



BOARD OF ADJUSTMENT MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, Florida

Wednesday, 8/31/2016
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**
 - I) 6/29/2016
 - II) 7/27/2016

4. Public Hearings

- I. Case 2016-0050: 100 6th Ave. – Applicant requests a variance to Section 11.7(a) of the Land Development Code to reduce the required side and rear yard setbacks for the expansion of a locally designated historic structure.

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

JUNE 29, 2016

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
David Littell, Vice Chairman
Tom DeYampert, Member
Sandie Lyman, Member
Michael Bomar, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Jennifer Bryla, Community Development Director
Mike Larimore, Zoning Tech II
Rebecca Haynes, City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Minutes for Acceptance – 5/25/2016

Member Bomar made a motion to approve the minutes from the May 25, 2016 meeting. The motion was seconded by Member DeYampert and unanimously approved by a roll call vote (5 yeses – 0 nos).

4. Public Hearings

- I. **Continuation of Case 2016-0018:** 6712 Gulf Blvd. – Applicant requests a variance to Section 23.5 of the Land Development Code to reduce the number of required parking spaces for a restaurant use.

Mike Larimore gave Staff's presentation to the board. Staff's recommendation was for further exploration.

Chairman Skipper asked the applicant to come forward.

Richard Myers, proprietor of Rick's Reef, spoke in regard to his request for a variance.

There was board discussion between the board, City Attorney Dickman and the applicant.

Chairman Skipper stated a continuance would be in order again. Chairman Skipper advised Mr. Myers of the following:

- have the City Attorney review his documentation
- obtain documents that are acceptable to the City
- bring the approved documentation back to the next Board of Adjustment meeting

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

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

Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members to consider a continuation for 30 days.

Member DeYampert made a motion to continue Variance Case No. 2016-0018 for 30 days. The motion was seconded by Member Bomar. The motion was approved by an individual roll call vote, (5 yeses; 0 nos).

- II. **Case 2016-0042:** 293 Mar St. – Applicant requests a variance to section 8.7 of the Land Development Code to reduce the required rear yard setback from 20' to 9.4' to allow for the construction of an addition.

Mike Larimore gave Staff's presentation to the board. Staff's recommendation was for approval.

Chairman Skipper asked if the applicant was present.

John Allan, agent for the applicant, spoke in regard to adding a bedroom to the rear of the house.

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

Chairman Skipper asked if anyone would like to speak in opposition to the variance.

Deborah Matthews, 2222 West Vina, spoke in regard to the height of the addition to the property and the possible effect to her neighboring property.

Chairman Skipper asked if anyone else would like to comment.

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 the request for Variance Case No. 2016-0042. The motion was seconded by Member Bomar. The motion was approved by an individual roll call vote, (5 yeses; 0 nos).

There was board discussion in regard to a memo from City Attorney Dickman to the Board of Adjustment members referencing the criteria for granting variances. City Attorney Dickman stated he would speak to the City Manager in regard to adopting new legislation that allows for minor encroachments, setbacks, pools, HVAC issues, parking, etc.

Member DeYampert inquired of Ms. Bryla the results of a study the City performed in regard to other island-based resort cities. Ms. Bryla replied that she would research the information.

City Attorney Dickman suggested that the board formulate a letter in regard to recurring variances and vote to have a member address the City Commission or have it put on the City Commission's agenda as a discussion item.

5. Adjournment

There being no further business before the board, the meeting was adjourned at 3:15 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Paul Skipper, Chairman

Minutes approved on: _____

BOARD OF ADJUSTMENT MEETING

MINUTES

JULY 27, 2016

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
Michael Bomar, Member
Sandie Lyman, Member

ABSENT:

David Littell, Vice Chairman (excused)
Tom DeYampert, Member (excused)

ALSO PRESENT:

Jennifer Bryla, Community Development Director
Mike Larimore, Zoning Tech II
Rebecca Haynes, City Clerk

1. Changes to the Agenda

Ms. Bryla, Community Development Director, requested Item No. 2, "Minutes for Acceptance," be placed on the agenda for the next Board of Adjustment meeting on August 31, 2016.

2. Audience Comments

There were no audience comments.

3. Minutes for Acceptance – 6/29/2016

This item was moved until the 8/31/16 Board of Adjustment meeting.

4. Public Hearings

- I. **Case 2016-0047: 625 80th Ave.** - Applicant requests a variance to Section 6.23(d) of the Land Development Code to extend the length and widen an existing dock.

Mike Larimore gave Staff's presentation to the board. Staff's recommendation was for denial.

Chairman Skipper asked the applicant to come forward.

Chris Furlong, counsel for Terry Smith, spoke in regard to a variance for the construction of a dock.

Bob Brownridge, Dolphin Marine, spoke in regard to the construction of the dock.

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 to 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 Variance Case No. 2016-0047 as requested. The motion was seconded by Member Bomar. The motion was approved by an individual roll call vote, (2 yeses – Member Bomar, Member Lyman; 1 no – Chairman Skipper).

- II. **Case 2016-0051:** 3063 W. Vina del Mar Blvd. – Applicant requests variances to: (1) Section 6.13(c) of the Land Development Code to allow for the construction of a pool within the required rear yard setback and (2) Section 6.14 of the Land Development Code to allow for the placement of pool equipment within the required side yard setback.

Mike Larimore gave Staff's presentation to the board. Staff's recommendation was for denial on the pool setback and approval on the ancillary equipment relocation.

Chairman Skipper asked the applicant or their representative to come forward.

Laura Bamond, 3510 1st Avenue North, Suite 128, St. Petersburg, Florida, attorney for the applicant, spoke in regard to a variance for construction of a pool and placement of pool equipment.

Chairman Skipper asked the pool contractor to come forward.

Bart O'Connell, Landmark Pools, Inc., general manager, spoke in regard to the construction of a therapeutic lap pool.

Greggory Greene, 3063 West Vina del Mar, homeowner, spoke in regard to the following items: a petition from neighbors approving the pool, aerial photos, a plat, a letter from his physician, and photos of a screened lanai.

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

Chairman Skipper asked if anyone would like to speak 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 Bomar made a motion to approve Variance Case No. 2016-0051, both for the ancillary equipment and the setback for the pool. The motion was seconded by Member Lyman. The motion was unanimously approved by an individual roll call vote, (3 yeses; 0 nos).

Deborah Schechner, Boca Ciega Isle Drive, Mayor of St. Pete Beach, thanked the Board of Adjustment members for the work they performed with the City.

5. Adjournment

There being no further business before the board, the meeting was adjourned at 2:57 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

8/31/16

**Variance Case
#2016-0050**

Applicant/Agent
Ralph O. Lickton,
Agent

Location
100 6th Ave. /
504 Pass-A-Grille Way

**Commission
District**
District 4

Staff Representative
Mike Larimore,
Zoning Tech II

Related Cases
Local Historic
Designation Case
#2016-0046

Certificate of
Appropriateness Case
#2016-0048

Findings:

1. Denial would not 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

ITEM SUMMARY:

Item	Requirement	Existing Condition	Proposed
Land Development Code Section 11.7(a):			
Rear yard setback	1) 20 ft. minimum	1) 2.29 ft.	1) 2.29 ft.
Side yard setback	2) 10% of lot width (5 ft.)	2) 7.06 ft.	2) 3.06 ft.

Applicant requests a variance to Land Development Code (LDC) Section 11.7(a) to reduce the required side and rear yard setbacks for the expansion of a locally designated historic structure.

