



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, April 19, 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. Site Plan Case #23021: 3511 Gulf Blvd

Applicant requests site plan approval for a three-unit townhome development that is intended to be divided through a condominium plat.

2. Variance Case #23022: 550 Corey Ave

Applicant requests to install elevated mini-split ac systems for 4 units that do not meet the location requirements (LDC Sec. 39.5(g)) and 8 units that do not meet required side and rear yard setbacks of 10' with 3'2" to 4' provided (LDC 30.8(a)).

Next Meeting: May 3, 2023

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: April 19, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests site plan approval for a three-unit townhome development that is intended to be divided through a condominium plat.

Funding:

Attachments:

1. Case 23021 Application
2. Case 23021 Site Plan
3. Case 23021 Physically-sealed survey
4. Case 23021 Irrigation Plan
5. Case 23021 Elevations
6. Case 23021 Drainage Plan
7. Case 23021 Landscaping Plan
8. Case 23021 Ownership Information



Case Number: _____

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

PROPERTY OWNER:

Name: Soflan Investments LLC

Address: 16421 TURNBURY OAK DR

City: ODESSA State: FL

Zip: 33556 Telephone: 813-777-1993

Email: PRASHANT@VJCONSULTING6LLC.COM

APPLICANT/AGENT (Attach agent authorization form):

Name: _____

Address: _____

City: _____ State: _____

Zip: _____ Telephone: _____

Email: _____

SUBJECT PROPERTY:

Address: 3511 GULF BLVD Current Name of Business: _____

Parcel: 07/32/16/21852/008/0060 Name of Project: _____

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

SITE PLAN REVIEW: TRIPLEX - 3 TOWNHOMES
LANDS WILL BE RETAINED IN A
CONDOMINIUM CORPORATION

Signature of Applicant / Agent

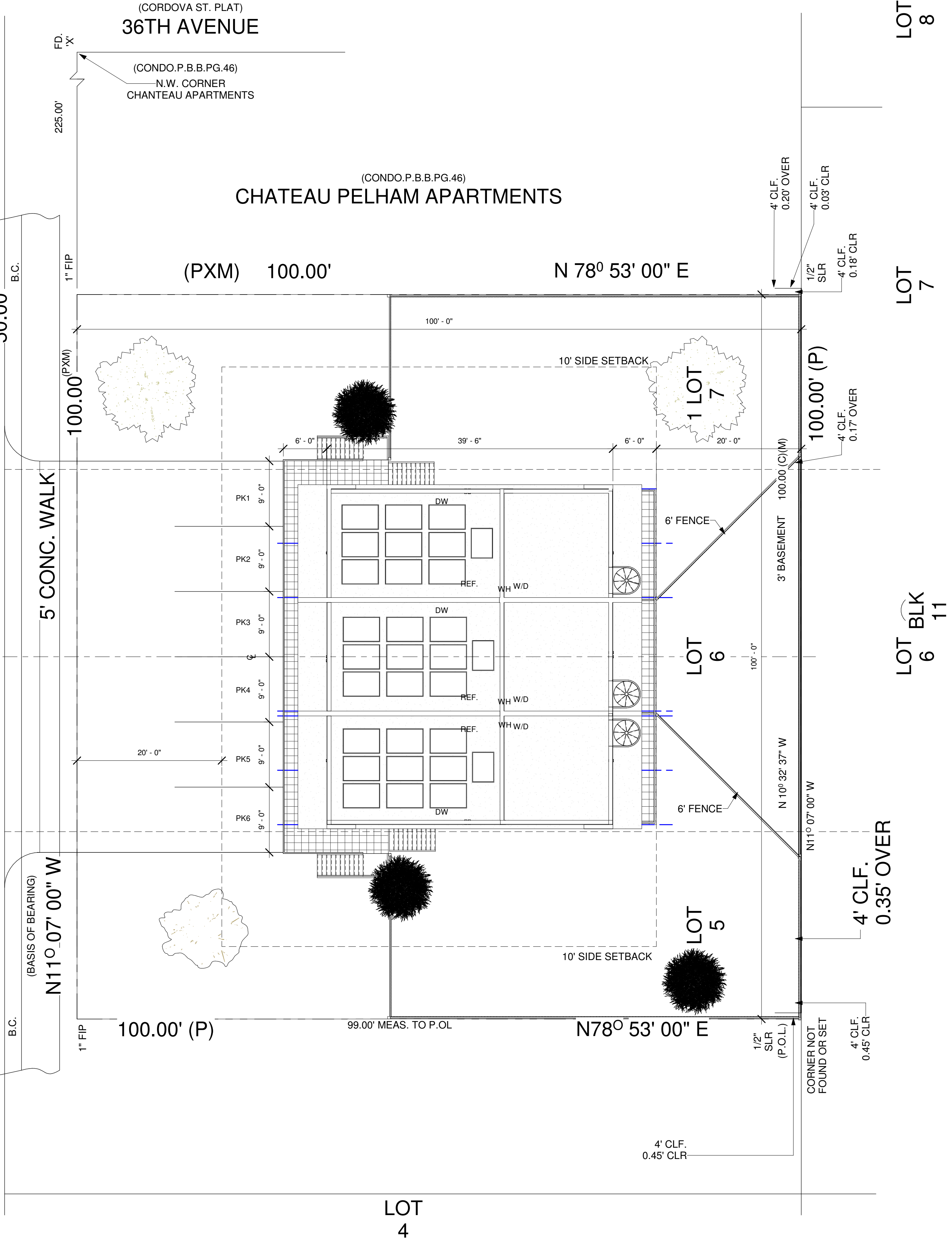
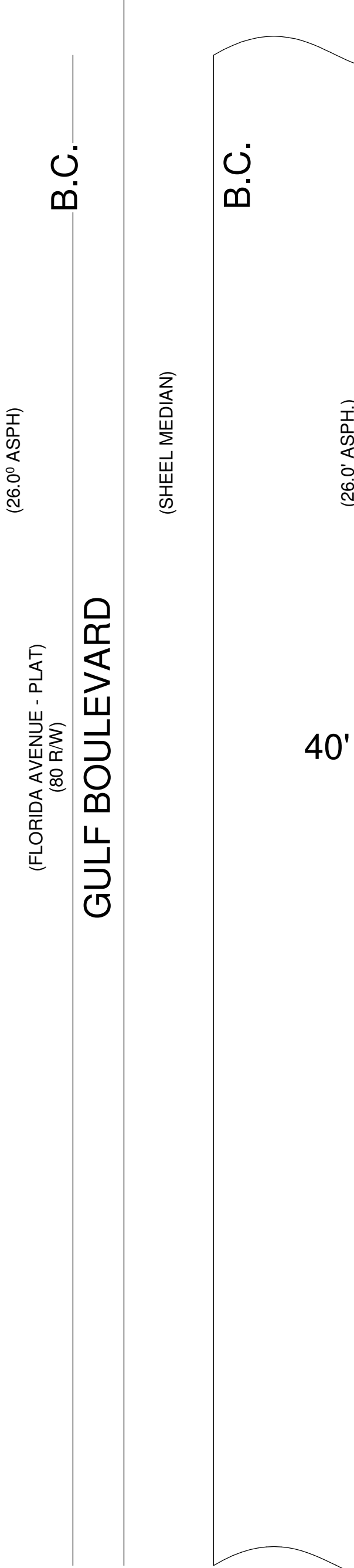
3/22/23
Date

First floor unit A area - 831 Sq. Ft.
Second floor unit A area - 740 Sq. Ft.
Total unit A area - 1,571 Sq. Ft.

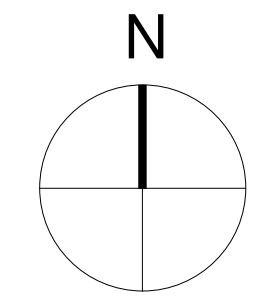
First floor unit B area - 773 Sq. Ft.
Second floor unit B area - 713 Sq. Ft.
Total unit B area - 1,486 Sq. Ft.

First floor unit C area - 831 Sq. Ft.
Second floor unit C area - 740 Sq. Ft.
Total unit C area - 1,571 Sq. Ft.

Total all units area - 4,628 Sq. Ft.



Drawing # 1
Scale: 1/8" = 1'-0"
Site Plan



AR 92953
ID 5054
AA26001202

SEBASTIAN EILERT, AIA, LEED
SEBASTIAN EILERT ARCHITECTURE,
SUSTAINABLE ARCHITECTURE
AND CONSULTING
9840 S.W. 85 Street
Miami, Florida 33173
(786) 556-3118
Sebastian@SebastianEilert.com

CONSULTANTS:

PROJECT:
Soflan investments

New Triplex

Three bedroom

PO Box 3511 Gulf Blvd. S.
Florida, 33706

DRAWING TITLE:
Site Plan

SEAL

AR 92953

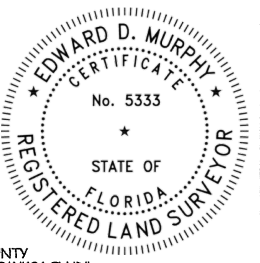
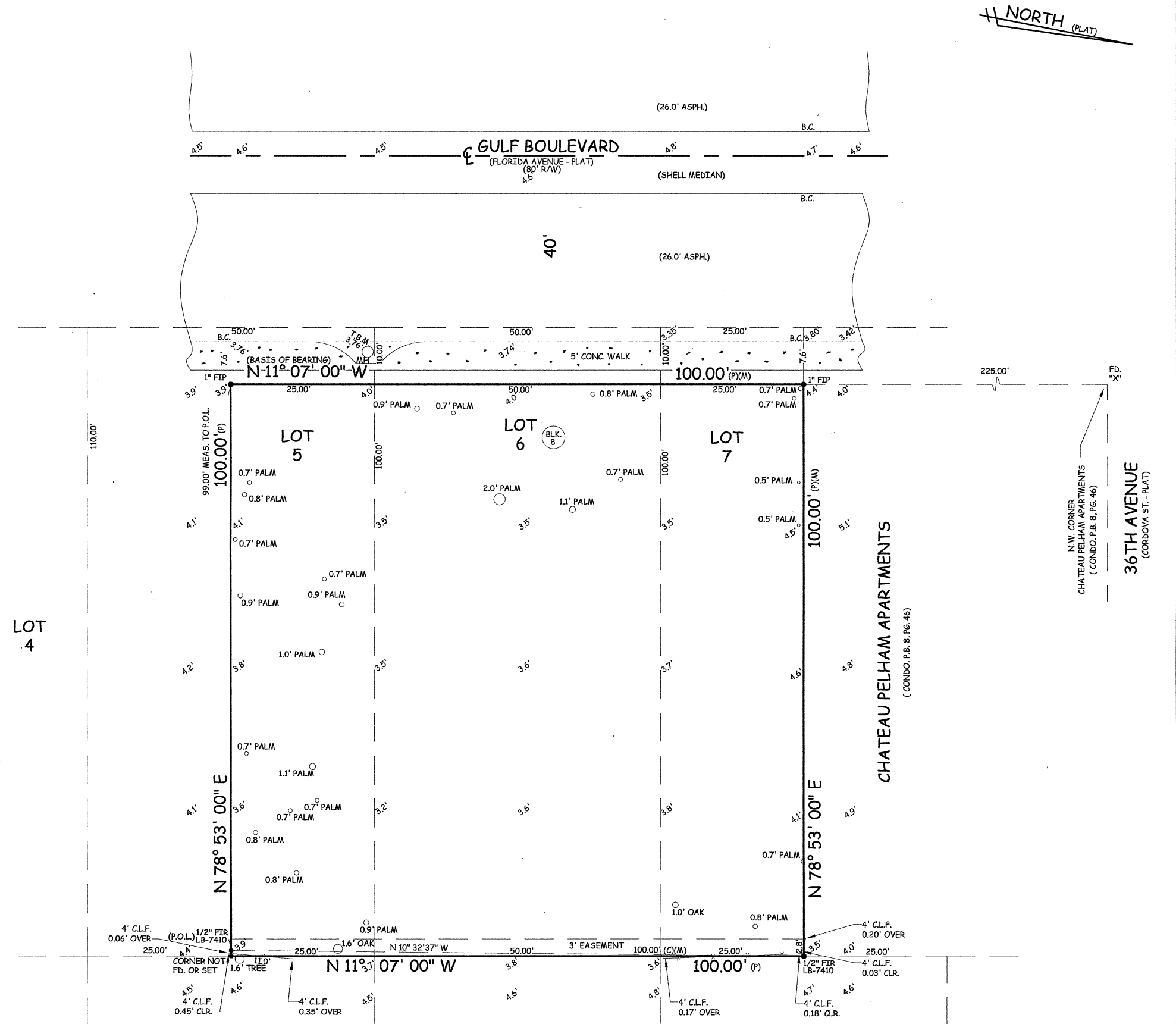
Project number 019 Soflan
Date 27.04.2022
Drawn by Author
Checked by Checker

No.	Description	Date

SHEET NO.
A-101

CERTIFIED TO: Soflan Investments, LLC

SCALE: 1" = 20' Survey not valid for more than one (1) year from date of field work. SEC. 07 TWP. 32 S. RGE. 16 E.



NOTES:
ELEVATIONS BASED ON PINELLAS COUNTY
ENGINEERING DEPARTMENT BENCHMARK "196 FLHD"
N.A.V.D. 1988 ELEV. = 3.24'

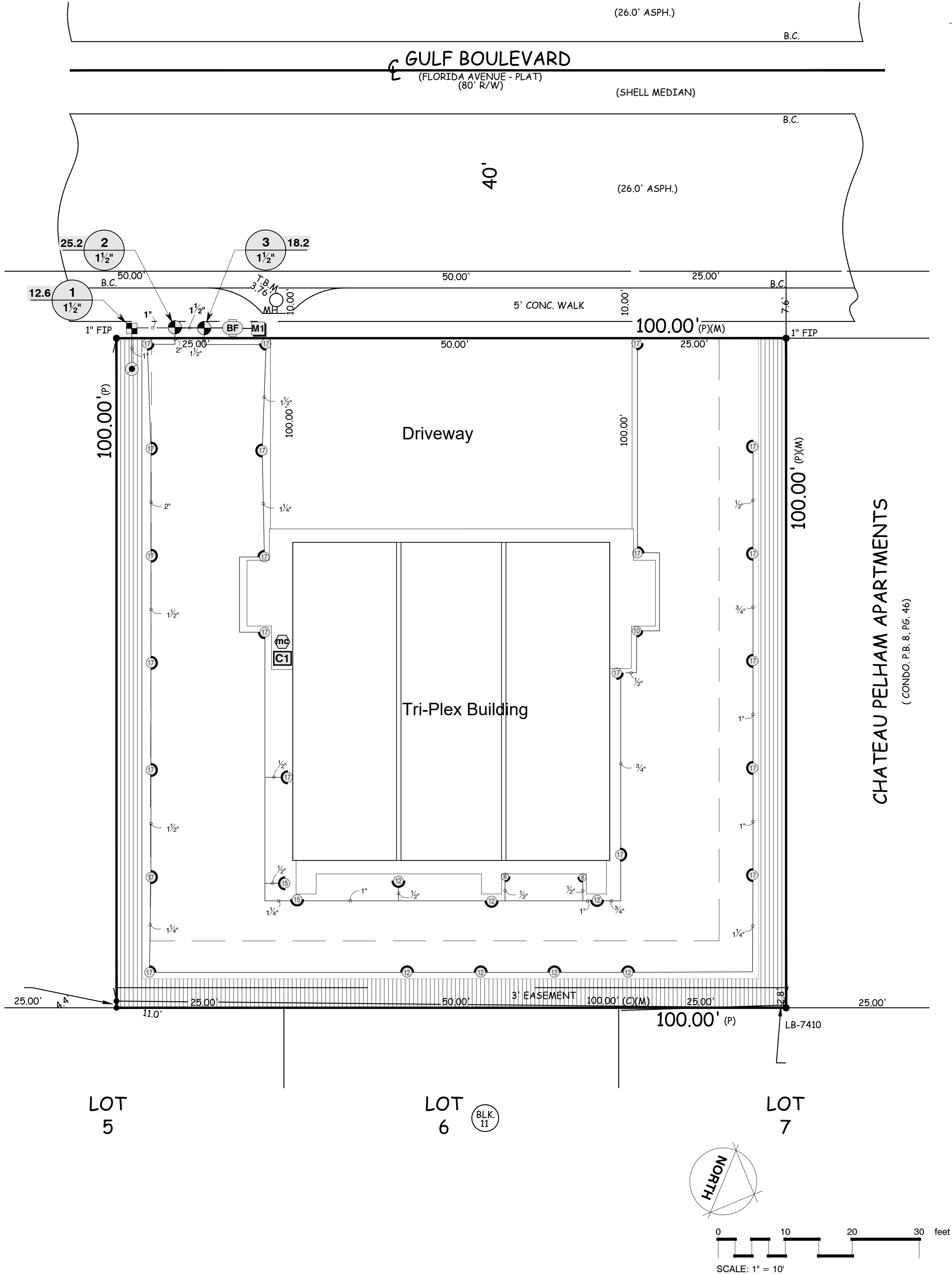
A BOUNDARY SURVEY OF: Lot 5, Less the Southerly 25.00 feet thereof, the South 1/2 of Lot 7, and all of Lot 6, Block 8, DON CE-SAR PLACE, according to Plat thereof recorded in Plat Book 13, Pages 15 to 20 inclusive, Public Records of Pinellas County, Florida, LESS that part lying within 40 feet of the survey line of S.R. 699, Section 15100, as said survey line is described in Special Warranty Deed recorded in O.R. Book 1347, Page 250, as Clerk's Instrument N. 913787A, Pinellas County Records.

