



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, July 17, 2024
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. Unnecessary and Undue Hardship Variance #24040: 3112 Pass A Grille Way
Vivian Hearld for Brandon Tecklenburg requests an Unnecessary and Undue Hardship Variance from Land Development Code Sec. 26.19 to install a frame sign with eight square foot sign face at 8.5 feet from grade under the existing building eave, at a property not zoned for a such a sign type.

2. Land Development Code Text Change #24041
Ely Payne of Baysite Engineering LLC for Smiley's Snack Shack Inc. requests an amendment to the City of St. Pete Beach Land Development Code to add "attached single-family" as an allowable residential development type in the Resort Facilities Medium (RFM) zoning district.

3. Preliminary Plat #24042: 3700 Gulf Blvd
Ely Payne of Baysite Engineering LLC for Smiley's Snack Shack Inc. requests a preliminary replat of 3700 Gulf Blvd to four fee-simple parcels with remaining land held in common through a homeowner's association.

Next Meeting: July 31, 2024

**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request:

Strategic Objective:

Date: July 17, 2024

Prepared By: Kristin Coman, Community Development Director

Through: Kristin Coman, Community Development Director

Summary of Issue: Vivian Hearld for Brandon Tecklenburg requests an Unnecessary and Undue Hardship Variance from Land Development Code Sec. 26.19 to install a frame sign with eight square foot sign face at 8.5 feet from grade under the existing building eave, at a property not zoned for a such a sign type.

Funding:

Attachments:

1. Case #24040 Application
2. Case #24040 Photos
3. Case #24040 Survey

CASE #: 24040PARCEL #: 07-32-16-60948-000-0010SUBMITTAL DATE: _____ AMOUNT DUE: \$573.10 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	Brandon Tecklenburg	3112 Pass-A-Grille way, St Pete Beach, FL 33706	727-265-6269
Applicant/ Agent	Vivian Hearld	3112 Pass A Grille way St Pete Beach FL 33706	727-808-2791

Owner Email Address: <u>info@techtravel.com</u>	Applicant/Agent Email Address: <u>info@techtravel.com</u>
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PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation <u>RM/PAG</u>	Future Land Use Designation <u>RM</u>	Lot Area <u>4,243 sf</u>
Legal Description: <u>North Pass A Grille Replat of Blk 12 Lot 1</u>		
Address: <u>3112 Pass A Grille Way, St Pete Beach, FL 33706</u>		
Explanation of Request: <u>Install a 34in X 52in frame sign, with Interior of 8sqft, approximately 102" (8.5ft) from grade, projecting/hanging sign under the eave of the existing building along Pag way frontage.</u>		

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;

We are situated within a residential area but have been operating as a commercial establishment since 1933. Our building holds historical significance, and there was once, a sign similar to the one we are currently requesting. However, during the refurbishment process started by the previous owner to preserve this historic structure, the sign was temporarily taken down. Unfortunately, due to circumstances beyond our control, the refurbishment process took longer than anticipated, preventing us from rehanging the sign within the permitted timeframe of 90 days. These unique conditions and the historical nature of our building warrant special consideration in our request for signage.

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

From its inception, this building has served commercial purposes, dating back to its arrival in Pass a Grille aboard a barge, marking it as one of the area's earliest establishments. Our longstanding commercial history underscores the organic evolution of this property within the community, further emphasizing the need for special consideration in our request

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;

This interpretation places undue and unnecessary hardship on our business operations. Granting our request would not only align with the spirit of fairness and equity but also ensure that our rights as business owners are upheld in a manner consistent with the broader 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;

Our commitment is to abide by the guidelines delineated in the comprehensive plan and land development code, ensuring alignment with the community's vision while also acknowledging the distinct challenges pertinent to our business. Our request for a business sign does not stem from any deliberate attempt to contravene these regulations, nor does it aim to amplify development density. Rather, it reflects our endeavor to navigate within the prescribed boundaries while addressing the specific needs and circumstances of our business

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

While we acknowledge that a desire for greater financial return from our property does not inherently constitute hardship, it's important to emphasize that our request is not solely driven by financial considerations. Instead, our aim is to address the unique circumstances surrounding our business and the necessity for a business sign to effectively communicate our presence within the community. Our request for the sign is grounded in the need for visibility and branding, which are essential components of sustaining our business operations, rather than solely seeking maximum financial return

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;

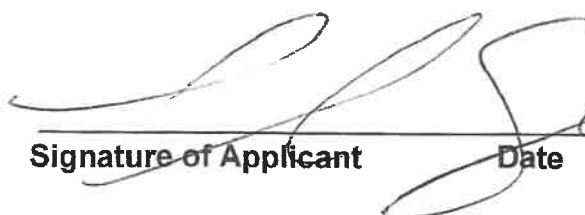
Granting the variance application would ensure equitable treatment for our business, aligning with the standards applied to other lands, buildings, or structures within the same zoning district. This approach fosters fairness and consistency in the application of zoning regulations, promoting a level playing field for all stakeholders. By receiving similar treatment to other Business owners, we can effectively address the unique circumstances of our business while upholding the principles of fairness and equity within the community

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

The variance we're requesting represents the minimum adjustment necessary to enable the reasonable use of our land and building. It's designed to strike a balance between compliance with zoning regulations and addressing the specific needs of our business. By granting this variance, we can ensure that our property remains viable and functional while still respecting the intent of the zoning regulations.

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 variance we are seeking is fully aligned with the overarching goals and objectives outlined in the comprehensive plan and the land development code. Moreover, it is carefully crafted to uphold the welfare and safety of the neighborhood while ensuring compatibility with its existing character. Our proposal will not cause harm or detriment to the community; rather, it aims to enhance our business operations while maintaining harmony with the surrounding environment. Importantly, granting this variance will not substantially diminish property values within the neighborhood, but rather contribute positively to its vitality and appeal.

			
Signature of Applicant	Date	Signature of Authorized Agent	Date

Requires Review
TRC -
HPB (info item)

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.

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

BT 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.

BT 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.

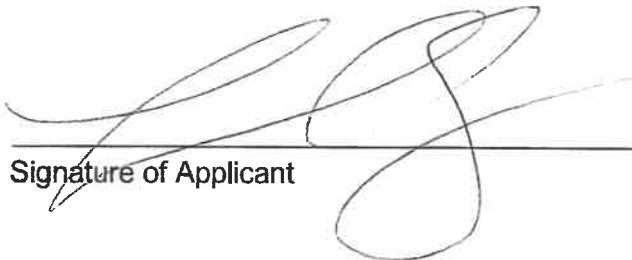
BT I understand that if a variance is approved by the BOA, City Commission or City Manager, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval becomes voided.

BT 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.

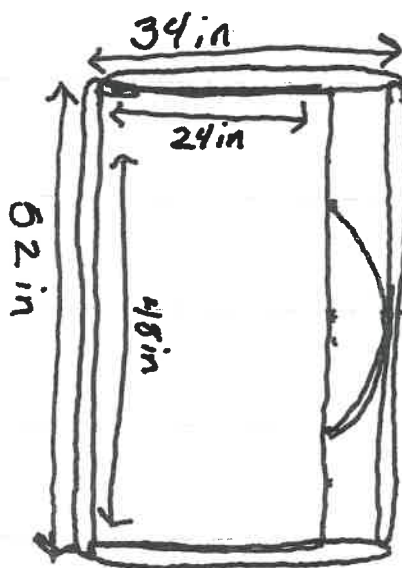
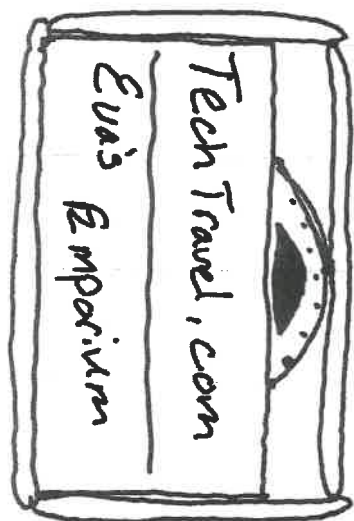
BT I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are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