Existing Use: Residential (Detached Single-Family)

Proposed Use: Residential (Detached Single-Family)

Adjacent Uses

North: Infrastructure (6th Avenue)

South: Residential (Detached Single-Family)

East: Infrastructure (Pass-A-Grille Way)

West: Residential (Detached Single-Family)

The Applicant would like to enlarge their rental unit by adding onto the bedroom/bathroom. It is accessory to the main house, located on the same lot of record with the address of 504 Pass-a-Grille Way. Based on the City's current minimum lot size standards, the subject property could not be split into two lots.

district. 3. The variance is not in harmony with the general purpose and intent of the Land Development Code. 4. The proposed variance is the minimum allowable to make reasonable use of the land. Staff Recommendation Further exploration	The Historic Preservation Board reviewed the application pursuant to Sec. 28.14, which states that they are required to review all requests for variances for designated historic properties and submit their recommendation or objection and comments to the board considering the request. The Historic Preservation Board and the Board of Adjustment have similar criteria for consideration, with some findings being the same. However, the Historic Preservation Board goes beyond those to review cases against criteria that relate to historical significance and design while the Board of Adjustment incorporates criteria that relate to overall equity and demonstration of hardship. These differing criteria require the two Boards to review requests with separate standards for decision. At their August 4, 2016 regular meeting, the Historic Preservation Board reviewed the case and approved it with 4 yeses and 1 no, on the basis that the proposed addition meets the Secretary of Interior's Standards for Rehabilitation of Historic Structures and that the proposed plans are in harmony with the general appearance and character of the community, will not be injurious to the area or public, and is arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner reasonable use of the land. Additional Board discussion involved concern that the proposed addition would be too close to the neighbor to the south. Members raised the question of whether or not the proposed setbacks are similar to historic setbacks in the area. Staff assured them that there are many examples of such setbacks in the historic district. PUBLIC NOTICE: Notice of public hearing has been advertised as required by State Statutes, including: a legal advertisement in a local newspaper, written notices of hearing to owners of property within 300 feet of the subject property, and the posting of a public hearing sign for 7 days on the subject property prior to the public hearing. As of the time of this report, no comments have been received. COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE: The subject property is located in the RLM-2 zoning district with the Pass-A-Grille (PAG) Overlay which allows for residential uses. Section 28.13 of the LDC states that no board of authority may authorize a variance request for any locally-designated property unless first granted a Certificate of Appropriateness by the Historic Preservation Board. The criteria for review are outlined in Sec. 28.8 of the LDC, which include compliance with the Secretary of Interior's Standards for Rehabilitation. The plans also meet all regulations outlined in the LDC for the RLM-2 & PAG zoning districts (Sections 11 & 20 respectively) except for the variances requested. Further, Section 28.14 provides the criteria for the Historic Preservation
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Board's review of requests for variances to historic structures, which they have found the plans to be compliant with.

STAFF RECOMMENDATION:

Staff recommends further exploration – The structure already exists wholly within the typically required 20 foot rear yard setback, but the required 5 foot side yard setback is currently preserved. Staff recognizes that the property is a locally designated historic structure; however, the proposed expansion and variance request must be reviewed against the Board of Adjustment criteria in granting a variance as outlined in the Code. Staff recommends the Applicant explore other design alternatives that include the proposed project building toward the interior of the property in order to preserve the required side yard setback on the south side of the property.

Attachments:

- A. Relevant Code Section
- B. Aerial Photo
- C. Site Photos
- D. Sanborn Map
- E. Application
- F. Site Plan

Attachment A.

Sec. 11.7. - Minimum yard requirements.

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

(a) Residential 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.

Sec. 28.14. - Review of requests for variances.

(a) All requests for a variance for a designated historic property under this division shall be presented to the historic preservation board, which shall upon review submit its objection, recommendation and comment to the board considering the request. The historic preservation board shall establish rules for reviewing such requests. Public notice shall be in accordance with the provisions of section 3.4 of the City of St. Pete Beach Land Development Code.

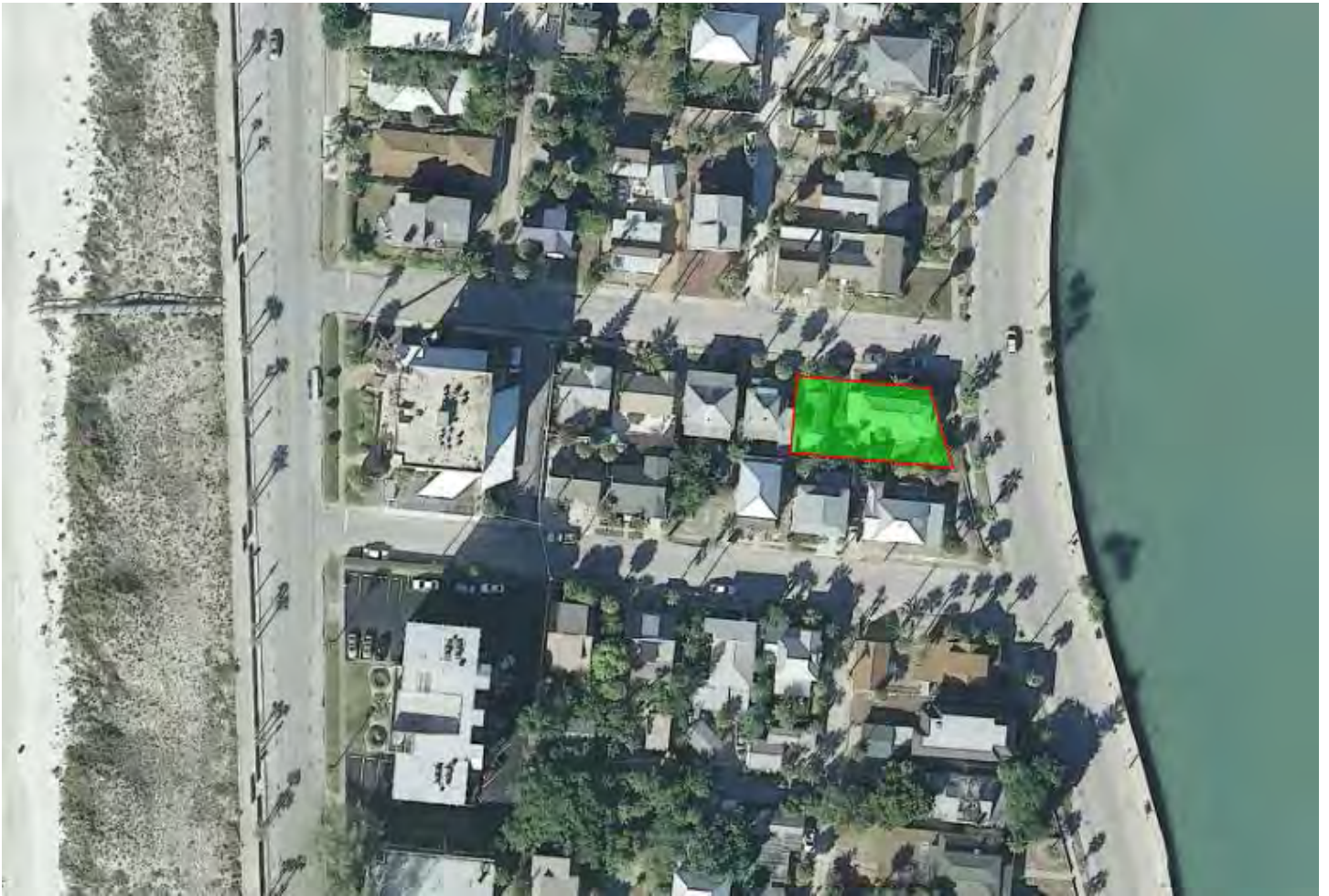
(b) Before recommending that a variance be granted, the historic preservation board shall find that:

- (1) The variance shall be in harmony with the general appearance and character of the community.
- (2) The variance shall not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.
- (3) The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner a reasonable use of his land.

(c) In recommending the granting of variances, the historic preservation board may also recommend any appropriate conditions necessary to protect and further the interest of the area and abutting properties, including but not limited to:

- (1) Landscape materials, walls and fences as required buffering.
- (2) Modifications of the orientation of any openings.
- (3) Modifications of site arrangements.

Attachment B.



Above: Subject property highlighted.

Attachment C.

