



BOARD OF ADJUSTMENT MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, Florida

Wednesday, 10/25/2017
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. **Approval of Minutes**

8/30/2017
9/27/2017
4. **Election of Officer**

Vice Chair

5. Agenda Items

- I. Case 17-00022: Applicant requests a variance to Section 8.7 of the Land Development Code to decrease the minimum required rear yard setback from 20 feet to 11 feet, 3 inches to allow for the construction of a two-story covered balcony on the rear of an existing single-family home.

6. Adjournment

APPEAL

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

Electronic media must be submitted a minimum of 24 hours in advance to cityclerk@stpetebeach.org

The public is cordially invited to attend.

All agenda material is available for review at City Hall.

BOARD OF ADJUSTMENT MEETING

MINUTES

AUGUST 30, 2017

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
Ron Holehouse, Vice Chairman
Michael Bomar, Member

ABSENT:

Tom DeYampert, Member
Sandie Lyman, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Jennifer Bryla, Community Development Director
Mike Larimore, Zoning Tech II
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

Mike Larimore, Zoning Tech II, informed the board that in regard to Agenda Item No. 4, 1, Case 17-00011, the applicant had officially withdrawn their application.

3. Minutes for Acceptance – 7/26/2017

Vice Chairman Holehouse made a motion to approve the minutes from the July 26, 2017 meeting. The motion was seconded by Member Bomar and unanimously approved by a voice vote (3 yeses – 0 nos).

4. Agenda Items

- I. Case 17-00015: 8801 Gulf Boulevard – Applicant request variances to Sections 6.13 & 8.7 of the Land Development Code to decrease the minimum required side and rear yard setbacks to allow for the construction of a screened pool enclosure.

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

Chairman Skipper asked the applicant to come forward.

Herman Hernandez, Jr., 8801 Gulf Boulevard, homeowner, requested approval for construction of a screened pool enclosure.

Chairman Skipper asked if anyone would like to speak on behalf of the applicant.

Hearing none, Chairman Skipper asked if anyone would like to speak against the application.

Esther Cannara, 468 85th Avenue, spoke against the application.

Chairman Skipper asked if anyone else would like to speak against the application.

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

Vice Chairman Holehouse asked the applicant to come forward and posed questions to the applicant in regard to a tree on the subject property. Mr. Hernandez agreed to take care of the tree.

Chairman Skipper asked for further board discussion. Hearing none, Chairman Skipper asked for a motion.

Member Bomar made a motion to approve variance Case No. 17-00015. The motion was seconded by Vice Chairman Holehouse with the caveat that the applicant take care of the tree as per the agreement during their conversation. Member Bomar agreed with the second.

Chairman Skipper called for board discussion.

City Attorney Dickman stated that the motion would be approval of the variance with the condition that the subject tree would be cleaned up by a professional arborist.

The board agreed with the verbiage of the amended motion stated by Attorney Dickman.

At the conclusion of board discussion, Chairman Skipper called for a roll call vote.

The motion was unanimously approved by an individual roll call vote, (3 yeses - 0 nos).

- II. Case 17-00016: 6381 4th Palm Point – Applicant requests a variance to Section 6.23 of the Land Development Code to increase the maximum length of a residential dock to allow for the placement of a boatlift.

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

Chairman Skipper asked the applicant to come forward.

Jay LaBarre, 4025 46th Street North, St. Pete, Florida, agent, requested approval for a boatlift.

Chairman Skipper asked if anyone would like to speak on behalf of the applicant.

Hearing none, Chairman Skipper asked if anyone would like to speak against the application.

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

City Attorney Dickman stated that the following be in the minutes: Mr. LaBarre is authorized to represent the owner of the property and is ensuring that the owner of the property understands that the subject tree will be cleaned up by a professional arborist.

Chairman Skipper asked for further board discussion. Hearing none, Chairman Skipper asked for a motion.

Member Bomar made a motion to approve variance Case No. 17-00016. The motion was seconded by Vice Chairman Holehouse.

Chairman Skipper called for further board discussion. Hearing none, Chairman Skipper called for a roll call vote.

The motion was unanimously approved by an individual roll call vote, (3 yeses - 0 nos).

5. Adjournment

There being no further business before the board, the meeting was adjourned at 2:25 p.m.

Board of Adjustment Meeting
August 30, 2017
Page 4 of 4
Attest:

Rebecca C. Haynes, City Clerk

Paul Skipper, Chairman

Minutes approved on: _____

BOARD OF ADJUSTMENT MEETING

MINUTES

SEPTEMBER 27, 2017

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Jake Holehouse, Member
Michael Bomar, Member
Tom DeYampert, Member
Sandie Lyman, Member

ABSENT:

Paul Skipper, Chairman

ALSO PRESENT:

Andrew Dickman, City Attorney
Jennifer Bryla, Community Development Director
Mike Larimore, Zoning Tech II
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

Member DeYampert welcomed Member Holehouse to the board.

Mike Larimore, Zoning Tech II, informed the board that Item No. 3, "Approval of Minutes, 8/30/2017," will be presented for approval during the October 25, 2017 meeting.

2. Audience Comments

There were no audience comments.

3. Minutes for Acceptance – 8/30/2017

This item was moved to October 25, 2017 during Item No. 1, Changes to the Agenda.

4. Agenda Item

- I. Case 17-0021: Applicant requests variances to Sections 23.5 & 23.11 of the Land Development Code to decrease the minimum required number of parking spaces and modify the parking construction and design regulations for a commercial property.

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

Member DeYampert asked the applicant to come forward.

John Leonard, 6600 Gulf Boulevard, owner, stated he had met with Staff and had moved lines and restriped parking spaces according to Staff's instructions.

Member DeYampert asked for audience comments.

William Pyle, 6600 Sunset Way, President of the Silver Sands Master Association and Building B Association, spoke in opposition to the application.

Member DeYampert asked for further public comment. Hearing none, Member DeYampert closed the public hearing portion and opened it for discussion among the board members.

Member Lyman requested the applicant verify that he is the agent or owner of the subject business.

John Leonard, 6600 Gulf Boulevard, owner, verified that he is the owner and operator of the subject business, building and two lots adjoining the building.

Member Lyman made a motion to approve the variances for Case No. 17-00021 as requested. The motion was seconded by Member Bomar and 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 2:24 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

10/25/17

Variance Case
#17-00022

Applicant/Agent
Tim Roney, Applicant

Location
5920 Bahia Honda Way
North

Commission District
District 2

Staff Representative
Mike Larimore,
Planner I

Related Cases
N/A

**Staff
Recommendation**
Approval

ITEM SUMMARY:

Item	Requirement	Existing Condition	Proposed
Land Development Code 8.7: Minimum Rear Setback	20 feet	20 feet	11 feet, 3 inches

Applicant requests a variance to Section 8.7(a) of the Land Development Code to decrease the minimum required rear yard setback from 20 feet to 11 feet, 3 inches to allow for the construction of a two-story covered balcony on the rear of an existing single-family home.

