



BOARD OF ADJUSTMENT MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Wednesday, February 23, 2022
2:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Changes to the Agenda -
2. Audience Comments -
Public participation is encouraged. Comments shall be limited to 3 minutes and shall be limited to non-public hearing items on the current agenda. Public comment on agenda items will be allowed with that item is called.
3. Approval of Minutes
 - a. **January 26, 2022 Minutes**
4. Action Items
 - a. **Variance - 6400 Bay Street (Case No. 22008)**
Request to construct a carport (16'x35') approximately 12 feet from the rear property line, where 20 feet is required.

Requested Action: Motion to APPROVE Variance Case #22008.
5. Adjournment - Next Meeting March 30th

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.**

CITY OF ST. PETE BEACH
DRAFT BOARD OF ADJUSTMENT MEETING MINUTES
January 26, 2022 2:00 P.M.

PRESENT: Sandie Lyman, Vice Chair
Michael Bomar
Denise Chase
Jake Holehouse

EXCUSED: Paul Skipper, Chair

STAFF PRESENT: Andrew Dickman, City Attorney
Ginny Keeter-Bodkin, Deputy City Clerk
Wesley Wright, Planning Manager
Lynn Rosetti Senior Planner
Jordan Elmore, Zoning and Permit Tech

Vice Chair Lyman 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.

Vice Chair Lyman explained that only four of the five board were members present and three affirmative votes are required for an application to be approved. None of the applicants chose the option to postpone to the following month when all five might be in attendance.

1. Changes to the Agenda – There no changes.
2. Audience Comments – There were no general audience comments.
3. Approval of Minutes - a. 12/15/2021

Motion: Member Bomar moved, and Member Holehouse seconded the approval of the minutes from the December 15, 2021 meeting; the motion carried unanimously.

4. Action Items -
 - a. **Variance - 3535 Belle Vista Drive (Case No. 22001)** Request to construct a Single-Family Residence (27'x74) that is proposed to encroach into the 20-foot required rear setback along the Boca Ciega Bay (LDC Sec. 8.7(a)(4)).

Planning Manager Wesley Wright reviewed the State Law requirements which the City had fulfilled including mailing notices to property owners within 300 feet of the property, newspaper advertisement, and signage posted seven days prior to the meeting. He reviewed a complete presentation of the information and exhibits for this application. His presentation will become part of the meeting record. The criteria for the variance are included in the staff report which will become part of the record. Staff recommended approval of the variance.

All four Board members testified that they had no ex-parte communications with the Applicant.

Chad Lubke of Lubke Construction, 17985 Gulf Blvd., Redington Shores appeared and provided a brief presentation on the proposed plans for the construction, detailing the encroachments.

Michele Johnson of 7301 82nd Ave., Pinellas Park, spoke on behalf of her father Dr. Hiscock of 8 Mangrove Point to get clarification on the distances between the structure and her father's property; Mr. Wright answered. She commented on the strength of the seawall at the subject property. No one was present to speak for or against the variance. The Vice Chair closed public comment and opened board discussion.

Motion: Member Bomar moved, and Member Chase seconded the approval of Case No. 22001 to allow for the construction of a new residence to encroach approximately 5.34 feet into the 20-foot rear setback line. The motion carried 4-0.

b. Variance - 265 40th Ave (Case No. 21103) Request to construct a 24'x32' (768 sq.ft.) detached garage addition and reduce the 20- foot front setback to 6 feet.

Prior to beginning his detailed presentation on this variance application, Planner Jordan Elmore reviewed the State Law requirements which the City fulfilled including mailing notices to homeowners within 300 feet, newspaper advertisement, and signage posted seven days prior to the meeting. Eight letters and a petition of support were provided to the board members previously and will become part of the meeting record.

Following his presentation, he reviewed staff findings. Staff recommended denial of the variance but suggested the following conditions if approved: 1) The property shall be in compliance with Land Development Code Sec. 23.11(b), stipulating that there shall be no more than two driveways providing access to one street; 2) The property shall comply with the FEMA 50% rule.

All four Board members testified that they had no ex-parte communications with the Applicant.

The Applicant Todd Webb appeared to explain his view of the necessity for the variance and additional details. He brought photos of other homes and garages in the Belle Vista neighborhood which he believes are similar to his request. The exhibits will become part of the record. He showed a photo of a sixteen foot right of way in the front of the property that keeps the garage to 25 or 26 feet from the curb. The Board members asked questions of the Applicant.

Greg Premier of 3957 Moody St. appeared in favor of the granting the variance and mentioned the character of Belle Vista.

Hearing no opposition, the Chair closed public comment and opened board discussion. It was noted that additional landscaping might enhance the appearance.

Motion: Member Bomar moved (amended), and Member Chase seconded the approval of the variance for Case No. 21103 for the proposed 24'x32' residential garage addition with the conditions of: no more than two driveways providing access, compliance with the FEMA 50%Rule, and installation of additional landscaping to be determined by the City. The motion carried 4-0.