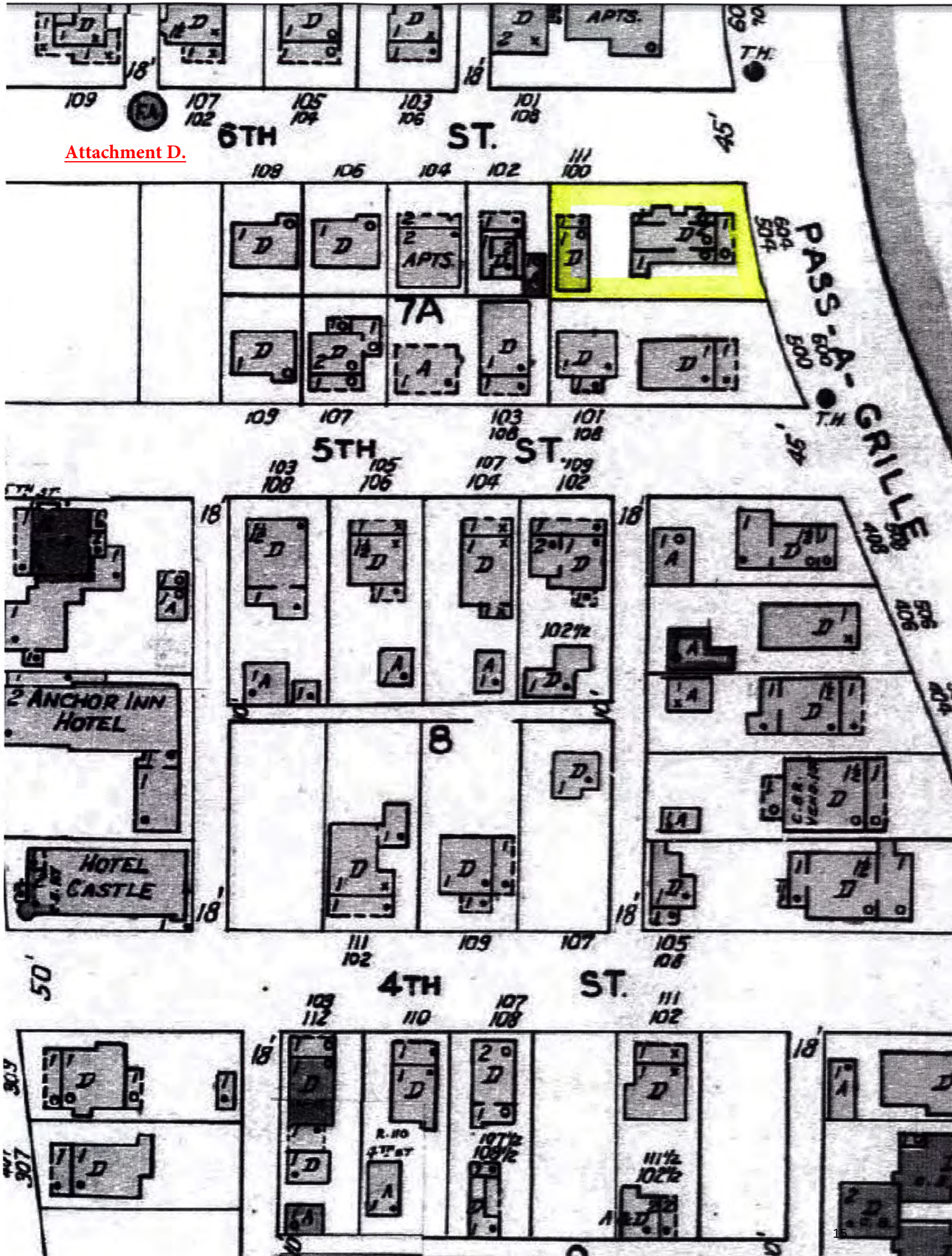


Above: Subject property, facing south



Above: Subject property, facing west

Attachment D.





City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727-367-2735
www.stpetebeach.org

VARIANCE APPLICATION

PROPERTY FOR PROPOSED VARIANCE

Case Number: 2016-0050

Legal Description:

LOT 3 AND THE NORTH ONEHALF OF LOT 2, DUFFEY'S SUB-DIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

Parcel ID

19-32-16-22842-000-0030

Address

100 SIXTH AVENUE

Current Zoning:

FLUM

Designation:

Lot Area:

Existing Use:

Proposed Use:

APPLICANT/AGENT:

Name: RALPH O. LICKTON

Address: 1706 PASS-A-GRIFFIN WAY #3

City: ST. PETE BEACH

State: FLA

Zip: 33706

Phone: (727) 368-0017

Email: LICKTONDESIGN@VERIZON.NET

PROPERTY OWNER:

Name: HARRY P. & MOON O. METZ

Address: 504 PASS-A-GRIFFIN WAY

City: ST. PETE BEACH

State: FLA.

Zip: 33706

Phone: (727) 642-5995

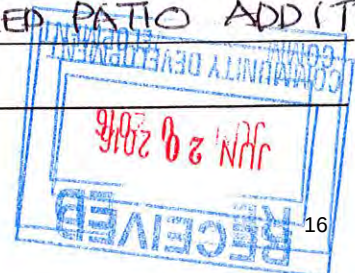
Email: HMETZ@TAMPABAY.RR.COM

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

X

REAR YARD SETBACK OF 2.29' FROM PROPERTY LINE
ORD. #

SIDE YARD SETBACK OF 3.06' SIDE PROPERTY LINE
FOR EXPANSION OF BEDROOM AND COVERED PATIO ADDITION



Additional Documents:

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.

BUILT TO 1920 STANDARDS
IN NEED OF STRUCTURAL "HARDENING" TO PRESERVE
ADDITION OF HURRICANE TIES AND ANCHORING,
INSULATION, AND INCREASED SIZE TO CONTINUE
TO BE ECONOMICALLY VIABLE TO UTILIZE AS AN
INCOME RENTAL

- ✓ 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.

NON-CONFORMING SETBACKS AND DENSITY

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

YES.

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

WILL NOT

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

WILL NOT

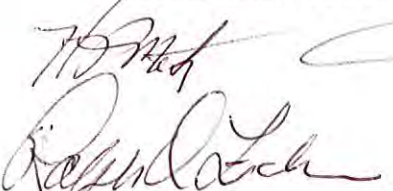
- ✓ 6. The variance shall not increase density or intensity over that which is permitted in the Comprehensive Plan.

WILL NOT

- ✓ 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

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



 8/20/16

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

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.

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

ROL 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.

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

ROL 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.

ROL 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.

ROL 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.

ROL 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

Ralph D. Lickton
Signature of Applicant

X 6/20/16
Date

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

I/WE

HARRY P. & MOON O. METZ

(print name of property owner)

hereby authorize

RALPH O. LICKTON

(print name of agent)

to represent me/us in an application for

VARIANCE, B.O.A. & HISTORIC BOARDS

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

X [Signature]
Signature of Owner

HARRY P. METZ

Print Name of Owner

X [Signature]
Signature of Owner

MOON O. METZ

Print Name of Owner

The forgoing instrument was acknowledged before me this 22nd day of June
2016, by Harry P. and Moon O. Metz who is personally known X
or produced N/A as identification.

[Signature]
(Notary Signature)

My Commission Expires 11/22/2019

6/22/2016

(Date)



REBECCA C. HAYNES
MY COMMISSION # FF 919717
EXPIRES: November 22, 2019
Bonded Thru Budget Notary Services



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, RALPH O. LICKTON, 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): RALPH O. LICKTON

Address: 1706 FAYS-A-GRILLE WAY # 3

Ralph O. Lickton
Signature

X 6/20/16
Date

STATE OF FLORIDA)
PINELLAS COUNTY) SS:

The foregoing instrument was acknowledged before me this 22nd day of June, 2016 by Ralph Lickton, who appeared before me, and is personally known to me, or has produced N/A as identification, and did take an oath.