Existing Use: Residential (Detached Single-Family)
Adjacent Uses

North: Residential (Detached Single-Family)
South: Residential (Detached Single-Family)
East: Infrastructure (Bahia Honda Way North)
West: Water (Intracoastal Waterway)

Applicant requests variances to reduce the rear yard setback to construct a two-story covered balcony to the rear of an existing single-family home.

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. The Applicant has provided a document of no objection signed by thirteen (13) neighboring property owners as of 10/16/17.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The subject property is located in the Residential RU-1 zoning district. The RU-1 zoning district allows for detached single-family residences and subordinate accessory structures. The subject property has a Future Land Use Designation of Residential Urban (RU). The Comprehensive Plan encourages the improvement of existing residential neighborhoods.

The Land Development Code allows for open balconies and stairs (those without roof systems) to encroach up to three feet into front and rear yard setbacks. Covered balconies, such as the two proposed, must meet typical yard setback requirements.

CRITERIA REVIEW (LDC 3.12.a):

The Board of Adjustment may authorize variances to the land development regulations if the applicant is able to demonstrate compliance with all five (5) of the following conditions. Staff analysis of criteria in *red italics* below:

- 1) The existence of conditions and circumstances that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same district which have complied with these regulations without hardship; that the strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building; and the peculiar conditions and circumstances are not the result of the actions of the applicant. *The existing layout of the property is unique. The angled orientation of the property lines reduces the effective area in which to build a typical rectangular home and accessory structures. The orientation of the property is not the result of the Applicant.*
- 2) Neither a nonconforming use of neighboring lands, structures or buildings, legal or illegal, in the same district, nor a permitted use in adjacent districts shall be considered as grounds for issuance of a variance. *No other structures or uses are being considered.*
- 3) The proposed variance will not have the effect of changing any district boundary on the zoning map, nor constitute the granting of a nonconforming use. Under no circumstances shall a variance permit an increase in development density or permit a use not specifically permitted in the district. *The proposed variances will not affect any district boundaries or permit a nonconforming use.*
- 4) 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. In granting the variance, the appropriate board of authority may prescribe any conditions and safeguards it deems necessary or desirable as a condition of approval of the variance application. *The requested variance is in harmony with the general*

intent of the Land Development Code. The reinvestment in private property by homeowners is supported by the Comprehensive Plan.

- 5) The appropriate board of authority finds as a reasonable conclusion that hardship would unnecessarily result from a literal enforcement of the provisions of the land development regulations as set forth in the application, and the variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building. *The literal enforcement of the land development regulations would not result in a hardship for the Applicant. However, the maximum enjoyment and reasonable use of the rear yard is reduced if the variance is not granted.*

STAFF RECOMMENDATION:

Staff recommends approval – The proposed extension of the home's rear balconies is a logical accessory addition to the home. The general purpose of a rear yard setback is to protect the privacy of property owners located behind a property. In this case, there are no negatively affected property owners to the rear of the subject property as shown by the documents submitted by the property owner. Without the variance, the reasonable use of the space in which the proposed balconies are located would be negatively affected. The angle created by the existing front and rear property lines creates awkward and converging buildable zones once setback requirements are accounted for. The proposed balconies utilize the rear yard while matching existing lines created by the home.

Attachments:

- A. Relevant Code Section
- B. Aerial Photo
- C. Site Photo
- D. Variance Application
- E. Applicant-submitted Documents
- F. Survey
- G. Site Plan

Attachment A.

Comprehensive Plan: Future Land Use Policies – Green Practices, Residential Character and Introduction to Land Use Categories

Objective 2.1

The integrity and quality of life throughout the City, including existing residential neighborhoods, as well as core commercial and resort areas, will be maintained through the enforcement of the land development regulations and shall be encouraged to be improved, and for those properties experiencing blighting conditions such as deterioration, degradation, and distress shall be encouraged to redevelop through the use of land development regulations and other incentives, in accordance with the Future Land Use Element.

Housing Element

Policy 1.4.2

The City shall encourage individual homeowners to increase private *reinvestment* in housing by providing information and technical assistance programs.

Land Development Code

LDC Sec. 8.7. - Minimum yard requirements.

The minimum yard requirements for principal structures in the RU-1 Residential District are as required in this section.

(a) Detached single-family dwellings.

- (1) Front yard:* 20 feet.
- (2) Secondary front yard:* 20 feet.
- (3) Side yards:* The lesser of ten percent of the lot width or seven feet.
- (4) Rear yard:* 20 feet.

LDC Sec. 6.22. - Yards and measurement of required yards.

(b) Encroachment of open balconies and stairs. Open balconies and stairs may be permitted to encroach into required front or rear yards a distance of three feet.

[illegible]

Above: Subject property highlighted.

Attachment C.



Above: Subject property, facing northwest

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

Case Number: PLN 17-00022

PROPERTY FOR PROPOSED VARIANCE

Legal Description: Bahia Shores 5th Addition, Lot 2
Parcel ID: 31-31-16-02380-000-0020
Address: 5920 Bahia Honda Way N
Current Zoning: RU-1 FLUM Designation: _____ Lot Area: 9,318
Existing Use: Residential Proposed Use: Residential

APPLICANT/AGENT:

Name: Timothy E. Roney
Address: 535 Central Ave., Suite M-1
City: St. Petersburg State: FL
Zip: 33701 Phone: 727-822-8600
Email: tim@roneydesign.com

PROPERTY OWNER:

Name: Howard F. Jr. & Mary Lee Coble
Address: 5920 Bahia Honda Way N
City: St. Pete Beach State: FL
Zip: 33706 Phone: 904-386-7267
Email: Fred.Coble@raymondjames.com

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

Request a rear yard setback to construct a 2 story covered balcony with a proposed
setback which has a min. of 11'-3" at it's smallest dimension, where a 20' setback is required, the
encroachment is two triangular areas which total 181 sq. ft. The 1st floor area will have two
columns in the setback area and the balance will be a covered patio area. The 2nd floor will
have the same two columns with the addition of a roof above. No walls are proposed.

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.
THE SUBJECT PROPERTY IS APPROX. 9,317 SQ. FT. OF AREA AND IS AN IRREGULAR SHAPED LOT. WHILE OTHER PROPERTIES IN THE NEIGHBORHOOD HAVE SIMILAR IRREGULARITIES, THESE ARE NOT TYPICAL TO THE RU-1 ZONING. THE EXISTING RESIDENCE IS A SAW-TOOTH DESIGN AND THEREFORE ANY ADDITIONAL IMPROVEMENT MUST AND SHOULD FOLLOW THIS DESIGN FEATURE.
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.
THE MINDA NATURE OF THE REQUESTED VARIANCE IS REASONABLE FOR THE BEST USE OF THE PROPERTY WITHIN THE REAL ESTATE MARKET FOR A HOME OF THIS SIZE. THE HOME IS CURRENTLY WITHOUT OUTDOOR COVERED AREA ON THIS ELEVATED STRUCTURE WHERE THE MAIN LIVING AREA EXISTS. STRICT ENFORCEMENT WOULD DEPRIVE THIS PROPERTY FROM BEING COMPATIBLE TO NEIGHBORING PROPERTIES.
3. The peculiar conditions and circumstances are not the result of the actions of the applicant.
THE CURRENT LOT CONDITION AND LOCATION OF THE RESIDENCE IS NOT THE RESULT OF THE APPLICANT, RATHER THAT OF THE ORIGINAL PLAT AND CONSTRUCTION AND WAS PURCHASED IN THIS CONDITION BY THE APPLICANT.