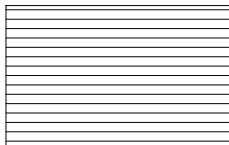
According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
Flood zone: AE Comm. Panel No. : 125149 0278 H Map Date : 8/24/2021 Base Flood Elev : 9.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

EDWARD D. MURPHY REG. P.L.S. #5333

LEGEND: F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	FD. - FOUND N.&D. - NAIL AND DISK P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION -X-X-X- - FENCE FE. - FENCE C.L.F. - CHAIN LINK FENCE -// - ADJACENT FENCE ADJ. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER MAS. - MASONRY FRM. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT PL. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK	WWV - WING WALL CL. - CENTERLINE R/W - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (D) - DEED (MEAS.) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	ESMT. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN BLK. - BLOCK S/W - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE	O.H. - OVERHANG GAR. - GARAGE C/WD. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C - COVERED CONCRETE A/C - AIR CONDITIONER S.P. - SCREENED PORCH -P-P - OVERHEAD POWER LINES -T-T - OVERHEAD TELEPHONE LINES P.P. - POWER POLE T.B.M. - TEMPORARY BENCHMARK
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IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Hunter PROS-06 8 Series Turf Spray, 6in. Pop-Up, Co-molded wiper seal with UV Resistant Material.	2	20	
	Hunter PROS-06 10 Series Turf Spray, 6in. Pop-Up, Co-molded wiper seal with UV Resistant Material.	1	20	
	Hunter PROS-06 12 Series Turf Spray, 6in. Pop-Up, Co-molded wiper seal with UV Resistant Material.	7	20	
	Hunter PROS-06 15 Series Turf Spray, 6in. Pop-Up, Co-molded wiper seal with UV Resistant Material.	2	20	
	Hunter PROS-06 17 Series Turf Spray, 6in. Pop-Up, Co-molded wiper seal with UV Resistant Material.	21	20	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	Hunter ICZ-151-40 1-1/2" Drip Control Zone Kit, 1-1/2" ICV Globe Valve with 1" HY100 filter system, Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen.	1		
	Hunter ICZ-151-40 1-1/2" Drip Control Zone Kit, 1-1/2" ICV Globe Valve with 1" HY100 filter system, Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen.	1		
	Pipe Transition Point in Drip Box	1		
	Pipe transition point from FVC lateral to drip tubing with riser in 6" (150mm) drip box.	6		
	Area to Receive Dripline			
	Hunter PLD-R-06-12 (12) In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve, 0.6GPH emitters at 12.0' O.C. Dripline laterals spaced at 12.0' apart, with emitters offset for triangular pattern. UV Resistant. Purple Tubing for Reclaimed Water Use.	1,106 s.f.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	Hunter ICV-G 1-1/2" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	2		
	Febco 825V 1" Reduced Pressure Backflow Preventer	1		
	Hunter ACC-1200-FED 12 Station Outdoor Modular Controller, No Module Required. High-End Commercial Use. Metal Pedestal.	1		
	Hunter MINI-CLIK Rain Sensor, mount as noted	1		
	Water Meter 1" New Irrigation Meter	1		
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	97.6 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 3/4"	54.3 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 1"	83.2 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	201.6 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	76.7 l.f.		
	Irrigation Lateral Line: PVC Schedule 40 2"	39.4 l.f.		
	Irrigation Mainline: PVC Schedule 40 1"	6.5 l.f.		
	Irrigation Mainline: PVC Schedule 40 1 1/2"	12.4 l.f.		
	Valve Callout			
	Valve Number			
	Valve Flow			
	Valve Size			

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL CONDITIONS AND DIMENSIONS AS SHOWN ON THE PLANS PRIOR TO SUBMISSION OF BID. THE PLANS ARE SCHEMATIC AND THE CONTRACTOR SHALL DETERMINE ANY AND ALL NECESSARY MATERIALS AND LABOR NEEDED TO MEET THE INTENT OF THE DRAWINGS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND / OR COORDINATING PRIOR TO BEGINNING OF INSTALLATION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR REGARDING TYPE AND LOCATION OF WATER SOURCE.

2. IRRIGATION CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL IRRIGATION SYSTEM FOR 100% OVERLAP COVERAGE OF ALL LANDSCAPE AND TURF AREAS AS INDICATED ON THE LANDSCAPE AND IRRIGATION PLANS. (SEE WRITTEN SPECIFICATIONS)

3. THE CONTRACTOR SHALL VERIFY EXISTING GPM / PSI FROM THE PROPOSED WATER SOURCE AND IF NEEDED, THE CONTRACTOR SHALL ADJUST AND BALANCE THE PROPOSED ZONES AS NECESSARY TO MEET ACTUAL GPM / PSI REQUIREMENTS. THE CONTRACTOR SHALL ALSO ADD HEADS AS NEEDED FOR FULL 100% COVERAGE IF SCHEMATIC PLAN LOCATIONS ARE INSUFFICIENT.

4. COORDINATE OPERATION OF THE TIMER FOR PROPER ZONE SEQUENCING AND OPTIMUM WATERING TIME. VERIFY TIMER LOCATION AND START / STOP TIMES OF OPERATION WITH OWNER. TIMER SHALL BE LOCATED ON AN EXTERIOR WALL IN A LOCKING WALL-MOUNTED UNIT PER LEGEND. THE GENERAL CONTRACTOR'S ELECTRICIAN SHALL PROVIDE 120V, 20 AMP POWER SUPPLY TO THE TIMER. COORDINATE ELECTRICAL SUPPLY REQUIREMENTS WITH THE GENERAL CONTRACTOR.

5. PIPING ON PLANS IS DIAGRAMMATICALLY ROUTED FOR GRAPHIC CLARITY, ACTUAL PLACEMENT SHALL BE LOCATED WITHIN PROPERTY BOUNDARY AND IN "GREENSPACE" AREAS ADJACENT TO PAVING OR STRUCTURES AS PER INDUSTRY STANDARDS. COORDINATE INSTALLATION WITH PLANTING PLAN SO CONFLICTS WITH PROPOSED LOCATIONS OF TREES, PALMS, AND SHRUBS WILL BE AVOIDED. PLACE PIPING THE TRENCH ADJACENT TO CURBING OR EDGE OF PAVEMENT WHERE POSSIBLE.

6. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLANS AND SPECIFICATIONS TO DETERMINE WHERE IRRIGATION HEADS SHALL BE INSTALLED ON RISERS. HEIGHTS OF ALL RISERS SHALL BE ADJUSTED AFTER LANDSCAPE INSTALLATION IS COMPLETE. RISERS SHALL BE PAINTED BLACK WITH PROFESSIONAL QUALITY FLAT ENAMEL SPRAY PAINT. ADJUST SPRINKLER ARC, RADII, AND TRAJECTORY AFTER LANDSCAPE INSTALLATION IS COMPLETED TO ASSURE 100% OVERLAP COVERAGE. ALL RISERS SHALL BE STAKED WITH A GALVANIZED STAINLESS STEEL EMT STAKE AND SECURED BY TWO STAINLESS STEEL CLAMPS. NO RISER SHALL BE INSTALLED ADJACENT TO ANY PEDESTRIAN WALKWAY. 12" POP-UP HEADS SHALL BE USED IN GROUND COVER BEDS ADJACENT TO WALKWAYS AND IN PARKING ISLANDS. (TYP)

7. CONTRACTOR SHALL DETERMINE LOCATIONS OF ALL UNDERGROUND UTILITIES AND IMPROVEMENTS PRIOR TO START OF WORK ON-SITE. COORDINATE WITH THE GENERAL CONTRACTOR AND SITE LIGHTING CONTRACTOR FOR INSTALLATION OF PROPOSED LIGHTING AND ELECTRICAL CONDUITS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK. THE IRRIGATION CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY AND ALL DAMAGE THAT RESULTS FROM HIS ACTIVITIES DUE TO IMPROPER VERIFICATION OF UTILITIES AND / OR OPERATOR ERROR DURING EXCAVATIONS. SEE RELATED CIVIL PLANS FOR ADDITIONAL INFORMATION.

8. IRRIGATION CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY GOVERNING AGENCIES. SUBMIT COPIES OF PERMITS TO OWNER'S CONSTRUCTION REPRESENTATIVE IRRIGATION CONTRACTOR SHALL BE PROPERLY LICENSED AND INSURED.

9. ADJUST SPRINKLER ARC, RADII, AND TRAJECTORY AFTER LANDSCAPE INSTALLATION IS COMPLETED TO INSURE 100% OVERLAP COVERAGE. INSTALL PROPER NOZZLE AS FIELD CONDITIONS REQUIRE FOR OVERLAP COVERAGE. RAISE OR LOWER SPRINKLER HEADS AS REQUIRED.

10. WHERE MAINLINE OR LATERAL LINES ARE COVERED BY PAVING, A SCHEDULE 40 PVC SLEEVE SHALL BE INSTALLED WITH THE SPECIFIED LATERAL LINE AND STUBBED UP WITH END CAPS AS SHOWN IN DETAIL. SLEEVE SIZE SHALL BE TWO TIMES LARGER (I.D.) THAN THE SIZE OF THE LATERAL LINE "WET-PIPE" SIZE INDICATED ON THE PLANS.

11. ALL MAINLINES SHALL BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. MAINLINE SHALL BE BURIED A MINIMUM OF 24" AT ROAD CROSSINGS. ALL LATERAL LINES SHALL BE BURIED A MINIMUM DEPTH OF 12" BELOW FINISH GRADE. INSTALL MAINLINE IN SAME TRENCH A LATERAL LINES WHERE POSSIBLE.

12. ALL POP-UP SPRINKLER HEADS SHALL BE INSTALLED ON 1/2" OR 3/4" OR 18" SPEARS FLEX PIPE CONNECTION. FLEX PIPE CEMENT SHALL BE USED ON ALL CONNECTIONS BETWEEN FLEXIBLE PVC AND RIGID PVC.

13. ALL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING RAIN BIRD "SNAP-TITE" WIRE SPLICE KITS AND SEALANT.

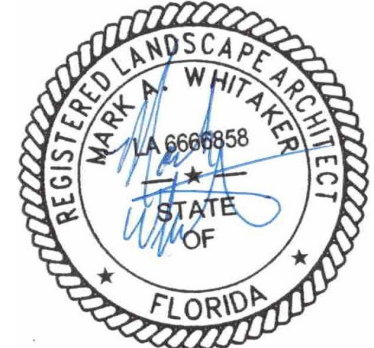
14. WIRE SHALL BE UF-600 VOLT DIRECT BURIAL 14 GAUGE WIRE INSTALLED DIRECTLY IN THE PIPE TRENCH, BUNDLED AND TAPED EVERY TEN FEET ALONG THE MAINLINE WITH EXPANSION LOOPS PROVIDED AT EACH VALVE. "WHITE" COLOR FOR COMMON AND "RED" COLOR FOR CONTROL WIRES. AT TIME OF INSPECTION, WIRE THAT DOES NOT CONFORM TO SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

15. BEFORE SPRINKLER HEADS ARE SET, THE CONTRACTOR SHALL OPEN CONTROL VALVES AND FLUSH THE LINES THOROUGHLY WITH A FULL HEAD OF WATER TO BE SURE THERE IS NO FOREIGN MATTER IN THE LINES. THE CONTRACTOR SHALL TEST THE LINES FOR LEAKAGE BY MAINTAINING A FULL HEAD OF PRESSURE (100 PSI) FOR ONE HOUR WITH CAPPED ENDS AFTER LINES ARE COMPLETE.

16. AT ANY TIME DURING THE INSTALLATION OF THE IRRIGATION SYSTEM BY THE CONTRACTOR, THE OWNER, ARCHITECT AND OR LANDSCAPE ARCHITECT MAY VISIT THE SITE TO MAKE OFFICIAL INSPECTIONS. UPON REQUEST, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SPECIFIED WORK AS DIRECTED BY THE INSPECTOR WITHOUT COMPENSATION. SHOULD THE MATERIAL, WORKMANSHIP OR METHOD OF INSTALLATION NOT MEET THE STANDARDS SPECIFIED HEREIN, THE CONTRACTOR SHALL IMMEDIATELY REPLACE THE WORK AT HIS OWN EXPENSE.

17. THE OWNER OR HIS DESIGNATED REPRESENTATIVE WILL RESPOND WITHIN TEN (10) DAYS AFTER NOTIFICATION BY THE CONTRACTOR OF COMPLETION FOR THE PURPOSE O MAKING A FINAL INSPECTION OF THE SYSTEM. IF FINAL ACCEPTANCE IS NOT GIVEN AT THIS INSPECTION, A "PUNCH-LIST" OF UNSATISFACTORY ITEMS WILL BE PREPARED FOR COMPLETION BY THE IRRIGATION CONTRACTOR. AT SUCH TIME AS ALL "PUNCH-LIST" ITEMS HAVE BEEN COMPLETED AND APPROVED BY THE OWNER OR HIS DESIGNATED REPRESENTATIVE, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING OF FINAL ACCEPTANCE. FINAL ACCEPTANCE BY THE OWNER WILL NOT BE GIVEN UNTIL ALL REQUIRED SUBMITTALS AND "AS-BUILT" DRAWINGS HAVE BEEN TURNED OVER TO THE OWNER AND LANDSCAPE ARCHITECT.

18. ALL MAINLINE TRENCHES SHALL BE HAND-DUG WITHIN THE CANOPY DRIP LINES OF ALL EXISTING TREES TO REMAIN.



3511 Gulf Blvd
St Pete Beach, FL

WHITAKER DESIGN GROUP
landscape architecture
12547 spring hill drive, spring hill, fl 34609
855.210.0555

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7		
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REV	DATE	DESCRIPTION
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SCALE: AS SHOWN
DATE: 3/14/23
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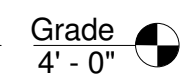
Irrigation Plan

CONSTRUCTION
DOCUMENTS

i101



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Grade
4' - 0"

Page 7 of 42

AR 92953
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2

SEBASTIAN EILERT, AIA, LEED
SEBASTIAN EILERT ARCHITECTURE,
SUSTAINABLE ARCHITECTURE
AND CONSULTING
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M i a m i , F l o r i d a 3 3 1 7 3
(7 8 6) 5 5 6 - 3 1 1 8
Sebastian@SebastianEilert.com



CONSULTANTS:

PROJECT:
Soflan investments

New Triplex

Three bedroom

PO Box 3511 Gulf Blvd. S.
Florida,33706

DRAWING TITLE:
Sections

SEAL

AR 92953

Project number 019 Soflan
Date 27.04.2022
Drawn by Author
Checked by Checker

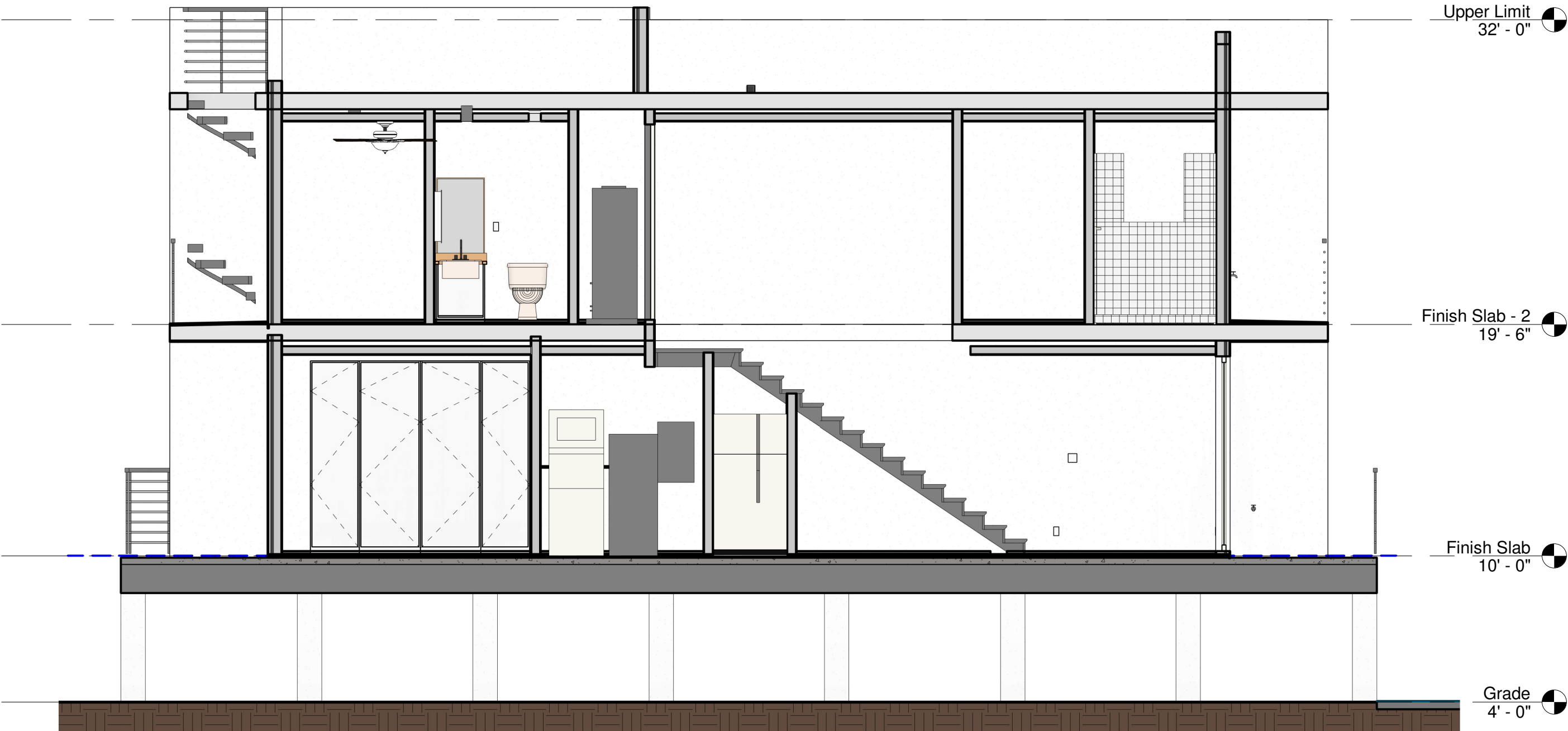
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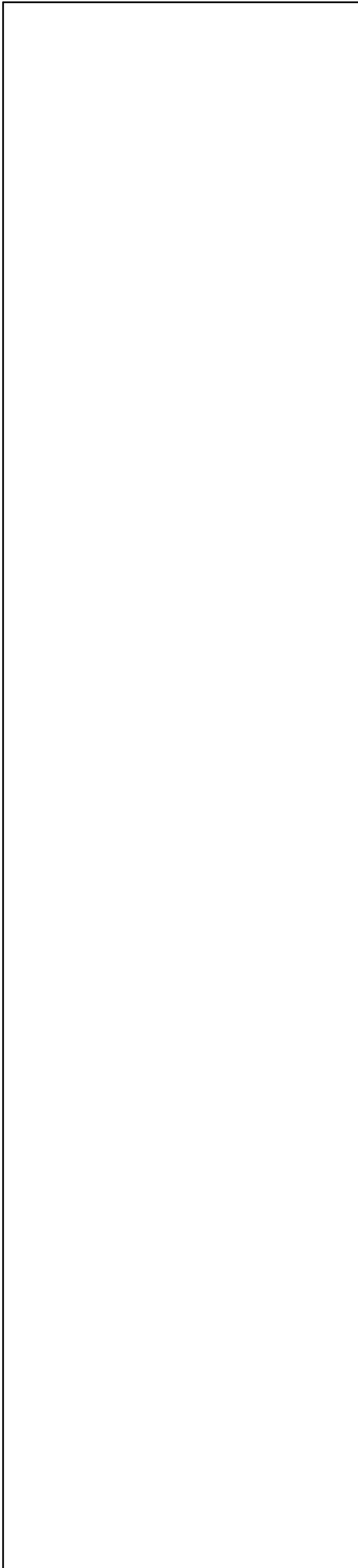
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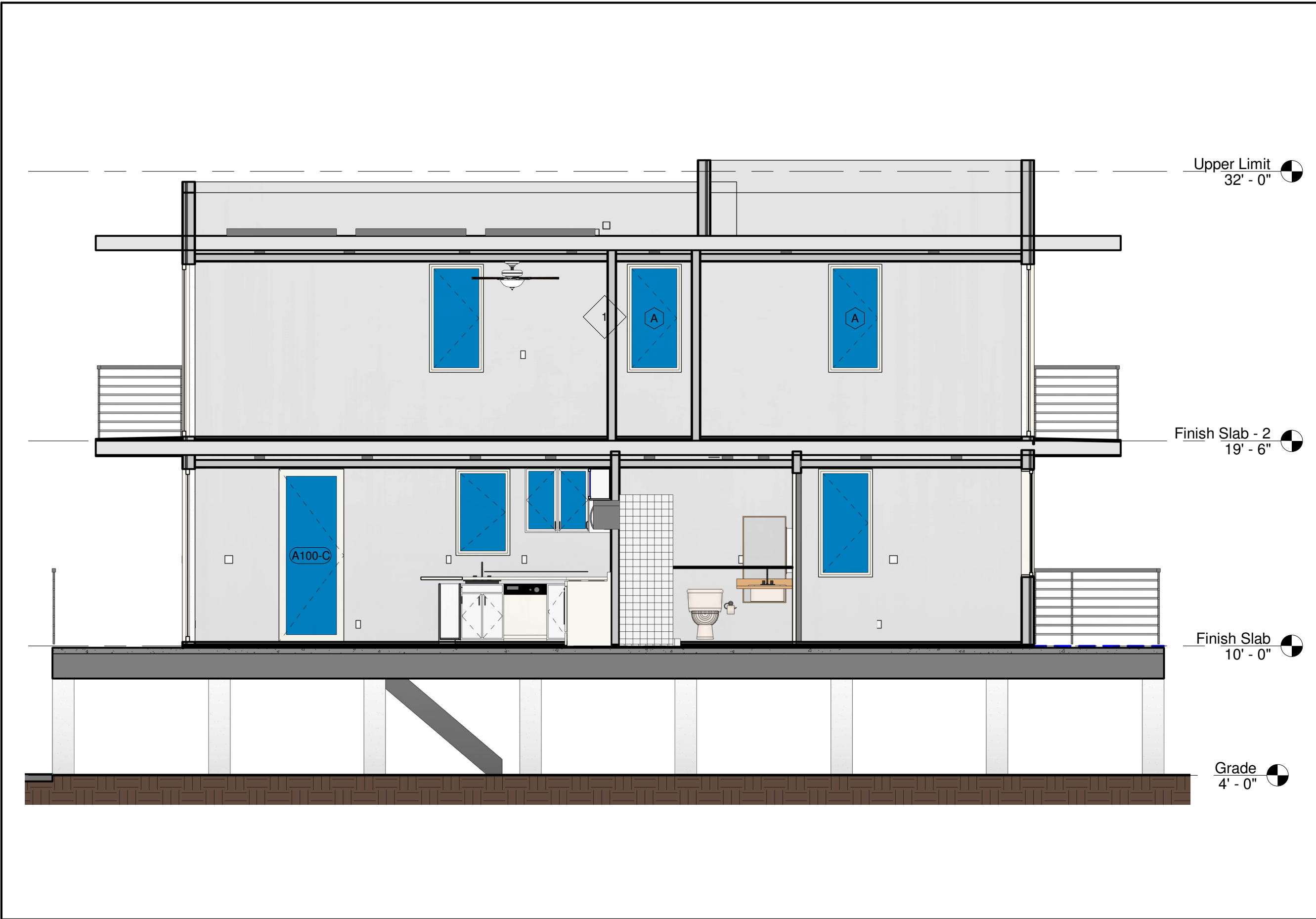
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Drawing # 3 Scale 1/4" = 1'-0" Section 2



