



TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Notice of Public Meeting Technical Review Committee

Community Development Department TRC Room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, March 15, 2023
10:00 AM

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Variance #23016 - 7501 Gulf Blvd

Applicant requests an unnecessary and undue hardship variance to reduce the depth of a required frontage landscaping buffer from eight to five feet along 75th Ave (LDC Sec. 22.7(a)(1)) and construct a new building in the Downtown Redevelopment District that lacks a corner entrance (LDC Sec. 39.3(e)(1)). Applicant further requests TRC approval to reduce the depth of the buffer along the Gulf Blvd side from eight feet to five feet. Associated with Site Plan #22068.

2. Variance #23013 - 200 1st Ave

Applicant requests installation of a waterfront fence that exceeds the maximum four foot height permitted (LDC Sec. 6.15).

3. Variance #23018 - 2007 Pass-a-Grille Way

Applicant requests to remove existing 6' high fencing and install eight foot fencing that exceeds maximum permitted height of four feet in waterfront and secondary front yards. (LDC Sec. 6.15)

Next Meeting: April 5, 2023

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: March 15, 2023

Prepared By: Brandon Berry, Planner II

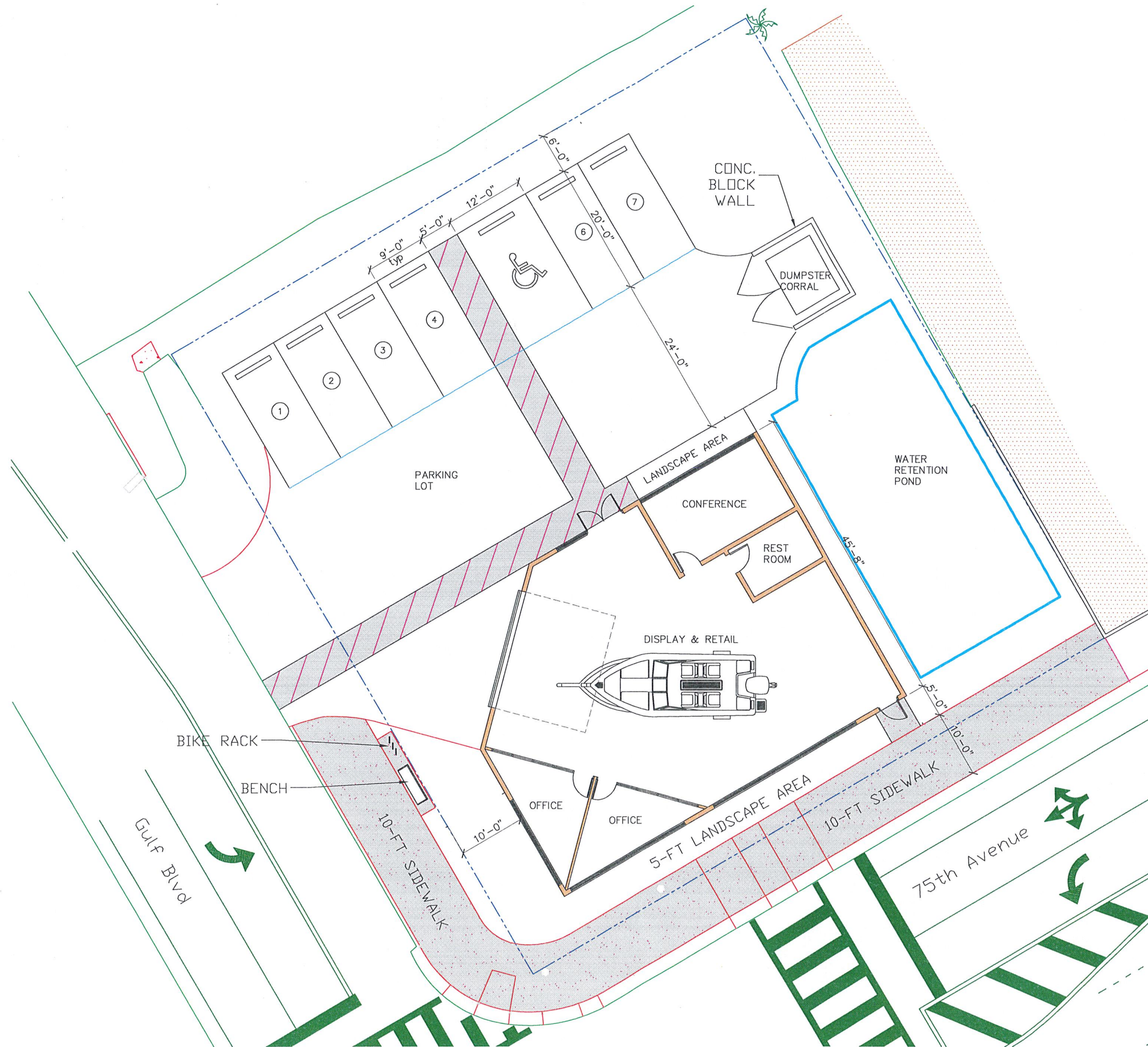
Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests an unnecessary and undue hardship variance to reduce the depth of a required frontage landscaping buffer from eight to five feet along 75th Ave (LDC Sec. 22.7(a)(1)) and construct a new building in the Downtown Redevelopment District that lacks a corner entrance (LDC Sec. 39.3(e)(1)). Applicant further requests TRC approval to reduce the depth of the buffer along the Gulf Blvd side from eight feet to five feet. Associated with Site Plan #22068.

Funding:

Attachments:

1. Case 23016 Site Plan
2. Case 23016 Application
3. 7501 Gulf Blvd-Boylen Point_elevations



 SITE PLAN
SCALE = $\frac{1}{8}" = 1'-0"$

P.J. CALLAGHAN CONSTRUCTION, HEREBY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGNS. THESE PLANS, IDEAS, AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT FROM AND PROVIDING APPROPRIATE COMPENSATION TO P.J. CALLAGHAN CONSTRUCTION.

GENERAL NOTES

ALL MEASUREMENTS +/- FIELD VERIFY.

Digitally signed by James W. Golden
DN: E=jm@pjcconstruction.com, CN=James W. Golden, O=P.J. CALLAGHAN CONSTRUCTION, INC., 1-St. Petersburg, St. Petersburg, FL 33704, C=US
Location: St. Petersburg
Reason: FL Lic # AR0011538
Contact Info: James Golden AIA
Date: 2023.02.21 13:35:37 -0500

JAMES W. GOLDEN, AIA
FL LIC# AR11538

DRAWING BY	JWG	02/21/2023
CHECK BY		

ISSUED FOR PLANNING PURPOSE			
NO.	DATE	REVISION	BY
1	X/XX/22	OWNER CHANGES	XXX


PJCALLAGHAN
CONSTRUCTION
BUILDING FLORIDA SINCE 1948

LICENSE NO. CGC008112
3251 MORRIS ST. NO.
ST. PETERSBURG, FL 33713
PH 727-573-2565

Contender Dealership
7501 GULF BLVD
ST. PETE BEACH, FL 33706

JOB #: 3252	SHEET
DATE: 02/15/2023	A-1
SCALE: AS NOTED	

CASE #: 23016PARCEL #: 36-31-15-77994-069-0010SUBMITTAL DATE: 02/21/23 AMOUNT DUE: 526.56 PAYMENT DATE: _____**UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION**

The following Items are to be submitted, along with this application, **at least 30 days prior to the public hearing:**

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

OWNER/AGENT INFORMATION:

Identification	Name	Address	Phone #
Owner	BoyleNPoint LLC	3672 Belle Vista Dr E St Pete Beach FL 33706-2625	727-647-0673
Applicant/ Agent	PJ Callaghan Company Grant McLaughlin	3251 Morris St N St Petersburg FL 33713	727-573-2505
Owner Email Address: boylepoint@gmail.com		Applicant/Agent Email Address: grant@pjcallaghan.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation Vacant Commercial (10)	Future Land Use Designation Commercial	Lot Area 10,750 SF
Legal Description: LOTS 1 AND 2, BLOCK 69 REPLAT ST PETERSBURG BEACH SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 28, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.		
Address: 7501 Gulf Blvd, St Pete Beach 33706		
Explanation of Request: Requesting a 3' variance to the setback and landscaping requirements along the 75th avenue side of the site. Also requesting a variance to the requirement of a corner entrance located at the Gulf Blvd 75th Ave intersection _____ _____ _____ _____		

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship 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 these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

The property is a small parcel located on a busy intersection. The orientation of the building with a North parking lot is the safest orientation for the intended use. The site and building have been designed to allow the movement of a boat and trailer, for display purposes only, into the business without blocking traffic.

Due to the size of the parcel and the need for an 8' landscape buffer zone, a 10' side walk along 75th Ave, parking requirements and the building size needs of the property owner we are requesting a 3' variance for the frontage landscape depth along 75th Ave, to provide a 5' landscape buffer. This will meet clients intentions for the building design. Primarily being able to display different boat sizes inside their design center during customer consultations, up to 40'+ in length on a trailer.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The location of the existing fire hydrant at the South West corner(Gulf Blvd/75th Ave intersection) precludes an unobstructed location for a corner entrance.(Refer to historic photos provided)

Request is due to City landscape buffer and sidewalk easement requirements overlapping along 75th Ave due to size parcel size constraints

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

The proposed site development will far exceed the landscape of the neighboring properties on the block and the prior use of the site of the Pelican Diner. The site has been vacant since the diner structure was moved offsite in 2001

The new proposed building is a custom design center, will be primarily based on appointment only meetings. Owners not looking for off the street traffic into the building. If the building is to be made smaller to meet buffer and sidewalk easement it would prevent owners from being able to display a design boat for their clients and that would take away from their proposed business plan/idea

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

Does not apply to our project

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

Request to reduce landscape buffer requirement to make their business endeavor viable, need the building to meet a certain design/layout and meet 10' sidewalk requirement along 75th Ave. Request is to make the building operational for displaying the clients options for designing their potential dream boat. Need to be able to pull all boat models onto display floor inside building.

