



BOARD OF ADJUSTMENT MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

May 29, 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. 04/24/2019
4. **Action Items**
 - a. Case No. 19-00021 Joey Schultz for Katrina Helm
Address: 3501 Casablanca Avenue
The applicant requests a variance from Section 6.15 – Fences and walls of the Land Development Code to increase the height of a wall in a secondary front setback to six feet.
5. **Adjournment – Next Meeting: 06/26/2019**

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

APRIL 24, 2019

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
Michael Bomar, Member
Jake Holehouse, Member
Denise Chase, Member

ABSENT:

Sandie Lyman, Vice Chair - Excused

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. 03/27/2019

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

4. Action Items

- a. Case 19-00010: Lauren Rubenstein, Esq. for Leonard and Lisa Signorile
Address: 3612 E. Maritana Drive

Request: Variance from enclosed/covered dock standard Sec. 6.23 (c) (1)

Brandon Berry, Planner I, provided Staff's presentation to the board, stating that the property had been issued a permit for a covered boat lift, although they are prohibited in the Land Development Code. Staff recommended denial of the variance.

Lauren Rubenstein, Attorney representing the owners, spoke regarding the various reasons why the variance should be allowed.

The following individuals spoke in favor of the variance:

- Lisa Signorile, Applicant, East Maritana Drive
- Martin Lott, East Maritana Drive
- Heidi Roberts, East Maritana Drive
- David Nixon, Casablanca

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

Wesley Wright, Community Development Director, added that although the City's Code doesn't allow for covered docks, Pinellas County regulations do allow covered boat lifts.

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

Member Bomar made a motion to approve the variance for Case No. 19-00010. The motion was seconded by Member Chase and unanimously approved by an individual roll call vote.

5. Adjournment – Next Meeting 05/29/2019

There being no further business before the board, the meeting was adjourned at 2:25 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. 19-00021 – Joey Schultz for Katrina Helm

MEETING DATE: May 29, 2019

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

REQUEST	The applicant requests a variance from Section 6.15 – <u>Fences and walls</u> of the Land Development Code to increase the height of a wall in a secondary front setback to six feet.
SUBJECT PROPERTY	3501 Casablanca Ave; DON CE-SAR PLACE BLK 12, LOT 1 LESS RD
ACERAGE	Approximately 5,227 square feet (0.12 acres)
LAND USE	RM Residential District on the Zoning Map; RM Residential Medium on the Future Land Use Map
SURROUNDING AREA	North – Single-family home South - Pinellas Bayway/Condominiums East – Condominiums West – Casablanca Ave/Single-family home

BACKGROUND

The property contains a single-family residence that was constructed in 1955 according to the Pinellas County Property Appraiser. Earlier this year, the applicant applied for and received a permit to construct a pool in the rear of the residence. The applicant is requesting to increase the height of the adjoining block wall located near and along the property line for safety and privacy reasons. The Land Development Code allows for fences and walls up to four feet in height in front and secondary front setbacks, provided that they are not located within a visibility triangle. The applicant is requesting to increase the height of the existing block wall to six feet in height in a secondary front setback, which is 10 feet in width extending toward the interior of the property from the property line abutting 35th Ave.

ANALYSIS

The existing block wall is approximately **two** feet in height. Next to the wall, to the interior of the property, is an approximately six-foot hedge which is relatively opaque. The applicant is proposing to extend the wall vertically to six feet in height.

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 property's secondary front is located along the Pinellas Bayway (35th Ave), which is a particularly high-volume road. Traffic volume and speeds along this road are generally higher than along streets adjoining other residential properties in the City. There is a reasonable expectation of privacy and safety for the use of residential properties, and properties on the north side of the Bayway do not have the right-of-way buffering typical of properties to the south of it to offset noise and other impacts. These conditions and circumstances are not the result of the applicant.*
- (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.*
- (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 in general harmony with the land development regulations. The east side of the wall at the corner of the secondary front and rear of the property is fairly close to the adjoining condominium's driveway, and staff are recommending as a condition of approval that any portion of wall currently located within a driveway visibility triangle be relocated. The wall is only being extended to six feet in height up to the approximate rear of the structure, which leaves approximately 90 feet between where the wall is to be extended and the curb along Casablanca Ave. The wall extension should not exacerbate any visibility concerns present at the 35th Ave/Casablanca Ave intersection.*
- (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, and staff find that the wall extension is the minimum request that would provide reasonable security and noise mitigation to the property.*

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 wall to be extended to six feet in height meets the criteria of the land development regulations. Provided the wall extension be located outside of visibility triangles, staff do not feel that the extension will present significant visibility concerns and will provide reasonable mitigation of noise and safety concerns at the property.

