



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

**Notice of Public Meeting
Technical Review Committee**

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

**Wednesday, October 23, 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 Case No. 24060 - 315 Corey Avenue (Beach Theatre)

John A. Bodziak for 315 Corey Ave, LLC requests a variance to reinstall two illuminated marquee signs and two illuminated playbill signs in addition to the existing illuminated blade sign, allowing for a total of five commercial signs where three are permitted and allowing all five to be illuminated along Corey Avenue where none are permitted to be illuminated along Corey Avenue (LDC Sec. 28.33).

2. Unnecessary and Undue Hardship Variance Case No. 24061 - 1950 Pass A Grille Way (Fire Station 22)

Dustin Ballard, P.E. of Kimley Horn and Associates Inc. for the City of St. Pete Beach requests a five-part variance to: a) reduce the front building setback along 20th Avenue to 1.2 feet where 25 feet is required, the secondary front building setback along Pass A Grille Way to 8.4 feet where 15 feet is required, the western side building setback to one foot where 10 feet is required, and the southern rear building setback to 0.5 feet where 15 feet is required, to permit the construction of a new two-story fire station (LDC Sec. 17.7); b) permit the site impervious surface coverage to be no greater than 85% of the lot area where no greater than 80% is permitted (LDC Sec. 17.12); c) permit the property-wide vegetated coverage to be 14% where 16% minimum is required (LDC Sec. 22.4.(f)); d) Reduce the

required northern frontage landscaping buffer to zero feet along a portion where five feet is required, and the required southern landscaping buffer adjacent the driveway to 2.5 feet along a portion where six feet is required (LDC Sec. 22.7.(a)(1) & (b)(1)), and; e) Permit the rooftop chimney training element to be located at 15 feet above the maximum height of the roof, or 45 feet above required design flood elevation, where 10 feet and 40 feet respectively is the maximum allowable (LDC Sec. 7.2.(k)).

Next Meeting: October 6, 2024

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

Agenda Report

Agenda Title Name: Unnecessary and Undue Hardship Variance Case No. 24060 - 315 Corey Avenue (Beach Theatre)

Action Request:

Strategic Objective:

Date: October 23, 2024

Prepared By: Gilbert Martinez, Senior Planner

Through: Denise Sanderson

Summary of Issue: John A. Bodziak for 315 Corey Ave, LLC requests a variance to reinstall two illuminated marquee signs and two illuminated playbill signs in addition to the existing illuminated blade sign, allowing for a total of five commercial signs where three are permitted and allowing all five to be illuminated along Corey Avenue where none are permitted to be illuminated along Corey Avenue (LDC Sec. 28.33).

Funding: N/A

Attachments:

1. Case No. 24060 - Application
2. Case No. 24060 - Survey
3. Case No. 24060 - Signage Plan & Elevations

CASE #: _____

PARCEL #: 36-31-15-77994-061-0110

SUBMITTAL DATE: 9/13/24 AMOUNT DUE: _____ 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	315 Corey Ave, LLC	3600 Centro St, St Pete Beach, FL 33706	813-777-0219
Applicant/ Agent	John A. Bodziak	5665 Central Ave, St. Petersburg, FL 33710	727-327-1966
Owner Email Address: hhockman@thebeachtheater.org		Applicant/Agent Email Address: jack@jabodziak.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation TC-1	Future Land Use Designation TC-1	Lot Area 4,832 SF
Legal Description: See Exhibit "A" attached hereto.		
Address: 315 Corey Avenue, Saint Pete Beach, FL 33706		
Explanation of Request: _____ Allow restoration and reinstallation of five historic illuminated signs. (LDC 26.33) _____ _____ _____ _____		

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;

See Exhibit "B" attached hereto

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

See Exhibit "B" attached hereto

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;

See Exhibit "B" attached hereto

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;

See Exhibit "B" attached hereto

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

See Exhibit "B" attached hereto

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;

See Exhibit "B" attached hereto

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

See Exhibit "B" attached hereto

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.

See Exhibit "B" attached hereto

Signature of Applicant

Date

Signature of Authorized Agent

Date

 9.13.2024

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.

NO I understand that the City will not accept or process an incomplete application.

 I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

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

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

 I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

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

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

Signature of Applicant

Date _____

DEAR APPLICANT:

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

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing for unnecessary and undue hardship variances or final administrative decision for administrative variances. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, City Manager, or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, or City Manager.

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

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

315 coney Ave LLC

I/WE

Ron Hockman managing member
(print name of property owner)

hereby authorize

John A. Bodziak, AIA
(print name of agent)

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

RH

Signature of Owner

Signature of Owner

Ron Hockman

Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 30 day of May 2024 by Ron Hockman or who is personally known produced

as identification.

Cynthia D. Armsden
(Notary Signature)

My Commission Expires _____

5-30-24
(Date)



Exhibit A
Unnecessary Undue Hardship Variance Request
(as part of Exterior Renovation Permit Application)

315 Corey Avenue
St. Pete Beach, FL 33706

Exhibit "A"
Legal Description

BLOCK 61 LOT 11 RE-PLAT ST. PETERSBURG BEACH SUB-DIVISION ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5 PAGES 28 AND 29 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA LESS THE FOLLOWING DESCRIBED PORTION THEREOF:
FROM THE MOST WESTERLY CORNER OF SAID LOT 11 AS POINT OF BEGINNING, RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 11, 1.86 FEET; THENCE SOUTHEASTERLY A STRAIGHT LINE TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 11, SAID POINT BEING 1.7 FEET NORTHEASTERLY OF THE MOST SOUTHERLY CORNER OF SAID LOT 11; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11, 1.7 FEET; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 TO THE POINT OF BEGINNING.

Exhibit B
Unnecessary Undue Hardship Variance Request
(as part of Exterior Renovation Permit Application)
315 Corey Avenue
St. Pete Beach, FL 33706

Exhibit "B"
Unnecessary Undue Hardship Variance Application

- 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;

Response:

As is abundantly recognized the Beach Theater is one of very few remaining historic landmarks in St. Pete Beach, and is currently undergoing an historic renovation. The signage was taken down by previous owners with the intent of restoring and reinstalling to its original positions. The City is requiring the proper permitting prior to reinstallation of restored signs, however any attempt to bring the original historic signs into compliance with current signage codes would deny the building much of its authenticity and would not correctly represent the building's original character.

Also, the building's proximity to the property line, requires that the signage intrudes into that setback as it has originally, also the signage has an unusual purpose and use, in that its intent is to on a regular basis, rotate descriptions of the current events being staged within the building.

We are herein requesting that two illuminated display/marquee signs (measuring 12' x 7'-3") that post the current events be allowed to be restored to their original position, prior to being taken down for repair. Additionally, the illuminated decorative display blade sign should historically be allowed to continue to identify the building properly, and the two illuminated 5' x 3' glass enclosed playbill signs that play an important part in announcing upcoming events, are also being requested for approval of reinstallation on the front surface of the building.

The combination of these signs serve three purposes, the blade sign identifying the building, the two display/marquee signs announce the current event being presented at the venue, and the two glass boxed playbill display signs announce upcoming events. These are traditional signage for not only this venue, but any theater restoration, and each specific signage group is very important to the theater's success. The historic board has recommended approval and we respectfully request that we are approved and allowed to reinstall these important pieces of this historic venue's legacy and vital to the financial success of the theatre.

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

Response:

The prior owner, not recognizing that a permit should have been obtained prior to the removal of these signs, removed them with the intent of restoring and reinstalling them. The prior owners were not aware the simple act of taking the existing signs down in preparations for renovation would create a violation of the intent of the applicable code.

- 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;

Response:

Please recognize that the historic nature and unusual use/purpose of this building creates a need for signage identification not common to other uses found on typical commercial properties as governed by the codes of the City of St Pete Beach.

- 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;

Response:

The historic use of the structure is intended to be maintained. There is no proposed change to the use of the structure or development intensity.

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

Response:

Preservation of a building of this use is very difficult in today's society as theaters have lost their appeal and become increasingly hard to maintain financially, as the marketplace has simply reduced significantly for this type of venue.

- 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;

Response:

There are no similar properties of this type located in this Zoning District.

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

Response:

The requested signage is the minimum necessary for the reasonable use and function of this historic property. It should be noted that in the past the building had several other signs, including a total of (4) playbill signs, therefore we believe it is a fair and reasonable compromise to allow the five signs requested.

- 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.

Response:

The requested variance is in harmony with the general intent and purpose of the comprehensive Plan and Land Development Code, and in fact the return to operation of this landmark venue will be a benefit to neighboring businesses along the Historic Corey Avenue corridor.

PROPERTY ADDRESS;
315 COREY AVENUE
ST. PETERSBURG BEACH FL 33706

SECTION 36 TOWNSHIP 31 S RANGE 15 E

A BOUNDARY SURVEY OF:

BLOCK 61 LOT 11

RE-PLAT ST. PETERSBURG BEACH SUB-DIVISION

ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5 PAGES 28 AND 29 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA

LESS THE FOLLOWING DESCRIBED PORTION THEREOF:

FROM THE MOST WESTERLY CORNER OF SAID LOT 11 AS A POINT OF BEGINNING, RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 11, 1.86 FEET; THENCE SOUTHEASTERLY A STRAIGHT LINE TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 11, SAID POINT BEING 1.7 FEET NORTHEASTERLY OF THE MOST SOUTHERLY CORNER OF SAID LOT 11; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11, 1.7 FEET; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 TO THE POINT OF BEGINNING.