BT 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

6/11/24
Date

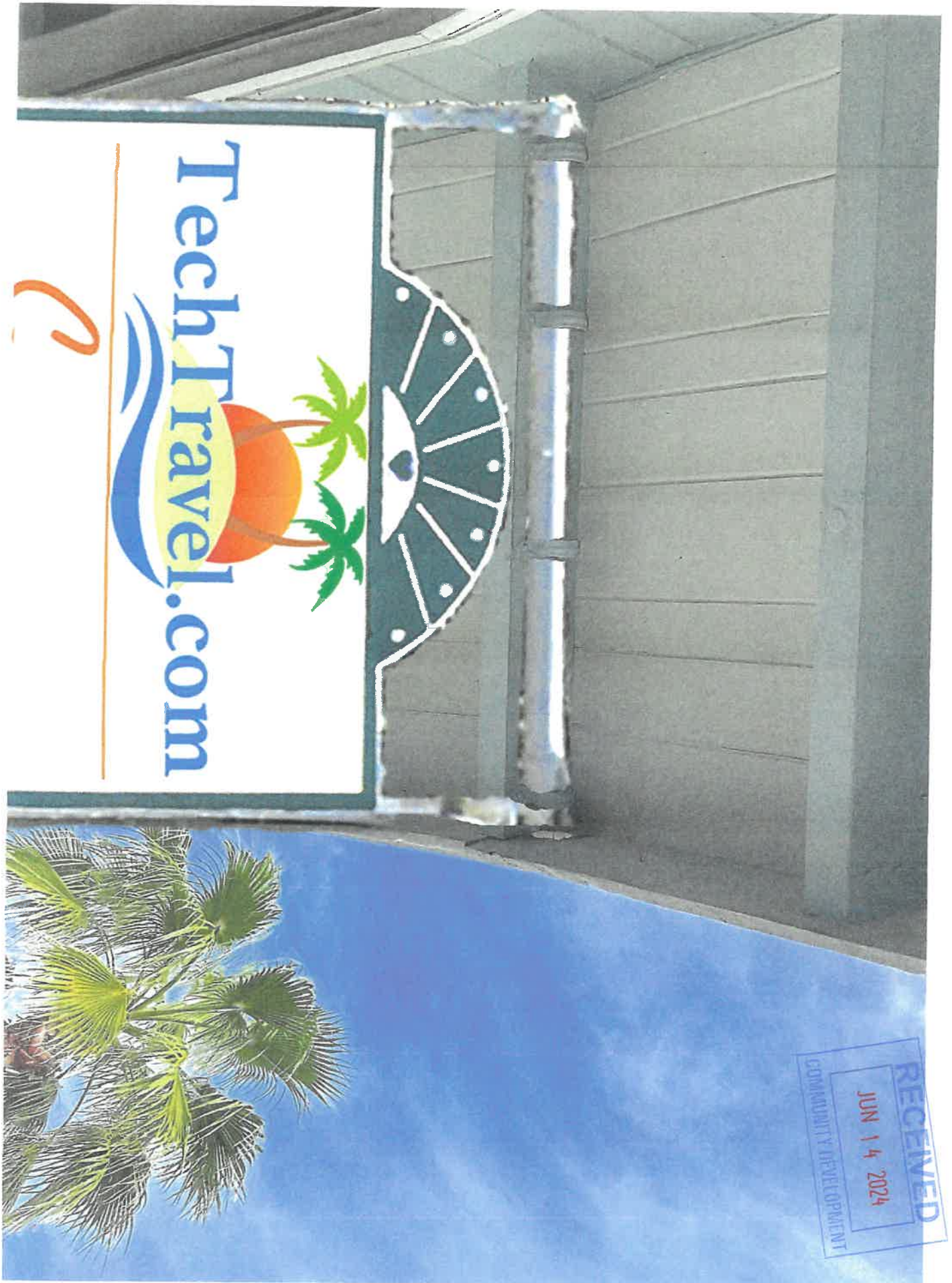




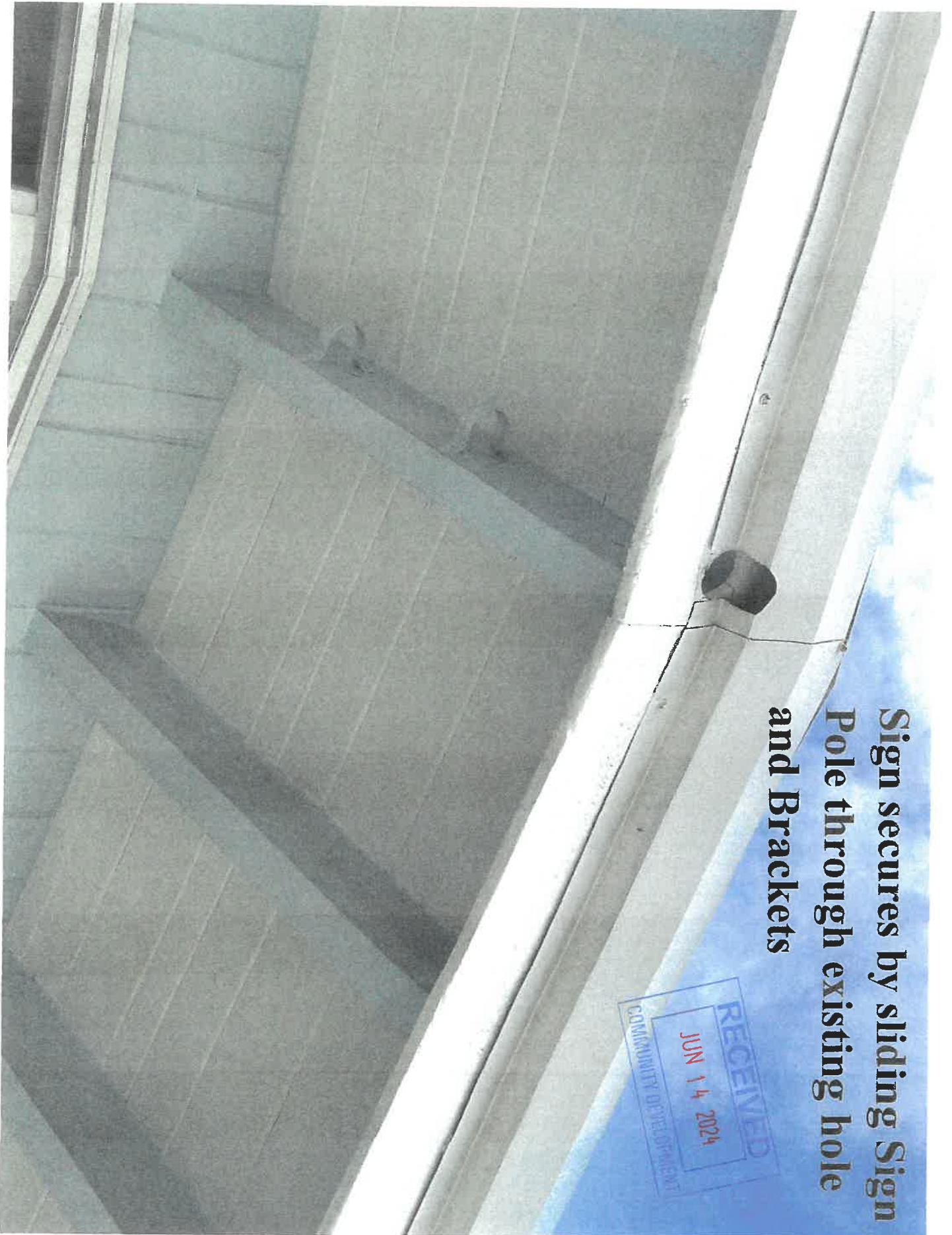
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JUN 14 2024
COMMUNITY DEVELOPMENT

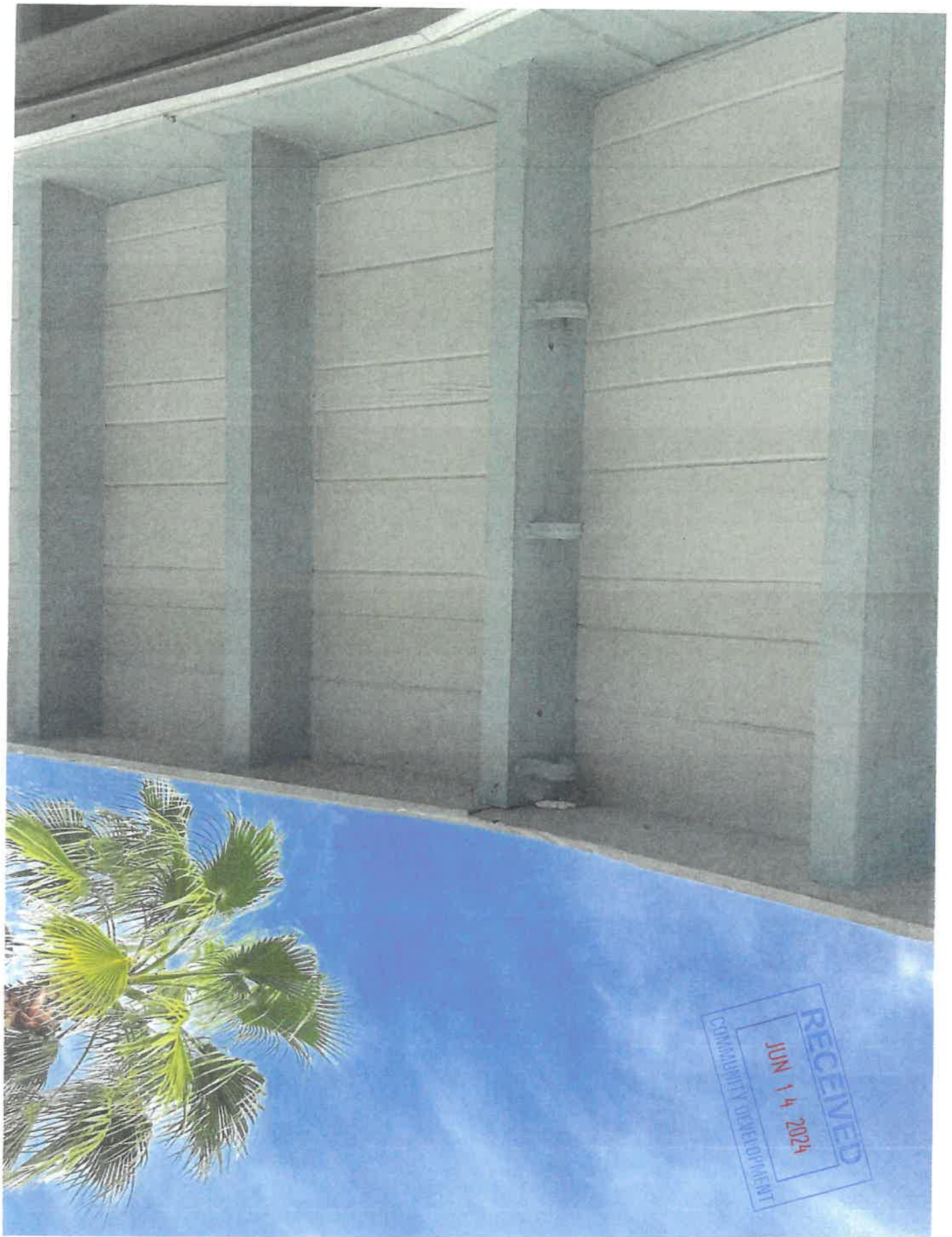
HISTORIC
PASS-A-GRILLE
PASS-A-GRILLE





**Sign secures by sliding Sign
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and Brackets**







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JUN 14 2024
COMMUNITY DEVELOPMENT

32nd Ave

Nancy
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Fine American Crafts
Gallery

SUPPORT
AMERICAN
MADE
WITH US!