- c. **Variance - 3400 Gulf Blvd (Case No. 21073)** Request by The Don CeSar Hotel to construction a one-story ballroom addition (90 feet x 108 feet approx.) on the north side of the hotel. The addition (10,395SF, of which 7,866SF is ballroom space) will be elevated above ground-floor parking and is proposed 0 feet from the right-of-way of El Centro St. (25 feet required). Additionally, an egress stair tower is proposed 8.5 feet from the western rear property line adjacent to the dunes (20 feet required). The addition will comply with the northern side setback (48.7 feet required) and the rear 20-foot setback.

Members Lyman, Chase and Holehouse testified that they had no ex-parte communications with the Applicant. Member Bomar disclosed that after the last meeting, he had a conversation with a member of the Don CeSar Property Owners Corporation (DCPOC) about general conditions at the property in the past.

Mr. Wright reviewed the State Law requirements which the City fulfilled regarding these variances, including mailing notices to property owners within 300 feet, newspaper advertisement, and signage posted seven days prior to the meeting. The application has been reviewed by staff and the Technical Review Committee and was presented to the Historic Preservation Board for informational purposes. Mr. Wright reviewed a complete presentation of information and exhibits for this application. His presentation will become part of the meeting record. Staff found that the application complies with standards for review. Staff recommended approval of the two variances. Since September, a number of phone calls and emails both for and against the variance have been received, including the DCPOC and these were sent to the Board members. Those communications will become part of the meeting record.

Attorney Katie Cole of Hill, Ward, Henderson, 600 Cleveland St. Clearwater, appeared representing the Don CeSar, and indicated that they have submitted a binder of evidence and a PowerPoint presentation which will become part of the record. Their original request has been reduced in size after meetings with various residents and groups. They have met with DCPOC to listen to objections and have resubmitted the application with changes. Several experts were present to testify if necessary; they are listed in the binder. The conditions in today's staff report have come from working with nearby property owners.

Applicant's Architect, Jeff Connell of Design One Studio in Marietta, Georgia appeared and testified regarding some of the project plans and elements of the variance request, which were included in the presentation. Mr. Richard Hess (via telephone) of Quinn Evans appeared telephonically to testify to the adherence that has been kept with the Secretary of the Interior Standards for maintaining the historic integrity of the property. His complete report is included in the submitted binder.

Matt Walker of George F. Young in St. Petersburg appeared to testify regarding the modification of landscaping and the parking lot to accommodate delivery vehicles.

Robert Pergolizzi of Gulfcoast Consulting provided testimony on some of the data from the traffic assessment that Ms. Cole asked him to compile. Publicly available data from Forward Pinellas's Level of Service Report finds that Gulf Blvd. and the Pinellas Bayway are operating at 55 to 65 percent of their carrying capacity and meet the standard in the Comprehensive Plan. Also included

in his study is data from ITE Trip Generation, which estimates the addition at the hotel would result in 302 additional daily trips of which 20 would be within peak hours. Findings are that traffic impact would be negligible. His report is included in the binder which will become part of the meeting record.

Ms. Cole reviewed a conclusion of the presentation indicating that all criteria for the variances have been met. Work has been done to mitigate conflicts with residents and neighbors and letters of support have been entered into the record. The Hotel is on the National Historic Register, not the City's, and that weighs heavy on the continued success of the hotel. The Hotel has also made an agreement with a neighbor for additional fencing.

Betty Rzewnicki, President of the DCPOC appeared and indicated that she is submitting a letter in favor of the project as their concerns on safety, privacy, traffic and parking have been addressed adequately. The conditions agreed upon have been submitted for Board approval, and if approved, the DCPOC will withdraw their letter of objection.

Mr. Wright reviewed the twelve recommended conditions for approval from the staff presentation (1) A site plan, prepared to the requirements of Division 5 of the Land Development Code, shall be approved prior to any building permit issuance for the subject proposal. (2) This variance shall provide authorization to construct a one-story conference center addition at 0-feet from El Centro Street right-of-way. The addition will comply with the 48.7-foot side setback to the north and the 20-foot rear setback to the west. Additionally, the variance allows for an enclosed staircase to encroach within 8.5-feet of the rear property line on the West side. (3) The top of roof of the proposed addition shall not exceed the height of the top of roof of the adjacent dwelling located at 3505 El Centro Street, as shown on sheet A2.2 of the plans provided. Mechanical equipment located on the roof shall be screened from adjacent properties so that it is hidden from view. HHR shall not utilize the rooftop for storage, nor shall it allow employees access to the rooftop other than as required for maintenance and operation. (4) No windows shall face to the northern side of the addition. (5) A fifteen-foot wide "Type C" buffer, as depicted in LDC Sec. 22.8, shall be installed along the north side of the addition. All landscaping shall be irrigated and maintained in its original, installed condition. (6) A four-foot-tall wall or fence shall be constructed within the buffer and run along the entire north side of the addition. This buffer shall not be used for passive recreation or installation of above-ground utilities. (7) A six-foot wide landscaping buffer shall be established and maintained on the north and west side of the service lot. (8) A four-foot-tall wall or fence shall be constructed within the buffer and run along the entire north side of the service lot. This buffer shall not be used for passive recreation or installation of above-ground utilities. (9) Parking underneath the addition and the spaces located in the service lot shall be limited to employees and deliveries only. No customer parking shall be permitted. Signage shall be posted restricting the parking area. (10) All landscaping required under these conditions shall be Florida Friendly and selected for Zone 9B hardiness as classified by UF-IFAS. (11) The existing "Do Not Enter" sign at the southern terminus of El Centro St. shall be replaced and maintained by HHR, to also include that the street is "One Way." HHR shall also coordinate with the City to install a "No Commercial Traffic" sign at the northern entrance of El Centro St. (12) The proposed ballroom expansion shall not include rooftop amenities, and access shall be limited to operation and maintenance activities.

