



BOARD OF ADJUSTMENT MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, Florida

Wednesday, 10/28/2015
2:00 p.m.

Call to Order
Pledge of Allegiance
Roll Call

1. **Changes to the Agenda** – Agenda items to be added, moved or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order.
2. **Audience Comments** – Comments shall be limited to three minutes per person to issues not on the agenda.
3. **Minutes for Acceptance**

9/30/2015
4. **Public Hearings**
 - I. Case 20150056: 315 46th Ave. Applicant requests a variance to Section 9.7(a) of the Land Development Code to reduce the side setback requirement from 7.1 feet to 3.1 feet for an elevator on the northeast corner of the house.

- II. Case 20150059: 4135 Holland Drive. Applicant requests a variance to Section 6.13(c) of the Land Development Code to the reduce the rear yard setback requirement for a swimming pool from 9 feet to 5 feet.

5. Adjournment

APPEAL

If a person decides to appeal any decision made at this meeting, he or she will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) The City does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

AMERICAN DISABILITIES ACT

In Accordance with the American's with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than (4) days prior to the meeting for assistance. The public is cordially invited to attend. All agenda material is available for review at City Hall.

BOARD OF ADJUSTMENT MEETING

MINUTES

SEPTEMBER 30, 2015

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

David Littell, Vice Chairman
Sandie Lyman, Member
George Scribano, Member
Laurie Vallett, Member

ABSENT:

Paul Skipper, Chairman

ALSO PRESENT:

Jennifer Bryla, Community Development Director
Mike Larimore, Zoning Tech II
Chelsey Welden, Planner II
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

Mike Larimore, Zoning Tech II, informed the board that Vice Chairman Littell could sign the minutes in Chairman Skipper's absence and Chairman Skipper had excused himself from today's case, Case 2015-0051.

2. Audience Comments

There were no audience comments.

3. Minutes for Acceptance – 8/26/2015

Member Vallett made a motion to approve the minutes of August 26, 2015 as presented. The motion was seconded by Member Scribano and unanimously approved by a roll call vote.

4. Public Hearings

I. Case 2015-0051: 4945 Gulf Blvd.

Applicant requests a variance to Section 26.38(a) of the Land Development Code to permit the continued use of a nonconforming sign that is 13.8' taller than the maximum 8.0' and 21.0' larger in area than the maximum 50.0' allowed.

Joseph W. Klinger, E.E. Boulevard Properties LLC, spoke in favor of the variance.

Mike Larimore gave Staff's presentation to the board and stated Staff's opinion was to recommend approval of the proposed variance.

There was discussion among the Board members in regard to the variance.

Member Vallett made a motion to approve Case 2015-0051. The motion was seconded by Member Lyman and was unanimously approved by an individual roll call vote, (4 yeses – 0 nos).

5. Adjournment

Ms. Bryla asked for suggestions of topics to discuss if there are no cases to review.

The board replied with the following suggestions:

- Discussion on conditional use for parking
- Updates to the board and the public on ongoing projects such as Pass-A-Grille Way, etc.
- Discussion on updating the Land Development Code

There being no further business before the Board, the meeting was adjourned at 2:14 p.m.

Attest:

Rebecca C. Haynes, City Clerk

David Littell, Vice Chairman

Minutes approved on: _____



St. Pete Beach Board of Adjustment

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

10/28/15

Variance Case
#2015-0056

Applicant/Agent
Sean Roney,
Agent

Location
315 46th Ave

Commission
District
District 3

Staff Representative
Mike Larimore
Zoning Tech II

Related Cases
N/A

Findings:

1. Denial would deprive applicant of use of property
2. Does not alter district boundary, create a non-conforming use, increase density or allow a use not permitted in the district.
3. The variance is in general harmony with the Land Development Code
4. The variance requested is the minimum allowable to make reasonable

ITEM SUMMARY:

Item	Requirement	Existing Condition	Proposed
Side Yard Setback	7.1 feet	7.1 feet	3.1 feet

Applicant requests a variance to Section 9.7(a) of the Land Development Code to reduce the side setback requirement of 10% of the lot width (7.1 feet in this instance) to 3.1 feet to allow for an elevator installation on the northeast corner of the house.