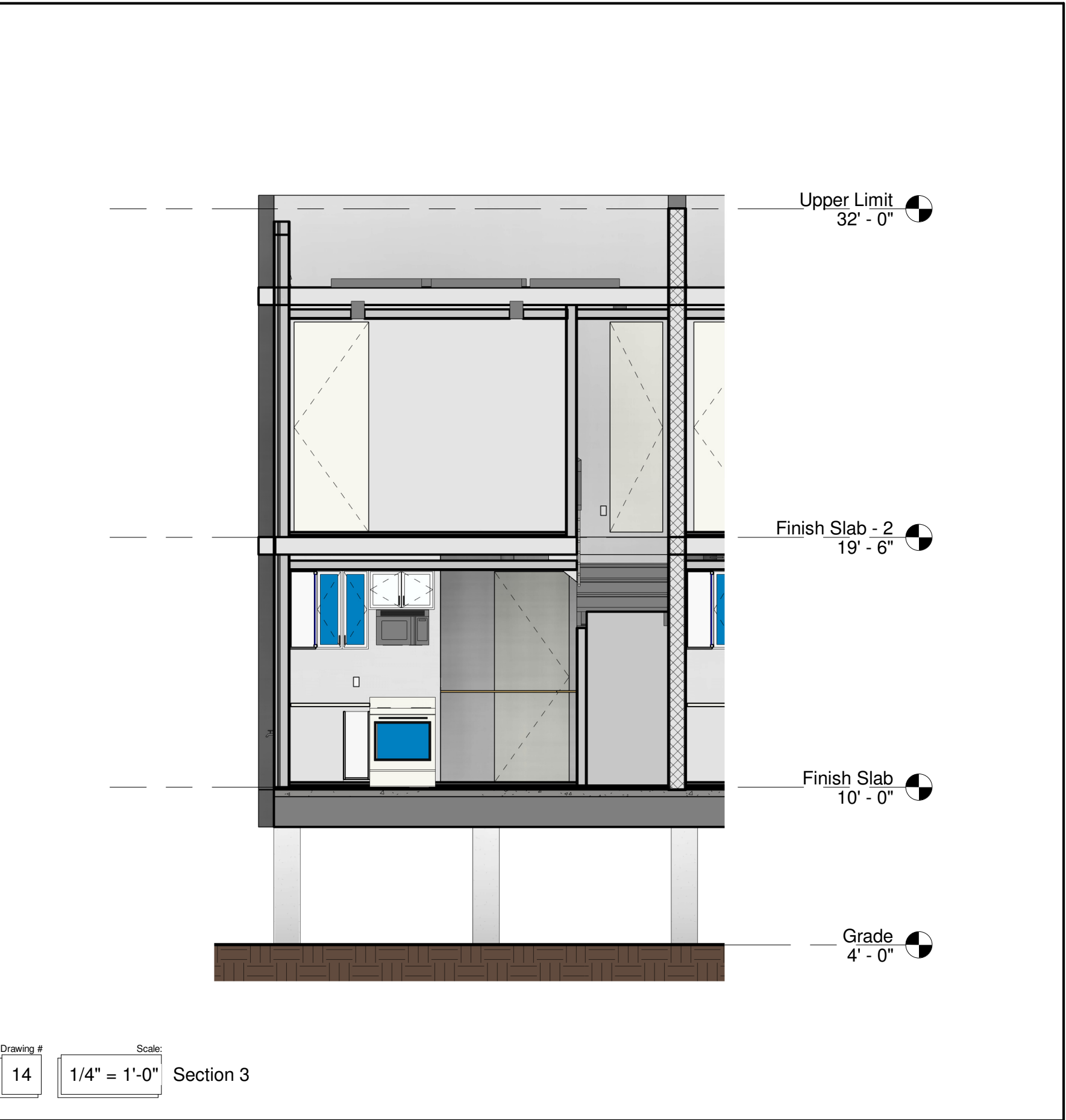
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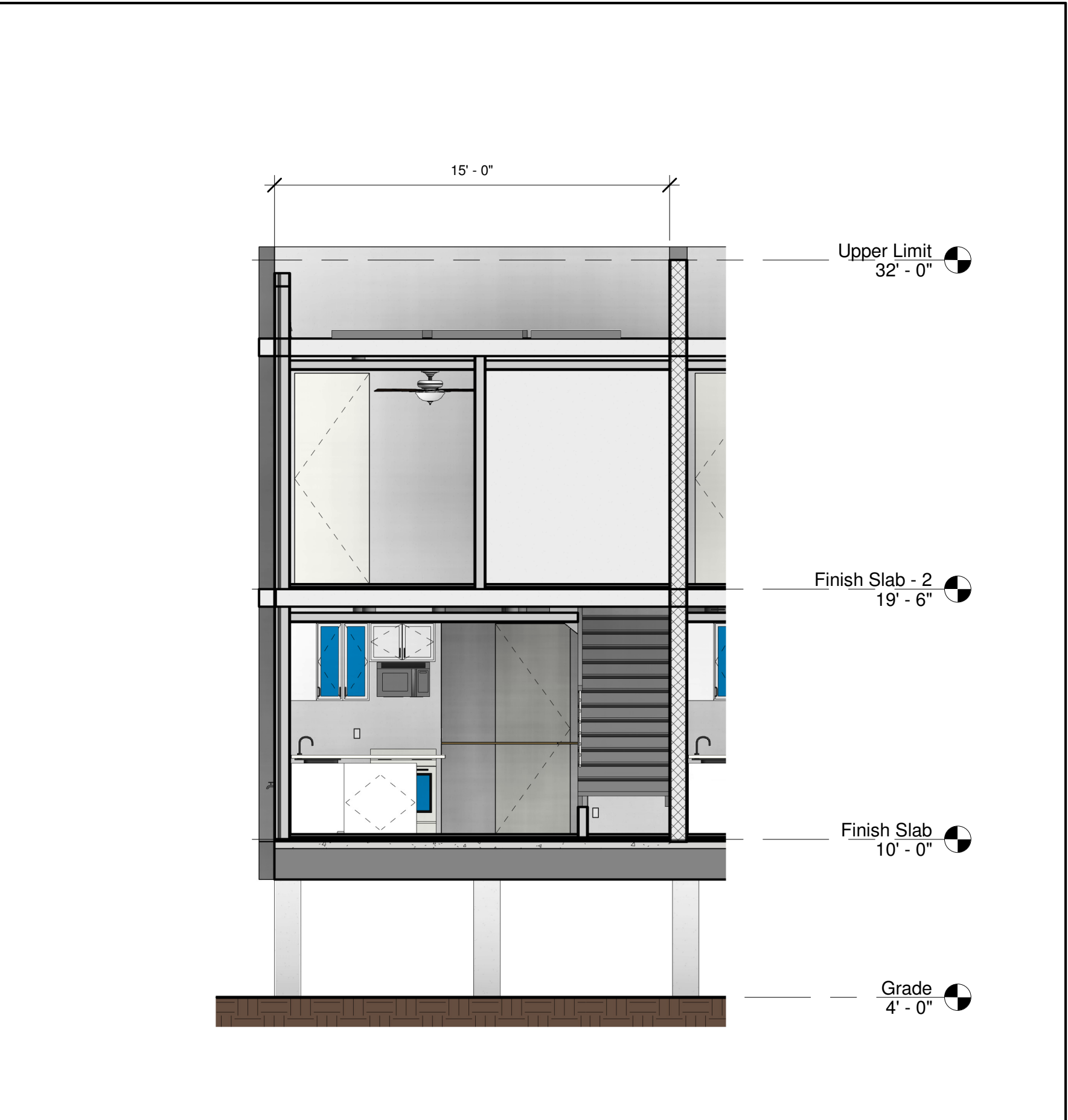
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Drawing # 5 Scale: N.T.S. NOT USED



Drawing # 14 Scale: 1/4" = 1'-0" Section 3



Drawing # 2 Scale: 1/4" = 1'-0" Section 4

AR 92953
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2

SEBASTIAN EILERT, AIA, LEED
SEBASTIAN EILERT ARCHITECTURE,
SUSTAINABLE ARCHITECTURE
AND CONSULTING
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(7 8 6) 5 5 6 - 3 1 1 8
Sebastian@SebastianEilert.com



CONSULTANTS:

PROJECT:
Soflan investments

New Triplex

Three bedroom

PO Box 3511 Gulf Blvd. S.
Florida,33706

DRAWING TITLE:
Sections

SEAL

AR 92953

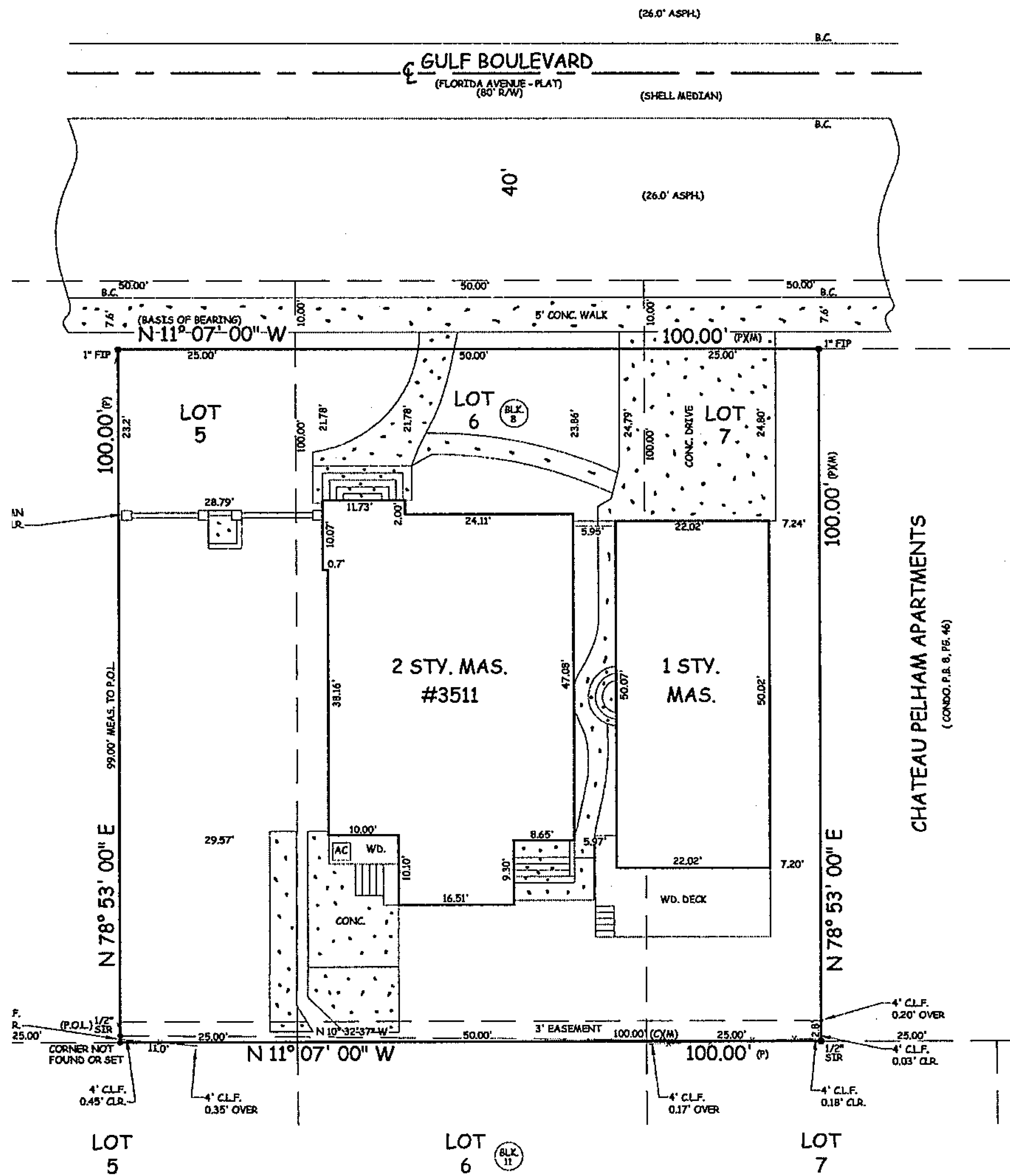
Project number 019 Soflan
Date 27.04.2022
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Checked by Checker

No.	Description	Date

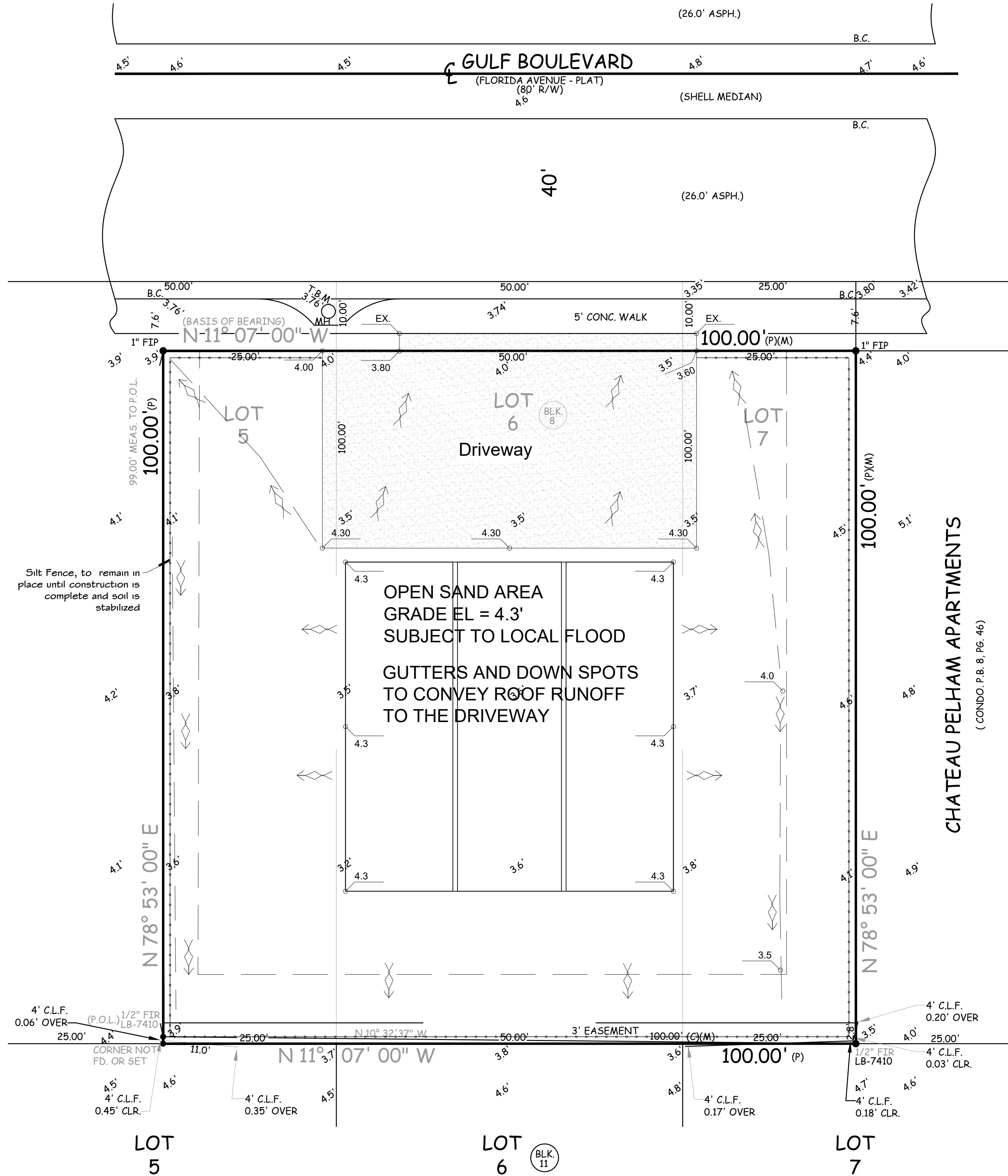
SHEET NO.