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

We feel that the proposed building and its landscaping will be an enhancement to the district, parcel is currently a vacant grass/asphalt lot

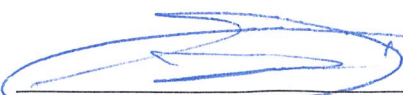
If variance is not granted it would hinder the concept of the building for the business by having to make the building footprint smaller. This would greatly impact their vision for building and business and could make the parcel not viable for them to continue construction.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

Requesting 3ft variance to the landscape buffer along 75th Ave in order to meet the building design/layout owners need to make their business work as planned

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

We feel that the proposed building and its landscaping will be an enhancement to the neighborhood and property values, the parcel is currently vacant and has been vacant for quite some time. Owners are St Pete Beach residents and are looking to make the site as beautiful as possible and help raise the neighborhood and community by having a locally owned business.



Signature of Applicant

2/21/2023
Date



Signature of Authorized Agent

2/21/2023
Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Grant McLaughlin, 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 for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, 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): Grant McLaughlin

Address: 3251 Morris St N St Petersburg, FL 33713

Signature [Signature] Date 2/15/2023

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 15th day of Feb, 2023 by:
Grant McLaughlin who appeared before me, and is personally known to me, or has produced
as identification, and did take an oath.

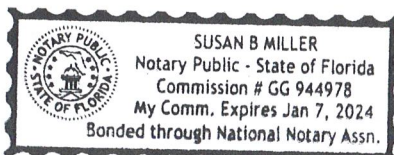
My commission Expires:

NOTARY:

Print Name: Susan B. Miller Notary

Public, State of Florida

(Notarial Seal)



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 except for administrative (de-minimis) 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 or City Manager, 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 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 of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative 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 if applicable.

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

Signature of Applicant

Date

2/15/2023

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE

Boyle N Point LLC
(print name of property owner)

hereby authorize

Grant McLaughlin
(print name of agent)

to represent me/us in an application for

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

[Signature]
Signature of Owner

Michelle Boyle
Signature of Owner

John Stephen Boyle
Print Name of Owner

Michelle Boyle
Print Name of Owner

The forgoing instrument was acknowledged before me this 14th day of

FEB 2023 by John Stephen Boyle or who is

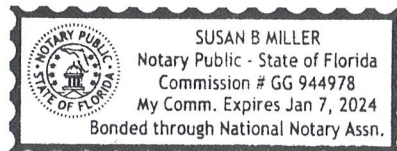
personally known _____ produced

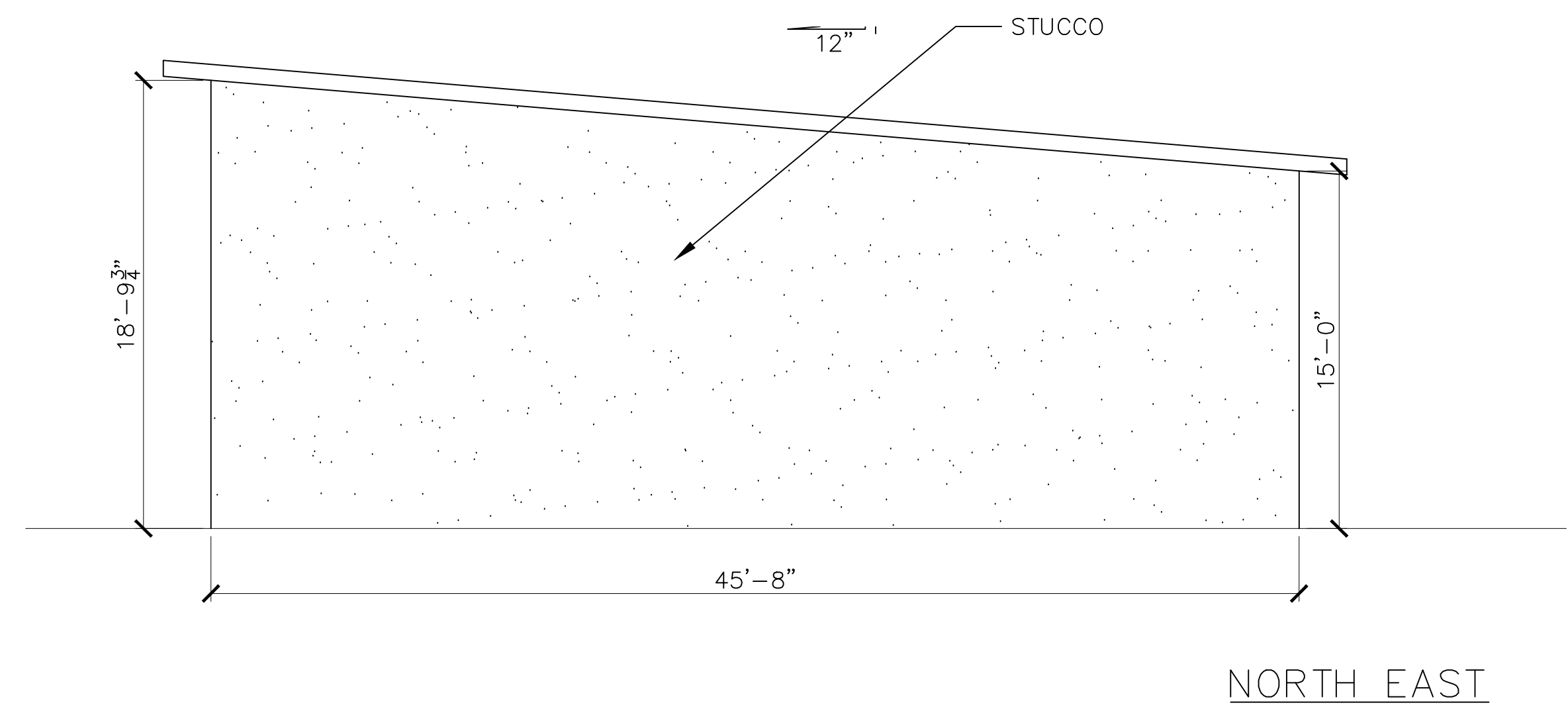
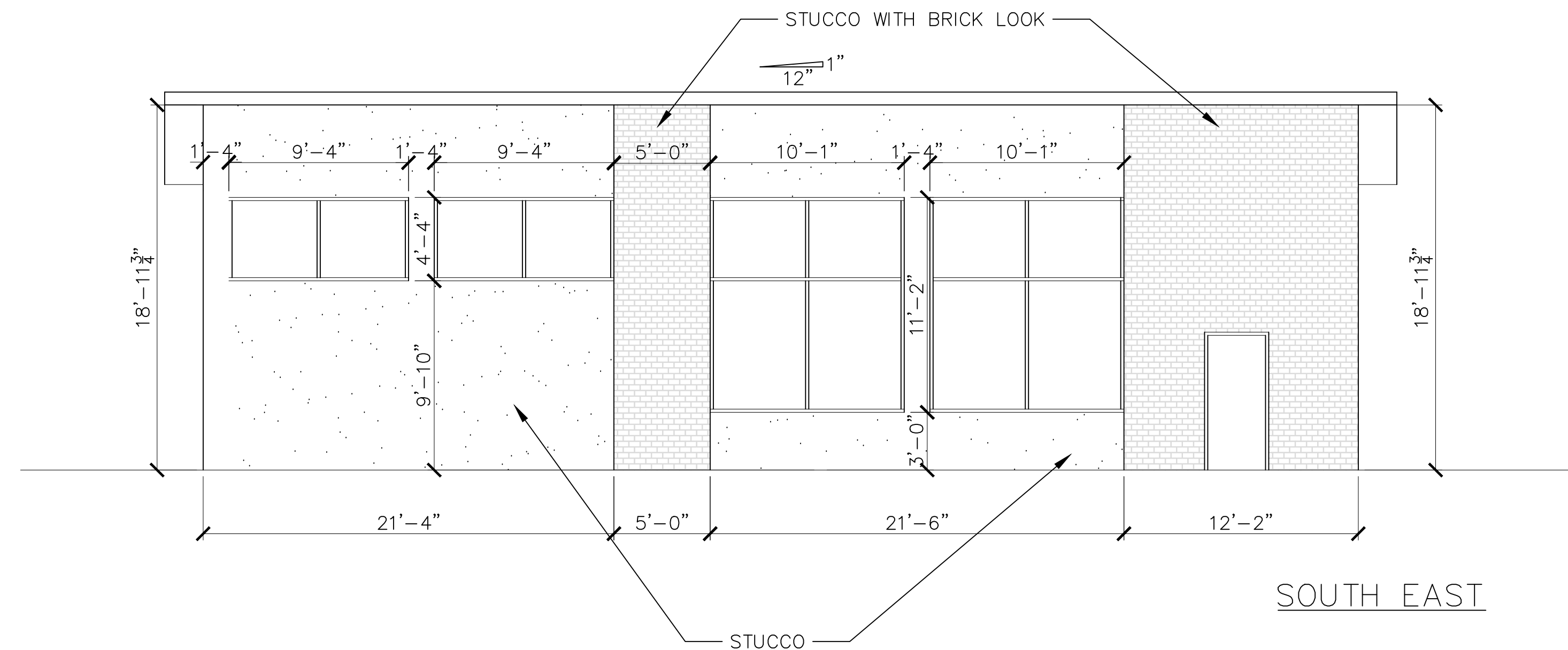
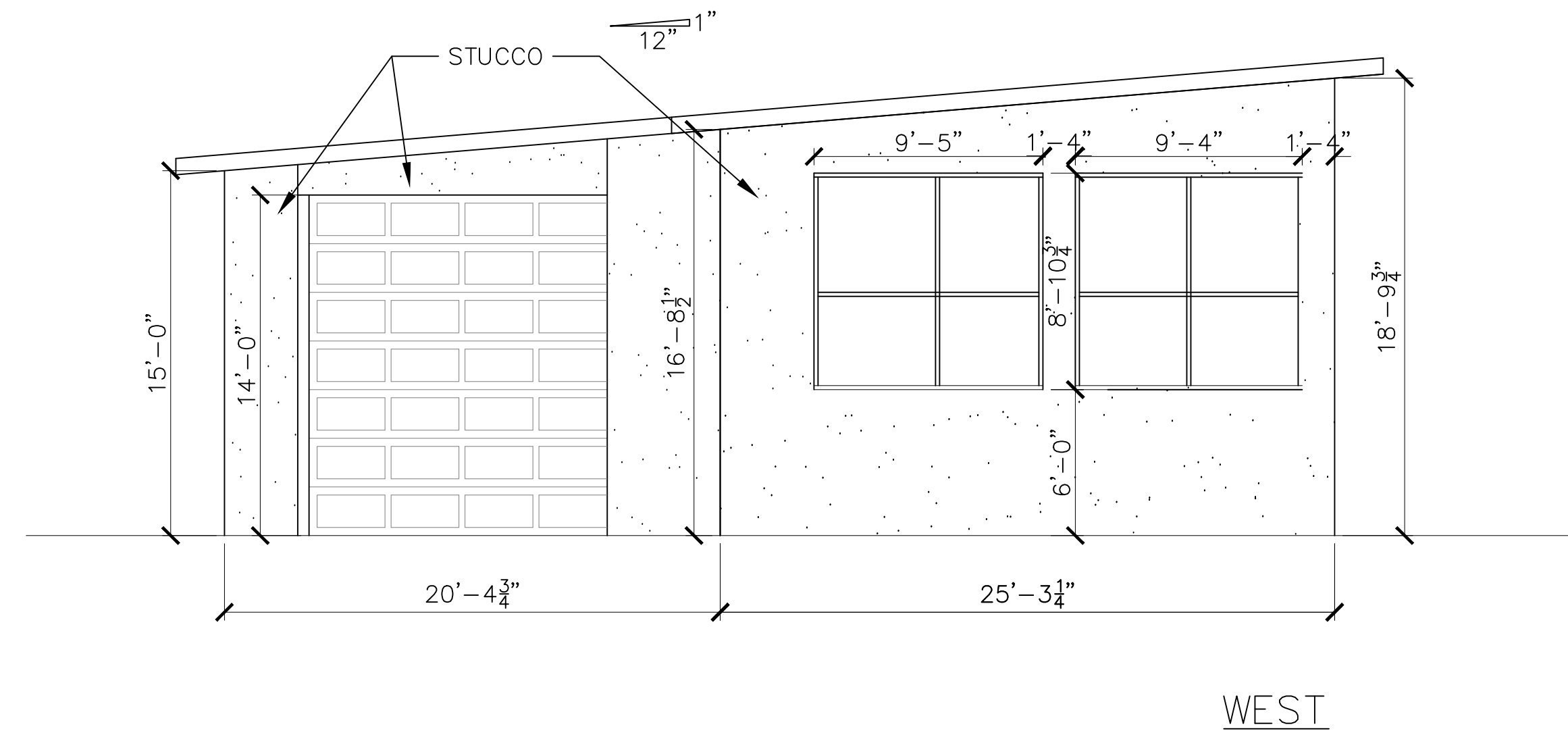
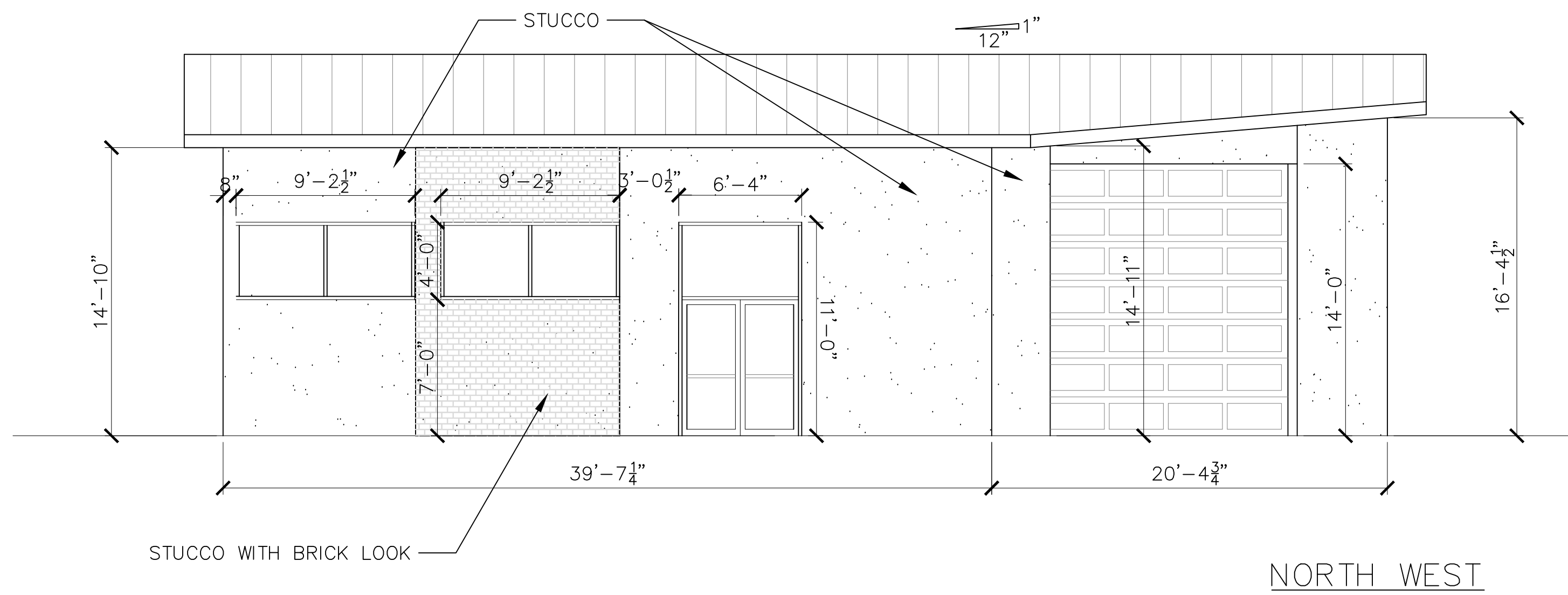
_____ as identification.