Existing Use: Single Family Residential

Proposed Use: Single Family Residential

Adjacent Uses

North: Water

South: Infrastructure

East: Single Family Residential

West: Single Family Residential

The owner of the property is requesting the approval of the aforementioned variance in order to allow for the construction of an elevator within the side yard setback. The current home present on the lot is three stories high with a garage on the base floor and two upper living floors. The elevator would serve the residents of the home as their health is their primary reason for the request to build the elevator. The proposed addition would be approximately 27.6 square feet (4 ft. x 6.9 ft.) in footprint and extend through all three levels of the residence. The applicant notes that the proposed extension into the side yard setback would not encroach further than the A/C condensing units already present in the setback on the opposite side of the structure. The applicant also notes that the lot will still exceed the requirement of 30% pervious space and the proposed addition will be constructed to match the existing architectural design of the residence. Applicant states that all other possible interior locations of the proposed construction have been fully explored and found impossible without major reconstruction of the residence.

use of the land. Staff Recommendation Approval	PUBLIC NOTICE: Notice of public hearing has been advertised as required by State Statutes. As of the date of this report, one letter of approval has been received. Oral and written comments may be presented at the public hearing. COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE: The proposed elevator use is not restricted in the City's Comprehensive Plan or Land Development Code. However, the height of the elevator shaft is regulated by both. The shaft shall not extend ten feet above the eave line of a gabled roof. No other specific restrictions to elevators or elevator shafts are present. STAFF RECOMMENDATION: Staff recommends approval of variance case #2015-0056. Attachments: A. Relevant Code Section B. Aerial Photo C. Site Photos D. Variance Application E. Site Plan F. Letter of Approval
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Attachment A.

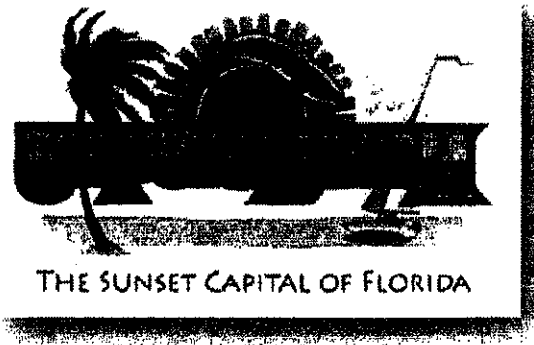
Sec. 9.7. - Minimum yard requirements.

The minimum yard requirements for principal structures in the RU-2 Residential District are as required in this section.

- (a) Detached single-family dwellings.
 - (1) Front yard: 20 feet.
 - (2) Secondary front yard: Ten feet.
 - (3) Side yards: Ten percent of the lot width.
 - (4) Rear yard: 20 feet.

This aerial map displays a residential neighborhood with property boundaries, lot numbers, and street names. The map includes labels for 'SEAWALL', 'AVENUE', and 'PLAZA WAY'. A green rectangle highlights a specific lot, and a yellow rectangle highlights another. The map shows a grid of lots with various house numbers and lot sizes. A small inset map in the bottom right corner shows the location of the highlighted area within a larger context.

A large, two-story, light-colored house with a red-tiled roof, surrounded by palm trees and a well-manicured lawn. The house features a central entrance with a small porch and a balcony above it. The property is bordered by a sidewalk and a road.

Attachment D.**VARIANCE APPLICATION**Case Number: 20150056**PROPERTY FOR PROPOSED VARIANCE**Legal Description: LIDO GARDENS SECOND ADDITION REPLAT LOT 10Parcel ID: 06-32-16-51751-000-0100Address: 315 46TH AVE, ST. PETE BEACH, FL 33706Current Zoning: RU-2 FLUM Designation: RU Lot Area: 9,230 sq. ft.Existing Use: SINGLE FAMILY Proposed Use: SINGLE FAMILY**APPLICANT/AGENT:**Name: SEAN RONEYAddress: 535 CENTRAL AVE., STE. M-1City: ST. PETERSBURG State: FLZip: 33701 Phone: 727-822-8600Email: SEAN@RONEYDESIGN.COM**PROPERTY OWNER:**Name: PATRICIA MICKELAddress: 315 46TH AVE.City: ST. PETE BEACH State: FLZip: 33706 Phone: 727-866-8322Email: DAVE.MICKEL@DMSALES-ENY.COM**DETAILS OF THE REQUEST:** Cite code sections for which variance is requested: (Add additional sheets if necessary)