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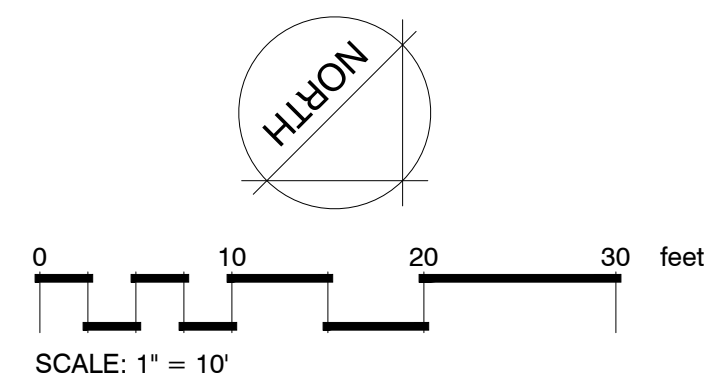


Pre-Development Site Condition
Total Impervious: 5320 sf



Post-Development Site Condition
Total Impervious: 4211 sf

Master Engineering Corp.
Cert. of Authorization #9328
Guillermo M. Castillo, P.E. FL #52591
3477 Orion Road
Spring Hill, FL 34606
352-684-1807



3511 Gulf Blvd
St Pete Beach, FL

WHITAKER DESIGN GROUP
landscape architecture
12547 Spring Hill Drive, Spring Hill, FL 34609
855.210.0855

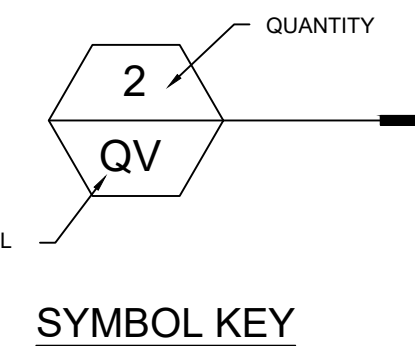
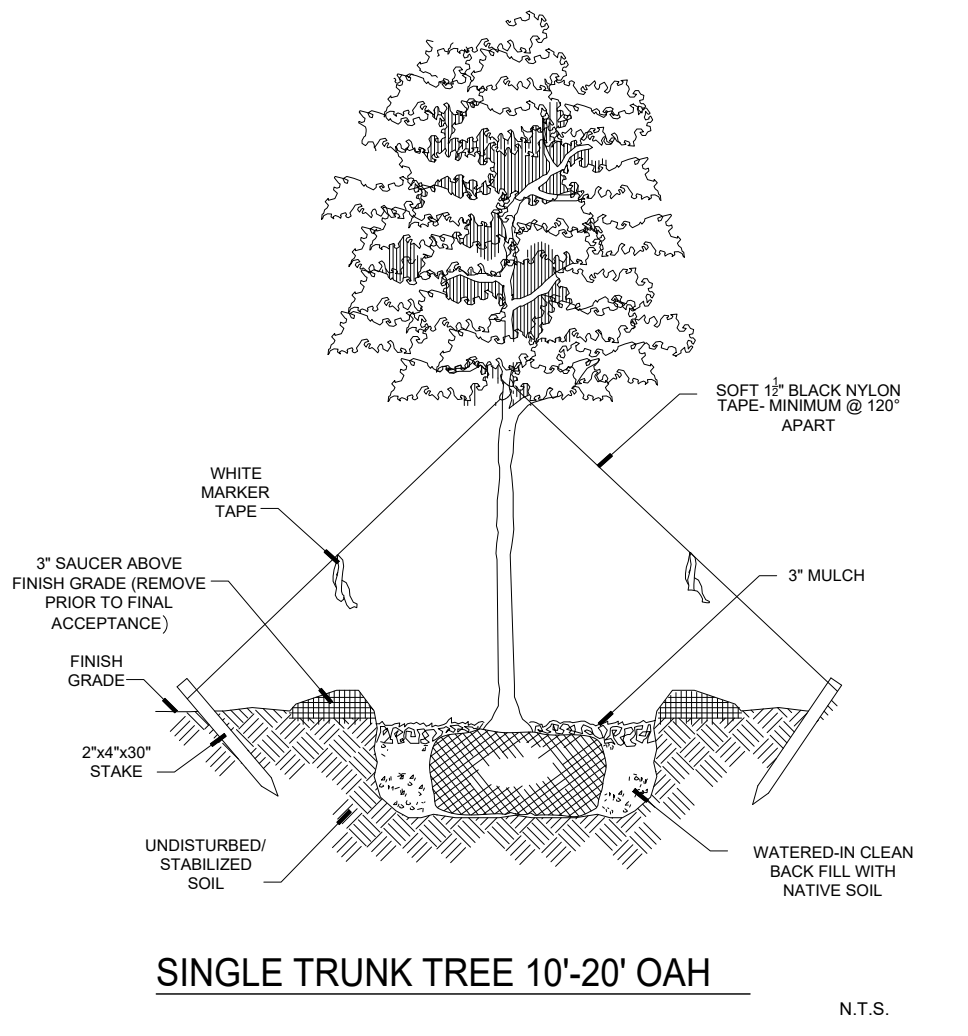
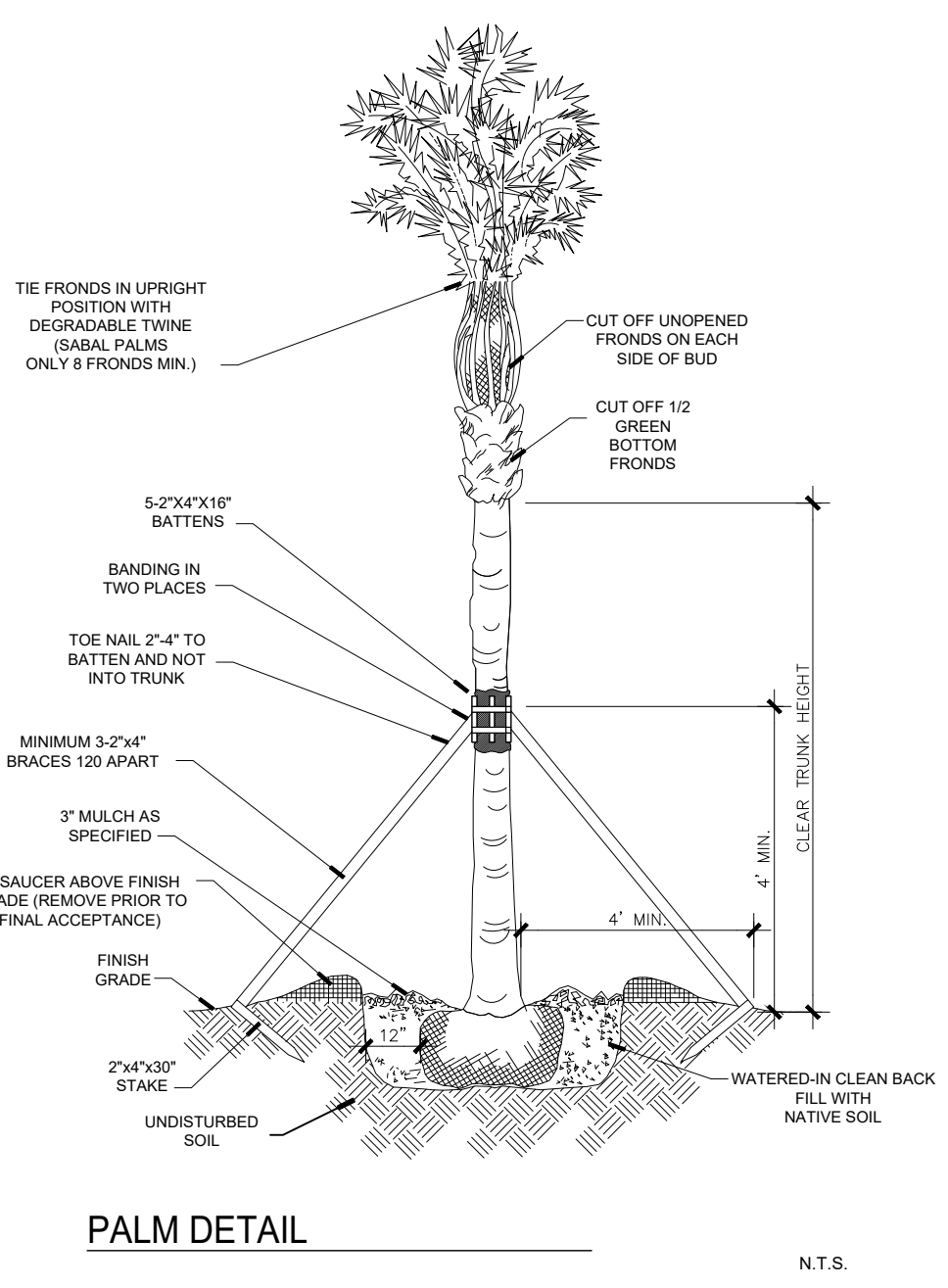
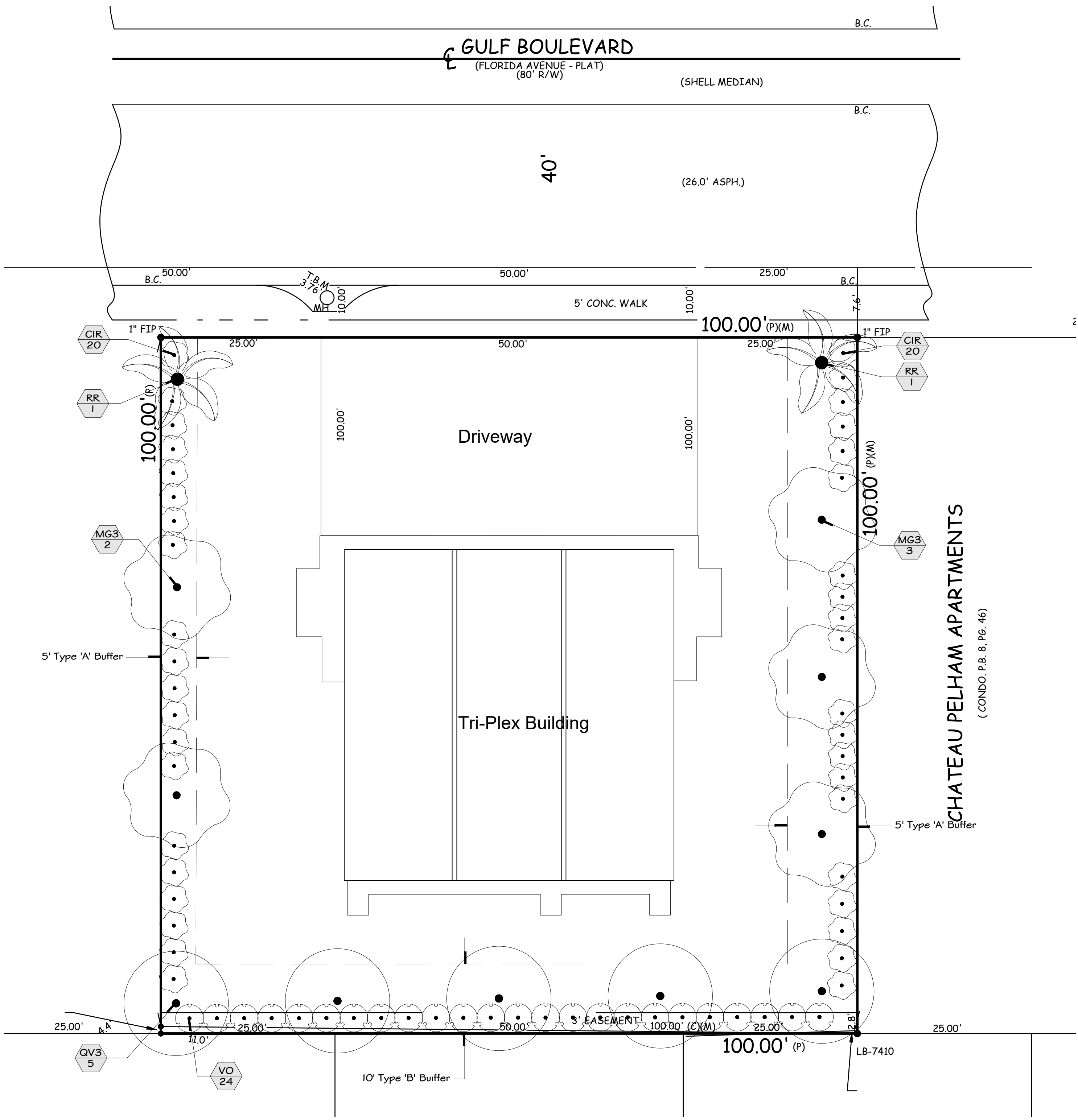
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SCALE: AS SHOWN
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LA: MAW

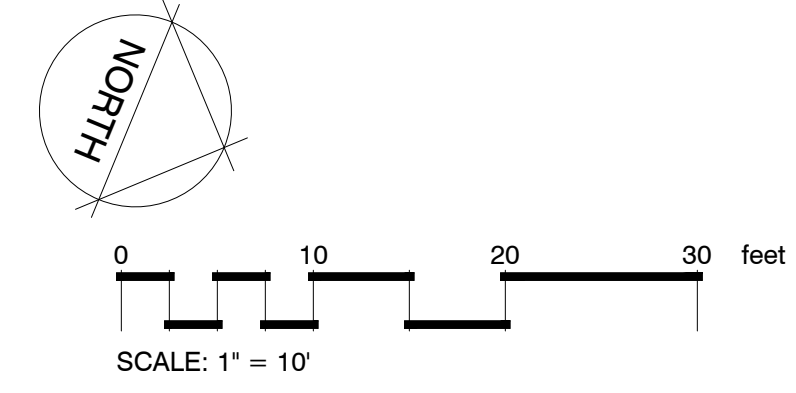
Drainage Plan

CONSTRUCTION
DOCUMENTS
LS101

Mark 14 March 2023 9:52am C:\Users\Mark\OneDrive - Whitaker Design Group\WPG\Projects\2023\Sheet\3511 Gulf Blvd.dwg Layout = L101



PLANT SCHEDULE									
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	NATIVE	DROUGHT TOL
	MG3	5	Magnolia grandiflora 'D.D. Blanchard' TM	DD Blanchard Magnolia	65 gal	3" Cal	12' Min	Yes	Yes
	QV3	5	Quercus virginiana	Live Oak	45 gal	3" Cal	12' Min	Yes	Yes
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	HEIGHT	NATIVE	DROUGHT TOL
	RR	2	Roystonea regia	Royal Palm	8 & B		12'-14' CT	No	Yes
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOL	MIN. HT	DETAIL
	CIR	40	Chrysobalanus icaco 'Red Tip'	Red Tip Coccolupum	3 gal	Yes	Moderate	24"	
	VO	24	Viburnum odoratissimum	Sweet Viburnum	3 gal	Yes	No	24"	



GENERAL LANDSCAPE NOTES

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND QUANTITIES INDICATED ON THESE PLANS, BEFORE PRICING WORK.

ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I AND II" 1998 EDITION DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE CONDITION OF UNDERGROUND UTILITIES THAT EFFECT PLANTING PROCEDURES OR IRRIGATION SYSTEM INSTALLATION. IF ANY CONFLICTS OCCUR BETWEEN PROPOSED LOCATION OF TREES ON THE DRAWING AND ANY UNDERGROUND UTILITIES OR SUBSURFACE STRUCTURES, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. IF THE LANDSCAPE CONTRACTOR DAMAGES ANY STAKED OR IN PLACE UTILITIES BY HIS OWN NEGLIGENCE, THEY SHALL BE REPAIRED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONDITIONS THAT WOULD PREVENT THE HEALTHY GROWTH OF PLANT SPECIES SPECIFIED ON THE DRAWINGS. THIS NOTIFICATION MUST OCCUR PRIOR TO CONTRACT AWARD.

IF ANY DISCREPANCIES OCCUR BETWEEN QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE DRAWINGS, THE GREATER QUANTITY SHALL GOVERN.

PLANT MATERIAL SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, EGGS, OR LARVAE, AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.

PLANT MATERIAL SHALL CONFORM TO THE VARIETIES INDICATED IN THE PLANT LIST.

SUBSTITUTION OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICES.

PLANT MATERIAL LOCATIONS AND BED OUTLINES SHALL BE STAKED OR FLAGGED ON SITE BY THE LANDSCAPE CONTRACTOR AND SHALL BE ADJUSTED IF REQUIRED TO FIT ACTUAL AS-BUILT CONDITIONS ON SITE AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PROPOSED PLANTINGS SHALL NOT BE PLACED IN THE FLOWLINE OF SWALES OR LOCATED WHERE THEY WILL IMPEDE WATER FLOW.

A CRISP LINE, EITHER STRAIGHT OR CURVING, SHALL SEPARATE PLANT BEDS FROM SODDED OR SEEDED AREAS.

LANDSCAPE CONTRACTOR SHALL EXCAVATE PLANT PITS ACCORDING TO THE DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HOISTING EQUIPMENT NECESSARY FOR THE PLACEMENT OF PLANT MATERIAL. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL, SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.

PLANTING AREAS SHALL BE PREPARED AND COMPLETELY FREE OF VEGETATION PRIOR TO INSTALLING NEW PLANT MATERIAL. ALL VEGETATIVE DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OFF SITE.

GRADING CONTRACTOR RESPONSIBLE FOR FINAL GRADE. GRADES SHALL BE WITHIN +/- 0.10'. ALL SCALPINGS SHALL BE REMOVED FROM THE SITE.

AFTER PLANT MATERIAL HAS BEEN INSTALLED AND APPROVED, PLANTING BEDS SHALL BE RAKED TO AN EVEN GRADE TO CONFORM TO PRE-MULCHING FINISH GRADES. PLANTING BEDS AND PLANT SAUCERS SHALL THEN BE UNIFORMLY COVERED WITH A MINIMUM 3 INCH LAYER OF PINE BARK MINI NUGGETS.

ALL TREE STAKING TO BE DONE AS DETAILED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES THAT OCCUR AS THE RESULT OF THE FAILURE TO STAKE TREES THAT ARE NOT AN ACT OF GOD AND THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR STRAIGHTENING TREES DURING THE ONE-YEAR GUARANTEE PERIOD.

IN NEW PLANTED AREAS, GRADES SHALL BE ESTABLISHED BY THE LANDSCAPE CONTRACTOR AT APPROXIMATELY 3 INCHES BELOW CURBS, SIDEWALKS, HARDSCAPE ADJUTMENTS, MOWING STRIPS, AND ABUTMENTS TO ALLOW FOR MINI PINE BARK MULCH NUGGETS.