The Board asked questions of Mr. Wright regarding fencing. Ms. Cole confirmed that an agreement was made to keep all of the windows in the addition fixed (non-opening), although not included in the conditions, she would agree to adding that.

Joseph Melendi of 3522 Gulf Blvd. appeared and spoke about blocks M&N and in favor of the hotel's application based on the conditions agreed upon. Alison Doucette spoke on behalf of neighboring properties to the north in support. Deborah Schechner of Boca Ciega Isle provided comments on developers attending to address their concerns, preserving the dune system, concerts and events, and a question regarding the legality of hardship variances for properties already in use.

Joel Harrison 3506 Gulf Blvd appeared to give public comment regarding El Centro St., parking access, turns into the parking garage, emergency vehicle access, and enforcement of entertainment after 10PM. Emergency vehicle access was discussed at length and City staff confirmed that this has been studied and meets safety standards.

The Chair called for a recess at 4:20 PM and the meeting was reconvened at 4:26 PM.

Ms. Cole responded to audience comments regarding private agreements and emergency access; she indicated that a truck simulator turning radius study is in the binder, although that issue is not part of the variances being heard today. City Attorney Dickman added that emergency access was also studied by the Technical Review Committee and is not part of this discussion.

Ms. Cole concluded by addressing concerns about agreements not specific to these setback variance requests. The requested setbacks are the minimum necessary. The evidence today supports the request with the conditions.

The Chair closed public comment and opened Board discussion. Member Holehouse commented that the amenities at this hotel should be up to date with other properties, as it is the crown jewel of this beach, but keeping with historic integrity. Member Bomar cautioned to remain aware of emergency access to the beach; safety is always a major concern. A discussion followed on transparency, public meetings, due process and the required noticing that has been respected during this long process.

Motion: Member Chase moved, and Member Holehouse seconded the approval of Case No. 21073 to allow for the construction of a one-story ballroom addition to encroach to zero feet from El Centro Street and to allow an egress stair tower to be 8.5 feet from the western rear property line, with the 12 conditions stated, including an adjustment to condition #4 for fixed windows. The motion carried 4-0.

A brief discussion followed on hardships.

5. Adjournment – Next Meeting 2/23/2022

Motion: Member Holehouse moved adjournment and Member Chase seconded at 4:57 PM.

These minutes will be considered for approval at the February 23, 2022 Board of Adjustment meeting.

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

Agenda Report

Issue Considered: Variance - 6400 Bay Street (Case No. 22008)

Date: February 23, 2022

Prepared By: Jordan Elmore, Planner I

Through: Wesley Wright, Planning Manager

Summary of Issue: Request to construct a carport (16'x35') approximately 12 feet from the rear property line, where 20 feet is required.

Funding: N/A

Requested Motion: Motion to approve Variance Case # 22008.

Attachments:

1. 22008 - 6400 Bay St Staff Report
2. 22008 - 6400 Bay St Application
3. 22008 - 6400 Bay St Survey
4. 22008 - 6400 Bay St Site Plan



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

VARIANCE CASE NO. 22008 – Stacey Bondar, Owner/Applicant

MEETING DATE: February 23, 2022

PREPARED BY: Jordan Elmore, Planner I

REQUEST	A Practical Difficulty Variance to construct a carport (16'x35') approximately 12 feet from the rear property line, where 20 feet is required.
SUBJECT PROPERTY	6400 Bay St; THREE PALMS POINT UNIT 1 LOT 23; Property ID #36-31-15-90666-000-0230.
ACERAGE	Approximately 0.176 acres (7,700 sq. ft.)
LAND USE	RU-1 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 - Condo East – Single-family Residence, Condo West – Single-family Residence

BACKGROUND

The zoning lot contains a single-family residence constructed in 1961 according to the Pinellas County Property Appraiser. The home had previously possessed a carport (16'x22'), which was demolished prior to submitting for a building permit.

ANALYSIS

The applicant is requesting to construct a new carport where one previously existed. The proposed carport will be approximately 16'x 35' and encroach to approximately 12 feet from the rear property line where 20 feet is required. The proposed encroachment is no more than that of the previous carport. On 64th Avenue the 20-foot required secondary front setback will be met. This is a double frontage lot with the front yard on Bay Street and the Secondary front yard on 64th Avenue.