SEE ATTACHED - REQUESTED, A VARIANCE TO REDUCE THE SIDE
YARD SETBACK FROM 7.1 FT. TO 3 FT. TO ALLOW
FOR AN ELEVATOR ADDITION. THIS VARIANCE WILL
INCREASE THE FOOTPRINT OF THE BUILDING, 27 SQ. FT.
(GROUND, 1ST + 2ND FLOORS)

Additional Documents:

Check here if document is	Required Document
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attached	
✓	Recent Survey of the property illustrating all boundaries, easements, and physical improvements.
✓	Site Plan drawn to scale showing proposed deviations of the code.

In order for an application for a 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 the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Conditions and circumstances exist that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same zoning district which have complied with these regulations without hardship.

THE EXISTING HOME IS CONSTRUCTED ON ALL LEVELS OF SOLID CAST-IN-PLACE CONCR. (WALLS + FLOORS) THE INTERIOR FLOOR PLAN DOES NOT PERMIT A CONTINUOUS FLOW FOR AN ELEVATOR SHAFT, LEAVING THE ONLY OPTION TO INSTALL A SHAFT ON THE EXTERIOR SIDE. EXISTING HOME IS CONSTRUCTED AT SETBACK LINE, REQUIRING A VARIANCE TO ALLOW FOR THIS ADDITION.

2. The strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building.

SINCE THE SIDE SETBACK FOR THIS PROPERTY IS 7.1 FT. + THE HOME IS LOCATED DIRECTLY ON THE SIDE SETBACK LINE, THIS PROHIBITS CONSTRUCTING THE ADDITION WITHOUT HAVING TO REQUEST A VARIANCE. FRONT + REAR WOULD NOT ALLOW FOR THIS ADDITION DUE TO GARAGE + COVERED PATIO/LANAI LOCATIONS.

3. The peculiar conditions and circumstances are not the result of the actions of the applicant.

THE HOME WAS CONSTRUCTED IN 1994, PRIOR TO IT BEING PURCHASED BY THE APPLICANT IN 2009. THEREFORE, THE APPLICANT COULD NOT HAVE HAD THE OPPORTUNITY TO PRE-PLAN FOR AN INTERIOR ELEVATOR AT THE TIME OF ORIGINAL CONSTRUCTION. LOCATION OF HOME ON THE PROPERTY + LAND DEVELOPMENT REGULATIONS ARE NOT A RESULT OF THE ACTIONS OF THE APPLICANT.

4. The proposed variance will not have the effect of changing any district boundary on the zoning map.

GRANTING OF THIS VARIANCE IS SPECIFIC TO THIS PROPERTY ONLY, AND WILL NOT EFFECT THE DISTRICT BOUNDARY ON THE ZONING MAP.

5. The variance shall not permit a non-conforming use or permit a use not specifically permitted in the zoning district.

THE ADDITION IS AN ELEVATOR SHAFT AND WILL BE ATTACHED TO THE HOME, AND RESEMBLE / MATCH WALL + ROOF COMPOSITION. IT WILL BE CONFORMING TO FLOOD REGULATIONS + REQUIREMENTS. IMPERVIOUS SURFACE RATIOS WILL BE IN COMPLIANCE FOR THIS ADDITION.

6. The variance shall not increase density or intensity over that which is permitted in the Comprehensive Plan.

THE ADDITION WILL CONSIST OF 27 SQ. FT. OF ACTUAL FOOTPRINT ON THE PROPERTY. THERE WILL ALSO BE 3 FT. OF CLEAR ACCESSIBLE SPACE TO MANEUVER FROM FRONT TO REAR YARD. THIS WILL NOT EFFECT THE OVERALL LONG RANGE PLAN FOR THE DEVELOPMENT OF THE CITY, NOR WILL IT INCREASE THE INTENSITY IN WHICH IT WAS INTENDED.

7. The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

THE ADDITION WILL BE IN CHARACTER OF THE NEIGHBORHOOD, AND WILL NOT BE NOXIOUS, DANGEROUS OR OFFENSIVE TO THE RESIDENTS. THE ADDITION IS LOCATED TOWARDS THE REAR OF THE HOME AND WILL HAVE LIMITED VISIBILITY FROM THE STREET + THOSE WHO PASS BY.