[Signature]
(Notary Signature)

2/14/23
(Date)

My Commission Expires _____





EXTERIOR ELEVATIONS SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. ALL MEASUREMENTS +/- FIELD VERIFY.

DRAWING BY	JWG	02/02/2022
CHECK BY		

ISSUED FOR PLANNING PURPOSE			
NO.	DATE	REVISION	BY
1	03/25/22	OWNER REQUESTED CHANGES	JWG



LICENSE NO. CGC008112
3251 MORRIS ST. NO.
ST. PETERSBURG, FL 33713
PH 727-573-2505

**Contender
Dealership**
7501 GULF BLVD
ST. PETE BEACH, FL 33706

JOB #: 3252	SHEET
DATE: 02/02/2022	A-2
SCALE: AS NOTED	

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: March 15, 2023

Prepared By: Kristin Coman, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests installation of a waterfront fence that exceeds the maximum four foot height permitted (LDC Sec. 6.15).

Funding:

Attachments: 1. Case 23013 Application, Site Plan, and Survey



Memo To: Board of Adjustment
From: Kristin Coman, Senior Planner
Re: **CERTIFICATE OF COMPLETENESS**
Date: 2/15/2023

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment agenda on the next available hearing of **March 29, 2023**

Variance Case Number: 23013

Application Type: Hardship Variance

Owner: Point Pass-a-Grille, Inc.

Applicant/Agent: James Manfuso

Parcel Number: 19-32-16-72394-001

Address: 200 First Ave., St. Pete Beach, FL 33706

Zone: RM/PAG

Submittal Documents:

1. Completed application form.
2. Boundary Survey prepared by John C. Brendla and Associates, Inc. dated 9/8/2015, consisting of 1 sheet showing location of proposed fencing.
3. Condo Plat Survey prepared by John C. Brendla and Associates, Inc. dated 7/11/1978, consisting of 1 sheet.
4. Seawall Engineering Profiles with Corresponding Photos consisting of 11 pages.
5. Color photo prints (quantity 6) showing existing conditions along southern property line/waterfront yard of property, no date provided.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- ☒ Board of Adjustment Attorney *via email*
☐ City Engineer

- ☒ TRC Committee *via email*
☐ City Manager

Board Members:

- ☒ Paul Skipper, Chair
☒ Sandie Lyman, Vice Chair
☒ Michael Bomar

- ☒ Denise Chase
☒ Dan Small

Cc: James Manfuso, Applicant *via email* (jcmanfuso@gmail.com)

CASE #: 23013PARCEL #: 19-32-16-72394-0001SUBMITTAL DATE: 2/10/23 AMOUNT DUE: 552.29 PAYMENT DATE: 2/10/23 c.c.**UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION**The following items are to be submitted, along with this application, at least 30 days prior to the public hearing:

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

**OWNER/AGENT INFORMATION:**

Identification	Name	Address	Phone #
Owner	<u>Point Pass A Grille, Inc.</u>	<u>200 First Avenue</u> <u>St. Pete Beach, FL 33706-4364</u>	<u>410-963-0219</u>
Applicant/ Agent	<u>James ManFuso</u> <u>Treasurer</u>	<u>200 First Avenue, Unit 203</u> <u>St. Pete Beach, FL 33706-4364</u>	<u>410-963-0219</u>
Owner Email Address:		Applicant/Agent Email Address:	
<u>jcmnfuso@gmail.com</u>		<u>jcmnfuso@gmail.com</u>	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
<u>RM / PAG</u>	<u>RM</u>	<u>1.14 Acres</u>
Legal Description: <u>Point Pass A Grille Condominium (Common Areas)</u>		
Address: <u>200 First Avenue, St. Pete Beach, FL 33706-4364</u>		
Explanation of Request: <u>See Attached Explanation of Request</u>		

Explanation of Request

Point Pass A Grille, Inc. (the "Association") desires to install a railing system along the outside (top surface) edge of its existing seawall. The railing system is intended to block trespassing on to Association common areas from the public beach and waterway in front of the property.

While the Association has not yet selected a vendor, those that have been interviewed are proposing railing systems constructed of powder coated aluminum. Its color will most likely be white to match railings in other areas of the facility but could also be a dark bronze to reduce its contrast with the background waterway.

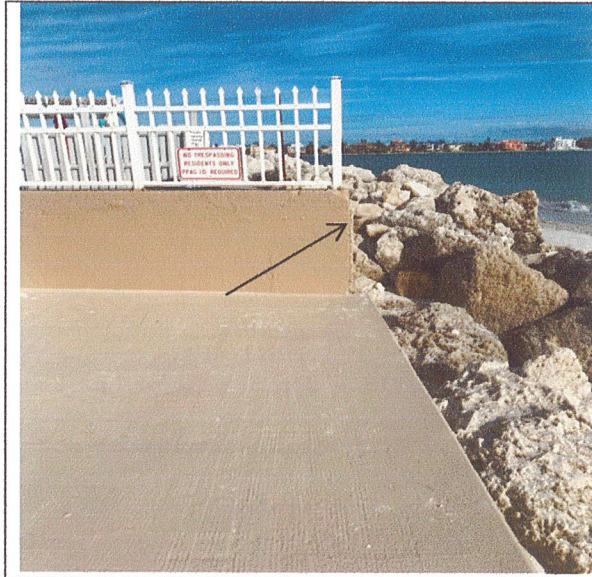
The Association envisions a two-rail system similar with the photo below:



- Vertical pickets spaced to reject a 4" sphere.
- Maximum of 4" spacing between the bottom rail and the seawall's top deck.
- Vertical posts will be spaced at 4' and will be affixed to the seawall deck using wide, extruded aluminum mounting plated and stainless steel masonry anchors.
- One (1) 4' lockable gate consistent with SPB building code (Proposed location marked on provided plat).
- A total of 321 (+/-) linear feet of railing will be required.