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

THE CURRENT RU-1 ZONING BOUNDARIES WILL NOT BE AFFECTED IN ANY WAY. THE PROPOSED VARIANCE IS STRICTLY WITHIN THE LIMITS OF THE PLATED LOT BOUNDARIES.

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

THE PROPOSED CONSTRUCTION OF THE COVERED BALCONIES ARE PERMITTED TO THE EXISTING RESIDENTIAL USE OF THIS LOT WITHIN THE RU-1 ZONING. THE REQUEST IS SIMPLY FOR A RELAXATION TO THE REQUIRED REAR YARD SETBACKS.

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

THE RU-1 ZONING HAS A MIN. LOT AREA OF 7,000 SQ. FT., EXISTING LOT IS 9,317 SQ. FT. THERE IS NO MAX. FAR FOR RESIDENTIAL USE IN THIS DISTRICT, SO THE ADDITIONAL SQ. FOOTAGE OF THE PROPOSED COVERED LANAI WILL HAVE NO IMPACT. THE EXISTING IMPERVIOUS SURFACE AREA WILL NOT BE INCREASED.

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 GRANTING OF THIS VARIANCE WILL INHANCE THE VALUE OF THIS PROPERTY AND WILL BRING IT TO A GREATER MARKETABLE COMPARABLE PROPERTY TO OTHERS IN THIS NEIGHBORHOOD, WHICH WILL IN TURN BE IN GREATER HARMONY WITH NEIGHBORING PROPERTIES

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

SINCE THE CURRENT DESIGN IS A SAW-TOOTH LAYOUT, THE REQUESTED VARIANCE IS THE MINIMUM NECESSARY TO ALIGN THE NEW ADDITION WITH EXISTING BUILDING CORNERS AND FEATURES FOR A PROPERLY BALANCED BUILDING DESIGN.

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.

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

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

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

 I understand that if a variance is approved by the BOA/City Commission, 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.

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

 I understand that any person aggrieved by the final decision 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.

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

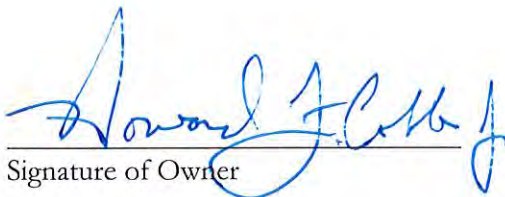
After acknowledgement of these conditions, complete the application form on the following pages


Signature of Applicant

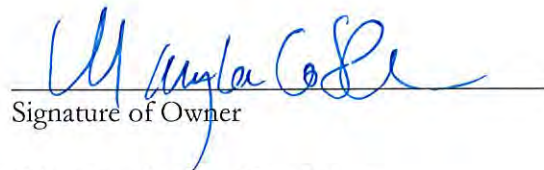
9-18-17
Date

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

I/WE Howard F. Coble, Jr. & Mary Lee Coble
(print name of property owner)
hereby authorize Timothy E. Roney, Roney Design Group, LLC
(print name of agent)
to represent me/us in an application for variance
(type of application: variance, conditional use, zoning, etc.)


Signature of Owner

Howard F. Coble, Jr.
Print Name of Owner


Signature of Owner

Mary Lee Coble
Print Name of Owner

The forgoing instrument was acknowledged before me this 18th day of September
2017, by Howard F. Coble / Mary Lee Coble who is personally known
or produced — as identification.


(Notary Signature)

9/18/17
(Date)

My Commission Expires 8/9/21





PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Howard F. Jr. & Mary Lee Coble, 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): Howard F. Jr. & Mary Lee Coble

Address: 5920 Bahia Honda Way N.

Howard F. Coble / Mary Lee Coble

Signature

September 18, 2017

Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 18 day of September, 2017 by Howard F. Coble / Mary Lee Coble who appeared before me, and is personally known to me, or has produced as identification, and did take an oath.

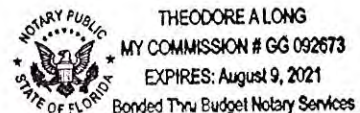
My commission Expires: 8/9/21

NOTARY: Ted Long

Print Name: Ted Long

Notary Public, State of Florida

(Notarial Seal)



PLN17-00022

RECEIVED

OCT 16 2017

COMMUNITY DEVELOPMENT





NEIGHBORHOOD WORKSHEET

NEIGHBORHOOD WORKSHEET	
Street Address:	Case No.:
Description of Request:	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	920 59th AVE., ST. PETE BEACH, FL
Owner Name (print):	JAMES R. KENNEY
Owner Signature:	James R. Kenney
2. Affected Property Address:	949 55th Ave St. Pete Beach FL
Owner Name (print):	Tom Reese
Owner Signature:	Tom Reese
3. Affected Property Address:	418 54th Ave St. Pete Beach FL
Owner Name (print):	Ann R. Hanson
Owner Signature:	Ann R. Hanson
4. Affected Property Address:	5825 Bahia Honda Way S
Owner Name (print):	Stewart MacLellan
Owner Signature:	Stewart MacLellan
5. Affected Property Address:	5830 Bahia Honda Way S
Owner Name (print):	Sophia Michalsen
Owner Signature:	Sophia Michalsen
6. Affected Property Address:	829 59th Ave
Owner Name (print):	CARA T-SUN
Owner Signature:	Cara T-Sun
7. Affected Property Address:	5403 Bahia Way N
Owner Name (print):	Talinda Mills
Owner Signature:	Talinda Mills
8. Affected Property Address:	937 59th Ave
Owner Name (print):	Jonathan Vangin
Owner Signature:	Jonathan Vangin
9. Affected Property Address:	749 59th Ave
Owner Name (print):	Richard D Kane
Owner Signature:	Richard D Kane
10. Affected Property Address:	5940 Bahia Honda Way North
Owner Name (print):	Bryan & Margo Hebert
Owner Signature:	Bryan Hebert