FOR THE RETURN TO
TAMPA BAY
REPUBLICAN
NATIONAL CONVENTION

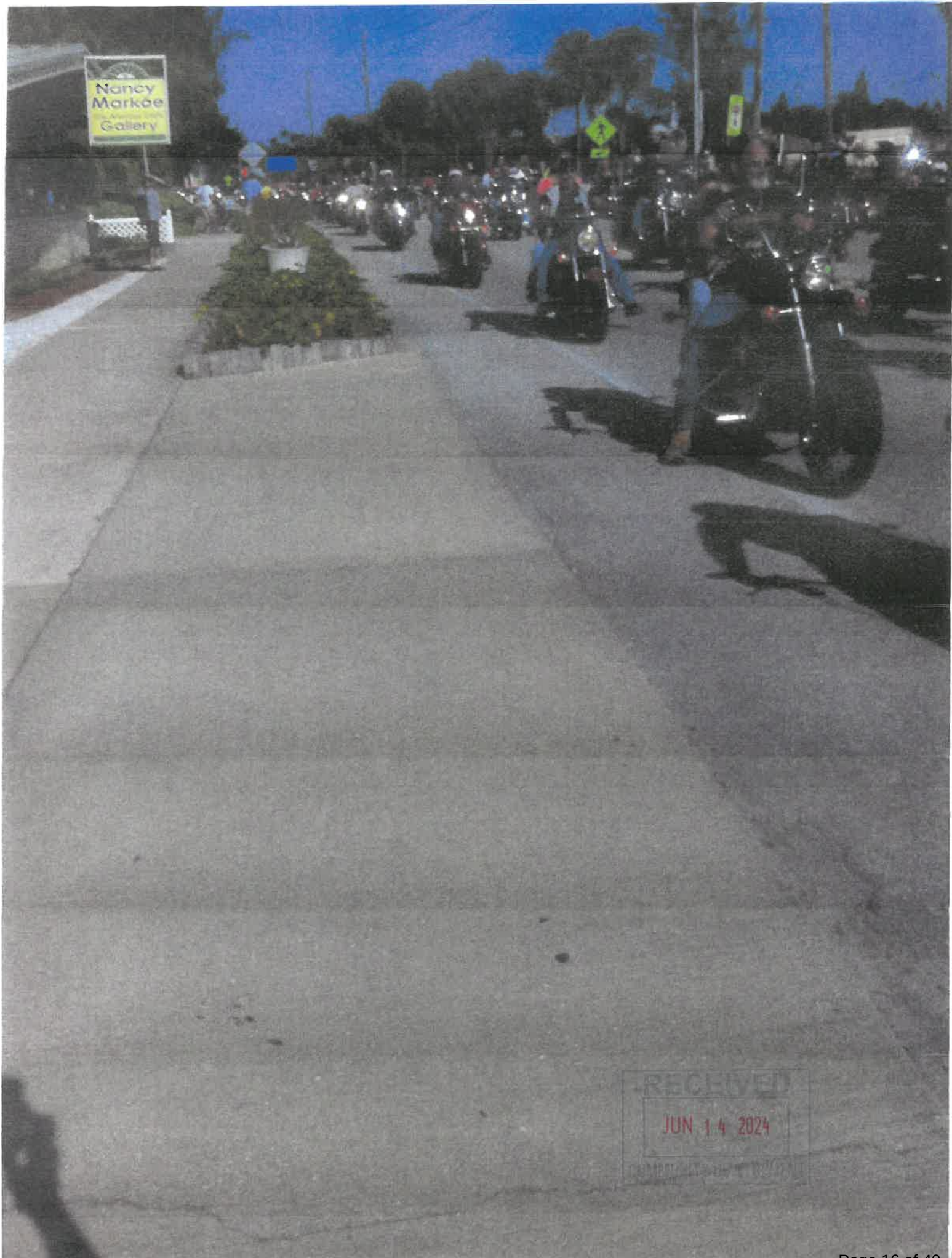
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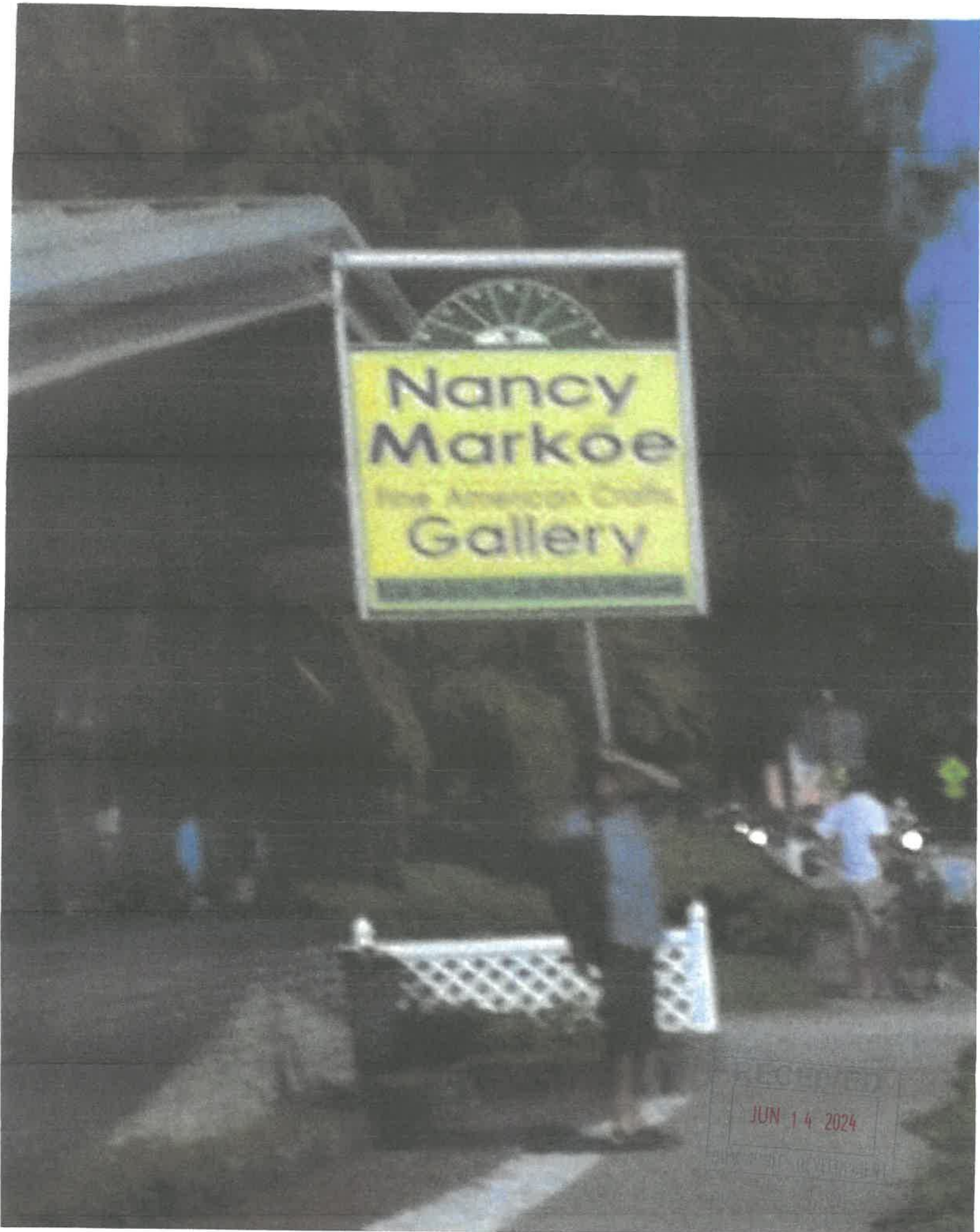
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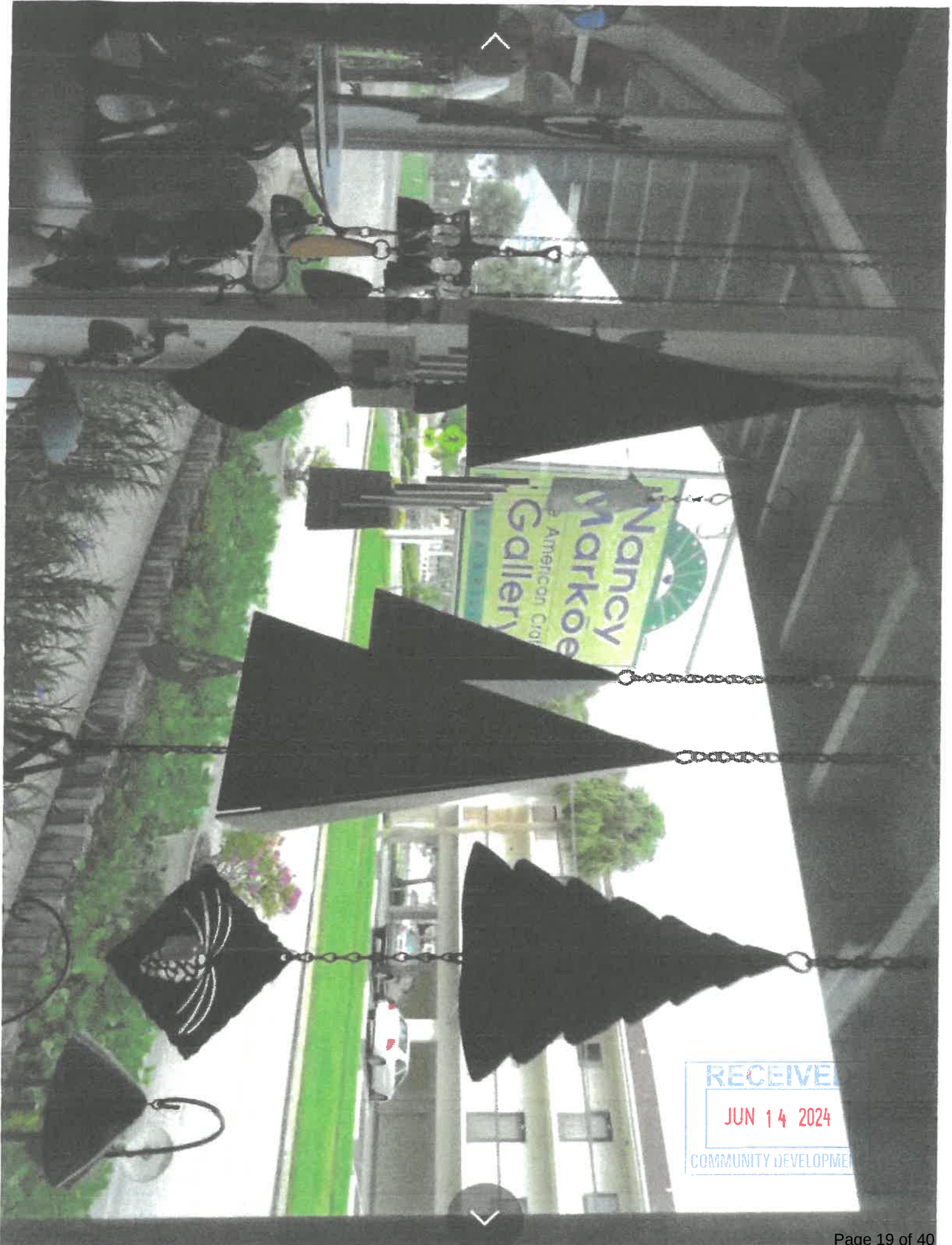
COMMUNITY DEVELOPMENT