My commission Expires:
11/22/2019

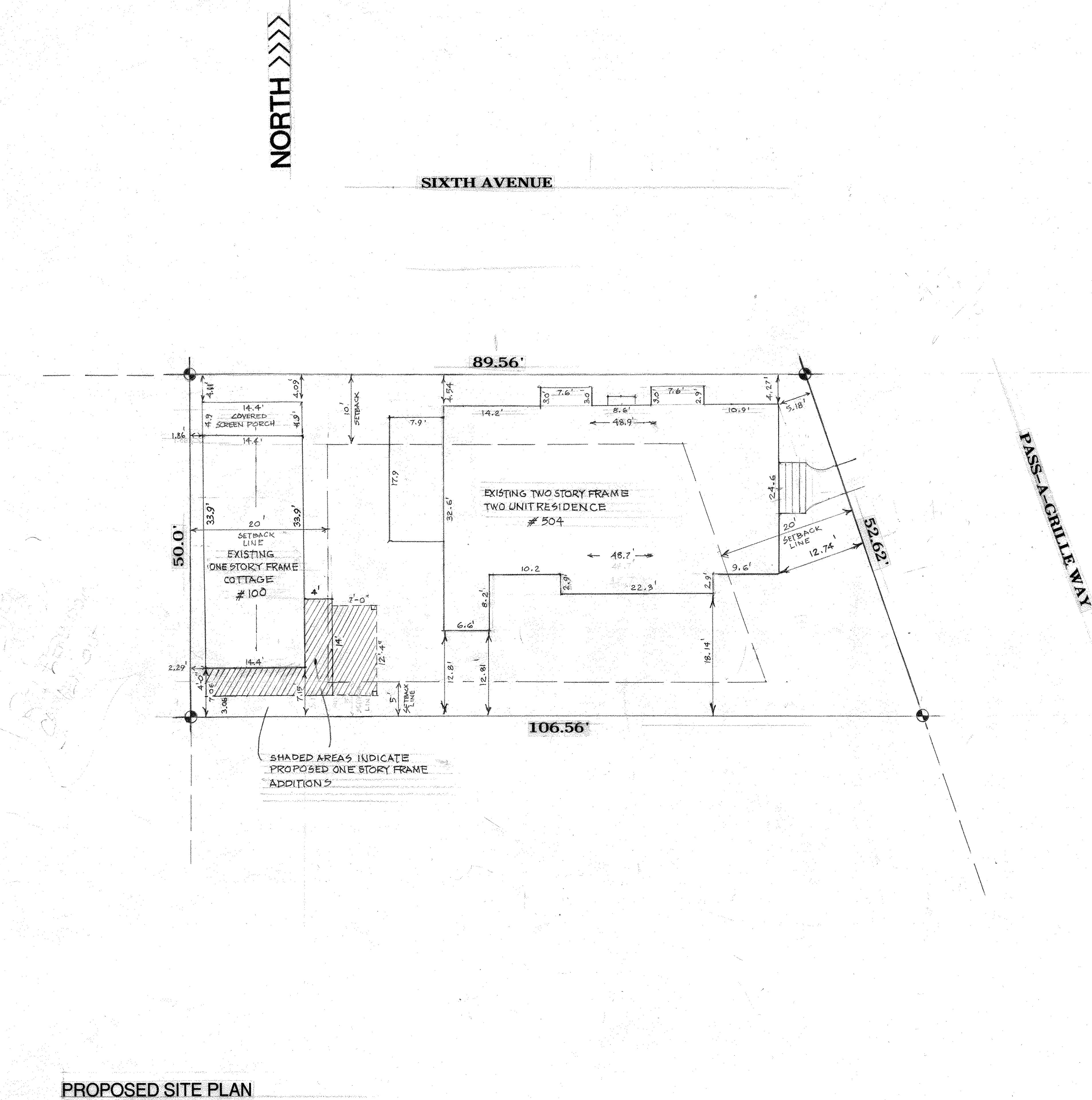
NOTARY: Rebecca C. Haynes
Print Name: Rebecca C. Haynes

Notary Public, State of Florida

(Notarial Seal)



REBECCA C. HAYNES
MY COMMISSION # FF 919717
EXPIRES: November 22, 2019
Bonded Thru Budget Notary Services



PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION

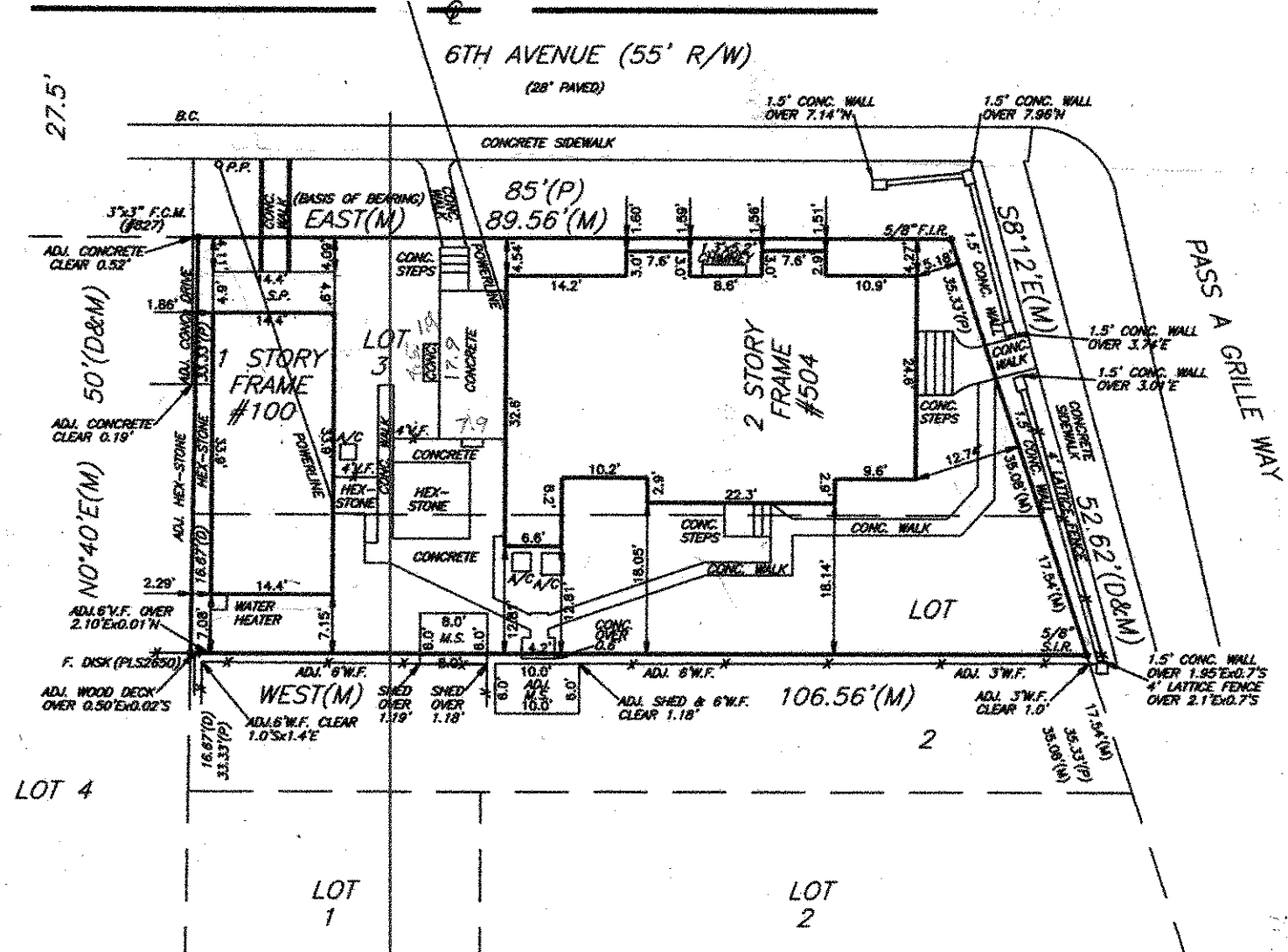
CITY OF ST. PETE BEACH RLM-2 ZONING DISTRICT

PROPERTY LOCATED IN A DESIGNATED FLOOD HAZARD AREA

F.E.M.A. DESIGNATION "VE" ELEVATION 12.0' N.A.V.D. 1988

Community Panel #12103C 0278 G 9/3/03

PINELLAS GULF BEACH COASTAL CODE ZONE "2"



A BOUNDARY SURVEY OF LOT 3 AND THE NORTH ONE-HALF OF LOT 2, DUFFEY'S SUB-DIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