THE LANDSCAPE CONTRACTOR SHALL COORDINATE CONSTRUCTION OF PLANTING AREAS WITH INSTALLATION OF IRRIGATION SYSTEM AND HANDSCAPE WORK.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FOR AND OBTAINING ALL APPLICABLE PERMITS BEFORE COMMENCING CONSTRUCTION, INCLUDING PERMITS TO WORK IN SARASOTA COUNTY RIGHT-OF-WAY.

INSTALLED PLANT MATERIAL SHALL BE FERTILIZED WITH THE FOLLOWING APPLICATIONS:
TREES AND SHRUBS: OSMOCOTE (14-14-14)
SHRUBS/GROUND COVER: 1/3 LB. PER 3-GALLON POT, 1/4 LB. PER 1-GALLON POT
TREES AND SHRUBS (OVER 5 FT. HT.): 1 LB. PER 1 INCH OF TRUNK DIAMETER
SOD: (16-4-8) COMMERCIAL FERTILIZER - 18 LBS. PER 1,000 SQFT

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL ON SITE DURING AND BEFORE PLANTING, UNTIL THE WORK IS ACCEPTED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.

THE OWNER AND/OR OWNER'S REPRESENTATIVE HAS THE RIGHT TO REJECT ANY AND ALL WORK WHICH IN HIS OPINION DOES NOT MEET WITH THE REQUIREMENTS OF THE SPECIFICATIONS AT ANY STAGE OF THE PROJECT.

IN GENERAL, THE WORK SHALL PROCEED AS RAPIDLY AS THE SITE BECOMES AVAILABLE.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE CLEANUP OF PREMISES AND REMOVAL OF DISCARDED AND SURPLUS MATERIALS AND RUBBISH.

SOLID SOD SHALL BE INSTALLED IN THE AREAS AS INDICATED ON THE PLAN. VERIFY EXACT LOCATION AND AMOUNT OF SOD AS SHOWN TO FIT CONDITIONS.

SOD AREAS FOR SHALL BE FLORATAM SOD UNLESS OTHERWISE NOTED. SOD SHALL BE HEALTHY, FREE OF INSECTS AND WEEDS AND IN NATURALLY FLOURISHING CONDITION. DRY, BROWN, AND UNFRESH SOD WILL BE REJECTED.

SOD SHALL BE LAID END-TO-END AND SIDE-TO-SIDE IN A STAGGERED LINE TO FORM A UNIFORM LAYER. UNEVEN EDGES SHALL BE SQUARELY TRIMMED TO ALLOW CLOSE AND FIRM FITTING OF EACH PIECE.

AFTER SODDING IS COMPLETED, THE ENTIRE SOD AREAS SHALL BE ROLLED AND WATERED BY HAND OR IRRIGATION SYSTEM EACH DAY FOR TWO WEEKS. SODDED AREAS SHALL THEN BE TOP-DRESSED WITH A COMMERCIAL FERTILIZER AS DIRECTED BELOW IN AN EVENLY BROADCAST PATTERN.

LANDSCAPE CONTRACTOR TO PROVIDE PHOTOS OR SAMPLES OF ALL PLANT MATERIAL NOTED ON PLANT LIST TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

ANY IRRIGATION ADJUSTMENTS, ADDITIONS OR REPAIRS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROJECT OWNER.

CLEAR-SIGHT TRIANGLE: WHERE A DRIVEWAY/ACCESSWAY INTERSECTS A ROAD OR RIGHT-OF-WAY OR WHERE TWO (2) ROAD RIGHTS-OF-WAY INTERSECT, VEGETATION, STRUCTURES, AND NON-VEGETATIVE VISUAL SCREENS SHALL NOT BE LOCATED SO AS TO INTERFERE WITH THE CLEAR-SIGHT TRIANGLE AS DEFINED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION, MANUAL OF UNIFORM MINIMUM STANDARDS, MOST RECENT EDITION (GREEN BOOK), WHICHEVER IS MORE RESTRICTIVE.

SHRUBS WILL BE IN AN APPROPRIATELY SIZED CONTAINER, A MINIMUM OF 18" TALL AT INSTALLATION (DWARF SPECIES MAY BE INSTALLED AT A MINIMUM OF 14" HEIGHT), AND PLANTED SPACED AT A DISTANCE APPROPRIATE TO THE SPECIES TO CREATE A CONTINUOUS APPEARANCE WITHIN ONE (1) YEAR, BUT NO MORE THAN THIRTY-SIX (36) INCHES ON CENTER.

GROUNDCOVER PLANTS SHALL BE SPACED TO PRESENT A FINISHED APPEARANCE AND OBTAIN A REASONABLY COMPLETE COVERAGE WITHIN ONE (1) YEAR. NON-LIVING GROUND COVER, SUCH AS MULCH, GRAVEL, ROCKS, ETC., SHALL BE USED IN CONJUNCTION WITH LIVING PLANTS TO SUPPRESS FUGITIVE DUST.

LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS NOT TO IMPEDE THE ACCESS FOR MAINTENANCE AND STORM-WATER RUN-OFF FLOW TO OR IN A DITCH, SWALE, OR POND.

ALL THE TREES OVERHANGING TO THE PUBLIC RIGHT OF WAY OR TREES WITHIN THE ROW SHALL BE TRIMMED AND PRUNED TO MAINTAIN A MINIMUM VERTICAL CLEAR HEIGHT OF 8' FROM THE FINISHED GROUND SURFACE OF THE SIDEWALK TO THE BOTTOM OF CANOPY; 16' CLEAR HEIGHT ABOVE THE ROADWAY PATHS.

IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE CITY OF ST. PETE BEACH SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.

IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PINELLAS COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.

ANY COMMON AREAS NOT SPECIFICALLY CALLED OUT SHALL BE SODDED WITH BAHIA SOD IN COORDINATION WITH SITE CONTRACTOR, OWNER AND OWNER'S REPRESENTATIVES.

LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER PLANTING.

TERMS AND CONDITIONS:
INSURANCE:
CONTRACTOR SHALL PURCHASE AND MAINTAIN INSURANCE THAT WILL PROTECT CONTRACTOR FROM CLAIMS ARISING OUT OF CONTRACTOR OPERATIONS UNDER THIS AGREEMENT, WHETHER THE OPERATIONS ARE BY CONTRACTOR, OR ANY OF THE CONTRACTOR'S CONSULTANTS OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE.
WARRANTY:
THE CONTRACTOR WARRANTS ITS WORK AND MATERIAL AGAINST DEFECTS AND GUARANTEES ITS WORK FOR ONE YEAR AFTER THE COMPLETION OF THE PROJECT PHASE. ACTS OF GOD AND INCIDENTS OF NEGLIGENCE BY OTHERS EXCLUDED.
SITE CONDITIONS:
OWNER/GENERAL CONTRACTOR TO PROVIDE A PLANT-READY FINISHED GRADE, A METERED POINT OF CONNECTION, AND COMMERCIAL POWER PRIOR TO LANDSCAPE AND IRRIGATION INSTALLATION. CONTRACTOR TO NOTIFY OWNER OF THE IDENTIFICATION OF ANY HAZARDOUS MATERIALS OR CONDITIONS PRESENT ON THE JOBSITE AND PROCEED ONLY PENDING THE REMEDIATION OF HAZARDOUS CONDITIONS BY OTHERS.
SLEEPING:
OWNER/GENERAL CONTRACTOR TO PROVIDE ADVANCE NOTICE PRIOR TO THE INSTALLATION OF ROAD OR PAVEMENT BASE IN ORDER TO ALLOW CONTRACTOR TO INSTALL CROSSINGS UNDER ROADS, DRIVES, WALKS, AND ISOLATED PLANTERS PRIOR TO THEIR CONSTRUCTION.



3511 Gulf Blvd
St Pete Beach, FL

WHITAKER DESIGN GROUP
landscape architecture
12547 spring hill drive, spring hill, fl 34609
855.210.0855

REV	DATE	DESCRIPTION
1	3/14/23	MAW

Landscape Plan
CONSTRUCTION DOCUMENTS
L101



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SOFLAN INVESTMENTS LLC

Filing Information

Document Number	L21000053245
FEI/EIN Number	86-2705280
Date Filed	01/29/2021
Effective Date	01/29/2021
State	FL
Status	ACTIVE

Principal Address

16421 TURNBURY OAK DRIVE
ODESSA, FL 33556 UN

Mailing Address

16421 TURNBURY OAK DRIVE
ODESSA, FL 33556 UN

Registered Agent Name & Address

VADHULAS, PRASHANT
16421 TURNBURY OAK DRIVE
ODESSA, FL 33556

Authorized Person(s) Detail

Name & Address

Title MGR

CANDELA BOLIVAR, LUISA
16421 TURNBURY OAK DRIVE
ODESSA, FL 33556

Annual Reports

Report Year	Filed Date
2022	04/27/2022

Document Images

[04/27/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/29/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)

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Florida Department of State, Division of Corporations

TECHNICAL REVIEW COMMITTEE MEETING CITY OF ST. PETE BEACH

Agenda Report

Action Request:

Strategic Objective:

Date: April 19, 2023

Prepared By: Kristin Coman, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests to install elevated mini-split ac systems for 4 units that do not meet the location requirements (LDC Sec. 39.5(g)) and 8 units that do not meet required side and rear yard setbacks of 10' with 3'2" to 4' provided (LDC 30.8(a)).

Funding:

Attachments:

1. 550 Corey Ave. - Certificate of Completeness with Submittal Documents



Memo To: Board of Adjustment
From: Kristin Coman, Senior Planner
Re: **CERTIFICATE OF COMPLETENESS**
Date: 3/29/23

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: 23022
Application Type: Hardship Variance
Owner: KAO Capital Partners Florida, LLC
Applicant/Agent: Gulf Coast Heating & AC, LLC
Parcel Number: 36-31-15-77994-056-0030
Address: 550 Corey Ave., St. Pete Beach, FL 33706
Zone: TC-1

Submittal Documents:

1. Completed Unnecessary and Undue Hardship application form.
2. Boundary Survey prepared by First Choice Surveying, Inc. dated 2/21/2020, consisting of 1 sheet.
3. Enlarged portion of Boundary Survey prepared by First Choice Surveying, Inc. dated 2/21/2020, consisting of 5 sheets, showing proposed 15 mini-split air conditioning system locations and heights.
4. Sheet E-1, Electrical Plan prepared by Vandin Calitu dated 7/29/22, consisting of 1 sheet.
5. Spec Sheet for 12k BTU Wall Mounted Heat Pump System
6. Spec Sheet for 24k BTU Wall Mounted Heat Pump System

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:

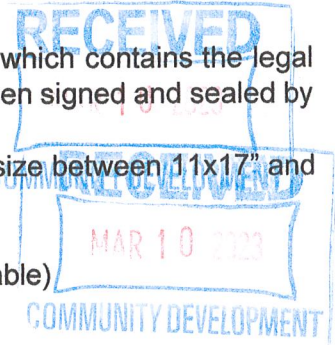
- | | |
|--|--|
| ☒ Paul Skipper, Chair | ☒ Denise Chase |
| ☒ Sandie Lyman, Vice Chair | ☒ Dan Small |
| ☒ Michael Bomar | |

Cc: Gulf Coast Heating & AC, LLC, Applicant ***via email*** (info@gulfcoast.ac)
KAO Capital Partners Florida, LLC, Owner ***via email*** (kaocapitalpartnes@gmail.com)

CASE #: 23022PARCEL #: 36-31-15-77994-056-0030SUBMITTAL DATE: 2/13/2023 AMOUNT DUE: \$536.40 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	KAO Capital Partners Florida LLC	4430 W. Grace Ave, Mequon, WI 53092	414-704-6872
Applicant/ Agent	Gulf Coast Heating & AC LLC	6331 39th St N, #100, Pinellas Park, FL 33781	727-329-6696
Owner Email Address: kaocapitalpartners@gmail.com		Applicant/Agent Email Address: info@gulfcoast.ac	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation TC-1	Future Land Use Designation TC-1	Lot Area 10,957 Sq Ft
Legal Description: ST PETERSBURG BEACH REPLAT BLK 56, LOTS 3 AND 4		
Address: 550 Corey Ave, St Pete Beach, FL		
Explanation of Request: <u>Requesting a variance to impede into property set-back limits behind buildings as well as along Corey Ave & Coquina Way in order for owner to install Mini-split air conditioning systems for each unit on the property.</u>		

Findings Necessary for Granting Request: In order for an application for an 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;

This property has buildings with multiple units that are 5.7' to the south property line and 5.8' to the east property line. In order to install ductless ac systems for each unit, we will be right on top of or infringing by a few inches into the 3' property line set back. One condensing unit would need to be installed along Corey Ave and two units along Coquina Way with suggested barriers.

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

Once the work is complete, this existing structure will be modernized. This will be useful for the future tenants of the property. Additionally, these changes will make the property more energy efficient.

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;

Without this variance approved, central or ductless ac systems cannot be properly installed for the individual units of this property.

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;

These condensing units once installed will be quiet and units that would be visible from the street can be hidden with barriers. The barriers can be plants or solid structures. For the units on the roof, we will put them on rails so they cannot be seen from the street. See pictures in package.

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

This request is more about proper function of the intended use of the property and would improve upon the quality of the property. Additionally, the quality of life for the tenants would be greatly improved.

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;

There are many buildings in St. Pete Beach that were constructed around the same time that have been renovated and are very successful once completed.

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

The owners of this property have looked at many properties in St. Pete Beach and aside from the building across the street they have already purchased, this property is the best asset that meets their needs.

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.

If these variance requests are approved, it will help enhance the look and beautification of St. Pete Beach, increase the value of living in the city and reduce the number of vacant units that are unattractive to renters within the city limits.

	02/28/2023		
Signature of Applicant	Date	Signature of Authorized Agent	Date

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.

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

IB 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.

SB 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.

IB 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.

IB 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.

IB 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.

IB 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]
Signature of Applicant

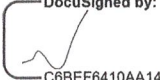
02/28/2023
Date

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

I/WE KAO Capital Partners Florida LLC
(print name of property owner)

hereby authorize Gulf Coast Heating & AC LLC - Todd Bellamy
(print name of agent)

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

DocuSigned by:

C6BEF6410AA14A2...
Signature of Owner

Omer Ben Avraham
Print Name of Owner


Signature of Owner

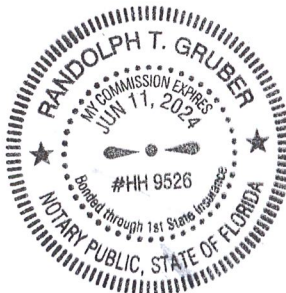
Kfir Dayan
Print Name of Owner

The forgoing instrument was acknowledged before me this 26th day of
January 2023 by Omer Ben Avraham & Kfir Dayan or who is
personally known _____ produced
Drivers License as identification.


(Notary Signature)

1/26/2023
(Date)

My Commission Expires 6/11/2024





PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, KAO Capital Partners Florida LLC, 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): Omer Ben Avraham & Kfir Dayan

Address: 4430 W. Grace Ave, Mequon, WI 53092

DocuSigned by:

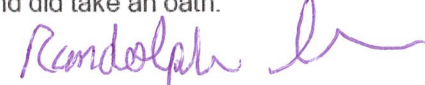
C6BEF6410AA14A2... 1/26/2023
 Signature Date

STATE OF FLORIDA)
) SS:
 PINELLAS COUNTY)

2023

The foregoing instrument was acknowledged before me this 26th day of January, 2023, by:
Omer Ben Avraham/Kfir Dayan who appeared before me, and is personally known to me, or has produced
Drivers License as identification, and did take an oath.

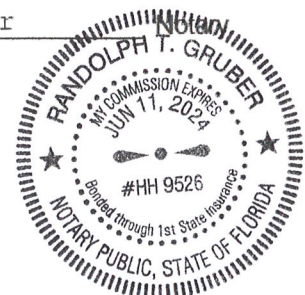
My commission Expires: 6/11/2024

NOTARY: 

Print Name: Randolph Gruber

Public, State of Florida

(Notarial Seal)





6331 39th St. N
Suite 100
Pinellas Park, FL 33781

Phone: 727-329-6696
Fax: 813-864-0481

2/15/23

To: City of St. Pete Beach
REF: 550 Corey Ave, St. Pete Beach, FL

To Kristin Comen,

In reference to the hardship variance request for KAO Capital Partners, we want to address the main issue which will be the four condensers that will be located along Cory Avenue and Coquina Way (2 on each street). After looking at other buildings within 10 blocks of this location, we have determined the best way to address these condensers is to wall mount them approximately 16" off of the ground and plant something like a Foxtail Palm in front to conceal. There are several buildings that have mini-split condensers wall mounted at 1st and 2nd story locations that have nothing in place to conceal so we feel we will be achieving a higher standard doing the installations in this manner. The remaining condensers will be on the backside south and east which although will impede upon the set-backs (reason for hardship variance), will not be prominently visible from the street.

Sincerely,

Randy Gruber

License: #CAC1816527

Submittal Data: MULTI24HP230V1CO

24,000 BTU/H Wall Mounted Heat- Pump System

Job Name	Location	Date
Purchaser	Engineer	
Submitted To	For	☐ Reference ☐ Approval ☐ Construction
Unit Designation	Schedule No.	