LEGEND and ABBREVIATIONS

- F FIELD MEASURED
- P PLAT DIMENSION
- R RECORD DIMENSION
- ELEC OVERHEAD ELECTRIC
- C/C COVERED CONCRETE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FIRC FOUND IRON ROD & CAP
- FN#D FOUND NAIL & DISK
- FN#D SET NAIL & DISK
- ID IDENTIFICATION
- R/W RIGHT OF WAY
- PF PLASTIC FENCE
- CONC CONCRETE
- A/C AIR CONDITIONER
- CENTERLINE
- POWER POLE
- LIGHT POLE

CERTIFIED TO:
SCOTT COMMERCIAL HOLDINGS LLC
COASTLINE TITLE

FLOOD PLAIN
PER THE FEDERAL INSURANCE ADMINISTRATION
FLOOD INSURANCE RATE MAP COMMUNITY NUMBER
125149 SUBJECT PROPERTY APPEARS LOCATED IN
ZONE "AE" BASE FLOOD ELEVATION=11 FEET AS
REFERENCED TO THE FIRM (FLOOD INSURANCE RATE
MAP) 12103C0276G EFFECTIVE DATE 09/03/2003

BASIS OF BEARINGS; NONE PER PLAT ASSUMED THE NORTH R/W LINE OF COREY AVE TO BE S65°00'00"W

IN COMPLETE ACCORDANCE WITH FLORIDA STATUTE 472.025 AND PURSUANT TO THE ELECTRONIC SIGNATURE ACT OF 1996 OR FLORIDA STATUTE TITLE XXXIX CHAPTER 668 IF THIS DOCUMENT WAS RECEIVED ELECTRONICALLY VIA PDF THEN IT HAS BEEN LAWFULLY ELECTRONICALLY SIGNED THEREFORE THIS SURVEY PDF IF AUTHENTIC IS COMPLETELY OFFICIAL AND INSURABLE

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ALL EASEMENTS RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD
UNDERGROUND IMPROVEMENTS NOT SHOWN

SURVEYOR'S CERTIFICATE

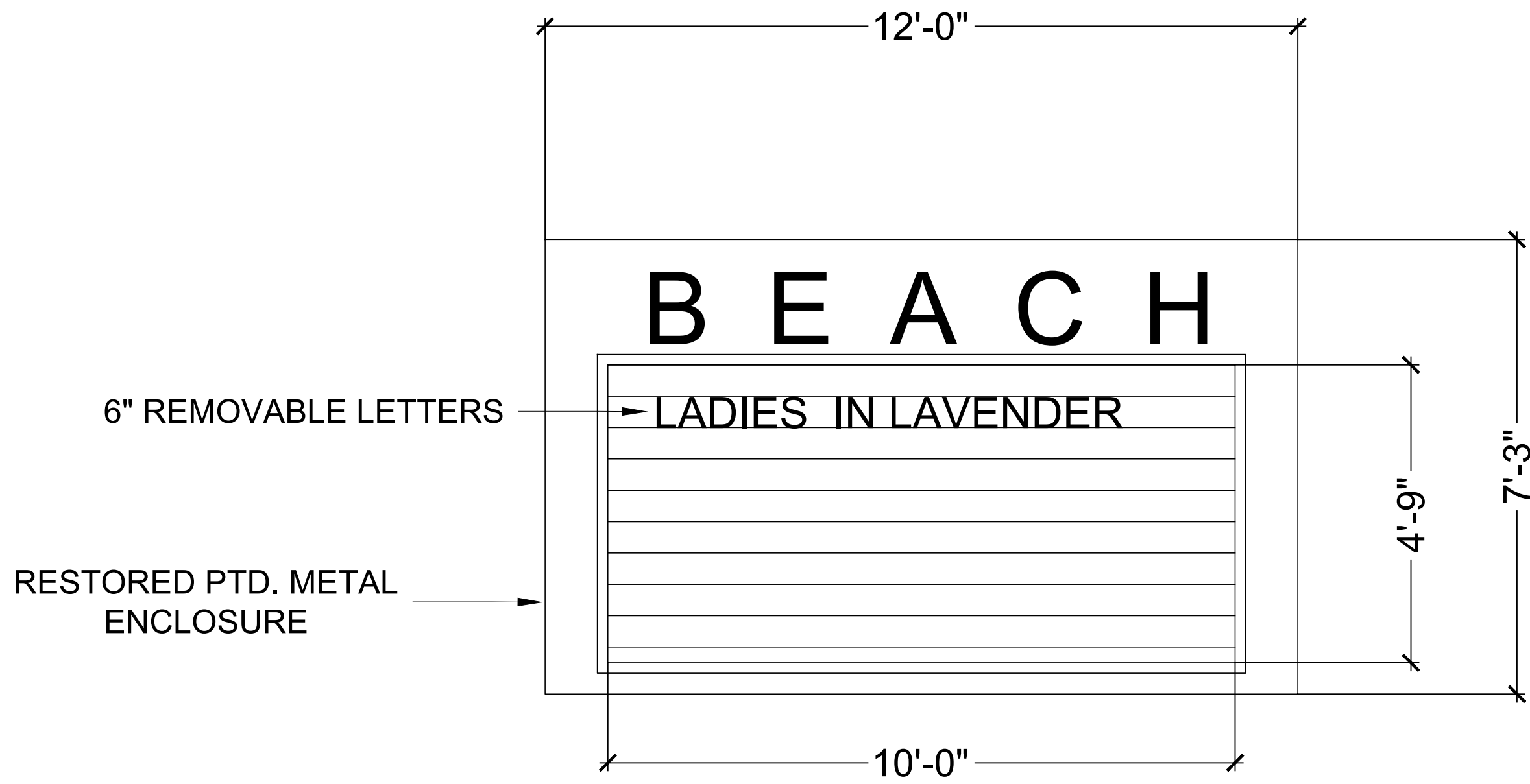
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS OF CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES

CHRISTOPHER J NOYES PSM FLORIDA SURVEYOR REGISTRATION # 6381

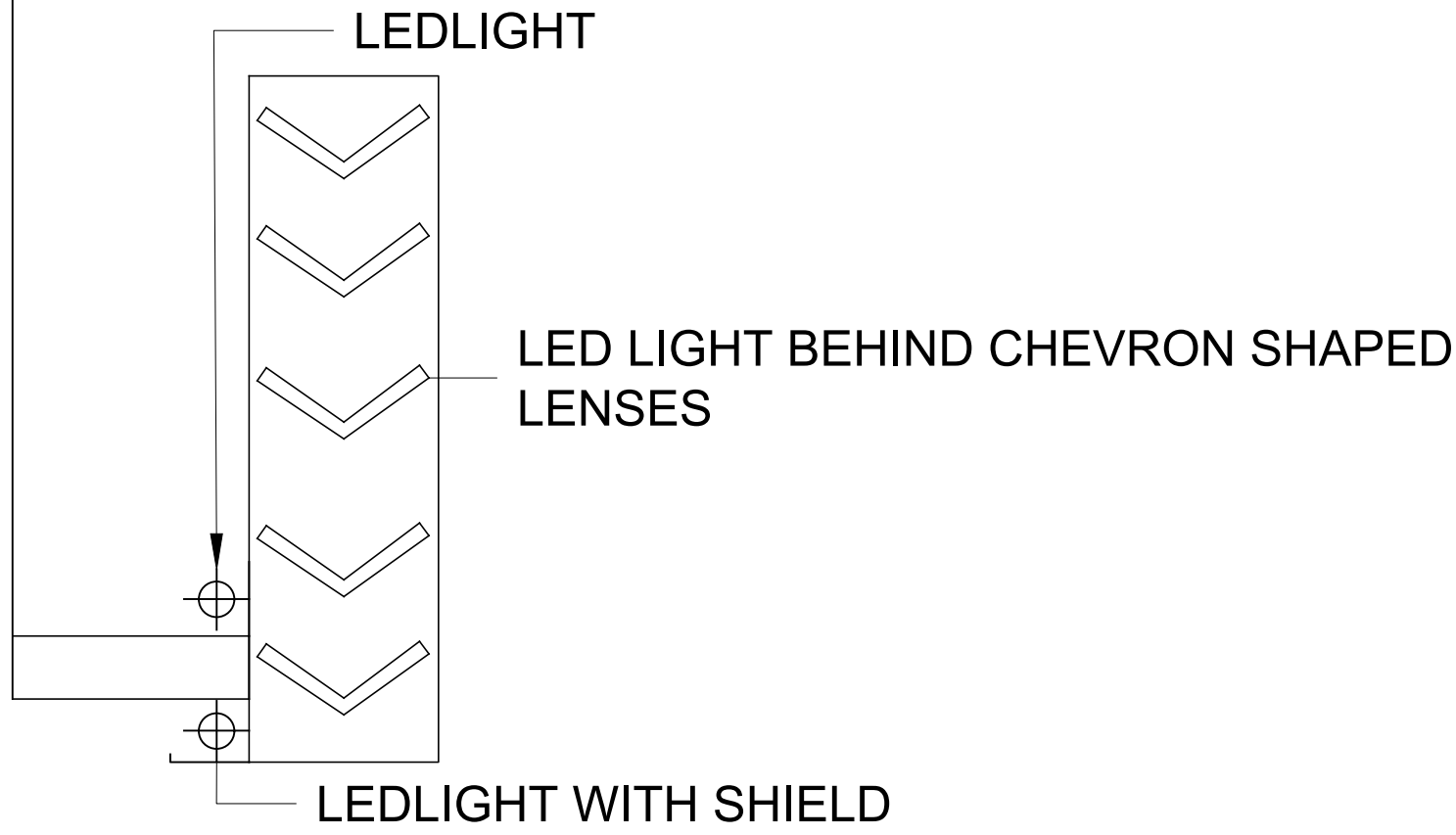
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR AN ELECTRONIC EQUIVALENT OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PREPARED BY:
CHRISTOPHER J. NOYES PSM, LLC
LS 6381