JOB NUMBER: MNXIV453 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 12/30/14 SCALE: 1 INCH = 20 FEET DRAWN BY: DCH	DAVID C. HARNER PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL 33706 SECTION 19 TOWNSHIP 32 SOUTH RANGE 16 EAST	FLOOD ZONE: "AE" FLOOD MAP DATE: 8/18/09 COMMUNITY NUMBER: 125149 PANEL NUMBER: 0206 G CHECKED BY: DCH
CERTIFIED TO: HARRY P. AND MOON O. METZ		
I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 463, F.S., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.087.		
NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN, OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.		
LEGEND: N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988 B.F.E.=BASE FLOOD ELEVATION A.A.R.=ANNUAL RAINFALL B.C.=BACK OF CURB C.=CHORD LENGTH C.L.=CENTERLINE D.B.=DRAINAGE D.F.=DRAINAGE FENCE D.L.=DRAINAGE LINE D.P.=DRAINAGE POINT D.R.=DRAINAGE ROD D.S.=DRAINAGE SHED D.T.=DRAINAGE TIE D.W.=DRAINAGE WALL D.Y.=DRAINAGE YARD D.Z.=DRAINAGE ZONE D.L.=DRAINAGE LINE D.P.=DRAINAGE POINT D.R.=DRAINAGE ROD D.S.=DRAINAGE SHED D.T.=DRAINAGE TIE D.W.=DRAINAGE WALL D.Y.=DRAINAGE YARD D.Z.=DRAINAGE ZONE		

PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRIFFLE RESIDENCE
HARRY P. & MOON O. METZ
100 SIXTH AVENUE
ST. PETE BEACH, FLORIDA 33706

Comm. # 0416

PROPOSED SITE PLAN

1

DAVID C. HARNER
PROFESSIONAL LAND SURVEYOR
No. 41099
STATE OF FLORIDA

PROPOSED SITE PLAN

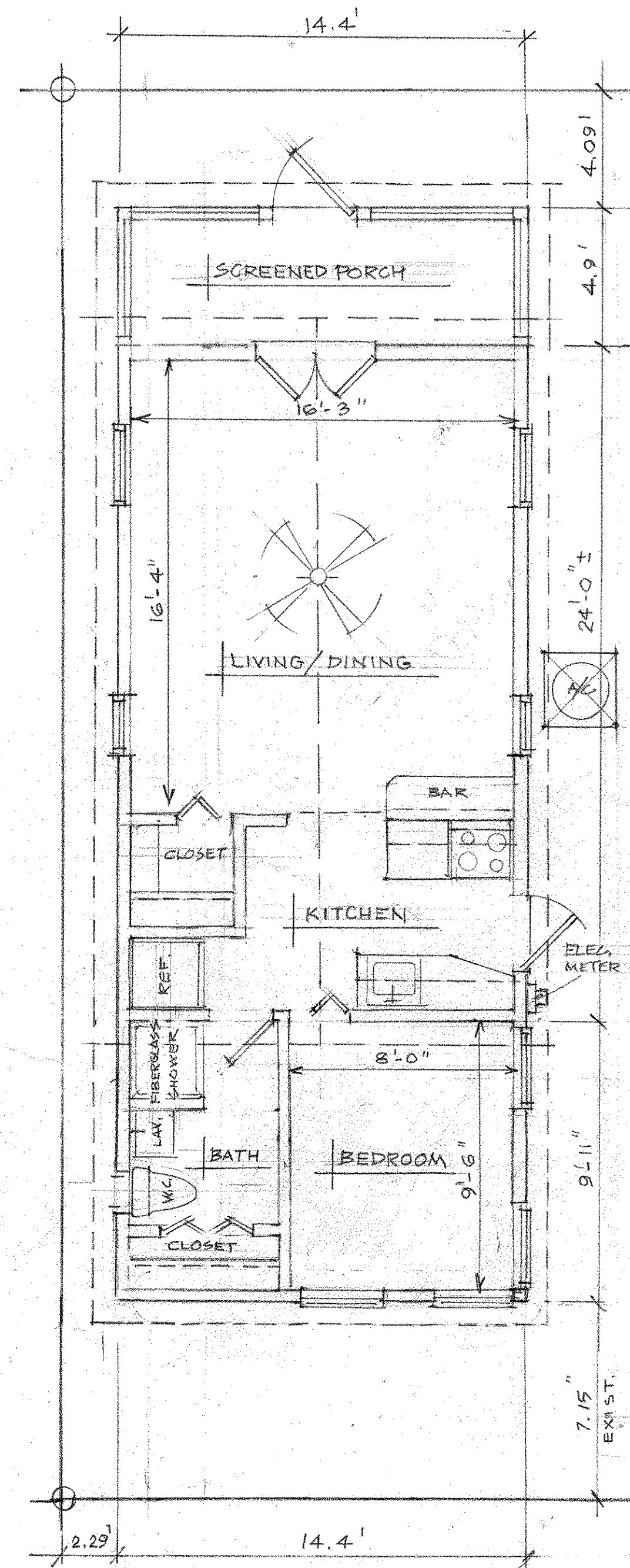
Application 6/20/16
Revised 5/24/16
Conceptual 4/13/16