GENERAL FEATURES

- Up to 3 Indoor Units (3-Port)
- EnergyStar Rated
- G10 DC Inverter Technology
- Quiet Operation - Both Indoor & Outdoor
- Acrylic Resin/Anti-Corrosion Coil Protection Inside & Out
- Intelligent Defrost
- Auto Restart on Power Outages
- Multit-point Diagnostics
- Limited 5 yr Parts Warranty

System Ratings

Non-Ducted Indoor

Rated Cooling Capacity	24,000 BTUH
Cooling Capacity (min-max)	7,500-33,000 BTUH
Rated Heating Capacity	26,000 BTUH
Heating Capacity (min-max)	7,500-35,000 BTUH
SEER/EER	21.0/12.5
HSPF/COP	11.0/3.7

Ducted Indoor

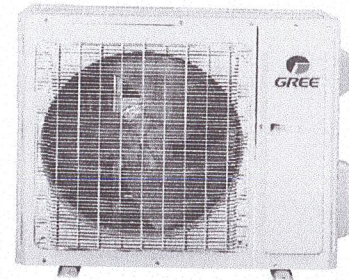
Rated Cooling Capacity	24,000 BUTH
Cooling Capacity (min-max)	7,500-33,000 BTUH
Rated Heating Capacity	26,000 BTUH
Heating Capacity (min-max)	7,500-35,000 BTUH
SEER/EER	16.0/10.5
HSPF/COP	8.5/3.2

Operating Range

Cooling	(min-max)	0 ~ 118°F
		-18 ~ 48°C
Heating	(min-max)	-4 ~ 75°F
		-20 ~ 24°C

Power Supply

Normal Operational Voltage	208/230 V, 1 Phase, 60 Hz
Voltage Range	187 - 253 V
Main Power Wire Size	10-2 AWG
Interconnecting Cable Wire Size	14-4 AWG
MCA	23.0 A
MOCP/Breaker Size	30 A



AHRI Certified Ref No: 9956415 (non-ducted) & 9956592 (ducted)

Outdoor Unit Data

Compressor	Type	DC Inverter Driven Rotary
	RLA	15.8 A
Fan Motor	Output Power	90 W
	FLA	0.6 A
	Air Flow (Max)	2354 CFM

Sound Pressure

Cooling	59 db(A)
Heating	59 db(A)

Dimensions & Weights

Unit Dimensions (LxHxD)	38.6 x 31.1 x 17.3 -in
Weight (Net/Shipping)	152.9/163.9 LBS

Min. Number of Indoor Units	2
Max. Number of Indoor Units	3

Refrigerant Piping Data

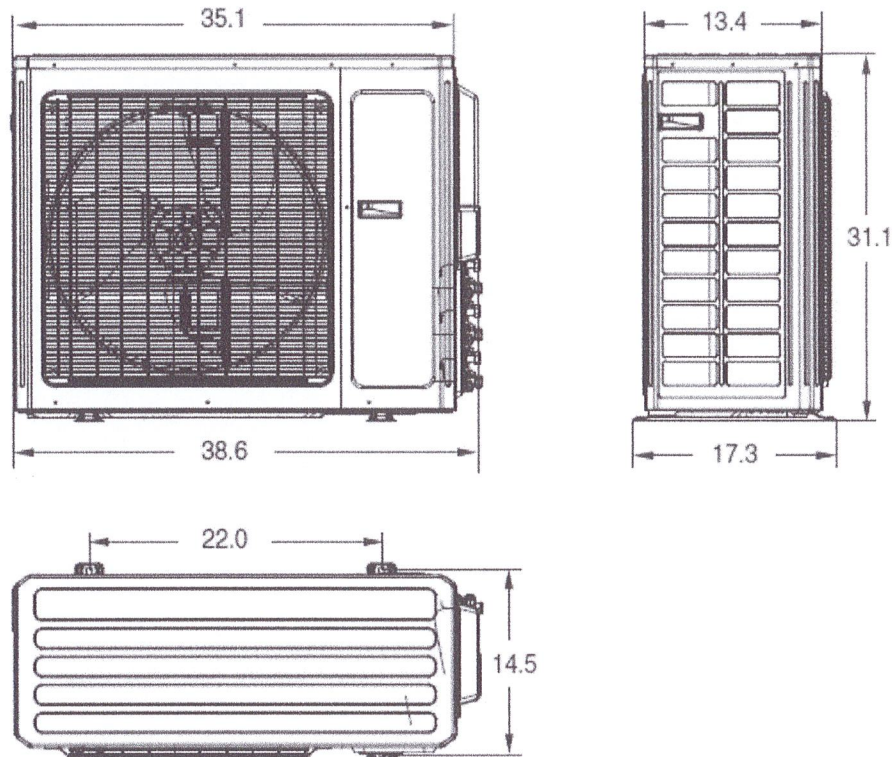
Refrigerant Type	R410A
Refrigerant Charge	77.6 oz
Additional Charge Per Line Length	0.21-oz/ft
Connection Method	Fared
Factory Charge for Total Line Length	98-ft
Total Refrigerant Pipe Length	197-ft
Max Refrigerant Piping Length to any Indoor Unit	65-ft
Min Refrigerant Piping Length to any Indoor Unit	10-ft
Max Elevation between Indoor Units	33-ft
Max Lift from Outdoor to Indoor Unit	33-ft
Max Drop from Outdoor to Indoor Unit	33-ft



Units: inch

24,000 BTUH MODEL

Model # MULTI24HP230V1CO 24,000 BTUH 230V



Suction/Gas Line Port Size

Port A	3/8-in OD Flared
Port B	3/8-in OD Flared
Port C	3/8-in OD Flared

Liquid Line Port Size

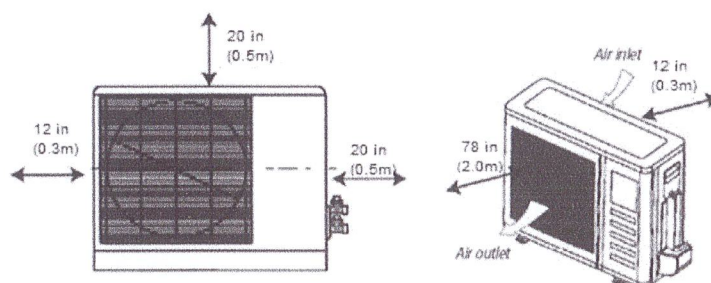
Port A	1/4-in OD Flared
Port B	1/4-in OD Flared
Port C	1/4-in OD Flared

Factory Supplied Piping Adapters

Adapter	P/N	Qty
3/8 (F) to 1/2 (M)	6643008	2

MINIMUM SPACING REQUIREMENTS

Units: inch (mm)



Notes:

1. Recommended Interconnecting Cable Type Stranded Copper Conductors THHN 600V Unshielded Wire
2. Power wiring cable size must comply with applicable national and local codes.
3. Test conditions are based on AHRI 210/240.

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INDOOR DUCTLESS DIMENSIONAL SPECIFICATIONS

MULTI24HP230V1CO

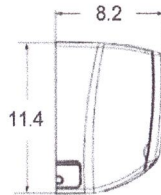
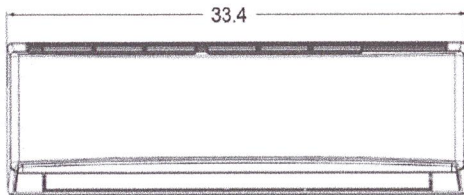
Units: inch



9,000 AND 12,000 BTUH MODELS

Model # VIR09HP230V1xH 9,000 BTUH 230V

Model # VIR12HP230V1xH 12,000 BTUH 230V



9,000 BTU

Liquid Line Valve	1/4-in OD Flared
Suction/Gas Line Valve	3/8-in OD Flared
Drain Connector	5/8-in OD

12,000 BTU

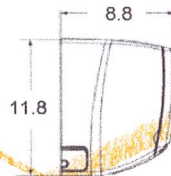
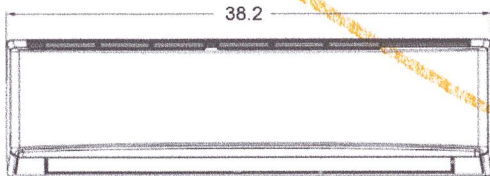
Liquid Line Valve	1/4-in OD Flared
Suction/Gas Line Valve	1/2-in OD Flared
Drain Connector	5/8-in OD

Note: Size Refrigerant lines based on evaporator port sizes.

Indoor Capacity Size	Rated Cooling	Rated Heating	Max. CFM	Dehum (Pt/Hr)	Min/Max Sound Power dB(A)**
9,000 BTUH	9,000	11,000	377	1.7	29/43
12,000 BTUH	12,000	13,000	400	3.0	29/45

18,000 BTUH MODEL

Model # VIR18HP230V1xH 18,000 BTUH 230V



Liquid Line Valve	1/4-in OD Flared
Suction/Gas Line Valve	5/8-in OD Flared
Drain Connector	5/8-in OD

Note: Size Refrigerant lines based on evaporator port sizes.

Rated Cooling (BtuH)	Rated Heating	Max. CFM	Dehumid. (Pt/Hr)	Min/Max Sound Power dB(A)**
18,000	19,800	559	3.8	39/47

**Sound Power ratings are per AHRI 270 and AHRI 350

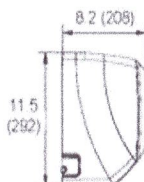
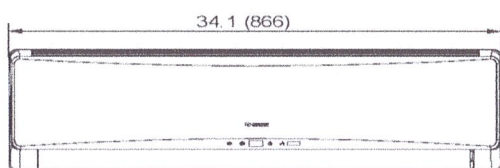
Specifications are subject to change without notice. Manufacturer reserves the right to discontinue or modify specifications or designs without notice or without incurring obligations. All rights reserved.

Units: inch (mm)

9,000 AND 12,000 BTUH MODELS

Model # TERRA09HP230V1AH 9,000 BTUH 230V

Model # TERRA12HP230V1AH 12,000 BTUH 230V

TERRA

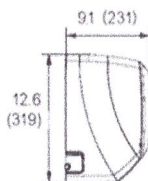
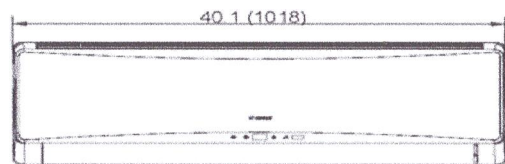
Liquid Line Valve	1/4-in OD Flared
Suction/Gas Line Valve	1/2-in OD Flared
Drain Connector	5/8-in OD

Note: Size Refrigerant lines based on evaporator port sizes.

Rated Cooling (BtuH)	Rated Heating	Max. CFM	Dehumid. (Pt/Hr)	Min/Max Sound Power dB(A)**
9,000	9,800	418	1.9	23/43
12,000	13,000	453	3	24/44

18,000 BTUH MODEL

Model # TERRA18HP230V1BH 18,000 BTUH 230V



Liquid Line Valve	1/4-in OD Flared
Suction/Gas Line Valve	5/8-in OD Flared
Drain Connector	5/8-in OD

Note: Size Refrigerant lines based on evaporator port sizes.

Rated Cooling (BtuH)	Rated Heating	Max. CFM	Dehumid. (Pt/Hr)	Min/Max Sound Power dB(A)**
18,000	19,000	559	3.8	33/51

**Sound Power ratings are per AHRI 270 and AHRI 350

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COOLING CAPACITY (BTUH)

Indoor Units Combinations	Rated System Capacity (BtuH)	Indoor Unit A (BtuH)	Indoor Unit B (BtuH)	Indoor Unit C (BtuH)	Indoor Unit D (BtuH)
9K + 9K	18,000	9,000	9,000	NA	NA
9K + 12K	21,000	9,000	12,000	NA	NA
9K + 18K	25,000	8,400	16,600	NA	NA
12K + 12K	24,000	12,000	12,000	NA	NA
12K + 18K	25,000	10,000	15,000	NA	NA
18K + 18K	25,500	12,750	12,750	NA	NA
9K + 9K + 9K	26,001	8,667	8,667	8,667	NA
9K + 9K + 12K	26,000	8,000	8,000	10,000	NA
9K + 9K + 18K	26,000	7,000	7,000	12,000	NA
9K + 12K + 12K	26,000	6,000	10,000	10,000	NA
12K + 12K + 12K	26,001	8,667	8,667	8,667	NA

HEATING CAPACITY (BTUH)

Indoor Units Combinations	Rated System Capacity (BtuH)	Indoor Unit A (BtuH)	Indoor Unit B (BtuH)	Indoor Unit C (BtuH)	Indoor Unit D (BtuH)
9K + 9K	19,000	9,500	9,500	NA	NA
9K + 12K	22,500	9,500	13,000	NA	NA
9K + 18K	27,000	9,000	18,000	NA	NA
12K + 12K	26,000	13,000	13,000	NA	NA
12K + 18K	28,000	11,200	16,800	NA	NA
18K + 18K	28,500	14,250	14,250	NA	NA
9K + 9K + 9K	29,001	9,667	9,667	9,667	NA
9K + 9K + 12K	29,000	9,000	9,000	11,000	NA
9K + 9K + 18K	29,000	6,000	6,000	17,000	NA
9K + 12K + 12K	29,000	6,000	11,500	11,500	NA
12K + 12K + 12K	29,001	9,667	9,667	9,667	NA

Capacity data is based on the following conditions :

Cooling Nominal Test Conditions

Indoor: 80°F DB/67°F WB
Outdoor: 95°F DB/75°F WB

Heating Nominal Test Conditions

Indoor: 70°F DB/60°F WB
Outdoor: 47°F DB/43°F W

COOLING PERFORMANCE

DB WB		Indoor Ambient Temperature											
		70°F (21°C)			75°F (24°C)			80°F (27°C)			90°F (32°C)		
		59°F (15°C)			63°F (17°C)			67°F (19°C)			73°F (23°C)		
Outdoor Ambient Temperature (DB)		TC (BtuH)	SC (BtuH)	Input Power (watts)	TC (BtuH)	SC (BtuH)	Input Power (watts)	TC (BtuH)	SC (BtuH)	Input Power (watts)	TC (BtuH)	SC (BtuH)	Input Power (watts)
	-0.4°F (-18°C)	14,670	11,510	1,180	16,550	12,980	1,250	17,500	13,720	1,300	19,720	15,460	1,390
	5°F (-15°C)	15,050	11,800	1,180	16,970	13,320	1,260	18,160	14,240	1,300	20,220	15,860	1,390
	14°F (-10°C)	16,590	13,010	1,200	17,710	14,680	1,270	19,780	15,510	1,320	22,290	17,480	1,410
	23°F (-5°C)	18,170	14,260	1,200	20,700	16,240	1,270	22,270	17,470	1,310	24,500	19,220	1,400
	32°F (0°C)	19,103	14,986	1,196	21,764	14,466	1,265	22,379	17,543	1,309	25,759	20,204	1,404
	41°F (5°C)	20,083	15,754	1,257	22,880	15,208	1,330	23,527	18,442	1,376	27,080	21,240	1,476
	50°F (10°C)	20,919	16,411	1,310	23,833	15,841	1,386	24,507	19,211	1,433	28,209	22,125	1,538
	59°F (15°C)	22,040	17,290	1,380	25,110	16,690	1,460	25,820	20,240	1,510	29,720	23,310	1,620
	68°F (20°C)	24,961	19,577	2,028	26,521	20,797	2,092	28,341	22,228	2,219	32,501	25,494	2,375
	77°F (25°C)	24,666	19,349	2,082	26,235	20,578	2,146	28,081	22,026	2,283	32,241	25,283	2,448
	86°F (30°C)	23,453	18,392	2,329	25,013	19,621	2,402	27,301	21,412	2,548	31,245	24,502	2,731
	95°F (35°C)	22,196	17,409	2,503	23,748	18,620	2,576	26,001	20,394	2,740	29,927	23,475	2,932
	104°F (40°C)	21,122	16,566	2,585	22,664	17,777	2,667	25,325	19,867	2,831	28,853	22,623	3,032
	113°F (45°C)	20,038	15,714	2,640	21,581	16,926	2,722	24,250	19,015	2,895	27,769	21,781	3,096
	118°F (48°C)	19,501	15,293	2,667	20,801	16,311	2,749	23,401	18,357	2,923	26,781	21,008	3,124

HEATING PERFORMANCE

DB WB		Indoor Ambient Temperature											
		70°F (21°C)			75°F (24°C)			80°F (27°C)			90°F (32°C)		
		59°F (15°C)			63°F (17°C)			67°F (19°C)			73°F (23°C)		
Outdoor Ambient Temperature (DB)	DB	TC (BtuH)	SC (BtuH)	Input Power (watts)	TC (BtuH)	SC (BtuH)	Input Power (watts)	TC (BtuH)	SC (BtuH)	Input Power (watts)	TC (BtuH)	SC (BtuH)	Input Power (watts)
	-4°F (-20°C)	15,660	15,660	1,440	15,220	15,220	1,470	15,070	15,070	1,490	14,550	14,550	1,550
	0°F (-18°C)	16,974	16,974	1,577	16,485	16,485	1,609	16,177	16,177	1,669	15,751	15,751	1,708
	5°F (-15°C)	17,442	17,442	1,613	16,939	16,939	1,645	16,622	16,622	1,706	16,187	16,187	1,746
	7°F (-14°C)	17,909	17,909	1,648	17,393	17,393	1,682	17,067	17,067	1,744	16,622	16,622	1,784
	17°F (-8°C)	19,224	19,224	1,719	18,662	18,662	1,754	18,308	18,308	1,819	17,828	17,828	1,861
	28°F (-2°C)	21,716	21,716	1,832	21,145	21,145	1,869	20,538	20,538	1,938	20,293	20,293	1,983
	38°F (3°C)	27,000	27,000	2,108	26,429	26,429	2,151	25,831	25,831	2,230	25,577	25,577	2,282
	47°F (8°C)	30,517	30,517	2,192	29,592	29,592	2,237	29,003	29,003	2,320	28,206	28,206	2,374
	57°F (14°C)	31,523	31,523	2,235	30,571	30,571	2,281	29,964	29,964	2,365	29,130	29,130	2,420
	68°F (20°C)	32,810	32,810	2,310	31,810	31,810	2,360	31,180	31,180	2,450	30,310	30,310	2,500
	77°F (25°C)	33,570	33,570	2,370	32,550	32,550	2,420	31,900	31,900	2,510	31,020	31,020	2,570

LEGEND

DB --- Dry Bulb

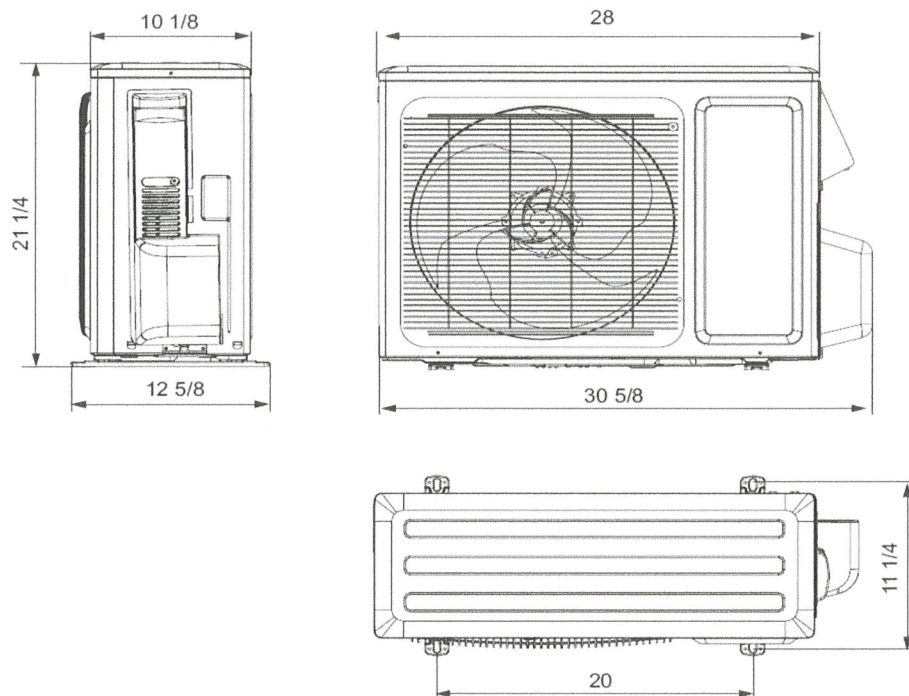
TC --- Total Net Cooling Capacity (BtuH)