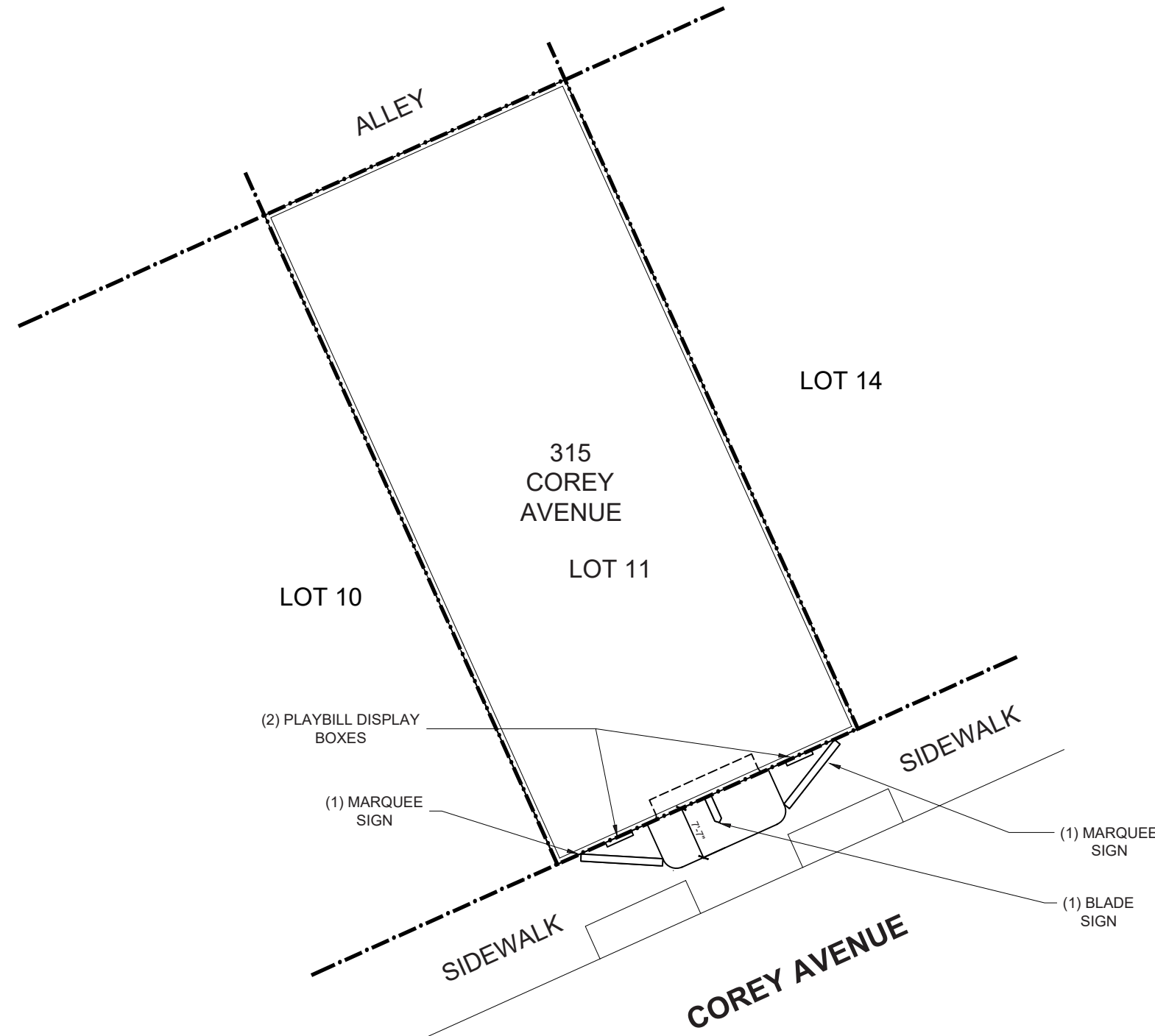
7168 65TH STREET NORTH
PINELLAS PARK, FLORIDA 33781
PHONE (727) 545-9777
CHRISPSM6381@GMAIL.COM



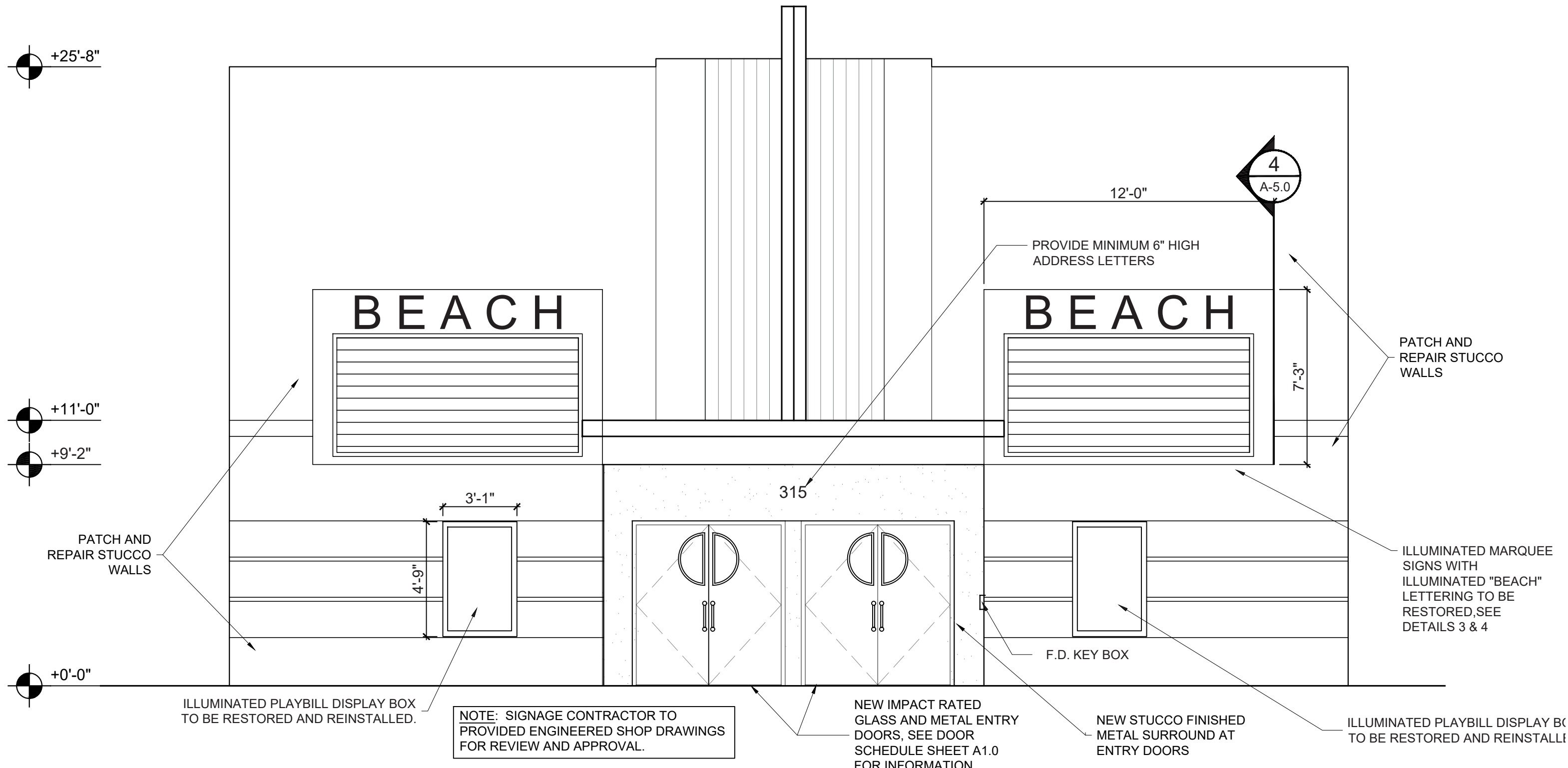
3 MARQUEE SIGN ELEVATION
SCALE: 1/2" = 1'-0"