Structure	Required Rear Yard Setback	Proposed Setback	Variance Percentage
Carport	20'	12'	40%

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 an encroachment of approximately 8 feet into the required 20-foot rear yard setback. The proposed 12' setback would result in a variance of 40% from what is required.

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

Staff finds there to be no adverse change produced in the character of the neighborhood. While the proposed carport will extend closer to 64th Avenue and still meet the required setbacks than previous carport, it will not encroach any further into the rear yard than what previously existed. The location of the carport on this property will not impact any traffic visibility.

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 due to the location of the primary structure on this lot, this is the only feasible location to construct a carport that would require the minimum variance necessary. Any other location on the property would require a greater encroachment into the required setbacks.

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

Staff finds the interest of justice will be served with the issuance of this variance. The request is minimal and will keep with the character of the neighborhood.

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 both minimal and reasonable given the existing layout of the home on the lot and unique double frontage. The applicant demolished a carport in the location of the proposed carport that needed replacement. The proposed carport will encroach into the rear setback that of the

previous carport, while enhancing the aesthetics of the home without having a negative impact on the neighborhood and surrounding area.

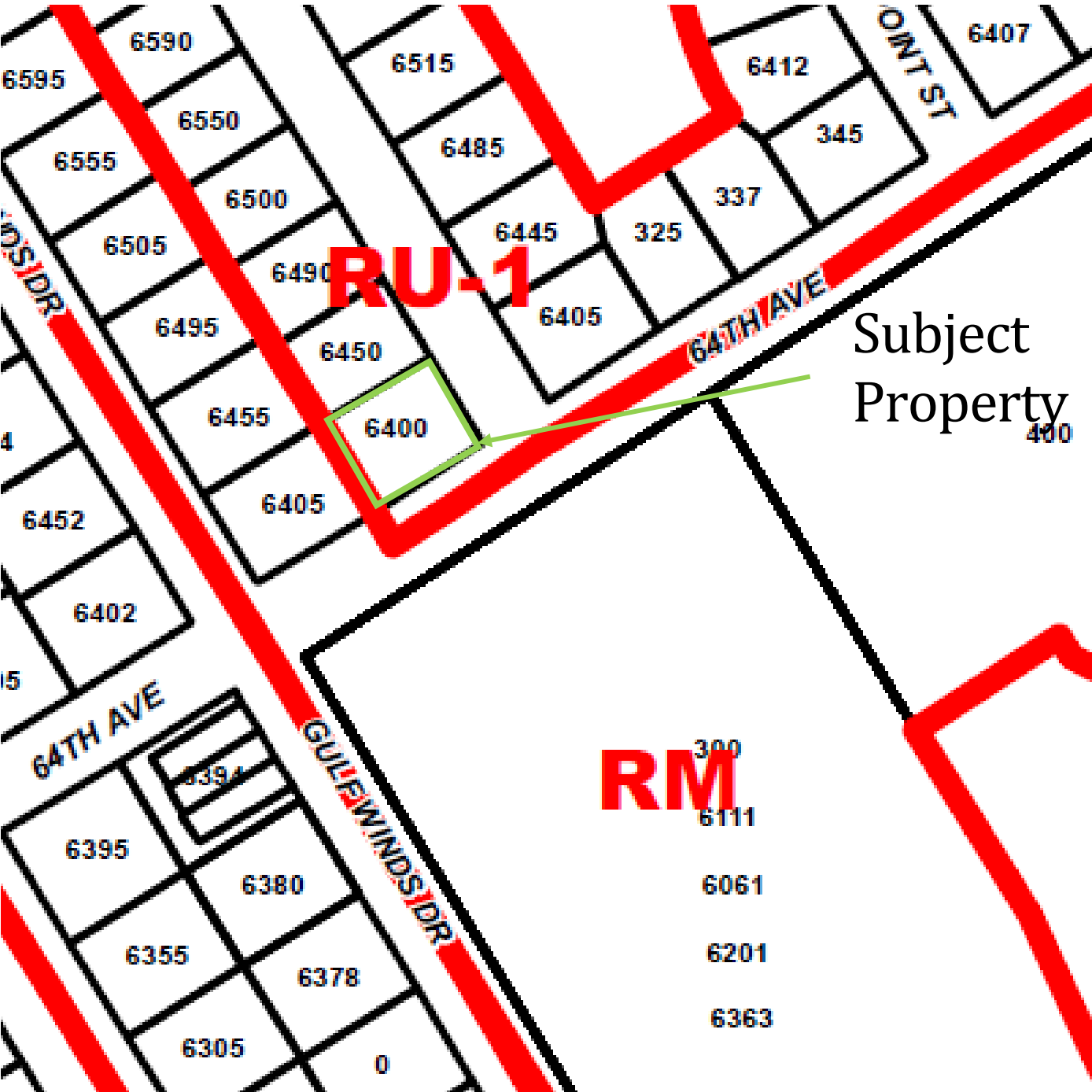
RECOMMENDATION:

Staff recommends approval.