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Paradise

News Magazine of the South Beaches since 1995 *News*

Feature Story: Women In Business



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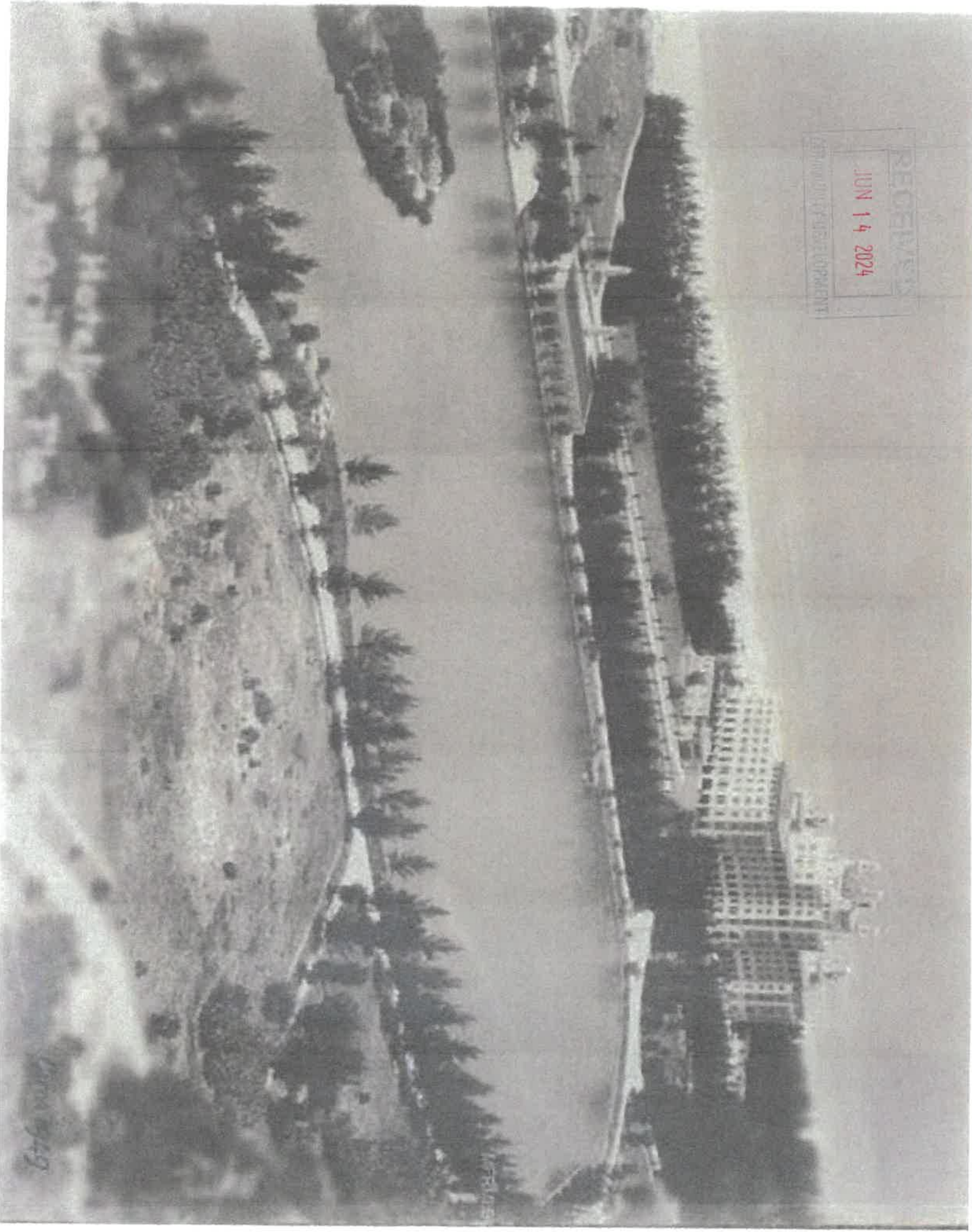




Nancy
Markoe
Fine American Crafts
Gallery

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JUN 14 2024
COMMUNITY DEVELOPMENT

RECEIVED
JUN 14 2024
DEPARTMENT OF HEALTH & HUMAN SERVICES



100-1049

**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request:

Strategic Objective:

Date: July 17, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Community Development Director

Summary of Issue: Ely Payne of Baysite Engineering LLC for Simley's Snack Shack Inc. requests an amendment to the City of St. Pete Beach Land Development Code to add "attached single-family" as an allowable residential development type in the Resort Facilities Medium (RFM) zoning district.

Funding: N/A

Attachments:

1. Case #24041 Application
2. Case #24041 Proposed LDC Amendment
3. Case #24041 Transmittal Letter
4. Case #24041 Agent Authorization Letter



City of St. Pete Beach

LAND USE MAP AMENDMENT/ REZONING / TEXT CHANGE APPLICATION

(Check appropriate boxes)

- ☐ Comprehensive Plan Text Change
☐ Future Land Use Map Change

- ☒ Land Development Code Text Change
☐ Rezoning

Case Number: _____

SUBJECT PROPERTY (N/A for text changes):

Legal Description: PLEASE SEE ATTACHED LEGAL DESCRIPTION

Address: 3700 GULF BLVD, ST.PETE BEACH

Parcel ID: 07-32-16-21852-028-0001

Current Zoning Category:	<u>RFM</u>	Proposed Zoning Category:	<u>RFM</u>	Current FLUM Category:	<u>VACANT RESTAURANT</u>	Proposed FLUM Category:	<u>SINGLE FAMILY ATTACHED</u>
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Lot area: 0.39 ACRES (16,956 SF)

APPLICANT:

Name: SMILEY'S SNACK SHACK INC.

Address: 3700 GULF BLVD

City: ST.PETE BEACH State: FL

Zip: 33706 Telephone: 727-520-2737

AGENT (must have agent authorization):

Name: BAYSITE ENGINEERING LLC

Address: 2054 CENTRAL AVE

City: ST. PETERSBURG State: FL

Zip: 33712 Telephone: 813-679-9918

Text to be stricken and/or added (Add additional sheets if necessary):

Requesting to add "attached single-family" as an allowable residential type under LDC Sec. 14.2.(j):

(j) Residential dwellings—Multifamily only.

APPLICATION FEES

Land Development Code Text Change	\$800.00 plus direct mailing costs
Land Development Code Map Change	\$2,000.00 plus direct mailing costs
Comprehensive Plan Amendment (not in CRD)	\$2,500.00 plus direct mailing costs
Comprehensive Plan Amendment (in CRD)	\$3,000.00 plus direct mailing costs

THE FOLLOWING ITEMS MUST BE INITIALED BY OWNER OR AGENT:

- X I understand that the Planning Board's action is not final. It must be approved by the City Commission.
- X I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within **30 days** after the Commission decision; otherwise, the decision shall be final.
- X I understand that I, as the applicant, or an authorized representative must be present at all scheduled public meetings on the application.



 Owner/Agent Signature

6-10-24

 Date

LEGAL DESCRIPTION:

(per LAUSTER LAND SURVEY LLC survey)

THE PART OF BLOCK "G" OF DON CE-SAR PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 15-20, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF 37TH STREET (FORMERLY KNOW AS SEVILLE STREET) AND THE WESTERLY BOUNDARY OF GULF BOULEVARD (FORMERLY KNOWN AS PASS-A-GRILLE WAY AND FLORIDA AVE.), SAID POINT BEING OTHERWISE DESCRIBED AS THE SOUTHEASTERLY CORNER OF SAID BLOCK "G", AS A POINT OF BEGINNING; RUN THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID BLOCK "G", A DISTANCE OF 110 FEET TO A POINT; THENCE RUN NORTHERLY PARALLEL TO THE EAST BOUNDARY LINE OF SAID BLOCK "G" TO A POINT ON THE NORTH BOUNDARY LINE OF SAID BLOCK "G" A DISTANCE OF 178 FEET MORE OR LESS; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK "G" TO THE INTERSECTION OF THE NORTHERLY BOUNDARY OF SAID BLOCK "G" AND THE WESTERLY BOUNDARY OF GULF BOULEVARD (FORMERLY KNOW AS PASS-A-GRILLE WAY AND FLORIDA AVE.), SAID POINT BEING OTHERWISE DESCRIBED AS THE NORTHEASTERLY CORNER OF SAID BLOCK "G", A DISTANCE OF 122.26 FEET MORE OR LESS; THEN SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID BLOCK "G", TO THE POINT OF BEGINNING;

LESS THAT PORTION LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD NO. 699, SECTION 15100, AS SAID SURVEY LINE IS FURTHER DESCRIBED IN DEED TO THE STATE OF FLORIDA, FILED APRIL 11, 1962, AND RECORDED IN OFFICIAL RECORDS BOOK 1402, PAGE 12, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

ALSO LESS THAT PORTION LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION: BEGIN ON THE EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF LOT 9, BLOCK 4, SAID SUBDIVISION, AT A POINT 140.02 FEET EASTERLY OF THE WESTERNMOST CORNER OF SAID LOT 9, RUN THENCE NORTH 10°20'31" WEST, 50.00 FEET; THENCE SOUTH 79°40'20" WEST 40 FEET TO A POINT OF BEGINNING; CONTINUE THENCE SOUTH 79°40'29" WEST, 6 FEET; THENCE NORTH 34°39'59" EAST, 8.49 FEET; THENCE SOUTH 10°20'31" EAST, 6 FEET TO THE POINT OF BEGINNING.