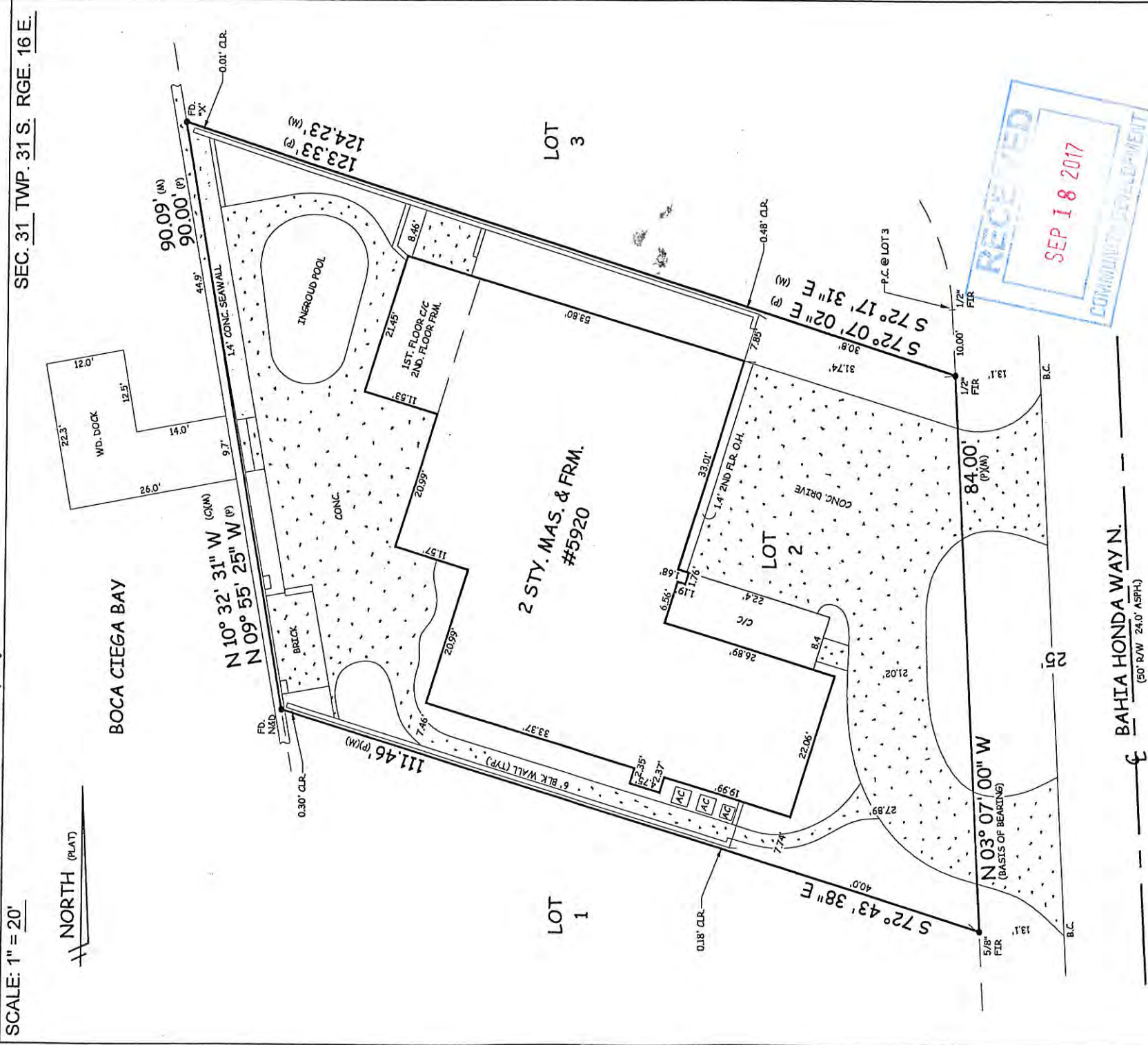
PLN 17-00022

5920 Bahia Honda
Way N



NEIGHBORHOOD WORKSHEET

NEIGHBORHOOD WORKSHEET	
Street Address:	Case No.:
Description of Request:	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
1. Affected Property Address:	919 59th Ave
Owner Name (print):	Lenne Nicklaus-Ball
Owner Signature:	[Signature]
2. Affected Property Address:	829 19th Ave
Owner Name (print):	Justin Henderson
Owner Signature:	[Signature]
3. Affected Property Address:	849 59th Ave
Owner Name (print):	Larry Cavahian
Owner Signature:	[Signature]
4. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
5. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
6. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
7. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
8. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
9. Affected Property Address:	
Owner Name (print):	
Owner Signature:	
10. Affected Property Address:	
Owner Name (print):	
Owner Signature:	



A BOUNDARY SURVEY OF: Lot 2, BAHIA SHORES FIFTH ADDITION, as recorded in Plat Book 72, Page 39 of the Public Records of Pinellas County, Florida.

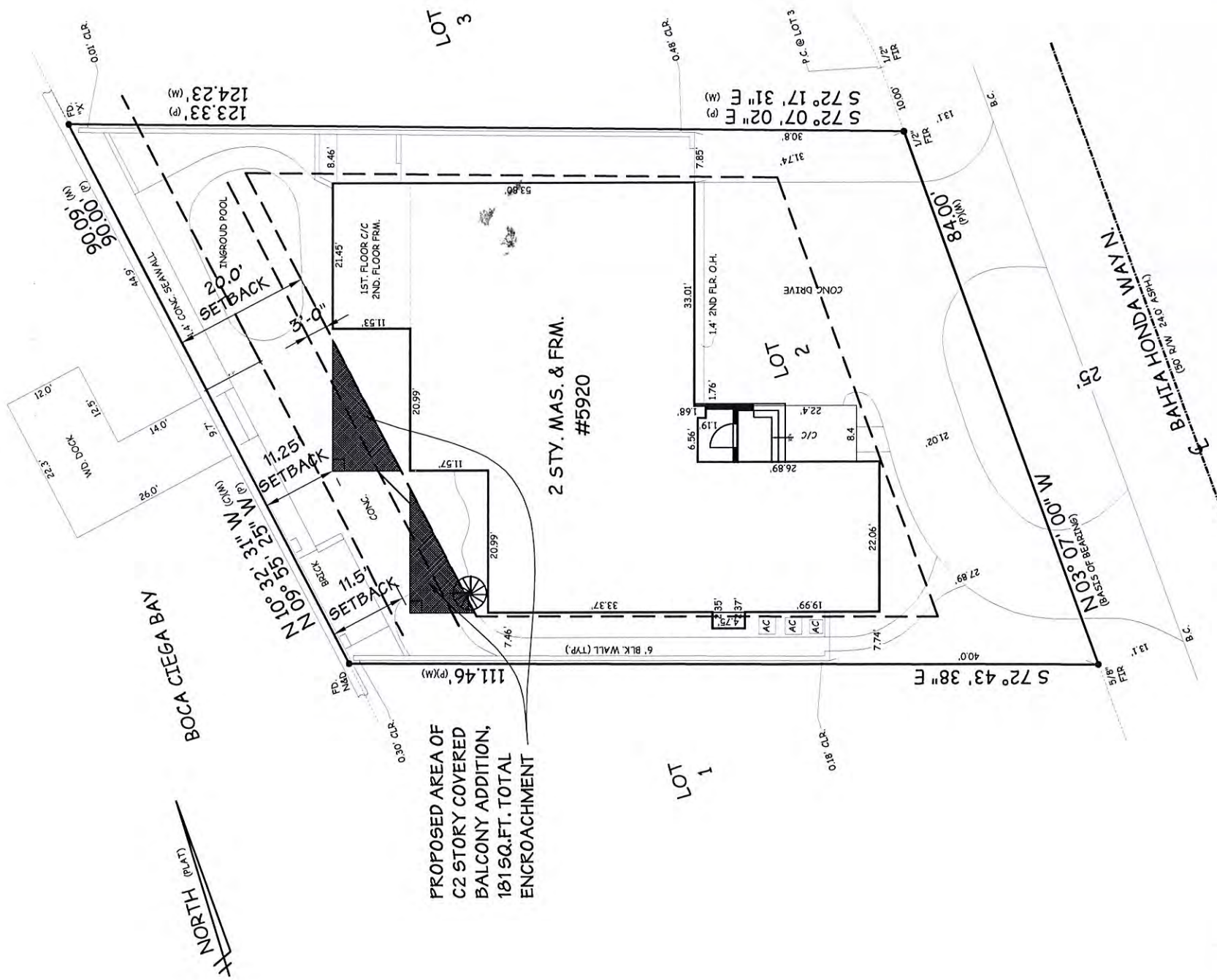
According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in