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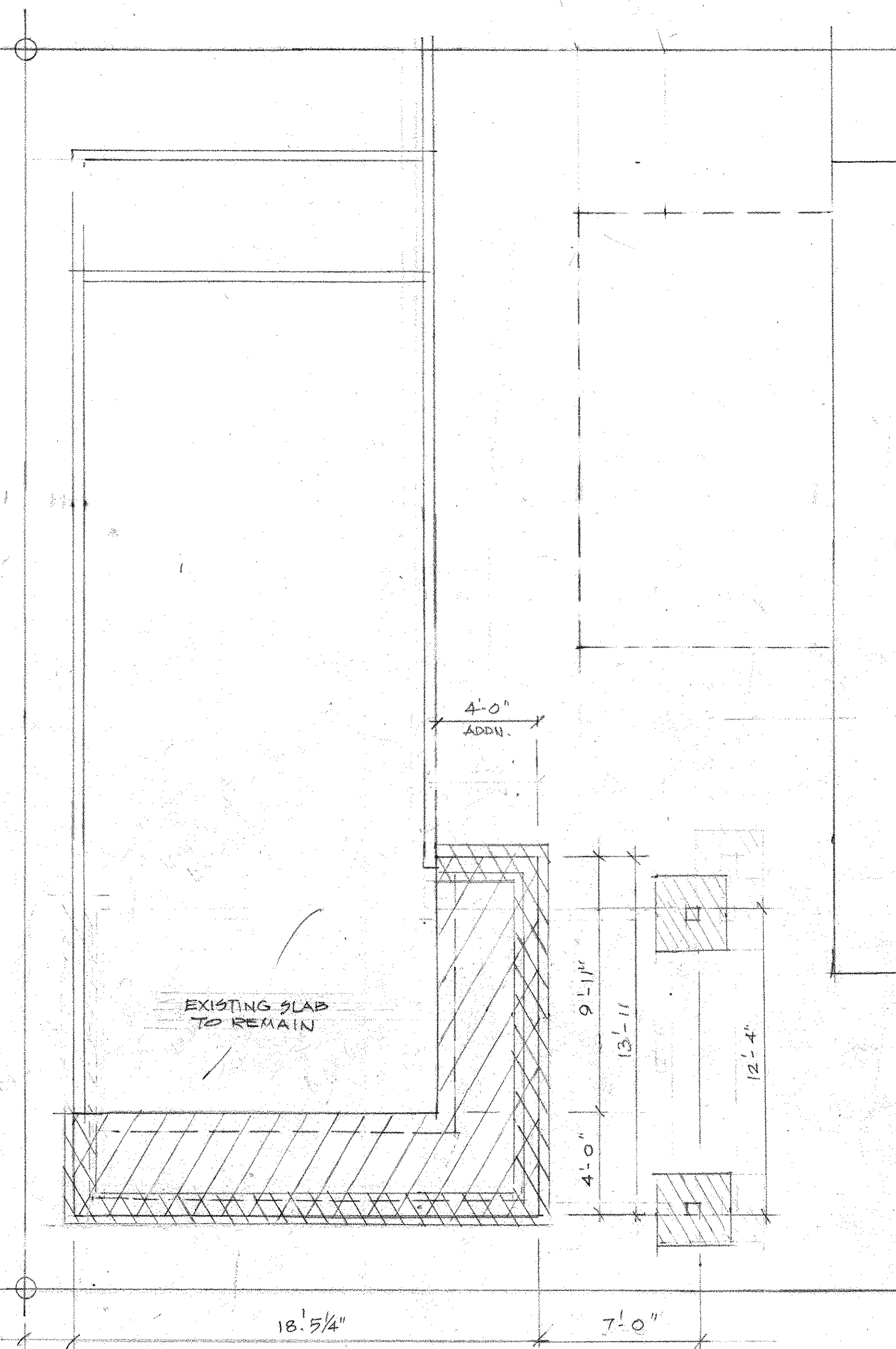
1708 PASS-A-GRIFFLE WAY, #3
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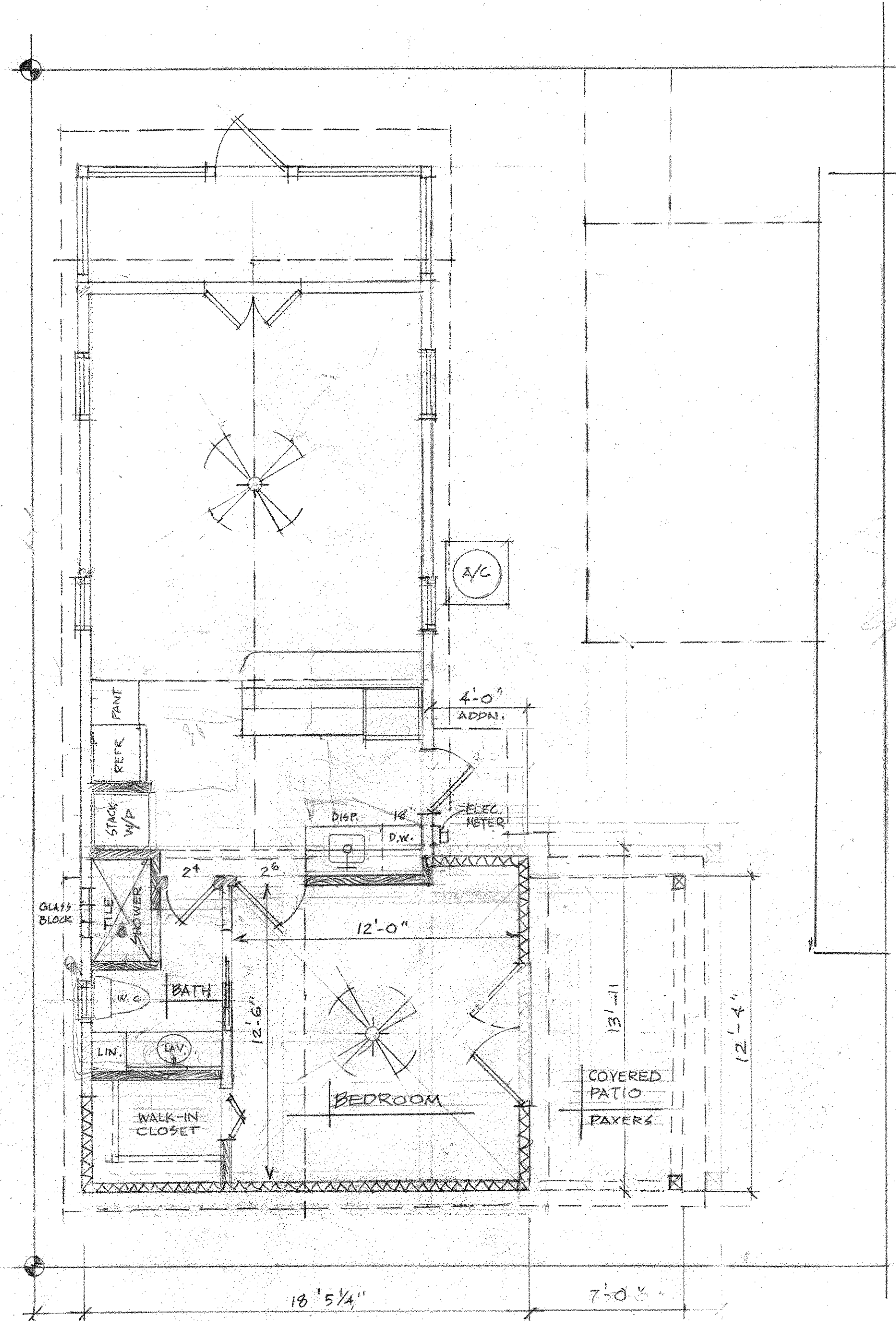
EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"



FOUNDATION/SLAB PLAN

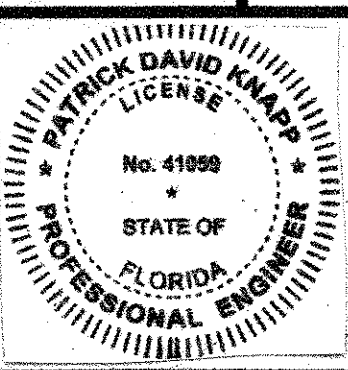
SCALE 1/4" = 1'-0"



PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

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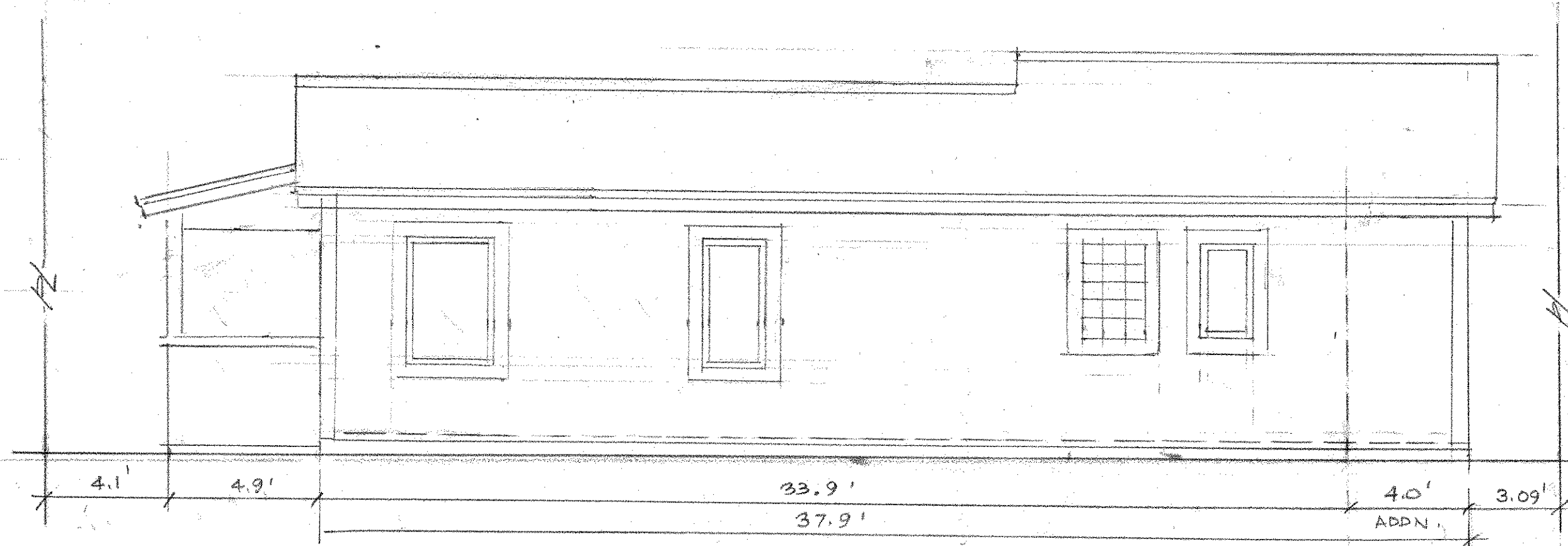
PROPOSED ADDITIONS AND RENOVATIONS
PASS-A-GRILLE RESIDENCE
HARRY P. & MOON O. METZ
100 SIXTH AVENUE
ST. PETE BEACH, FLORIDA 33706