Sec. 14.2. Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RFM Resort Facilities Medium District are as follows:

- (a) Clinics.
- (b) Clubs, community service.
- (c) Clubs, private.
- (d) Eating and drinking establishments—Bar/lounge, full-service restaurant, limited-service restaurant, or outdoor dining and/or drinking areas that do not provide for outdoor music, subject to section 6.24 of this Code as may be applicable.
- (e) Financial institutions without drive-through service.
- (f) Kennels without outdoor runs.
- (g) Laundries, self-service.
- (h) Offices.
- (i) Printing and copying services.
- (j) Residential dwellings—Multifamily ~~only~~ and attached single-family.
- (k) Retail sales.
- (l) Services, personal/business.
- (m) Social service agencies.
- (n) Transient accommodations—Bed and breakfast inn, hotel or motel, or resort condominium.
- (o) Veterinarians.



June 5th, 2024

St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

Re: Transmittal Letter – 3700 GULF BLVD Residences – LDC TEXT CHANGE APPLICATION
Folio: 07-32-16-21852-028-0001
Address: 3700 GULF BLVD, ST.PETE BEACH

To Whom It May Concern,

Please see attached LDC TEXT CHANGE APPLICATION package for the 3700 Gulf Blvd project for review and approved by St. Pete Beach.

Subject project located at 3700 Gulf Blvd, St. Pete Beach, includes the redevelopment of a vacant property with a restaurant building with associated parking into 4 single family attached residences. Existing building and parking to be demolished.

Project includes approved setback variance #24003 and a prelim plat application which will be submitted concurrently.

Included in this package are the following documents:

- LDC Text Change Plan
- Owner Authorization for Agent (signed)
- Text Change Application

Please feel free to call with any questions or if any additional information is needed.

Respectfully,

Baysite Engineering, LLC.

A handwritten signature in blue ink, appearing to read "P. Ely Payne", written over a light blue horizontal line.

P. Ely Payne, P.E.
Principal

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE

SMILEY'S SNACK SHACK INC.

(print name of property owner)

hereby authorize

BAYSITE ENGINEERING LLC

(print name of agent)

to represent me/us in an application for

TEXT CHANGE AMENDMENT

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


Signature of Owner

Karen Browning
Print Name of Owner


Signature of Owner

A. Paul Nicklaus Jr.
Print Name of Owner

The forgoing instrument was acknowledged before me this 12th ~~10th~~ day of
JUNE 2024 by Karen Browning & A. Paul Nicklaus Jr. or who is

personally

known

produced

_____ as identification.


(Notary Signature)

6-12-24
(Date)

My Commission Expires _____



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request:

Strategic Objective:

Date: July 17, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Kristin Coman, Community Development Director

Summary of Issue: Ely Payne of Baysite Engineering LLC for Smiley's Snack Shack Inc. requests a preliminary replat of 3700 Gulf Blvd to four fee-simple parcels with remaining land held in common through a homeowner's association.

Funding:

Attachments:

1. Case #24042 Application
2. Case #24042 Owner's Authorization
3. Case #24042 Transmittal Letter
4. Case #24042 Preliminary Plat Plan
5. Case #24042 Survey



Administrative Guidelines for Subdivisions

Pre-application conference

The City request applicants for any development project that will involve the subdivision of real property to request a pre-application conference with the staff.

Purpose of Conference. The pre-application conference will be informal, and its purpose will be to discuss the proposed project, the views and concerns of the applicant, the regulatory issues that will impact the project or whether any additional information will be required with the application _

Minimum preliminary plat plan requirements

Unless otherwise instructed by the staff, all plats submitted for review shall include the following documents and information. Failure to provide the required information in a timely fashion may result in postponement of the review process. Staff reserves the right to require additional documents and/or information.

- A fully completed application signed by the owner of record or by an agent for the owner when such applicant provides a notarized statement from the owner authorizing him/her to act in the matter;
- Inclusion of a brief "Statement of Intent" explaining the proposed project;
- Payment of any fees which are due and payable upon submittal of the plat application;
- A recent survey, as defined below, of the zoning lot proposed for development;

Recent survey means a drawing prepared and sealed by a registered land surveyor in the State of Florida depicting, as it appears at the time of application, all property boundaries including the courses and distances of each, the locations and dimensional characteristics of all existing improvements on the site, the elevation of the site, all easements on or along the property, and the full legal description of the property together with the plat book and page number where such property is recorded.

- 10 copies of the preliminary plat (additional copies may be requested) that shall be a black line print drawn at a scale of not less than 1:100 feet to the inch and containing the following:

- The preliminary plat shall be a black line print;
- The subdivision name, the names and addresses of the owner or owners and the designer of the plat;
- Date, north point and scale;
- The boundary line of the tract to be subdivided, drawn accurately to scale and with accurate linear and angular dimensions;
- The location of existing and platted property lines, streets, watercourses, railroads, bridges and any public utility easement of record, both on the land to be subdivided and on the land immediately adjoining for a distance of at least 150 feet. The location of water and sewer mains, culverts, drainpipes, and all structures on the land to be subdivided and on the land within ten feet of it;
- The names of adjoining subdivisions with plat book and page numbers or the names of record owners of adjoining parcels of un-subdivided land;
- The names, proposed locations, and approximate dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and building lines [This information may be graphical only, not requiring detailed computations or field work over and above that required to obtain the information listed next above];
- When deemed necessary by the appropriate board of authority, profiles of all streets showing natural and finished grades drawn to scale of not less than one-inch equals 40 feet horizontal and one-inch equals four feet vertical;
- When deemed necessary by the appropriate board of authority, contours with a vertical interval of not more than one foot referred to sea level datum;

Minimum final plat requirements

- The final or record plat shall be a black line print drawn at a scale of not less than 100 feet to the inch, and shall conform to the requirements of Chapter 177, Florida Statutes.
- 10 copies of the final plat will be required for review by the City Commission.

After recording the final plat, the subdivider shall submit one copy of the recorded final plat, showing Pinellas County Plat Book and Page Number(s) where it was recorded, to the City prior to the issuance of any building permit unless another procedure is approved by the City.



APPLICATION FOR SUBDIVISION

(Check appropriate boxes)

Complete the information required below, sign below where indicated and attach the subdivision plan for the subject property and any supporting drawings and documents you think will enhance your application. See subdivision guidelines.

APPLICANT/AGENT:

Name: BAYSITE ENGINEERING LLC

Address: 2054 CENTRAL AVE

City: ST. PETERSBURG State: FL

Zip: 33712 Telephone: 813-679-9918

PROPERTY OWNER:

Name: SMILEY'S SNACK SHACK INC.

Address: 3700 GULF BLVD

City: ST. PETE BEACH State: FL

Zip: 33706 Telephone: 727-520-2737

PROPERTY:

Address: 3700 GULF BLVD, ST. PETE BEACH

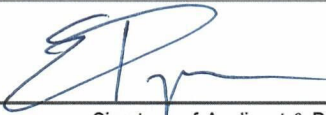
Parcel ID: 07-32-16-21852-028-0001

Current	Proposed	Current	Proposed
Zoning: <u>RFM</u>	Zoning: <u>RFM</u>	Land Use: <u>VACANT RESTAURANT</u>	land use: <u>SINGLE FAMILY ATTACHED</u>

Lot area: 0.39 ACRES (16,956 SF)

DETAILS OF THE REQUEST (Add additional sheets if necessary):

PRELIMINARY PLAT FOR 4 SINGLE FAMILY ATTACHED UNITS.

 6-10-24
Signature of Applicant & Date

For office use only:

Case Number:

Fees:

City Commission Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE

SMILEY'S SNACK SHACK INC.

(print name of property owner)

hereby authorize

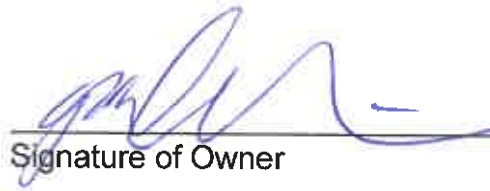
BAYSITE ENGINEERING LLC

(print name of agent)

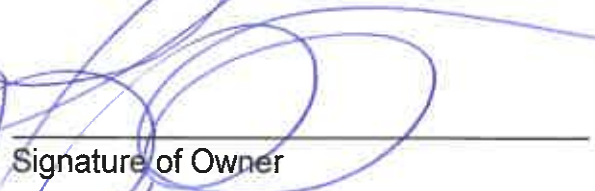
to represent me/us in an application for

SUBDIVISION

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


Signature of Owner

A. Paul Nicklaus Jr.
Print Name of Owner


Signature of Owner

Karen Browning
Print Name of Owner

The forgoing instrument was acknowledged before me this ^{12th} ~~10TH~~ day of
JUNE 2024 by A. Paul Nicklaus Jr. & Karen Browning or who is

personally known

produced

as identification.


