



BOARD OF ADJUSTMENT MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, Florida

Wednesday, 11/18/2015
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**

10/28/2015

4. Public Hearings

- I. Case 20150065: 2901 Pass-A-Grille Way. Applicant requests a variance to Section 6.13(c) and Section 9.7(a) of the Land Development Code to permit the construction of a new pool that will encroach 7.0' into the required 9.0' rear yard setback and 6.0' into the required 10.0' secondary front yard setback.

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.

AMERICANS WITH 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

OCTOBER 28, 2015

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
Sandie Lyman, Member
George Scribano, Member
Laurie Vallett, Member

ABSENT:

David Littell, Vice Chairman (excused)

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 the following information:

- Chairman Skipper could sign the minutes in Vice Chairman Littell's absence today
- Board of Adjustment meeting schedule changed due to the holidays:

November 18, 2015	2:00 p.m.
December 16, 2015	2:00 p.m.

2. Audience Comments

There were no audience comments.

3. Minutes for Acceptance – 9/30/2015

Chairman Skipper stated there was a typo in the spelling of the name “Klinger,” and it should be corrected to “Klingel.”

Member Vallett made a motion to approve the minutes with the typo change for September 30, 2015. The motion was seconded by Member Scribano and unanimously approved by a roll call vote.

4. Public Hearings

a. Case 20150056: 315 46th Avenue

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.

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

Sean Roney, Roney Design Group, 535 Central Avenue, Suite M-1, St. Petersburg, Florida 33701, spoke in favor of the variance.

Chairman Skipper asked if anyone would like to speak on behalf of the application. There were no comments.

Chairman Skipper asked if anyone would like to speak in opposition of the application. There were no comments.

Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Member Lyman made a motion to approve Case 20150056 as proposed for the 4-foot variance. The motion was seconded by Member Vallett. Chairman Skipper added the approval was consistent with staff's recommendation. The motion was unanimously approved by an individual roll call vote, (4 yeses – 0 nos).

b. Case 20150059: 4135 Holland Drive

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.

Mike Larimore gave Staff's presentation to the board and stated Staff's opinion was for the applicant to further explore alternative layouts regarding variance Case 20150059.

Michael Lama, 4135 Holland Drive, St. Pete Beach, Florida 33706, homeowner, spoke in favor of the variance.

Chairman Skipper asked if anyone would like to speak on behalf of or against the application. There were no comments.

Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Member Vallett made a motion to approve variance 20150059 as proposed. The motion was seconded by Member Scribano and was unanimously approved by an individual roll call vote, (4 yeses – 0 nos).

5. Adjournment

There being no further business before the Board, the meeting was adjourned at 2:32 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Paul Skipper, Chairman

Minutes approved on: _____



St. Pete Beach Board of Adjustment

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

11/18/15

Variance Case
#2015-0065

Applicant/Agent
Barry Flaherty, Agent

Location
2901 Pass-A-Grille Way

Commission District
District 4

Staff Representative
Mike Larimore,
Zoning Tech II

Related Cases
Permit # 2015-1037

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

ITEM SUMMARY:

Item	Requirement	Existing Condition	Proposed
Rear Yard Setback (Pool)	9 feet	19.7 feet	2 feet
Secondary Front Yard Setback	10 feet	10.76 feet	4 feet

Applicant requests a variance to Section 6.13(c) and Section 9.7(a) of the Land Development Code to permit the construction of a new pool that will encroach 7.0' into the required 9.0' rear yard setback and 6.0' into the required 10.0' secondary front yard setback.

Existing Use: Single Family Residential

Proposed Use: Single Family Residential

Adjacent Uses:

North: Single Family Residential

South: Infrastructure

East: Water

West: Infrastructure

The applicant is requesting approval of the aforementioned variance to construct a pool within the required 9 foot rear yard setback and 10 foot secondary front yard setback. The property has a pending building permit (2015-1037) for an addition in the rear of the structure (shown on attached site plan F.). The above "existing conditions" regarding the rear and secondary front yard setbacks refer to the current structure and does not account for the proposed additions. The applicant states that the primary residence on the property was constructed at a time when there was no seawall and there existed a larger rear yard.

**Staff
Recommendation**
Further Exploration

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 specifications signed and sealed by a registered engineer to show how the seawall will be protected prior to issuance of a building permit. The applicant supplied these engineering plans depicting the proposed protection of the seawall as Attachment G.

STAFF RECOMMENDATION:

Staff recommends the applicant explore alternative locations regarding Variance Case #2015-0065. 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. The proposed location of the pool, being in such close proximity of the seawall, may set an unsafe precedent endangering the integrity of the seawall and public safety.

Attachments:

- A. Relevant Code Section
- B. Aerial Photo
- C. Site Photos
- D. Variance Application
- E. Survey
- F. Site Plan
- G. Engineering Plans for Seawall

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.

Sec. 9.7. – Minimum yard requirements.

(a) Detached single-family dwellings.