Comm. # 0416

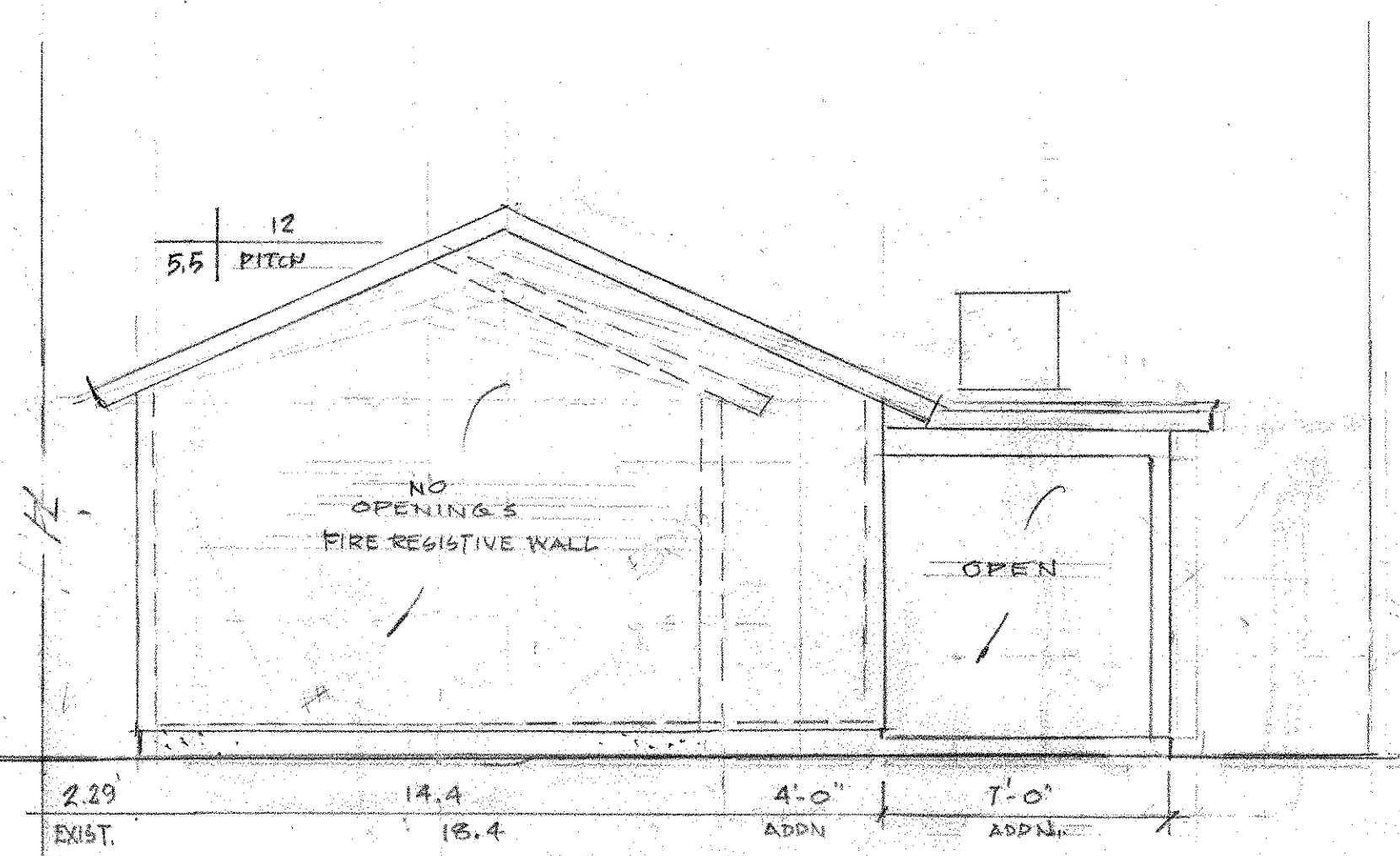
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**FLOOR PLANS
FOUNDATION/SLAB PLAN**
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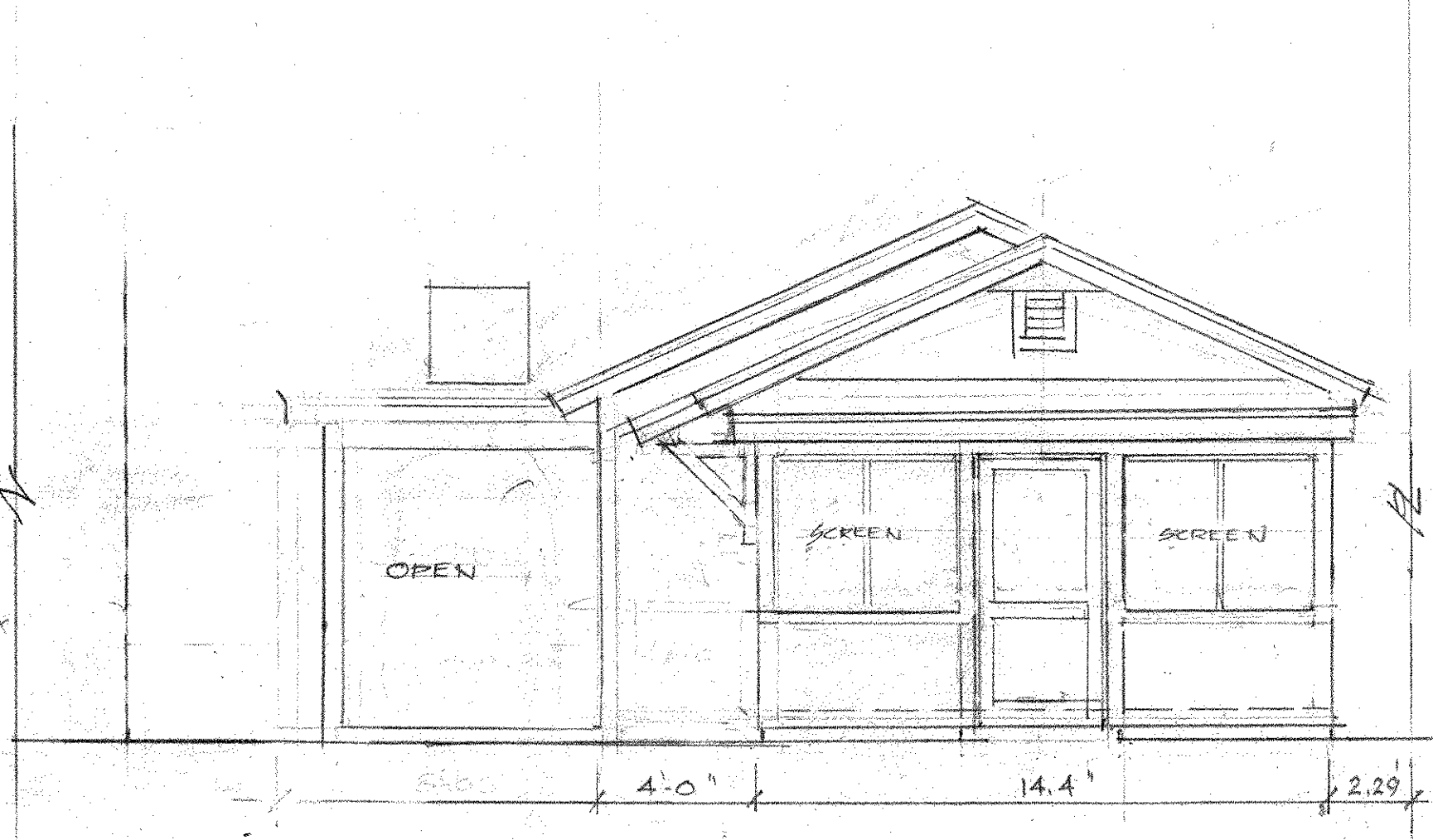
Application 6/20/16