(Notary Signature)

6.12.24
(Date)

My Commission Expires _____





June 5th, 2024

St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

Re: Transmittal Letter – 3700 GULF BLVD Residences – Prelim Plat
Folio: 07-32-16-21852-028-0001
Address: 3700 GULF BLVD, ST.PETE BEACH

To Whom It May Concern,

Please see attached Prelim Plat package for the 3700 Gulf Blvd project for review and approved by St. Pete Beach.

Subject project located at 3700 Gulf Blvd, St. Pete Beach, includes the redevelopment of a vacant property with a restaurant building with associated parking into 4 single family attached residences. Existing building and parking to be demolished.

Project includes approved setback variance #24003 and a Text Change Amendment application which will be submitted concurrently.

Included in this package are the following documents:

- Preliminary Plat
- Survey
- Owner Authorization for Agent (signed)
- Administrative Guidelines for Subdivisions (signed)

Please feel free to call with any questions or if any additional information is needed.

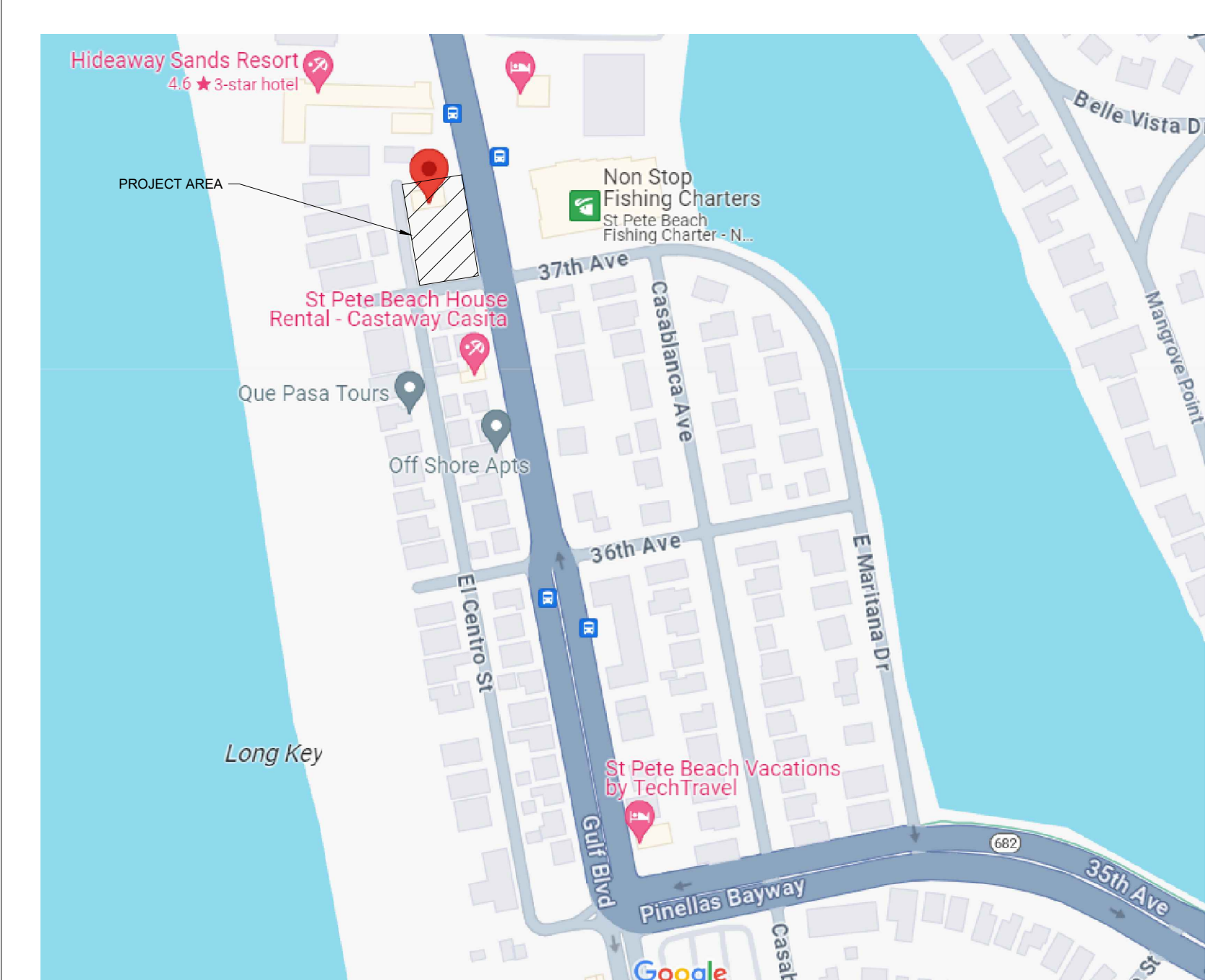
Respectfully,

Baysite Engineering, LLC.

A handwritten signature in blue ink, appearing to read "P. Ely Payne".

P. Ely Payne, P.E.
Principal

C:\Users\Local\OneDrive - bayesite.com\Projects\Active\028-01 Gulf & 37th VBRD\Drawings\028-01-01 - SPB Sunset Villas Prelim Plat\Current Plans\0280101 Prelim Plat.dwg
01/16/2024 3:32:02 PM PLOTTED BY: jay



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PER SURVEY:

THE PART OF BLOCK "G" OF DON CE-SAR PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 15-20, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF 37TH STREET (FORMERLY KNOWN AS SEVILLE STREET) AND THE WESTERLY BOUNDARY OF GULF BOULEVARD (FORMERLY KNOWN AS PASS-A-DRIE WAY AND FLORIDA AVE.), SAID POINT BEING OTHERWISE DESCRIBED AS THE SOUTHEASTERLY CORNER OF SAID BLOCK "G", AS A POINT OF BEGINNING, RUN THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID BLOCK "G", A DISTANCE OF 110 FEET TO A POINT; THENCE RUN NORTHERLY PARALLEL TO THE EAST BOUNDARY LINE OF SAID BLOCK "G" TO A POINT ON THE NORTH BOUNDARY LINE OF SAID BLOCK "G", A DISTANCE OF 178 FEET MORE OR LESS; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK "G" TO THE INTERSECTION OF THE NORTHERLY BOUNDARY OF SAID BLOCK "G" AND THE WESTERLY BOUNDARY OF GULF BOULEVARD (FORMERLY KNOWN AS PASS-A-DRIE WAY AND FLORIDA AVE.), SAID POINT BEING OTHERWISE DESCRIBED AS THE NORTHEASTERLY CORNER OF SAID BLOCK "G", A DISTANCE OF 122.26 FEET MORE OR LESS; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID BLOCK "G", TO THE POINT OF BEGINNING;

LESS THAT PORTION LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD NO. 699, SECTION 15.000, AS SAID SURVEY LINE IS FURTHER DESCRIBED IN DEED TO THE STATE OF FLORIDA, FILED APRIL 11, 1962, AND RECORDED IN OFFICIAL RECORDS BOOK 1402, PAGE 12, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

ALSO LESS THAT PORTION LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION: BEGON ON THE EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF LOT 9, BLOCK 4, SAID SUBDIVISION, AT A POINT 140.02 FEET EASTERLY OF THE WESTERMOST CORNER OF SAID LOT 9, RUN THENCE NORTH 10°20'31" WEST, 50.00 FEET; THENCE SOUTH 79°40'29" WEST 40 FEET TO A POINT OF BEGINNING; CONTINUE THENCE SOUTH 79°40'29" WEST, 6 FEET; THENCE NORTH 34°39'59" EAST, 8.49 FEET; THENCE SOUTH 10°20'31" EAST, 6 FEET TO THE POINT OF BEGINNING.