8. The variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

WORKING CLOSELY WITH THE ELEVATOR MANUFACTURER, WE WERE ABLE TO DESIGN THE SMALLEST ELEVATOR LAB ALLOWED. GIVING US THE ABILITY TO PROPOSE A REASONABLE MINIMUM VARIANCE REQUEST WE FEEL IS

* *[Signature]*
APPROPRIATE

[Signature]

9/16/15

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

VARIANCE APPLICATION
FOR ELEVATOR ADDITION
TO THE
Mickel Residence
315 46th Avenue
St. Pete Beach, Florida 33706
NARRATIVE STATEMENT

The Owner of this property is requesting an approval of a variance to the RU-2 Zoning, side yard setback regulations, to allow for a side yard setback encroachment (Ground, 1st & 2nd floors) from 7.1 ft. (10% of lot width) to 3.1 ft. The total encroachment will be no more than 27 sq. ft. (each floor) and will match/resemble the existing architectural design of the residence. The addition will not encroach more than the current A/C Condensing units that are attached to the side of the building and will maintain a clear access path from front to rear. Refer to Proposed Site Plan (1/A1). The lot size is 71.0' wide x 130.0' deep, with an area of 9,230 sq. ft. In addition, with the addition of the elevator shaft, the property will still maintain its required green space percentage greater than 30%. Actual = 32.77% (Refer to Sheet A1).

The exploration of locating the elevator shaft on the interior of the residence has been completed and felt to be physically impossible to provide a continuous path from Ground Floor to 2nd Floor (3 levels) without obstructing existing bathrooms, kitchen, structural integrity of the building, etc. Upon further investigation of the existing structure and original plans of the home, the residence was constructed of solid concrete walls and cast-in-place concrete floors, therefore presenting another issue of inability to create an elevator shaft on the interior. Usually when constructing a residence of this size and 3 levels, an elevator shaft is installed during construction for future use. This residence is lacking that sort of pre-planning, forcing us to request a variance to build the elevator shaft on the exterior.

Additionally, the owners have reached a point where they are in a physical decline and have numerous back and knee problems (medical records are available upon request), making it very difficult to get from the garage all the way up 3 levels of stairs to their bedroom. Furthermore, the wife has been recently struggling with COPD (chronic obstructive pulmonary disease), which is a lung disease that makes it hard to breathe (medical records are available upon request). The owner's purchased this home to retire in and live the rest of their lives here. Due to their recent decline in health, they need better access from the ground floor to the 3rd level. We feel the best result is to grant them permission to construct an elevator addition in order to remedy the situation and help prevent future issues that could result in life safety problems.

The granting of this variance will be in harmony with the intent of the code in order to provide relief to structures with hardships, while at the same time develop an attractive architecturally and structurally designed home.

The granting of this variance will enhance the character of the neighborhood and we feel the addition will not be detrimental to the public welfare since all the work is being constructed in the rear of the property which is consealed by fences and not accessed by the public.

We ask for your thoughtful consideration of this variance request, as we feel that it will have little or no adverse effect to the neighboring properties or the city, as well as, remaining within the neighborhood character and architectural style of the building.

Attachment F.

City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, FL 33706

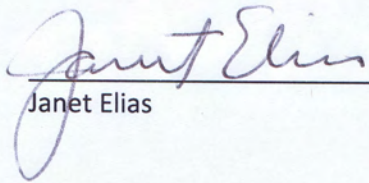
October 7, 2015

RE: 315 46th Ave – Mickel Residence

To Whom It May Concern,

By signing this letter, I Janet Elias, owner of the adjacent property located at 325 45th Ave, am in full support and have no objection to the variance request made by Patricia Mickel at 315 46th Ave to allow for an elevator addition to be constructed in the side yard setback. I understand that this addition will be at least 3 ft. from my property line and will not affect my property.

