



BOARD OF ADJUSTMENT MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

April 24, 2019

2:00 PM

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. Items added will be assigned agenda item numbers and items that are moved will retain the same item numbers. A notation will be made that those items will be taken out of order.
2. **Audience Comments** – Three minutes per person to issues not on the agenda.
3. **Approval of Minutes**
 - a. 03/27/2019
4. **Action Items**
 - a. VARIANCE (Case No. 19-00010) ENCLOSED/COVERED DOCK STANDARD; LAUREN C. RUBENSTEIN, Esquire c/o Leonard and Lisa Signorile, is requesting a Variance from the enclosure/covered dock standard (Section 6.23(c)(1)) to allow for the existing 16' X 32' covered boat lift to remain. The property is a 0.23 acre site located at 3612 E. Maritana Drive within the Residential Urban Area and is zoned RU-2 Residential.
5. **Adjournment – Next Meeting: 05/29/2019**

The public is cordially invited to attend.

APPEAL: Florida Statutes Chapter 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such 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: Florida Statutes 286.26. Accessibility of public meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

CODE OF ORDINANCES, SECTION 1-15: Award of attorney's fees and other costs. In all instances where a lawsuit is instituted or defended on behalf of the city to enforce any provision of the Code of Ordinances, to collect fees, liens, assessments or fines, or otherwise secure compliance with any provision of the Code of Ordinances, the city shall be entitled to recover all costs incurred, including reasonable attorney's fees and court costs through the trial and appellate levels. This section shall apply to all instances where the city is required to defend an appeal from any order, notice or determination by the city or its officials.

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

All agenda material is available for review at City Hall.

BOARD OF ADJUSTMENT MEETING

MINUTES

MARCH 27, 2019

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
Sandie Lyman, Vice Chair
Michael Bomar, Member
Jake Holehouse, Member
Denise Chase, Member

ABSENT:

ALSO PRESENT:

Andrew Dickman, City Attorney
Rebecca C. Haynes, City Clerk
Wesley Wright, Community Development Director
Brandon Berry, Planner I

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes

a. 02/2719

Member Lyman made a motion to approve the minutes from the February 27, 2019 meeting. The motion was seconded by Member Bomar and unanimously approved by a roll call vote.

4. Action Items

- a. **Case 19-00005: Ralph Lickton for Amy Loughery**
Address: 102 19th Ave.
Request: Variance from Division 11, RLM-2 Residential District, Section 11.7, Maximum yard requirements, to allow for encroachment of an addition into a required side yard setback.

Brandon Berry, Planner I, gave Staff's presentation to the board, stating that the property had been listed as a local historic structure in 2012; and that it had been granted a FEMA variance as well as a Certificate of Appropriateness from the Historic Preservation Board.

Ralph Lickton, 1706 Pass-a-Grille Way #3, Architect on the project, gave an overview of the proposed addition.

Amy Loughery, 102 19th Avenue, owner of the property, offered her appreciation to the Board.

Hearing no further audience comments, Chairman Skipper closed the public hearing portion and requested Board comments.

Hearing no board comments, Chairman Skipper called for a motion and the vote.

Vice Chair Lyman made a motion to approve Case No. 19-00005 with the requested variance. The motion was seconded by Member Holehouse and unanimously approved by an individual roll call vote.

5. Adjournment – Next Meeting 4/24/2019

There being no further business before the board, the meeting was adjourned at 2:15 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Paul Skipper, Chairman

Minutes approved on: _____



**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
BOARD OF ADJUSTMENT**

VARIANCE CASE NO. 19-00010 Lauren C. Rubenstein, Esquire c/o Leonard and Lisa Signorile

MEETING DATE: April 24, 2019

PREPARED BY: Brandon Berry, Planner I; Planning & Zoning

REQUEST	The applicant requests a variance from the enclosure/covered dock standard (Section 6.23(c)(1)) to allow for the existing 16' x 32' covered boat lift to remain.
SUBJECT PROPERTY	3612 E Maritana Dr; DON CE-SAR PLACE BLK 14, LOT 6 LESS S'LY 10FT & LESS THAT PART DESC BEG MOST N'LY COR OF SD LOT 6 TH CUR RT RAD 270FT ARC 15.99FT CB S63D04'44"E 15.99FT TH S28D37'04"W 19.70FT TH N11D07'00"W 25 FT TO POB PER O.R. 10333 PG 162 TOGETHER WITH THAT PART OF 10FT WIDE STRIP LABELED "RESERVED" LYING E OF E MARITANA DR BETWEEN E'LY EXT OF N'LY & S'LY BOUNDARIES OF SUBJ PARCEL AS PER DEED 987/117 & O.R. 17493/728; Parcel ID# 07-32-16-21852-014-0060.
ACERAGE	Approximately 10,000 square feet (0.23 acres)
LAND USE	RU-2 Residential District on the Zoning Map; RU – Residential Urban on the Future Land Use Map
SURROUNDING AREA	North – E Maritana Drive/McPherson Bayou South - Single-family residence East – E Maritana Drive/McPherson Bayou West – Single-family and duplex residences

BACKGROUND

This property contains a single-family residence that was constructed in 2012 according to the Pinellas County Property Appraiser. On the northeastern side of E Maritana Dr, the applicant owns a 10 foot wide strip of land on which a dock with boat house extends into the waters of McPherson Bayou. This dock was constructed in 1980 according to the Pinellas County Property Appraiser, and the boat house was constructed in 1995.

On April 11, 2018, the City approved a permit for a dock addition, wrap-around catwalk, a new boat lift, and a 16x32' gable roof over the new boat lift (BLD18-00687). DIVISION 6 – SUPPLEMENTAL REGULATIONS, Section 6.23 – Docks., (c) *General Requirements*, (1), of the City's Land Development Code, which was adopted in 2003, states:

"No dock or wharf, pier or other structure contemplated by this section shall be enclosed or covered by any means, either permanent or temporary."

DIVISION 2 – DEFINITIONS of the Land Development Code defines dock as:

"any structure, including a pier, wharf, loading platform, tie poles, dolphins, accessory structures, or a boat lift which is constructed on piles, over open water, or which is supported by flotation on the waters of the county".

Staff determined that the permit for the boat lift roof was issued in error, as the Land Development Code's definition of dock includes the boat lift contained in the April 2018 permit. During the course of the work proposed, the applicant also repaired the existing boat house roof. An after-the-fact permit for the repairs to the boat house roof (BLD19-00208) was issued on February 12, 2019 after it was determined that the existing roof could be repaired.

This variance case is a proposal to allow for the boat lift's gable roof approved in April 2018 to remain.

ANALYSIS

The applicant is requesting to keep a 16x32' boat lift roof that was approved by the City in April 2018. The denial of this variance would require the permitted boat lift roof to be removed.

Land Development Code Section 3.12, Variances: The appropriate board of authority may authorize variances to the land development regulations if the applicant is able to demonstrate the following conditions:

- (a) 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 erroneous approval of a boat lift roof since the adoption of modern Land Development Code regulations related to the covering of docks and associated structures is a peculiar circumstance that does not apply generally to neighboring structures. This peculiar circumstance is not the result of the applicant. However, the requirement that the dock conform to the modern regulations would not deprive the owner reasonable use of the structure. The dock extension, catwalk and boat lift approved in the April 2018 permit could still be used without the boat lift roof in place.***
- (b) 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.***
- (c) 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; *This variance will not change***

any district boundary on the zoning map, grant a nonconforming use, permit an increase in development density or permit a use not specifically permitted in the district. Residential docks are permitted in the district where the subject property is located.

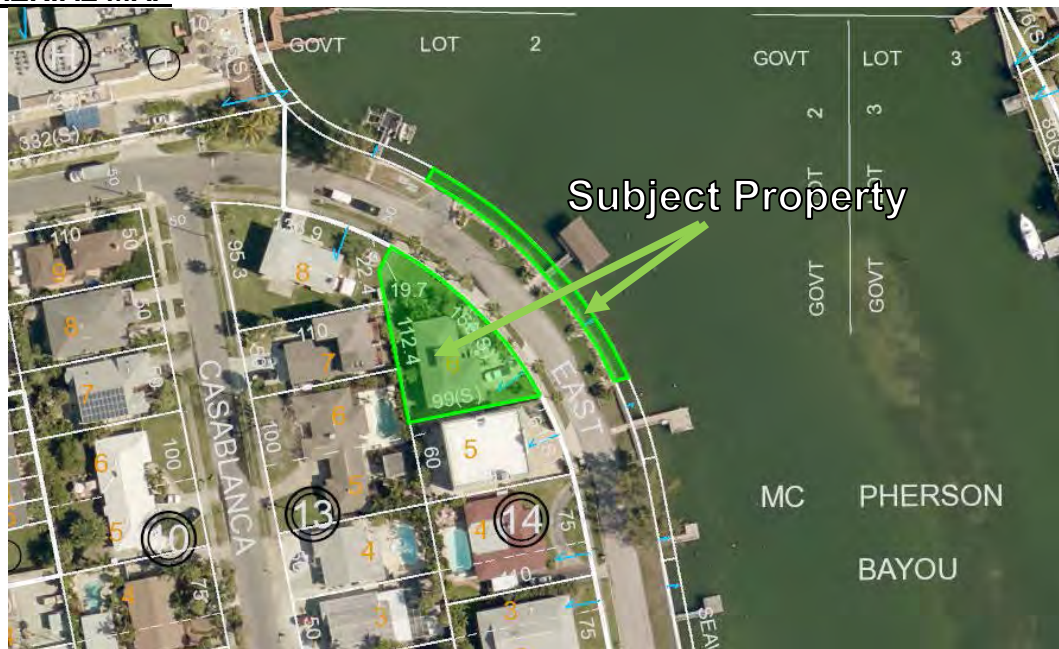
- (d) The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In granting the variance, the appropriate board of authority may prescribe any conditions and safeguards it deems necessary or desirable as a condition of approval of the variance application;** *The requested variance is not in general harmony with the land development regulations. The Land Development Code prohibits the covering of any structure associated with a dock, including boat lifts. The existence of a roof on the boat lift is not necessary to make reasonable use of the dock structure. The owners have received letters of support for the project from several property owners in the vicinity, which are attached to this packet.*
- (e) 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 provisions of the land development regulations would result in a hardship for the applicant, as the roof has been permitted, installed and finalized. However, it is not the minimum variance to make possible the reasonable use of the structure. The other additions applied for in the April 2018 permit could still be utilized without a roof over the boat lift.*

Any variance granted hereunder shall expire one (1) year from the date of the development order providing for such variance, unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith.

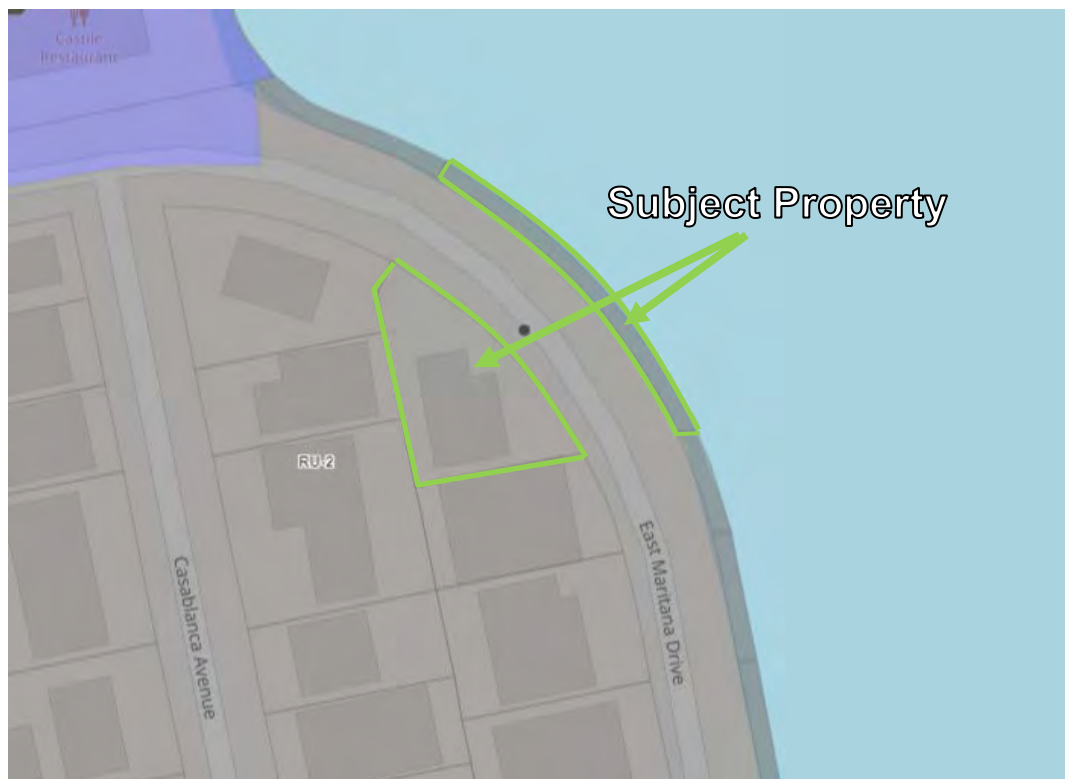
SUMMARY – Staff finds that the proposal for the boat lift roof to remain does not meet the conditions to issue a variance. While the circumstances surrounding the case are peculiar and the removal of the boat lift roof would pose a hardship to the applicant, the roof is not necessary to make reasonable use of the structure. All five of the conditions outlined in Section 3.12 of the City's Land Development Code have not been met, which is necessary for staff to recommend the issuance of a variance.