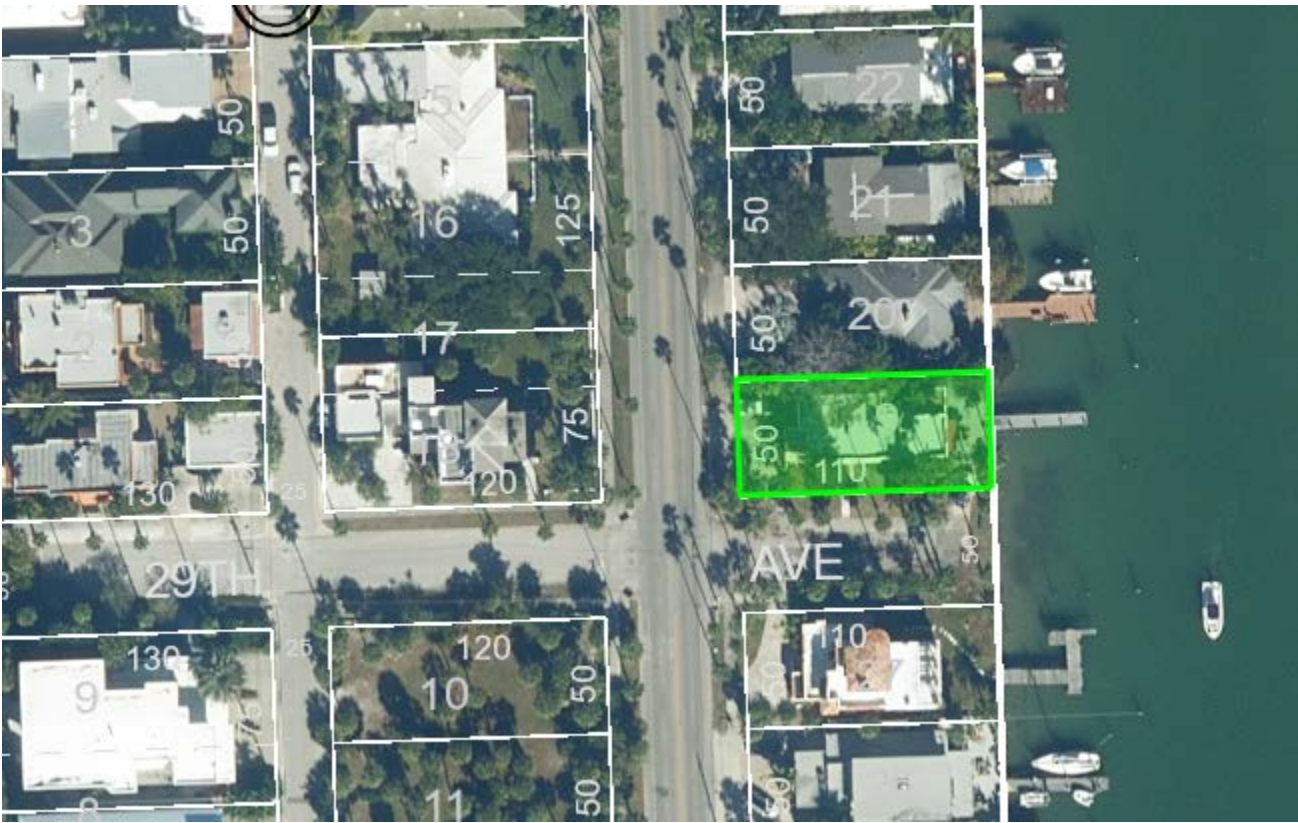
(1) Front yard: 20 feet.

(2) Secondary front yard: Ten feet.

(3) Side yards: Ten percent of the lot width.

(4) Rear yard: 20 feet.

Attachment B.



Attachment C.



Front Yard View



Rear Yard View

Flaherty Construction Inc.

Mr. Michael Larimore
City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, Fl 33706

Re: 2901 Passagrille Way
St. Pete Beach, 33796

Dear Mr. Larimore

I am the General Contractor and representative before the Board for the pool setback variances.

The normal backyard setback for the pool on this property is 9 feet. We are encroaching 3 feet into the rear yard setback.

We are also asking for a ^{2nd front} side yard encroachment of 6 foot. The normal setback for the side yard is 10 feet. We are asking to have 4 feet. An encroachment of 6 foot.

This home was constructed at a time when there was no seawall, no Vina Del Mar, and a larger rear yard. Because the home was built so close to the water, there is very limited space to construct a pool without these setback variances.

We ask for your support, in favor of these two small variances.

Sincerely,



Barry J. Flaherty

.....BarryFlaherty@tampabay.rr.com.....

Office 727-490-1802
Fax 727-490-5729

2021 1/2 1st Avenue North, St. Petersburg, Florida 33713



Community Development
Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727.363.9241
www.stpetebeach.org

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.

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

PP 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.

PP On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

PP I understand that if a variance is approved by the BOA/City Commission, 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 from the Board/City Commission becomes voided.

PP I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the 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.

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

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

PP
Signature of Applicant

Date

VARIANCE APPLICATION

Case Number: 20150065

PROPERTY FOR PROPOSED VARIANCE

Legal Description: LOT 19, BLK 2 COLONIAL COURT Replot
Parcel ID: 18-32-16-17316-002-0190
Address: 2901 Passagrille way
Current Zoning: RLM-2 FLUM Designation: _____ Lot Area: 5500
Existing Use: Residential Proposed Use: Residential

APPLICANT/AGENT:

Name: BARRY J. FLAHERTY
Address: 4111 12th ST. N.
City: ST. PETE State: FL
Zip: 33703 Phone: 727 709-3797
Email: BARRY.FLAHERTY AT TampaBay.RR.COM

PROPERTY OWNER:

Name: WEATHERLY FAMILY TRUST
Address: 3880 WHEELHOUSE RD
City: MILWAUKEE State: WI
Zip: 53208 Phone: 414 218 6006
Email: KATIA WEATHERLY FLORIDA AT Gmail.COM

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

10/26 → (1) VARIANCE for REAR YARD set back from 9' to 2'
7' ENCROACHMENT
(1) VARIANCE for SECONDARY FRONT GREENHOUSE set back from 10' to 4'
6' ENCROACHMENT

Attach the following supporting documentation to this application:

- Recent survey of the property
- A site plan, drawn to scale, illustrating the proposed variance

This completed application, together with all required supporting documents and fees, shall be submitted by 12:00 noon on the stated filing date for the Board of Adjustment. Failure to do so will delay your application to a later date. If any materials are missing or

any part of this application is left blank, staff may refuse the application until such time as it is completed by the applicant. *JS* (applicant's initials)

Application Checklist:

Check here if document is attached	Required Document
	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.