Sincerely,

 10-17-15

Janet Elias Date



St. Pete Beach Board of Adjustment

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

10/28/15

Variance Case #2015-0059

Applicant/Agent

Michael Lama,
Homeowner

Location

4135 Holland Drive

Commission

District

District 3

Staff Representative

Mike Larimore,
Zoning Tech II

Related Cases

N/A

Findings:

1. Applicant may build pool without granting of variance.
2. Does not alter district boundary, create a non-conforming use, increase density or allow a use not permitted in the district.
3. The variance is in general harmony with the Land Development Code
4. The variance granted is the minimum allowable

ITEM SUMMARY:

Item	Requirement	Existing Condition	Proposed
Rear Yard Setback	9 feet	No structure	5 feet

Applicant requests a variance to Section 6.13(c) of the Land Development Code to reduce the rear yard setback requirement for a swimming pool from 9 feet to 5 feet.

Existing Use: Single Family Residential

Proposed Use: Single Family Residential

Adjacent Uses

North: Single Family Residential

South: Single Family Residential

East: Water

West: Infrastructure

The applicant/owner is requesting approval of the aforementioned variance to construct a pool within the required 9 foot rear yard setback. The applicant states that building a pool within the current Code would create an excessively narrow pool and an awkward overall layout, harming potential property value.

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes. As of the date of this report, no letters of opposition have been received. Oral and written comments may be presented at the public hearing.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

As an accessory residential use subordinate to the existing residential single family dwelling, the proposed pool is consistent with the City's Comprehensive Plan and Land Development Code. The LDC requires that all pool construction within 20 feet of a seawall be accompanied by plans and

to make reasonable use of the land. Staff Recommendation Further exploration of alternatives	specifications signed and sealed by a registered engineer to show how the seawall will be protected prior to issuance of a building permit. STAFF RECOMMENDATION: Staff recommends the applicant explore alternative layouts regarding Variance Case #2015-0059. The conditions and circumstances are not peculiar to the area; existing buildings in the same district have complied with the same conditions and regulations without hardship. Attachments: A. Relevant Code Section B. Aerial Photo C. Site Photos D. Variance Application E. Survey F. Site Plan
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Attachment A.

Sec. 6.13. - Accessory residential structures.

(c) Special accessory structures. Special accessory structures include, but are not limited to, swimming pools, pool enclosures, decks, patio covers, gazebos, fountains, garden trellises and children's playground equipment. Tree houses are specifically excluded as special accessory structures.

(1) Swimming pools and spas may be permitted by the city and shall be regulated as follows:

- a. Pool setbacks shall be measured from the edge of the water.
- b. Swimming pools, spas and their accessory decks that will exceed two feet above grade shall meet all yard requirements for the district within which they are located. Other swimming pools and spas shall be regulated by paragraph c. below.
- c. Required yards: Front, secondary front and side yards shall be as required within the district for a principal structure

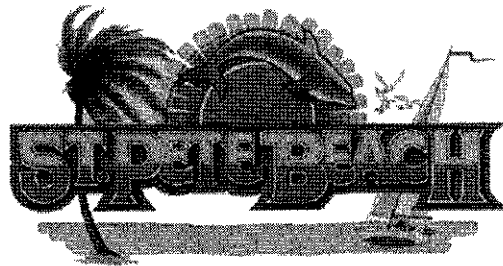
The required rear yard shall be nine feet; however, on a waterfront property when the pool is proposed closer than 20 feet to the seawall, the application shall be accompanied by plans and specifications prepared and sealed by a registered engineer showing how the seawall will be protected.

Attachment B.



Attachment C.





THE SUNSET CAPITAL OF FLORIDA

VARIANCE APPLICATION

Case Number: 20150059

PROPERTY FOR PROPOSED VARIANCE

Legal Description: Single Family Residential

Parcel ID 07-32-16-07524-009-0220

Address 4135 Holland Drive

Current Zoning: 110 FLUM Designation: _____ Lot Area: 95'x115'

Existing Use: Single Family Proposed Use: Single Family Docking

APPLICANT/AGENT: docking

PROPERTY OWNER:

Name: Michael Lama Name: Michael Lama

Address: 4135 Holland Drive Address: 4135 Holland Drive

City: St Petersburg State: FL City: St. Petersburg State: FL

Zip: 33706 Phone: 7066912122 Zip: 33706 Phone: 7066912122

Email: michael.lama@gmail.com Email: michael.lama@gmail.com

DETAILS OF THE REQUEST: Cite code sections for which variance is requested: (Add additional sheets if necessary)

I am requesting a variance allowing the edge of the proposed swimming pool to extend to 5 feet from the seawall edge instead of current code which requires 9 feet. This will allow for installation of a pool with reasonable width within the constraints of a previously existing small back yard.