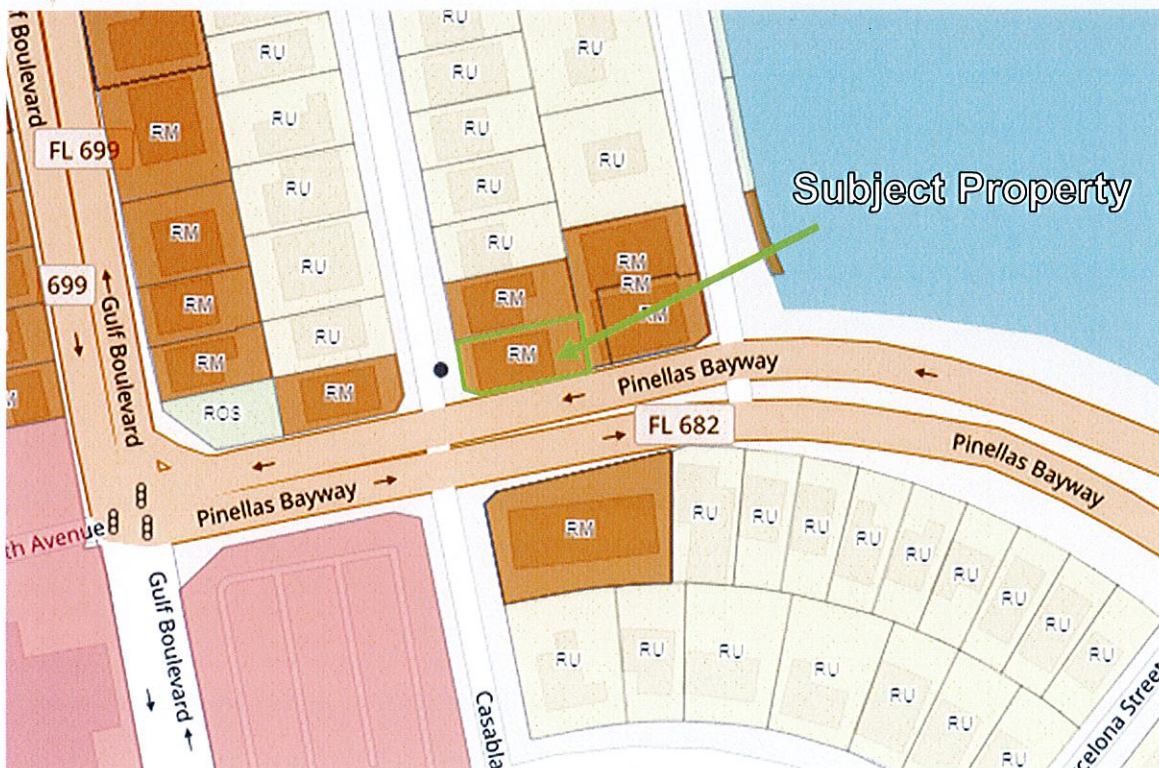
RECOMMENDATION: The proposed variance request is consistent with the City of St. Pete Beach Land Development Code. Staff recommends approval with condition:

1) Any portion of wall currently located within a visibility triangle of the adjoining neighbor's driveway be relocated, and no new structure be located in this triangle.

AERIAL MAP



ZONING MAP



Photos of Existing Conditions







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: 14-00021

PROPERTY FOR PROPOSED VARIANCE

Legal Description: Don Cesar Place Block 12 lot 1 left Rd
Parcel ID: 07-32-16-21852-0120010
Address: 3501 Casablanca Ave St Pete Beach FL 33706

Current Zoning: RM FLUM Designation: RM Lot Area: _____

APPLICANT/AGENT:

Name: Joey Schultz

Address: 4119 24th Ave E

City: Palmetto State: FL

Zip: 34221 Phone: 727 460 8328

Email: joey.sbandp@gmail.com

PROPERTY OWNER:

Name: Katrina Helm

Address: 3501 Casablanca Ave

City: St Pete Beach State: FL

Zip: 33706 Phone: 502 639 2526

Email: helm.katrina@yahoo.com

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

Section 6.15 Proposed 6' CMU wall (3' CMU wall existing) on secondary front.