THIS 1922 HOME HAS A VERY SMALL REAR YARD

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.

NO AREA EXISTS TO HAVE A REASONABLE SIZED POOL

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

THE HOME WAS DEVELOPED VERY CLOSE TO THE WATER

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

NO EFFECT TO NEIGHBORS.

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

THE POOL IS PERMITTED

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

NO DENSITY INCREASE

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.

yes - BOTH NEIGHBORS HAVE SIMILAR
CONDITIONS

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

For office use only:

Hearing Date: _____ Fees: _____

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



Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE

WEATHERLY FAMILY TRUST
(print name of property owner)

hereby authorize

BARRY FLAHERTY
(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

Signature of Owner

BARRY J WEATHERLY
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 10 day of OCTOBER
2015, by KARIN S. WEATHERLY who is personally known —
or produced DRIVERS LICENSE as identification.

[Signature]
(Notary Signature)

10-10-2015
(Date)

My Commission Expires 08-17-2019

NICHOLAS VANDERMOLLEN
Notary Public
State of Wisconsin



THE SUNSET CAPITAL OF FLORIDA

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Barry Flaherty, 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 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): Barry J. Flaherty

Address: 4111 12th St. N.

Signature [Signature] Date 10/27/15

STATE OF FLORIDA)

PINELLAS COUNTY)

) SS:

The foregoing instrument was acknowledged before me this 27th day of October, 2015 by Barry John Flaherty, who appeared before me, and is personally known to me, or has produced FL Driver License Class E as identification, and did take an oath.
F463-070-51-362-0

My commission Expires:

2/25/19

NOTARY:

Print Name: Mary Jo Murphy

Notary Public, State of Florida

(Notarial Seal)





PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Run Date: 16 Oct 2015

Subject Parcel: 18-32-16-17316-002-0190

Radius: 300 feet

Parcel Count: 31

Note: Parcels with protected address status are not included in this report.

Total pages: 3

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

☒ **MAIN BRANCH- COURTHOUSE**

315 Court St. - 2nd Floor
Clearwater, FL 33756
MAIL: PO Box 1957
Clearwater, FL 33757
TEL: (727) 464-3207
FAX: (727) 464-3448
HEARING IMPAIRED: (727) 464-3370

EXEMPTIONS:

TEL: (727) 464-3294
FAX: (727) 464-3408
COMMERCIAL APPRAISALS:
TEL: (727) 464-3284
RESIDENTIAL APPRAISALS:
TEL: (727) 464-3643 (CW)

☐ **NORTH COUNTY**

29269 US Highway 19 N
Clearwater, FL 33761
TEL: (727) 464-8780
FAX: (727) 464-8794

☐ **TYRONE (SOUTH)**

1800 66TH St. N
St. Petersburg, FL 33710
TEL: (727) 582-7652
FAX: (727) 582-7610

☐ **MID-COUNTY**

CUSTOMER SERVICE CENTER - WALK-IN
13025 Starkey Rd., Largo (Tax Collector)
TANGIBLE PERSONAL PROPERTY
TPP TEL: (727) 464-8484
TPP FAX: (727) 464-8488
MAIL: PO Box 1957 - Clearwater, FL 33757

SPEARS, MARK T
SPEARS, ANDREA L
2913 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4144

SPEARS, MARK T
SPEARS, ANDREA L
2913 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4144

TONELLI, JOSEPH F
TONELLI, DIANE L
2807 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4165

VENTURES TRUST 2013 I H R
314 S FRANKLIN ST 2ND FLR
PO BOX 517
TITUSVILLE PA 16354-0517

BURNS, GUY M
2909 SUNSET WAY
ST PETE BEACH FL 33706-4134

LENNON, THOMAS J JR & GRETCHEN T REV
LIV TRUST
LENNON, THOMAS J JR TRE
2905 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4144

SLADE, MARTY L
SLADE, VANESSA D
2809 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4165

MC LEAN, LAURA M
2915 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4144

BRASS, DONALD L
BRASS, KATHERINE R
2910 SUNSET WAY
ST PETE BEACH FL 33706-4135

HUTCHINS, SAMUEL D
HUTCHINS, EILEEN
2907 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4144

C D S 2903 LLC
3299 NW 2ND AVE
BOCA RATON FL 33431-5886

NEWMAN, MARGARET S
110 MARTINIQUE AVE
TAMPA FL 33606-4049

WEATHERLY FAMILY TRUST
WEATHERLY, KATHY J TRE
7540 SUNSHINE SKYWAY LN S UNIT T-39
ST PETERSBURG FL 33711-4995

DOUGLASS, ROBERT A & TINA R REV TRUST
DOUGLASS, ROBERT A TRE
2811 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4165

NORENBERG, RICHARD G
NORENBERG, RUTH A
2900 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4145