RECOMMENDATION: The proposed variance request is not consistent with the City of St. Pete Beach Land Development Code. Staff recommends denial.

AERIAL MAP



ZONING MAP



DOCK PLAN

Priority Marine 200 Midway Is Clearwater, FL 33767 CGC1512989 O: 727.447.1373 C: 813.318.2811 Jason@prioritymarine.com www.prioritymarine.com	JOB: Leonard & Lisa Signorile 3612 E. Maritana Dr. St. Pete Beach, FL 33706-3919 770.713.4924	Date: April 9, 2018 Scale: 1" = 10' Customers Approval Signature: _____
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Cross-Section:

Total Square Feet 690 + roof
New Square Feet 290 + roof
Waterway Width 500'+
Waterfront Width 200'

Shoreline

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature: _____ Date: _____	Signature: _____ Date: _____
Municipality Approval	Water and Navigation Approval

APPROVED ZONING

DATE *Hetty Harmon* *4/11/18*



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: PLN14-00010

PROPERTY FOR PROPOSED VARIANCE

Legal Description: See attached

Parcel ID: 07-32-16-21852-014-0060

Address: 3612 E. Maritana Drive, St. Pete Beach, Florida 33706-3919

Current Zoning: RU-2 FLUM Designation: RU: Residential Urban Lot Area: 88 x 76

APPLICANT/AGENT:

Name: Lauren C. Rubenstein, Esquire

Address: 2700 First Avenue North

City: St. Petersburg State: Florida

Zip: 33713 Phone: 727-327-3400

Email: DenhardtLaw@aol.com

PROPERTY OWNER:

Name: Leonard Signorile and Lisa Signorile

Address: 3612 E. Maritana Drive

City: St. Pete Beach State: Florida

Zip: 33706 Phone: 727-309-9470

Email: Lenny@Atstruck.com

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

See attached.

M67. 24 APR 2019

CITY OF ST. PETE BEACH

VARIANCE APPLICATION

Legal Description

DON CE-SAR PLACE BLK 14, LOT 6 LESS S'LY 10FT & LESS THAT PART DESC BEG MOST N'LY COR OF SD LOT 6 TH CUR RT RAD 270FT ARC 15.99FT CB S63D04'44"E 15.99FT TH S28D37'04"W 19.70FT TH N11D07'00"W 25 FT TO POB PER O.R. 10333 PG 162 TOGETHER WITH THAT PART OF 10FT WIDE STRIP LABELED "RESERVED" LYING E OF E MARITANA DR BETWEEN E'LY EXT OF N'LY & S'LY BOUNDARIES OF SUBJ PARCEL AS PER DEED 987/117 & O.R. 17493/728

Details of the Request

The Applicant is seeking a variance to St. Pete Beach Land Development Code Section 6.23(c)(1) that states "No dock or wharf, pier or other structure contemplated by this section shall be enclosed or covered by any means, either permanent or temporary."

On March 30, 2018, Leonard and Lisa Signorile, by and through their contractor (Priority Marine), submitted an application for a private dock permit. Such application clearly stated that the nature and size of the project was to build a 4 foot by 35 foot dock addition, a 3 foot wrap-around catwalk, install 16K Hi-Tide Gear Dr boat lift and build a 16 foot x 32 foot gable roof over the boat lift. Such application was reviewed and approved by St. Pete Beach Zoning Authority on April 11, 2018, and approved by Pinellas County Water and Navigation on April 17, 2018. Mr. and Mrs. Signorile paid the \$946 permit fee, along with the State of Florida Building Permit surcharge fee, to the City of St. Pete Beach, and the \$650 permit fee to the Board of County Commissioners. A Building Permit was issued by the City of St. Pete Beach on April 10, 2018 for the dock work, and Pinellas County issued the private dock permit (that had been approved by both the City of St. Pete Beach and Pinellas County) on April 17, 2018. It is important to note that Pinellas County does not allow any coverings to be constructed over a dock, but specifically allows for covered boat lifts if roofs are designed to conform with the Florida Building Code applicable to the type of construction being used to cover the lift. See Section 58.554(9), Pinellas County Code of Ordinances. The Signoriles' contractor went to great lengths to ensure that no portion of the Signoriles' dock was covered by the new gable roof, rather it only covers the boat lift, as shown on the plans submitted with the permit application to the City of St. Pete Beach and Pinellas County.

In reliance upon the permits issued by St. Pete Beach and Pinellas County, the Signoriles entered into a contract with Priority Marine, LLC in the amount of \$46,657 to build the above-described dock addition, boat lift and gable roof. Approximately \$33,000 of such contract can be directly attributed to the construction costs incurred by

the Signoriles for the gable roof to ensure such roof was in compliance with the Florida Building Code and would meet all required wind loads to withstand a hurricane. Previous to the dock builder putting on the roof, he called and had a discussion with the City to ensure that the roof would pass inspection. The dock and roof were inspected a total of five times during construction, including a final electrical and final building inspection of the dock and roof by the City of St. Pete Beach on December 3, 2018. The permit was finalled and closed out by the City and Pinellas County.

More than two months later, on February 13, 2019, the Signoriles received the attached correspondence from the City of St. Pete Beach stating that the Building Permit for the construction of the dock, including the gable roof, was issued in error and is in violation of Land Development Code Section 6.23(c). The Signoriles' contractor, Priority Marine, LLC has estimated that the cost to remove the gable roof and roof pilings, and haul all items away for disposal would be approximately \$6,250.

The Signoriles have gone to a great extent to ensure that the gable roof covering the boat slip was built to hurricane standards and in compliance with the Florida Building Code. In order to meet those standards, the Signoriles incurred significant construction costs, which included installing approximately 20 additional pilings to ensure the gable roof met wind loads. The Signoriles relied on the approvals and permits issued by St. Pete Beach and Pinellas County prior to incurring such significant costs.

The Signoriles respectfully request a variance to City Code 6.23(c)(1), which would allow them to maintain the gable roof covering the boat lift attached to their dock.

Additional Documents:

Check here if document is attached	Required Document
X	Recent Survey of the property illustrating all boundaries, easements, and physical improvements.
X	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.

There are conditions and circumstances that are peculiar to the subject land, structure or buildings that do not apply generally to the neighboring lands, structures or buildings within the same zoning district in that said property does exist on a curved parcel of land. Traditionally, many jurisdictions have restricted roofs over docks due to visibility issues, and the appearance that it may take away from neighboring properties' waterfront views. Because of the curve of the property and right-of-way abutting the property, the gable roof over the boat slip does not interfere with any waterfront views from neighboring properties. Furthermore, the City of St. Pete Beach and Pinellas County granted permits for the construction of such gable roof, completed inspections related to those permits and and finalled those permits on the subject property. Finally, the gable roof at issue in this case only covers a boat lift, it does not cover any portion of the dock, as portrayed in the plans submitted and approved by the City and Pinellas County, along with the pictures included with such application.

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 strict application of Section 6.23(c)(1) would require the applicant to tear out the new gable roof and pilings, therefore depriving the applicant of their reasonable use of such structure that was built in accordance with the Florida Building Code and approved by the City of St. Pete Beach and Pinellas County.

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

The applicants are not responsible for plotting the parcel along the curved right-of-way. The applicants are also not responsible for St. Pete Beach and Pinellas County issuing permits for the dock, boat slip and covered gable roof, which the applicants relied upon prior to incurring the expense to build such improvements.

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

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

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

Residential docks are a permitted use in the RU-2 Zoning District. Approving this requested variance would not permit a non-conforming use or permit a use not specifically permitted in the Zoning District. Furthermore, the gable roof that was approved by both the City of St. Pete Beach and Pinellas County only covers the boat slip. Pinellas County specifically does not allow any coverings to be constructed over a dock, but does provide for covered boat lifts if roofs are designed to conform with the Florida Building Code applicable to the type of construction being used to cover the lift. A strict reading of St. Pete Beach Code Section 6.23(c)(1) does not permit a dock to be covered by any means, but it does not state that a boat slip cannot be covered.

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

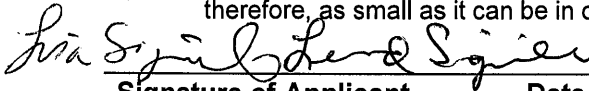
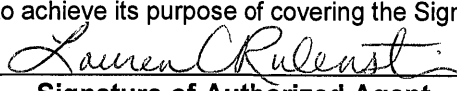
The variance will have no impact on the density or intensity of the parcel of land.

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 the variance is 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 constructed roof over the boat lift does not interfere with any neighboring properties' waterfront views due to the curved nature of the Signoriles' parcel. Pinellas County does not allow coverings over docks due to the negative impact it can have on sea grass and therefore restricts any coverings to boat lifts only. The Signoriles have complied with Pinellas County's requirement to only cover the boat lift, therefore allowing light to pass through the dock and avoid any detrimental effects to the environment. Finally, the Signoriles have not received any objections from their neighbors. Rather, the Signoriles have received signatures in support of this variance and numerous letters of support of this variance from neighbors.

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

The gable roof structure was built to the specifications required by the City of St. Pete Beach and Pinellas County, in conformance with the Florida Building Code and is, therefore, the minimum variance that will make possible the reasonable use of such structure. The structure was built solely to cover the boat lift and is, therefore, as small as it can be in order to achieve its purpose of covering the Signoriles' boat lift.

		3/21/19
Signature of Applicant	Signature of Authorized Agent	Date

For office use only:

Hearing Date: 4/24/19 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.

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

LS JS 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.

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

LS JS 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.

LS JS 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.

LS JS 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.

LS JS 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

Lea S. Gell LS JS 3/22/19
Signature of Applicant Date

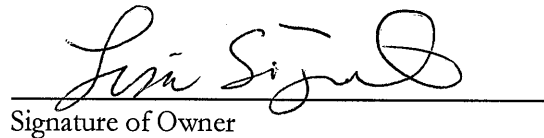
Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE Leonard Signorile and Lisa Signorile
(print name of property owner)

hereby authorize Lauren C. Rubenstein
(print name of agent)

to represent me/us in an application for Variance
(type of application: variance, conditional use, zoning, etc.)

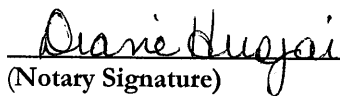

Signature of Owner


Signature of Owner

Leonard Signorile
Print Name of Owner

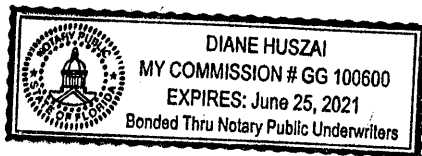
Lisa Signorile
Print Name of Owner

The forgoing instrument was acknowledged before me this 18th day of March
Leonard Signorile & Lisa Signorile are
2019 by Lisa Signorile or who is personally known _____
~~produced~~ _____ as identification


(Notary Signature)

3-18-19
(Date)

My Commission Expires _____





PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Leonard Signorile and Lisa Signorile, 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): Leonard Signorile and Lisa Signorile

Address: 3612 E. Maritana Drive, St. Pete Beach, Florida 33706-3919

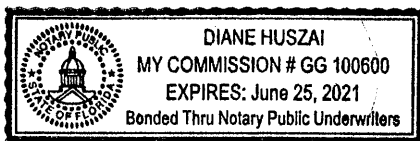
Leonard Signorile Lisa Signorile
Signature Date

3-22-19

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 22nd day of March, 2019 by Leonard and Lisa Signorile who appeared before me, and is personally known to me, or ~~has produced~~ as identification, and did take an oath.