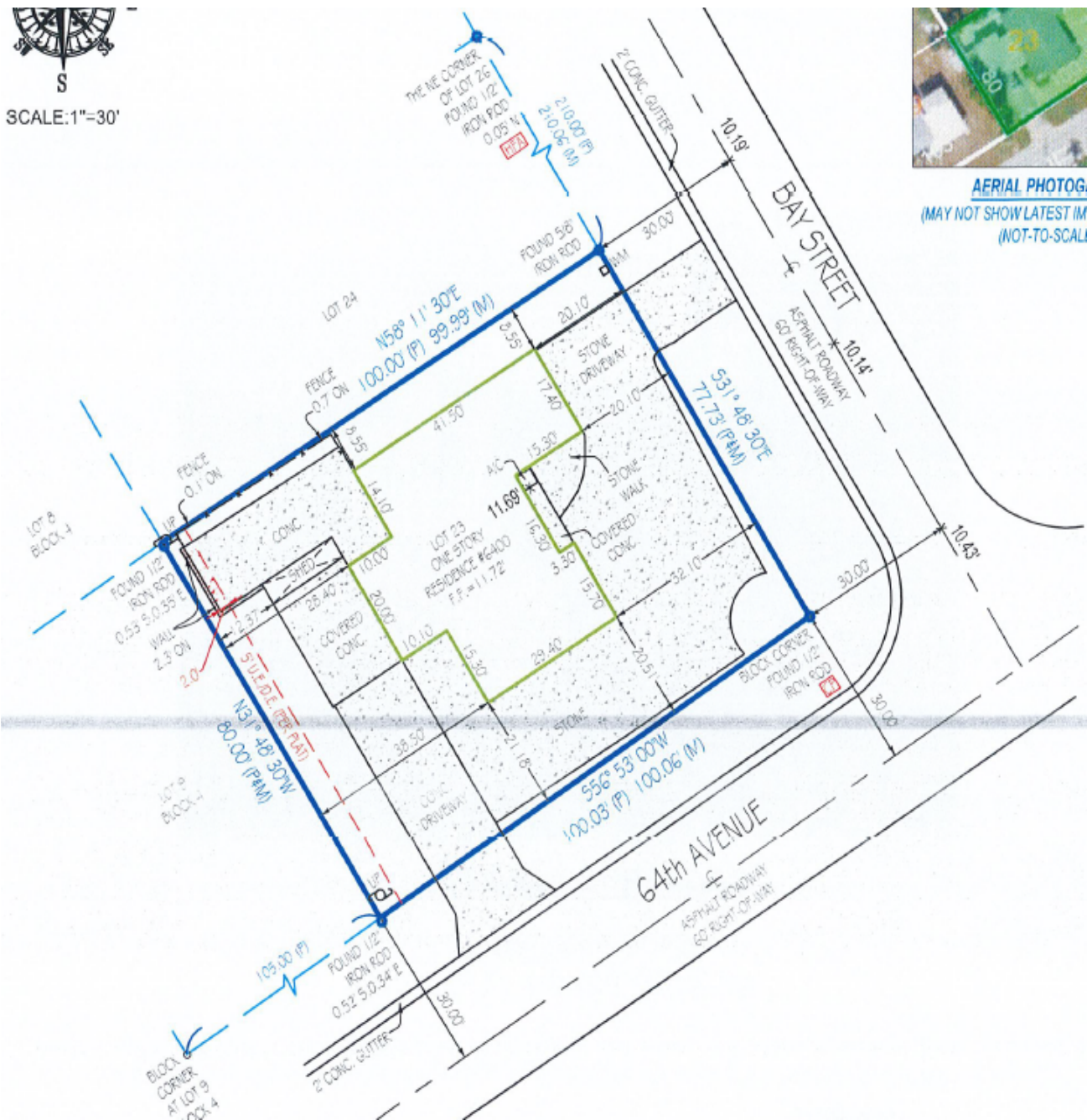
AERIAL MAP



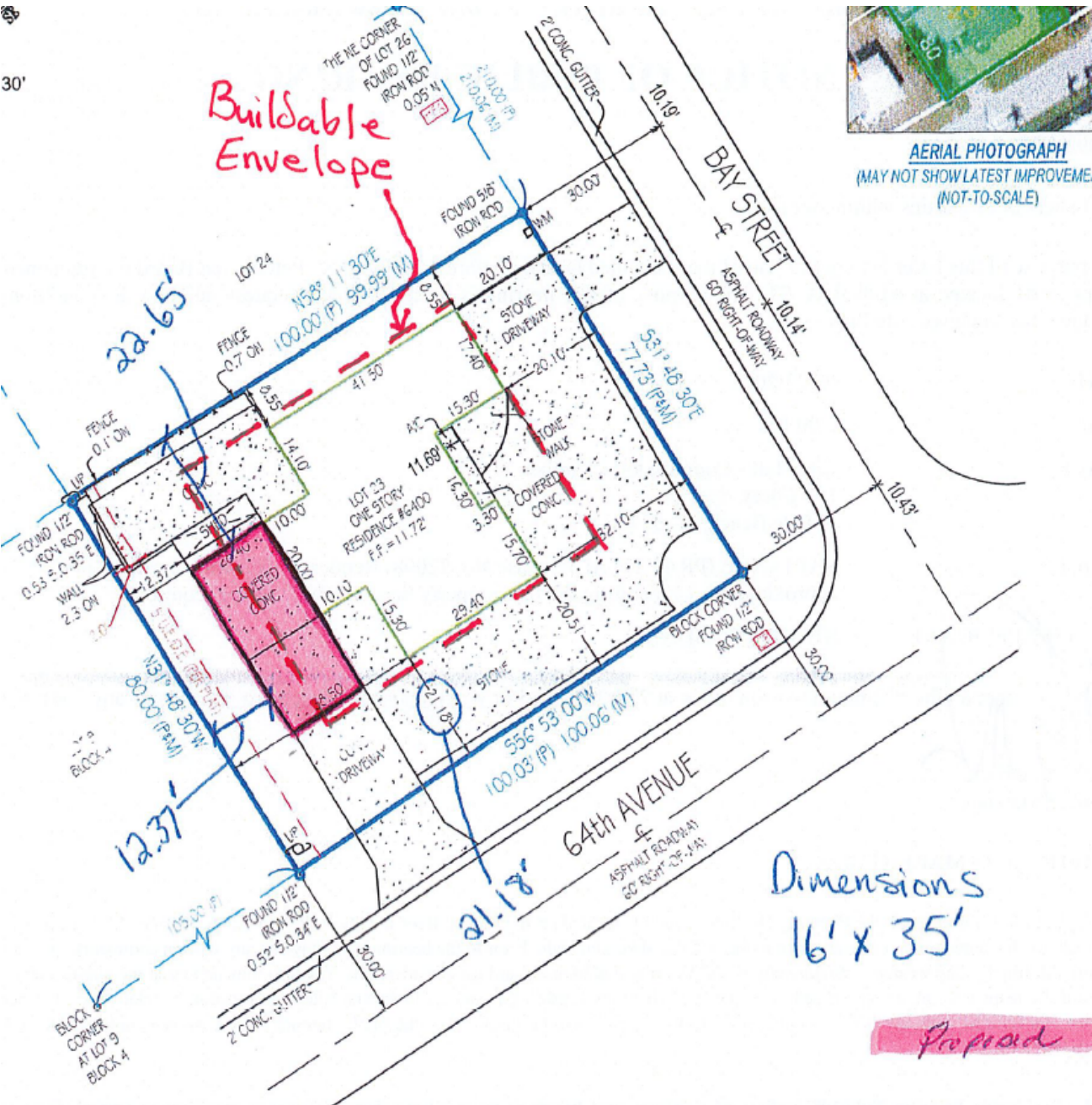
ZONING MAP



SURVEY



SITE PLAN



CK # 2336

22008FILING DATE: 1/11/22 AMOUNT DUE: 500.00 PAYMENT DATE: 1/11/22**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 planning@stpetebeach.org
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	Stacy Bondar	6400 Bay St. SPB 33706	303 915-0319
Applicant/ Agent			
Owner Email Address:		Applicant/Agent Email Address:	
srbondar@gmail.com			

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
Legal Description:	Three Palms Point Unit 1 Lot 23	
Parcel ID:	000	
Address:	6400 Bay St. St. Pete Beach, FL 33706	
Explanation of Request: <u>Replace carport</u> <u>Previous carport was demo'd due to structure + look.</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;

~~10~~ 7.63' side setback.

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

This will be a benefit both esthetically + financially as it will increase the property value.

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

there is no other place to locate on lot that will be less non-conforming. This is a replacement to a previous existing structure that was recently removed.

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

Will enhance to be consistent w/ neighboring structures.


Signature of Applicant

1/11/22
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.

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

SB 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.

SB 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.

SB 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.

SB 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.

SB 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.

SB 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.

SB
Signature of Applicant

1.9.22
Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Stacey Bondar, 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): Stacey Bondar

Address: 6400 Bay St St Pete Beach FL 33706

Signature [Signature] Date 1/10/22

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 10th day of January, 2022 by: Stacey Bondar who appeared before me, and is personally known to me, or has produced FL. Driver's License as identification, and did take an oath.