Flood zone: AE
Comm. Panel No. : 125149 0276 G Map Date : 9/03/03 Base Flood Elev : NA

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 61(G.S.) FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL

LEGEND:

[illegible]



A BOUNDARY SURVEY OF: Lot 2, BAHIA SHORES FIFTH ADDITION, as recorded in Plat Book 72, Page 39 of the Public Records of Pinellas County, Florida.



ADDITIONS & REMODELING

TO THE

COBLE RESIDENCE

5920 BAHIA HONDA WAY NORTH
ST. PETE BEACH, FLORIDA 33706

GENERAL NOTES TO CONTRACTOR

1. ALL DIMENSIONS AND CONDITIONS OF THE PROJECT SHALL BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR SAME ONCE THE CONSTRUCTION HAS BEGUN. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER FOR CORRECTION PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. THE STRUCTURAL INTEGRITY OF THE BUILDING / CONSTRUCTION SHOWN ON THESE DRAWINGS IS DEPENDENT UPON THE COMPLETION ACCORDING TO THE DRAWINGS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING OR SHORING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEER AND DESIGNER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION, UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE DRAWINGS AND SPECIFICATIONS, OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

1 EXISTING 1ST FLOOR/DEMOLITION PLAN
D1.0 1/4" = 1'-0"

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ADDITIONS & REMODELING
TO THE
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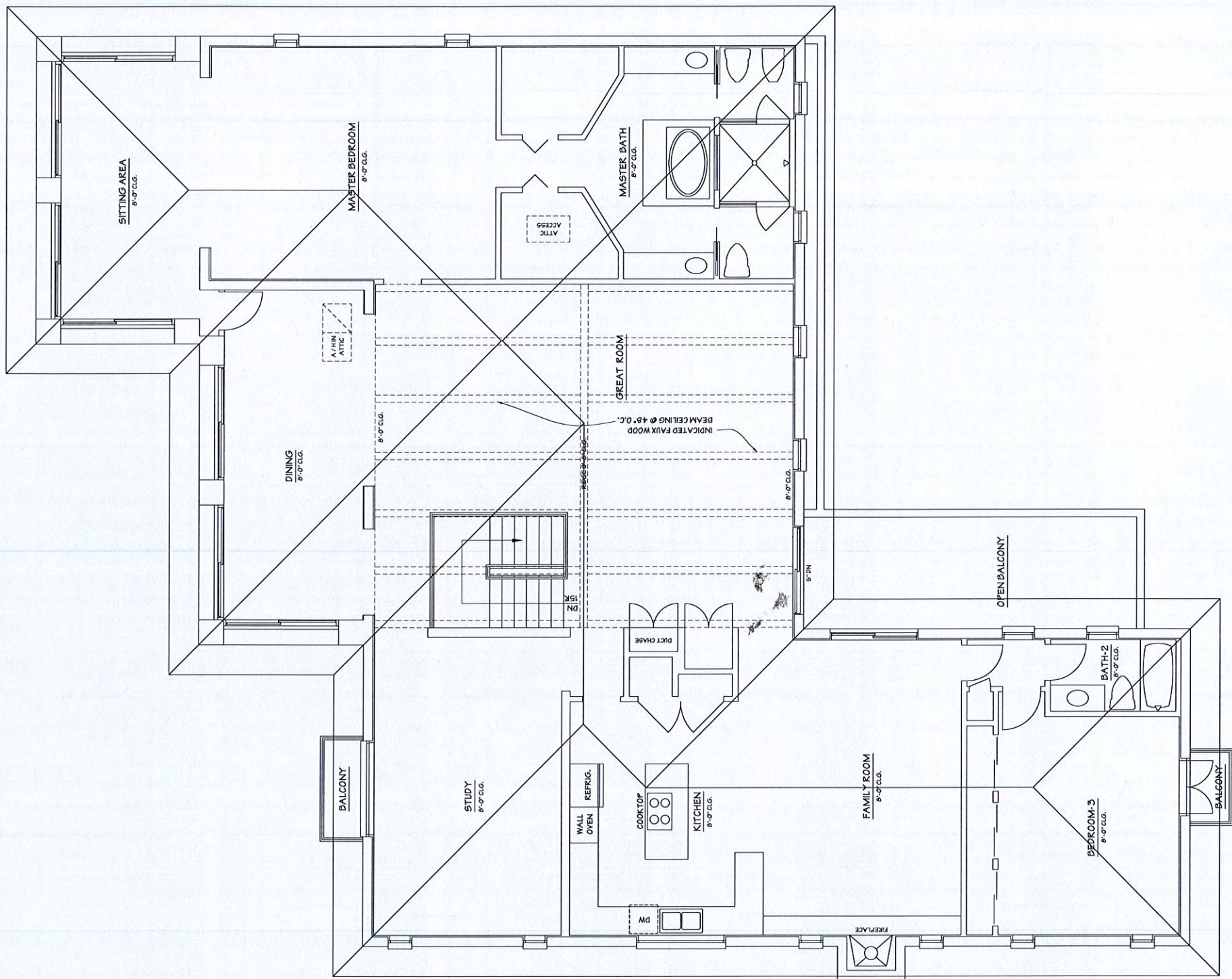
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1 EXISTING 2ND FLOOR/DEMOLITION PLAN
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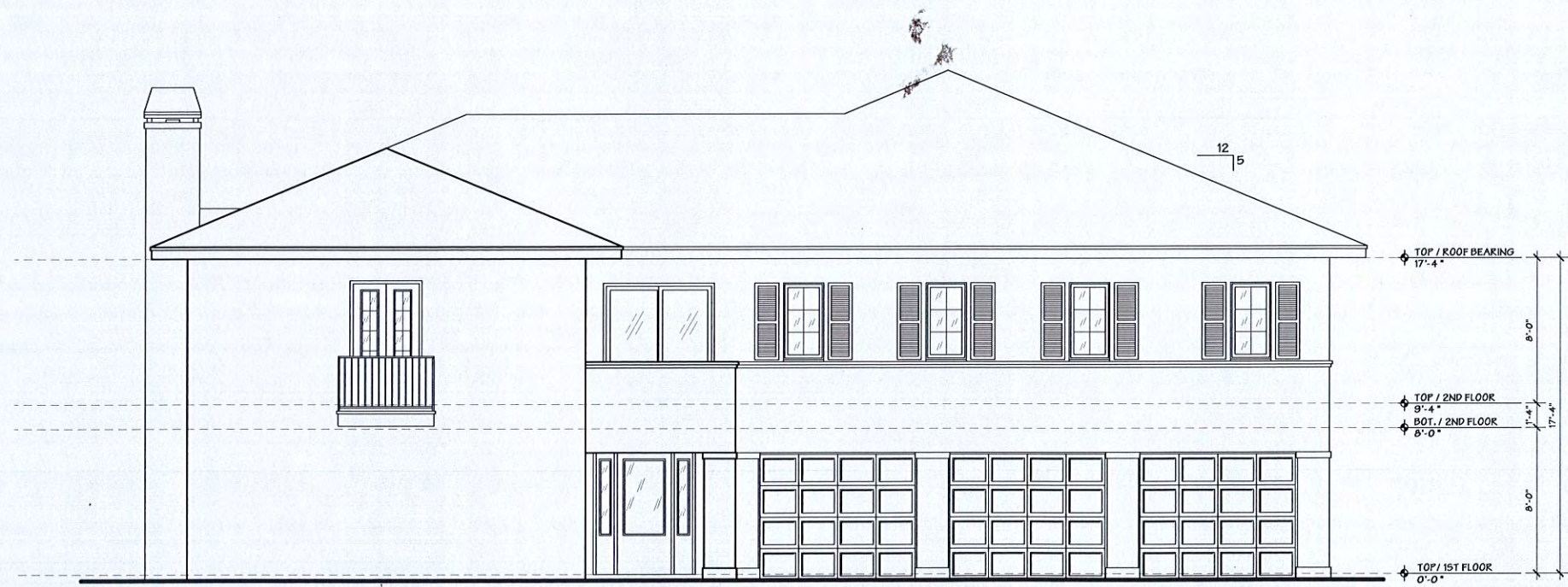
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2 EXISTING REAR ELEVATION
D1.2 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION
D1.2 1/4" = 1'-0"