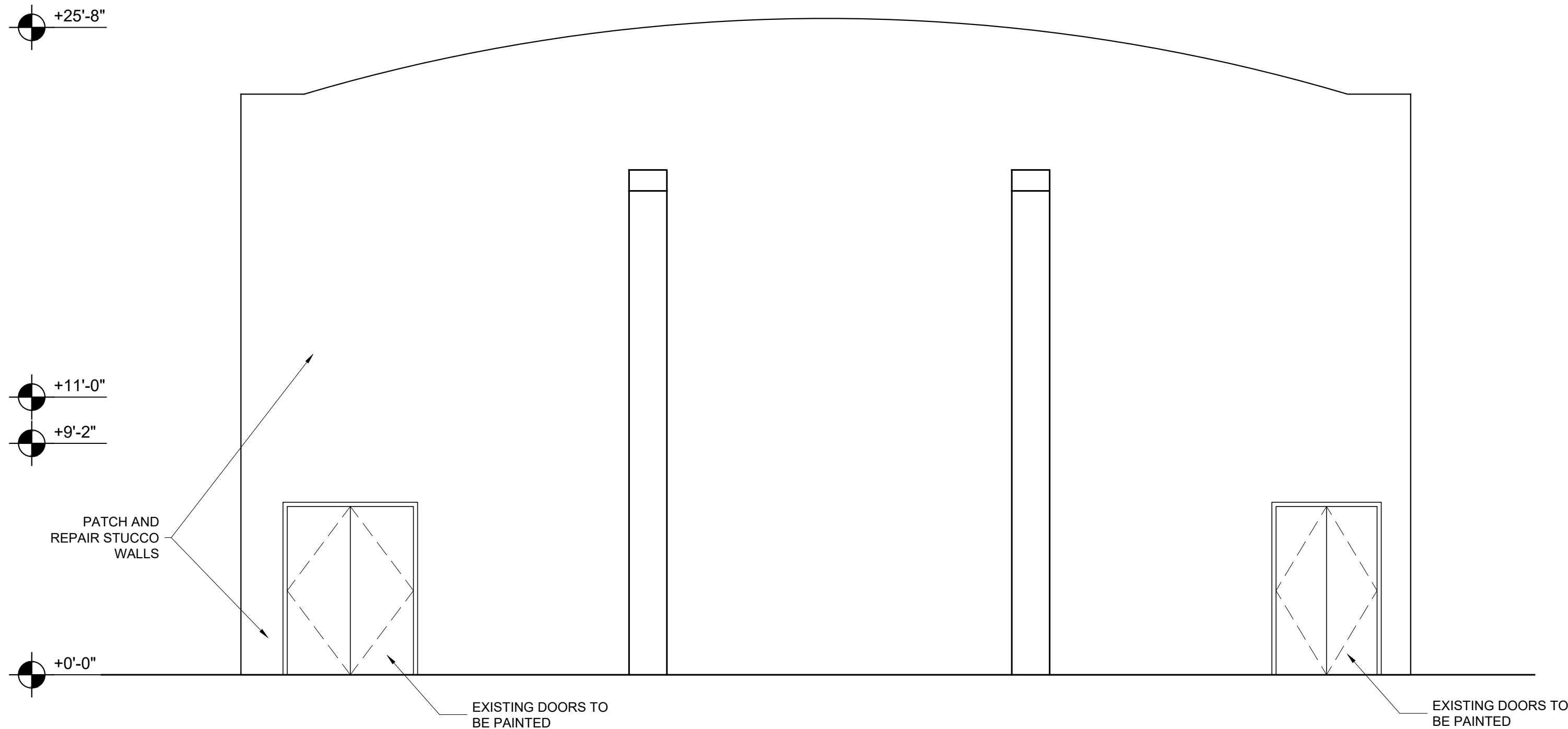
4 MARQUEE SIGN- SIDE ELEVATION
SCALE: 1/2" = 1'-0"



5 SIGNAGE PLAN
SCALE: 1" = 20'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL STATEMENT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM THE SAFETY STANDARDS AS DETERMINED BY ACCORDANCE WITH CHAPTERS 55 AND 62, LAWS OF FLORIDA.

JOHN A. BODZIAK & ASSOC., INC. HEREBY RESERVE ITS RIGHT IN THESE PLANS, DESIGN AND DESIGN. THESE PLANS, DESIGN AND DESIGN ARE THE PROPERTY OF JOHN A. BODZIAK & ASSOC., INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JOHN A. BODZIAK & ASSOC., INC. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECT AND WILL BE REPORTED TO THE BOARD OF ARCHITECTS OF THE STATE OF FLORIDA.

REVISIONS

NO.	DATE	DESCRIPTION
	5/29/2024	Permit Resubmittal
	6/27/2024	Permit Resubmittal
	8/23/2024	Exterior Renovations Permit

PROJECT

BEACH THEATRE

315 COREY AVE, ST. PETE BEACH

EXTERIOR ELEVATIONS

STATE OF FLORIDA

ARCHITECT

JOHN A. BODZIAK & ASSOC., INC.

BRITT HAYES, RA FL LIC #AP102428

5665 CENTRAL AVE, SAINT PETERSBURG, FLORIDA 33710

EMAIL: JACK@BODZIAKHAYES.COM / BRITT@BODZIAKHAYES.COM

TEL: (727) 327-1966 / FAX: (727) 826-0986

DRAWN BY

UPDATED ON

DATE

JAB PROJECT #

SHEET #

JAB

Sep. 13, 24

MAR - 2024

2024-006

A-5.0

Page 15 of 39

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

Agenda Report

Agenda Title Name: Unnecessary and Undue Hardship Variance Case No. 24061 - 1950 Pass A Grille Way (Fire Station 22)

Action Request:

Strategic Objective:

Date: October 23, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson

Summary of Issue: Dustin Ballard, P.E. of Kimley Horn and Associates Inc. for the City of St. Pete Beach requests a five-part variance to: a) reduce the front building setback along 20th Avenue to 1.2 feet where 25 feet is required, the secondary front building setback along Pass A Grille Way to 8.4 feet where 15 feet is required, the western side building setback to one foot where 10 feet is required, and the southern rear building setback to 0.5 feet where 15 feet is required, to permit the construction of a new two-story fire station (LDC Sec. 17.7); b) permit the site impervious surface coverage to be no greater than 85% of the lot area where no greater than 80% is permitted (LDC Sec. 17.12); c) permit the property-wide vegetated coverage to be 14% where 16% minimum is required (LDC Sec. 22.4.(f)); d) Reduce the required northern frontage landscaping buffer to zero feet along a portion where five feet is required, and the required southern landscaping buffer adjacent the driveway to 2.5 feet along a portion where six feet is required (LDC Sec. 22.7.(a)(1) & (b)(1)), and; e) Permit the rooftop chimney training element to be located at 15 feet above the maximum height of the roof, or 45 feet above required design flood elevation, where 10 feet and 40 feet respectively is the maximum allowable (LDC Sec. 7.2.(k)).

Funding: N/A

Attachments: 1. Case No. 24061 - Application

2. Case No. 24061 - Survey
3. Case No. 24061 - Exhibits

CASE #: _____

PARCEL #: _____

SUBMITTAL DATE: _____ AMOUNT DUE: _____ 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	City of St.Pete Beach	155 Corey Ave. St. Pete Beach, FL 33706	727-804-5934
Applicant/ Agent	Dustin Ballard, Kimley Horn and Associates Inc.	200 Central Ave, Suite 600, St.Petersburg FL 33701	813-713-5646
Owner Email Address: jkilpatrick@stpetebeach.org		Applicant/Agent Email Address: dustin.ballard@kimley-horn.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation INS (Institutional District)	Future Land Use Designation City Govt- Non-residential (commercial only)	Lot Area 0.24 AC
Legal Description: PHILLIPS DIVISION REV MAP BLK H, LOTS 25 & 26 & N 7.5 FT OF ALLEY ON S SIDE LOT 25		
Address: 1950 PASS A GRILLE WAY ST PETE BEACH, FL 33706		
Explanation of Request: Variance request for building setbacks, Impervious Surface Ration (IRS), and Landscape Buffer, due to the existing conditions and the proposed redevelopment. .		
See attached Variance Exhibits and Elevations		

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 project includes the redevelopment of existing Fire Station No. 22, owned and operated by the City of St. Pete Beach. The decision to redevelop this facility is due to the aging infrastructure and current limitations of the existing building. Currently, the building does not meet the setback requirements for the INS (institutional district) zoning classification as outlined in the City's land development code. The main objective of this project is to replace the existing fire station with a more resilient facility, prioritizing safety and sustainable operation in response to future weather events. In the past, the existing building was rendered out of service during severe weather events, leaving the community without sufficient fire service once evacuation orders were no longer in place. To mitigate this issue, the proposed building will be constructed with a finished floor elevation above the flood plain, reducing the risk of disruption during flooding events. Additionally, the new fire station will be designed to be self-reliant, with an on-site permanent generator, and will feature separate living areas for both male and female firefighters, a kitchen, wellness areas, and other necessary facilities for an improved working environment. This will ensure that the fire station can operate independently during emergencies, without relying on external resources. Due to these requirements and considerations, the proposed building will be larger in size, necessitating a Building Setback Variance, considering the existing facility already exceeds the setback limitations permitted.

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

No, there were no special conditions or circumstances caused by the applicant and/or the city that resulted in the need for the building setback.

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;

Based on the Land Development Code for the City of St. Pete Beach, Section 17.1, the required setbacks shall be as follows:

- (1) Front yard (East): 25 feet.
- (2) Secondary front yard (North): 15 feet.
- (3) Side yards (South): Ten feet or ten percent of the lot width, whichever is greater, to a maximum of 20 feet.
- (4) Rear yard (West): 15 feet.

Currently, the building does not meet the setback requirements for the INS (institutional district) zoning classification as outlined in the City's land development code, the proposed redevelopment of the fire station has been carefully redesign to avoid any impact to the current code, but will not be able to serve its purpose safely or effectively if literal interpretation of the code were applied.

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;

No, there were no deliberate or intentional actions taken to cause this hardship.

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

This project is specifically intended for the City of St. Pete Beach, aiming to construct a building that is more resilient and sustainable for the community.

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

Very few parcels (4-5) in the city are zoned as INS (institutional district). The other developments on the institutional zoned site are generally schools or education centers.