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.

Since an approved pool has been built the existing 3' CMU Block wall does not meet code for pool fence height and does not keep people from walking by on the busy road looking directly at homeowner and young children swimming.

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.

wall needs to be installed to meet code and for privacy reasons with young children swimming in pool.

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

No.

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

No.

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

No.

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

No.

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.

No. wall is existing with a mature hedge that exceeds 6'.

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

Yes
x *[Signature]* 5/02/19

<i>[Signature]</i>	4/29/2019	<i>[Signature]</i>	4/29/2019
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

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

No.

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

No.

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

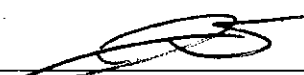
No.

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.

No. wall is existing with a mature hedge that exceeds 6'.

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

Yes.

	4/29/2019		4/29/2019
Signature of Applicant	Date	Signature of Authorized Agent	Date

For office use only:

Hearing Date: _____ Fees: _____

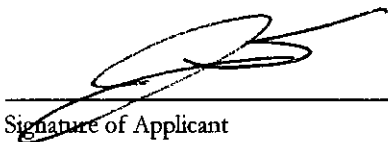
Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued

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

4/29/2019
Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Joey Schultz, 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): Joey Schultz
Address: 3501 Casablanca Ave St Pete Beach, FL

[Signature] 4/29/2019
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 29 day of April, 2019 by Joseph Scott Schultz, who appeared before me, and is personally known to me, or has produced FL DL# 042-0 as identification, and did take an oath.

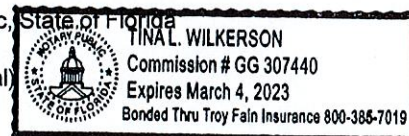
My commission Expires: 3/4/2023

NOTARY:

Print Name: Anna L. Wilkerson

Notary Public,

(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.

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE

KATRINA HELM
(print name of property owner)

hereby authorize

JOEY SCHULTZ
(print name of agent)