My commission Expires:



NOTARY:

Print Name: Diane Huszai

Notary Public, State of Florida

(Notarial Seal)

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN PUBLIC HEARING DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility 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. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board or withdrawn. Multiple sign postings cannot 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.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your 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 representative not later than 24 hours following the final decision by the City Commission, Planning Board, or Board of Adjustment, Historic Preservation Board.

A Notary Public is available in City Hall; 155 Corey Avenue.

Leonard and Lisa Signorile

3612 E Maritana Dr

St Pete Beach Fl 33706

727 248 3586 Lisa's Cell

Re: Request of letter of approval for Variance for April meeting.

87 LTRS SUPPORT.
#1 PETITION.
(PG 1, 5 SIGN).

Neighbors, We are going before the variance committee to request that they do not make us remove the roof that was granted in 2018.

In April we were granted a permit which included a roof to cover the boat (not the dock) by Pinellas county and St Pete Beach. Completion was in November 2018 and In February of 2019 they called our dock builder in and said they made a mistake and told us to apply for a demo permit to remove the roof.

We went to the extreme to make sure that the roof would withstand winds up to 225 mph. Above what was called for and passed all inspections and was granted final inspection.

We are asking for a hardship variance as it will cost thousands of dollars and a huge loss of money it cost to build the roof, the 20 extra poles, the hurricane strapping and all the extra expense needed to assure and safe, strong and environment friendly materials.

We are asking our neighbors to write a letter on our behalf or to sign this petition stating that you do not object to us having the dock and that you support our efforts for this hardship variance due to being granted a final permit by the city of St Pete Beach and Pinellas county.

Date	Name	Address	Signature
3-13-19		3604 EAST MARITANA DR	Jon White-Tindall
3/13/19	Bill Price	3512 E Maritana Dr	Bill Price
3/13/19	Mary Palmer	3706 E Maritana Dr.	Mary Palmer
3/13/19	MARTIN LOTI	3910 E. MARITANA DR	Martin T. Loti
3/15/19	Alan Baccolini	3836 Belle Vista Dr	Alan Baccolini

Page 1

Joyce & Nick Muschong, Jr.
3606 E Maritana Dr
St Pete Beach FL 33706

March 10, 2019

To whom it may concern:

This letter is to state that we have no concerns with the covered boat lift built by our neighbors, Leonard & Lisa Signorile at 3612 E Maritana Dr on St Pete Beach. It is a beautiful dock & lift and coordinates well with the house. It was also built to exceed building code & withstand 225 mph winds. We live 2 doors down and feel that it doesn't restrict our views at all. They spent a lot of money building the boat lift and refurbishing the dock, and we feel it would be an unnecessary hardship to have to remove it at this time.

Sincerely,




Joyce & Nick Muschong, Jr.

March 11, 2019

Re: 3612 E Maritana Dr ST Pete Beach 33706

To whom it may concern,

I do not have an issue with the dock covering their boat that was built in 2018. We feel it is an asset to the neighborhood and does not block any views. I will not be able to attend the variance meeting but would like to support my neighbors. I do know that they went to a big expense to make sure that it would hold up in a hurricane. I feel that we should allow them to keep the roof. They followed the rules and to ask them to remove it would not be fair. All of us suffer if we would have to pay any damages for the mistake.

Thank you for your time


Mary Palmer

3700 E Maritana Dr
St Pete Beach FL
33706

from: Arleen Bacchiocchi <ArleenB1@hotmail.com>
Sent: Saturday, March 16, 2019 12:55 PM
To: LISA SIGNORILE
Subject: We are writing this letter on behalf of Lenny and Lisa Signorile

We are writing this letter on behalf of Lenny and Lisa Signorile

We feel that the roof that was added to cover the boat on 3612 E. Maritana Drive should not have to be removed. The roof that was added was granted permission and passed inspections and was built with the specifications approved by the city.

If it was granted a permit, then the city is at fault and should not ask that it be removed. We feel a variance is necessary.

Sincerely
Ed and Arleen Bacchiocchi
3836 Belle Vista Drive
St Pete Beach 33706
Sent from Mail for Windows 10

203-506-9104

from: Arleen Bacchiocchi <ArleenB1@hotmail.com>
Sent: Saturday, March 16, 2019 12:55 PM
To: LISA SIGNORILE
Subject: We are writing this letter on behalf of Lenny and Lisa Signorile

We are writing this letter on behalf of Lenny and Lisa Signorile

We feel that the roof that was added to cover the boat on 3612 E. Maritana Drive should not have to be removed. The roof that was added was granted permission and passed inspections and was built with the specifications approved by the city.

If it was granted a permit, then the city is at fault and should not ask that it be removed. We feel a variance is necessary.

Sincerely
Ed and Arleen Bacchiocchi
3836 Belle Vista Drive
St Pete Beach 33706
Sent from Mail for Windows 10

203-506-9104

To Whom it May Concern
City of St. Pete Beach!

Please leave The safe dock as
it is at 3612 E. Maritime Dr. The
dock is 100% safer than the
water you let flood our neighborhood
multiple times a month. You have
made our re-sale value 0% -
Thank you so much.

Leave The Dock Alone -
It is the best dock in the
neighborhood + exceeds expectations

QS I also own
at 49450 GWE
Blud

JANIS DAVIS

3611 + 3609 Casablanca
St Pete Beach FL

QAD

SIGNORILE FAMILY BOAT DOCK

WE HAVE NO OBJECTION TO THE SIGNORILE'S
DOCK AS PERMITTED AND BUILT. PINELLS
COUNTY / CITY OF ST. PETE BEACH SHOULD
ALLOW THE VARIANCE.

ART

3/12/19

(No subject)

JR <jamesrossi@tampabay.rr.com>

Sat 3/16/2019 3:03 PM

To: signorile@msn.com <signorile@msn.com>

To whom concerned:

My name is James Rossi and I live at 3805 Gulf Boulevard on the Intercoastal Waterway. I have a direct view of the Signorelli home and boat dock.

I think the roof on their boat dock looks beautiful and matches their home. I have no opposition to a variance being granted for this to remain in place.

Please do not make this roof be taken down as it adds Beauty and value to the area. Please have compassion on this request, as an honest mistake was made by whomever allowed it to be built.

James Rossi

/signed











City of St. Pete Beach, Florida

APPLICATION FOR CONSTRUCTION WITHIN A FLOOD ZONE

PERMIT NUMBER: SLD18-00687

- Please COMPLETE this application in INK or TYPE WRITTEN



SECTION 1: GENERAL PROVISIONS (APPLICANT TO READ AND SIGN):

- The permit may be revoked if any false statements are made herein.
- If revoked, all work must cease until permit is re-issued.
- Development shall not be used or occupied until a Certificate of Occupancy is issued, if applicable.
- The permit will expire if no work is commenced within six months of issuance.
- No work of any kind may start until a permit is issued.
- Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory requirements.
- Applicant hereby gives consent to the Local Administrator or his/her representative to make reasonable inspections required to verify compliance.
- THE APPLICANT CERTIFIES THAT ALL STATEMENTS HEREIN AND ANY ATTACHMENTS TO THIS APPLICATION ARE TO THE BEST OF MY KNOWLEDGE TRUE AND ACCURATE.

WARNING TO PROPERTY OWNERS: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. A NOTICE OF COMMENCEMENT MUST BE RECORDED BEFORE ANY WORK ON A PROPERTY THAT EXCEEDS \$2,500.00 PER FLORIDA STATUTE 713.135 (CONSTRUCTION LIEN LAW).

SECTION 2: PROPOSED DEVELOPMENT (To be completed by APPLICANT):

PROPERTY ADDRESS: 3612 E. Maritana Dr. St. Pete Beach, FL 33706-3919
DON CE-SAR PLACE BLK 14, LOT 6 LESS S'LY 10FT & LESS THAT PART DESC BEG MOST N'LY COR OF SD LOT 6 TH CUR RT RAD 270FT
 ARC 15.99FT CB 563D04°44"E 15.99FT TH S28D37°04"W 19.70FT TH N11D07°00"W 25 FT TO POB PER O.R. 10333 PG 162 TOGETHER WITH THAT PART OF 10FT WIDE STRIP LABELED "RESERVED" LYING E
 OF E. MARITANA DR. BETWEEN E'LY EXT. OF N'LY & S'LY BOUNDARIES OF SUB1 PARCEL AS PER DEED 987/117 & O.R. 17493/728

LEGAL DESCRIPTION

<u>Leonard & Lisa Signorile</u>	<u>3612 E. Maritana Dr. St. Pete Beach, FL 33706-3919</u>	<u>813.885.9356</u>
OWNER	ADDRESS	TELEPHONE
FEE SIMPLE TITLEHOLDERS NAME (IF OTHER THAN OWNER) ADDRESS TELEPHONE		
<u>Priority Marine</u>	<u>200 Midway Is. Clearwater, FL 33767</u>	<u>727.447.1373</u>
BUILDER/CONTRACTOR	ADDRESS	TELEPHONE
ENGINEER/ARCHITECT	ADDRESS	TELEPHONE
BONDING COMPANY	ADDRESS	TELEPHONE
MORTGAGE LENDER NAME	ADDRESS	TELEPHONE
DESCRIPTION OF WORK: <u>Build dock addition, install new boat lift w/ cover boat slip</u>		

APPROVED ZONING

(Check all applicable boxes below):

STRUCTURAL DEVELOPMENT:

A. ACTIVITY

- ☐ New Structure
☐ Addition
☐ Renovation/Alteration
☐ Relocation
☐ Demolition
☒ Replacement/Restoration

B. STRUCTURAL TYPE:

- ☒ Residential (Single-Family)
☐ Residential (Multi-Family)
☐ Non-residential (Flood-proofing?) (Yes)
☐ Commercial
☐ Combined Use (Residential & Commercial)

OFFICE USE ONLY

FLOOD ZONE _____
ELEVATION _____

ESTIMATED COST OF PROJECT: \$ 55,057.00

C. OTHER DEVELOPMENT ACTIVITIES:

- | | | | | | | | |
|---|-------------------------------------|--|---|--|---|-----------------------------------|--|
| ☐ Electrical | ☐ Mechanical | ☐ Plumbing | ☐ Gas | ☐ Roofing | ☒ Docks & Lifts | ☐ Seawalls | ☐ Water or Sewer System |
| ☐ Fill | ☐ Grading | ☐ Excavation | ☐ Clearing/Site Demo | ☐ Drainage Improvements | ☐ Other: | | ☐ Pool Installation/Finishing |
| ☐ Fire Sprinkler | ☐ Fire Alarm | ☐ Hood Suppression System | ☐ Sign | | | | |

(ISSUED BY) _____ (DATE) _____

1. OWNER or AGENT (If Agent, Power of Attorney or Agency Letter Required): Signed: _____ Date: _____ Printed Name: _____ State of Florida, County of _____ Sworn to and subscribed before me this _____ day of _____, 20____ Notary Public, State of Florida, County of _____ Personally Known _____ or Produced Identification _____ Notary Seal: _____	2. CONTRACTOR or AGENT (If Agent, Notarized Authorization Form MUST be on file with the City): Signed: _____ Date: <u>04-10-18</u> Printed Name: <u>Jose R. Lopez</u> License # <u>C6C151789</u> State of Florida, County of _____ Sworn to and subscribed before me this _____ day of _____, 20____ FDL# 348-0 Notary Public, State of Florida, County of _____ Personally Known _____ or Produced Identification _____ Notary Seal: _____
---	---

SUB-CONTRACTOR SIGN ON (If Applicable)

3. Electrical Contractor Signature: _____ **License #:** _____

Print Name: _____ Company Name: _____

Address: _____ Phone: _____

State of Florida, County of Pinellas

Sworn to and subscribed to me this _____ day of _____, 20____

Personally Known _____ or Produced Identification _____

Notary Signature

4. Plumbing Contractor Signature: _____ **License #:** _____

Print Name: _____ Company Name: _____

Address: _____ Phone: _____

State of Florida, County of Pinellas

Sworn to and subscribed to me this _____ day of _____, 20____

Personally Known _____ or Produced Identification _____

Notary Signature

5. Mechanical Contractor Signature: _____ **License #:** _____

Print Name: _____ Company Name: _____

Address: _____ Phone: _____

State of Florida, County of Pinellas

Sworn to and subscribed to me this _____ day of _____, 20____

Personally Known _____ or Produced Identification _____

Notary Signature

6. Roofing Contractor Signature: _____ **License #:** _____

Print Name: _____ Company Name: _____

Address: _____ Phone: _____

State of Florida, County of Pinellas

Sworn to and subscribed to me this _____ day of _____, 20____

Personally Known _____ or Produced Identification _____

Notary Signature

Direct all correspondence to:

Clerk, Water & Navigation, 5th Floor
315 Court Street
Clearwater, FL 33756

Application # _____
(OFFICIAL USE ONLY)

PRIVATE DOCK PERMIT APPLICATION
PINELLAS COUNTY WATER & NAVIGATION

APR 10 2018

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: Leonard & Lisa Signorile
B. Mailing Address: 3612 E. Maritana Dr.
City: St. Pete Beach State: FL Zip: 33706-3919
C. Telephone No: 770.713.4924 E-Mail Address: lennyats@outlook.com

II. AGENT INFORMATION:

A. Name: Priority Marine
B. Address: 200 Midway Is
City: Clearwater State: FL Zip: 33767
C. Telephone No: 813.318.2811 E-Mail Address: Jason@prioritymarine.com

III. SITE INFORMATION:

A. Constrution Site Address: 3612 E. Maritana Dr.
City: St. Pete Beach State: FL Zip: 33706-3919
B. Parcel ID Number: 07-32-16-21852-014-0060
C. Incorporated: ☒ Unincorporated: ☐ St. Pete Beach
D. Affected Water Body: McPherson Bayou
E. Previous Permits: P43094-13
F. Date applicant assumed property ownership: Aug./2016
month/year
G. Obstructions: (Dogs, Fences, etc.) None
H. Attach 8 1/2"x11" vicinity map showing specific project location.
I. All other information pursuant to Section 166-328, Pinellas County Code, as needed.
J. For projects requiring a public hearing, attach a copy of the complete legal description.