This Fire Station and its location is unique to the general use of the institutional district.

The proposed fire station is designed to be compatible with the context and massing of the adjacent structures. Although the property is zoned INS, the surrounding context is historic in nature and many of the existing structures pre-date zoning and land development codes. Many structures date back to Florida's land boom circa 1920's. As a result many of the buildings encroach within their setbacks and set the front of the building facades closer to the street. It can be argued that the pre-war development gives Pass-A-Grille a pedestrian-oriented street scape and its charm as a built community. The proposed fire station is designed to fit in with the adjacent context and smaller structures in the Pass-A-Grille overly district. The design team has spent considerable time studying the existing built fabric and creating a structure that is compatible and sympathetic to those around it.

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

Yes, we have thoroughly examined several different options and collaborated with the City to minimize request and need for a variance request as much as possible.

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.

Yes, we have thoroughly examined the surrounding areas, zoning regulations, and presented our proposal to the Historical Board in order to seek their understanding and approval for the proposed fire station and City's needs. The proposed fire station is designed to be compatible with the context and massing of the adjacent structures. Although the property is zoned INS, the surrounding context is historic in nature and many of the existing structures pre-date the zoning and land development codes. Many structures date back to Florida's land boom circa 1920's. As a result many of the buildings encroach within their setbacks and set the front building facades closer to the street. It can be argued that this pre-war development gives Pass-A-Grille a pedestrian-oriented streetscape and its charm as a built community. The proposed fire station is designed to fit-in with the adjacent context and structures. The design team has spent considerable time studying the existing built fabric and creating a structure that is compatible and sympathetic to those around it.

			8/22/2024
Signature of Applicant	Date	Signature of Authorized Agent	Date

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 project includes the redevelopment of existing Fire Station No. 22, owned and operated by the City of St. Pete Beach. The decision to redevelop this facility is due to the aging infrastructure and current limitations of the existing building. Currently, the building does not meet the Impervious Surface Ratio requirements as outlined in the City's land development code. The main objective of this project is to replace the existing fire station with a more resilient facility, prioritizing safety and sustainable operation in response to future weather events. In the past, the existing building was rendered out of service during severe weather events, leaving the community without sufficient fire service once evacuation orders were no longer in place. To mitigate this issue, the proposed building will be constructed with a finished floor elevation above the flood plain, reducing the risk of disruption during flooding events. Additionally, the new fire station will be designed to be self-reliant, with an on-site permanent generator, and will feature separate living areas for both male and female firefighters, a kitchen, wellness areas, and other necessary facilities for an improved working environment. This will ensure that the fire station can operate independently during emergencies, without relying on external resources. Due to these requirements and considerations, the proposed building will be larger in size, necessitating an Impervious Surface Ratio (ISR) increase, considering the existing facility already exceeds the ISR limitations permitted.

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

No, there were no special conditions or circumstances caused by the applicant and/or the city that resulted in the need for the building setback.

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;

Based on the Land Development Code for the City of St. Pete Beach, Section 17.12
Maximum impervious surface ratio (ISR): 0.80.

Existing Fire Station has an impervious surface ratio (ISR) of 0.88

Due to the proposed layout of the site, which has been carefully configured and designed to meet codes and standards while its existing conditions do not, the ISR requirements have been determined to be unable to meet. We have improved the existing conditions and have proposed pervious pavers to be implemented as part of the design in an effort to meet this code requirement.

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;

No, there were no deliberate or intentional actions taken to cause this hardship.

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

This project is specifically intended for the City of St. Pete Beach, aiming to construct a building that is more resilient and sustainable for the community.

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

Very few parcels (4-5) in the city are zoning as INS (institutional district). The other developments on the institutional zoned site are generally schools or education centers.

This Fire Station and it's location is unique to the general use of the institutional district.

The proposed fire station is designed to be compatible with the context and massing of the adjacent structures. Although the property is zoned INS, the surrounding context is historic in nature and many of the existing structures pre-date zoning and land development codes. Many structures date back to Florida's land boom circa 1920's. As a result many of the buildings encroach within their setbacks and set the front of the building facades closer to the street. It can be argued that the pre-war development gives Pass-A-Grille a pedestrian- oriented street scape and its charm as a built community. The proposed fire station is designed to fir in with the adjacent context and smaller structures in the Pass-A-Grille overly district. The design team has spent considerable time studying the exisitng built fabric and creating a structure that is compatible and sympathetic to those around it.

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

Yes, we have thoroughly examined several different options and collaborated with the city to minimize request and need for a variance request as much as possible.

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.

Yes, we have thoroughly examined the surrounding areas, zoning regulations, and presented our proposal to the Historical Board in order to seek their understanding and approval for the proposed fire station and City's needs. The proposed fire station is designed to be compatible with the context and massing of the adjacent structures. Although the property is zoned INS, the surrounding context is historic in nature and many of the existing structures pre-date the zoning and land development codes. Many structures date back to Florida's land boom circa 1920's. The design team has spent considerable time studying the existing built fabric and creating a structure that is compatible and sympathetic to those around it.

			8/22/2024
Signature of Applicant	Date	Signature of Authorized Agent	Date

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 project includes the redevelopment of existing Fire Station No. 22, owned and operated by the City of St. Pete Beach. The decision to redevelop this facility is due to the aging infrastructure and current limitations of the existing building. Currently, the building does not meet the Landscape Buffer requirements as outlined in the City's land development code. The main objective of this project is to replace the existing fire station with a more resilient facility, prioritizing safety and sustainable operation in response to future weather events. In the past, the existing building was rendered out of service during severe weather events, leaving the community without sufficient fire service once evacuation orders were no longer in place. To mitigate this issue, the proposed building will be constructed with a finished floor elevation above the flood plain, reducing the risk of disruption during flooding events. Additionally, the new fire station will be designed to be self-reliant, with an on-site permanent generator, and will feature separate living areas for both male and female firefighters, a kitchen, wellness areas, and other necessary facilities for an improved working environment. This will ensure that the fire station can operate independently during emergencies, without relying on external resources. Due to these requirements and considerations, the proposed building will be larger in size, necessitating the Landscape Buffer decrease, considering the existing facility already exceeds the Landscape Buffer limitations permitted.

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

No, there were no special conditions or circumstances caused by the applicant and/or the city that resulted in the need for the building setback.

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;

Based on the Land Development Code for the City of St. Pete Beach, Division 22- Landscaping and Tree Protection, Section 22.7- Development Standards.

Pass-a-grill Way (Front - East): Entire length of property frontage shall be landscaped with a minimum depth from front property line inward of 10% of adjacent ROW width. (5' of frontage for 50' ROW)

Minimum of 6' of landscaping between property line and VUA Area for non-front setback areas.

At least 20 SF of interior landscaping for each parking space.

Due to the proposed layout of the site, which has been carefully configured and designed to meet codes and standards while its existing conditions do not, the landscape requirements have been determined to be unable to meet.

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;

No, there were no deliberate or intentional actions taken to cause this hardship.

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

This project is specifically intended for the City of St. Pete Beach, aiming to construct a building that is more resilient and sustainable for the community.

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

Very few parcels (4-5) in the city are zoning as INS (institutional district). The other developments on the institutional zoned site are generally schools or education centers.

The proposed fire station is designed to be compatible with the context and massing of the adjacent structures. Although the property is zoned INS, the surrounding context is historic in nature and many of the existing structures pre-date zoning and land development codes. Many structures date back to Florida's land boom circa 1920's. As a result many of the buildings encroach within their setbacks and set the front of the building facades closer to the street. It can be argued that the pre-war development gives Pass-A-Grille a pedestrian- oriented street scape and its charm as a built community. The proposed fire station is designed to fit in with the adjacent context and smaller structures in the Pass-A-Grille overly district. The design team has spent considerable time studying the existing built fabric and creating a structure that is compatible and sympathetic to those around it.

This Fire Station and it's location is unique to the general use of the institutional district.

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

Yes, we have thoroughly examined several different options and collaborated with the city to minimize request and need for a variance request as much as possible. Several alternatives for landscaping have been considered, including planters and a rooftop garden, however, the additional cost to the project is extensive, and the landscaping improvements are not considered critical to facility operation. In an effort to diminish the variance request for the required landscaping, we are proposing a terrace accessible from the second level that would be located atop the Aparatus Bays. This area, currently shown as 600 SF can be treated with potted plants to provide additional landscaping opportunities. Based on budgetary limitations, we are proposing potted plants on elevated pavers. If converted to a green roof, the impact could be in the magnitude \$50.00/SF or \$30,000.00.

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.

Yes, we have thoroughly examined the surrounding areas, zoning regulations, and presented our proposal to the Historical Board in order to seek their understanding and approval for the proposed fire station and City's needs. The proposed fire station is designed to be compatible with the context and massing of the adjacent structures. Although the property is zoned INS, the surrounding context is historic in nature and many of the existing structures pre-date the zoning and land development codes. Many structures date back to Florida's land boom circa 1920's. As a result many of the buildings encroach within their setbacks and set the front building facades closer to the street. It can be argued that this pre-war development gives Pass-A-Grille a pedestrian-oriented streetscape and its charm as a built community. The proposed fire station is designed to fit-in with the adjacent context and structures. The design team has spent considerable time studying the existing built fabric and creating a structure that is compatible and sympathetic to those around it.

Dusti Burkhead

8/22/2024

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.

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

DMB 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.

DMB 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.

DMB 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.

DMB 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.

DMB 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.

DMB 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.