to represent me/us in an application for

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

Kat L. Helm
Signature of Owner

Signature of Owner

KATRINA L. HELM
Print Name of Owner

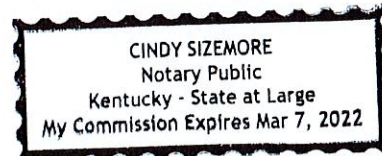
Print Name of Owner

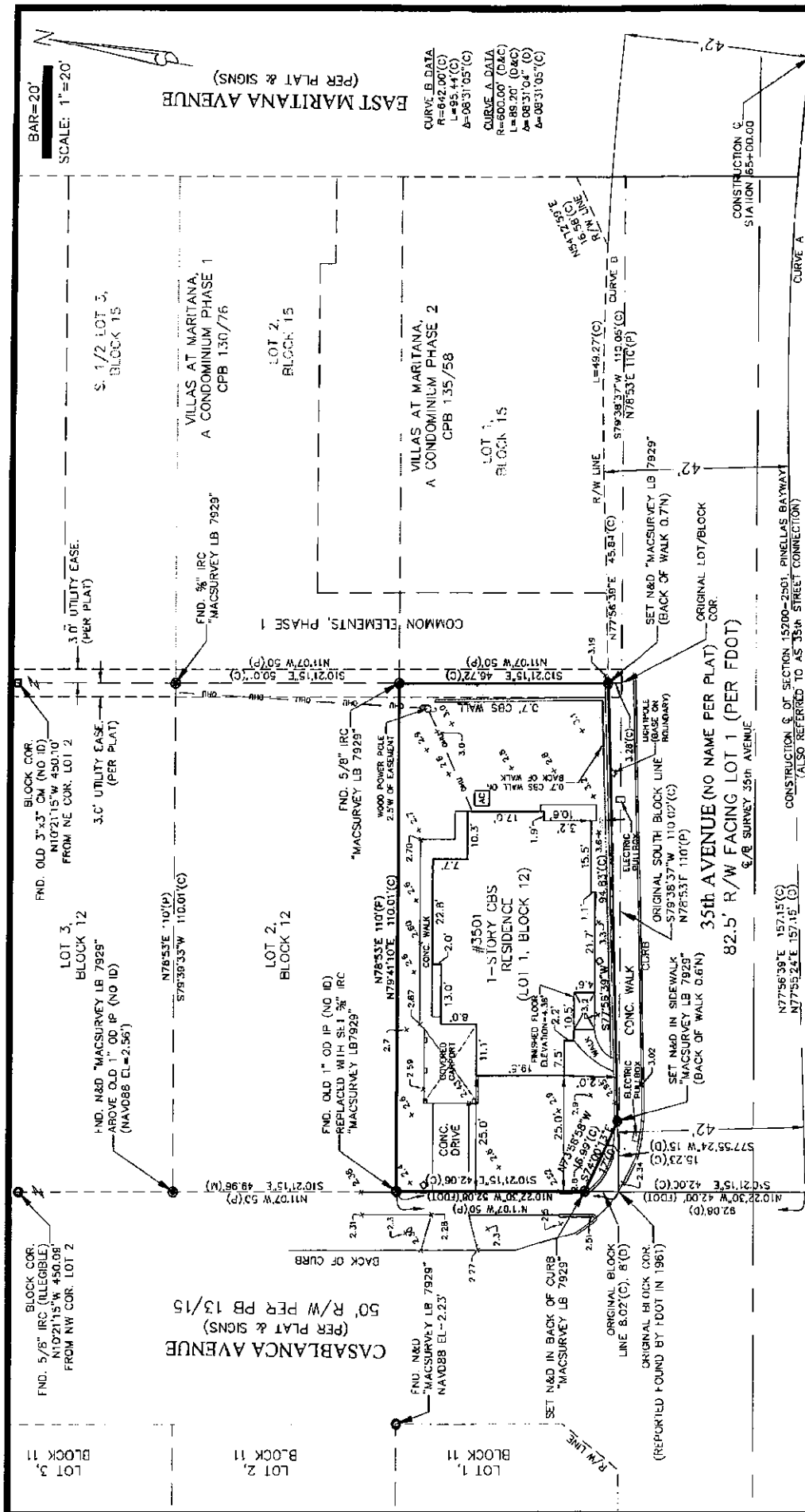
The forgoing instrument was acknowledged before me this 26th day of APRIL
2019 by Katrina Helm - ONLY or who is personally known Katrina Helm
produced KY DRIVER'S License as identification

Cindy Sizemore
(Notary Signature)

04-26-2019
(Date)

My Commission Expires March 7th, 2022
Jefferson County, Kentucky





PREPARED BY:
CHRISTOPHER P. MC LAUGHLIN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6614
FOR THE FIRM MACSURVEY, INC.

BOUNDARY SURVEY
of LOT 1, BLOCK 12
"DON CE-SAR PLACE"
PLAT BOOK 13, PAGE 20
CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA

MacSurvey, Inc.
22091 US HIGHWAY 19 N. CLEARWATER, FL 33765
FLORIDA LICENSED SURVEYING & MAPPING
BUSINESS (LB) NO. 7928
(727) 725-3289 phone
info@macsurvey.com email

CAD F:\Projects\2018\2018-021 Main Casablanca Ave SIPS.dwg	
REF E:\Projects\2018\2018-021 Main Casablanca Ave SIPS.dwg	JOB 2018-021
FLD CM/MS/25	FB. 8 PG. 8
OFF	DATE 04/23/2018
CKD	SHEET 2 OF 2
CWM	DWG 2018-021.DWG

SURVEY REPORT:

1. THE SURVEY DATE IS APRIL 12, 2018.
2. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.05(12) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. COPYRIGHT © 2018 BY MACSURVEY, INC.
6. THE BEARINGS SHOWN UPON THIS SURVEY ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE ("NOS") THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY ("NGS") AND THE EAST LINE OF CASABLANCA AVENUE BEING SOUTH 10°21'15" EAST. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAVD88") AS ESTABLISHED USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK OF FIXED BASE STATIONS.
8. THE FEATURES INTENDED TO BE TOPOGRAPHICALLY SURVEYED INCLUDE ABOVE GROUND, VISIBLE IMPROVEMENTS AND NATURAL GROUND WITHIN THE BOUNDARY OF LOT 1, BLOCK 12.
9. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
10. THE DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK ("ORB") 19952, PAGE 2571 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. FOOT R/W MAP OF PINELLAS BAYWAY SECTION 15200-2501-03-41, WITH AN APPROVAL DATE OF 1/26/61, WAS ALSO UTILIZED IN THE PREPARATION OF THIS SURVEY. THIS FIRM SURVEYED THE SAME LOT UNDER JOB NUMBER 2014-001 IN 2014.
11. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
12. ROOF OVERHANGS AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
13. THIS BOUNDARY SURVEY IS CERTIFIED TO THE FOLLOWING PARTIES:
CASA VENTURES, LLC.

