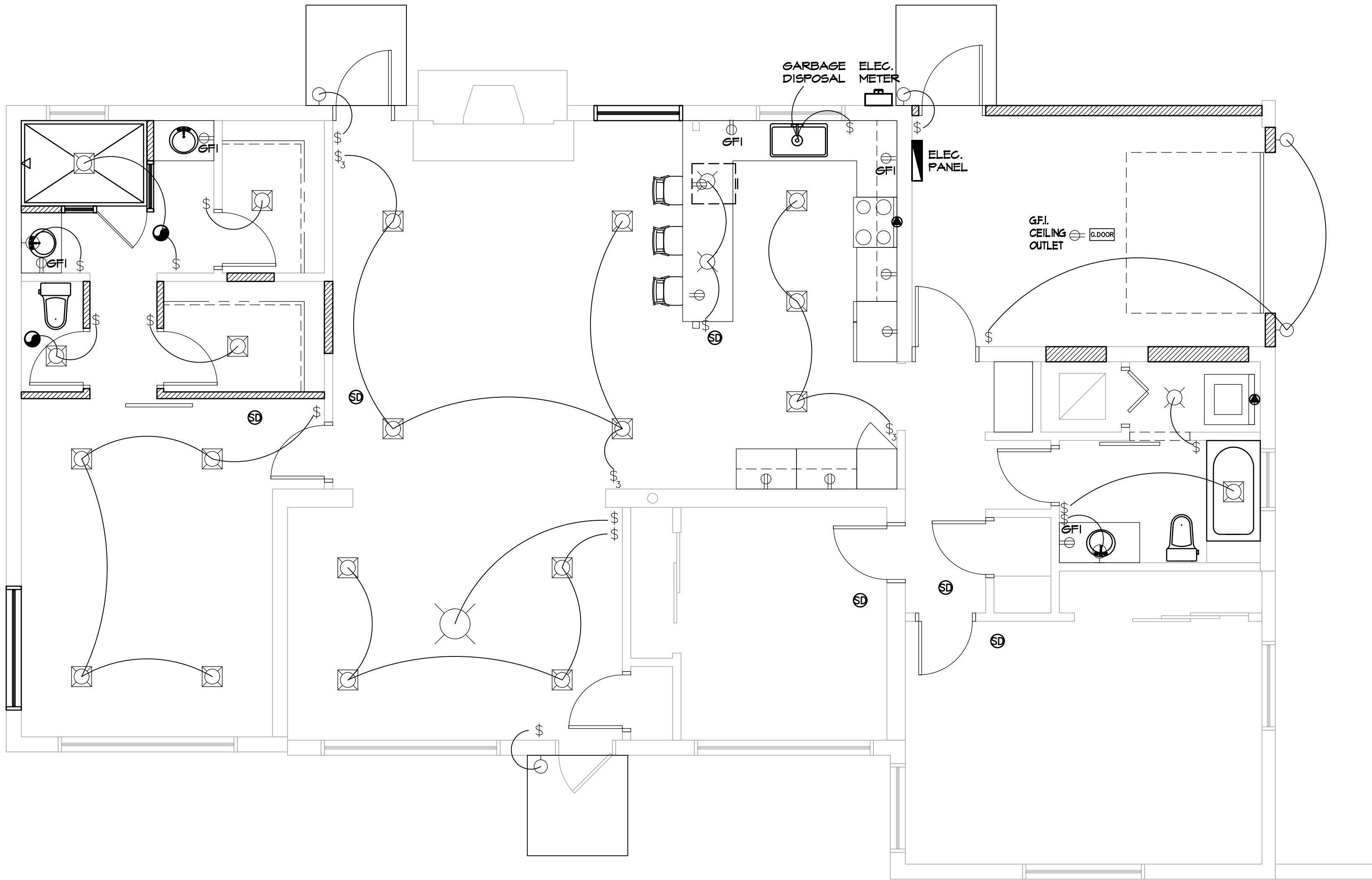


commercial
residential
architecture

FRAZE
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SHEET TITLE
RENOVATION PLAN
SHEET NUMBER
3



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

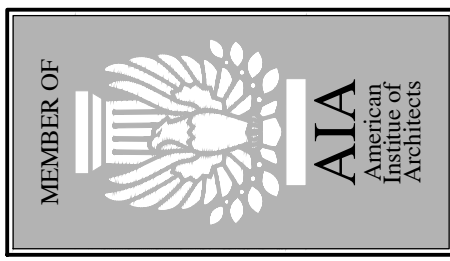
ELECTRICAL NOTES:

1. ALL ELECTRICAL SHOWN ON THIS PLAN INCLUDING LIGHTS, RECEPTACLES, AND SWITCHES ARE NEW.
2. ANY LIGHTING AND RECEPTACLES NOT SHOWN ARE EXISTING AND REMAIN THE SAME.