Dusti Ballard
Signature of Applicant

8/22/2024
Date

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE _____
City of St. Pete Beach
(print name of property owner)

hereby authorize _____
Kimley-Horn
(print name of agent)

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

Signature of Owner

Signature of Owner

Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this _____ day of
_____ 2021 by _____ or _____ who is
personally known _____ produced
_____ as identification.

(Notary Signature)

(Date)

My Commission Expires _____



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, City of St. Pete Beach, 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): _____

Address: _____

Signature *Date*

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

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

My commission Expires:

NOTARY:

Print Name: _____ Notary

Public, State of Florida

(Notarial Seal)

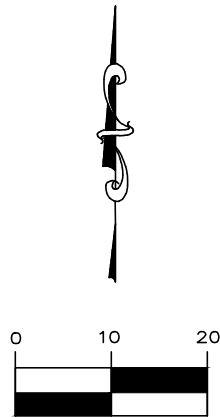
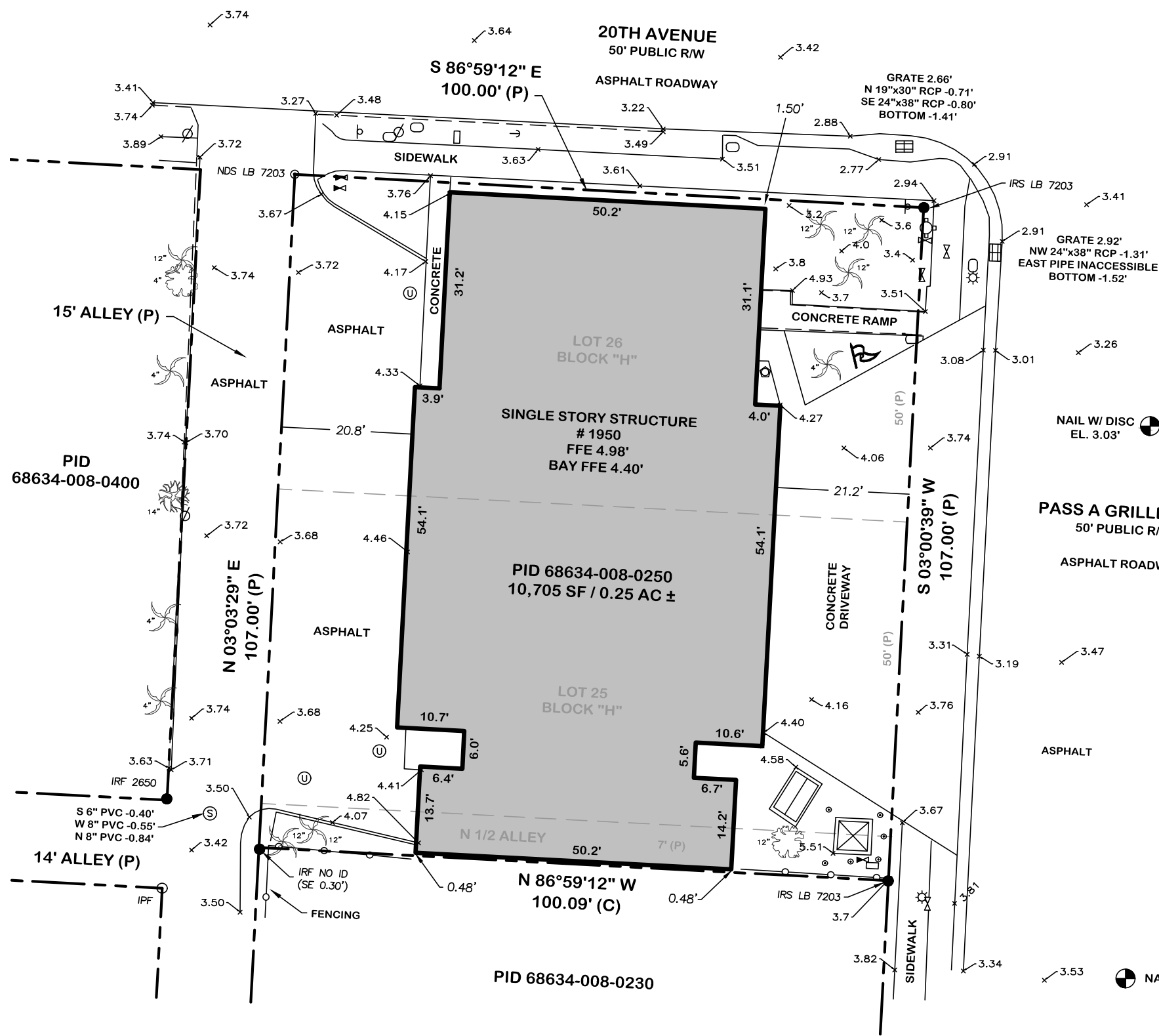
DEAR APPLICANT:

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

It is your responsibility to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the public hearing for unnecessary and undue hardship variances or final administrative decision for administrative variances. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, City Manager, or withdrawn. Multiple sign postings cannot be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board, or City Manager.

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



LEGEND			
	BENCHMARK		WATER VALVE
R/W	RIGHT-OF-WAY		UTILITY ACCESS
PID	PARCEL IDENTIFICATION		FIRE HYDRANT
IRS	IRON ROD SET		BOLLARD
NDS	NAIL W/ DISC SET		FLAGPOLE
IRF	IRON ROD FOUND		MAILBOX
IPF	IRON PIPE FOUND		LIGHT POLE
EL.	ELEVATION		PALM
(P)	PLAT		TREE
(C)	CALCULATED		POWER POLE
SF	SQUARE FEET		GUY WIRE
AC	ACRES		UTILITY MANHOLE
FFE	FINISHED FLOOR ELEVATION		ANTENNA
	GRATE INLET		TRANSFORMER
	SIGN		DIESEL TANK
	WATER METER		
	SEWER / RECLAIM VALVE		
	SANITARY MANHOLE		

- GENERAL NOTES
1. THIS SURVEY IS REFERENCED TO A GRID PROJECTION OF THE STATE PLANE COORDINATE SYSTEM OF FLORIDA WEST ZONE (NAD 1983/2011 ADJUSTMENT).
 2. THE FOLLOWING NGS CONTROL POINTS WERE RECOVERED AND UTILIZED FOR THE ELEVATIONS SHOWN HEREON:
"NOAA A" (NAVD 1988 ELEVATION 6.94') "NOAA D" (NAVD 1988 ELEVATION 4.79').
 3. THIS SURVEY IS SUBJECT TO ADDITIONAL PERTINENT EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
 4. THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES CERTIFIED TO FOR THE EXPRESS PURPOSE STATED HEREIN AND/OR CONTAINED IN THE CONTRACT BETWEEN HYATT SURVEY SERVICES, INC. AND THE CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING AND/OR USING THIS DRAWING IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN CONSENT FROM HYATT SURVEY SERVICES, INC. IS STRICTLY PROHIBITED AND RENDERS THE SURVEYOR'S CERTIFICATION, SIGNATURE AND SEAL NULL AND VOID. ANY QUESTIONS CONCERNING THE CONTENT OR PURPOSE OF THIS DRAWING SHOULD BE DIRECTED TO HYATT SURVEY SERVICES, INC.

PROPERTY SURVEYED

LOTS 25 AND 26, BLOCK "H" AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "THE REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRILLE CITY" RECORDED AMONG THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IN PLAT BOOK 3, PAGE 38. TOGETHER WITH THE NORTH 1/2 OF THE ALLEY ADJACENT TO LOT 25, BLOCK "H" OF SAID PLAT.

PROJECT #	20-2551-1
SURVEY #	SPB FS
SEC/TWN/RGE	18-32S-16E
SCALE	1" = 20'
SURVEYED	09/2022
SHEET	1 OF 1

Hyatt Survey Services, Inc.