Application #

(OFFICIAL USE ONLY)

IV. PROJECT DESCRIPTION:

A. Nature & Size of Project: Build 4'x35' dock addition, 3' wide wrap around Catwalk, Install 16k Hi-Tide Gear Dr Boat Lift & build 16'x32' Gable roof

Square Feet: 530

B. Variance: Yes ☐ No ☒

Amount in variance: Length: _____ Width: _____
Left: _____ Right: _____

Other: _____

NOTE: It is the applicant's responsibility to clearly demonstrate that any requested variances are consistent with the variance criteria of Section 166-291 of the Pinellas County Code. The applicant must demonstrate that a literal enforcement of the regulations would result in an extreme hardship due to the unique nature of the project and the applicant's property. The hardship must not be created by actions(s) of the project owner(s). The granting of the variance must be in harmony with the general intent of the regulations and not infringe upon the property rights of others. The variance requested must be the minimum possible to allow for the reasonable use of the applicant's property. Should the applicant fail to demonstrate that any variance request is consistent with the criteria outlined in the regulations, staff cannot recommend approval of the application.

V. CONTRACTOR INFORMATION:

I, William Templeman, a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in the Pinellas County Code, and in accordance with the attached drawings which accurately represent all the information required to be furnished. In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either remove the dock or correct the deficiency.

Signed: William Templeman Cert No.: CGC1512989

Company Name Priority Marine Telephone No.: 727.447.1373

City: Clearwater State: FL Zip: 33767

Email Address: Bili@prioritymarine.com

VI. OWNER'S SIGNATURE:

I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan attached hereto and made a part hereof, and agree to abide by the criteria of the Pinellas County Code for such construction and, if said construction is within the corporate limits of a municipality, to first secure approval from said municipality. I further state that said construction will be maintained in a safe condition at all times, should this application be approved, that I am the legal owner of the upland from which I herein propose to construct the improvements, and that the above stated agent/contractor may act as my representative. I understand that I, not Pinellas County, am responsible for the accuracy of the information provided as part of this application and that it is my responsibility to obtain any necessary permits and approvals applicable for the proposed activities on either private or sovereign owned submerged land.

3/30/2018
Date

Robert J. Squire
Legal Owner's Signature

Application # _____

(OFFICIAL USE ONLY)

DISCLOSURE FORM

In order to alleviate any potential conflict of interest with Pinellas County staff, it is required that the County be provided with a listing of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be affected by any decision rendered by the County (attach additional sheets if necessary).

A. PROPERTY OWNERS:

Name: Leonard & Lisa Signorile
Address: 3612 E. Maritana Dr.
St. Pete Beach, FL 33706-3919

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

B. REPRESENTATIVES:

Name: Priority Marine
Address: 200 Midway Is
Clearwater, FL 33767

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

C. OTHER PERSONS HAVING OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interest is: _____ contingent ☐ _____ absolute ☐

Name: _____ specific interest held: _____

D. DOES A CONTRACT FOR SALE EXIST FOR THE SUBJECT PROPERTY?YES ☐ NO ☐

If so, the contract is: _____ contingent ☐ _____ absolute ☐

Name of parties to the contract: _____

E. DOES AN OPTION TO PURCHASE EXIST FOR THE SUBJECT PROPERTY?YES ☐ NO ☐

Name of parties to the option: _____

F. OWNER'S SIGNATURE:

I hereby certify that the information stated above is complete, accurate, & true to the best of my knowledge

x 

Date: 3/30/2018

Priority Marine
200 Midway Is
Clearwater, FL 33767
CGC1512989

O: 727.447.1373 C: 813.318.2811
Jason@prioritymarine.com
www.prioritymarine.com

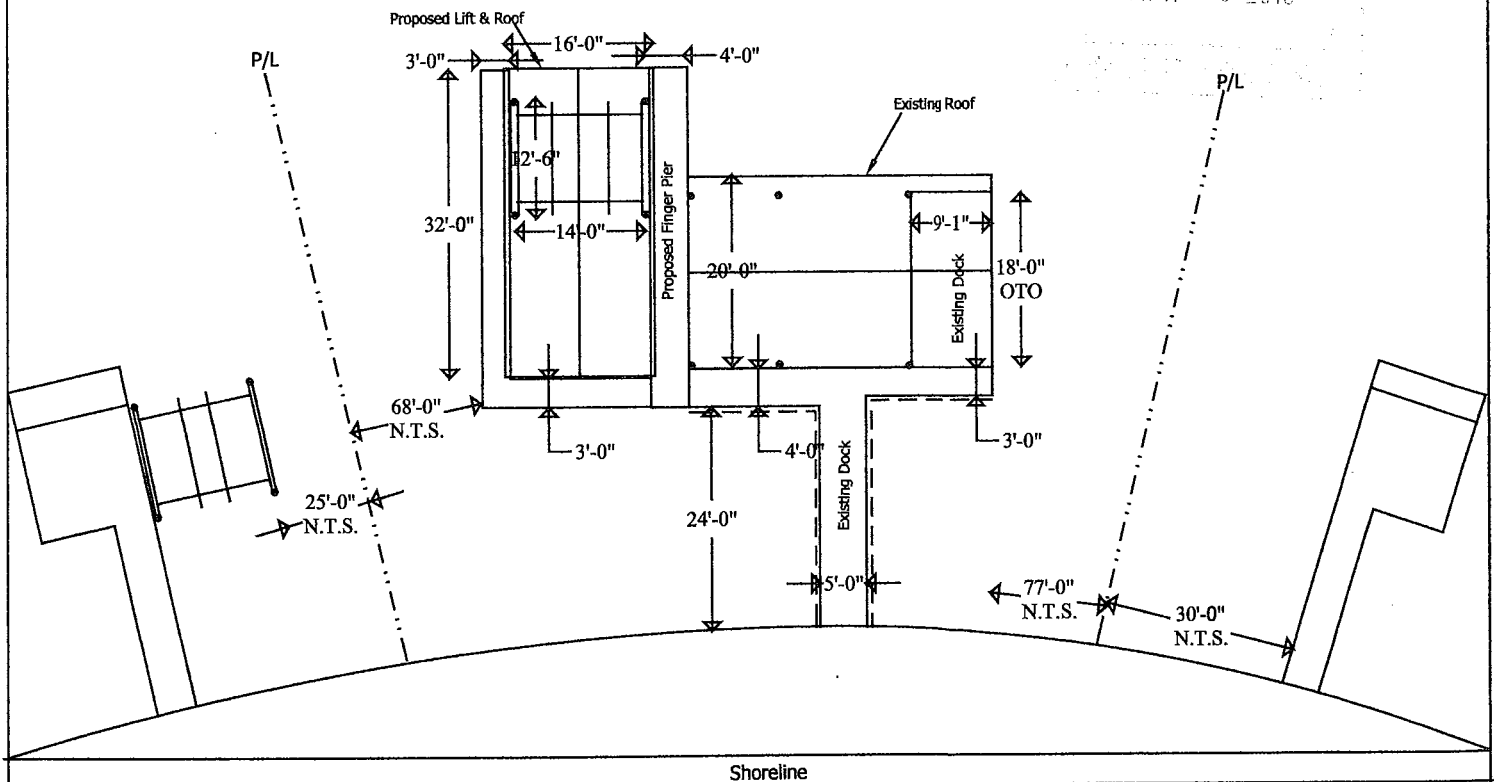
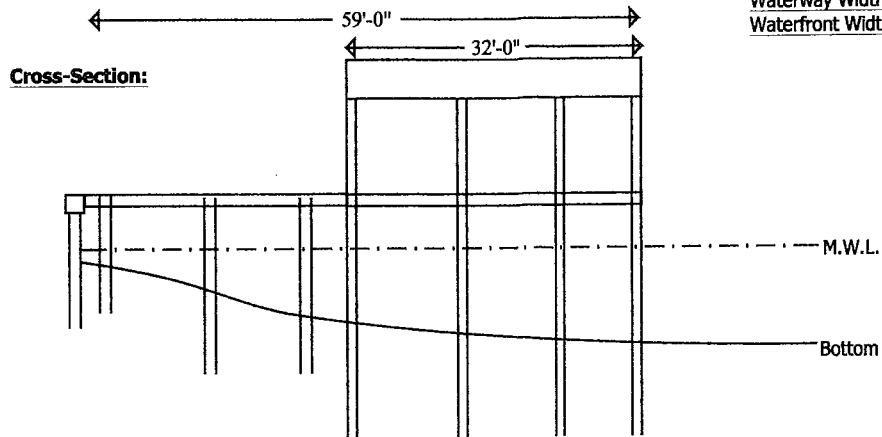
JOB: Leonard & Lisa Signorile
3612 E. Maritana Dr.
St. Pete Beach, FL 33706-3919
770.713.4924

Date: April 9, 2018

Scale: 1" = 10'

Customers Approval Signature: _____

Total Square Feet	690 + roof.
New Square Feet	290 + roof.
Waterway Width	500' +
Waterfront Width	200'



Shoreline

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner

Right Owner

Signature:

Date:

Signature:

Date:

Municipality Approval

Water and Navigation Approval

APPROVED ZONING

DATE Hetty Harman 4/11/18

Priority Marine
200 Midway Is
Clearwater, FL 33767
CGC1512989
O: 727.447.1373 C: 813.318.2811
Jason@prioritymarine.com
www.prioritymarine.com