Additional Documents:

Check here if document is	Required Document
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attached	
✓	Recent Survey of the property illustrating all boundaries, easements, and physical improvements.
✓	Site Plan drawn to scale showing proposed deviations of the code.

In order for an application for a 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 the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Conditions and circumstances exist that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same zoning district which have complied with these regulations without hardship.

Yes- the existing home is positioned such that compliance with current code would produce an excessively "skinny" pool with awkward dimensions.

2. The strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building.

Such a narrow pool design would negatively impact property value & resale as well as be aesthetically unpleasing.

3. The peculiar conditions and circumstances are not the result of the actions of the applicant.

Yes- we purchased an existing home and have not modified the property.

4. The proposed variance will not have the effect of changing any district boundary on the zoning map.

Yes.

5. The variance shall not permit a non-conforming use or permit a use not specifically permitted in the zoning district.

~~There~~ There will be no non-conforming use.

6. The variance shall not increase density or intensity over that which is permitted in the Comprehensive Plan.

There will be no change

7. The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

There will be no effect on the neighborhood.

8. The variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

yes

Signature of Applicant	Date	Signature of Authorized Agent	Date
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For office use only:

Hearing Date: _____ Fees: _____

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

Michael Lama
4135 Holland Drive
ST Petersburg, FL 33706
706-691-2122
Michael.lama@gmail.com

ST Pete Beach Town Board
155 Corey Avenue
ST Pete Beach, FL 33706

RE: Variance Application

Dear Sir or Madam:

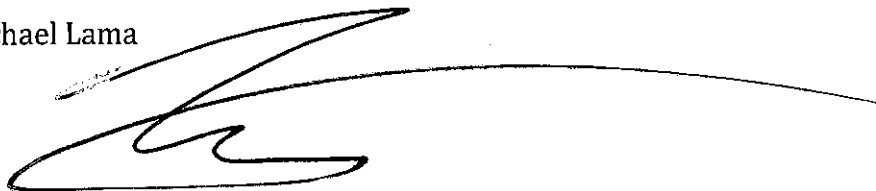
I am applying for a variance to the code requiring a minimum distance between the edge of pool construction and seawall of 9 feet. When my wife and I purchased our home we planned to build a pool, but were unaware of the restrictions applying to waterfront properties. Building a pool to current code would produce an excessively narrow pool with an awkward layout. Such a design could have a negative effect on the value of the property and the resale value of our home.