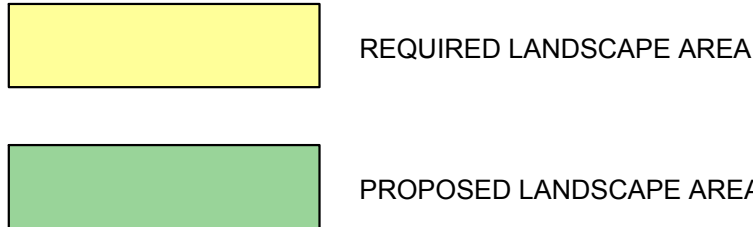
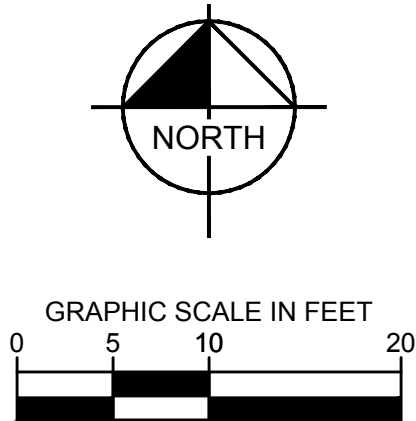
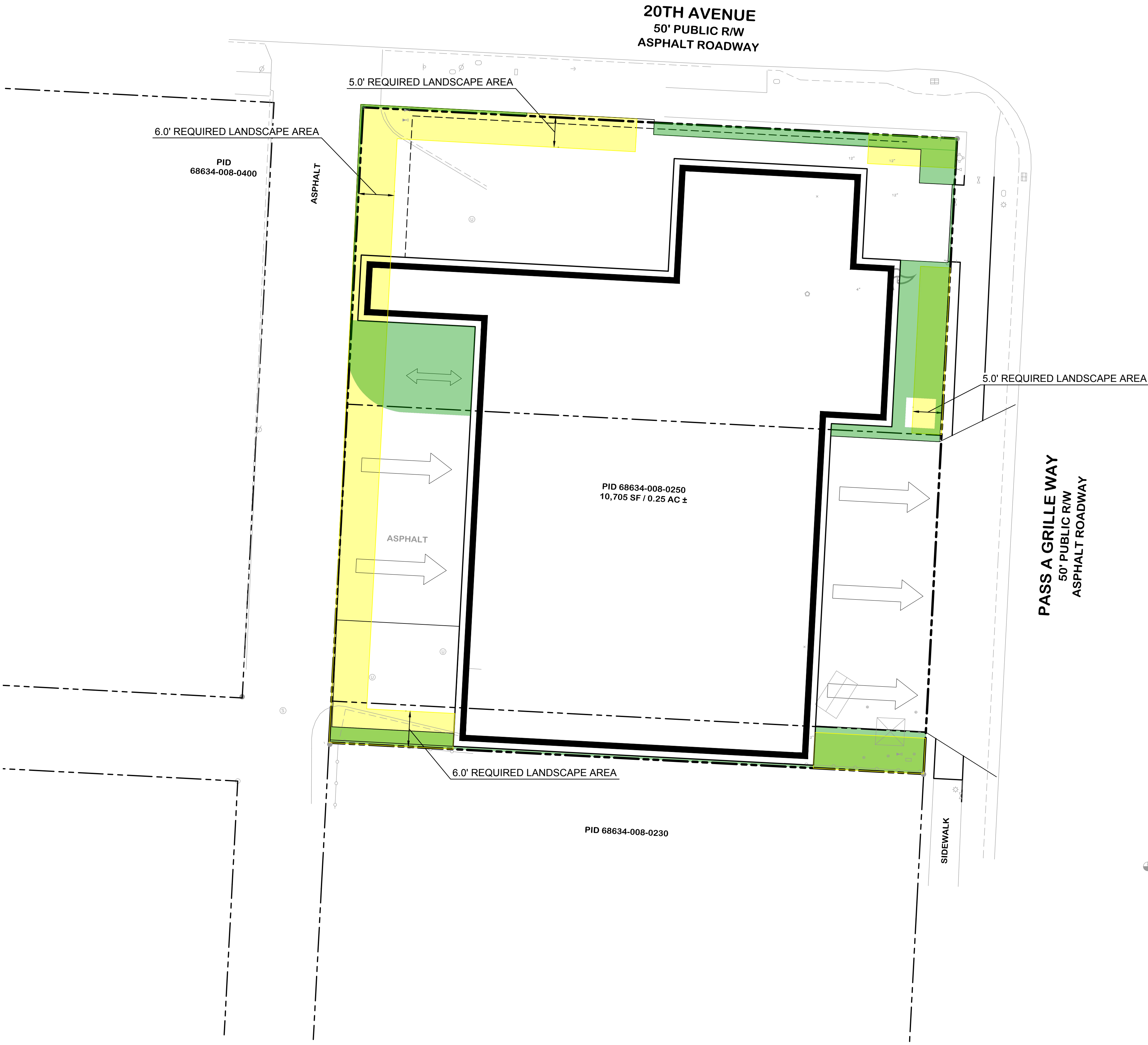
LB No.: 7203 Geographic Data Specialists
2012 Lena Road Bradenton, Florida 34211
Phone: (941) 748-4693

TOPOGRAPHIC SURVEY
ST. PETE BEACH FIRE STATION
1950 PASS A GRILLE WAY
PINELLAS COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

RUSSELL P. HYATT, PSM
FLORIDA SURVEYORS REGISTRATION NO. 5303

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA TABLE		
PERCENTAGE OF FRONTAGE MEETING LANDSCAPE REQUIREMENTS		
	REQUIRED AREA (SF)	PROPOSED AREA (SF)
NORTH (FRONT)	307	115
WEST (SIDE)	226	323
EAST(SECONDARY)	195	270
SOUTH (REAR)	236	217
TOTAL LANDSCAPE AREA (SF)	964	925

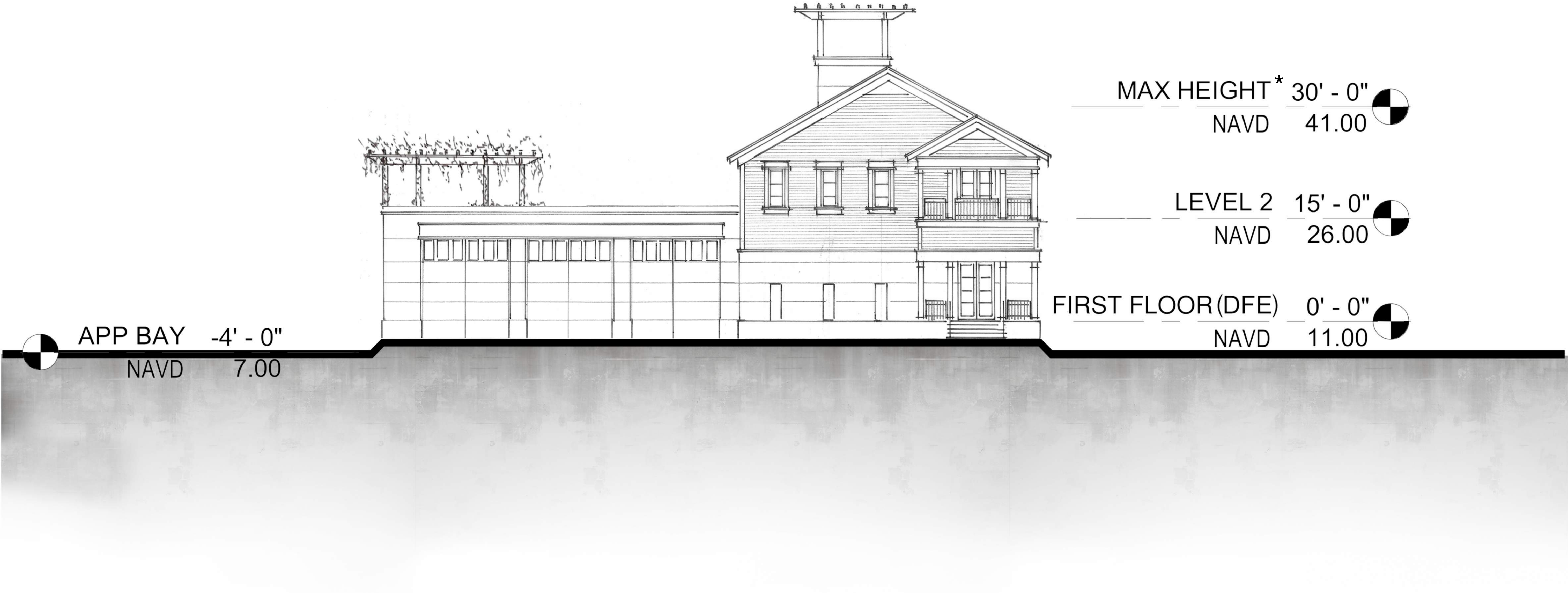
*ENTRY SIDEWALKS AND DRIVEWAYS NOT INCLUDED IN REQUIRED LANDSCAPE CALCULATIONS.

LANDSCAPE CODE REQUIREMENTS:

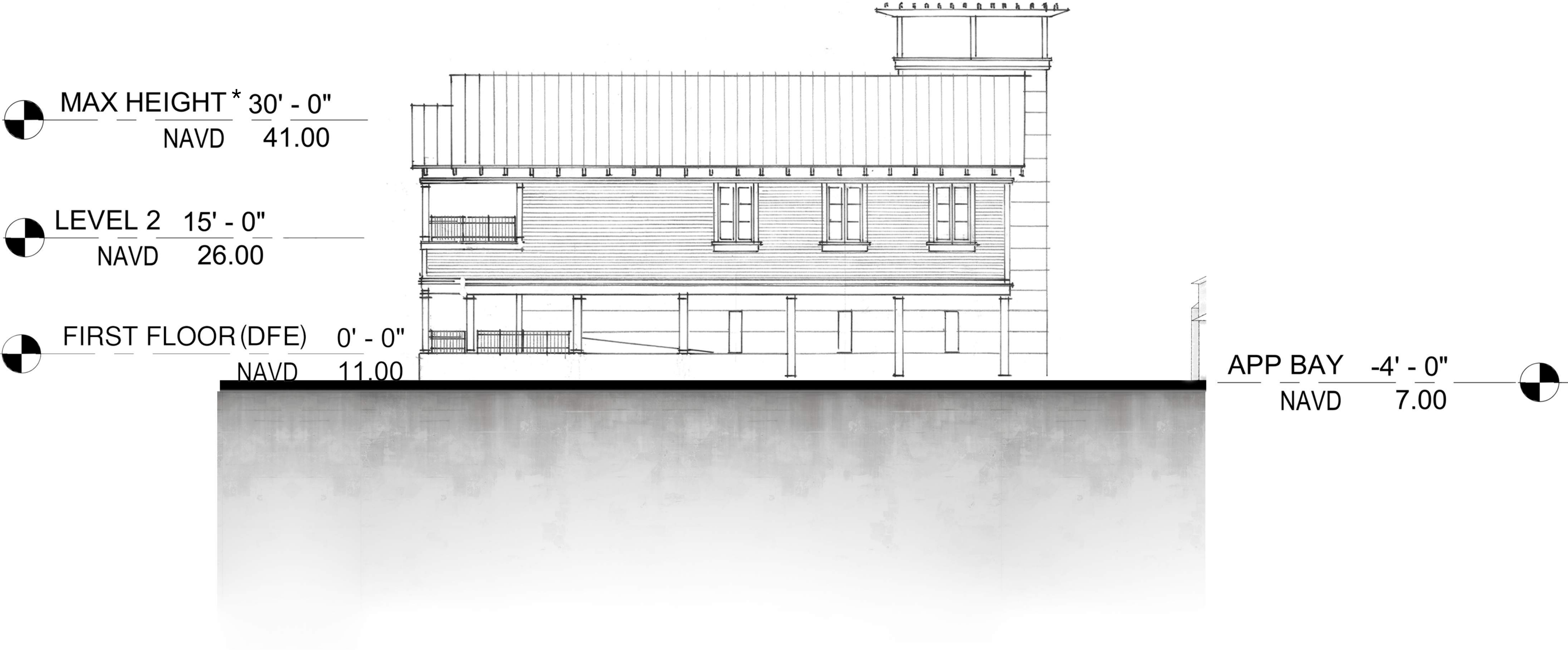
- PASS-A-GRILLE WAY (FRONT): ENTIRE LENGTH OF PROPERTY FRONTAGE SHALL BE LANDSCAPED WITH A MINIMUM DEPTH FROM FRONT PROPERTY LINE INWARD OF 10% OF ADJACENT ROW WIDTH
 - 5' FRONTAGE FOR 50' ROW
 - 1 TREE/180 SF OF LANDSCAPING
- MINIMUM 6' LANDSCAPING BETWEEN PROPERTY LINE AND VUA AREA FOR NON-FRONT SETBACK AREAS
 - 1 TREE/30 LF OF LANDSCAPING
 - 2' TALL HEDGE TO BE PLACED ALONG ENTIRE LENGTH OF LANDSCAPED AREA SURROUNDING VUA.
- AT LEAST 20 SF OF INTERIOR LANDSCAPING FOR EACH PARKING SPACE
 - WITH LESS THAN 20 PARKING SPACES, REQUIRED LANDSCAPING CAN BE ADDED TO THE PERIMETER LANDSCAPING.

CITY OF ST. PETE BEACH		FLORIDA	
FIRE STATION #22		PINELLAS COUNTY	
DATE JANUARY 2024		PROJECT NO. 148111014	
SHEET NUMBER EX-3		DESIGN ENGINEER: FL LICENSE NUMBER DATE:	
SCALE: AS NOTED DESIGNED BY: SF DRAWN BY: SF CHECKED BY: DB		VARIANCE EXHIBIT LANDSCAPE	
Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 201 NORTH FRANKLIN STREET, SUITE 1400, TAMPA, FL 33602 PHONE: 813-620-1460 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	
		REVISIONS	
		No.	
		DATE	

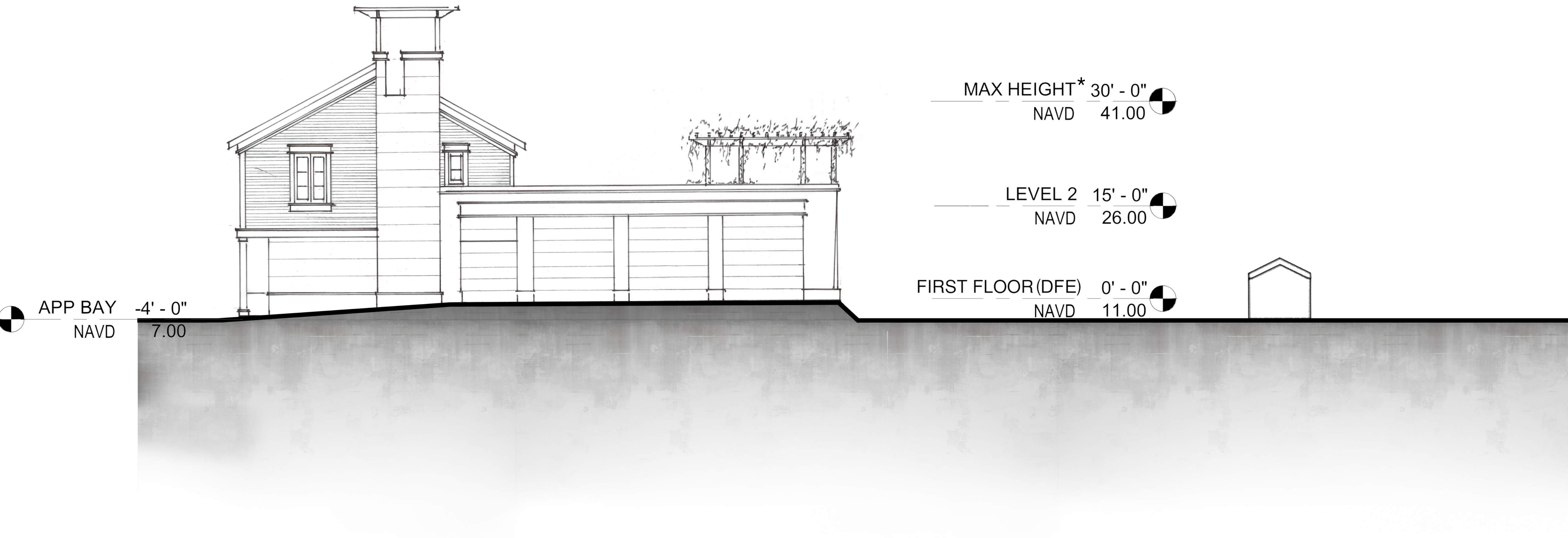
*To Midpoint of Roof



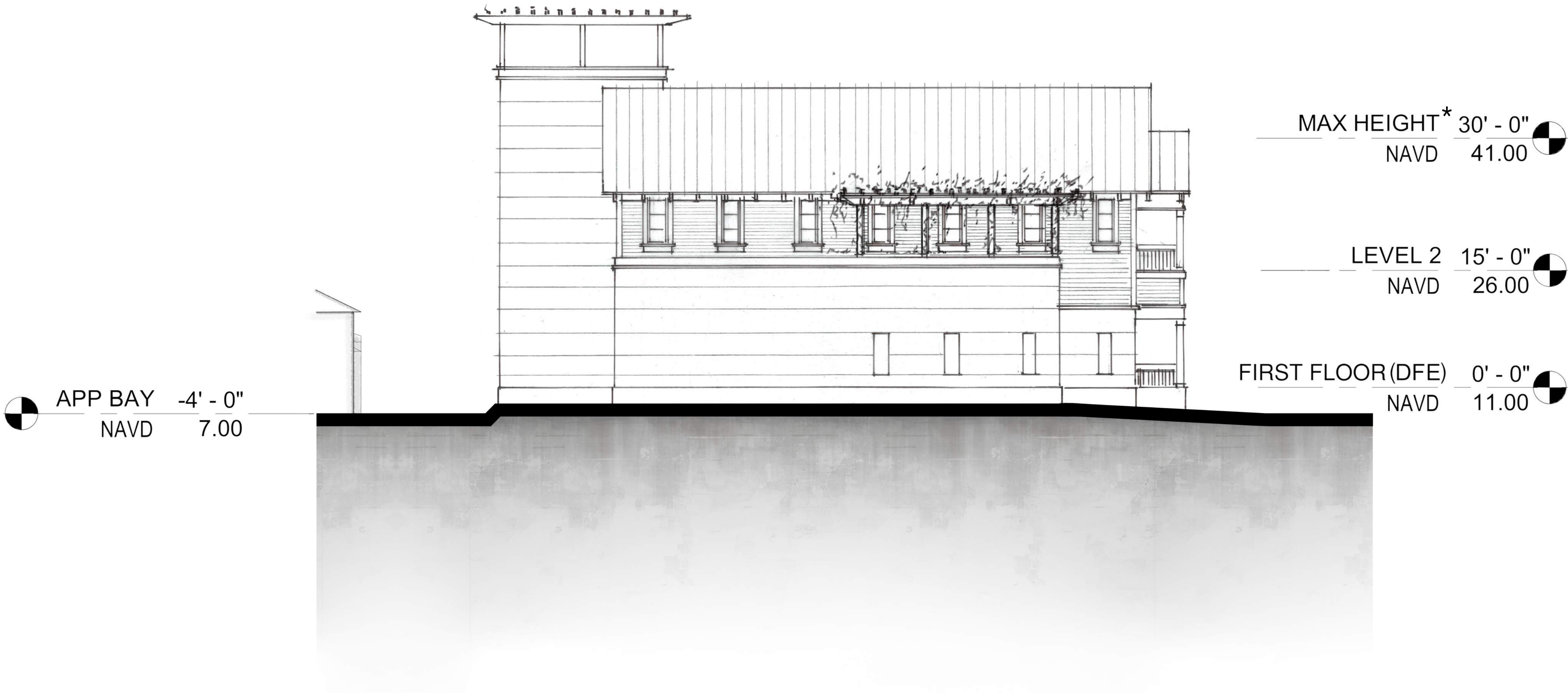
*To Midpoint of Roof



*To Midpoint of Roof



*To Midpoint of Roof



*To Midpoint of Roof



*To Midpoint of Roof