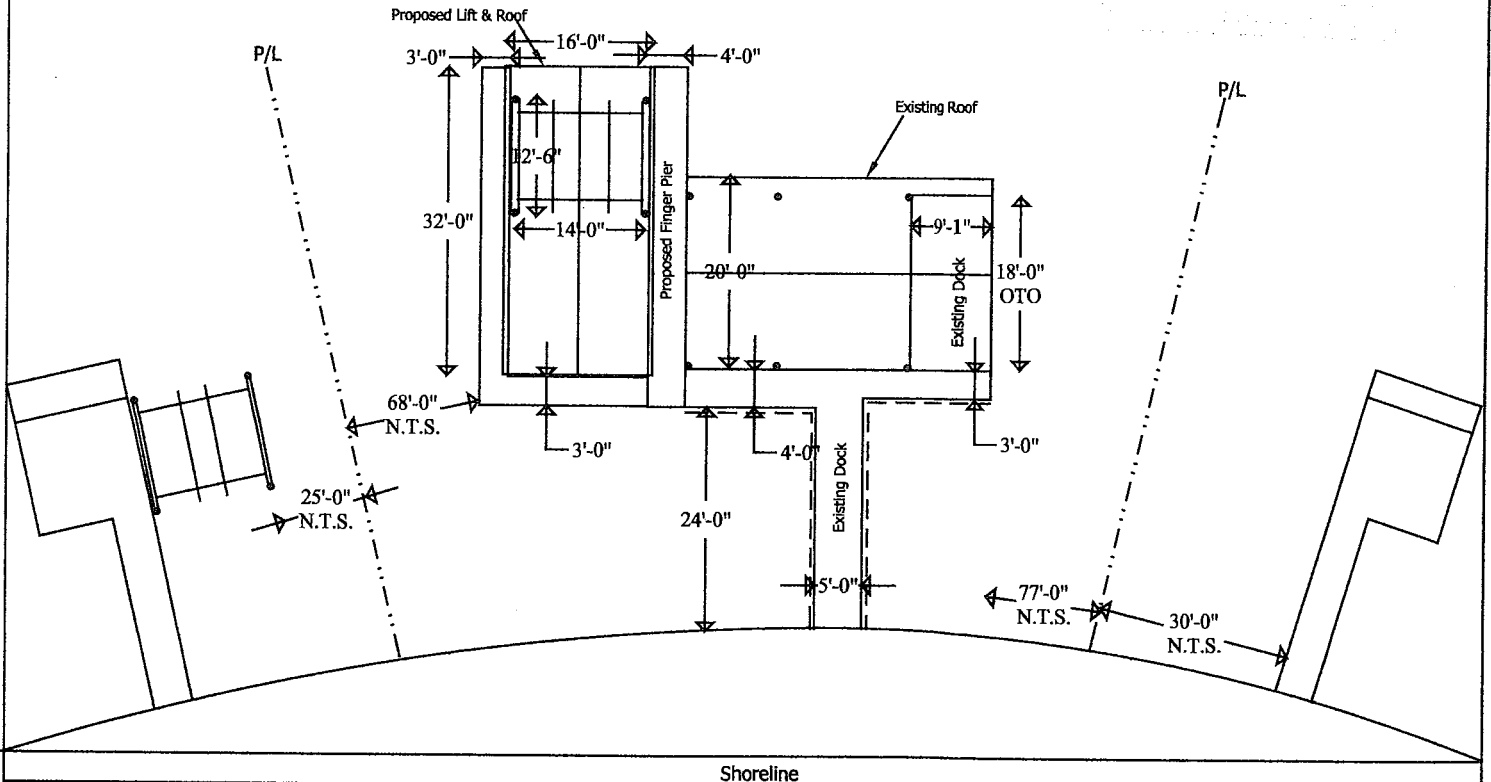
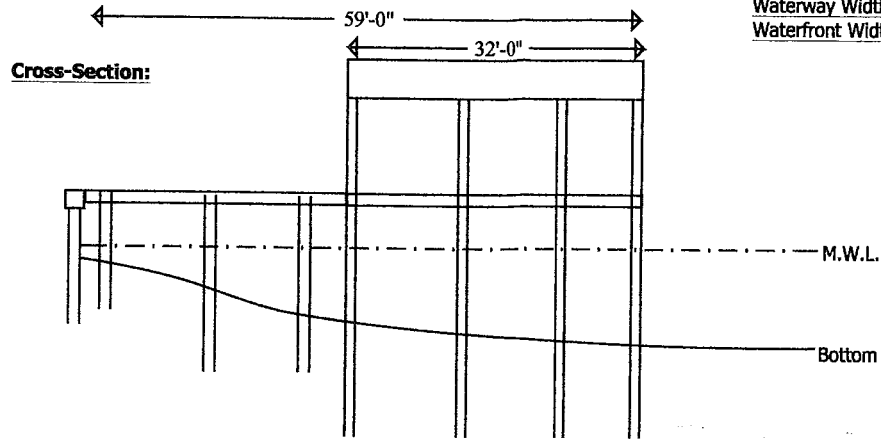
JOB: Leonard & Lisa Signorile
3612 E. Maritana Dr.
St. Pete Beach, FL 33706-3919
770.713.4924

Date: April 9, 2018

Scale: 1" = 10'

Customers Approval Signature: _____

Total Square Feet 690 + roof.
New Square Feet 290 + roof.
Waterway Width 500'+
Waterfront Width 200'



Shoreline

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner

Right Owner

Signature:

Date:

Signature:

Date:

Municipality Approval

Water and Navigation Approval

PINELLAS COUNTY WATER & NAVIGATION
315 COURT STREET, CLEARWATER, FLORIDA 33756

ISSUED TO: PRIORITY MARINE, LLC FOR LEONARD & LISA SIGNORILE
CONSTRUCTION SITE: 3612 EAST MARITANA DRIVE,
ST PETE BEACH, FL 33706
DESCRIPTION: 07-32-16-21852-014-0060

Permit is valid for 1 year
TO REPORT START DATE AND COMPLETION DATE, CALL: (727) 464-3770

PERMIT NO. P48100-18

1. PERMITS MAY ALSO BE REQUIRED FROM THE FOLLOWING AGENCIES: FL D.E.P & U.S. ARMY C.O.E.
2. THE WATERS OF PINELLAS COUNTY ARE LOCATED WITHIN THE PINELLAS COUNTY & BOCA CIEGA BAY AQUATIC PRESERVE. SPECIAL REGULATIONS EXIST THAT GOVERN THE CONSTRUCTION WITHIN AN AQUATIC PRESERVE. PLEASE CONTACT THE FL D.E.P.
3. *THIS PERMIT IS VALID FOR A DOCK STRUCTURE ONLY.* ELECTRICAL WATER/SEWER INSTALLATIONS WILL REQUIRE SEPARATE PERMITS FROM THE APPROPRIATE (Municipal or County) BUILDING DEPARTMENT.
4. THIS PERMIT IS SUBJECT TO A 30 DAY APPEAL PERIOD FROM DATE OF ISSUE- CHAPTER 31182, SPECIAL ACTS OF FLORIDA, 1955 AS REVISED.

CLERK:
KEN BURKE

By: *Janice DeWase*
Deputy Clerk

DATE OF ISSUANCE:

04-17-18

FINAL INSPECTION:

_____/_____/_____

**THIS PERMIT IS REQUIRED TO BE
POSTED IN A CONSPICUOUS LOCATION
AT THE CONSTRUCTION SITE.**

Direct all correspondence to:

Clerk, Water & Navigation, 5th Floor
315 Court Street
Clearwater, FL 33756

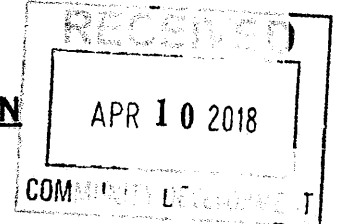
Application #

P48100-18
(OFFICIAL USE ONLY)

8650 #2771

PRIVATE DOCK PERMIT APPLICATION

(55859) **PINELLAS COUNTY WATER & NAVIGATION**



I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: Leonard & Lisa Signorile
B. Mailing Address: 3612 E. Maritana Dr.
City: St. Pete Beach State: FL Zip: 33706-3919
C. Telephone No: 770.713.4924 E-Mail Address: lennyats@outlook.com

II. AGENT INFORMATION:

A. Name: Priority Marine
B. Address: 200 Midway Is
City: Clearwater State: FL Zip: 33767
C. Telephone No: 813.318.2811 E-Mail Address: Jason@prioritymarine.com

III. SITE INFORMATION:

A. Construction Site Address: 3612 E. Maritana Dr.
City: St. Pete Beach State: FL Zip: 33706-3919
B. Parcel ID Number: 07-32-16-21852-014-0060
C. Incorporated: ☒ Unincorporated: ☐ St. Pete Beach
D. Affected Water Body: McPherson Bayou
E. Previous Permits: P43094-13
F. Date applicant assumed property ownership: Aug./2016
month/year
G. Obstructions: (Dogs, Fences, etc.) None
H. Attach 8 1/2"x11" vicinity map showing specific project location.
I. All other information pursuant to Section 166-328, Pinellas County Code, as needed.
J. For projects requiring a public hearing, attach a copy of the complete legal description.

P48100-18

Application #

(OFFICIAL USE ONLY)

IV. PROJECT DESCRIPTION:

A. Nature & Size of Project: Build 4'x35' dock addition, 3' wide wrap around Catwalk, Install 16k Hi-Tide Gear Dr Boat Lift & build 16'x32' Gable roof

Square Feet: 530

B. Variance: Yes ☐ No ☒
Amounty in variance: Length: Width: Left: Right:

Other:

NOTE: It is the applicant's responsibility to clearly demonstrate that any requested variances are consistent with the variance criteria of Section 166-291 of the Pinellas County Code. The applicant must demonstrate that a literal enforcement of the regulations would result in an extreme hardship due to the unique nature of the project and the applicant's property. The hardship must not be created by actions(s) of the project owner(s). The granting of the variances must be in harmony with the general intent of the regulations and not infringe upon the property rights of others. The variance requested must be the minimum possible to allow for the reasonable use of the applicant's property. Should the applicant fail to demonstrate that any variance request is consistent with the criteria outlined in the regulations, staff cannot recommend approval of the application.

V. CONTRACTOR INFORMATION:

I, William Templeman, a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in the Pinellas County Code, and in accordance with the attached drawings which accurately represent all the information required to be furnished. In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either remove the dock or correct the deficiency.

Signed: William Templeman Cert No.: CGC1512989

Company Name Priority Marine Telephone No.: 727.447.1373

City: Clearwater State: FL Zip: 33767

Email Address: Bill@prioritymarine.com

VI. OWNER'S SIGNATURE:

I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan attached hereto and made a part hereof, and agree to abide by the criteria of the Pinellas County Code for such construction and, if said construction is within the corporate limits of a municipality, to first secure approval from said municipality. I further state that said construction will be maintained in a safe condition at all times, should this application be approved, that I am the legal owner of the upland from which I herein propose to construct the improvements, and that the above stated agent/contractor may act as my representative. I understand that I, not Pinellas County, am responsible for the accuracy of the information provided as part of this application and that it is my responsibility to obtain any necessary permits and approvals applicable for the proposed activities on either private or sovereign owned submerged land.

3/30/2018 ☒ Legal Owner's Signature
Date

Priority Marine
200 Midway Is
Clearwater, FL 33767
CGC1512989
O: 727.447.1878 C: 818.818.2811
Jason@prioritymarine.com
www.prioritymarine.com

JOB: Leonard & Lisa Signorile
3612 E. Maritana Dr.
St. Pete Beach, FL 33706-3919
770.713.4924

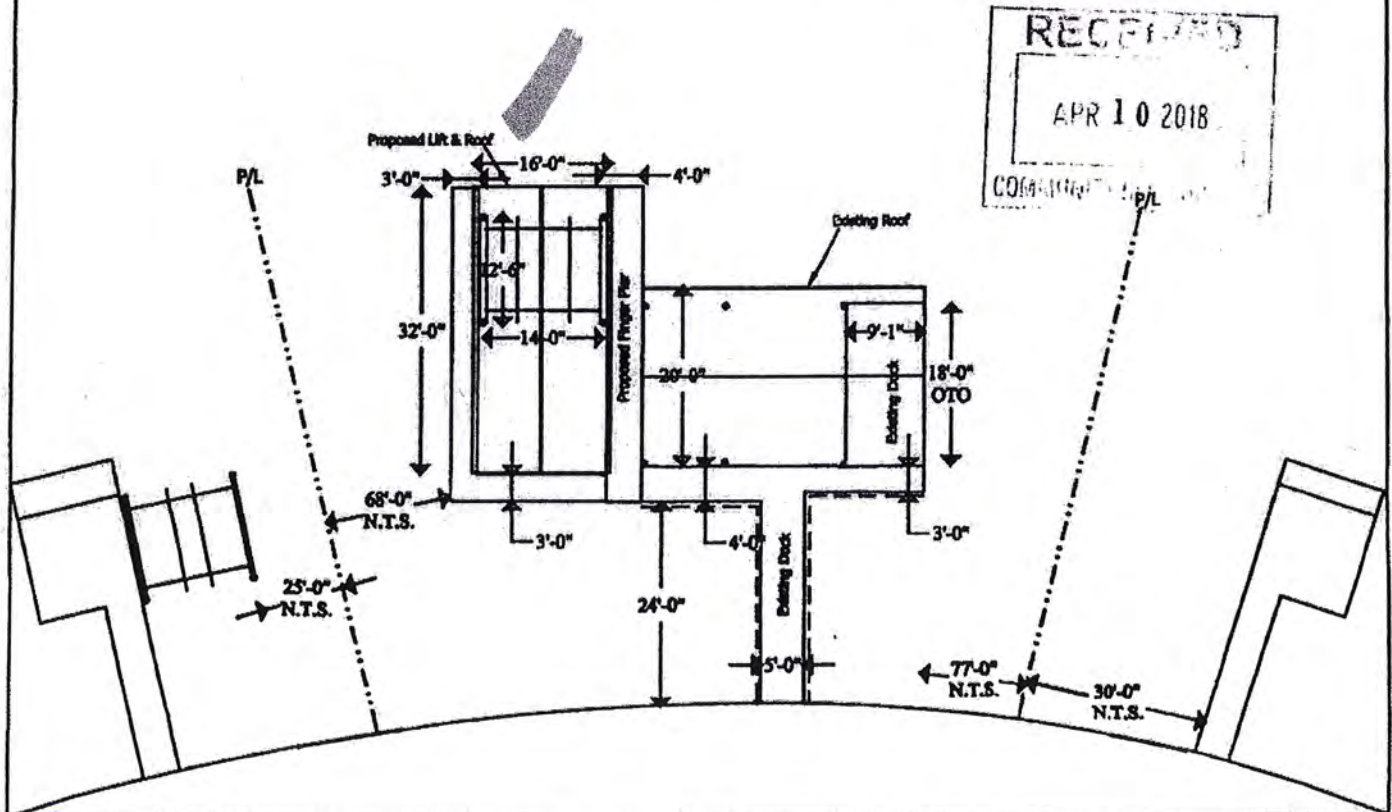
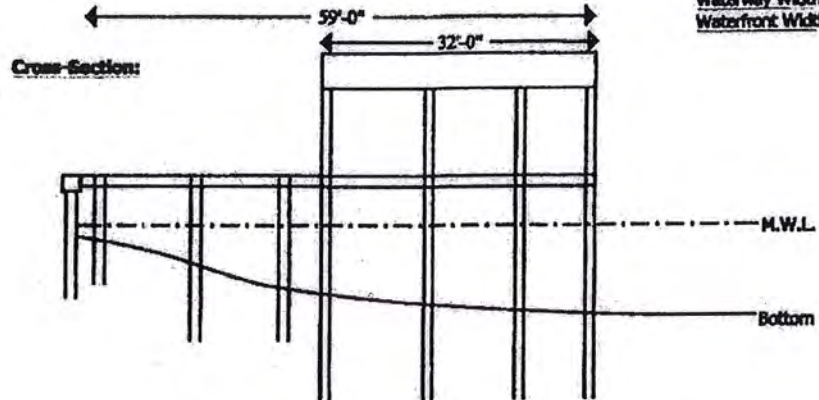
Date: April 9, 2018