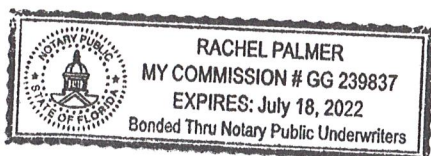
My commission Expires: July 18, 2022

NOTARY:

Print Name: Rachel Palmer Notary

Public, State of Florida

(Notarial Seal)



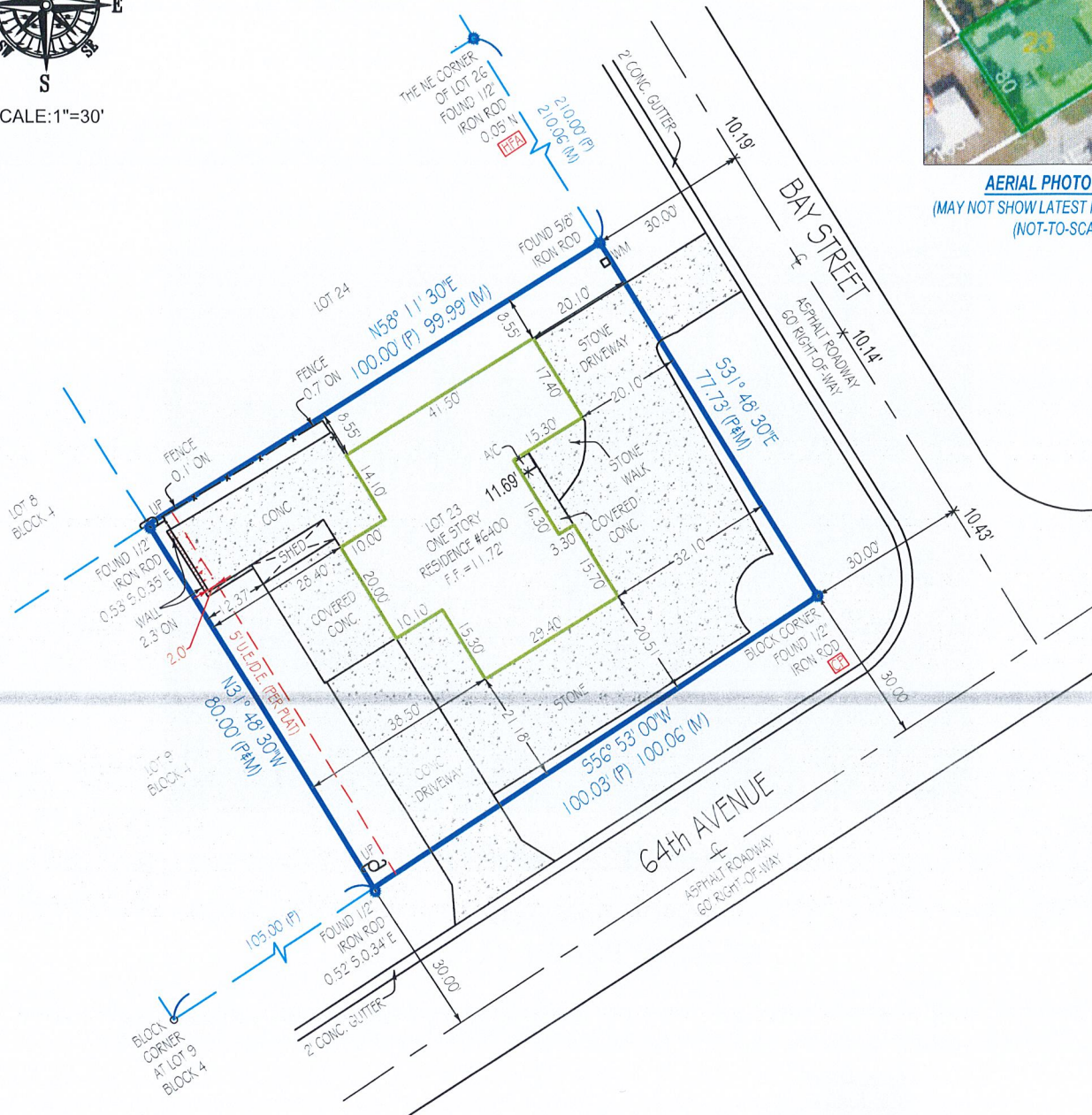


SCALE: 1"=30'

BEARING REFERENCE:
CENTER LINE OF BAY STREET AS S31°48'30"E
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



CP = CONTROLLING POINT (POINT OF ROTATION) *HFA* = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- 5' U.E./D.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.

- CONCRETE PAD, FENCES AND WALL EXTENDS THROUGH THE WESTERLY EASEMENT.

This survey has been issued by the following
Landtec Surveying office:

700 West Hillsboro Boulevard, Suite 4-100

Deerfield Beach, FL 33441

Office: (561) 367-3587

Fax: (561) 465-3145

www.Landtecsurvey.com

Elevations, if shown:

Benchmark: GPS GEOMAX

Benchmark Elev.: N/A

Benchmark Datum: N.A.V.D. 1988

Elevations on Drawing are in:

☒ N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:

Job No: 124204-CW

Date of Field Work: 08/26/2021

Drawn by: I.P.