ELECTRICAL LEGEND			
WALL MOUNTED OUTLETS ② DUPLEX 120v ③ TRIPLEX 120v ④ QUADRIplex 120v	② DUPLEX 240v	\$ SWITCH SINGLE POLE	EMERGENCY FLOOD LIGHT
FLOOR MOUNTED OUTLETS ② DUPLEX 120v ③ TRIPLEX 120v ④ QUADRIplex 120v	② DUPLEX 240v	\$ SWITCH 3-WAY	EXIT LIGHT
CEILING MOUNTED OUTLETS ② DUPLEX 120v ③ TRIPLEX 120v ④ QUADRIplex 120v	② DUPLEX 240v	\$ SWITCH 4-WAY	SPEAKER
RECEP. SUBSCRIPT ANNOTATION KEY AFCI ARC FAULT INTERRUPTER GFCI GROUND FAULT INTERRUPTER DW DRYER DISHWASHER ELV. ELEVATED S SWITCHED UP WATERPROOF		\$ SWITCH DIMMER	TELEVISION CABLE JACK
		⊗ CEILING MOUNT LIGHT FIX.	DATA, VOICE, DATA & VOICE
		⊞ RECESSED LIGHT FIX.	SPECIALTY OUTLET
		⊞ WALL MOUNT LIGHT FIX.	THERMOSTAT
		⊞ CEILING MOUNT PENDANT	DOOR BELL/CHIME
		⊞ TRACK LIGHTING	INTERCOM STATION
		⊞ 1'-0" X 4'-0" LIGHT FIX.	SMOKE DETECTOR
		⊞ 2'-0" X 2'-0" LIGHT FIX.	CO & SMOKE DETECTOR
		⊞ 2'-0" X 4'-0" LIGHT FIX.	EXHAUST FAN
		⊞	EXHAUST FAN/LIGHT COMBO
		⊞	JUNCTION BOX

- NOTES:
1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 3. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
SWITCHES 4'-0"
OUTLETS 1'-0"
TELEPHONE 4'-0"
TELEVISION 5'-0"
 4. ALL GROUND FLOOR ELECTRICAL EQUIPMENT TO BE MOUNTED AT REQUIRED HEIGHT ABOVE FLOOD LEVEL CONTRACTOR TO VERIFY EXACT HEIGHT.
 5. PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 6. ALL PLUMBING ELECTRICAL AND MECHANICAL ROUGH-INS MUST BE COMPLETELY INSPECTED, AND APPROVED BEFORE REQUESTING THE FRAMING INSPECTION PER 105.6.

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Construction Documents for:

VITARELLI RESIDENCE
8601 GULF BOULEVARD
ST. PETE BEACH, FLORIDA



FRAZEE commercial residential architecture

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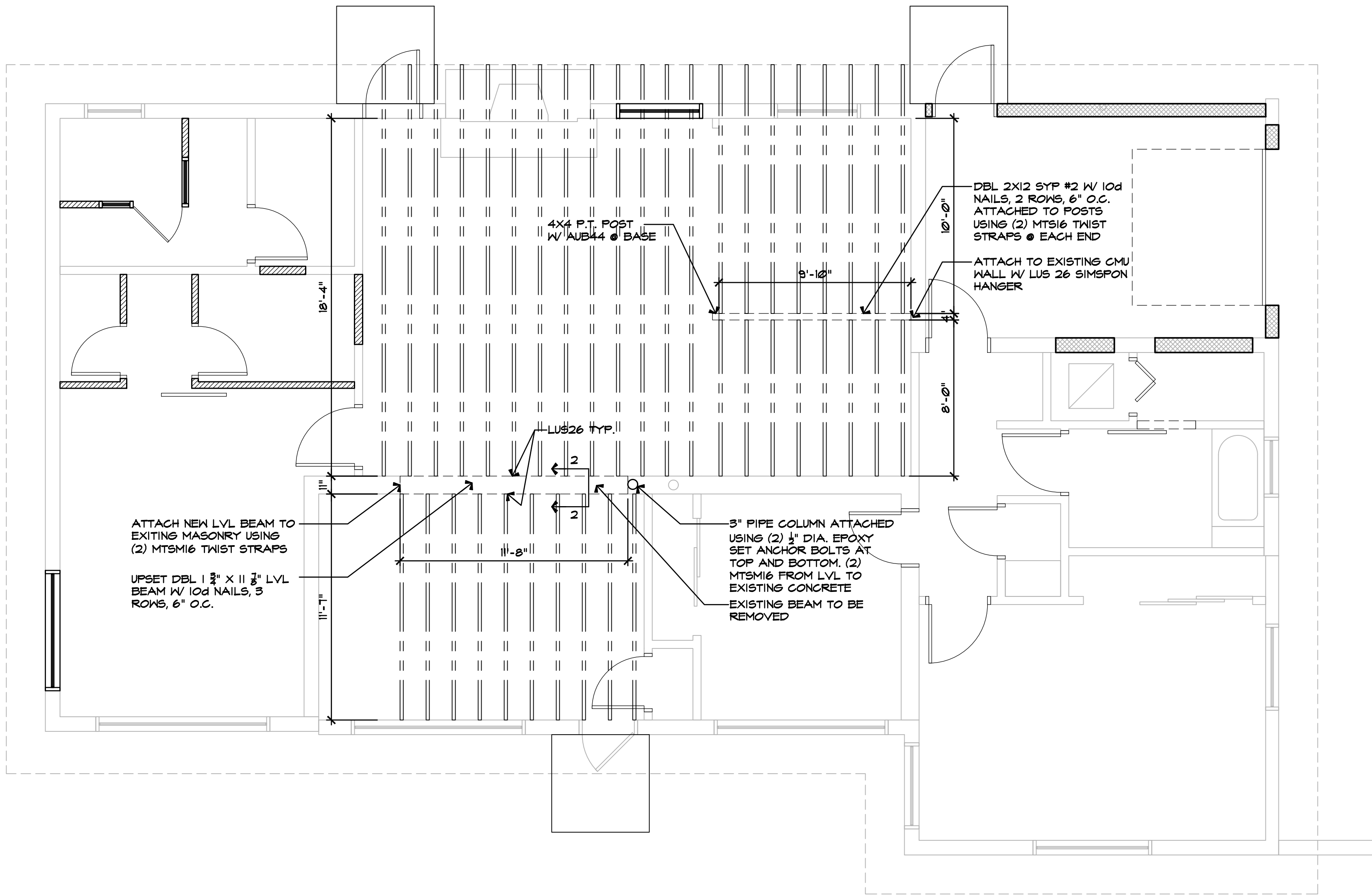
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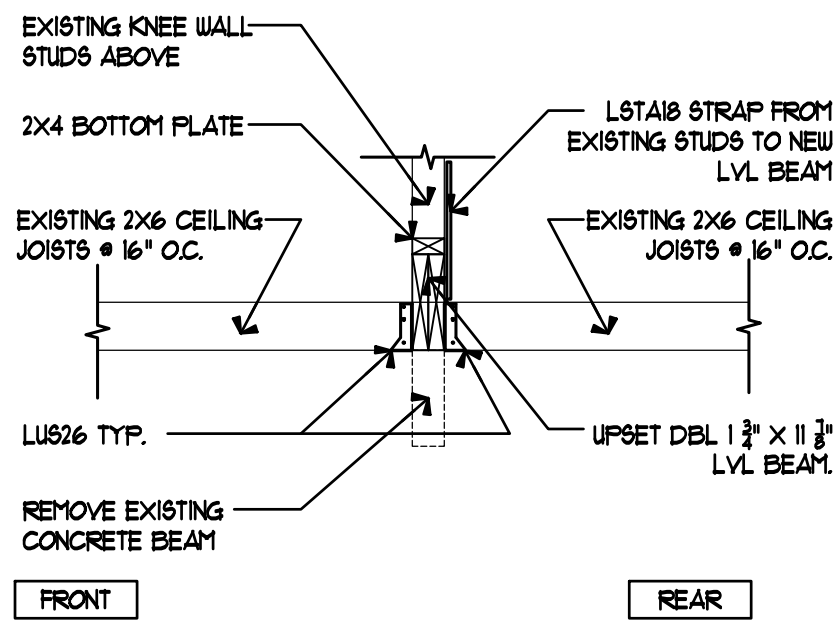
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SHEET TITLE
ELECTRICAL PLAN
SHEET NUMBER
4



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



2 STRUCTURAL DETAIL
SCALE: 1/2" = 1'-0"

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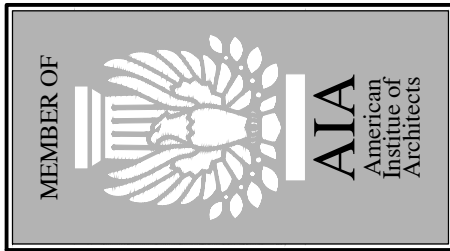
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8601 GULF BOULEVARD
ST. PETE BEACH, FLORIDA



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SHEET TITLE
STRUCTURAL PLAN

SHEET NUMBER
5

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