- As defined by the sloping grade of the Association property, the overall height of the railing will start at 4' above the base of the western edge of the seawall and then decline to 3' above the seawall as allowed for by the slope of the grade. The proposed changes in height along the length of the installation are indicated on the provided plat.
- The railing will be anchored on each end by bolting to existing concrete structures on the property (see photos below).

South End Attachment Point:



West End Attachment Point:



Other than on those areas closest to the western edge of the property, the height above grade of the proposed railing system will exceed the maximum allowed in the St. Pete Beach code. Consequently the Association is request this **Unnecessary and Undue Hardship Variance.**

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship 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 these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

In 2022 the Association completed a repair of its seawall. Foster Consulting was used to engineer and manage that project. Foster created a series of drawing that outline the sloping nature of the grade of the property relative to the top/cap of the seawall. Those schematics are provided, along with corresponding photos, are provided as Supplemental Attachments to this application. The western edge of the seawall (Profile 1) has a very small drop from the top of the seawall to the grade. On the south side of the seawall (Profile 5) that gap expands to 4' (+/-). While this sloped topography is not unique to the Association's property, it does preclude our ability to install a railing system without exceeding the height above grade limitation. Consequently, this variance is being requested.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The prior seawall reconstruction was a necessary repair. The installation of additional riprap, however, has acted to 'trap' shifting sand between the new and larger stones. That trapped sand makes it now much easier to climb up from the beach, and on to Association property, than it was prior to the seawall repairs. In requesting this variance, the Association is merely seeking permission to address premises security and safety issues via the installation of the proposed railing.

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

As a function of the overall slope of the grade relative to the seawall cap, it has been explained to the Association that the literal interpretation of the Land Development Code's section on maximum railing height above grade would preclude our ability to install any railing system along that seawall and remain within the limits established in the code. Consequently, the Association is requesting this **Unnecessary and Undue Hardship Variance**.

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

The Association does not foresee any impact that the granting of the requested variance would have on any homeowner in the Pass-A-Grille community. Nor do we see any impact of variance approval on development density.

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

The Association does not foresee or anticipate any financial benefit should the requested variance be granted.

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

In granting the variance and subsequently permitting the installation of the proposed railing system the Association understands that it will be moving much closer to overall conformity with STB building code(s) relative to perimeter and pool enclosure fencing.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

The Association believes this to be a true statement.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

In applying for this variance, and subsequently installing the outlined railing system along the perimeter of the seawall, the Association foresees no negative impacts to the neighborhood or the overall Pass-A-Grille community. In addition to addressing Association premises security concerns, the installation of an effective barrier (railing) along the seawall will discourage the general public from the unsafe practice of climbing over and around riprap boulders. The Association perceives this to be an ancillary benefit to all involved.

Point Pass A Grille, Inc


Signature of Applicant
James C. Mantuso, Treasurer

2-10-23
Date

Signature of Authorized Agent

Date

VARIANCE APPLICATION

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- ☒ On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.
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- ☒ 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 of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative 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 if applicable.

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

Point Pass A Grille, Inc.

James C. Manfuso
Signature of Applicant
James C. Manfuso, Treasurer

2-10-23

Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Point Pass A Grille, Inc., 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 for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, 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): Point Pass A Grille, Inc

Address: 200 First Avenue, St Pete Beach, Florida 33706

James C. Manfuso 2-10-23
Signature Date
James C. Manfuso, Treasurer

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 10th day of Feb., 2023 by:
James C. Manfuso who appeared before me, and is personally known to me, or has produced
FL-DL as identification, and did take an oath.

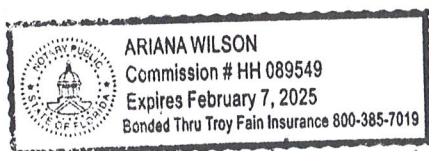
My commission Expires: 2/7/25

NOTARY:

Print Name: Ariana Wilson Notary

Public, State of Florida

(Notarial Seal)



Unnecessary and Undue Hardship Variance
Application

Point Pass A Grille, Inc.

Supplemental Application Information

Property Photos

Property Photo #1

Point Pass A Grille Condo Building

Taken From Beach at Low Tide



Property Photo #2

Point Pass A Grille Condo Building

Western Seawall Section

Taken From Beach at Low Tide



Property Photo #3

Point Pass A Grille Condo Building

Southern Seawall Section

Taken From Beach at Low Tide



Property Photo #4

Point Pass A Grille Condo Building

Southern Seawall (Top) Section



Property Photo #5

Point Pass A Grille Condo Building

Middle Seawall (Top) Section



Property Photo #6

Point Pass A Grille Condo Building

Western Seawall (Top) Section



Unnecessary and Undue Hardship Variance
Application

Point Pass A Grille, Inc.

Supplemental Application Information

**Seawall Engineering Profiles With
Corresponding Photos**



PROFILES			
	INFLUENCE DISTANCE	TONS/FT	TONS
PROFILE 1	80'	0.65	52.0
PROFILE 2	50'	0.95	47.5
PROFILE 3	50'	1.59	79.5
PROFILE 4	50'	1.89	94.5
PROFILE 5	75'	1.71	128.3
TOTAL TONS = 401.8			

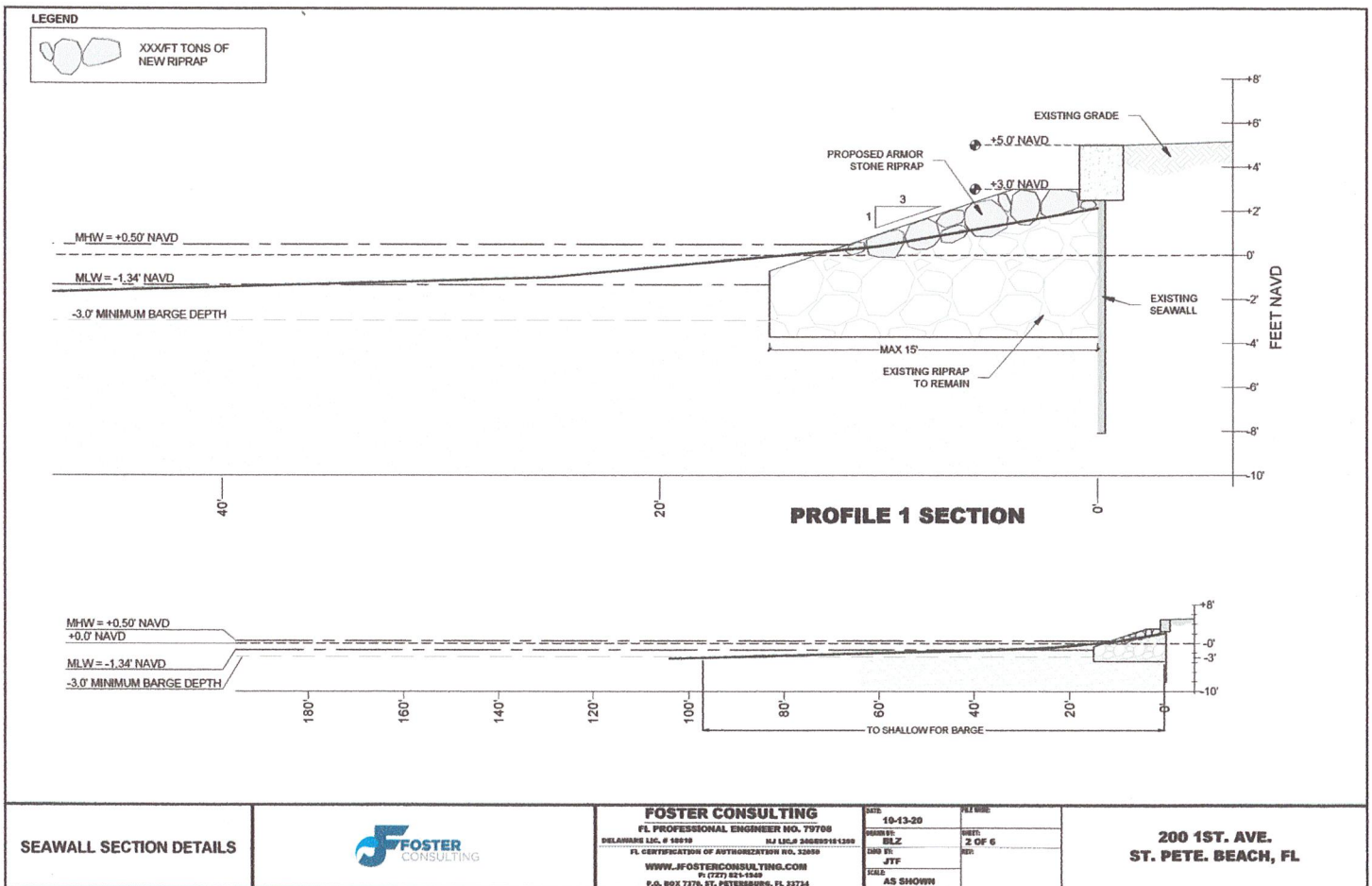
SEAWALL SECTION DETAILS



FOSTER CONSULTING
 FL PROFESSIONAL ENGINEER NO. 79706
 DELAWARE INC. # 100618 NJ LIC.# 266892181300
 FL CERTIFICATION OF AUTHORIZATION NO. 32000
 WWW.FOSTERCONSULTING.COM
 P. (772) 323-1500
 P.O. BOX 7376, ST. PETERSBURG, FL 33736