LEGEND:

- | | | | |
|---------|---|-------|-------------------------|
| AC | = AIR CONDITIONER | R/W | = RIGHT OF WAY |
| B | = BASELINE | TYP | = TYPICAL |
| C | = CENTERLINE | WPP | = WOOD POWER POLE |
| CBS | = CONCRETE BLOCK STRUCTURE | (C) | = CALCULATED DIMENSION |
| CM | = CONCRETE MONUMENT | (D) | = DEED DIMENSION |
| CONC. | = CONCRETE | (F) | = FOOT DIMENSION |
| COR. | = CORNER | (P) | = PLAT DIMENSION |
| CPL #/H | = CONDO PLAT BOOK | R= | = RADIUS |
| ENCL. | = ENCLOSURE | L= | = ARC LENGTH |
| FEET | = FEET | Δ | = INTERIOR ANGLE |
| | | X 1.5 | = SPOT ELEVATION AT 'X' |
| FND. | = FOUND | | |
| ID | = IDENTIFICATION | | |
| IR | = IRON ROD | | |
| IRC | = IRON ROD & CAP | | |
| IP | = IRON PIPE | | |
| LB | = LICENSED BUSINESS | | |
| NAVD88 | = NORTH AMERICAN VERTICAL DATUM OF 1988 | | |
| N&D | = NAIL & DISK | | |
| OD | = OUTSIDE DIAMETER | | |
| PB #/H | = PLAT BOOK/PAGE | | |
-
- | | | | |
|-----|-------------------------------------|-----|---------------------|
| □ | = SURVEY MONUMENTATION AS DESCRIBED | ◇ | = WATER METER/VALVE |
| --- | = R/W OR EASEMENT LINE | --- | = CENTERLINE |
| --- | = BOUNDARY LINE | | |

CHRISTOPHER P. MCLAUGHLIN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6614
FOR THE FIRM MACSURVEY, INC.

BOUNDARY SURVEY
of LOT 1, BLOCK 12
"DON CE-SAR PLACE"
PLAT BOOK 13, PAGE 20

CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA

MacSurvey, Inc.

22091 US HIGHWAY 19 N. CLEARWATER, FL 33765
FLORIDA LICENSED SURVEYING & MAPPING
BUSINESS (LE) No. 7929
(727) 725-3269 phone
info@macsurvey.com email

CAD	E:\Projects\2018\2018-021 Heim Casablanca Ave S/PB\dwg
REF	C:\Projects\2018\2018-021 Heim Casablanca Ave S/PB\field
FLD	CM/ME/25 FR 8 PG. 8
OFF	MWS
CKD	CPM
DATE	04/23/2018
DWG	2018-021B01

LEGAL DESCRIPTION:

(Per Corrective Warranty Deed recorded in Official Records Book 19952, Page 2571) Lot 1, Block 12, Don Ce-Sar Place, according to the plat thereof, as recorded in Plat Book 13, Pages 15 through 20, inclusive, of the Public Records of Pinellas County, Florida, Less and Except that part taken for road as recorded in O.R. Book 1720, Page 630.

CONTAINING 5,262.43 SQUARE FEET OR 0.12081 ACRES, MORE OR LESS.