PRUGH, TIMOTHY F
107 29TH AVE
ST PETE BEACH FL 33706-4117

RAHDERT, GEORGE K
PO BOX 960
ST PETERSBURG FL 33731-0960

SCHAMING, SCOTT R
SCHAMING, LISA M
134 CLUB DR E
PITTSBURGH PA 15236-1959

HELLER, ELIOT N
HELLER, BRIDGETTE P
4553 PROVINCE LINE RD
PRINCETON NJ 08540-2219

LUCAS, JOHN S III
LUCAS, ALICE T
2906 PASS-A-GRILLE WAY
ST PETE BEACH FL 33706-4145

GARNER, LARRY B
2815 PASS-A-GRILLE WAY
ST PETE BEACH FL 33706-4165

ROSS, JEREMY P
ROSS, MARY K
139 BOSPHOROUS AVE
TAMPA FL 33606-3532

SLOSBURG, JOHN P
SLOSBURG, DONNA G
106 29TH AVE
ST PETE BEACH FL 33706-4118

NEWMAN, MARGARET S
110 MARTINIQUE AVE
TAMPA FL 33606-4049

MACK, WARREN S
MACK, BRENDA H
2909 PASS-A-GRILLE WAY
ST PETE BEACH FL 33706-4144

NEWMAN, MARGARET S
110 MARTINIQUE AVE
TAMPA FL 33606-4049

MILKEY, KEVIN R
MILKEY, JEANNE M
2813 SUNSET WAY
ST PETE BEACH FL 33706-4132

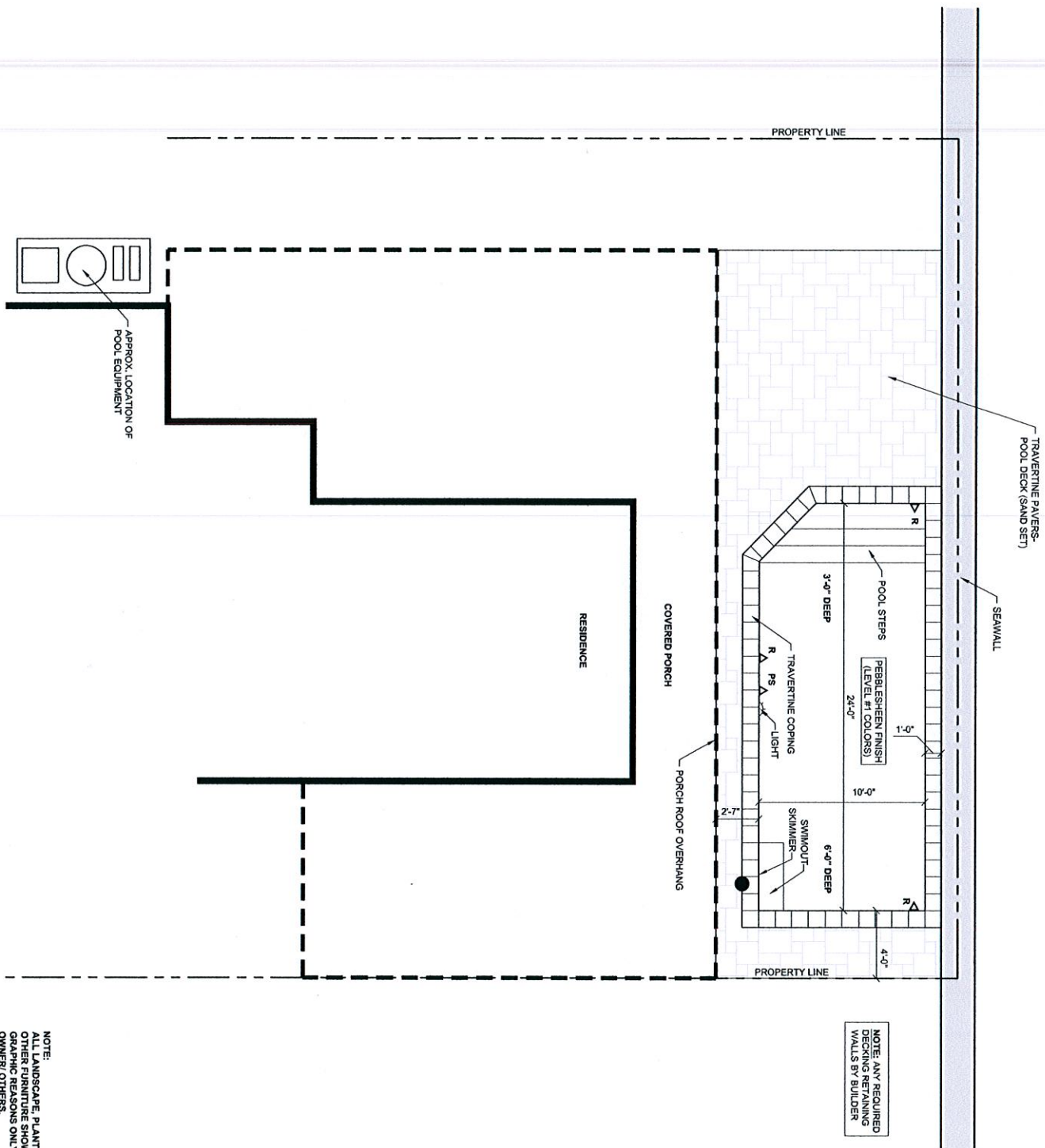
WATERFRONT CHARMER LLC
2251 E VINA DEL MAR BLVD
ST PETE BEACH FL 33706-2829

NEWMAN, MARGARET S
110 MARTINIQUE AVE
TAMPA FL 33606-4049

HAWKINS, DWAYNE
2911 SUNSET WAY
ST PETE BEACH FL 33706-4134

DI CICCIO, SAMUEL E
DI CICCIO, JANET C
2911 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4144

Attachment E.



NOTE:
ALL LANDSCAPE PLANTING, URNS, CHAIRS, LOUNGES AND
OTHER FURNITURE SHOWN ON PLANS IS INTENDED FOR
GRAPHIC REASONS ONLY AND SHALL BE PROVIDED BY
OWNER/ OTHERS.