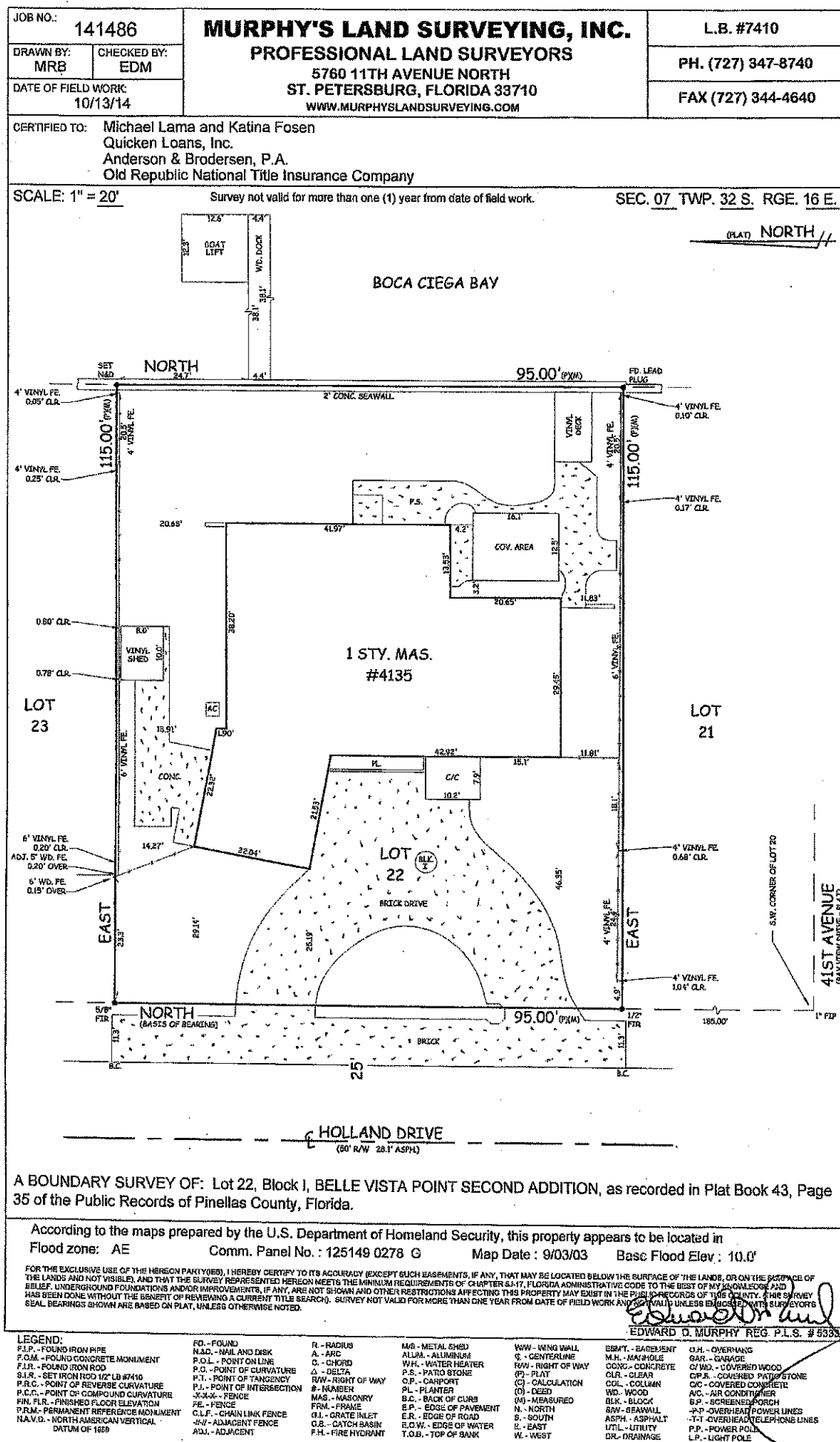
As such, I am requesting a variance allowing for a distance of 5 feet from the center of the seawall. The proposal would include appropriate reinforcement of the existing seawall and allow for a better design. Please find copies of both the property survey for 4135 Holland drive, as well as the proposed pool design by Sekas Custom Pools.

Please do not hesitate to contact me by phone or email with any questions.

Thank you for your consideration,

Michael Lama

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.



A BOUNDARY SURVEY OF: Lot 22, Block I, BELLE VISTA POINT SECOND ADDITION, as recorded in Plat Book 43, Page 35 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 0278 G Map Date: 9/03/03 Base Flood Elev.: 10.0'

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 LAND, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE, AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 64-17, 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. THE 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 SHALL BE VOID UNLESS ENDORSED WITH SURVEYORS SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

Attachment F.