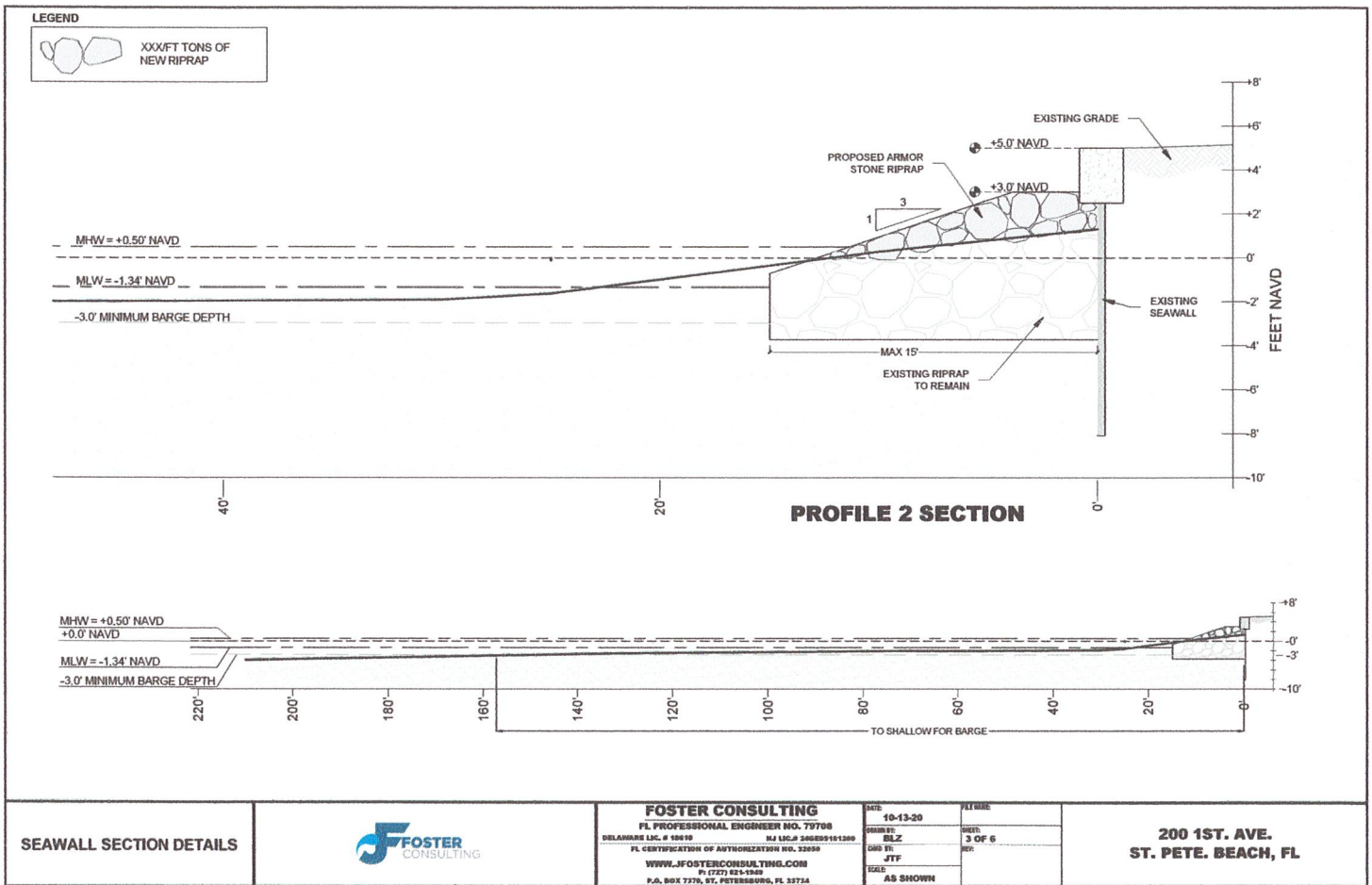
DATE	10-13-20
DESIGNER	BLZ
DRAWN BY	JTY
SCALE	AS SHOWN
REVISIONS	1 OF 6

200 1ST. AVE.
 ST. PETE. BEACH, FL



Profile #1 Photo





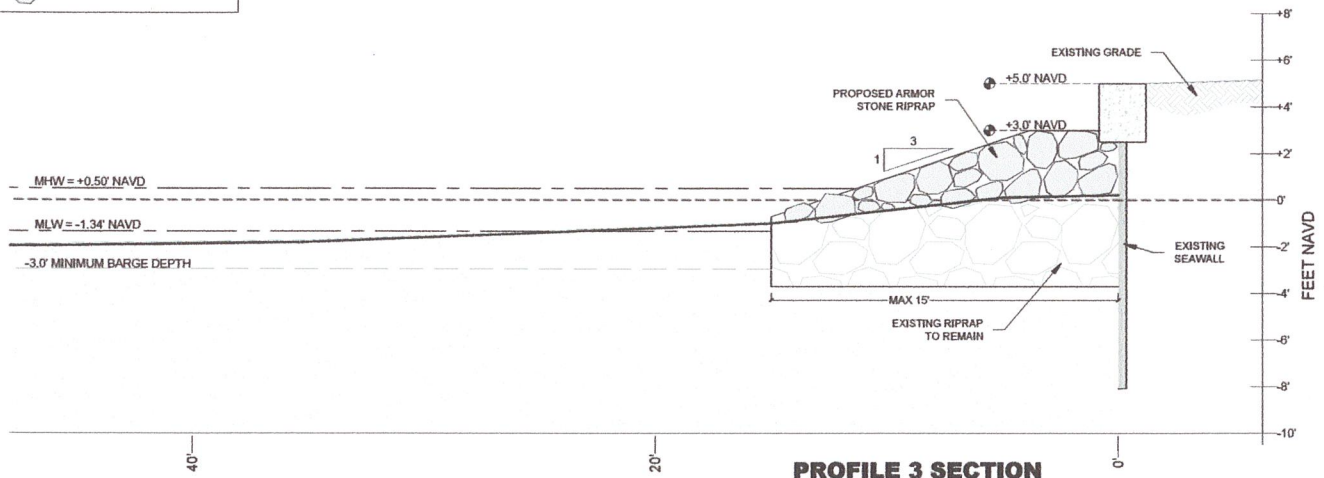
Profile #2 Photo



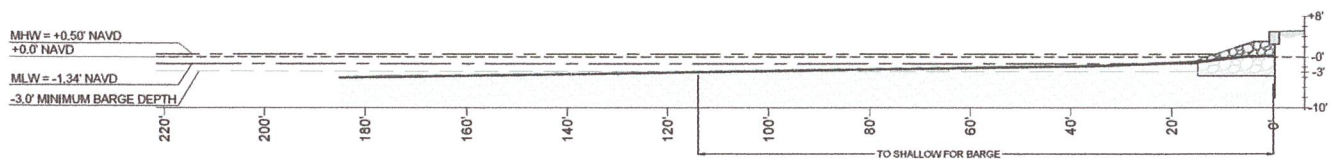
LEGEND



XXX/FT TONS OF
NEW RIPRAP



PROFILE 3 SECTION



SEAWALL SECTION DETAILS



FOSTER CONSULTING

FL PROFESSIONAL ENGINEER NO. 79788
DELAWARE L.M. 9 0959 NJ L.S. 3462889101288
FL CERTIFICATION OF AUTHORIZATION NO. 33889
WWW.FOSTERCONSULTING.COM
P. (727) 624-1500
P.O. BOX 7376, ST. PETERSBURG, FL 33734

DATE: 10-13-20

DESIGN BY: BLS

CHECK BY: JTF

SCALE: AS SHOWN

PLT DATE:

DATE: 4 OF 6

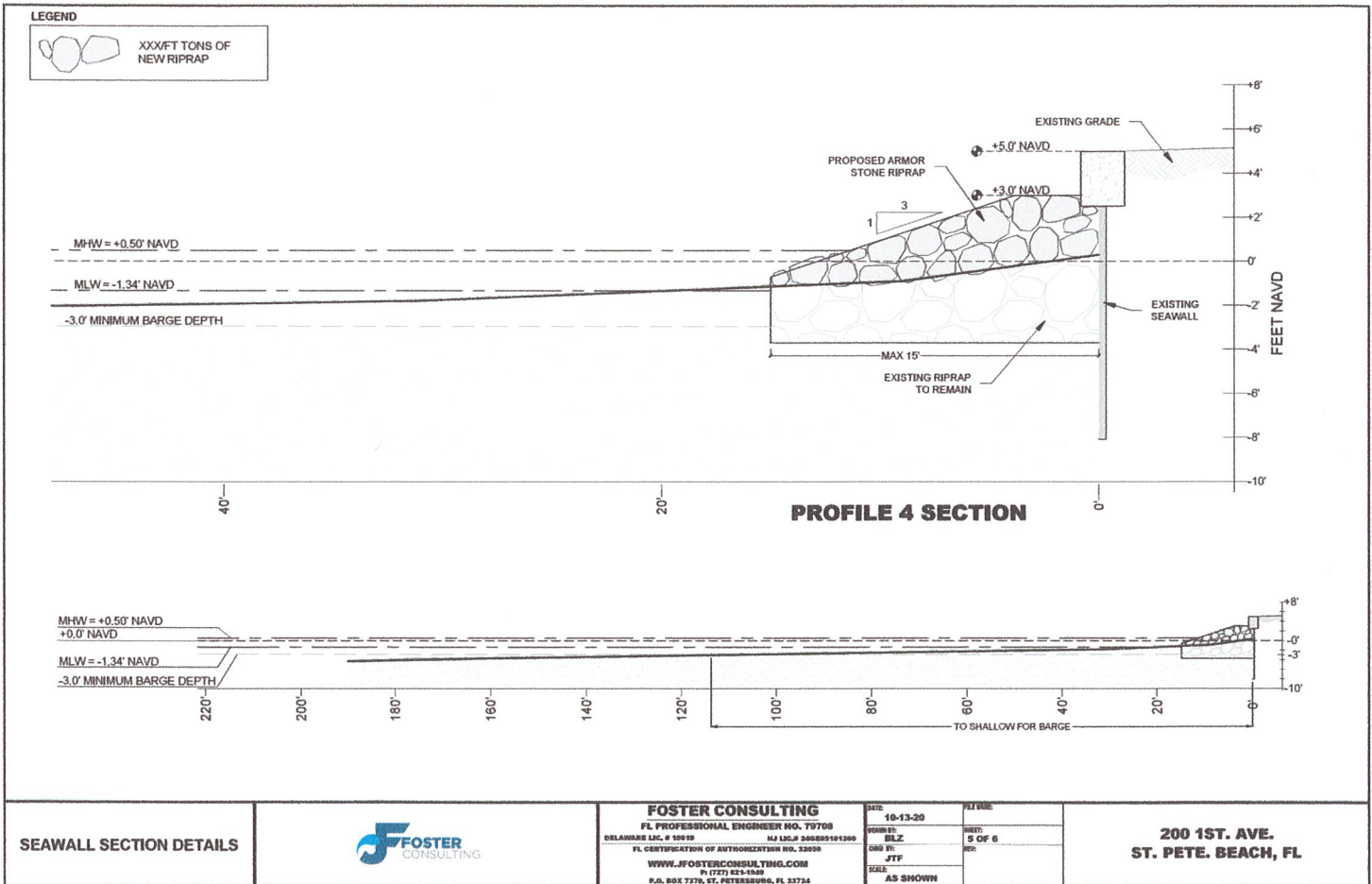
REV:

AS SHOWN

200 1ST. AVE.
ST. PETE. BEACH, FL

Profile #3 Photo





Profile #4 Photo

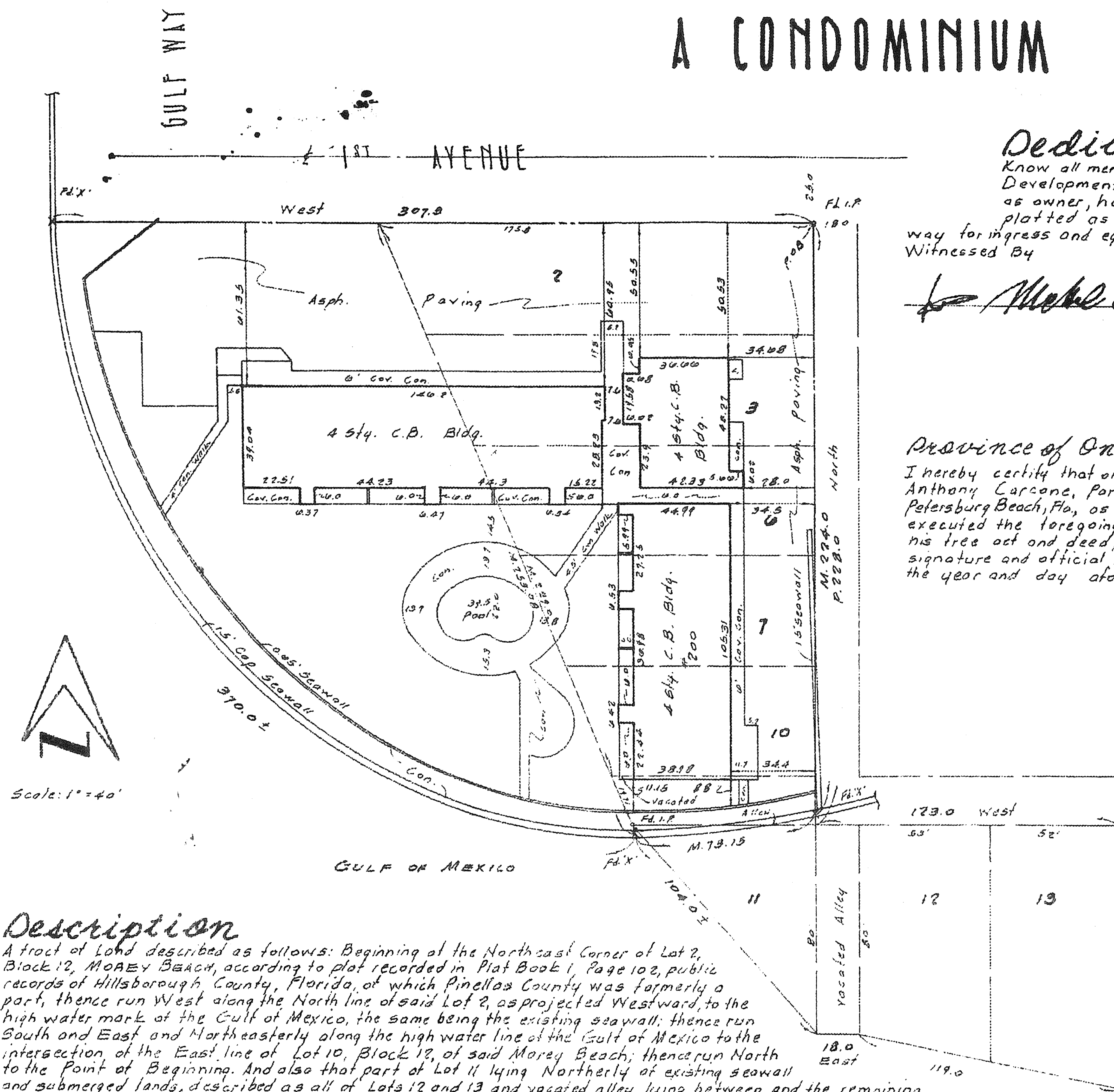


Profile #5 Photo



Point Pass-A-Grille

A CONDOMINIUM



Description

A tract of Land described as follows: Beginning at the Northeast Corner of Lot 2, Block 12, MOREY BEACH, according to plat recorded in Plat Book 1, Page 102, public records of Hillsborough County, Florida, of which Pinellas County was formerly a part, thence run West along the North line of said Lot 2, as projected Westward to the high water mark of the Gulf of Mexico, the same being the existing seawall; thence run South and East and Northeasterly along the high water line of the Gulf of Mexico to the intersection of the East line of Lot 10, Block 12, of said Morey Beach; thence run North to the Point of Beginning. And also that part of Lot 11 lying Northerly of existing seawall and submerged lands, described as all of Lots 12 and 13 and vacated alley lying between and the remaining part of Lot 11 lying Southerly of existing seawall. Said tract also including Lots 2, 3, 6, 7, 10, 11, 12, and 13, Block 12, of said MOREY BEACH, together with vacated alley lying between said Lots 10 and 11, also vacated alley between said Lots 11 and 12, and those parts of Lots 11, 12 and 13 lying outside of said seawall. Said tract of land being more particularly described as follows: Beginning at the Northeast corner of Lot 2, Block 12, MOREY BEACH, according to the plat recorded in Plat Book 1, Page 102, public records of Hillsborough County, Florida, of which Pinellas County was formerly a part, run West, 307.30 feet to a point on the existing seawall; thence along said seawall run 370.00 feet to the intersection of said seawall and the Southwesterly line of Lot 11, Morey Beach; thence Southeast along said line 104.00 feet; thence East, 18.00 feet; thence Southeast, 19.00 feet along the South line of Lots 12 and 13, Morey Beach, to the Southeast corner of said Lot 13; thence North along the East line of Lot 13, 100.00 feet; thence West, 123.00 feet to the Northeast corner of Lot 11; thence North, 223.00 feet to the Point of Beginning.

Dedication

Know all men by these presents, that he, Anthony Carcone, Partner, of Diez Development Group, a Co-Partnership, 200 1st Ave., St. Petersburg Beach, Florida, as owner, has caused the land embraced in the plat to be surveyed, laid out, platted as POINT PASS-A-GRIFFE, a condominium and that any rights-of-way for ingress and egress as shown and noted herein shall be the common use.

Witnessed By

Diez Development Group

Anthony Carcone

Province of Ontario, Canada

I hereby certify that on this 5th day of JULY, 1978, before me personally appeared Anthony Carcone, Partner, of Diez Development Group, a Co-Partnership, 200 1st Ave., St. Petersburg Beach, Fla., as owner, to me known to be the person described in and who executed the foregoing Dedication, and acknowledged the execution thereof to be his free act and deed, for the uses and purposes therein mentioned. Witness my signature and official seal at TORONTO, and the Province of ONTARIO, the year and day aforesaid. My Commission expires 15 FOR LIFE.

John Leon Feil
A Notary Public in and for
THE PROVINCE OF ONTARIO
CANADA

Surveyor's Certificate

The certificate made this 11th day of July, 1978, by the undersigned surveyor, is made pursuant to the provisions of Section 718.104(4)(E), Florida Statutes, and is a certificate that the construction of the improvements described is substantially complete so such material, together with the provisions of the Declaration of Condominium, describing the condominium property, is an accurate representation of locations of the improvements and further that the identification, location and dimensions of the common elements of each unit can be determined from these materials.

John C. Brendla
Registered Land Surveyor #2869
Registered Engineer #8192
State of Florida

JOHN C. BRENDLA & ASSOCIATES, P.A.

Consulting Engineers and Land Surveyors
1409 4th Street South - St. Petersburg, Fla.

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: March 15, 2023

Prepared By: Kristin Coman, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests to remove existing 6' high fencing and install eight foot fencing that exceeds maximum permitted height of four feet in waterfront and secondary front yards. (LDC Sec. 6.15)

Funding:

Attachments: 1. Case 23018 Application, Site Plan, and Survey



Memo To: Board of Adjustment
From: Kristin Coman, Senior Planner
Re: **CERTIFICATE OF COMPLETENESS**
Date: 2/27/2023

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment agenda on the next available hearing of **April 26, 2023**.