DATE: September 28, 2015
DESIGNED BY: B. BARBER
DRAWN BY: B. BARBER
CHECKED BY: B. BARBER
SCALE: 1/4" = 1'-0"
PROJECT #:

REVISIONS:

2901 Pass a Grill Way Residence
Swimming Pool-Schematic Design
2901 Pass a Grille Way St. Petersburg, FL.

SHEET NUMBER:
H1.0

- ☒ Not for Construction
- ☐ Issued for Permitting
- ☒ Issued for Pricing
- ☐ Issued for Construction


Landmark Pools, Inc.
11275 Boyd Drive
Milton, FL 32570
Phone 813-795-1331

PASS-A-GRIFFLE
(50' RIGHT-OF-WAY)

50.0'

110.0'

8.7'

6.6'

NOTE:
MIN. SIDE YARD IS 5'

14.7'

15.3'

20.13'

#2901
EXISTING
ONE STORY WD FRAME
RESIDENTIAL

LOT 64

10.76'

NEW
ONE STORY
FRAME ADDITION

NEW
COVERED PATIO
ADDITION

24.0'

3.5'

2.7'

NEW
POOL

10.0'

2.0'

4.0'

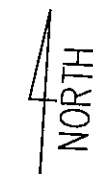
50.0'

EXISTING SEAWALL

2'-0"

29th AVENUE
(50' RIGHT-OF-WAY)

SCALE: 1" = 10'-0"



2901 PASS A GRILLE WAY
ST. PETE BEACH, FL

COMMISSION NO.:
DATE: 9-29-15
DRAWN BY: MM
CHECKED BY: PG
REVISIONS:

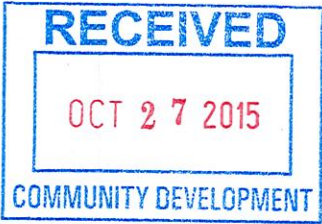
AS1

PETER GOLDHAMMER
ARCHITECT

FL. LICENSE: AR-0006367
146 2nd ST. N. STE. 301, ST. PETERSBURG, FLORIDA 33701 TEL# 727 798 5695

JULY 11, 2015

SEAWALL REPAIR:
OWNER: WEATHERLY FAMILY TRUST
CONTRACTOR: FLAHERTY CONSTRUCTION
PH: 490-1802
JOB ADDRESS: 2901 PASS A GRILLE WAY ST PETE BEACH, FL



CONTRACTOR: PETER SAPP / DANN SAPP AND SON, INC.

FURNISH ALL MATERIAL, LABOR, EQUIPMENT, SERVICES AND SUPERVISION TO COMPLETE THE FOLLOWING IN ACCORDANCE WITH PLANS AND SPECIFICATIONS ATTACHED HERETO:

SPECIFICATIONS

DESIGN MEETS FLORIDA BUILDING CODE CHAPTER 16

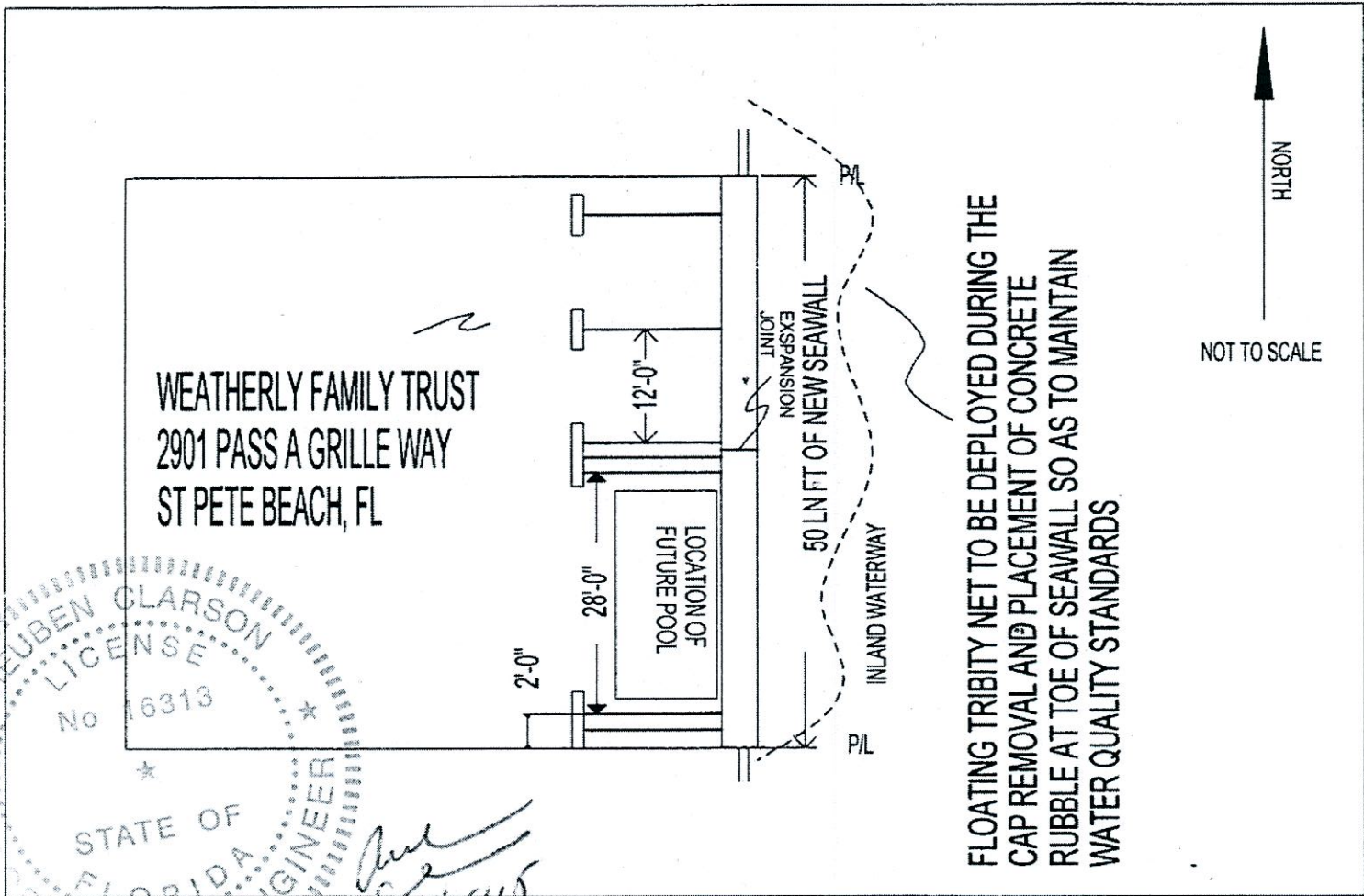
2014 REC 10/21/15

INSTALL NEW SHEET PILE SEAWALL DIRECTLY IN FRONT AND ABOVE OF THE EXISTING SEAWALL
INSTALL APPROXIMATELY 50 LINEAL FEET OF NEW SEAWALL USING SHORE GUARD 425 OR EQUIVALENT 10 FOOT LONG VINYL SHEET PILE WITH NEW 24" DEEP FRONT SIDE BY 12" DEEP BACK SIDE BY 36" WIDE REINFORCED CONCRETE CAP AND NEW ANCHOR SYSTEM. ANCHORS SHALL BE 1" DIAMETER STEEL RODS, 14' LONG, WHERE POSSIBLE, ENCASED IN PVC, SPACED 12 FOOT ON CENTER, ANCHORED WITH 6 CUBIC FOOT (FOR SINGLE) AND 9 CUBIC FOOT (FOR DOUBLE) REINFORCED CONCRETE DEAD MEN. THE FRONT FACE OF THE EXISTING CAP SHALL REMAIN. NEW SEAWALL SHALL BE INSTALLED DIRECTLY IN FRONT OF THE EXISTING SEAWALL NOT TO EXCEED ONE-FOOT WATER WARD. THE VOID BETWEEN THE OLD AND NEW WALL SHALL BE FILLED WITH CONCRETE TO GROUND LEVEL ON WATER WARD SIDE OF THE SEAWALL. TOP ELEVATION FOR THE NEW SEAWALL SHALL BE 12 INCHES HIGHER THAN THE EXISTING SEAWALL AND MATCH HEIGHT OF THE ADJOINING SEAWALL TO THE NORTH.

SHEET PILE SHALL BE INSTALLED USING WATER JETTING AND DRIVEN USING A PNEUMATIC HAMMER. IF ROCK IS ENCOUNTERED, SHEETS SHALL BE DRIVEN TO REFUSAL AND CUT OFF.

DUE TO THE CLOSE PROXIMITY OF THE FUTURE POOL, IT WILL BE NECESSARY TO INSTALL A 28'± SPAN BEAM AND SPECIAL ANCHOR SYSTEM IN THE POOL AREA. SPAN BEAM SHALL BE CONSTRUCTED AS AN INTEGRAL PART OF THE NEW CAP AS SHOWN IN THE PLANS AND SPECIFICATIONS ATTACHED HERETO. ALLOWING FOR A 24' POOL

INSTALL ONE CURB TYPE RETURN WALL AT THE SOUTH END OF THE PROPERTY. RETURN WALL SHALL BE 8" WIDE BY 24" DEEP BY 10' ± LONG, REINFORCED WITH #4 BARS SPACED ONE FOOT ON CENTER EACH WAY.