CUSTOMER NAME: MICHAEL LAMA & KATINA FOLEN
 CUSTOMER ADDRESS: 4135 HOLLAND DR. CITY: ST. PETERSBURG ZIP: _____

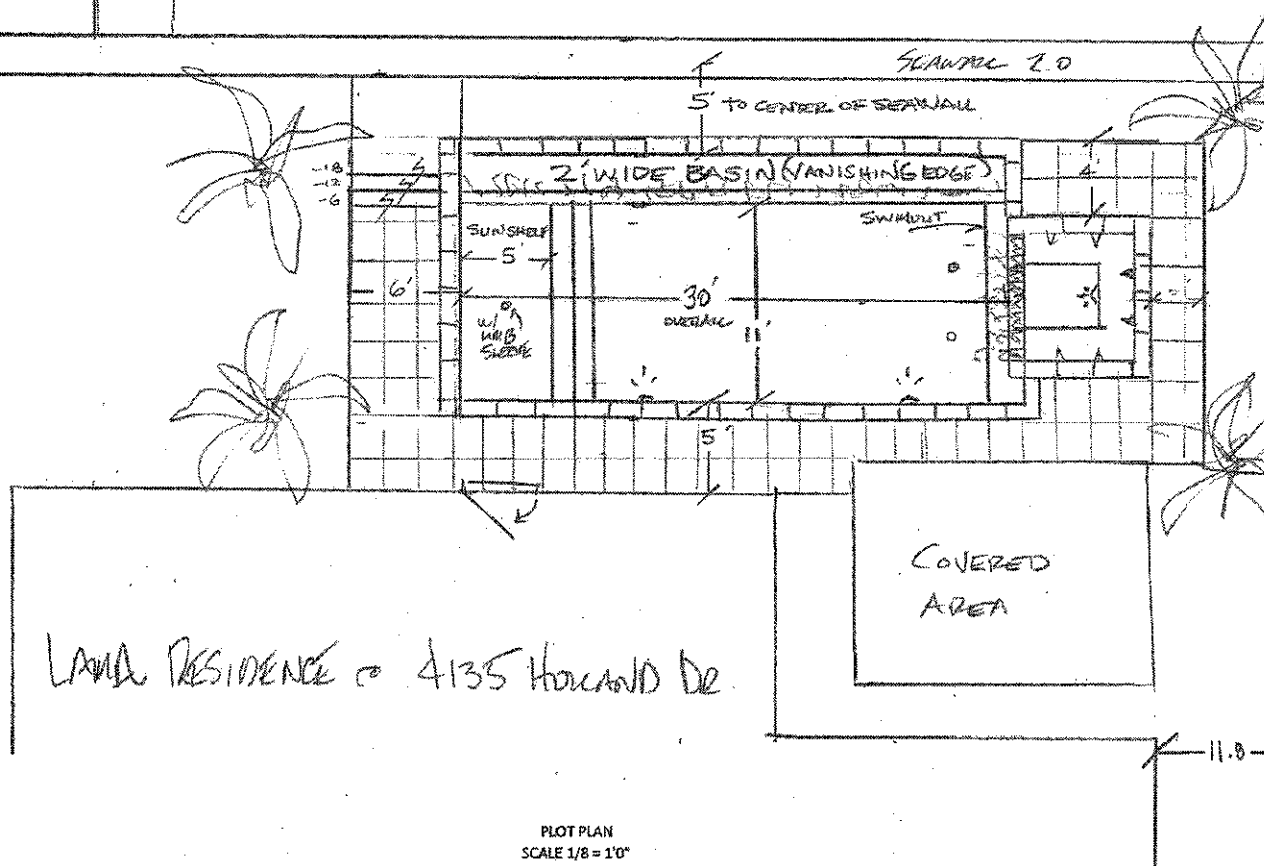


4635 FOURTH STREET NORTH
 St. Petersburg, Florida 33703
 727-522-2300 OFFICE
 727-522-2844 FAX

REQUEST:

POOL WATERS EDGE 5' FROM SEAWALL 9' 0"
 SET-BACK REQD - ENCROACHMENT 4' 0"
 MAX HEIGHT: NOT TO EXCEED 24" ABOVE GRADE.

DOCK
 APPROX.



POOL SHAPE:	RECTANGLE
POOL SIZE:	11' x 30' x
	Depths: 3' to 5'
SPA:	7' x 6' FLUSH W/ POOL 6 JETS
COPING:	12" x 24" PRECAST
TILE:	6" x 6" CERAMIC
DECKING:	PRECAST 24" x 24"
POOL FINISH:	PEBBLETEX
SPA FINISH:	"
FILTER:	DE 48 PROCEED
PUMP:	1.5 HP CIRC 2.0 HP SPA
HEATER:	400,000 BTU
AUTOMATIC CHLORINATOR:	T-9 (1.0 HP BASIN)
	SALT SYSTEM
TIMELOCK:	OMNI-LOGIC
LIGHTS:	2 POOL 12 VOLTS LED WATTS
	1 SPA 12 VOLTS LED WATTS
ELECTRIC:	1 INCH
DIVING:	BOARD STAND: SLIDE
TEST KIT:	1 INCH
SKIMMER:	1 INCH
POOL SWEEP:	WAX LINE ONLY
MAIN DRAIN:	2
BRUSH & POLE:	1 INCH
UNDERWATER VACUUM/HOSE:	-
RAILS:	-
LADDER:	- GRAB: -
TRANSFORMER:	1 INCH
INLET FITTING:	1 INCH

*We do not warranty marble against etching or discoloration