Scale: 1" = 10'

P48100-18

Customers Approval Signature: _____

Total Square Feet 690 + roof.
 New Square Feet 290 + roof.
 Waterway Width 500'+
 Waterfront Width 200'



Shoreline

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner

Right Owner

Signature:

Date:

Signature:

Date:

Municipality Approval

Water and Navigation Approval
APPROVED
PINELLAS COUNTY
WATER AND NAVIGATION

APPROVED ZONING

DATE Hetty Harmon 4/11/18

Peter Staley
4/17/18

P48100-18

Application # _____

(OFFICIAL USE ONLY)

DISCLOSURE FORM

In order to alleviate any potential conflict of interest with Pinellas County staff, it is required that the County be provided with a listing of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be affected by any decision rendered by the County (attach additional sheets if necessary).

A. PROPERTY OWNERS:

Name: Leonard & Lisa Signorile
Address: 3612 E. Maritana Dr.
St. Pete Beach, FL 33706-3919

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

B. REPRESENTATIVES:

Name: Priority Marine
Address: 200 Midway Is
Clearwater, FL 33767

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

C. OTHER PERSONS HAVING OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interest is: _____ contingent ☐ absolute ☐

Name: _____ specific interest held: _____

D. DOES A CONTRACT FOR SALE EXIST FOR THE SUBJECT PROPERTY?

YES ☐ NO ☐

If so, the contract is: _____ contingent ☐ absolute ☐

Name of parties to the contract: _____

E. DOES AN OPTION TO PURCHASE EXIST FOR THE SUBJECT PROPERTY?

YES ☐ NO ☐

Name of parties to the option: _____

F. OWNER'S SIGNATURE:

I hereby certify that the information stated above is complete, accurate, & true to the best of my knowledge

☒ Leonard & Lisa Signorile

Date: 3/30/2018

Good Morning,

Based upon the information submitted in your Pinellas County application, your project has been determined to be consistent with the U.S. Army Corps of Engineers Programmatic General Permit SAJ-96. Therefore, provided you follow any special conditions that may be attached to your County permit as well as the project specific conditions, special conditions, and general conditions of SAJ-96, additional authorizations or permits from the Corps of Engineers will not be required. Please note that structures that are not shown on the application or which are added later may invalidate this finding, including structures that increase watercraft access such as personal watercraft lifts or davits (including those mounted on seawalls). Failure to comply with your County permit or the terms and conditions of SAJ-96 may result in violation of Federal law. A copy of SAJ-96 is attached to your County permit or can be obtained online under the General Permits section at:

<http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>

Or by contacting the Water and Navigation staff at (727) 453-3385.

Mary Freiburger

Senior Office Specialist

Pinellas County Public Works

Environmental Management

22211 US Hwy 19 N, Bldg 10

Clearwater, FL 33765

Phone: (727) 464-8264

Fax: (727) 464-4403

mfreiburger@pinellascounty.org

Priority Marine
200 Midway Is
Clearwater, FL 33767
CGCL512989
O: 727.447.1878 C: 818.318.2811
Jason@prioritymarine.com
www.prioritymarine.com

JOB: Leonard & Lisa Signorile
3612 E. Maritima Dr.
St. Pete Beach, FL 33706-8919
770.713.4924

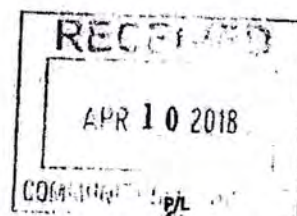
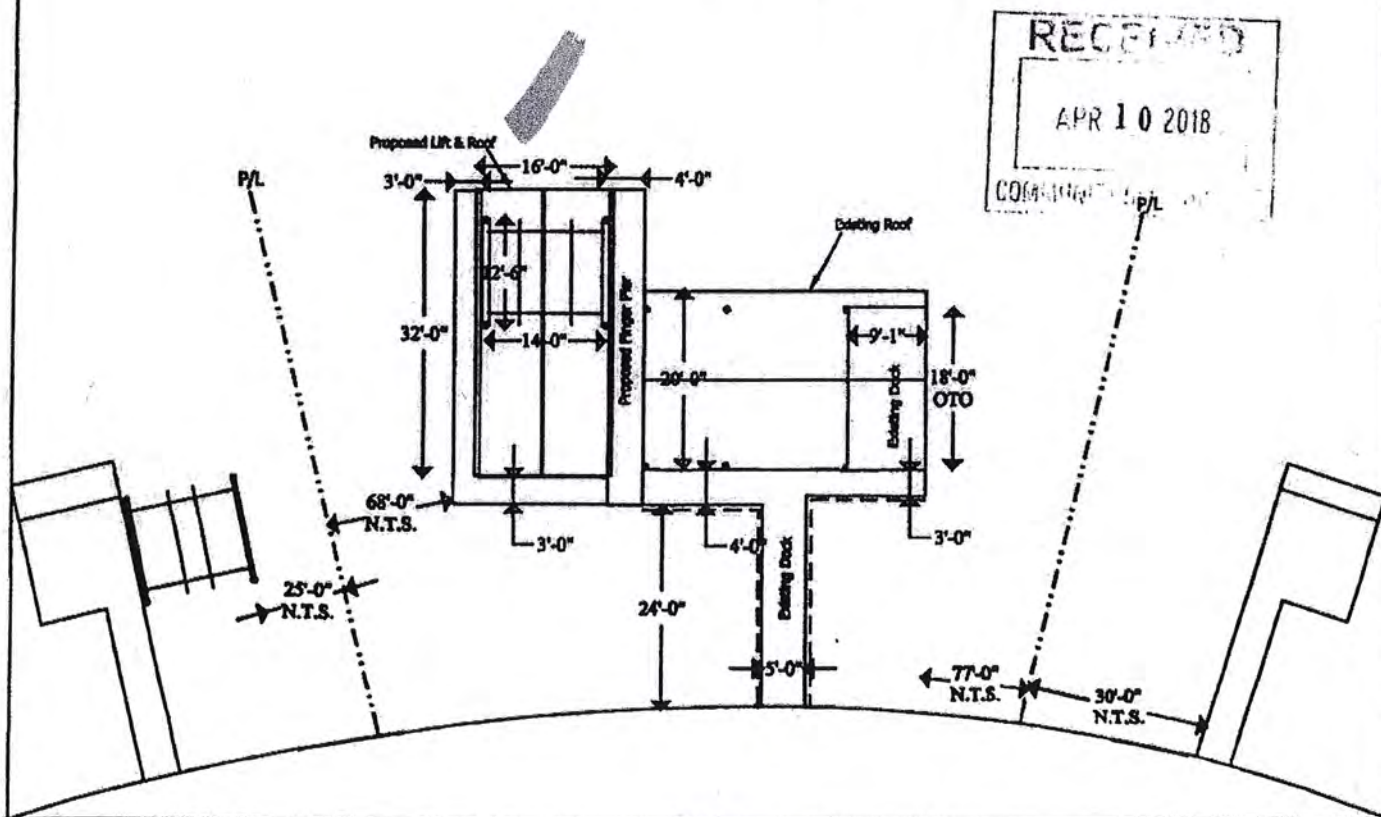
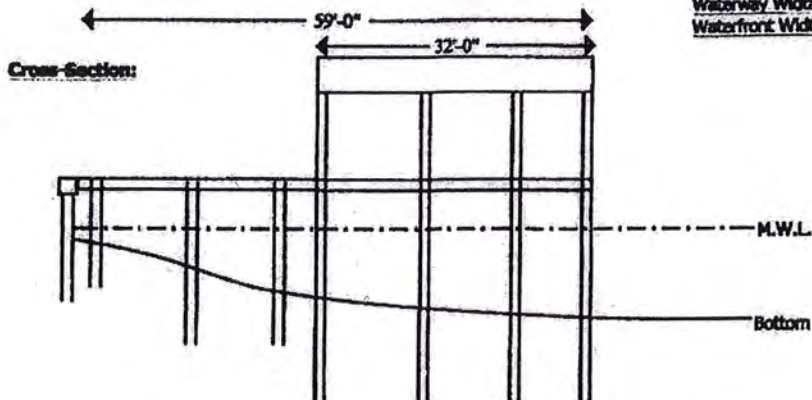
Date: April 9, 2018

Scale: 1" = 10'

P48100-18

Customers Approval Signature: _____

Total Square Feet 690 + roof.
 New Square Feet 290 + roof.
 Waterway Width 500'+
 Waterfront Width 200'



Shoreline

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner

Right Owner

Signature:

Date:

Signature:

Date:

Municipality Approval

Water and Navigation Approval

APPROVED ZONING

APPROVED
PINELLAS COUNTY
WATER AND NAVIGATION

DATE Hetty Harman 4/11/18

Peter Stalder
4/17/18



CITY OF ST PETE BEACH BUILDING PERMIT PLACARD

Permit #: **BLD18-00687**

Date Issued: **4/10/2018**

Address: **3612 E MARITANA DR, ST PETE BEACH, FL 33706**

Owner: **SIGNORILE, LISA**

Contractor: **PRIORITY MARINE LLC**

Phone: **727-447-1373**

Description/Scope of Work: **Residential Alteration**

Type of Inspection	Date Approved	Date Denied	Initial
Footings/Pads			
Foundation			
Slab			
Lintels/Tie Beams			
Fill Cell			
Wall Sheathing			
Roof Sheathing			
Framing			
Insulation			
Drywall			
Underground Plumbing			
Rough Plumbing			
Tub Set/Shower Pan			
Sewer Service			
Water Service			
Underground Electric			
Rough Electric			
Mechanical Duct			
Rough Mechanical			
Gas Piping			
Final Electrical	12-3-18	—	AS
Final Plumbing			
Final Mechanical			
Final Building	12-3-18	—	AS
Final Fire Dept.			

11/2 IPR BS

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION AND REQUIREMENTS. THIS PLACARD MUST BE POSTED SO IT CAN BE SEEN FROM THE ROAD. IT MUST BE PROTECTED FROM THE WEATHER.
PLEASE CALL (727) 363-0240 BEFORE 3:30 PM FOR NEXT DAY INSPECTION
(Give permit #, job address, type of inspection, and contact phone #. We will be out the next day, unless specified otherwise.)