GENERAL NOTES TO CONTRACTOR

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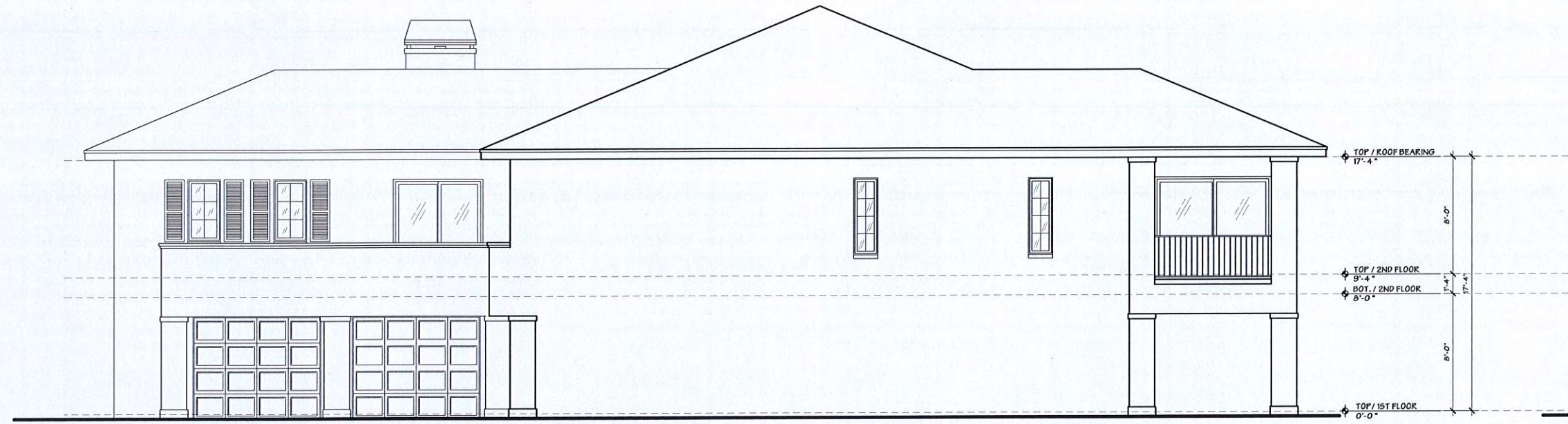
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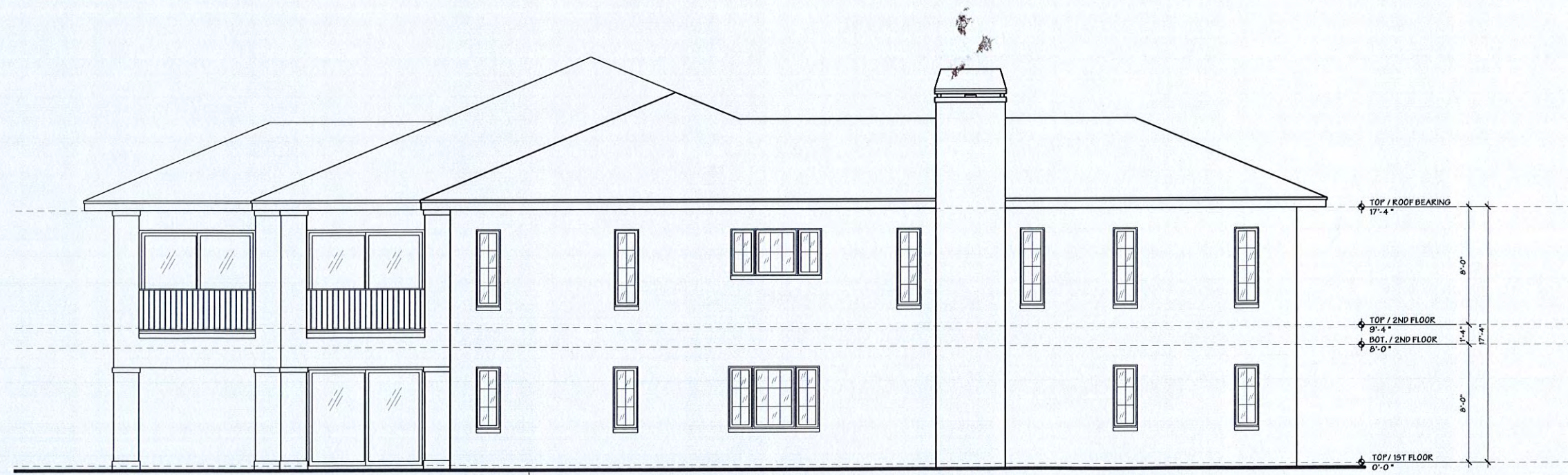
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JOB NUMBER
17011
SHEET NUMBER
D1.2
PRELIM. 29