WB --- Wet Bulb

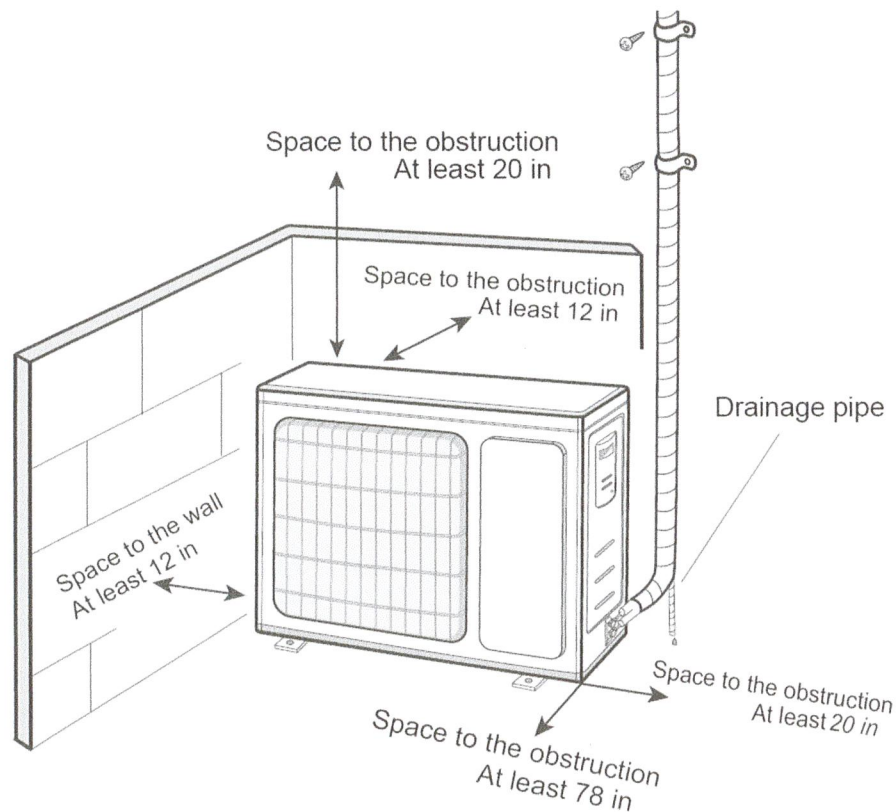
SC --- Sensible Capacity (BtuH)

Input Power---(Watts)

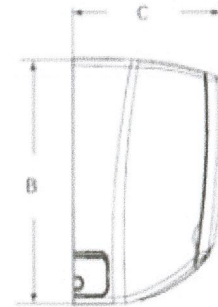
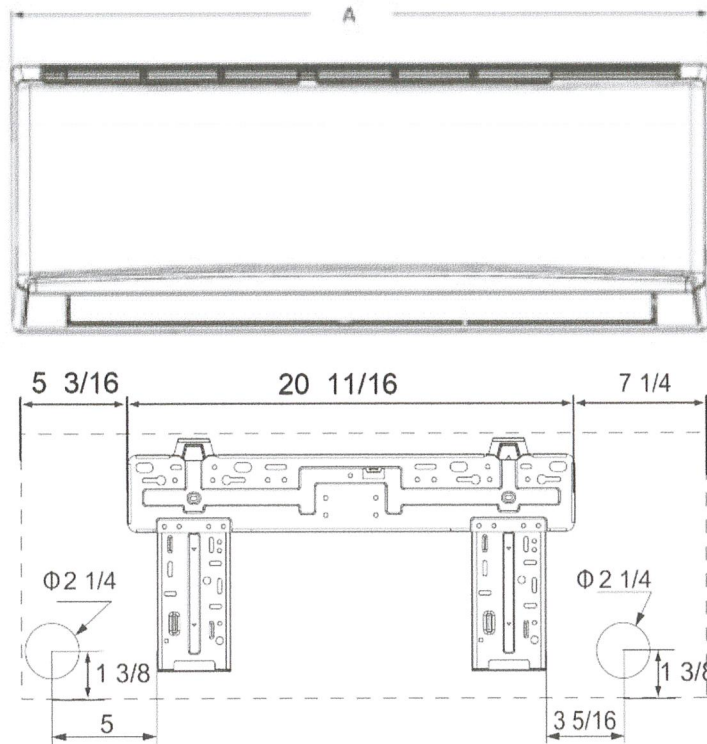
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Unit = Inch

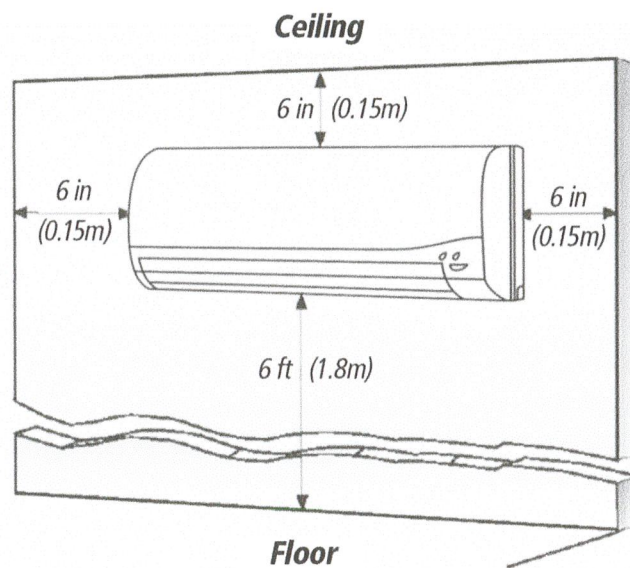


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Dimensions	
A	33 1/4
B	11 1/4
C	8 3/8

Unit = Inch





SUBMITTAL DATA: LIVV12HP115V1A

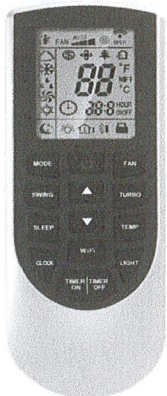
12000 BTU/H Wall Mounted Heat Pump System

Job Name	Location	Date
Purchaser	Engineer	
Submitted To	For	
Unit Designation	Schedule No.	

YAN1F6F

LIVV12HP115V1AH

LIVV12HP115V1AO



XE71 (Optional)



GENERAL FEATURES

AHRI Certificate: 207094535

High Efficiency DC Inverter Technology

Compact and Quiet Design

Wireless Remote with LCD Display

Wired Controller Options

Wi-Fi Included

Low Ambient Cooling down to 0°F (Range 0°F to 115°F)

Low Ambient Heating down to -4°F (Range -4°F to 75°F)

Coil (Indoor and Outdoor) Copper Tube / Aluminum Fin*

*** (Blue Fin) 500 Hrs Salt Spray Tested**

5 Year Limited Compressor & Parts Warranty (Residential Only)

SPECIFICATIONS

LIVV12HP115V1AH / LIVV12HP115V1AO

System Type		HEAT PUMP	
SYSTEM PERFORMANCE			
Cooling	Rated Capacity @ 95°F	Btu/h	12000
	Min-Max Capacity	Btu/h	3753-12500
Heating	Rated Capacity @ 47°F	Btu/h	13000
	Min-Max Capacity	Btu/h	3412-15013
SEER / EER			18 / 10
HSPF / COP			9 / 3.05
Energy Star®			NO
Cooling Temperature Range		°F	0 - 115
Heating Temperature Range		°F	-4 - 75
INDOOR UNIT		LIVV12HP115V1AH	
Fan Motor Output Power		W	20
Fan Motor FLA		amps	0.25
Air Flow (Min - Max)		CFM	194 - 400
Sound Pressure Level (Cooling / Heating)		dB(A)	28 / 43
Dehumidification		pt/hr	2.96
Condensate Drain Size (OD)		in	0.625
Unit Dimension (WxHxD)		in	33 1/4 × 11 3/8 × 8 1/4
Package Dimension (WxHxD)		in	36 1/8 × 14 1/3 × 11
Weight (Net / Gross)		lbs	23.2 / 27.6
OUTDOOR UNIT		LIVV12HP115V1AO	
Compressor Type			GREE G-10 / 1 STAGE INVERTER
Compressor RLA		amps	15.23
Fan Motor Output Power		W	30
Fan Motor RLA		amps	0.23
Sound Pressure Level (Cooling / Heating)		dB(A)	53
Unit Dimension (WxHxD)		in	33 3/8 × 21 1/4 × 12 5/8
Package Dimension (WxHxD)		in	34 5/8 × 14 3/16 × 22 7/8
Weight (Net / Gross)		lbs	67.3 / 72.8
Refrigerant Charge - R410A		oz	31.8
Coil Type			Aluminum Fin-Copper Tube / Acrylic Resin Protection
REFRIGERANT PIPING			
Line Set Size (Liquid - Gas)		in	1/4 - 3/8
Pre-Charge Lengh		ft	25
Pipe Length (Min - Max)		ft	10 - 66
Max. Pipe Elevation		ft	49
ELECTRICAL			
Power Supply (Voltage Operating Range)			115V /1PH / 60HZ
Rated Current (Cooling / Heating)		amps	13.5 / 13.8
MCA / MOCp		amps	20 / 30
Main Power Wire Size		AWG	Size Per Local Code
Interconnecting Wire Size		AWG	14 / 4
LIMITED WARRANTY		5 Years Parts and Compressor - Residential	

SYSTEM FEATURES

Inverter Type	G10
Ultra Low Frequency Torque Control	Yes
Power Factor Correction	Yes
Compressor Type	High Eff. Rotary
Refrigerant Type	R410A
Basepan With Electric Heater	YES
Compressor With Electric Heater	YES
Outdoor Fin Coating (Color: Blue)	Acrylic-Resin/Anti-Corrosive
Intelligent Defrosting	YES
Force Defrosting	YES
Intelligent Preheating	YES
Low Voltage Startup	YES
Memory/Power Failure Recovery	YES
Self Diagnosis	YES
Wired Controller Interface (XE71)	YES
WiFi Included	YES
Indoor Fan Type	Crossflow
Multi Fan Speeds	4 Speeds
Indoor Unit Display	YES
Auxiliary Electrical Heater	NO
Ventilation (Outdoor Air)	NO

REMOTE CONTROLLER FUNCTIONS

Auto Mode	YES
Auto Fan	YES
Manual Horizontal Swing	YES
Auto Swing (Vertical Auto Swing)	YES
Clock on Remote Controller	YES
Dry Mode	YES
Dry Anti-Mildew (X-Fan) Mode	YES
Energy Saving Mode	YES
Dirty Filter Alert	NO
I Feel Function	YES
Lock on Remote Controller	YES
Quiet Mode	NO
Room Temperature Display	YES
Sleep Mode	YES
Timer Mode	YES
Turbo Mode	YES
Display On/Off Control	YES
Freeze Guard Mode (46 °F)	YES
Display On/Off Control	YES

COOLING PERFORMANCE

Outdoor	Return Air Temperature				
	80°F (DB)				
		TC (Btu/h)	SHR	EER	Power Input (W)
MAX OUTPUT	0°F	6150	4459	2.83	637
	5°F	6396	4669	2.88	650
	10°F	6581	4821	2.88	670
	15°F	6765	4972	2.88	689
	20°F	7073	5217	2.90	715
	25°F	7380	5461	2.92	741
	30°F	7872	5865	2.96	780
	35°F	8241	6161	2.98	813
	40°F	8610	6458	2.99	845
	45°F	8979	6758	2.88	917
	50°F	9348	7058	2.77	988
	55°F	9963	7572	2.81	1040
	60°F	10640	8114	2.82	1105
	65°F	11316	8657	2.83	1170
	70°F	11870	9111	2.89	1203
	75°F	12423	9566	2.95	1235
	80°F	12915	9978	3.02	1255
	85°F	13407	10390	3.08	1274
	90°F	12854	9992	2.93	1287
	95°F	12300	9594	2.77	1300
	100°F	11685	9142	2.54	1352
	105°F	11070	8690	2.31	1404
	110°F	10701	8426	2.17	1450
	115°F	10332	8162	2.03	1495

HEATING PERFORMANCE

Outdoor Ambient Temperature (DB)		Return Air Temperature		
		70°F (DB)		
		TC (Btu/h)	COP	Power Input (W)
MAX OUTPUT	-4°F	6480	1.22	1554
	0°F	8775	1.63	1582
	5°F	9855	1.79	1610
	10°F	10800	2.04	1554
	15°F	11408	2.17	1547
	17°F	12015	2.29	1540
	20°F	12150	2.42	1470
	25°F	12285	2.52	1428
	30°F	12555	2.60	1414
	35°F	12690	2.70	1379
	40°F	12825	2.80	1344
	45°F	13230	2.83	1372
	47°F	13500	2.83	1400
	50°F	14580	2.96	1442
	55°F	15053	3.02	1463
	60°F	15525	3.07	1484
	65°F	14850	2.85	1526
	70°F	14310	2.72	1540
	75°F	13365	2.52	1554

LEGEND: **W** - Watts
DB - Dry Bulb
TC - Total Capacity
SHR - Sensible Heat Ratio
COP - Coefficient of Performance

BOUNDARY
SURVEY



PLATTED AS: GEORGIA AVENUE
KNOWN AS: COREY AVENUE
80' PLATTED RIGHT-OF-WAY
ASPHALT ROADWAY

PLATTED AS: SIXTH STREET
KNOWN AS: COQUINA WAY
60' PLATTED RIGHT-OF-WAY
ASPHALT ROADWAY

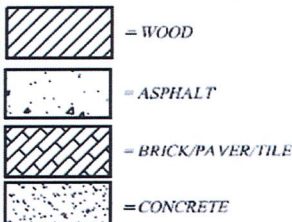
L-1
N 59°46'57" E 100.00'(P)
N 59°44'54" E 100.21'(M)
L-2
S 30°13'03" E 107.50'(P)
S 30°24'14" E 107.41'(M)
L-3
S 59°46'57" W 100.00'(P)

LOT 5
BLOCK 56

LOT 6
BLOCK 56

LOT 2
BLOCK 56

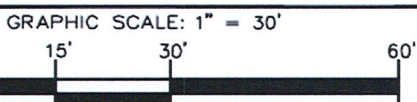
P.I.D. # = PARCEL IDENTIFICATION NUMBER



PROPERTY ADDRESS: 550 COREY AVENUE - ST. PETERSBURG, FLORIDA 33706

LEGEND	
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
(P)	= PLAT
(M)	= MEASURE
P.I.	= POINT OF INTERSECTION
CL	= CENTER LINE
N&D	= NAIL AND DISK
R/W	= RIGHT OF WAY
C.L.F.	= CHAIN LINK FENCE
W.F.	= WOOD FENCE
P.C.P.	= PERMANENT CONTROL POINT
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
(D)	= DESCRIPTION
R	= RADIUS
L	= ARC LENGTH
Δ	= CENTRAL ANGLE
C	= CHORD
C.B.	= CHORD BEARING
D.U.E.	= DRAINAGE/UTILITY EASEMENT
CONC.	= CONCRETE
P.R.C.	= POINT OF REVERSE CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
WM	= WATER METER
P.R.M.	= PERMANENT REFERENCE MONUMENT
O.H.U.	= OVERHEAD UTILITY LINE
C.N.A.	= CORNER NOT ACCESSIBLE
FND	= FOUND
B.S.L.	= BUILDING SETBACK LINE
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
PP	= POWER POLE
P.E.	= POOL EQUIPMENT

LIST OF ENCROACHMENTS:



SURVEYOR'S NOTES

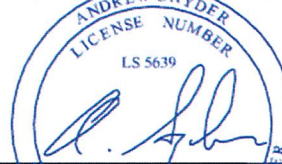
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. LEGAL DESCRIPTION PROVIDED BY OTHERS.
- UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS AND/OR SUBSURFACE STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF COREY AVENUE, AS BEING, N 59°46'57" E, PER PLAT, ASSUMED.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- FENCE OWNERSHIP NOT DETERMINED.
- THE LAND(S) SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

LEGAL DESCRIPTION: LOT 3 AND 4, BLOCK 56, RE-PLAT ST. PETERSBURG BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 28 AND 29, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CERTIFIED TO:
ADAM KESTENBAUM; WESTCHASE
TITLE, LLC / GRAY ROBINSON, P.A.,;
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY; FAIRWINDS
CREDIT UNION, A STATE OF FLORIDA
CHARTERED CREDIT UNION

CLIENT NO: 20-29949
JOB NO: 39062
FIELD DATE: 02/18/20
APPROVED BY: AS
CHECKED BY: TSS
DRAWN BY: GS
DRAWN DATE: 02/21/20

I hereby certify that the survey of the hereon described property was prepared under my direct supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 53-17.050 through 53-17.053, Florida Administrative Code, Pursuant to Chapter 472.027, Florida Statutes.



CERTIFIED BY: ANDREW SNYDER PSM LS 5639 DATED 02/21/2020
FIRST CHOICE SURVEYING, INC.
P.O. BOX 470078, LAKE MONROE, FL 32747
407.951.3425 (Office) 407.520.5453 (Fax); LB #7564

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
DATE	REVISION

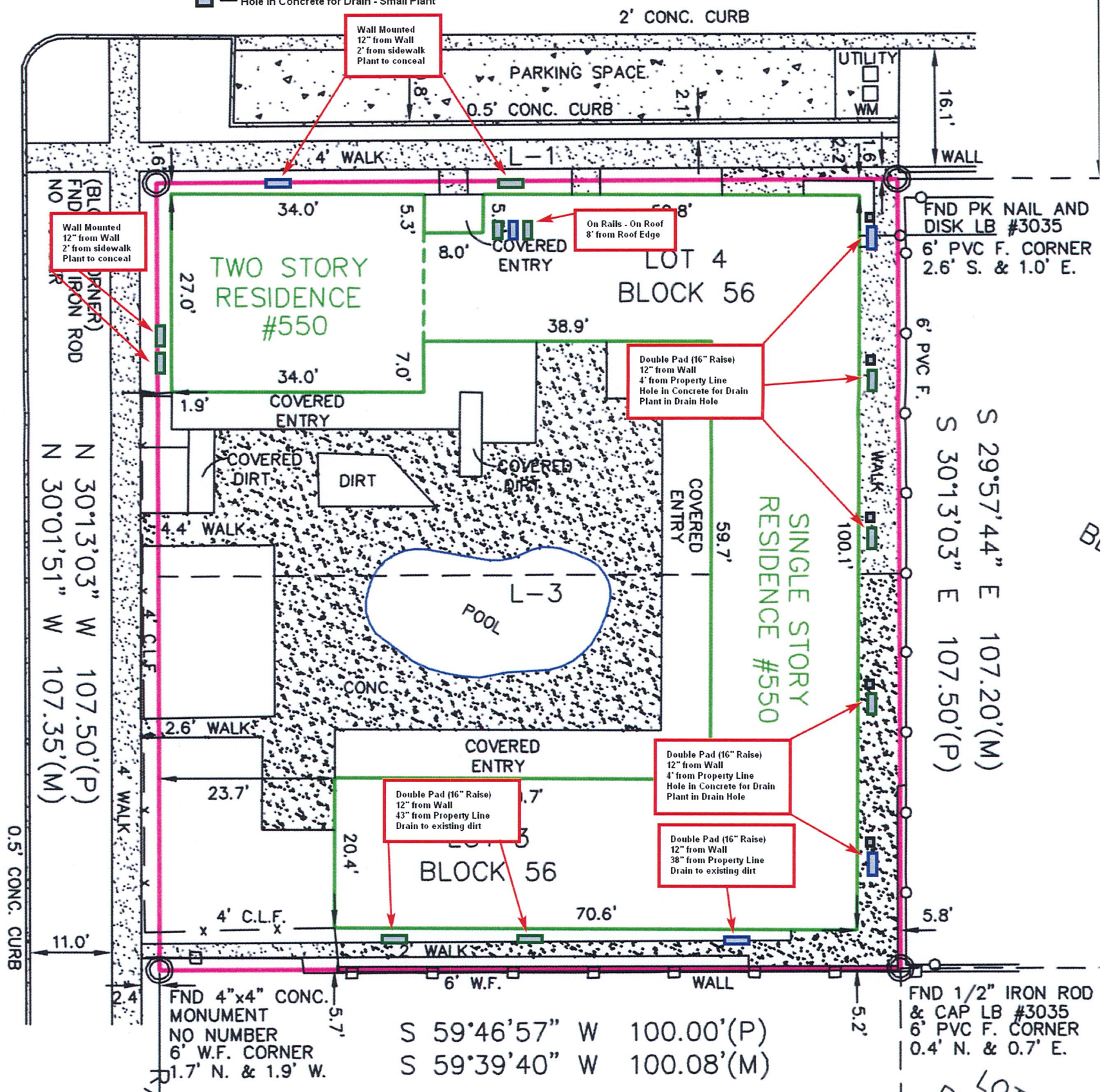
PLATTED AS: GEORGIA AVENUE
 KNOWN AS: COREY AVENUE

80' PLATTED RIGHT-OF-WAY

ASPHALT ROADWAY

Condenser Legend

- 12k BTU - 33 3/8" W x 21 1/4" H x 12 5/8" D
- 24k BTU - 38.6" W x 31.1" H x 14.5" D
- Hole in Concrete for Drain - Small Plant



PLATTED AS: GEORGIA AVENUE
 KNOWN AS: COREY AVENUE

80' PLATTED RIGHT-OF-WAY

ASPHALT ROADWAY

Condenser Legend

12k BTU - 33 3/8" W x 21 1/4" H x 12 5/8" D

24k BTU - 38.6" W x 31.1" H x 14.5" D

Hole in Concrete for Drain - Small Plant

Wall Mounted
 12" from Wall
 2' from sidewalk
 Plant to conceal

Wall Mounted
 12" from Wall
 2' from sidewalk
 Plant to conceal

2' CONC. CURB

PARKING SPACE

UTILITY
 WM

FND PK NAIL AND
 DISK LB #3035
 6' PVC F. CORNER
 2.6' S. & 1.0' E.