Variance Case Number: 23018
Application Type: Hardship Variance
Owner: Collom Properties, LLC
Applicant/Agent: Charles Collom
Parcel Number: 18-32-16-68634-000-0020
Address: 2007 Pass-a-Grille Way, St. Pete Beach, FL 33706
Zone: CG-1

Submittal Documents:

1. Completed application form.
2. Boundary Survey with Topography and Improvements prepared by John C. Brendla and Assoc., Inc. dated 10/5/22, consisting of 1 sheet.
3. Enlarged portion of Boundary Survey with Topography and Improvements prepared by John C. Brendla and Assoc., Inc. dated 10/5/22, consisting of 1 sheet showing proposed fence location and height.
4. Fence estimate prepared by A-1 Fence dated 8/1/22.
5. Hand drawn diagram of proposed fence measurements including height and length, consisting of 1 sheet, no date provided.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- | | |
|---|--|
| ☒ Board of Adjustment Attorney <i>via email</i> | ☒ TRC Committee <i>via email</i> |
| ☐ City Engineer | ☐ City Manager |

Board Members:

- | | |
|--|--|
| ☒ Paul Skipper, Chair | ☒ Denise Chase |
| ☒ Sandie Lyman, Vice Chair | ☒ Dan Small |
| ☒ Michael Bomar | |

Cc: Charles Collom, Collom Properties, LLC, Applicant *via email* (jrcmoo@aol.com)

CASE #: 23019PARCEL #: 183216686340000020SUBMITTAL DATE: 2/24/23 AMOUNT DUE: 525.73 PAYMENT DATE: 2/24/23**UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION**

The following items are to be submitted, along with this application, at least 30 days prior to the public hearing:

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

**OWNER/AGENT INFORMATION:**

Identification	Name	Address	Phone #
Owner	Charles Collom	2381 E. VINA DEL MAR BLVD ST. PETE BEACH FL, 33706	727- 418-1314
Applicant/ Agent	Collom Properties, LLC	2361 E. VINA DEL MAR BLVD ST. PETE BEACH, FL 33704	Same
Owner Email Address:		Applicant/Agent Email Address:	
jrcmoo@aol.com		Same	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
CG-1	CG	13 283 sq ft
Legal Description: PHILLIPS DIVISION REV MAP N. 115ft of that unnumbered tract lying E of BLK 1 between E R/W of Florida Ave		
Address: (NKA PASS-A-GRIFFIN WAY) & water 2007 Pass-a-Griffin Way		
Explanation of Request: REMOVE & REPLACE existing 6' high Fence north & south lines with 8' high FENCE		

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship 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 these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district; *THE PROPOSED FENCING CREATES AND/OR MAINTAINS AN AESTHETIC, FUNCTIONAL, AND SAFETY FEATURES BETWEEN TWO RESTAURANTS AND EXISTING STORAGE AND GUEST TRAFFIC AREAS. THE PROXIMITY^{OF} THESE AREAS REQUIRES A STRUCTURE THAT WILL PROVIDE AMPLE HEIGHT TO SECURE PLUMBING, ACT AS A DETERRENT TO GUEST TRAFFIC ALONG THE SEAWALL, AND PROVIDE NECESSARY AESTHETICS TO MAINTAIN A CLEAN, PLEASING APPEARANCE SEPARATING THE TWO WATERFRONT BUSINESSES AND THEIR OPERATIONS.*
2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

THE PROPOSED FENCING MERELY REPLACES EXISTING FENCING WHICH HAS FALLEN INTO DISREPAIR. CURRENT OWNERSHIP ALONG WITH THE NEIGHBORING BUSINESS ONLY WISH TO REPLACE THE STRUCTURE TO MAINTAIN ITS FUNCTIONALITY AND PURPOSE WHILE GREATLY INCREASING THE AESTHETICS FOR THE BETTERMENT OF SAID BUSINESSES AND FOR THE LOCAL COMMUNITY AS WELL.

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

REQUIRING A 4 FT FENCE @ EITHER END WOULD ENCOURAGE PATRONS TO ATTEMPT TO SCALE THE FENCE TO MOVE BETWEEN PROPERTIES, USE THE OTHER'S LOT TO PARK TO GO TO THE OTHER RESTAURANT, AND CREATE A POTENTIAL SAFETY HAZARD. THE^{PROPOSED} FENCING ALLOWS FOR A CLEAR DEMARCATION OF THE BUSINESS PROPERTIES THAT IS FUNCTIONAL, SAFE, AND AESTHETICALLY PLEASING TO THE COMMUNITY.

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

THE CURRENT PLACEMENT OF THE NEIGHBORING BUSINESS STORAGE AREA, PLUMBING, ETC HAS EXISTED FOR AT LEAST 15-20 YEARS. THE PLACEMENT + HEIGHT OF THE FENCE BETWEEN PROPERTIES ALLOWS FOR SAID STRUCTURES TO BE SECURED AND HIDDEN SO AS NOT TO BE UNSIGHTLY. IT ALSO ACTS AS A DETERRENT TO GUESTS CROSSING ALONG THE SEAWALL. THE PROPOSED FENCE WILL NOT INCREASE DEVELOPMENT

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

THE DESIRE OF THE PROPOSED FENCING IS NOT PROPOSED AS A MEANS FOR FINANCIAL GAIN, NOR WOULD IT PROVIDE SUCH GAINS. THE APPLICANT AND NEIGHBORING BUSINESS ONLY WISH TO REPLACE A FUNCTIONAL AND SAFE STRUCTURE THAT INCREASES THE CURB APPEAL IN THE LOCAL COMMUNITY.

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

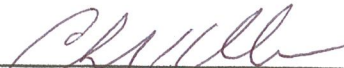
THE FACT THAT THE TWO ADJACENT PROPERTY OWNERS ARE WORKING IN TANDEM WITH THIS PROPOSAL CONVEYS EQUAL CONSIDERATION AND TREATMENT WITHIN THE ZONING DISTRICT AND COMMUNITY AS A WHOLE.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

THE PROPOSED VARIANCE SEEKS TO PROVIDE THE BEST OPTION TO ACHIEVE THE AFOREMENTIONED GOALS WHILE MAINTAINING ASPECTS OF THE CURRENT STRUCTURE THAT PROVIDE THE NECESSARY FUNCTION AND SAFETY FEATURES THAT HAVE EXISTED FOR MANY YEARS. IT WILL ALSO BE AN EXPONENTIAL IMPROVEMENT TO THE AESTHETICS OF THE PROPERTY AND SURROUNDING AREAS.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

THE REQUESTED VARIANCE FALLS IN LINE WITH THE CITY'S INTENT TO PROVIDE GUIDELINES THAT ACT IN THE BEST INTEREST OF THE NEIGHBORHOOD, LOCAL PROPERTY OWNERS, AND THE BUSINESS COMMUNITY. THE PROPOSAL ALSO ACTS AS AN AGREEMENT BETWEEN TWO ADJACENT BUSINESSES TO PROVIDE A FUNCTIONAL, SAFE, AND AESTHETICALLY CONSISTENT STRUCTURE THAT BENEFITS EACH BUSINESS AND THE LOCAL COMMUNITY WHILE NOT IN ANY WAY DIMINISHING OR HARMING ANY PROPERTY VALUES.

 2-24-23

Signature of Applicant

Date

Signature of Authorized Agent

Date

Explanations listed below:

1. The proposed fencing creates and/or maintains an aesthetic, functional and safety features between two restaurants and existing storage and guest traffic areas. The proximity of these areas requires a structure that will provide ample height to secure plumbing, act as a deterrent to guest traffic along the seawall, and provide necessary aesthetics to maintain a clean, pleasing appearance separating the two waterfront businesses and their operations.
2. The proposed fencing merely replaces existing fencing which has fallen into disrepair. Current Ownership along with neighboring business only wish to replace the structure to maintain its functionality and purpose while greatly increasing the aesthetics for the better of said business and for the local community as well.
3. Requiring a 4ft fence at either end would encourage patrons to attempt to scale the fence to move between properties, use the other's lot to park to go to the other restaurant, and create a potential safety hazard. The proposed fencing allows for a clear demarcation of the business properties, that is functional, safe, and aesthetically pleasing to the community.
4. The current placement of the neighboring business' storage area, plumbing, etc has existed for at least 15-20 years. The placement and height of the fence between the properties allows for said structures to be secured and hidden so as not to be unsightly. It also acts as a deterrent to guests crossing along the seawall. The proposed fence will not increase development density, only act as an aesthetic improvement, and retain characteristics that act as a preventative safety measure.

5. The desire of the proposed fencing is not proposed as a means for financial gain, nor would it provide such gains. The applicant and neighboring business only wish to replace a functional and safe structure that increases the curb appeal in the local community.
6. The fact that the two adjacent property owners are working in tandem with this proposal conveys equal consideration and treatment within the zoning district and community as a whole.
7. The proposed variance seeks to provide the best option to achieve the forementioned goals while maintaining aspects of the current structure that provide the necessary function and safety features that have existed for many years. It will also be an exponential improvement to the aesthetics of the property and surrounding areas.
8. The requested variance falls in line with the City's intent to provide guidelines that act in the best interest of the neighborhood, local property owners, and the business community. The proposal also acts as an agreement between two adjacent businesses to provide a functional, safe, and aesthetically consistent structure that benefits each business and the local community while not in any way diminishing or harming any property values.

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.

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

ae 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.

ae On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

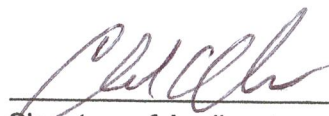
ae I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

ae 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.

ae I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative 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.

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

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


Signature of Applicant

2-24-23
Date



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Charles Collom, 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 for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, 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): Charles Collom

Address: 2381 E. VINA DEL MAR BLVD

[Signature] _____
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 19th day of Dec, 2021 by:
Charles Collom who appeared before me, and is personally known to me, or has produced
_____ as identification, and did take an oath.

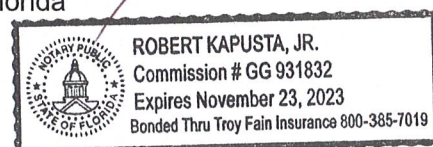
My commission Expires:

NOTARY: [Signature]

Print Name: _____ Notary

Public, State of Florida

(Notarial Seal)