City of St. Pete Beach
155 COREY AVENUE
ST. PETE BEACH, FL 33708
Telephone: 727.363.9265

Receipt No.: **4745**
Receipt Date: **04/12/2018**

RECEIPT

RECORD & PAYER INFORMATION

Record ID: BLD18-00687
Record Type: Residential Alteration
Property Address: 3512 - 0 E MARITANA DR, ST PETE BEACH, FL 33708
Description of Work: BUILD DOCK ADDITION INSTALL NEW BOAT LIFT W/ COVER BOAT SLIP COVER
Payer:
Applicant: WILLIAM J JR TEMPLEMAN
PRIORITY MARINE LLC
161 BRIGHTWATER DR #2
CLEARWATER, FL 33767

PAYMENT DETAIL

Date	Payment Method	Reference	Cashier	Comments	Amount
04/12/2018	Check		JBOLAND		\$969.65

FEE DETAIL

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid
Building Permit Fee Base	5831	1.00	\$946.00	\$946.00
State of Florida Bldg Permit Surcharge Fee	5831	1.00	\$23.65	\$23.65
			\$969.65	\$969.65



155 Corey Avenue
St. Pete Beach, Florida 33706
(727) 363-9276

February 13, 2019

Mr. Leonard Signorile
3612 E. Maritana Drive
St. Pete Beach FL 33706

RE: COVERED BOAT DOCK – 3612 E. MARITANA DRIVE - PERMIT # BLD18-00687

Dear Mr. Signorile:

It has come to our attention that the above referenced permit was issued in error and is in violation with our Land Development Code Sec 6.23 (c) which regulates the construction of docks in the City.

Sec 6.23 (c) No dock or wharf, pier or other structure contemplated by this section shall be enclosed or covered by any means, either permanent or temporary.

The City will therefore be revoking the permit per section 103.4 and 103.4.2 of City's Land Development Code.

Sec 103.4 Revocation of permits. The Building Official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any provisions of this code.

Sec 103.4.2 Violation of code provisions. The Building Official may revoke a permit upon a determination by the Building Official that the construction, erection, alteration, repair, moving, demolition, installation or replacement of the building, structure, electrical, gas, mechanical or plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code.

You are required to come into compliance and obtain a building permit to demolish the covering over the dock by March 8, 2019. If you have any questions I can be reached at 727-363-9276. Your cooperation is greatly appreciated.

Sincerely

William J. Palmer, CBO
Building Official

cc: Mr. Jason Rogers (contractor) Priority Marine LLC.

Priority Marine, LLC CGC 1512989
200 Midway Is
Clearwater, FL 33767
(Office)727.447.1373

Sales/ Contact person
Jason Rogers (Cell): 813.318.2811
Jason@prioritymarine.com
www.prioritymarine.com

Proposal

Name:	Leonard & Lisa Signorile		
Address:	3612 E. Maritana Dr.		
City:	St. Pete Beach	State:	FL Zip: 33706-3919
Phone:		Cell:	770.713.4924
		Email:	lennyats@outlook.com

Description: Tearout new roof & roof pilings, haul away for disposal

MOB work barge with boom. Tearout new roof & roof pilings, haul away for disposal.

Total Square Footage = 0
Total Piling = 0

Deposit:	\$	-
50% due upon Mobilization:	\$	-
Balance due upon completion:	\$	-
Total Job cost:	\$	6,250.00

PRICING DOES NOT INCLUDE PERMIT FEES, ELECTRICAL OR LIGHTING

IF HARD PAN IS DISCOVERED & DRILLING REQUIRED, ADDITIONAL CHARGES WILL BE REQUIRED. WE USE STAINLESS STEEL SCREWS ON ALL DECKING & 5/8" STAINLESS STEEL BOLTS ON ALL STRUCTURAL MEMBERS. ALL OUTSIDE BANDS & JOISTS ARE PRESSURE TREATED 2X8'S, 16" ON CENTER FOR 2"X6" DECKING & 16" FOR 5/4"X6" DECKING & DOUBLED ON THE EXTERIOR BAND. SUPPORTS ARE PRESSURE TREATED DOUBLED 2"X10". *** WE ARE BONDED & INSURED AND EXCEED COUNTY STANDARDS.
WE DO NOT ACCEPT CREDIT CARD PAYMENTS

Date: _____

Signature of Customer: _____

Signature of Priority Marine LLC Representative: _____

Priority Marine, LLC
CGC 1512989
200 Midway Is
Clearwater, Florida 33767
Tel: 727-447-1373
www.prioritymarine.com

Agreement for Construction Services

This Agreement for Construction Services, dated July 26th 2018 is made by and between Priority Marine, LLC, a Florida limited liability company ("Contractor"), and Lenny Stgnobile ("Owner"), and in consideration of the terms and conditions set forth below, the parties agree as follows:

1. The work to be performed is stated in the Proposal attached hereto and incorporated into this Agreement. The Construction Price shown on the Proposal does not include permitting fees, electrical, plumbing, lighting or any engineering or architectural fees. Contractor will work with Owner to develop the project plan and required drawings. Should the permitting entity require drawings or plans to be developed/signed/sealed by a licensed engineer or architect, Owner is solely responsible for the costs of such drawings/plans. If drawings/plans are required, such drawings/plans shall, upon completion, become a part of this Agreement. Payments are due as stated in the Proposal. Once Contractor files a Notice of Commencement for the project, the deposit is fully earned by Contractor and is nonrefundable. Proof of permit filing will be provided upon request. Final Payment is due upon the completion of the project. No cash payments accepted. Payments are due upon receipt of invoice.

2. Unless otherwise agreed, Contractor will apply for the permits necessary for this project. The parties acknowledge that multiple permits from authorizing agencies may be required. Owner, at Owner's sole expense, will provide Contractor with all documents required by the permitting agency, including but not limited to, surveys, plats, blueprints, Association approval letters, variance signatures from neighbors and any other documents as mandated by the permitting agency. As the permitting requirements are not determined by Contractor, Owner agrees that Contractor shall not be liable for any permits that cannot be obtained. Contractor will advise and assist Owner with applicable code and permitting requirements. Notwithstanding the foregoing, the parties acknowledge that permitting agencies can and do change permitting and code requirements and that such changes may require the submission of additional documentation and/or revisions to the work to be performed. In the event of changes to permitting and code requirements that necessitate additional labor, materials and/or services for the project, Contractor will prepare a Change Order setting forth the required changes and the cost thereof; payment for the Change Order is due as stated in Section 3 below.

3. Except as to those changes required by the permitting agency, the project will be constructed as set forth in the Proposal and the drawings/plans made a part of this Agreement. Should Owners at any time during construction require any alterations to, deviations from or additions to the Proposal, the drawings/plans or this Agreement, such changes may be made only when practicable and only when set forth in a written Change Order, signed by both parties. Unless otherwise agreed, the cost for the Changes requested must be paid at the time the Change Order is signed by the Owner.

4. Owner is responsible for having water and electric available at the project all times and for paying the costs of electrical, plumbing and lighting services required by the project and/or drawings/plans.

5. Contractor represents and warrants to Owner that all labor, materials and services furnished will be new and free of defect for a period of one (1) year from the completion of the project. Upon receipt of final payment, Contractor will provide Owner with all manufacturer and dealer warranties and guarantees on equipment and materials installed at the project. Owner agrees that Contractor shall have no liability for or with respect to any equipment and/or materials purchased or furnished by others in connection with the design and construction of the project, including, but not limited to: boat or PWC lifts; utility and water services; decking, wood, and the like. Owner agrees to look solely to

the manufacturer of such equipment and/or materials for any and all damages, defects and warranty claims and further agrees to hold Contract harmless as to any and all liability associated therewith.

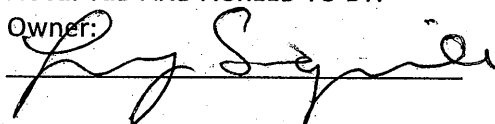
6. The Contractor shall be solely responsible for the means and methods of construction of the project and for the performance of the work performed hereunder. Contractor shall use commercially reasonable efforts to complete the project within a reasonable time frame. The parties acknowledge that Contractor does not and cannot guarantee the project will be completed on a particular date. Owner agrees that any delay or stoppage due to strikes, lockouts, acts of God, governmental or civil commotion, fire or other casualty, and any lack or unavailability of labor, materials, supplies and the like, beyond the control of Contractor shall excuse Contractor's performance for a period equal to any such delay or stoppage. Additionally, in the event any drilling, jetting and/or hammering activities by Contractor cannot be correctly completed due to impenetrable bottomland, irregular soil or other natural conditions, the same will be considered a force majeure. Upon the discovery of such condition, Contractor shall be entitled to charge and Owner agrees to pay the additional fees and costs for the additional labor and/or materials required to address the condition and complete the activity. In such event, Contractor will prepare a Change Order setting forth the additional labor and/or materials required and the cost thereof; payment for the Change Order is due as stated in Section 3.

7. Contractor, its employees and agents shall have no liability to Owner for (a) any mistake of fact or of law not reasonably ascertainable or (b) any act or omission reasonably believed by Contractor in good faith to be within the scope of the authority conferred upon Contractor by this Agreement, unless the same shall constitute gross negligence, willful misconduct or fraud on the part of Contractor, its employees or agents.

8. This agreement is made in the State of Florida and shall be governed by Florida law. This Agreement, the Proposal, the drawings/plans and Change Orders, if any, comprise the entire agreement between the parties and may not be modified or amended except by a written document as stated in Paragraph 3 above. This agreement may be signed in more than one counterpart, in which case each counterpart shall constitute an original of this agreement. Paragraph headings are for convenience only and are not intended to expand or restrict the scope or substance of the provisions of this agreement. Wherever used herein, the singular shall include the plural, the plural shall include the singular, and pronouns shall be read as masculine, feminine or neuter as the context requires. The prevailing party in any litigation relating to this agreement shall be entitled to recover its reasonable attorneys' fees from the other party for all matters, including, but not limited to, appeals. Pinellas County, Florida, shall be proper venue for any litigation involving this agreement. All payments due under this agreement which are more than ten days past due shall accrue interest at 1½% per month (18% per annum). This agreement may not be assigned or delegated by either party without the prior written consent of the other party.

ACCEPTED AND AGREED TO BY:

Owner:



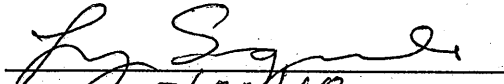
Priority Marine, LLC

DISCLOSURE PURSUANT TO §713.015, FLA. STAT.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

By my signature below, I hereby acknowledge receiving this disclosure from Priority Marine, LLC.

Owner:


Date: 7/27/18

Priority Marine, LLC CGC 1512989
200 Midway Is
Clearwater, FL 33767
(Office)727.447.1373

Sales/ Contact person
Jason Rogers (Cell): 813.318.2811
Jason@prioritymarine.com
www.prioritymarine.com

Customer Info:

Leonard & Lisa Signorile
3612 E. Maritana Dr.
St. Pete Beach

Phone #:

770.713.4924

Email:

lennyats@outlook.com

Date:

Monday, July 23, 18

MOBILIZATION INVOICE

Job Reference: Build 4'x35' dock addition, 3' wide wrap around Catwalk, Install 16k Hi-Tide Gear Dr Boat Lift & build 16'x32' Gable roof

Contract Amount.....	\$ 46,657.00
Deposit Paid.....	\$ (1,000.00)
Permit Fees: (B.O.C.C.; \$ 650.00 Municipality; \$ 969.65 N.O.C.; \$ 13.00)	\$ 1,632.65
Additional Add on's:	\$ -
Amount due at mobilization (50%).....	\$ 23,644.83
Remaining Balance (Due upon completion of work).....	\$ 23,644.83

PLEASE MAKE CHECKS PAYABLE TO :

Priority Marine----- \$ 23,644.83

WE APPRECIATE YOUR BUSINESS
PAYMENT DUE UPON RECEIPT

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#)

07-32-16-21852-014-0060

Compact Property Record Card

Tax Estimator **Updated March 30,** Email Print Radius FEMA/WLM
2019 Search

<u>Ownership/Mailing Address Change</u> <u>Mailing Address</u>	<u>Site Address</u>
SIGNORILE, LEONARD SIGNORILE, LISA 3612 E MARITANA DR ST PETE BEACH FL 33706-3919	3612 E MARITANA DR ST PETE BEACH



Property Use: 0110 (Single Family Home)

Total Living: Total Gross Total Living
 SF: 1,808 SF: 3,632 Units:1

[click here to hide] **Legal Description**

DON CE-SAR PLACE BLK 14, LOT 6 LESS S'LY 10FT & LESS THAT PART DESC BEG MOST N'LY COR OF SD LOT 6 TH CUR RT RAD 270FT ARC 15.99FT CB S63D04'44"E 15.99FT TH S28D37'04"W 19.70FT TH N11D07'00"W 25 FT TO POB PER O.R. 10333 PG 162 TOGETHER WITH THAT PART OF 10FT WIDE STRIP LABELED "RESERVED" LYING E OF E MARITANA DR BETWEEN E'LY EXT OF N'LY & S'LY BOUNDARIES OF SUBJ PARCEL AS PER DEED 987/117 & O.R. 17493/728