LANDTEC
SURVEYING

Proudly Serving Florida's Land Title & Real Estate Industries

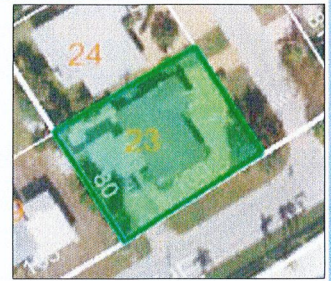
LICENSED BUSINESS No. 8007

... measurably better!

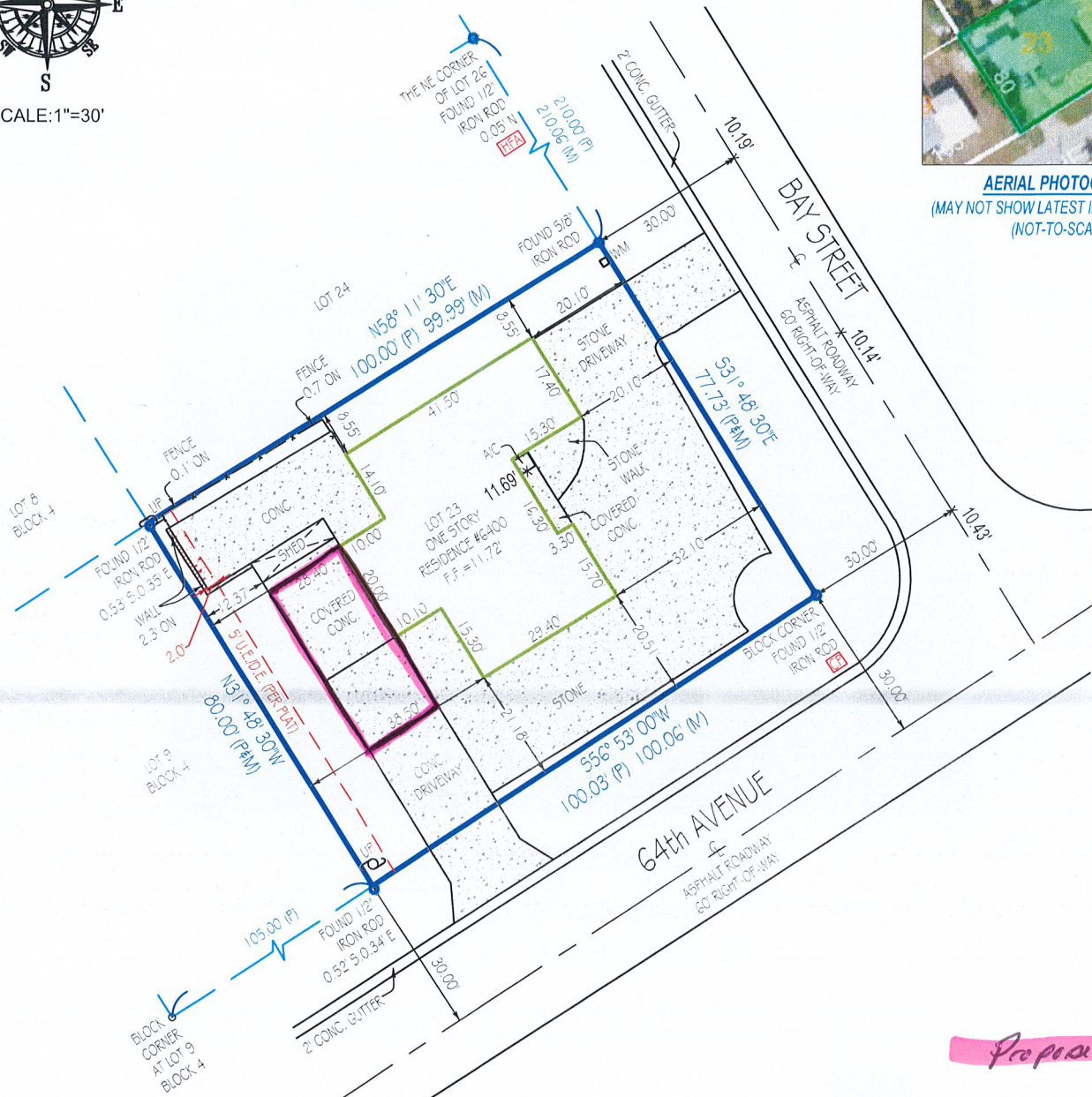


SCALE: 1"=30'

BEARING REFERENCE:
CENTER LINE OF BAY STREET AS $S31^{\circ}48'30"E$
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



Proposed

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- 5' U.E./D.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.
- CONCRETE PAD, FENCES AND WALL EXTENDS THROUGH THE WESTERLY EASEMENT.

This survey has been issued by the following
Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
Benchmark: GPS GEOMAX
Benchmark Elev.: N/A
Benchmark Datum: N.A.V.D. 1988
Elevations on Drawing are in:
☐ N.G.V.D. 29 ☒ N.A.V.D. 88

Revisions:

Job Nr: 124204-CW

Date of Field Work: 08/26/2021

Drawn by: I.P.

LANDTEC
SURVEYING

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