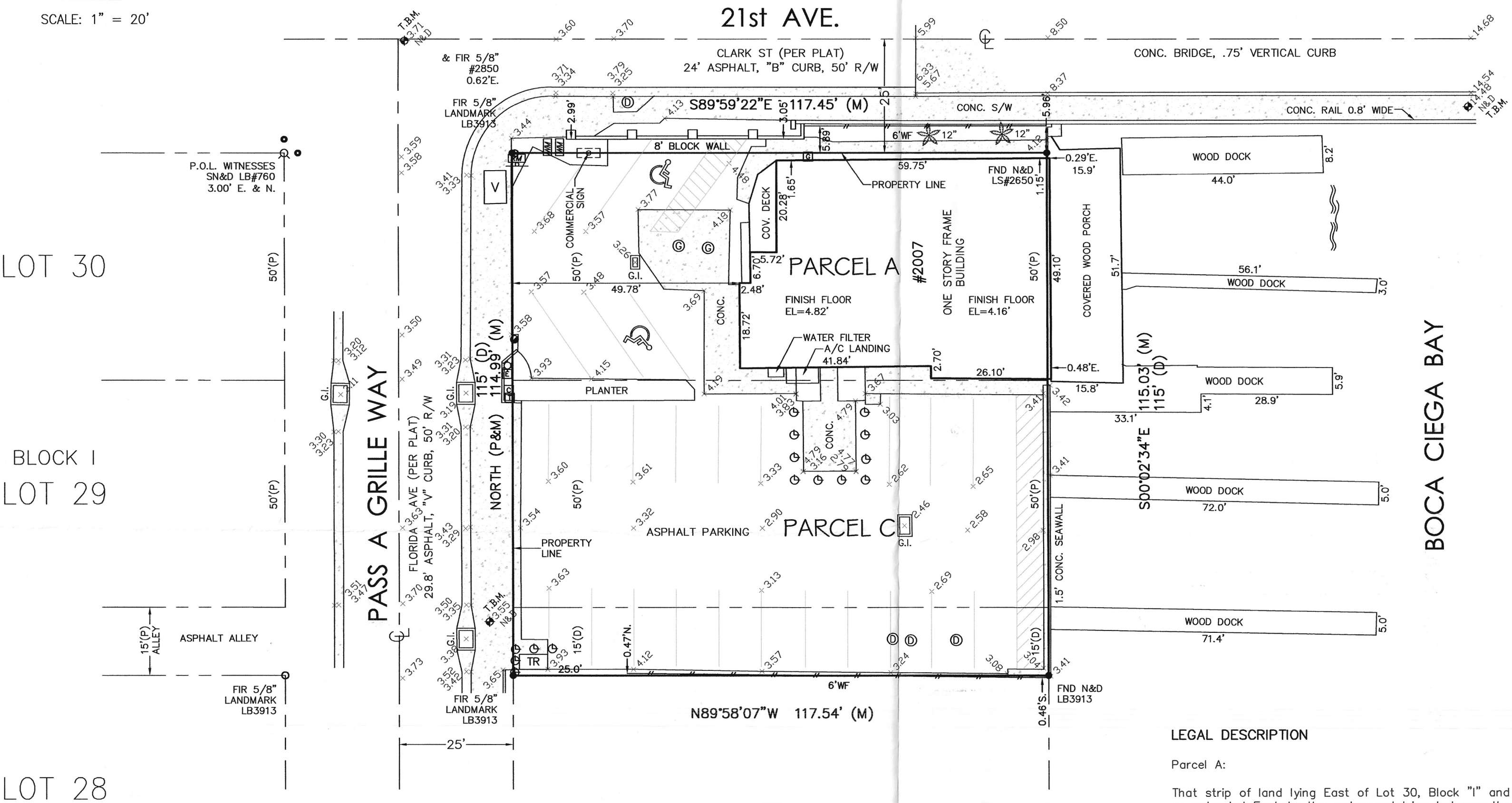
SECTION 18, TOWNSHIP 32S, RANGE 16E

CERTIFIED TO: COLLOM PROPERTIES LLC



NORTH BASIS:
ASSUMED

SCALE: 1" = 20'



- LEGEND:
- FND = FOUND
 - N&D = NAIL & DISK
 - FIR = FOUND IRON ROD
 - SIR = SET IRON ROD
 - OHW = OVERHEAD WIRE
 - (C) = CALCULATED
 - (D) = DEED
 - (M) = FIELD MEASUREMENT
 - (P) = PLAT
 - CONC = CONCRETE
 - R/W = RIGHT OF WAY
 - P.O.L. = POINT ON LINE
 - SN&D = SET NAIL AND DISK
 - S/W = SIDEWALK
 - T.B.M. = TEMPORARY BENCHMARK
 - C/C = COVERED CONCRETE
 - G.I. = GRATE INLET
 - WF = WOOD FENCE
 - WM = WATER METER
 - BP = BACK FLOW PREVENTER AND WATER METER
 - CLEANOUT = CLEANOUT
 - CABLE T.V. = CABLE T.V.
 - POWER METER = POWER METER
 - TELEPHONE BOX = TELEPHONE BOX
 - TRANSFORMER = TRANSFORMER
 - POWER RISER = POWER RISER
 - GAS METER = GAS METER
 - VAULT = VAULT
 - BOLLARD = BOLLARD
 - LAMP = LAMP
 - FIRE HYDRANT = FIRE HYDRANT
 - TRAFFIC SIGN = TRAFFIC SIGN
 - POWER POLE = POWER POLE
 - SM = SANITARY MANHOLE
 - DM = STORM MANHOLE
 - GM = GREASE MANHOLE
 - CP = CABBAGE PALM TREE
 - DIA = SPOT ELEVATION

LEGAL DESCRIPTION

Parcel A:

That strip of land lying East of Lot 30, Block "I" and lying between the North and South lines of said Lot 30, as extended East to the water and lying between the East line of Florida Avenue and the water, all as shown on the **REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRIFFE CITY**, according to the Map or Plat thereof, as recorded in Plat Book 3, Page 38, being the same property shown on the Map of Phillips Division of Pass-a-Grille City, according to the Plat thereof, as recorded in Plat Book 4, Page 26, Public Records of Pinellas County, Florida.

Parcel C:

That certain unnumbered parcel or tract of land, designated Water Lot, lying between Pass-a-Grille Way and the waters of Boca Ciega Bay, and across Pass-a-Grille Way, opposite Lot 29 of Block "I", and opposite all the alley abutting said Lot 29, in Plat Book 4, Page 26, Pinellas County, Florida Public Records: said parcel being 65 feet, more or less, in width and lying between the bayward extensions of the North lines of Lot 28, Block "I" and the North line of Lot 29, Block "I", if said lines were extended Eastward.

Flood Zone
AE (EL. 10')
COMMUNITY PANEL #125149 12103C0278 H,
EFFECTIVE 8/24/21
Basis of Bearings:
WEST BOUNDARY OF WATER LOTS
ASSUMED NORTH
Benchmark:
COUNTY #288 Y 135 P.C.
EL. = 4.053' N.G.V.D., ADJUSTED TO
EL. = 3.32' N.A.V.D. M.S.L. = 0.00'

NOTE: 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.

NOTE: 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 Mapper.

CERTIFICATION

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

JOHN C. BRENDLA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers

JCB

4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932

LB 760

BOUNDARY SURVEY
WITH TOPOGRAPHY AND
IMPROVEMENTS

2209-21.CRD

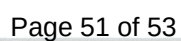
REVISIONS

No.	DESCRIPTION	DATE

FB: 976 PG: 64,65,69

Job Number: 2209-21
Survey date: 10/5/22

DWN: JM
CHK: JOB



A-4

The sadness of poor quality material and workmanship will last much longer than the sweetness of a cheap price.



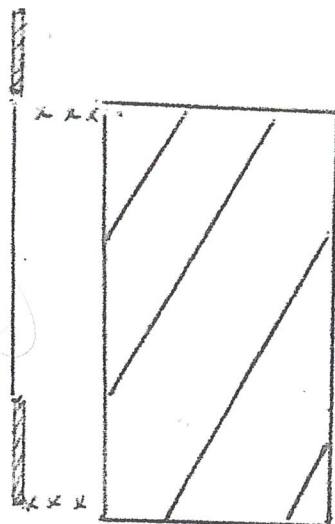
RESIDENTIAL
COMMERCIAL
PCCLB # C-10479

PHONE / FAX:
545-4961

Mailing Address:
4321 63rd Way N.
Kenneth City, FL 33709

DATE 8.1.22		
CUSTOMER Red, white & Booz		
STREET 2007 Pass a Grille Way		
CITY SPB	STATE FL	ZIP
JOB ADDRESS		
HOME	WORK	CELL 459.5513
CONTACT Glenn Miller / Charles Colton		FAX

WALK GATES		DRIVE GATES	
ROLL GATES		LATCH TYPE	
WOOD LENGTH 54' / 14'		PVC HEIGHT 8'	
TYPE PITIPIC		STYLE Shudabex	
PICKET SIZE 3/8 x 6"		STRINGER (4) - 2x6x8 Pite	
TYPE TOP			
☒ DOG EAR		☐ POINTED	
☒ CLIP CORNER		☐ FLAT TOP	
☐ BARB UP		☐ KNUCKLE-UP	
PVC CAPS			
STYLE		QUANTITY	
POSTS			
4 x 4 x 12 PITIPIC			
CHAIN LINK			
LENGTH		HEIGHT	
GAUGE			
11 1/2		9 6	
DIAM TOP RAIL		DIAM GATE FRAME	
TOTAL VINYL SYSTEM ☐		VINYL COLOR	
VINYL WIRE ONLY ☐		TENSION WIRE ☐	
DIAM LINE POST		DIAM TERM POST	
GAUGE FRAMEWORK			
BARBED WIRE			
# STRANDS 0 3 6		BARB ARMS IN OUT VERT	
☐ ALUMINUM LENGTH		☐ STEEL HEIGHT	
STYLE		COLOR	
TAKE DOWN			
LENGTH 148'		HEIGHT 6' 4" wood	
☐ CUSTOMER TO TRIM AND CLEAR			
☐ TO BE SET TOP STRAIGHT			
☐ TOP OF FENCE TO FOLLOW GROUND			



REAR

JRC1000@AOL.COM

(Customer to remove stump)

(13)
118'

(A) $\{ 2593.00 \} \times 40\% = 1,037.20$

(B) $\{ 5667.00 \} \times 40\% = 2,266.80$ (Remove hard Double Sided)

FRONT

☐ CHECK HERE IF CUSTOMER IS ACCEPTING RESPONSIBILITY FOR GETTING PERMITS AND ANY RELATED FEES, FINES, ETC.

☐ CHECK☐ CASH☐ VISA☐ MASTERCARD

TOTAL PRICE INCLUDES

☐ MATERIAL ☐ TEAR-OUT & HAUL ☐ LABOR
☐ PERMIT ☐ NOTICE OF COMMENCEMENT

TOTAL

40% DEPOSIT

BALANCE

PLEASE READ AND BE SURE YOU UNDERSTAND THE TERMS AND CONDITIONS ON THE REVERSE SIDE BEFORE SIGNING THIS CONTRACT. MANY OF THEM WILL BE IMPORTANT TO YOU.

AUTHORIZED SIGNATURE

DATE **8.1.22**

CUSTOMER SIGNATURE X

DATE **9-8-22**

PRINT NAME CLEARLY

Charles Colton

BALANCE TO BE PAID TO CREW WHEN JOB IS COMPLETE
A-1 FENCE IS NOT RESPONSIBLE FOR SPRINKLERS OR ANY UNDERGROUND UTILITIES

North Side

63' 4" wall

53' 10" Fence

8' high

A-5

South Side

26"

93' Fence

8' High