<u>Tax Estimator</u>  <u>File for Homestead</u>			2019 Parcel Use	
<u>Exemption</u>				
<u>Exemption</u>	2019	2020		
Homestead:	Yes	Yes	* Assuming no ownership changes before Jan. 1	
Government:	No	No	Homestead Use Percentage: 100.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%	
Historic:	No	No	Classified Agricultural: No	

Parcel Information **Latest Notice of Proposed Property Taxes (TRIM Notice)**

<u>Most Recent Recording</u>	<u>Sales Comparison</u>	<u>Census Tract</u>	<u>Evacuation Zone</u> (NOT the same as a FEMA Flood Zone)	<u>Flood Zone</u> (NOT the same as your evacuation zone)	<u>Plat Book/Page</u>
19334/0534 ■	\$842,100 <u>Sales Query</u>	121030280021	A	<u>Compare Preliminary to Current FEMA Maps</u>	13/15

2018 Interim Value Information

Year	<u>Just/Market Value</u>	<u>Assessed Value / SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2018	\$704,937	\$703,524	\$653,524	\$678,524	\$653,524

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	<u>Homestead Exemption</u>	<u>Just/Market Value</u>	<u>Assessed Value</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2017	Yes	\$689,054	\$689,054	\$639,054	\$664,054	\$639,054
2016	Yes	\$666,097	\$281,440	\$231,440	\$256,440	\$231,440
2015	Yes	\$644,917	\$279,484	\$229,484	\$254,484	\$229,484
2014	Yes	\$416,259	\$252,754	\$202,754	\$227,754	\$202,754
2013	Yes	\$401,255	\$249,019	\$199,019	\$224,019	\$199,019
2012	No	\$188,279	\$188,279	\$188,279	\$188,279	\$188,279

2018 Tax Information

2018 Tax Bill

Tax District: SPB

2018 Final Millage Rate

17.3604

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
30 Aug 2016	19334 / 0534 ■	\$794,900	Q	I
15 Feb 2012	17493 / 0728 ■	\$190,000	Q	I

2018 Land Information

Seawall: Yes

Frontage: Canal/River

View:

<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Single Family (01)	88x76	6400.00	88.3400	0.7298	\$412,611	FF

[click here to hide] 2019 Building 1 Structural Elements Back to Top

Site Address: 3612 E MARITANA DR

Building Type: **Single Family**

Quality: **Above Average**

Foundation: **Special Footing Wood**

Floor System: **Wood**

Exterior Wall:

Frame/Custom Wood

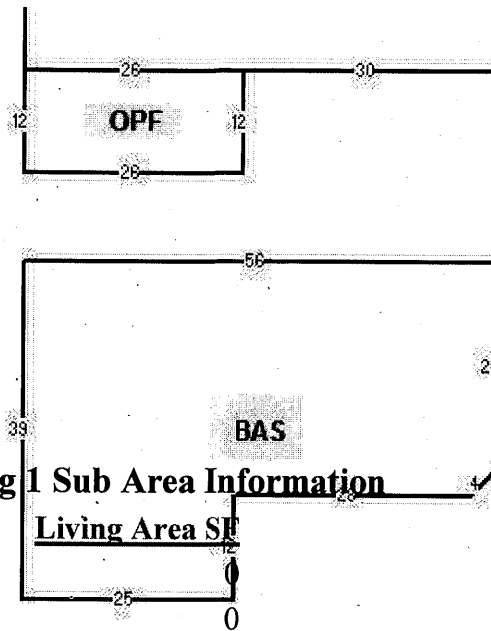
Roof Frame: **Gable Or Hip**

Roof Cover: **Shingle**

Composition

Stories: **1**

Living units: 1
 Floor Finish:
Carpet/Hardtile/Hardwood
 Interior Finish: **Custom**
 Fixtures: 7
 Year Built: **2012**
 Effective Age: 7
 Heating: **Central Duct**
 Cooling: **Cooling (Central)**



Building 1 Sub Area Information

Description

Open Porch

Garage

Base

1,808

Total Living SF: 1,808

Total

[click here to hide] 2019 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciate
DOCK	\$30.00	443.00	\$13,290.00	\$1
PATIO/DECK	\$18.00	196.00	\$3,528.00	\$2
BT LFT/DAV	\$2,000.00	2.00	\$4,000.00	\$1
BOATHS/CV	\$20.00	576.00	\$11,520.00	\$4
ELEV PASS	\$35,000.00	1.00	\$35,000.00	\$29

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
DOCK	DOCK	17 Apr 2018	\$0
BLD18-00687	DOCK	12 Apr 2018	\$55,057
P43094-13/REV	DOCK	05 Sep 2013	\$0
20131081	DOCK	07 Aug 2013	\$8,500
20120588A	NEW RESIDENCE	20 Dec 2012	\$0

20120588

NEW RESIDENCE

09 Jul 2012

\$260,000

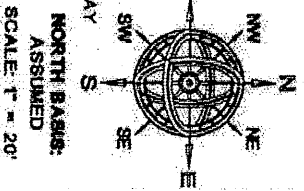
[Interactive Map of this parcel](#)
[Legend](#)[Map](#)[Sales](#)
[Query](#)[Back to Query](#)
[Results](#)[New](#)
[Search](#)[Tax Collector Home](#)
[Page](#)[Contact](#)
[Us](#)

SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST

A BOUNDARY SURVEY OF (PROVIDED TO SURVEYOR)

PARCEL "B" LOT 6, LESS THE SOUTHERLY 10 FEET THEREOF, BLOCK 14, DON CE-SAR PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13 AT PAGES 15 THROUGH 20, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEED RECORDED IN O.R. BOOK 1033, PAGE 182 OF SAID PUBLIC RECORDS.

PARCEL "B-1" BEING A PART OF THE 10 FOOT RESERVED SEAWALL AREA LYING EAST OF EAST MARTIANA DRIVE RIGHT-OF-WAY, BEING ACROSS THE RIGHT-OF-WAY IN FRONT OF AND EASTERLY OF LOT 6, BLOCK 14, DON CE-SAR PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 AT PAGES 15 THROUGH 20, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BORDERS ON THE SOUTH BY A LINE AS THE EXTENSION OF THE NORTH BOUNDARY OF THE SOUTH 10 FEET OF SAID LOT 6 AND BORDERS ON THE NORTH BY A LINE AS THE EXTENSION OF THE SOUTHERLY BOUNDARY OF LESS OUT PORTION OF SAID LOT 6 DESCRIBED IN DEED RECORDED IN O.R. BOOK 1033, PAGE 182 OF SAID PUBLIC RECORDS.

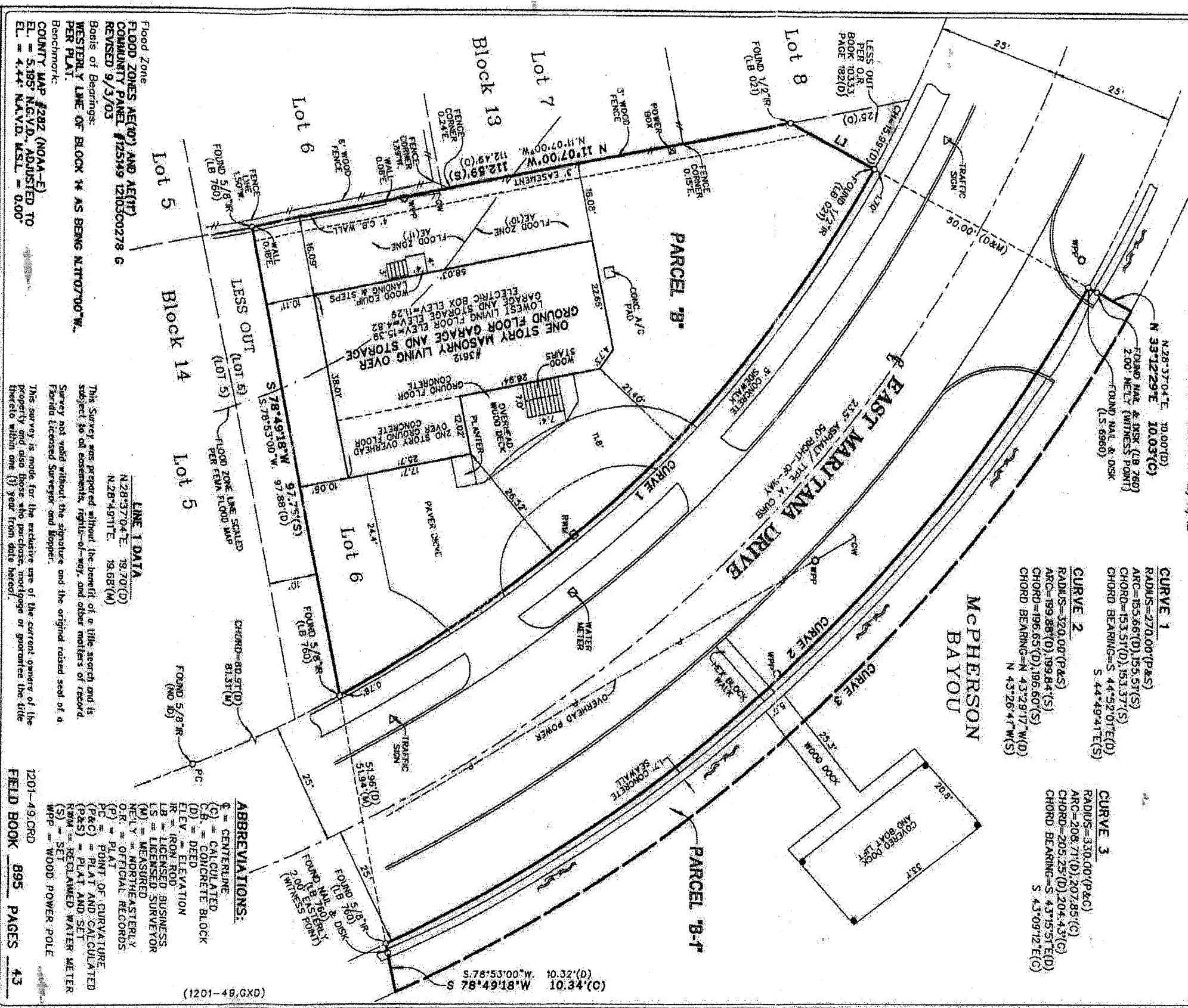


BOUNDARY SURVEY ONLY - 2/03/12
REVISED CERTIFICATION NAMES AND ADD UTILITIES - 2/13/12
STAKED BUILDING ENVELOPE - 7/12/12
FOUNDATION SURVEY - 8/02/12
FINAL SURVEY - 12/14/12
CERTIFIED TO:
RON COOPER AND JANE CARVER

CURVE 1
RADIUS=270.00'(P&S)
ARC=155.66'(D), 155.53'(S)
CHORD=153.51'(D), 153.37'(S)
CHORD BEARING=S 44°52'07"(D)
S 44°49'41"(S)

CURVE 2
RADIUS=329.00'(P&S)
ARC=189.88'(D), 189.84'(S)
CHORD=196.65'(D), 196.60'(S)
CHORD BEARING=N 43°28'17"(D)
N 43°26'47"(S)

CURVE 3
RADIUS=330.00'(P&C)
ARC=208.71'(D), 207.85'(C)
CHORD=205.25'(D), 204.43'(C)
CHORD BEARING=S 43°15'31"(D)
S 43°09'12"(C)



ABBREVIATIONS:
(C) = CENTERLINE
(CB) = CALCULATED
(D) = DEED
(E) = ELEVATION
(IR) = IRON ROD
(L) = LICENSED BUSINESS
(M) = MEASURED
(N) = NORTH
(N.E.) = NORTH EASTERLY
(O.R.) = OFFICIAL RECORDS
(P) = PLAT
(P.C.) = POINT OF CURVATURE
(P&S) = PLAT AND CALCULATED
(R.W.) = RECLAIMED WATER METER
(S) = SET
(W.P.) = WOOD POWER POLE

LINE 1 DATA
N 28°37'04"E, 19.70'(D)
N 28°49'11"E, 19.68'(M)

This Survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way, and other matters of record. Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Kopper.

This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

1201-49,CRD
FIELD BOOK 895 PAGES 43

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JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. 760

1. I hereby certify that the survey represented hereon meets the requirements of Chapter 51-17.052, Florida Administrative Code.