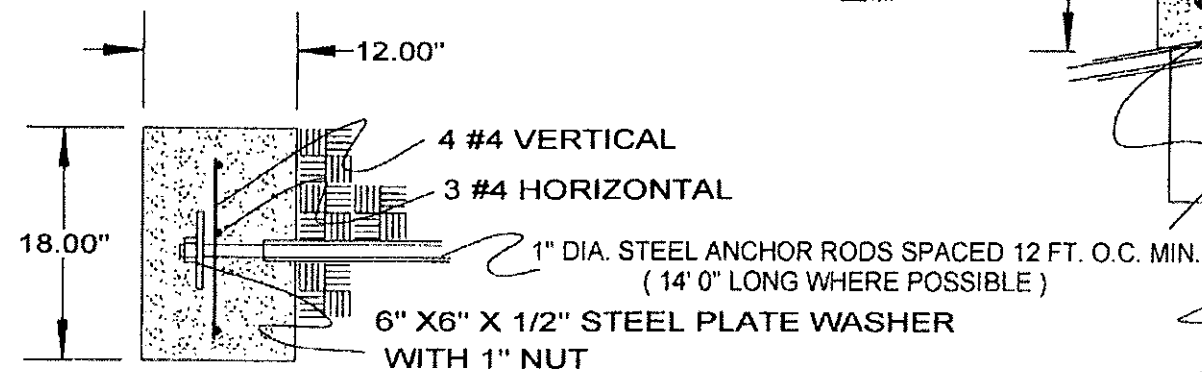


CONCRETE AND SHEET PILE SEAWALL

NOT TO SCALE

ANCHOR BLOCK DIMENSIONS

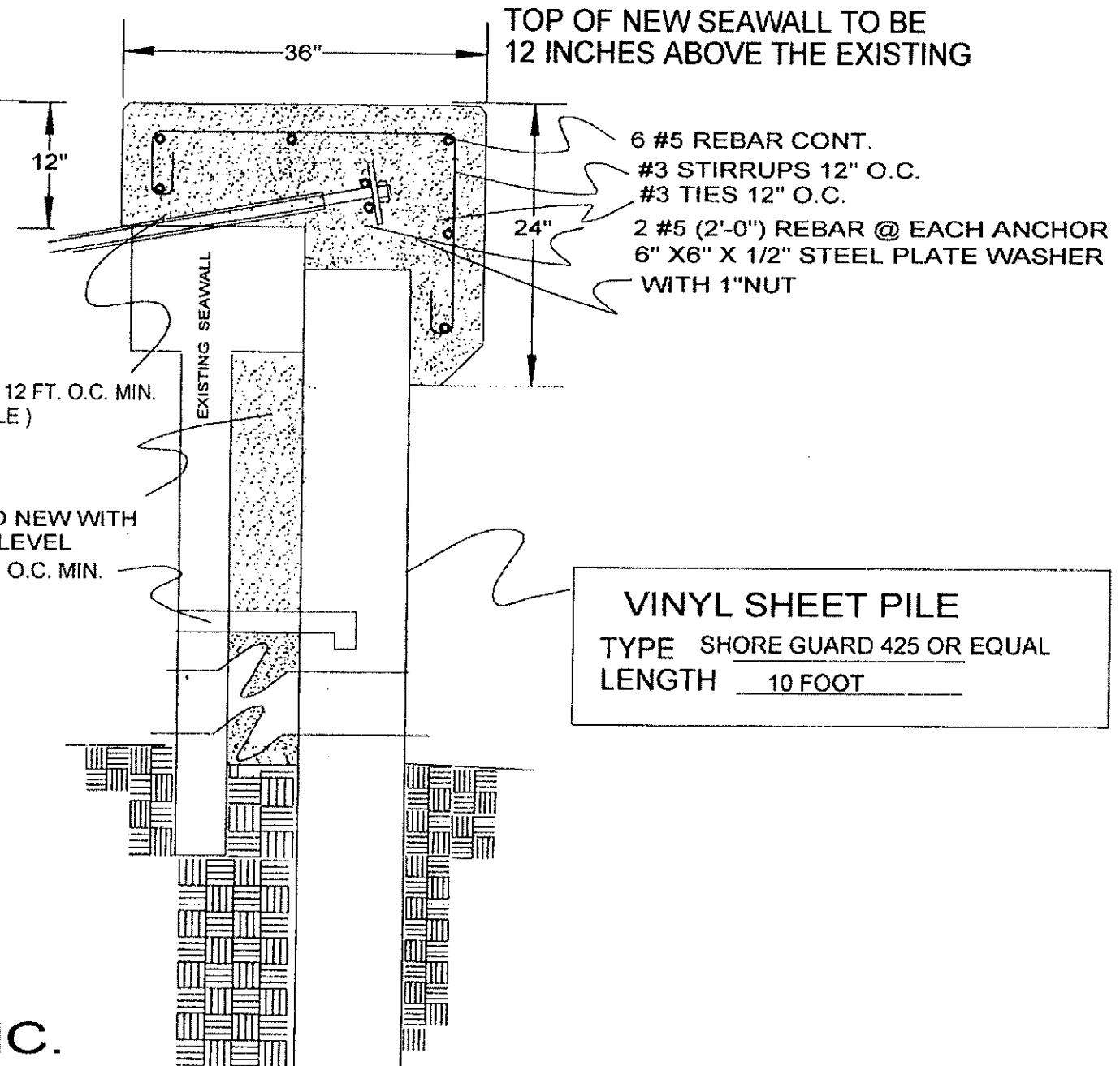
SINGLE: 4FT LONG X 1.5FT DEEP X 1FT THICK CONCRETE
DOUBLE: 6FT LONG X 1.5FT DEEP X 1FT THICK CONCRETE



FILL VOID BETWEEN OLD WALL AND NEW WITH
CONCRETE TO EXISTING GROUND LEVEL
1.5" DIA. WEEP HOLE 10FT O.C. MIN.

SPECIFICATIONS

CONCRETE: 4000 PSI IN 28 DAYS
REBAR: GRADE 60 EPOXY COATED
IN CAP AND ANCHORS
EXPANSION JOINTS: 48'-0" MAX
ANCHOR RODS: 1" DIA. HOT ROLLED STEEL
ENCASED IN PVC



DANN SAPP AND SON, INC.
MARINE DIVISION

(727) 528-1555 FAX (727) 528-1288

STATE LC. #CB CO25120

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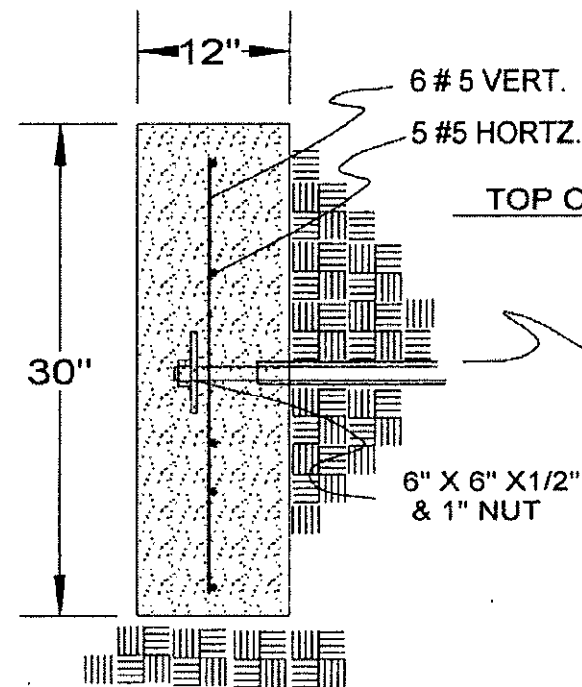
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NEW CONCRETE AND SHEET PILE SEAWALL