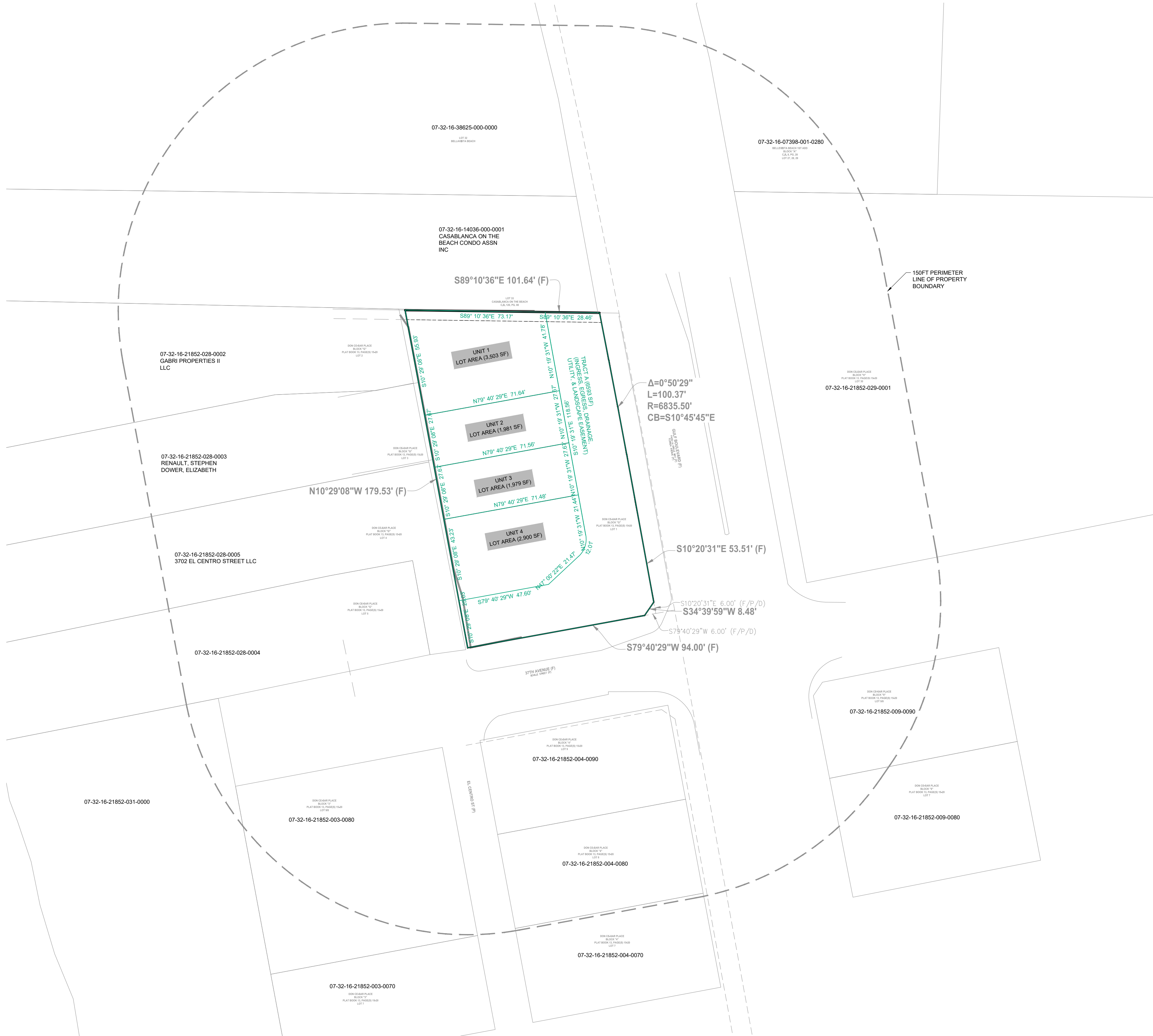
Site Data Table	
PROJECT LOCATION	ST PETE BEACH, FLORIDA
PARCEL ID & ADDRESS	3700 GULF BLVD, ST PETE BEACH 07-32-16-21852-028-0001
PROPERTY AREA	0.39 AC (16,956 SF±)
FLU	RFM-RESORT FACILITIES MEDIUM
ZONING	RFM
CURRENT USE	VACANT-RESTAURANT, CAFETERIA
PROPOSED USE	SINGLE FAMILY ATTACHED
MAX DENSITY	30 UNITS PER ACRE
PROPOSED DENSITY	30' 0.39 = 11.7 UNITS
MAX ISR	4 UNITS
MAX BUILDING HEIGHT	0.70
MIN GREEN SPACE	30% = 5,086 SF
BUILDING SETBACKS	6,300 SF± GREEN PROPOSED FRONT = 43 FT SECONDARY FRONT YARD = 25 FT SIDE YARD TEN PERCENT OF THE LOT WIDTH: MINIMUM TEN FEET = 0.10" 16 FT = 9 FT SIDE YARD = 10 FT REAR YARD = 16.8 FT
PARKING REQUIRED	SINGLE FAMILY ATTACHED
PARKING PROPOSED	2 SPACES/UNIT 2 GARAGE SPACES PER UNIT + 1 GUEST SPACE
FEMA FLOODPLAIN	COASTAL AE - ELEVATION 9 MAP 12103C0276H - EFF. 8/24/2021
UTILITIES	PINELLAS COUNTY
WATER	CITY OF ST PETE BEACH
SEWER	
EXISTING SITE AREA	
TOTAL PROPERTY AREA	0.39 AC (16,956 SF±)
EX BUILDING	1,431 SF±
EX ASPHALT & SIDEWALK	8,803 SF±
EX IMPERVIOUS TOTAL	10,234 SF± (60%)
EX OPEN SPACE (PERVIOUS)	6,722 SF± (40%)
PROP SITE AREA	
PROP BUILDING	4,668 SF±
PROP ASPHALT & SIDEWALK & POOL	2,028 SF±
PROP IMPERVIOUS TOTAL	6,696 SF± (39%)
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IMPERVIOUS DIFFERENCE	10,234 SF± - 6,696 SF± = - 3,538 SF = 3,538 SF REDUCTION

SPB SUNSET VILLAS

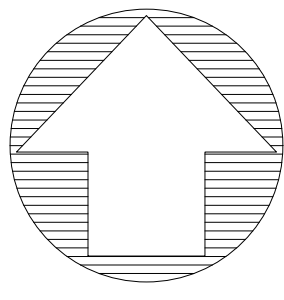
A REPLAT OF THE PART OF BLOCK "G" OF DON CE-SAR PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 15-20, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS PER THE LEGAL DESCRIPTION BELOW:

PARCEL ID: 07-32-16-21852-028-0001 ADDRESS: 3700 GULF BLVD, ST PETE BEACH

PROPOSED USE: SINGLE FAMILY ATTACHED



**BAYSITE
ENGINEERING LLC**
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684



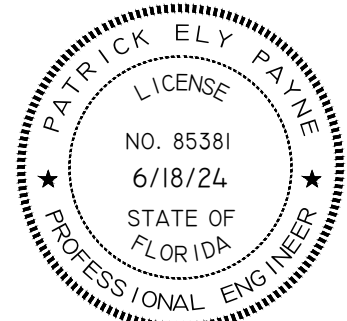
REVISION DATE:

COMPANY # 009-01-001

PROJECT:

SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID: 07-32-16-21852-028-0001

CLIENT:
SMILEY'S SNACK SHACK INC.
ST PETE BEACH, FL 33706
727-558-2737



PATRICK ELY PAYNE
FLORIDA LICENSED No. 85381
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 6/18/24. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

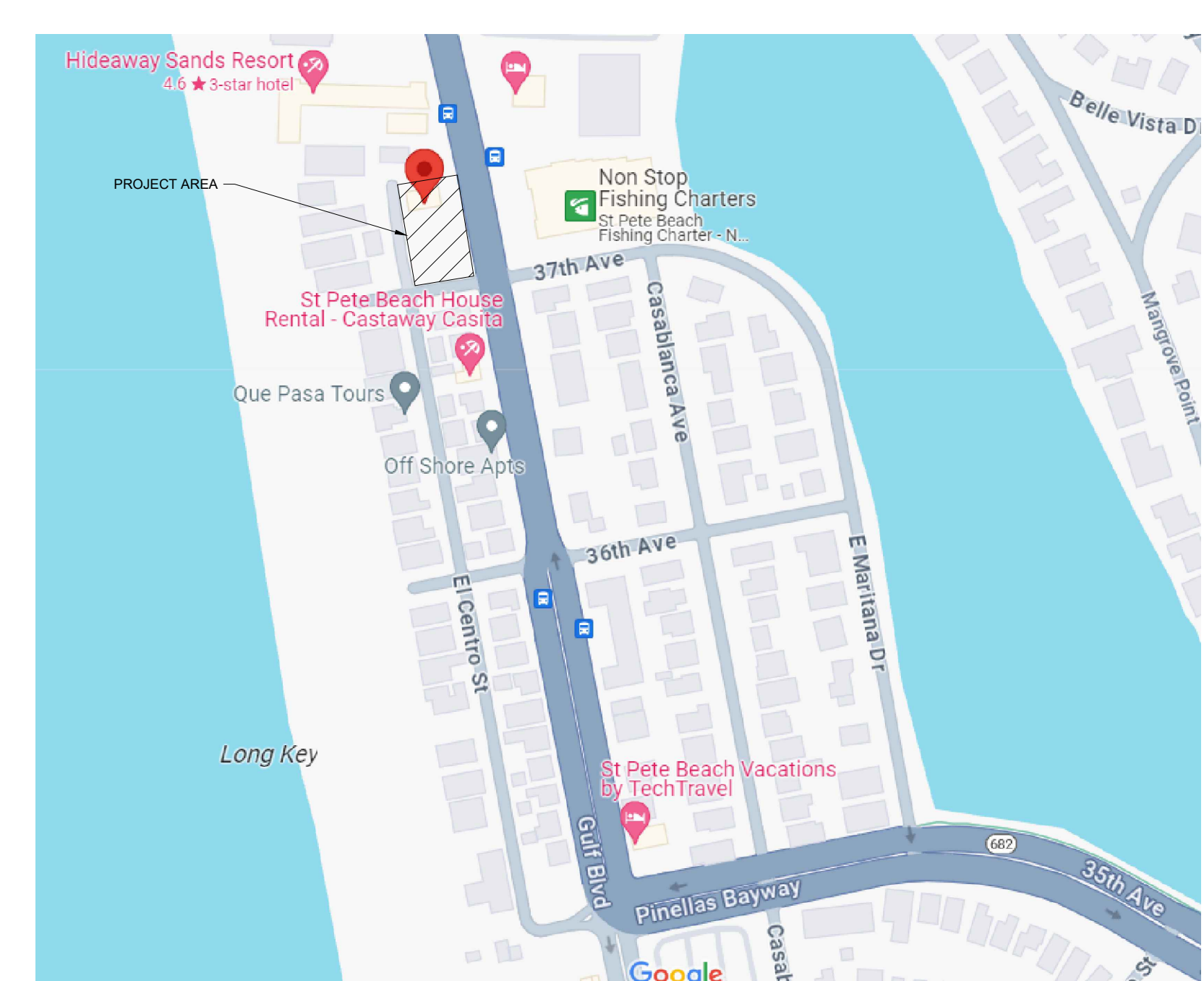
DRAWING:

**PRELIMINARY
PLAT PLAN**

SHEET:

C-1.0

C:\Users\Local\OneDrive - bayesite.com\Projects\Active\028-01 Gulf & 37th VBRD\Drawings\028-01-01 - SPB Sunset Villas Prelim Plan\Current Plans\0280101 Prelim Plan.dwg
6/18/2024 2:22:55 PM PL PLOTTED BY: fouse



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PER SURVEY:

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PARCEL ID & ADDRESS	3700 GULF BLVD, ST PETE BEACH 07-32-16-21852-028-0001
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ZONING	RFM
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PROPOSED USE	SINGLE FAMILY ATTACHED
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PROPOSED DENSITY	30' 0.39 = 11.7 UNITS
MAX ISR	4 UNITS
MAX BUILDING HEIGHT	0.70
MIN GREEN SPACE	50 FEET
BUILDING SETBACKS	30% = 5,086 SF 6,300 SF± GREEN PROPOSED
PARKING REQUIRED	FRONT = 43 FT SECONDARY FRONT YARD = 25 FT SIDE YARD TEN PERCENT OF THE LOT WIDTH: MINIMUM TEN FEET = 0.10' 16 FT = 9 FT SIDE YARD = 10 FT REAR YARD = 16.8 FT
PARKING PROPOSED	SINGLE FAMILY ATTACHED 2 SPACES/UNIT 2 GARAGE SPACES PER UNIT + 1 GUEST SPACE
FEMA FLOODPLAIN	COASTAL AE - ELEVATION 9 MAP 12103C0276H - EFF. 8/24/2021
UTILITIES	PINELLAS COUNTY
WATER	CITY OF ST PETE BEACH
SEWER	
EXISTING SITE AREA	
TOTAL PROPERTY AREA	0.39 AC (16,956 SF±)
EX BUILDING	1,431 SF±
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PROP BUILDING	4,668 SF±
PROP ASPHALT & SIDEWALK & POOL	2,028 SF±
PROP IMPERVIOUS TOTAL	6,696 SF± (39%)
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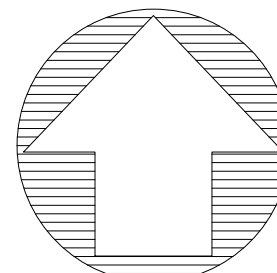
SPB SUNSET VILLAS
TEXT CHANGE SITE PLAN

PARCEL ID: 07-32-16-21852-028-0001 ADDRESS: 3700 GULF BLVD, ST PETE BEACH

PROPOSED USE: SINGLE FAMILY ATTACHED



**BAYSITE
ENGINEERING LLC**
2054 CENTRAL AVENUE
ST. PETERSBURG, FL 33712
PHONE: 813.679.9918
EMAIL: ELY@BAYSITEENG.COM
ENGINEERING COA No. 36684



REVISION DATE:

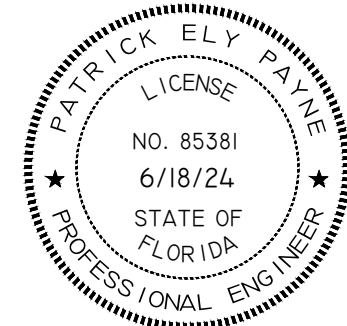
COMPANY # 009-01-001

PROJECT:

SPB SUNSET VILLAS
ADDRESS: 3700 GULF BLVD, ST PETE BEACH
PARCEL ID: 07-32-16-21852-028-0001

CLIENT:

SMILEY'S SNACK SHACK INC.
ST PETE BEACH, FL 33706
727-559-2737



PATRICK ELY PAYNE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICK ELY PAYNE, P.E. ON 6/18/24. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DRAWING:

**TEXT CHANGE
SITE PLAN**

SHEET:

C-2.0



DESCRIPTION:

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LESS THAT PORTION LYING WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD NO. 699, SECTION 15100, AS SAID SURVEY LINE IS FURTHER DESCRIBED IN DEED TO THE STATE OF FLORIDA, FILED APRIL 11, 1962, AND RECORDED IN OFFICIAL RECORDS BOOK 1402, PAGE 12, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

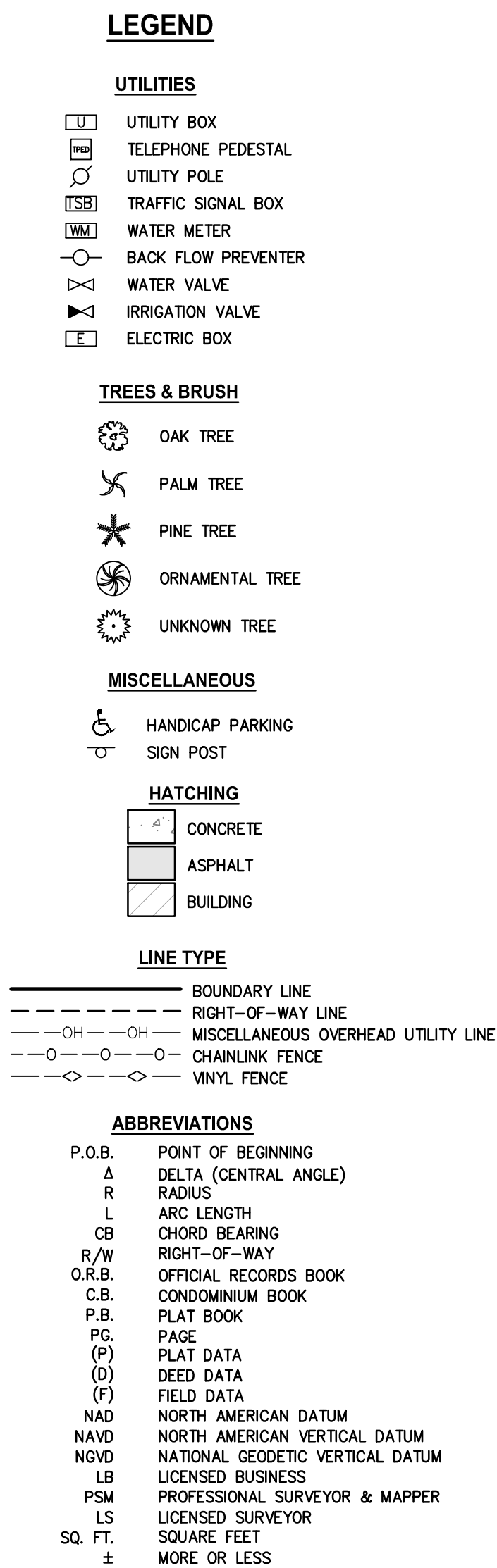
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NOTES:

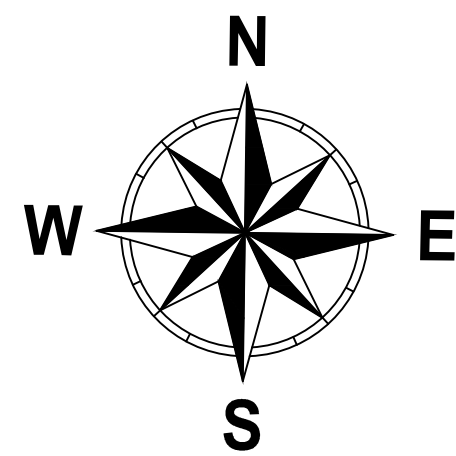
1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD 83/2011 – EPOCH 2010.0000 AND ARE DERIVED FROM THE WESTERLY RIGHT-OF-WAY LINE OF GULF BOULEVARD HAVING A BEARING OF S10°20'31"E.
2. THE PROPERTY LIES WITHIN FLOOD ZONE "AE" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO. 12103002784 REVISED 8/24/2021.
BASE FLOOD ELEVATION = 9 FEET.
3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
4. BEARINGS AND DISTANCES ARE FIELD MEASUREMENTS UNLESS NOTED OTHERWISE.
5. THIS SURVEY IS FOR THE EXCLUSIVE USE AND CERTIFIED TO PRIME STR, LLC. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE RELEASER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
6. PORTIONS OF THIS SURVEY WERE UNDERTAKEN USING A TRIMBLE R12 GPS SYSTEM IN REAL TIME KINEMATIC MODE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK.
7. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, SUBSURFACE IMPROVEMENTS AND LANDSCAPE FEATURES, ETC., HAVE NOT BEEN LOCATED EXCEPT AS SHOWN THERE MAY BE SOME AREAS NOT PHYSICALLY LOCATED OR SHOWN THAT LIE WITHIN THE BOUNDS OF THIS SURVEY THAT MAY BE TERMED JURISDICTIONAL BY VARIOUS GOVERNMENT AGENCIES.
8. TREES 4 INCHES IN DIAMETER OR LESS WERE NOT LOCATED.
9. UTILITIES SHOWN ARE ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION OR UTILITY LOCATING SERVICES WERE PERFORMED TO VERIFY THE LOCATION OF UTILITIES.
10. OWNERSHIP OF FENCING WAS NOT DETERMINED.
11. SITE ELEVATION IS NAVD 1988. ELEVATIONS ARE BASED ON NGS BENCHMARK "196" (PID #A00101) HAVING AN ELEVATION OF 3.24 NAVD 1988 AND ELEVATION OF 4.16 NAVD 1929. THE DIFFERENCE WAS COMPUTED USING THE VERTCON (NORTH AMERICAN VERTICAL DATUM CONVERSION) WHICH IS A GEODETIC TOOL PROVIDED BY NGS, THAT COMPUTES THE MODELED DIFFERENCES IN ORTHOMETRIC HEIGHT BETWEEN NAVD 1988 AND NAVD 1929.
13. ADDRESS: 3700 GULF BLVD, SAINT PETE BEACH, FL 33706
14. THIS SURVEY IS NOT VALID IF PRINTED, OR WITHOUT THE ORIGINAL SURVEYOR AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FLORIDA CERTIFICATE No. LS 7219
DATE OF CERTIFICATION 12-20-2023
DATE OF FIELD SURVEY 12-20-2023

BY: BRANDON LAUSTER, P.S.M.



ADDRESS: 3735 2ND AVENUE NORTH
SAINT PETERSBURG, FL 33713
PHONE: 727-685-6045
EMAIL: brlauster@lsurvey.org
LB8466



SCALE: 1:10

NAD 83/2011

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HEREBY GRANTED SPECIFICALLY TO
GOVERNMENTAL AGENCIES TO
REPRODUCE THIS DOCUMENT IN
COMPLIANCE WITH F.S. CHAPTER
119.

BOUNDARY, TOPOGRAPHY, & TREE SURVEY

PINELLAS COUNTY, FLORIDA
SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST

REVISION	BY	DATE
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BY	DATE
----	------

Page 40 of 40