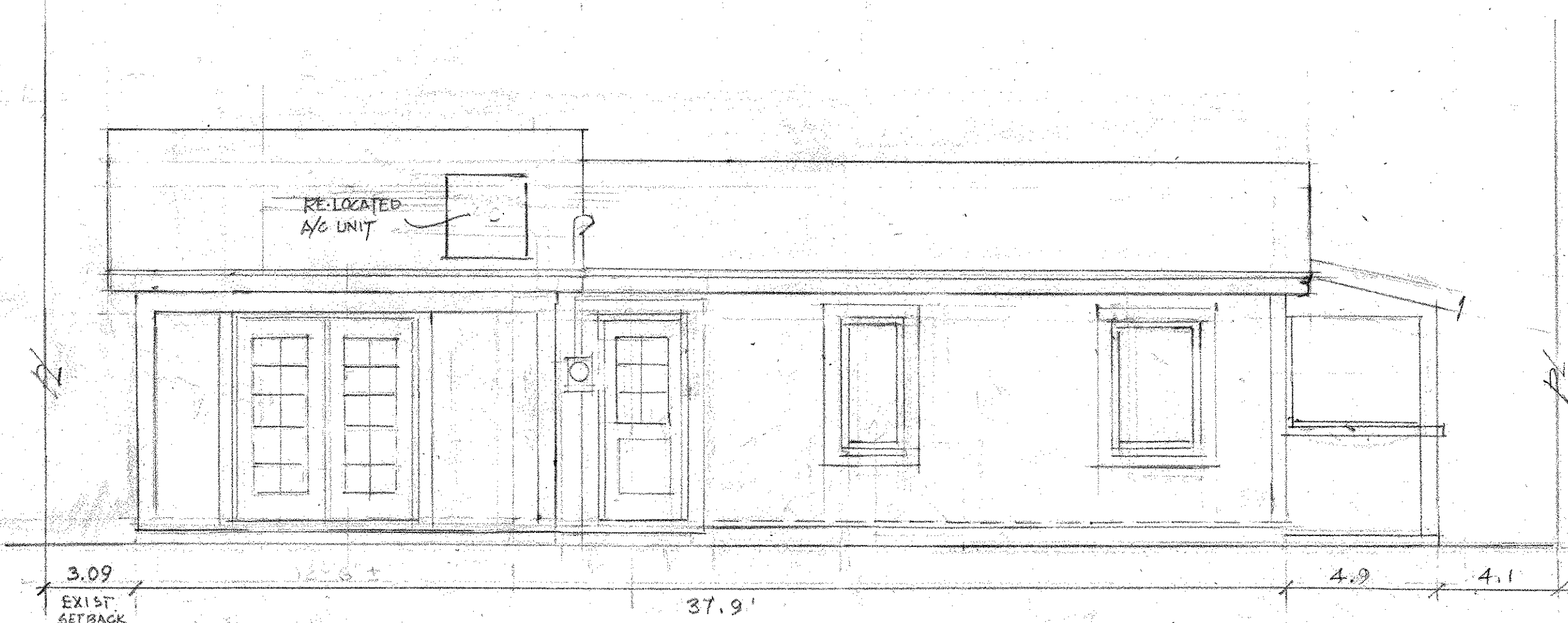
RIGHT SIDE ELEVATION - WEST



REAR ELEVATION - SOUTH



FRONT ELEVATION - NORTH - SIXTH AVENUE



LEFT SIDE ELEVATION - EAST

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

EXTERIOR ELEVATIONS

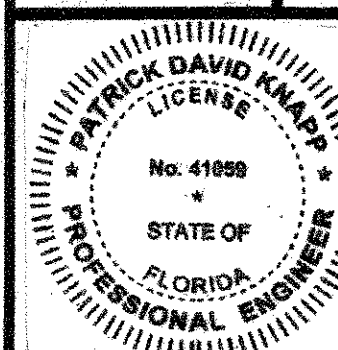
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PROPOSED ADDITIONS AND RENOVATIONS
PASSAGE GRILLE RESIDENCE
HARRY P. & MOON O. METZ
100 SIXTH AVENUE
ST. PETE BEACH, FLORIDA 33706



3

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SIGNATURE:

DATE:

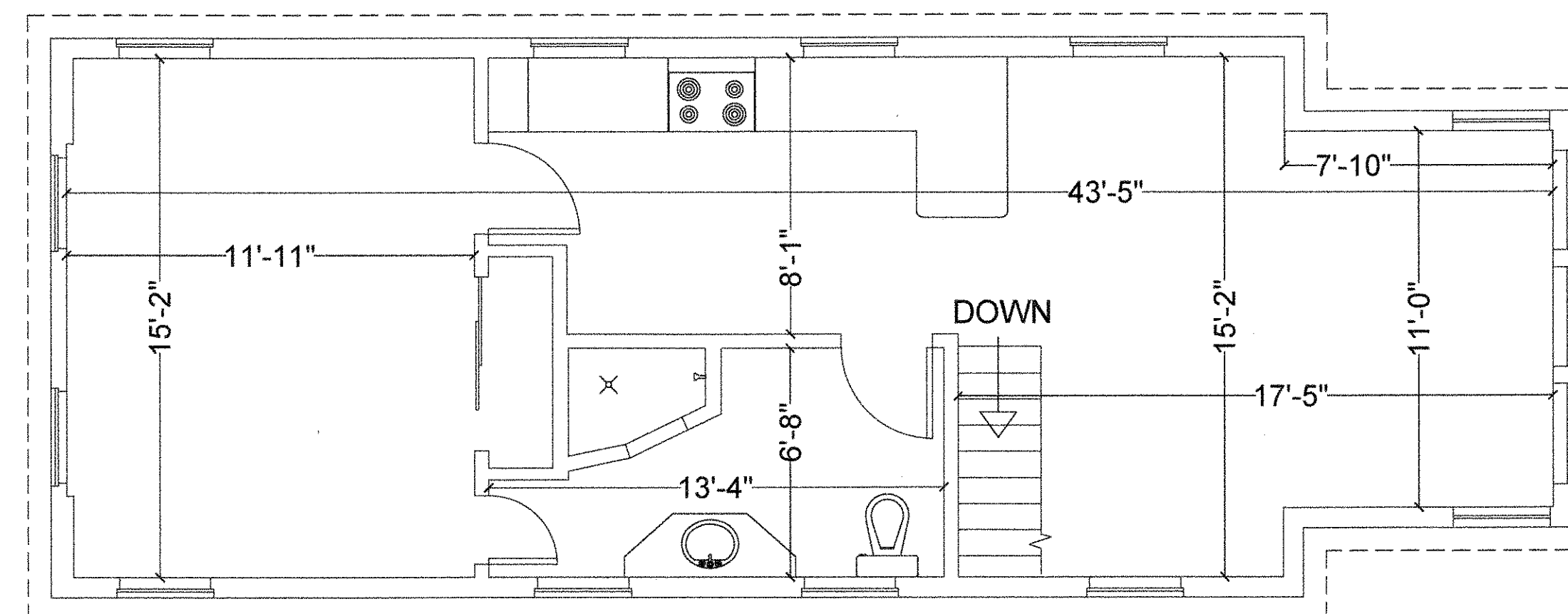
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SHEET TITLE:

SHEET NUMBER:

A1.00





ATLANTA
706.623.2384

ORLANDO
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TAMPA
727.548.9595

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CLIENT APPROVAL:

SIGNATURE: _____

DAT

[illegible]

PROJECT NUMBER:

IO-16-0503

DRAWN BY:

BJM

CHECKED BY:

JTH

DATE: _____

05/27/16

SCALE:

$$1/4'' = 1'-0''$$

SHEET TITLE:

SECOND FLOOR PLAN

SHEET NUMBER:

A2.00



PROJECT NAME:

504 PASS A GRILLE WAY

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PROJECT NUMBER:

IO-16-0503

DRAWN BY:

BJM

CHECKED BY _____

JTH

DATE:

05/27/16

SCALE

$$1/4'' = 1'-0''$$

QUEST TITLE

ELEVATIONS

SHEET NUMBER:

A4.00



WEST ELEVATION



SOUTH ELEVATION