6' PVC F.

S 29°57'44" E 107.20'(M)
 S 30°13'03" E 107.50'(P)

SINGLE STORY
 RESIDENCE #550

Pad (16" Raise)
 in Wall
 Property Line
 Concrete for Drain
 Hole in Drain Hole

Double Pad (16" Raise)
 12" from Wall
 4" from Property Line
 Hole in Concrete for Drain
 Plant in Drain Hole

Double Pad (16" Raise)
 12" from Wall
 38" from Property Line
 Drain to existing dirt

Double Pad (16" Raise)
 12" from Wall
 43" from Property Line
 Drain to existing dirt

POOL

COVERED
 ENTRY

BLOCK 56

S 59°46'57" W 100.00'(P)
 S 59°39'40" W 100.08'(M)

FND 1/2" IRON ROD
 & CAP LB #3035
 6' PVC F. CORNER
 0.4' N. & 0.7' E.

FND 4"x4" CONC.
 MONUMENT
 NO NUMBER
 6' W.F. CORNER
 1.7' N. & 1.9' W.

PLATTED AS: SIXTH STREET
 KNOWN AS: COQUINA WAY

60' PLATTED RIGHT-OF-WAY

ASPHALT ROADWAY

0.5' CONC. CURB

PLATTED AS: GEORGIA AVENUE
 KNOWN AS: COREY AVENUE

80' PLATTED RIGHT-OF-WAY

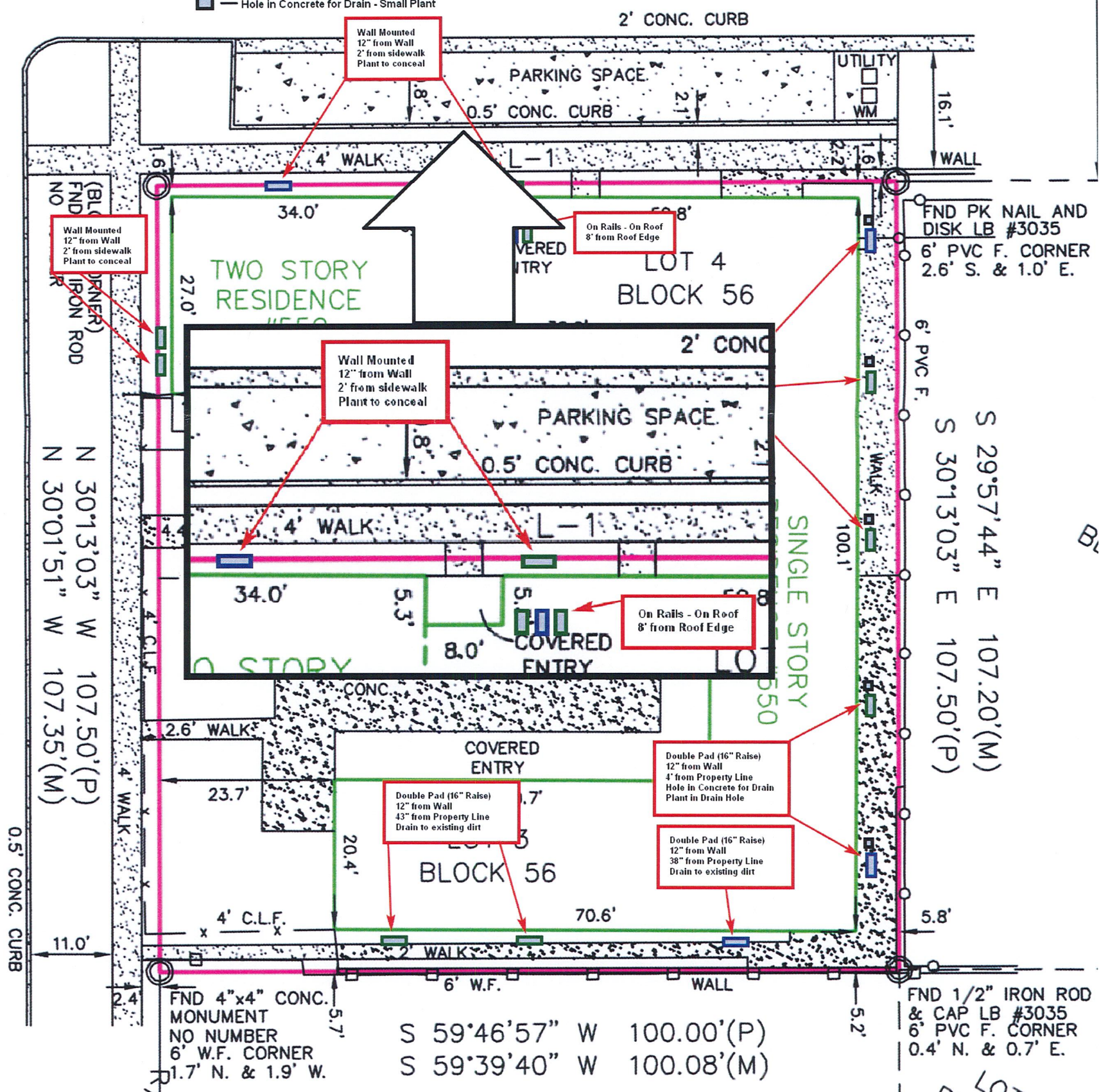
ASPHALT ROADWAY

Condenser Legend

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24k BTU - 38.6" W x 31.1" H x 14.5" D

Hole in Concrete for Drain - Small Plant



KNOWN AS: COQUINA WAY

PLATTED AS: SIXTH STREET

60' PLATTED RIGHT-OF-WAY

ASPHALT ROADWAY

PLATTED AS: GEORGIA AVENUE
 KNOWN AS: COREY AVENUE

80' PLATTED RIGHT-OF-WAY

ASPHALT ROADWAY

Condenser Legend

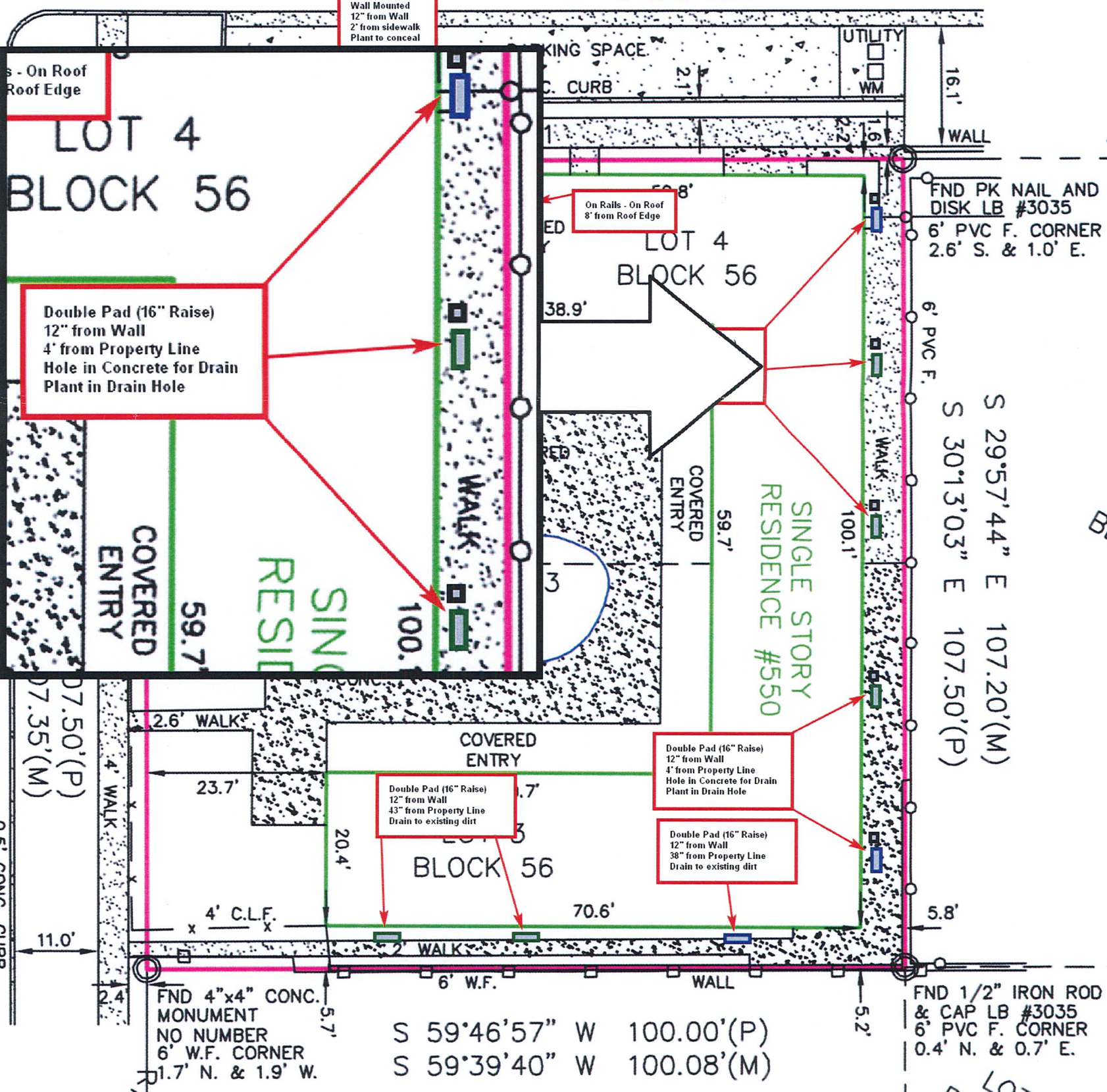
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24k BTU - 38.6" W x 31.1" H x 14.5" D

Hole in Concrete for Drain - Small Plant

Wall Mounted
 12" from Wall
 2' from sidewalk
 Plant to conceal

2' CONC. CURB



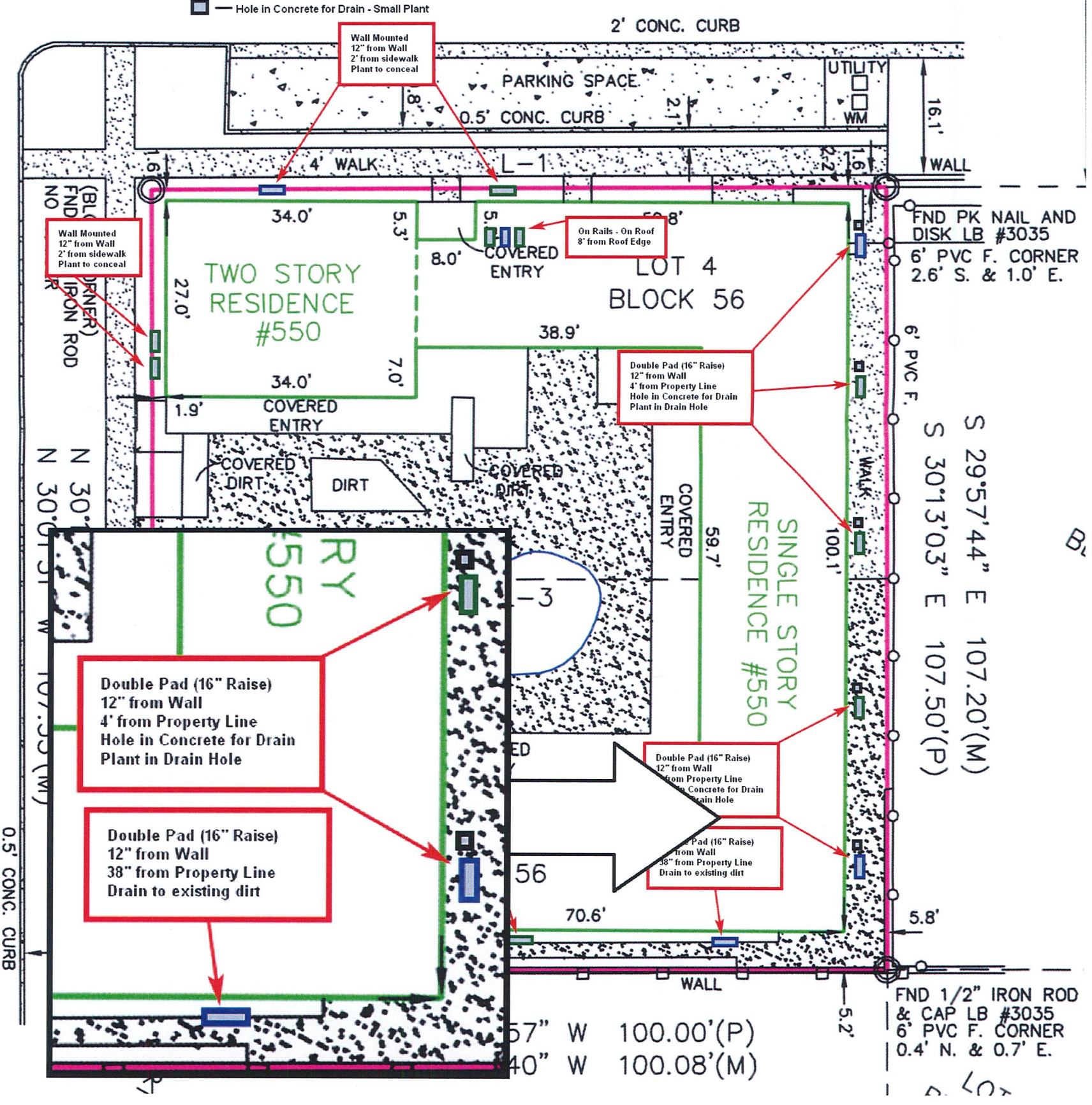
PLATTED AS: GEORGIA AVENUE
KNOWN AS: COREY AVENUE

80' PLATTED RIGHT-OF-WAY

ASPHALT ROADWAY

Condenser Legend

- 12k BTU - 33 3/8" W x 21 1/4" H x 12 5/8" D
- 24k BTU - 38.6" W x 31.1" H x 14.5" D
- Hole in Concrete for Drain - Small Plant



PLATTED AS: SIXTH STREET
KNOWN AS: COQUINA WAY

60' PLATTED RIGHT-OF-WAY

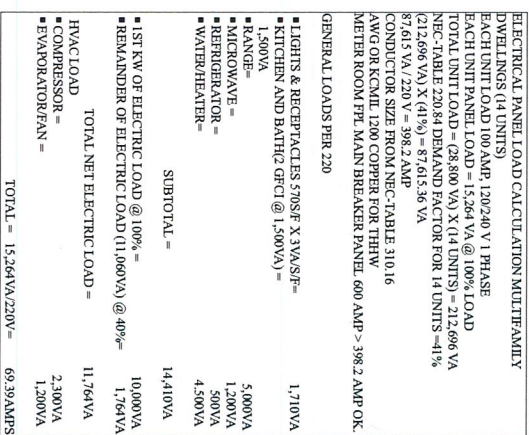
ASPHALT ROADWAY

KAO Capital Partners Florida LLC
550 Corey AVE. ST Pete Beach Fl.33706

7/29/2022

SHEET:

E-1



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Station
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

[illegible]

ELECTRICAL PANEL LOAD CALCULATION/FAMILY
DWELLING (S) (4 UNITS)
EACH UNIT LOAD 100 AMP, 120/240 V 1 PHASE
EACH UNIT PANEL LOAD = 15,264 VA @ 100% LOAD
EACH UNIT PANEL LOAD = 15,264 VA X (4 UNITS) = 212,064 VA
NET CHARGE 220% INCREASE FACTOR FOR 4 UNITS = 4
TOTAL UNIT LOAD = 850,656 VA @ 100% LOAD
850,656 VA X 1.2 = 1,020,787.2 VA @ 120% LOAD
CONDUCTOR SIZE FROM NEC TABLE 310.16
AWG OR KCMIL 1200 CARRIER BREAKER PANEL
NEUTER ROOM PL MAIN BREAKER PANEL 600 AMP > 398.2 AMP OK.
GENERAL LOADS PER 220

■ LIGHTS & RECEPTACLES 50%FC 3 VOA, 5F	1.70VA
■ KITCHEN AND BATH#2 GFCI @ 1,500VA	
■ RANGE=	5,000VA
■ MICROWAVE=	1,200VA
■ REFRIGERATOR=	500VA
■ WATER/HEATER=	4,500VA
	4,500VA
SUBTOTAL=	14,400VA
■ 15% OF ELECTRIC LOAD @ 100% =	10,000VA
■ REMAINDER OF ELECTRIC LOAD (11,900VA) @ 40% =	1,764VA
TOTAL NET ELECTRIC LOAD =	11,764VA
■ HVAC LOAD	2,300VA
■ COMPRESSOR =	1,200VA
■ EVAPORATOR FAN =	
TOTAL=	15,264VA/220V=
	69.39 AMPS