2 EXISTING RIGHT SIDE ELEVATION
D1.3 1/4" = 1'-0"



1 EXISTING LEFT SIDE ELEVATION
D1.3 1/4" = 1'-0"

GENERAL NOTES TO CONTRACTOR

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1 PROPOSED 1ST FLOOR PLAN D3 1/4" = 1'-0"

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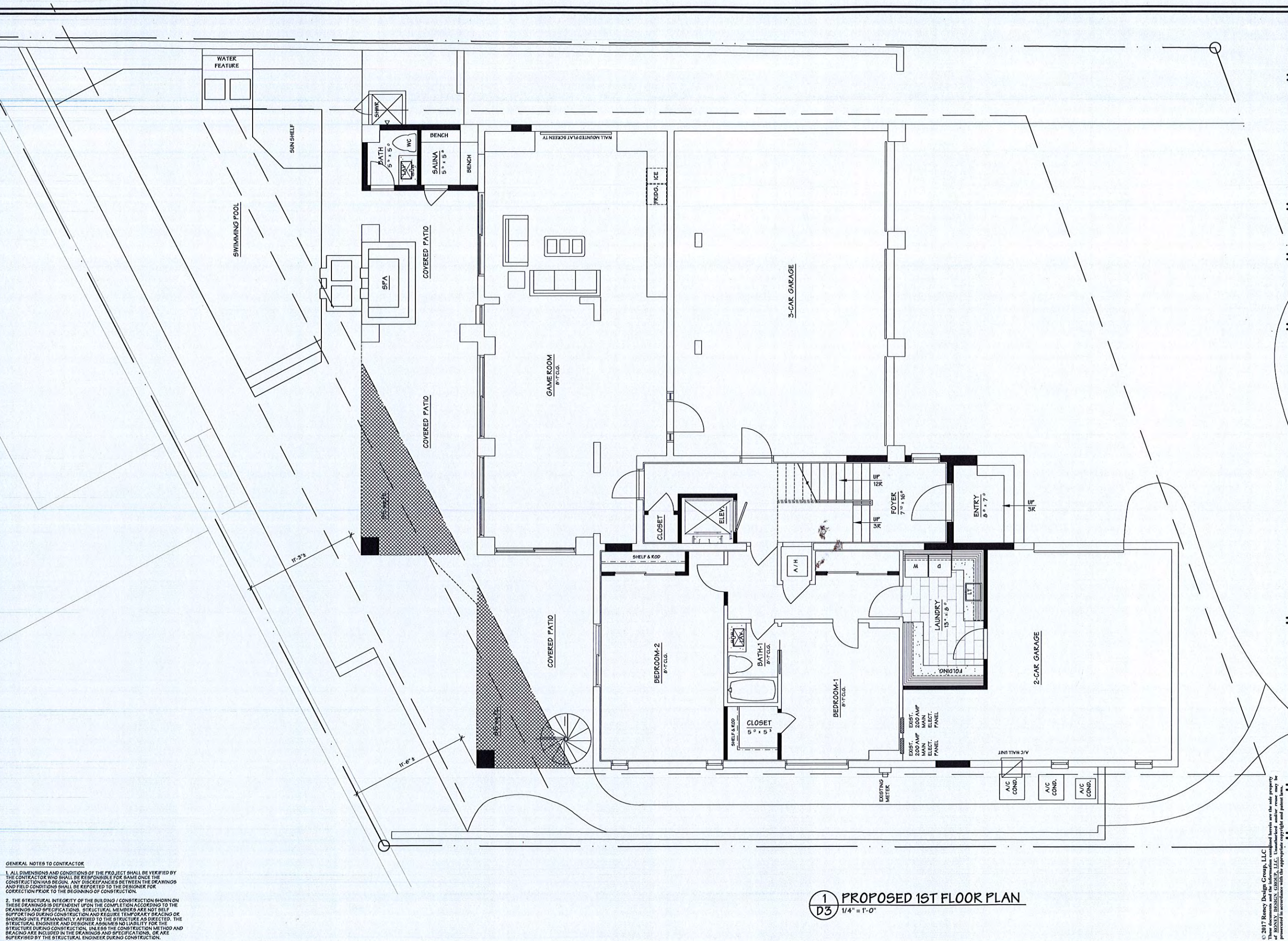
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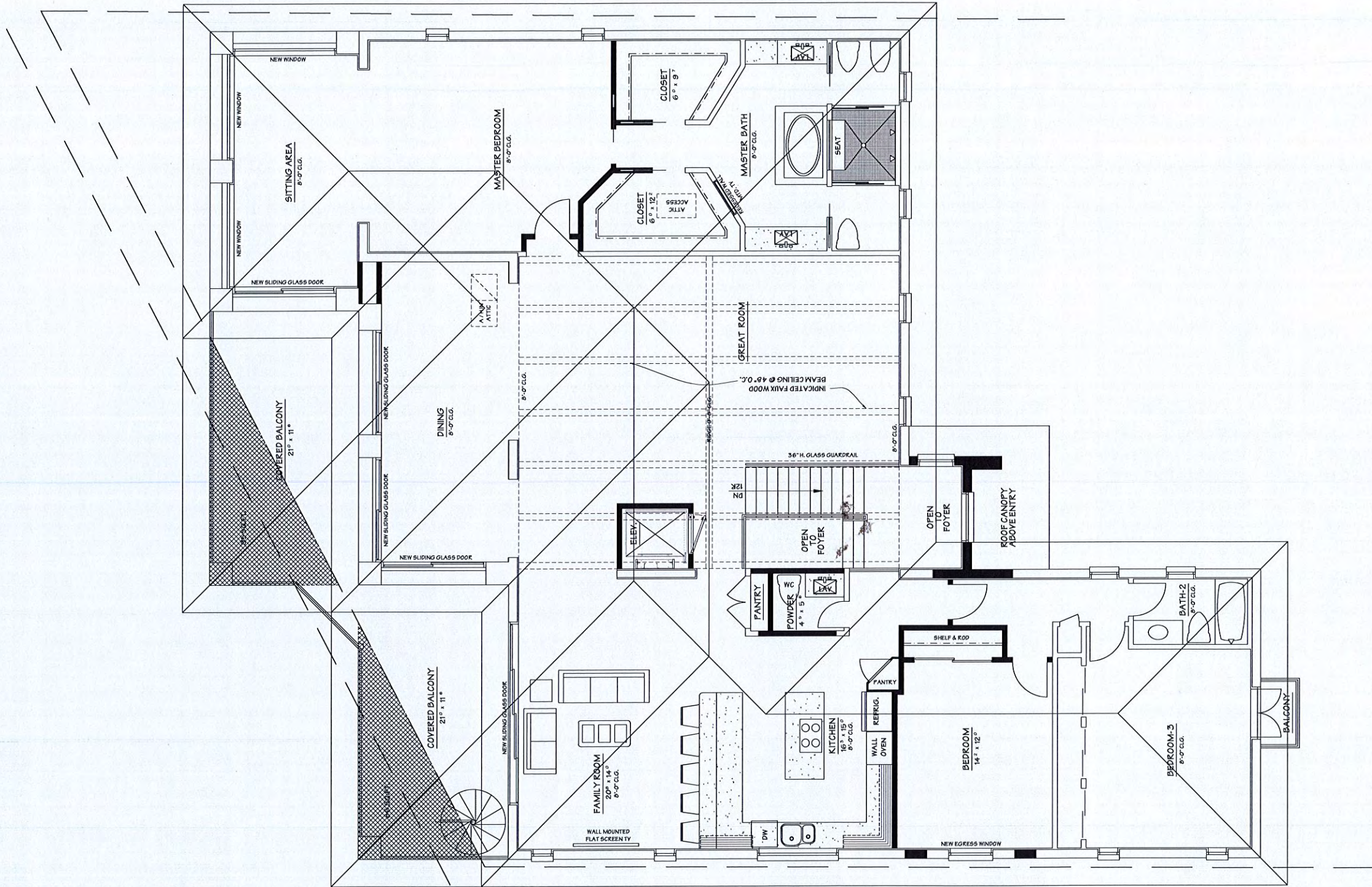
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1
D4
PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