(SPAN BEAM FOR EXISTING OR FUTURE POOL) NOT TO SCALE

SPAN BEAM ANCHOR

1'0" WIDE BY 30" DEEP BY 6'0" LONG



TOP OF EXISTING SEAWALL

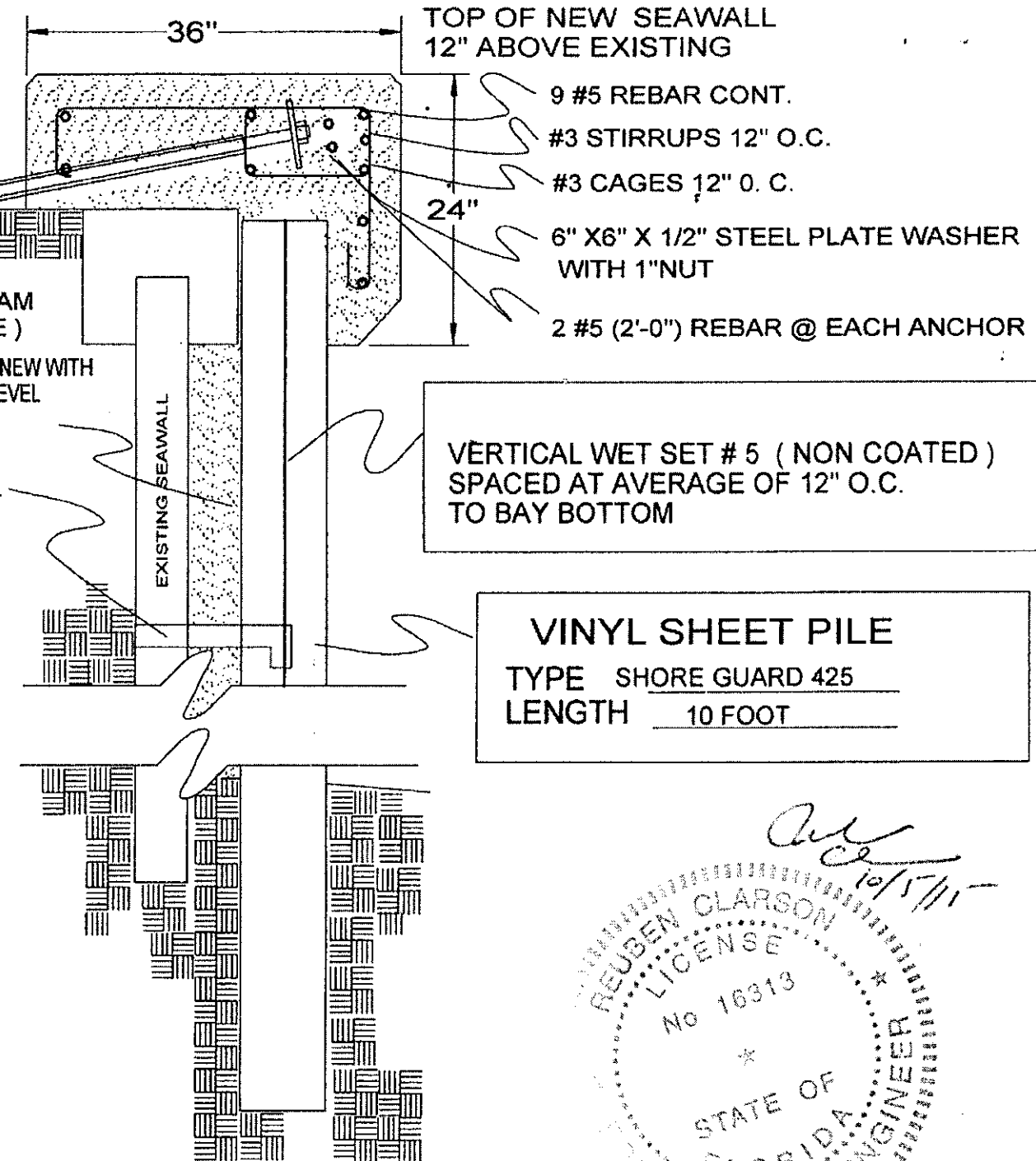
2 1" DIA. STEEL ANCHOR RODS
AT EACH END OF THE SPAN BEAM
(14' 0" LONG WHERE POSSIBLE)

FILL VOID BETWEEN OLD WALL AND NEW WITH
CONCRETE TO EXISTING GROUND LEVEL

6" X 6" X 1/2" WASHER
& 1" NUT

1.5" DIA. WEEP HOLE 10FT O.C. MIN.

SPAN BEAM AND CAP



TOP OF NEW SEAWALL
12" ABOVE EXISTING

9 #5 REBAR CONT.

#3 STIRRUPS 12" O.C.

#3 CAGES 12" O.C.

6" X 6" X 1/2" STEEL PLATE WASHER
WITH 1" NUT

2 #5 (2'-0") REBAR @ EACH ANCHOR

VERTICAL WET SET # 5 (NON COATED)
SPACED AT AVERAGE OF 12" O.C.
TO BAY BOTTOM

SPECIFICATIONS

CONCRETE: 4000 PSI IN 28 DAYS
REBAR: GRADE 60 EPOXY COATED
EXPANSION JOINTS: 48'-0" MAX
ANCHOR RODS: 1" DIA. HOT ROLLED STEEL
ENCASED IN PVC

VINYL SHEET PILE

TYPE SHORE GUARD 425
LENGTH 10 FOOT

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