The Less & Except called out in the deed for Lot 1 above (Final Judgment recorded in Official Records Book 1720, Page 630) is included below for reference:

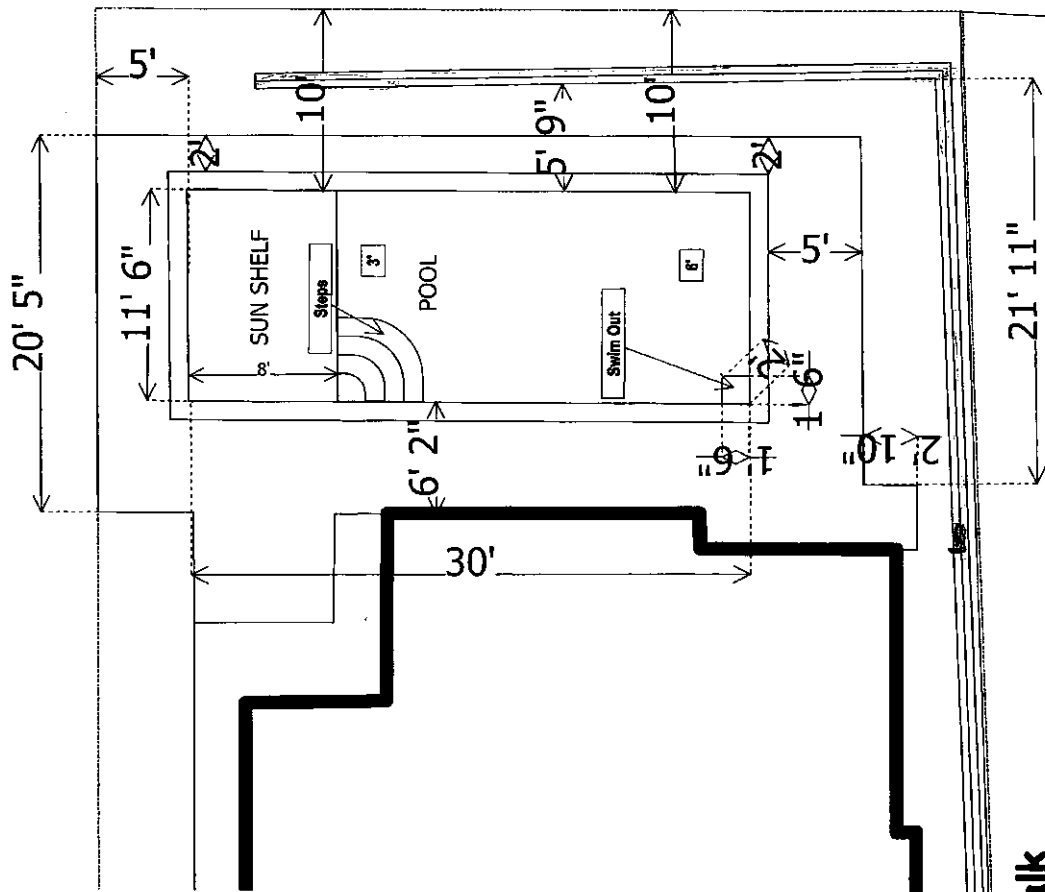
SRD #30

That part of:

- (1) Lot 1, Block 12, Don Ce-Sar Place, as per plat thereof recorded in Plat Book 13, Page 20, Public Records of Pinellas County, Florida,
lying Northerly and within 42 feet of the construction centerline of Section 15200-2501, Pinellas Bayway, said construction centerline being described as follows: Begin on the Southerly extension of the West boundary of Lot 1, Block 12 of aforesaid Don Ce-Sar Place at a point 92.08 feet Southerly of the Northwest corner of said Lot 1; thence run North 77°55'24" East 157.15 to the beginning of a curve, concave to the Southerly with a radius of 600.00 feet; thence Easterly 89.20 feet along said curve through a central angle of 08°31'04" to the end of 35th Street Connection at construction centerline Station 65+00.00;
Containing 221 square feet, more or less.

ALSO:

- (2) described as follows: Begin at the intersection of the West boundary of said Lot 1, Block 12 and the Northerly right of way boundary as located in Part (1) above and run North 10°22'30" West 8 feet; thence South 74°00'13" East 17 feet; thence South 77°55'24" West 15 feet to the Point of Beginning;
Containing 60 square feet, more or less.



6,285 Total Area
3,108 Structures
3,177 Permissible
51% Permissible/49% Impermissible



Helm Project - June 2018

**1850 Central Avenue
St. Petersburg, Florida.
33712
License Number: CGC1519632**

Project Info

Project Name: Helm Project
Client Name: Trina Helm
Company Name: Schultz Builders and Pools

**Plan prepared by
Production Scape Studios**