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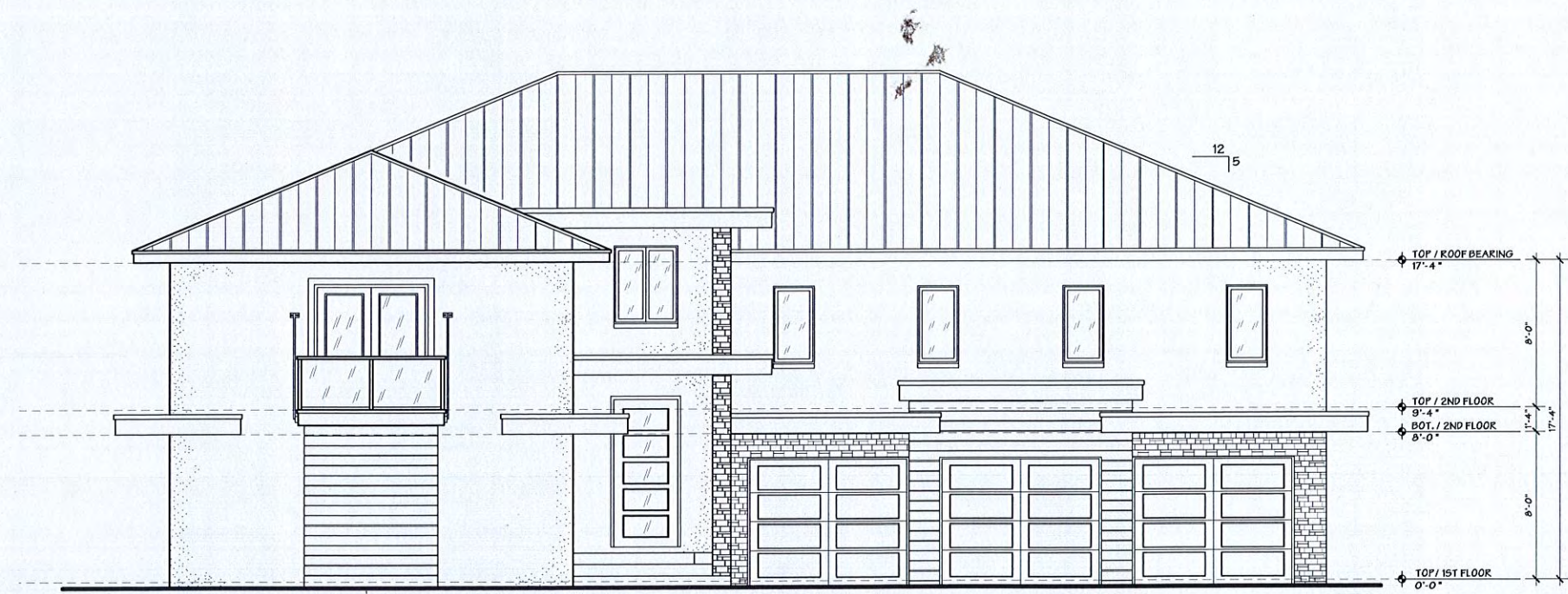
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2 PROPOSED REAR ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

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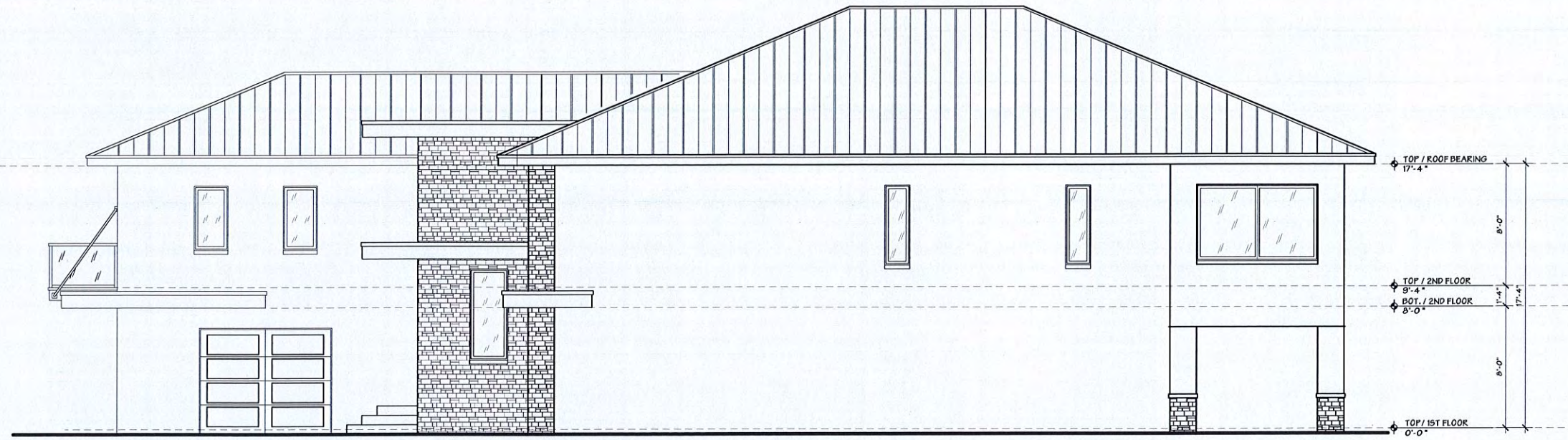
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2 PROPOSED RIGHT SIDE ELEVATION
D6 1/4" = 1'-0"



1 PROPOSED LEFT SIDE ELEVATION
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